



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
March 27, 2024**

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

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. MINUTES APPROVAL

2.A. Consideration to Approve the Planning Commission Meeting Minutes from February 28, 2024

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. WORK SESSION

5.A. **Land Management Code Amendments** – The Planning Commission Will Discuss Opportunities for Potential Land Management Code Amendments to Incentivize New Childcare Facilities and Align Municipal Code with State Regulations.

6. REGULAR AGENDA

6.A. **Land Management Code Amendments** - The Planning Commission Will Review Proposed Amendments to the Historic District Regulations Enacting Standards for Temporary Structures in Historic Districts and Defining Temporary Structures. PL-24-06001 (45 mins.)

(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on April 25, 2024

6.B. **2200 Monitor Drive, Holiday Village and Parkside Apartments (HOPA) Affordable Master Planned Development - Development Agreement** - The Planning Commission will Review the Development Agreement for the HOPA Affordable Master Planned Development, a Project Providing 317 Affordable Units in the Residential Development Zoning District and Frontage Protection Zone Overlay. PL-22-05473 (20 mins.)
(A) Public Hearing; (B) Action

- 6.C. **4807 Legacy Court - Conditional Use Permit** - The Applicant Proposes to Construct a 773-Square-Foot Guest House in the Residential Development Zoning District and Sensitive Land Overlay. PL-23-05913
(A) Public Hearing; (B) Action
- 6.D. **Parcels PC-491, PC-492-1, PC-491-492-UPL (340 Rossie Hill Drive) – Plat Amendment** – The Applicant Proposes Creating One Lot from One Parcel and Two Substandard Lots. PL-23-05973
(A) Public Hearing; (B) Action
- 6.E. **Land Management Code Amendments** - The Planning Commission Will Review Amendments to Create a Maximum Lot Size in the Residential - 1, Residential - Medium Density, and Recreation Commercial Zoning Districts. PL-23-05821 (30 mins.)
(A) Public Hearing; (B) Continue to April 24, 2024

7. ADJOURNMENT

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

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

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



**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
FEBRUARY 28, 2024**

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

EX OFFICIO: Rebecca Ward, Planning Director; Jason Glidden, Housing Development Manager; Caitlyn Tubbs, Senior Historic Preservation Planner; Spencer Cawley, City Planner; Virgil Lund, City Planner; Jaron Ehlers, Planning Technician; Rebecca Gutknecht, City Engineer; Mark Harrington, City Attorney

1. ROLL CALL

Chair Sarah Hall appeared remotely and called the meeting to order at approximately 5:30 p.m. She confirmed the attendance of all Commissioners.

It was noted that Planning Director, Rebecca Ward, also participated remotely.

2. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Director Ward reminded the Commission that for public comment, speakers are to state their full name and sign in, limit comments to three minutes or less, direct comments to the Commission and not the applicant or audience, and not engage in clapping or whistling. She also reminded speakers to address matters related to the pending application or ordinance. She explained that three items were scheduled for a Work Session and there would not be public hearings for those items during this meeting. Public input could be submitted to planning@parkcity.org.

Chair Hall clarified that there would be public hearings on the Work Session items when those items are publicly noticed and return to the Regular Agenda.

3. PUBLIC COMMUNICATIONS

There were no public communications.

4. WORK SESSION

- A. Land Management Code Amendments** – Consultants Lisa Wise Consulting, Inc., Cascadia Partners, and Fehr and Peers will Present their Draft Report Regarding Opportunities to Amend the Land Management Code to Incentivize Affordable Housing and to Reduce Single-Vehicle Occupancy through Improved Parking and Transportation Demand Management Criteria.

Housing Development Manager, Jason Glidden reported that he would present this item as Director Ward was under the weather and attending this meeting via Zoom. He introduced the team from Lisa Wise Consulting, which has been working on finding opportunities to amend the Land Management Code (“LMC”) to help incentivize affordable housing and reduce single-vehicle occupancy.

Jen Murillo, Director at Lisa Wise Consulting (“LWC”), introduced herself and reported that they had been working closely with Staff on this project that is very important to the community. This project involves the proposed amendments to the LMC to incentivize affordable housing and reduce single-vehicle occupancy trips. Ms. Murillo introduced Lisa Wise, President of Lisa Wise Consulting. She also introduced Jamin Kimmel from Cascadia Partners, who was working with them on the affordable housing component. She noted that Ivana Medina from Fehr & Peers was not present, however indicated that Fehr & Peers had worked very closely with them on the transportation-related components, analysis, and recommendations for the draft amendments.

Ms. Murillo reminded the Commission that this project was focused on the preparation of amendments to the LMC to incentivize affordable housing and reduce vehicle trips. This project was driven by policies and documents adopted by the City, including Park City Vision, the General Plan, the Moderate-Income Housing Plan, and others. She explained that this was an expedited project due to the urgency and importance of these issues to the community. They conducted initial outreach at the outset and then ran through an analysis of barriers within the current LMC in terms of achieving the City’s affordable housing and transportation goals.

Ms. Murillo reported that based on the feedback from the outreach and their analysis, they have prepared draft recommended amendments. She stated that the outreach included focus group meetings and developer interviews, including interviewing developers who had experience in the area. They also met with internal advisory groups, held a community workshop, and held one Planning Commission Work Session to address their analysis of barriers and Best Practices for alleviating those barriers. They also conducted an online survey and last night held a community open house.

Ms. Murillo reported that she would not repeat the barriers and Best Practices discussed during the last Work Session. She added, however, that they found specific components in the Code that were problematic in terms of achieving the City’s goals for affordable housing and Best Practices. These included barriers related to the discretionary review process as well as specific standards in the LMC, including Open Space, Building Height, parking ratios, and others.

Ms. Murillo explained that they looked at Best Practices in peer communities that had addressed these kinds of barriers. The recommendations are based on LWC’s experience in other communities or looking at what other communities have adopted and implemented and tailoring that to meet the needs of Park City. She reported that she would address five key topics in the

package of recommended amendments. These include Accessory Apartments, Pedestrian Access and Design, Transportation Demand Management, Parking, and Affordable Housing Incentives.

In terms of Accessory Apartments, Ms. Murillo explained they would offer a number of proposed recommendations to facilitate this type of housing product. They proposed that the minimum lot size requirement in the current Code be removed.

With regard to detached Accessory Apartments ("ADU"), they recommended allowing those detached Accessory Apartments to be the same height as the single-family home on the lot on which they are proposed. They also proposed new standards related to privacy and Setbacks. She mentioned that with the increase height allowances, they recommended second-story windows being raised higher on the wall and/or glazed or textured if the second-story ADU is located within 15 feet of a property line.

Ms. Murillo next reported that the recommendations included new Setbacks. Currently, Accessory Apartments are allowed to be up to 18 feet within 5 feet of rear and side property lines. They proposed a 10-foot Setback to accommodate or adjust for that additional height. For Pedestrian Access & Design, Ms. Murillo stated they looked at ways to ensure they would have standards solidified in the Code that would encourage and create appropriate pedestrian connections as well as bicycle connectivity through a site. They included some design standards for pedestrian walkways. She added they also proposed a maximum block length standard to ensure connectivity either through a new street or through a mid-block pedestrian connection. This could be a walkway, steps between Park Avenue and Main Street, or something that would allow pedestrians to have convenience and accessibility through and around properties.

Additionally, they proposed standards for building entrances and building frontages. She noted that these would rise to the level of objective standards for the treatment of building fronts to encourage pedestrian activity, be attractive, and feel welcoming. Ms. Murillo presented an example of a porch frontage where they proposed minimum and maximum standards and dimensions that would be objective in terms of understanding the requirement.

With regard to Transportation Demand Management ("TDM"), Ms. Murillo stated these are strategies or options to address reducing vehicle trips without building more roads. She reported that they proposed requiring TDM plans that identify those strategies for specific projects of 10 or more units, and most commercial projects. This would be tied to and aligned with the thresholds already in the Code for Traffic Impact Studies. Ms. Murillo explained that the proposal included two levels of TDM plans. The first level would be for smaller projects, and the second level would be for larger projects that would require all the measures in the first level, as well as additional standards.

Additionally, she stated they left open additional or supplemental TDM strategies, in which a project developer would have an option and incentive to go above and beyond what is required, which could allow for a reduction in their parking requirement by 15% subject to Commission approval. She mentioned that the proposed amendments also included a provision that the Commission would approve TDM plans.

With respect to Parking, Ms. Murillo recalled the discussions and recommendations from the last Work Session about right-sized parking requirements. Where they have parking standards that

go beyond the demand or the need for certain uses, the proposed amendments would adjust those parking requirements to be appropriate based on certain uses. She also mentioned offering alternative parking strategies and ways in which the amount of land dedicated on-site to parking could be reduced. She stated that those alternative strategies included off-site parking, shared parking, underground parking, and proximity to transit. She stated that these different alternatives would relate to different reductions in on-site parking. These reductions would range from a very slight 5% reduction, up to a 25% reduction for non-residential uses in the project. They also included a cap in the alternative parking strategies wherein a developer could combine strategies, however in no case could parking for non-residential uses go below 50%, and parking reductions for residential uses could not exceed 15 percent.

Finally, with respect to Affordable Housing incentives, Ms. Murillo reported that the current City structure was found in the Affordable Master Planned Development (“AMPD”) process. The AMPD process provides incentives for projects that provide over half of the units as affordable to households earning no more than 80% of the Area Median Income (“AMI”).

Ms. Murillo explained that they proposed to replace the existing AMPD with a tiered structure that would provide more flexibility. Rather than a “one size fits all” approach, they looked at flexibility across different tiers that would allow more opportunity for projects to qualify for incentives, with the overall goal of achieving more affordable and attainable housing. She presented the tiers to the Commission and highlighted that they included adjustments in terms of the level of affordability as well as the set aside of those affordable units. She explained that the lowest tier, Tier 1 would provide an opportunity for projects that set aside half of the units to an average of 100% AMI. Tier 1 would qualify for the lowest level of incentives.

Ms. Murillo explained that the most significant tier, Tier 4, would provide opportunities to qualify whether they had average AMIs of 60% to the traditional 80% AMI. She noted that the set aside would be adjusted across the tiers so there would be more opportunities to access the incentives. She explained that the rationale behind this proposal was that more incentives would be granted to developments that provide more housing to lower-income households. Having lower income and deeper affordability would provide opportunity for more substantial incentives. She added that they did not propose any changes to the incentives for Building Height, Parking, and Open Space. However, these incentives would be adjusted based on the tier.

Ms. Murillo highlighted that they were looking at treating the General Commercial (“GC”) zone differently, and noted this zone incorporated Bonanza Park. She explained that they understood that Bonanza Park is an area that is more appropriate for increased height. She emphasized that a very important incentive for affordable housing is density. The AMPD does not contain a density limit; rather, they addressed the building envelope as a way to get additional units to help subsidize the affordable units being provided.

In this case, they looked at the building envelope from a vertical perspective in terms of increased height, and from a horizontal perspective in terms of open space and parking requirements. She explained that being able to provide a larger building envelope would allow the production of more units and would also allow for additional revenue support through the market-rate units to subsidize the additional provision of affordable units.

Ms. Murillo stated this was a key component in how to achieve the provision of affordable units because the loss in revenue caused by the affordable units at below market rates has to come from somewhere.

In addition to providing additional units, there could also be city subsidies or other financial assistance. She next addressed the proposed incentives for each tier. For reference, she also showed the standards under the existing AMPD that they were proposing to replace with the four tiers. Ms. Murillo explained that Tier 1 with 100% AMI would have incentives that would be lower than the current AMPD, whereas the higher tiers would have increased incentives.

She highlighted Tier 4 and the proposal for a 55-foot height limit and allowing up to 65 feet in the General Commercial ("GC") Zoning District. She commented that this would not mean 65 feet along the street, nor would it be 55 feet everywhere; rather they would still maintain the 35-foot height along the street and a 10-foot stepback to the floors above.

Ms. Murillo stated that the number of parking spaces would be adjusted across the tiers as well. She presented the proposal and mentioned that Tier 1 would require more parking than currently provided in the AMPD. In the proposed amendments, they gradually reduced the parking requirements across the tiers.

Similarly, with Open Space, Tier 4 would require the lowest percent of common Open Space at 10%, as opposed to the current standard that requires 20 percent. She reported that they worked closely with City Staff in terms of looking at the financial feasibility of the tiers and the package of incentives. They found that these tiers were appropriate and reasonable considering the market conditions in Park City.

Ms. Murillo reported on the community Open House held last night. She explained that they presented some informational boards for the approximately 45 attendees at the event, followed by a presentation. They then opened up a survey for the attendees, and 21 respondents participated in the survey. She noted that the respondents were largely from the 84060 zip code, and there was a split in terms of age ranges and income. Approximately 65% of the respondents had a household income under \$150,000, and 35% of respondents had a household income of over \$150,000. She noted that the respondents largely represented two-person households, and 30% were single-person households.

Ms. Murillo next presented the substance of the survey. The first questions related to Accessory Apartments. With regards to eliminating the minimum lot size for Accessory Apartments, 94% of respondents agreed with that recommendation. In terms of the proposed changes for the height of Accessory Apartments, she reported that 81% of the respondents agreed.

They also asked whether respondents agreed with requiring a TDM for projects that would require a Traffic Impact Study, and 70% agreed with that requirement. With respect to whether respondents agreed with offering parking reductions with the alternative parking strategies, 63% agreed with the caveat that the proposed parking reductions were too low. She also noted that 19% of respondents were neutral. She surmised that this group likely included those who agreed with the proposal and did not feel that the reductions were either too high or too low.

Ms. Murillo reported that they also asked respondents if the AMPD standards related to height, parking, and Open Space should be revised to help make these projects be more financially

independent in lieu of financial support or participation from the City. Just over half of the respondents agreed one-quarter disagreed, and nearly 20% were unsure. They also asked if the approach of providing flexibility in the AMPD through tiers made sense, and there was overwhelming agreement that an approach other than the “one size fits all” approach made sense.

Lastly, they asked respondents if they agreed that more height should be allowed in projects where over half of the units provided were affordable. Ms. Murillo stressed her understanding that height is a very sensitive topic and there were concerns with additional height; however, they wanted to understand how the Commission felt about the recommendations. She added that they also gave respondents the opportunity to add any additional comments, and eight residents responded with a variety of comments. She reported that the presentation was available for the Commission’s review and stressed that they had some good conversations with the community members who attended the Open House.

She noted that the attendees were largely in support of the proposed amendments, and they looked forward to receiving the Commission’s feedback so they could move forward with the amendments that the Commission feels would be appropriate for the community.

In terms of next steps, Ms. Murillo reported that the proposed amendments were drafts and they requested the Commission’s comments and recommendations for moving forward. After incorporating the Commission’s comments, they would bring them back with a public hearing to consider adoption before going to the City Council for ultimate adoption. She mentioned that they did not propose to change the way that AMPDs would be approved in terms of the review authority. Any AMPD project or any project requiring a TDM would continue to come before the Planning Commission. She invited comments and questions from the Commission and noted they had the same questions posed in the Open House survey to help guide the discussion. However, they would answer any questions the Commission might have.

Chair Hall invited any clarifying questions prior to addressing the consultant’s specific questions. There being none, she then addressed the first question for the Commission related to Lot size for Accessory Apartments.

Commissioner Shand sought clarification as to the radius being taken into account in terms of the proposed AMIs. He asked if the radius pulled into Wasatch County and the areas where the workforce was coming from.

Manager Glidden replied that AMI was based on Summit County, and stated that they also looked at workforce wage, which involved more State data. He noted that AMI is based on the people who live in a certain area. Workforce wages allow them to look at who is working in an area and how much they are earning. They can then take that data and compare it to AMI to get a standard for where they should be in terms of AMI. He offered that currently, they were probably between 55 – 60% AMI for the workforce wage. He confirmed that the data is just for Park City and not Wasatch County.

With regard to the first question posed regarding Accessory Apartments, Commissioner Shand stated that if they were looking at reducing the minimum lot size, he asked what that would look like on a 25’ x 75’ Lot in Old Town.

Ms. Murillo responded that there would still be Setback requirements and owners would still be required to provide a parking space. Commissioner Shand observed that the Setbacks in Old Town were three feet, and the proposed amendments would set them at five feet. He felt that an Accessory Apartment might not apply to a typical 25' x 75' Old Town Lot, and these would likely be more appropriate for larger lots not in the Historic Residential -1 ("HR-1") zone.

Ms. Murillo agreed that might be the case, but stated there might also be opportunities for Internal Accessory Apartments in those cases.

Commissioner Shand mentioned the statement in the presentation that "density is the key." He agreed with that and felt that was the direction they were headed with the HOPA project and Engine House. He viewed Accessory Apartments as a nice alternative, but they would not solve the meat of the problem.

Commissioner Suesser understood that the presentation was focused on separate accessory structures and noted the reference to Internal Accessory Apartments. She understood that the proposed amendments would remove the minimum lot size requirements and also allow Internal Accessory Apartments.

Ms. Murillo stated they proposed to remove the Lot size requirement for both detached Accessory Apartments and Internal Accessory Apartments. This proposal would remove the barrier of having a minimum Lot size as a requirement for proposing an Accessory Apartment.

Commissioner Suesser agreed with Commissioner Shand that she would like to see what this would look like in the Historic District and whether they should carve out an exclusion for the Historic District.

Commissioner Sigg asked if this would also apply to a conversion and used the example of an owner converting a three-bedroom unit into a two-bedroom unit and a one-bedroom Accessory Apartment. He wondered if these amendments would apply only to new builds.

Ms. Murillo stated they largely focused on detached Accessory Apartments, which would mean a new build or a garage conversion. In terms of the Internal Accessory Apartment, these amendments would not adjust the standards other than removing the minimum lot size threshold that determines eligibility for proposing an Internal Accessory Apartment.

Commissioner Sigg understood this to mean that it would apply to a conversion and that a minimum lot size would be required to change a 3- or 4-bedroom single-family home into a 2-bedroom home with an Accessory Apartment.

Consultant Lisa Wise explained that there were currently very limited requirements for Internal Accessory Units, and the only requirement was that of a 6,000-square-foot lot. The proposed amendments would remove that requirement. Smaller lots could therefore have an internal unit, which means that a three-bedroom house could be converted to a two-bedroom house with an Accessory Apartment.

Commissioner Suesser sought clarification on the proposed parking requirements for an Accessory Apartment. Ms. Murillo explained that the proposal was for one off-street parking space per Accessory Apartment.

Commissioner Johnson echoed some of the questions from the other Commissioners and questioned why they would include the Historic Districts in the proposed amendments regarding Accessory Apartments. He expressed support for the proposed changes to this section and hoped it would move the needle; however, he also felt it might make it a little more complicated given the dynamics of the Historic zones. For future review, he felt it might be best to simply omit those zones for this section. They could always make changes in the future if they see the needle moving.

Commissioner Van Dine agreed and added that it would be difficult to include the HR-1 zone in this section. She also stated her only issue was matching the house height and not having a minimum lot size. She indicated that she did not know how that would look. She commented that it would be particularly complex in the HR-1 zone, especially when dealing with Lot combinations of 2 – 3 Lots. These amendments would allow a 2 – 3 story Accessory Apartment, and she felt that was an issue.

Commissioner Suesser suggested that it would be helpful to explain which properties this proposed amendment would impact, and specifically asked for examples where property owners were being denied the ability to house an Accessory Apartment or internal Accessory Apartment because of the minimum lot size requirement. Ms. Murillo deferred to Director Ward as to whether the Planning Department was seeing requests coming in and having to reject them based on either the zone or location.

Director Ward explained that they had received some applications for neighborhoods outside of the Historic Districts wherein the Lots were larger at 4,000 to 5,000 square feet but were unable to move forward due to the current restrictions.

Commissioner Van Dine asked if areas such as Prospector, Park Meadows, and possibly Thanes were the type of areas referenced by Director Ward. Director Ward confirmed and stated that it applied to some of the residential neighborhoods with larger lots.

In response to a further inquiry from Commissioner Suesser, Director Ward recalled one application for an Accessory Apartment on a Historic Old Town Lot but noted that Lot would not have qualified for a number of reasons. She added that in the Historic Districts, in addition to the required Setbacks, there is also a Maximum Building Footprint, and it is the latter requirement that makes an Accessory Apartment very challenging for those lots.

Manager Glidden observed that was the purpose here. By removing the minimum lot size but keeping everything else, there would still be properties that would not be able to meet these recommendations within the Historic District, so it would self-govern itself. He explained that was why they did not feel the need to exclude the Historic District. Other issues such as parking and total building size would prevent many of those lots from having an Accessory Apartment.

On the other hand, if a property could meet all the requirements, they wanted to preserve that right for property owners.

Commissioner Frontero stated the average Lot in Old Town was 25' x 75' feet or 1,875 square feet. He proffered that rather than completely eliminating the Lot size requirement, they could reduce the minimum from 6,000 square feet to 2,000 square feet. This would effectively preclude

most Old Town Lots. He asked if any consideration was given to reducing the minimum lot size requirement rather than eliminating it altogether.

Ms. Murillo explained that the rest of the standards in place for Accessory Apartment seemed to be reasonable to address the City's concerns relative to potential neighborhood impacts and compatibility. She reported they did not discuss reducing the Lot size requirement but understood Commissioner Frontero's rationale and felt that was something they could discuss with Staff.

Commissioner Suesser asked if a Conditional Use Permit ("CUP") would be required for an internal or detached Accessory Apartment. Ms. Murillo responded that they did not propose any changes to the permitting requirements for Accessory Apartments.

Director Ward stated that a CUP was not required for an Accessory Apartment; rather, they require an administrative permit with Staff level review.

Commissioner Sigg concurred with Commissioner Frontero's comments and noted the practicalities of adding on to a property that clearly has to do with the amount of lot coverage that is available. He felt they should look at what exists there now and look at what could exist there. To just have a blanket lot size reduction, he noted the practicalities based on existing conditions. Commissioner Suesser agreed with Commissioner Van Dine's comments regarding the height of an Accessory Apartment. Chair Hall asked if Staff felt there was consensus regarding the direction for question 1.

Commissioner Shand noted that other than Lot size, other parameters within a piece of land would govern. He was not really in favor of reducing the Lot size and felt that a 6,000 square-foot lot was 1/7th of an acre, which is less than 1/4 of an acre. Using the example of the Prospector neighborhood, he questioned the impact of having an Accessory Apartment pop up next-door that would conform to the new LMC. He added that what might start as an Accessory Apartment often ends up as a family room. He felt the best focus should be on density as density is the key. Having pop-up Accessory Apartments would not put a big dent in the issue and he would not necessarily be in favor of reducing the minimum Lot size.

Commissioner Frontero clarified that he was not in favor of eliminating minimum Lot size. He stated he could support something less than 6,000 square feet, but he felt that completely eliminating the requirement would present a challenge for him.

Commissioner Sigg asked what effect a Homeowners' Association ("HOA") might have on this decision and what would take precedence. Chair Hall noted that based on prior discussions, the more conservative or more restrictive regulations would govern.

Director Ward clarified that the State prohibits HOAs from prohibiting IADUs. The detached Accessory Apartments are treated somewhat differently.

Commissioner Van Dine agreed with reducing Lot size requirements. She noted that many zones were self-governing and Accessory Apartments would simply not be possible, however having a 2,000 square foot minimum would at least set a baseline standard.

Commissioner Suesser also supported a reduction in minimum Lot size and did not support an elimination of this requirement. Commissioner Sigg concurred and added he would like to see it in the context of an existing condition.

Commissioner Johnson expressed support for a reduction as long as they have some regulations still in place.

Chair Hall expressed that there was a majority consensus for reducing the Lot size as opposed to eliminating it. She assumed that when they see the revised language they would also see the proposed rationale behind the proposal.

Commissioner Suesser added that a couple of examples would also be helpful for the analysis.

The next question presented to the Commission related to the height of Accessory Apartments. Commissioner Van Dine referenced her prior comments and acknowledged that properties would still be governed by the zone height. She felt that limiting Accessory Apartments to two stories would be reasonable instead of being able to construct a three-story next to a three-story primary home. She mused that people would likely not construct three-story units because it would look funny. However, rather than allowing Accessory Apartments to go as high as an owner wants as long as it is comparable, she felt it would be reasonable to set a two-story height limit for an Accessory Apartment. Commissioner Shand agreed with Commissioner Van Dine's comments.

Commissioner Suesser noted she did not have the proposed language in front of her to be able to either agree or disagree. She asked if the proposal was that the height of the Accessory Structure could match the height of the existing home.

Ms. Murillo explained that the height could be what is allowed for a Single-Family Dwelling in that zone. Commissioner Shand observed that the slide referenced "allowed to be the same height" as the Single-Family Dwelling, and he assumed that meant the existing Single-Family Dwelling.

Commissioner Suesser preferred that the height be restricted by the zone and mentioned there might be a taller home that was grandfathered in. Commissioner Shand observed that if an existing home was one-story and it was zoned up to three stories, then he asked if there should be allowance for a three-story Accessory Apartment.

Commissioner Shand proffered that an Accessory Apartment could be the same height as the existing home and not exceed two stories. Commissioner Sigg liked keeping it in the context of the existing home and limiting it to two stories.

Consultant Jamin Kimmell noted that one of the standards they did not propose to amend was the maximum size of the Accessory Apartment, which is now set at 1/3 the size of the primary dwelling unit, or 1,000 square feet. With those size limits in place, he felt it would be highly unlikely to have a three-story Accessory Apartment. He stressed that this would also be a significant restriction on the size and especially if there is a smaller home on site, the Accessory Apartment is restricted to 1/3 the size of the home. For a 2,000-square-foot home, the Accessory Apartment would be limited to approximately 750 square feet.

Commissioner Frontero found it difficult to consider all possible scenarios. He suggested that he would be more comfortable with language that would limit an Accessory Apartment to the current home size, not to exceed two stories.

Commissioner Johnson agreed and felt they needed to re-craft Subsection 8.c. in the Packet. He felt using zone height might be okay in certain circumstances but reiterated that this section would need to be revised before the next review.

Manager Glidden understood the Commission's suggestion that an Accessory Apartment shall not be taller than the existing home and limited to two stories. Commissioner Johnson agreed, and also suggested cleaning up Subsection 8.c. to make sure that they have those two options as well as "shall not exceed the zone height."

Commissioner Suesser mentioned a situation where an owner might want to construct an Accessory Apartment on top of a garage.

Commissioner Johnson confirmed that the proposed language was on page 34 of the Packet.

Chair Hall stated she was fine with the proposed language in Subsection 8.c. in terms of wanting to encourage Accessory Apartments as a way of privately funding smaller units in town. She confirmed that the consensus was that "not to exceed two stories" should be added. She asked if they should include an actual height or whether just referencing two stories would be sufficient.

Ms. Murillo heard the suggestion that an Accessory Apartment be no higher than the existing home, which would put a measurement into feet in addition to the story limitation.

Commissioner Johnson reiterated that his preference was to limit the height to the height of the existing home, while also including a zone height limitation.

Chair Hall sought clarification and asked if an owner seeking to add an Accessory Apartment or to do a remodel on an existing home that exceeds zone height could actually build above the zone height.

Director Ward stated that if a home were grandfathered in as a non-complying structure, any addition would then require compliance with the current Code. Commissioner Van Dine then stated she agreed with Chair Hall and keeping the restriction to the zone height or the house height. Commissioner Suesser clarified to Ms. Murillo that they could eliminate the reference to two-story and just refer to zone height. Commissioner Shand offered "zone height, no taller than the existing home," because if it is a non-compliant home that is too tall, then the zone height would prevail over the existing home.

Commissioner Frontero supported removing the two-story limit and having the zone supersede the current size of the home. Commissioner Sigg agreed. There was clear consensus in support of the recommended amendments that would require a TDM for projects in excess of 10 units and most commercial projects.

Commissioner Suesser asked if there were parameters that defined what would be required in a TDM plan. Ms. Murillo explained that the draft amendments included the measures required in a

Level 1 and Level 2 TDM plan and an additional menu of supplemental strategies that could also be incorporated.

Ms. Murillo also noted that these amendments would not be limited to AMPDs. In response to an inquiry regarding Tiers, she explained that Tiers related to AMPDs, and Levels related to the TDM plans. She explained that they proposed two levels of TDM plans, and based on the size of the project, an applicant would be either in Level 1 or Level 2. All AMPDs would be subject to a TDM plan.

Question 4 asked if the Commission agreed or disagreed with offering parking reductions in exchange for alternative parking strategies. Commissioner Shand reported that he agreed with offering parking reductions in exchange for alternative parking strategies and also felt that the parking reductions, particularly for affordable housing, should be re-evaluated in general. He acknowledged that the latter point was likely outside the scope of these discussions, but stressed that the parking requirements could be restrictive to development, and if the objective was to get all the people into town so they could work, then if these workers were located near transit hubs cars would not be as important as if they were commuting into work. He noted that everyone who commutes into town must park somewhere. He reiterated that he was in favor of reducing parking requirements for MPDs and AMPDs. Commissioner Suesser agreed, as did Commissioner Van Dine.

Commissioner Frontero also agreed. Commissioner Sigg agreed as well and added that many of the alternative strategies would be dependent upon the pace of things such as the creation of capture lots. If they were making this decision based on future capture lots, he hoped that some of these initiatives come to fruition sooner rather than later.

Commissioner Van Dine added that bike parking requirements should be higher.

Commissioner Johnson agreed with the prior comments on this question and added that he looked forward to further discussion on some of the proposed changes. He mentioned Section 15-3-9(a)(2) in particular and stated they could take bold action regarding bike parking by increasing the requirement.

Ms. Murillo mentioned that they made recommendations regarding bicycle parking because they were reducing some of the parking requirements. Because the current requirement for outdoor bike parking is 10% of the required off-street parking, they wanted to ensure that this change would not reduce the amount of required bike parking, which is why they changed the thresholds for bike parking with the intent of it being equivalent to or more than the current standard.

Commissioner Johnson mentioned Section 15-3-6.1(b), which went to Commissioner's Sigg comment regarding defining off-site parking. With regards to the reference to it being within City limits, he suggested looking at more flexibility given the geography of the area.

Commissioner Van Dine echoed Commissioner Johnson's comments and noted they were limited in terms of where they could put capture lots.

Chair Hall stated there appeared to be a clear consensus on question 4 and directed the discussion to question 5.

Commissioner Suesser sought clarification on whether the Commission was being asked if they agreed or disagreed with all of the proposed changes to the AMPD standards. Ms. Murillo responded that the focus of this question was more on whether standards should be revised to allow for more private subsidies for AMPD projects, as opposed to City subsidies. She understood that two AMPD projects were approved and required some level of City financial participation.

Manager Glidden stated that the proposed tools could help reduce the subsidy. The alternative would be that if these tools were not provided then these projects would require additional subsidy in some form to pencil. He added that they could use the Code to help incentivize these projects while not having to use public dollars. He asked if the Commission was in favor of making changes to the Code instead of providing public dollars to these projects.

Consultant Wise noted that question 6 addressed the specific tiers and question 7 addressed height, which is likely the issue the Commission would spend the most time in discussion.

Commissioner Frontero agreed on question 5 and was ready to move to question 6. Commissioner Van Dine, Commissioner Shand, and Commissioner Suesser also agreed, with Commissioner Suesser noting her caveat.

With regard to question 6, Commissioner Frontero agreed with the strategy of offering tiers but felt they would have to spend more time on the proposed tiers. He asked to whom the offer of tiers was being made.

Ms. Murillo explained that the tiers would be available for private developers or public/private partnerships. She stressed that these tiers were not exclusive to any one type of developer or project.

Commissioner Frontero understood that the idea would be to create incentives for developers to buy their own land and develop it with financial incentives through scale, structure, and mass in order for the project to pencil. Ms. Murillo agreed. Commissioner Frontero expressed support for having tiers and noted that they would have to spend some time on the details.

Commissioner Shand stated he was generally in favor of tiers but observed that there was a push/pull effect. The tiers seemed to penalize a developer by insisting on more affordable housing within a development, whereas relaxing some of the zoning restrictions such as height helps the developer.

Manager Glidden noted their discussions about some of the issues that were the most financially impactful for projects and density was number one. He added that density is achieved with increased height. While they have higher requirements for affordability, developers would then get more height because of it. They make it work financially through this exchange. Commissioner Shand responded that he agreed with question 6.

Ms. Murillo commented that no one would be required to do AMPD; rather, it is an elective that could be used by a developer to access the incentives.

Commissioner Van Dine and Commissioner Sigg both agreed with having tiers.

Commissioner Johnson conceptually agreed to a tiered system.

Commissioner Suesser also agreed to a tiered system but also agreed with Commissioner Frontero that further discussion and tweaks were needed. She recalled prior discussions about offering 120% of AMI and those types of tiers, which might be appropriate to offer.

Chair Hall noted the consensus on question 6.

Consultant Kimmel added that they specifically analyzed multiple tiers with 100% AMI, and that ultimately they only left one tier at the 100% AMI option. He explained that when they tested the economic viability of the 100% AMI option compared to the 80% or 60% AMI option, it was significantly more financially attractive because of the higher rents that are possible for higher income levels. He stated that one of the goals in designing the tiers was that it would not prefer one income level to another and there would be some parity so that a developer could pick and choose which income level would make sense. Certain set asides would therefore be available to a developer that could make sense for their particular project.

If they offered the 100% or 120% AMI option that might be all you get from the developers, as they probably would not use the 60% or 80% AMI option. Unless a developer is offered significantly greater density for the 60% or 80% option, then those options would not be attractive given the alternative of a 100% AMI option.

With regard to question 7, Chair Hall asked if the height referenced in the question would be more than what is currently allowed in the AMPD exception. Ms. Murillo responded in the affirmative and stated that in the proposed tiers, only Tier 4, which is set at 80% AMI, would go over the 50% set aside.

Ms. Murillo commented that the highest tier would have a maximum height of 55 feet outside of the GC zone, and 65 within the GC zone, which includes Bonanza Park. She clarified that they would like feedback on that tier in particular.

Commissioner Suesser felt that the discussion about what would be appropriate in the GC zone was different than this discussion and should be held separately.

Commissioner Frontero observed that the challenge they would face on height would be the views. He noted this was a unique town and many move here specifically for the mountain views, and he stressed they had to be very protective of that. That said, he felt there were likely scenarios and locations where additional height in exchange for more affordable housing would make sense. He was reluctant to give a blanket "yes" to more height in exchange for more affordability. Rather, it would be very site-specific.

Commissioner Shand understood that Tier 1 and Tier 2 seemed to not require minimum spaces per unit like that required in Tier 3 and Tier 4. He asked if the language would penalize a developer if they only go up to 35 or 45 feet. Ms. Murillo stated this would not penalize a developer, because Tier 1 would offer different parking standards that are currently allowed outside of the AMPD standards. A Tier 1 project would not have access to current AMPD incentives. She reiterated that Tier 1 would not penalize a developer because it would allow a very slight decrease in parking and less Open Space as required in the Code.

Commissioner Shand agreed with Commissioner Frontero's comments regarding question 7. He stated he would not be opposed to allowing more height if half or more of the units were affordable as that gets back to the density component to make it pencil. He added that if they want more affordable housing, in some areas they might need more height.

Commissioner Van Dine agreed with allowing more height in exchange for more affordable units. She stated that if they get to the 65-foot height in the GC zone, there should be an even higher percentage of affordable units. Although she did not like 65 feet, she understood that this was how they could get what was needed.

Commissioner Suesser agreed with Commissioner Frontero that it should be a site-specific analysis. Commissioner Sigg also agreed and proffered that taller buildings should not be close to thoroughfares or Rights-of-Way and should require step backs.

Commissioner Sigg also deferred to the fact that the Sensitive Land Ordinance contemplates the protection of ridgelines. When buildings start masking any view of the mountain, no matter the zone, there should be some consideration given.

Ms. Murillo reiterated that the proposed amendments would not allow these heights along the street, and the height along the street would still be limited to 35 feet with a 10-foot step back above 35 feet.

Commissioner Sigg stated he was not convinced that 10 feet would be enough. Commissioner Suesser and Commissioner Frontero both agreed and Commissioner Frontero stressed it should be site-specific. He observed that developers would like some certainty and would not like the subjectivity of "site-specific." He felt this was a tough issue, but reiterated there might need to be some subjectivity based on the site. Otherwise, they would continue debating whether 10 feet would be enough and spend days crafting Code depending on the street and how busy it is. He recognized the goal was to achieve more objectivity, but he questioned whether that would get them any closer to getting more affordable housing built in the City.

Consultant Kimmel reaffirmed that the value of certainty to a private developer is almost more than many of the other incentives in this section of the Code. He emphasized that a private developer would likely not invest the money to prepare a development plan and an application without some certainty of entitlements regarding height and density. He felt it was important to explore whether there would be a certain height above which there could be a site-specific analysis. He suggested if there was a height the Commission was comfortable with allowing in most places for an AMPD project, then that would help provide some certainty. Having a site-specific determination for any height above the zone height could be a significant barrier for most developers.

Chair Hall suggested something along the lines of 10 feet above the zone height would be allowed for an AMPD rather than an MPD, and it would be a site-specific determination for anything over 10 feet over the zone height.

Commissioner Frontero commented that was similar to what they had now, as the AMPD allows a developer to go up to 45 feet. Commissioner Suesser commented that this Code had only been in place for a year or two, so they were just getting comfortable with that standard. Commissioner

Frontero suggested the consultants return with further suggestions on stepbacks and other things to consider that might make it somewhat more objective.

Chair Hall stated there did not appear to be consensus in support of the tiered chart. Commissioner Shand proffered that question 7 seemed to be more benign in terms of support for more height if over half of the units are affordable. In light of the discussions, he would agree with question 7, with “more height” being ambiguous.

Commissioner Suesser felt that the Commission provided enough direction on this question.

Consultant Wise explained that they calibrated the percentages of AMI and percent of units based on the heights, which correspond with density. If they adjust the heights, they would then return to the density thresholds that might change those percentages.

Commissioner Suesser stated she was still in the process of getting comfortable with a 45-foot height for AMPDs, and anything higher than that would be site-specific.

Manager Glidden stated that Commissioner Suesser’s comments were clear, noted the Code allowed for heights up to 45 feet, and wondered if a proposal went above that it would then be site-specific.

Commissioner Van Dine agreed with Commissioner Suesser, although expressed that she might be comfortable going with a guarantee for 45 feet, with a possibility of up to 55 feet for projects with deeper affordability. She felt the 65-foot height was problematic, and noted there were no other projects in town at that height.

Manager Glidden stated he could bring some examples of taller buildings. In response, Commissioner Van Dine stated those were likely near the mountains and not in the GC zone. She agreed with allowing more height and providing that certainty of 45 – 55 feet.

Commissioner Johnson felt it would be prudent to see the final results of the Bonanza Park and Small Area Plan to see where the community landed on height overall before they move forward with codifying heights in this tiered system. He felt the discussions in that district were relevant to this discussion. They heard that 55% of respondents felt that four stories was the maximum limit, but he stressed they should let that process flush out and then help guide the Commission in addressing the issues here.

Ms. Murillo next moved to question 8 and focused on any additional incentives proposed for the AMPD tiers. In addition to height, there was also a proposal regarding parking requirements and Open Space and she requested feedback on those proposed incentives.

With respect to height and question 7, Chair Hall stated that if the Commission were not generally supportive of the concept of tiers and the proposed 65-foot height, she would be in favor of adding an exception under (b) for the height and add a site-specific analysis for anything 10 feet or more above the underlying zone height.

Commissioner Johnson mentioned proposed Section 15-6-5(c)(1) and (c)(5) and felt that the proposed changes seemed to overcomplicate the Section. He suggested deleting both and

adding to the original (c)(1) “architectural interest, variation” and requested input from legal on how to approach this.

He asked why they included porches and stoops in (c)(1). Ms. Murillo responded that this language referenced walkability and creating an attractive pedestrian environment. Having porches and stoops not far set back from the street would enhance connectivity, walkability, and weather protection for entrances. Rather than having a 25-foot Setback, the language would allow porches and stoops to encroach into that.

In response to an inquiry from Commissioner Suesser, Ms. Murillo reported that they did not propose a minimum sidewalk size.

Commissioner Johnson also referenced Section 15-6.1-10(g) on page 57 of the Packet, which dealt with Common Open Space. He noted that parking, podiums, and rooftops would count towards the common Open Space, and requested clarification with the assumption that these areas would still be subject to Setback requirements and other development requirements.

Ms. Murillo stated that these areas would count towards Common Open Space if they comply with the additional proposed standards that precede this section.

Commissioner Suesser stated she was leaning more towards clarification in the Code regarding Open Space that only publicly accessible Open Space would count towards the Open Space requirement in a project.

In response to a question about defining publicly accessible Open Space, Ms. Murillo explained that in this case, it was Common Open Space, and therefore common and accessible to the residents of the project. The recommendations did not define Open Space as public Open Space. She added that the parameters for Common Open Space included items related to accessibility, amenities, seating, usability, and some additional standards. She stressed that the Open Space must meet these standards to count as Common Open Space.

Commissioner Suesser asked if the recommendations included adding a definition for Common Open Space. Ms. Murillo affirmed, and Consultant Wise added that they were actually clarifying the existing definition of Open Space because it is very limited. Because they proposed reducing the requirements, they required more in terms of what the Open Space would look like. She mentioned that they looked at it as a space that would be usable by the residents.

Consultant Wise stated that in current applications, areas claimed to be Open Space do not look like Open Space, and they were trying to provide more specifics that could be used by the Planning Commission.

Ms. Murillo indicated that a private patio for one dwelling unit would not be deemed Open Space under the proposed amendments. In order to qualify for Common Open Space, the space must be open to the residents of the project.

Commissioner Sigg asked if Common Open Space was defined as being open to the residents of the project or open to the residents of a building. He provided the example of rooftop Open Space on Building 1, and whether that would be accessible to residents of Building 2.

Ms. Murillo clarified that Common Open Space would be accessible to all residential units in the development site, but they could further clarify as appropriate.

Commissioner Johnson next referenced Section 15-6.1-11(a) on page 59 of the Packet and requested the Legal Department to look at that section, as he did not know if “consistent” was enough. He suggested something more solid so the Sensitive Land Overlay would actually be applicable to some applications.

With regard to Section 15-6.1-12(e) on page 61 of the Packet, Commissioner Johnson stated this applied to his previous comment that referenced subsection (g) of that Section. He did not agree with the proposed edits and would like it to remain as written previously.

He asked why they proposed striking subsection (h). Ms. Murillo stated that the reason for striking any of the findings for approval of an AMPD was to provide as much objectivity as possible, and the revisions reflected that approach.

In terms of deleting findings related to promoting the use of non-vehicular forms of transportation, they were looking at the TDM plan requirements, and the pedestrian connectivity and bicycle connectivity standards as addressing those concerns.

Commissioner Frontero commented that on page 38 of 62, much time was spent on building entrances and frontages, and he was not aware there was a frontage problem. He asked what they were trying to solve with these provisions.

Ms. Murillo reported that they were trying to create building design aspects that create a welcoming and attractive pedestrian environment and to achieve that through objective standards. She explained that they identified specific standards and dimensions for ways the front of a building or an entrance could be treated that could be deemed acceptable and appropriate and could be approved. She added that this would allow for flexibility, and the proposed language states that these are acceptable frontage types, but projects would not be limited to these. If a developer has a better design to propose, they may do so, and it would be up to the Commission to approve.

Commissioner Frontero reiterated his question as to whether frontages were a problem and whether this was specifically mentioned during the outreach. Ms. Murillo stated this was an approach to provide objectivity and certainty to developers. With this language, developers could know going into an application process that the Commission wants to provide buildings that are welcoming and support pedestrian connectivity. If a developer includes frontages that meet the proposed standards, they can know that could be accomplished and would provide more certainty, rather than negotiating the frontage design with the Commission.

Commissioner Frontero mentioned that in the two years he had been on the Commission, he had never discussed frontages. Commissioner Van Dine stated that they discussed frontages quite a bit with PEG Development. She expressed support for this section because it would give developers some certainty as opposed to fixing a problem. She added that as they build out Bonanza Park, this language would provide guidance that would be helpful to both the Commission and developers.

Commissioner Frontero expressed his understanding and reiterated that this issue did not come up very often, yet it took up a number of pages in the report. Consultant Wise commented that one of the charges to the consultants was to reduce vehicle trips and to reduce vehicle trips they had to make projects more pedestrian-oriented. Frontages can make buildings more pedestrian oriented and she pointed to Old Town as an example. This proposal was one way to make things more walkable and get people out of their cars.

Commissioner Suesser asked if the porches and fronts were coming closer to the pedestrian walkway. Consultant Wise stated they would come closer to the Right-of-Way.

Ms. Murillo referenced the prior question about porches and stoops encroaching into Setbacks and confirmed that they were looking at ways that these frontages might deviate from current Setback standards.

Commissioner Suesser observed the frontages would be more welcoming but would impede pedestrian traffic. Ms. Murillo stressed that the frontages would never impede sidewalks or pedestrianways.

Director Ward added that it was important to keep in mind that this was the 25-foot perimeter Setback around the MPD, so it would still exceed the zone Setbacks. These frontages would exist in areas where there is an increased perimeter Setback.

Commissioner Suesser felt they needed to give these changes a little more attention and consideration. She added that it did not seem as though the public was asked about this issue, and it was not in the presentation to the Commission. She reiterated that it deserved more discussion and consideration by the Commission before they take action on the redlines on the frontage additions.

Commissioner Frontero agreed and stated that quite a bit of the report focused on this issue, and it was not something he considered much prior to this meeting. He would also like to take more time on those redlines and did not want the consultant leaving this meeting with the impression that the Planning Commission would sign off on those redlines.

Commissioner Suesser also commented that she was unfamiliar with the block length issue, and she was not sure she followed it.

Ms. Murillo explained that this looked at literal pedestrian connections rather than having uninterrupted long blocks. She stated that in Old Town they had stairways that connected long blocks so pedestrians could conveniently walk. The proposed amendments would ensure that blocks would not exceed a certain length without providing pedestrian connectivity. She added it could include a complete street, but if that was not feasible, a developer should at least provide a mid-block pedestrian connection that would allow a convenient way for pedestrians to navigate the block. Commissioner Suesser expressed support for this idea.

Consultant Kimmel commented that having objective standards would make the Code a little more complex compared to a general statement such as having a pedestrian-friendly frontage to the building. However, because there could be different interpretations of the simple language, they sought to provide a menu of different options that were specifically described and quantified, so developers have more certainty in terms of what it means to build a pedestrian-friendly frontage.

Although the proposed amendments look like a lot of new standards, they were replacing something subjective with something more objective, and in doing that, more detail was required.

Chair Hall stated she would be in favor of eliminating an Open Space requirement and eliminating any internal Setbacks but keeping the perimeter Setbacks per the proposal. She also expressed support for prioritizing bike and pedestrian access in favor of wild parking reductions. Additionally, she stated she would be in favor of allowing increased commercial in an AMPD that would have 50% affordable units and 50% commercial space. Her sticking point was the 65-foot height, which she stated she would not support.

Chair Hall invited other comments before closing this item. She reminded that Director Ward reported that public comment may be submitted by emailing the Planning Department, and this item would be publicly noticed for both the Planning Commission meeting and the City Council meeting, and there would be public hearings at both of those meetings.

Ms. Murillo thanked the Commission for the feedback.

Following a brief recess, Chair Hall called the meeting back to order and confirmed the presence of all Commissioners.

- B. 1800 Park Avenue – Park and Kearns Master Planned Development and Conditional Use Permit** – The Planning Commission will Conduct a Work Session to Review the Revised Proposal for a Master Planned Development at 1800 Park Avenue in the General Commercial Zoning District and Frontage Protection Zone. The Applicant Requests Additional Planning Commission Input Regarding the Proposed Height and the Master Planned Development Criteria Outlined in Land Management Code Section 15-6-5. PL-22-05746; PL-22-05475.

City Planner, Spencer Cawley reported that City Planner Virgil Lund was also present on this item along with Manager Glidden. He stated that Peter Tomai and Craig Elliott, AIA, Elliott WorkGroup also appeared on behalf of the applicant. Planner Cawley stated that at the January 24 meeting, the Planning Commission provided specific feedback regarding increasing the building setbacks, decreasing the overall building height for the Blocks along Kearns Boulevard so they are outside the Frontage Protection Zone (“FPZ”), decreasing the height of Block B at the corner of Park Avenue and Kearns Boulevard, increasing the amount of Open Space, and increasing the pedestrian pathway from 8 feet to 10 feet.

With respect to density, he reported that the applicant showed on their Site Suitability Analysis a total buildable volume of 324,191 square feet. The proposed volume was just less than 300,000 square feet. That volume was then further broken down into residential areas and meeting areas. He noted the MPD code provides that the meeting area shall not exceed 5% of the Floor Area. Staff’s analysis showed that this proposal met those requirements.

In terms of the Setbacks, Planner Cawley stated there were 25-foot Setbacks for the MPD as required. The applicant also showed the current structure and its encroachment into the FPZ Setback and the proposed structure as well. He added that approximately 20% of the proposed footprint would encroach into the FPZ Setback. He mentioned that Staff heard the requests for the distances that the existing structure encroached into the FPZ versus the proposed structure.

Planner Cawley presented a graphic depicting the requested information and explained that currently, a very small portion was around 28 feet, but the majority was a 24-foot encroachment into the FPZ receding back to approximately 12 feet. Along Park Avenue, there was an approximately 10-foot encroachment into the FPZ. He then referenced the applicant's proposal that showed the encroachment ranging from 44 to 51 feet into the FPZ.

Planner Cawley then addressed the Open Space requirements and stated that for the redevelopment of a site, an MPD is required to provide a minimum of 30% Open Space. The applicant updated their proposal to provide an increase in Open Space to 41.5%, exclusive of the private Open Space area in the center of the development. He noted that the bulk of the proposed Open Space was along Park Avenue and Kearns Boulevard, and it would provide a buffer between the pedestrians and Rights-of-Way.

For off-street parking, he relayed that Staff recommended an updated proposal that clearly showed compliance for parking, bicycle storage, and Electric Vehicle ("EV") charging requirements. He stated they would have more information on these items at a future meeting.

Manager Glidden reported that the applicant submitted a Housing Mitigation Plan that was included as an exhibit to the Staff Report. He explained that the purpose of the plan was to show that the project would not adversely affect the supply of affordable housing to the community. He explained that they offset it with two different calculations, one for residential and the other for commercial. He stated they calculate it somewhat differently for hotel condominiums because they take the higher of the two calculations. In this case, the commercial calculation of 0.6 per room was the higher calculation. He presented the applicant's calculations to the Commission. He reported that Staff reviewed these calculations and were in agreement with them.

Manager Glidden highlighted the total requirement of 32.24 Affordable Unit Equivalents ("AUEs"). He reminded that each Unit Equivalent was 900 square feet, and because they put it into a square foot requirement, the applicant's affordable housing requirement totaled 29,016 square feet. In terms of the location, Manager Glidden stated that normally they would look to have the affordable housing inter-dispersed within the development. In this situation, however, the proposed location worked well because of the anticipated uses of more of the market-rate units as short term, therefore it would be less impactful for long-term residents to put the affordable units in their own building.

As far as pricing, Manager Glidden stated the applicant would meet the requirement of 80% AMI and referenced a chart provided by the applicant. He noted this chart was based on today's AMI, and he stated they would re-evaluate this at the time of building completion when the rent levels would be set based on the AMI at that time.

Manager Glidden highlighted that the applicant proposed a geographical waterfall for selection, meaning that there would be prioritization for workers in the 84060 zip code first. They would then look at the school district boundaries, and then widen it to Summit County. This method would ensure that the availability would prioritize workers closest to the housing. He added that the applicant also entertained the possibility that they may want to enter into master leases with local employers. Staff was not necessarily opposed to this as long as the rent remained affordable for the employees and saw that prioritization for these master leases for the 84060 area.

Manager Glidden presented the analysis and explained that the proposal included 52 units totaling over 31,000 square feet or 35.06 AUEs, which would exceed the requirements. The units would also be priced at 80% AMI and Staff liked the idea that this project was centrally located near a major transit stop. He offered that the proposed Housing Mitigation Plan met the requirements set forth in the Housing Resolution. He explained that he is required to take the Housing Mitigation Plan to the Housing Authority which has the final approval; however, it goes to the Housing Authority with either a positive or negative recommendation from the Planning Commission. Alternately, the Planning Commission could request adjustments to the Plan.

Commissioner Suesser noted the discussion about the number of full-time employees currently at The Yarrow, and the expected number of employees generated by this new project. Manager Glidden stated the applicant always has the opportunity to conduct an independent calculation. The City has a standard chart regarding employee generation, and while the applicant did their own calculation, they ended up using the 0.6 number even though the employee generation would be much lower. He felt the applicant's approach was fair and was one of the reasons the Housing Staff supported this project.

Commissioner Suesser understood there were currently 53 full-time employees at The Yarrow, and this project would increase that to approximately 65 employees. Manager Glidden explained they looked at the employees for the current businesses versus what they calculated for the project. He stated that the applicant put that information in the plan, but what it came down to and what the Housing Team agreed to, was that at the end of the day, the applicant would meet the requirements based on the current Resolution. He added that the applicant met the Housing Resolution through their calculation and the requirement. At the end of the day, the applicant's calculation does not matter but they wanted to show that they mitigated the employees currently at that location. There was an argument that the applicant would only be required to mitigate the difference between current and future employees. Manager Glidden stressed that this proposal did not make that distinction and would actually mitigate it in its' entirety.

Planner Cawley next addressed building height and explained that they sought feedback from the Planning Commission as to whether they had all the needed information to review the proposed heights. He also asked for any additional direction the Commission could provide the applicant regarding height exceptions. He added that Staff specifically sought input on the LMC criteria for the Planning Commission to make those determinations to grant a height exception. He noted that there are six criteria that they would address later in the meeting.

Applicant Peter Tomai introduced Rebecca Cocchiola and Pam Grayson from The Yarrow's ownership group. He thanked the Commission for its' time, attention, and input to help renew and rejuvenate a prominent Park City gateway. He stressed that the significance of the site was not lost on them, and their goal with the proposed redevelopment was to replace the long-serving Yarrow/Doubletree Hotel with a new incarnation that would be proud to serve the community for the next 50+ years. He noted that many attended a recent open house at The Yarrow. Whether arriving by car, bus, or foot, he commented that all attendees likely walked through the extensive parking that surrounds The Yarrow. He invited the Commission to imagine replacing that sea of asphalt with a beautiful greenway with wide multi-use trails surrounding a new mixed-use, mixed-income community with opportunities for fresh neighborhood shops and cafés.

Applicant Tomai stated this vision was designed to conform to both the existing Park City General Plan and the recent guidance from the Bonanza Park Small Area Plan and was made possible

by the proposed Site Plan, which rendered over 41% of the property as publicly accessible. He stated that creating over 80,000 square feet of publicly accessible Open Space was made possible by clustering the development into five highly articulated pods. He introduced Architect Craig Elliott who would walk through the specific revisions made in response to each of the comments received during the January Work Session.

Architect Elliott presented a graphic and reminded that the site was located at the intersection of Park Avenue and Kearns Boulevard. The existing hotel was an auto-centric building surrounded by parking lots. He noted that the original solution presented during the last meeting showed the green area as Open Space and the blue area as access to retail spaces consistent with some of the discussions surrounding the Bonanza Park Small Area Plan. He explained that as part of the revisions, they expanded the Open Space and pulled the retail back towards the center of the overall Bonanza Park site. He highlighted the 100-foot FPZ and noted that all of the parking on the north side adjacent to Kearns Boulevard was on the street side of the 30-foot Setback. All of the drive lanes and parking along Kearns and the drive lane and parking along Park Avenue were currently in the FPZ.

Architect Elliott stated there currently is a 10-foot strip of grass and an approximately 5-foot sidewalk on the north side of the property adjacent to Kearns. He noted that at this time of year, this configuration was awful. He presented a graphic showing the proposed pedestrian areas shaded in light blue. The red arrows depicted the proposed changes for automobile access, while the purple star represented the bus stop and transit stop.

Architect Elliott stated that they stepped back the building heights along the FPZ for Blocks A, B, C, D, and E. They also lowered the buildings significantly on the corner of Park Avenue and Kearns Boulevard. He presented an image of the original top floor submitted during the last meeting and compared it to the revisions. He explained that they lowered Block B by four feet and removed a floor to drop it 14 feet. They removed the top floor of Block C that was in the FPZ and lowered Block D by four feet and removed the residential portion that was within the FPZ. He noted that Blocks A and E were essentially the same, with the exception that in Block A all of the mechanical would be located in the parapet areas along the north and east sides of the building.

Architect Elliott explained that with these revisions they lost a couple of units in those Blocks, but moved them into the area that was previously designated retail along the side of Block D. The spa and fitness area was moved to the lower level and replaced with residential. Additionally, a ski/bike area on the first level was replaced with residential. They added residential along the connections between Blocks C and D and between Blocks B and A. He reported that these revisions were one of the ways they were able to expand the green space around the property, and they consolidated the retail along the corner from Block E to Block A, took a portion of the previous areas of the lobby, and dedicated that to retail that would face the south.

Architect Elliott stated that these changes resulted in 41.5% Open Space. There was also an additional 6.8% of private Open Space. He expressed that the best way to understand the changes made with respect to Building Height was to look at it in perspective. He presented renderings that compared various vantage points from the prior proposal with the current proposal.

Architect Elliott mentioned they made some minor modifications to the landscaping and the sidewalk from the south view. He stated the goal was to create the interior space to be more

urban and open to retail on the first floor so that it would set the tone for the rest of Bonanza Park redevelopment. He next addressed the six items included as part of the MPD analysis related to Building Height. The first criterion was that the Building Height would not result in increased square footage or building volume and would provide architectural variation.

He referenced two different calculations in the Packet that show (1) the 30-foot Setback and the building volume, and (2) the 100-foot Setback and the building volume. In terms of cubic feet, it was approximately 6.5 million cubic feet versus 4.09 million cubic feet. He highlighted that the proposed project was 2.9 million cubic feet, or 75% or less than the allowed building volume on the lowest calculation.

From the standpoint of architectural variation and change, Architect Elliott believed that this concept would allow quite a bit of variation in that it breaks up the massing and changes the building roof forms. He explained that the second criterion is intended to minimize visual impacts on adjacent structures, and is specifically evaluated in terms of shadows, solar access, and loss of air circulation. He referred the Commission to the Solar Study in the Packet that analyzed this at the spring equinox, summer, autumn, and winter solstice. He noted that the winter was most impactful, and the mountains would cause most of the shade. At its' greatest length, the project would not impact any adjoining properties or structures.

The third criterion focuses on whether there is adequate landscaping and buffering. Architect Elliott stated that the Landscape Plan showed the landscaping and buffer it would create along both Kearns Boulevard and Park Avenue. He also mentioned how the design embraced the public pedestrian way on the south and east sides. He next turned to the fourth criterion related to increased Setbacks and separations from adjacent projects. There are no adjacent projects to the north and west. He stated that there are adjacent projects to the south and the east, and the Bonanza Park Small Area Plan suggested that they were creating an urban environment. The proposed Setbacks were greater than the 25-foot MPD requirement and greater than the 10-foot Side Yard and Rear Yard Setback in the underlying GC zone.

Architect Elliott explained that along Park Avenue and Kearns Boulevard, they have a tremendous amount of variation, and all of the buildings would be greater than the 30-foot Setback for the "no build" zone. He next addressed the fifth criterion that the additional Building Height should result in more than the minimum Open Space required, and that it is publicly accessible. This proposal has 41.5% Open Space, whereas the minimum requirement was 30 percent. He described the sixth criterion as requiring that the additional Building Height should be designed in a manner that provides a transition or roof elements. Architect Elliott stated that the entire design concept was based on a building that has significant variation in building form and height. The Code calculates transitions by adding the horizontal depth and vertical depth, which in the MPD is 15 feet in total. He reported that they have items that are over 130 feet of combined transition and rooflines. He explained that a transition is required every 120 feet, and they broke them up as detailed in the Packet.

Applicant Tomai added that they painstakingly incorporated the Commission's input into the revised proposal. In addition to the increase in affordable housing, Open Space, and trail width, he stated that significant height reductions were made to prominent areas of the site that reduced the overall mass and volume. He stated that overall, these features were designed to provide a clear basis for the six findings required for the Commission to grant a height exception for the MPD pursuant to LMC Section 15-6-5(f).

Applicant Tomai summarized that this project would deliver 52 deed-restricted affordable homes at no cost to the City, create welcoming and safe pedestrian connectivity that does not exist today, and kick-start a vibrant, mixed-use development pattern identified by the Small Area Taskforce as most desirable in this area. He stressed that this project would accomplish all of this by moving resident and guest parking underground and creating an inviting and attractive pedestrian green way that would replace the current sea of asphalt in the FPZ.

He posited how great it would be to have a fresh new face in town for the next Olympic welcome. He expressed appreciation for the Commission's time and consideration and looked forward to further input to help the committed long-term ownership team find a path to redevelop The Yarrow to meet the changing needs of the community.

Chair Hall invited any clarifying questions from the Commission for the Applicant or Staff.

Commissioner Suesser asked if there was a pedestrian access way along the south side of the project. Architect Elliott explained there would be a very wide sidewalk on both the south and east sides and offered to show the applicable renderings and video. Applicant Tomai added that around the entire perimeter, there would be at least a 10-foot-wide sidewalk with adjacent plaza areas.

Commissioner Shand asked if there would be opportunities for restaurants in the commercial/retail spaces. Applicant Tomai responded that they are contemplating a rooftop restaurant for Building A, and the hope is that at the ground level, there would be a café type operation that would serve breakfast and lunch for residents and skier traffic.

Architect Elliott presented the renderings of the south sidewalk. He added that the entire length of the south side of the project would house retail.

Commissioner Sigg referenced the workforce requirement for the retail and asked if the calculation included an allocation of the spaces for certain uses. He mentioned that an employee calculation for a restaurant was certainly higher than for a clothing store.

Manager Glidden explained that they allocated based on the proposal, but that would be re-evaluated upon completion of construction. He understood that a restaurant would require certain elements, such as ventilation, and he did not see that in the plans. He stated he asked Applicant specifically about that and noted that Applicant would have to include that in these plans to have a full-service restaurant. He commented that if Applicant made major changes such as including a restaurant at street level, the changes would be evaluated, and the housing requirement would be recalculated.

Applicant Tomai added that due to the significance and costs associated with the roof top restaurant, they wanted to avoid having a full-service restaurant at the ground level because of venting. They did not want to vent a restaurant below all of the residential units above. He stated that was why they chose the concept of a café or a grab-and-go coffee shop sort of use on the ground level.

Commissioner Sigg asked if the intention of the redevelopment was to continue an operation as a hotel facility in the entirety of the residential units, or whether the intention was to sell Nightly Rental units that have the option of utilizing a front desk.

Applicant Tomai explained that the intention was primarily to sell residential condominiums and given the historic use of this property they believed there was interest and value associated with the ability to rent those units when not occupied. He expressed the belief that there would be a mix of permanent residential, part-time residential, and second homeowners. He confirmed that there would be no mandate for hotel-like operations. Applicant Tomai added that due to the ability for people to rent their units, they wanted to focus the affordable housing in a building that would strictly prohibit Nightly Rentals and would be limited to long-term permanent residences. The affordable building would therefore have a true residential feel.

Commissioner Sigg asked if there was an obligation to rent Nightly Rentals through the agency or the front desk provided by the hotel versus the opportunity to rent their unit through AirBnB, VRBO, or others.

Applicant Tomai believed there was a legal prohibition against the developer limiting the Nightly Rental options. He stressed these units would be whole ownership condominiums, and he did not believe the developer could limit how someone elected to rent their unit, and the developer certainly could not mandate that owners use a specific rental management program.

With respect to the calculation of AUEs, Architect Elliott explained that they calculated over 170 full-time employees based on the City's requirements. The current hotel, for the comparable space of the restaurant, bar, meeting space, and hotel operations was less than 60 full-time employee equivalents.

Commissioner Suesser asked the Applicant to explain their Open Space calculation. Based on her earlier discussions with Planner Cawley, she understood that Staff had not yet verified the Applicant's calculations.

Architect Elliott pulled up the relevant slide for the Commission and explained that the red box shown on the graphic covered the sidewalks and landscaped areas not internal to the courtyard. Those two spaces combined totaled 41.5% of the site area. The private space was shaded light green and located in the middle, and totals 6.8% private Open Space, and not part of the 41.5% Open Space calculation. He added that the Open Space calculation did not include the drive lanes, the parking, or the Building Footprints. Applicant Tomai added that the Building Footprint was actually smaller than the publicly accessible Open Space that surrounds the buildings.

In response to Commissioner Suesser's request for further clarification around Building B, Architect Elliott explained that the green area represented landscaped areas, and the beige areas represented sidewalks and hardscape. Commissioner Suesser observed that the sidewalks did not appear to connect around the building. Architect Elliott explained the areas referenced were areas people could walk to or from.

There were no further clarifying questions.

Commissioner Van Dine expressed that she still did not think the Building Heights were appropriate. She appreciated the efforts in the revised proposal but felt that Applicant originally

came in with excessive heights of 65, and now the Commission should feel good about reducing the heights by 10 feet, or 3 – 4 feet in some areas. She stressed that they were still in excess of over 20 feet on a majority of the buildings. She reiterated that she did not support these Building Heights and cited Buildings A, C, and D at 56 feet, Building E at 57 feet, and Building B at 41 feet. These heights were still grossly over the zone height requirements.

Commissioner Van Dine understood the proposed mitigations but did not believe these were appropriate gateway heights for this entry into town. She appreciated the amount of affordable housing contemplated in this project but felt the heights were not compatible with the Code and the location.

Applicant Tomai expressed they were very sensitive to the heights and noted that the challenge with the height was that if they removed the height of those buildings, they would end up taking away footprint and would result in less green around and throughout the project. He stressed this was a delicate balance and they were trying to find that balance wherein they could mitigate the shadows and impacts on surrounding properties to get the benefit of these great infrastructure improvements.

Commissioner Shand asked for the rendering showing the view coming into town from Park Avenue. He thanked the Applicant for taking the Commission's comments to heart. He stated that he reviewed the heights of the different buildings and understood the revisions along the Kearns Boulevard section and the view from someone driving along Kearns. He got caught up comparing the proposal with what currently exists at the site and stated that while what exists is not great, they needed to think about how good they could make it.

Commissioner Shand liked the reduced height and how it stepped back to Building E. He also liked the fact that they would pick up the affordable units with very little concession from the City. He expressed appreciation that the Applicant spent the money to take the parking underground. He understood how the height could not sit well with others; however, he felt that Applicant mitigated it in the way it steps back and mitigated it within the building itself by stepping it back within the building. Overall, Commissioner Shand liked the plan.

Commissioner Suesser agreed with Commissioner Shand that what exists currently looks awful and felt that the FPZ was put in place after The Yarrow was built. She expressed that encroaching into the FPZ was a problem, and she noted that 20% of the proposed buildings were encroaching into the FPZ. She stated there were only four FPZs in town, and this was one of them. The FPZ is there for one reason: to preserve the rural community aesthetic. Commissioner Suesser did not agree that any portion of the development should be in the FPZ. She also mentioned that the Code requires that access to a property shall be from existing City streets rather than directly from SR-248, and Applicant proposed an additional entrance to the development off of SR-248 in direct conflict with what is allowed in the FPZ.

Commissioner Suesser identified that another big issue for her was that the current zoning was General Commercial, which the Code defined as creating a commercial environment with limited residential properties. She saw room to make an exception to allow some residential here to meet the affordable housing goals and additional housing stock, however, the idea of putting market-rate condominiums in for Nightly Rentals competes with the goal. She stressed that it was the market-rate condominiums that put the City in its current housing pinch for locals. Commissioner

Suesser's preference was to see more of a commercial boutique hotel rather than market-rate condominiums for vibrancy and consistency with the GC zone.

With respect to the requirements for allowing an exception for Building Height, Commissioner Suesser disagreed that the proposal complied with the increased Setbacks necessary to grant additional height. In addition, she would like to see the specific calculations for the Open Space to see if it is in compliance. She confirmed she had issues with criteria 4 and 5 to grant an exception for Building Height.

Architect Elliott reported that the proposal would not add curb cuts; rather they would remove two curb cuts along Kearns Boulevard and consolidate them to a location directly across from the curb cut at Jess Reid to access the underground parking. He added that they also proposed removing the curb cut that is closest to the intersection on Park Avenue. They are removing the curb cut on the east side from the corner to the middle of the property.

Applicant Tomai also stressed that this design contemplates the plans and drawings for the grade-separated pedestrian crossing at Snow Creek Boulevard being studied by the City. He stated that this plan was designed to integrate with the City's plan and accommodate it, which is not possible if The Yarrow were to remain with its current driveways.

Commissioner Suesser asked if there was currently a driveway that went off of SR-248 into The Yarrow. Applicant Tomai responded that there were two driveways off of SR-248.

Architect Elliott confirmed this proposal would remove one of those driveways and relocate it to a better location in consultation with the engineers. Commissioner Suesser appreciated Applicant's clarification on this issue.

Commissioner Frontero stated that he liked the design, the layout, the green space, and the underground parking, and Applicant was seeking increased Building Height in exchange for these "likes." He felt the Commission was struggling due to the fact that the proposal would encroach into the FPZ. He commented that the FPZ was to protect views and create a rural feel.

Commissioner Frontero was not convinced that the heights would be justified by the "likes" of the design. At this point, he felt the height was still excessive in an area zoned for 35 feet. He recognized that the Applicant could not make 35 feet work from an economic standpoint, so they increased the height. He loved the idea of the boxes in the spaces in between and burying the parking.

Commissioner Frontero stated his intention was not to come across negatively against this project; however, he would need the design to come down in height for him to support this project. He could not accept 56 or 57 feet on those Blocks.

Architect Elliott reported that he lives in Thanes, and his turnoff is at Hotel Park City. He stated that Hotel Park City is in the FPZ and a little over 70 feet from the property line. The average roof peak is 43 feet, and in some places, it goes taller. Because the road sits approximately 10 feet below, the height would be approximately 53 feet from the roadway. He added that the parking lots along Park Avenue are 30 feet from the property line, and the plantings along there are significant now. He mentioned Hotel Park City because it is a similar use, and it is located in the FPZ. He felt it was a good reference point for this proposal. Architect Elliott stated that they never

come in with something they think is too tall, rather, they come in with what they think is the best project and then try and work with the Commission.

Commissioner Frontero noted Commissioner Suesser's comments that the GC zone references limited residential, and this project proposed 218 residential units, which he did not believe would be considered "limited." He asked Staff if other developments proposed residential in the GC zone.

Planner Cawley offered another example in Prospector which is zoned GC, and the developer proposed quite a bit of residential.

Applicant Tomai expressed that the entirety of what they heard from the Small Area Plan effort was trying to create a vibrant mixed-use community for locals. It contemplates taking the existing GC area and turning it into a neighborhood, and a neighborhood cannot be created without residences. He added that while the GC zone contemplated limited residential, back when it was established car dealerships and the like would have been appropriate in that area, whereas today he believed that was not the case.

Commissioner Frontero agreed with some of that statement. He asked how the Nightly Rentals fit in with the Bonanza Park Small Area Plan to create mixed-use residential. He felt that people coming in for four days over a long weekend did not create a neighborhood. If the units were all going to be long-term rentals, he would find Applicant's argument more valid; however, he felt there was a conflict there.

Applicant Tomai believed the key to the Nightly Rentals was that it would create vibrancy in a mixed-use neighborhood. If they want to have more neighborhood retail and gathering places, there needs to be people to energize those areas. One of the realities of the City's resort economy is that it is based on sales tax revenue, which is heavily paid for by people who are in the City for a short period of time and who frequent restaurants, bars, and cafés as part of trying to experience the wonderful things that Park City has to offer. He could not imagine that all of the market-rate units would be used for Nightly Rentals because this project would likely resonate with people looking for a downsized permanent residence in Park City. At the same time, he believed that some mix of Nightly Rentals would occur when people want to leave the area for a couple of months. In this case, the City would see the best of both worlds: visitors would be here spending money and energizing the existing retail in this development and in the Bonanza Park neighborhood as a whole leading to a vibrant, mixed-use neighborhood.

Architect Elliott noted that hotels were an allowed use in the GC zone. Commissioner Frontero viewed hotels as vibrant. He felt what was not vibrant would be 100 of the approximately 150 units standing empty because they are second homes. He felt the hotel would be more vibrant than ghost units.

Architect Elliott mentioned that the fewest number of units would be two-bedrooms, then it goes to one-bedrooms and the studios. The units were designed for people to use that way, much like at Hotel Park City. He would not expect the one-bedrooms to sit empty; rather they expect them to be used. Hotel structures are different than they were historically and are typically operated separately from ownership. He stated that based on what he has seen, the unit typologies would drive it more than the ownership model.

Commissioner Frontero asked the Applicant if they would consider limiting the available Nightly Rentals to the two-bedrooms. Architect Elliott stated that 29 of the two-bedrooms would have a lockout, so one of the bedrooms is essentially a hotel room.

Architect Elliott stated they really thought about how they could make the space viable in their layouts. He added that in most cases, the lockouts are two-bedrooms and one room as direct access to a public hallway, and there is another “locked door” inside the unit for the other bedroom.

Chair Hall suggested that it might be helpful for the next Work Session to have an analysis of the GC zone. She agreed with Commissioner Frontero’s request, and also with Commissioner Suesser’s questions in regard to this site being in the GC zone and the lack of commercial in this project.

Commissioner Johnson stated the Building Height was the biggest concern. He applauded the Applicant for making the update on Building B. He struggled with the criteria in Section 15-6-5(f), particularly with respect to the façade and architectural design of Buildings C, D, and E and the impact on the FPZ. He stated he would like to see a little more variation, as the current design felt very horizontal versus having some of the step back that would help ease the concerns with the large height exceptions. He was still working through this project and noted that he was interested in Architect Elliott’s comment regarding Hotel Park City. He requested Staff to look into that but noted that by his estimation the building seemed to be set back 100 feet, and also the highest point above three stories was stepped further back from the FPZ.

Commissioner Johnson was interested in seeing if there was precedent here. Overall, he really liked the design of this proposal but struggled with the height.

Commissioner Sigg stated he was a fan of mixed-use development and was instrumental in crafting the new mixed-use ordinance in Summit County. He felt that much of this involved an analysis of the FPZ, and he echoed the request for an analysis of Hotel Park City. He also felt it related to the prior discussion regarding the Code amendments of the site suitability of tall buildings. This is a key interchange into town, and he applauded Applicant in terms of providing Open Space and vibrancy. He also applauded Manager Glidden’s analysis of workforce housing and the Applicant providing that housing.

However, at the end of the day, Commissioner Sigg stated the requested exception contributes to the lack of sustainability in the housing crisis. The reason they are in the housing situation they are in is due to Nightly Rentals.

In looking at a mixed-use, he liked the hotel concept and felt that uniform rooms and a boutique hotel concept would be great for the City in terms of sales tax revenue. He concurred with prior comments of Commissioner Frontero and Commissioner Suesser that when the units are dark, the vibrancy would really be created by the residents who live there full time.

He felt that full-time residents actually created a greater vibrancy than a transient use. He stated he would be more inclined to allow some increased Building Heights outside of the FPZ along the south and back towards the AUE building if those would be deed-restricted from Nightly Rentals. He would prefer allowing locals to buy those units and rent them long-term with a minimum 12-month lease so that people from Park City would actually occupy those units.

Commissioner Sigg reiterated that he is a fan of mixed-use and he liked Applicant's design. He noted that when looking at the County mixed-use, the locations for this type of development are specified specifically in certain areas, and the zone is what applies today. Bonanza Park is a great concept, but the intent is for the benefit of Park City residents, not necessarily visitors.

Chair Hall noted consensus regarding Staff providing an analysis of Hotel Park City, as well as further analysis of the GC zone. She looked forward to a thorough analysis of the CUP for the FPZ. Her biggest concern was exceeding the 35-foot zone height, and most Commissioners shared that concern. She was looking at the issue of adequate landscaping and buffering from adjacent properties and uses, and the primary use as well as this being along the main arteries in town.

Chair Hall reminded that public comment could be submitted via email, and there would be a public hearing announced when this item is scheduled for the Regular Agenda.

Planner Cawley asked for feedback on the Housing Mitigation Plan. Manager Glidden explained that he would like the Commission's recommendation before taking this Plan to the Housing Authority. The recommendation would not be part of the Planning approval for the MPD, rather would be strictly for the Housing Mitigation Plan, as proposed.

Manager Glidden reminded that if the Applicant's design were to change, then the calculations would change, and they would have to come back to amend the Housing Mitigation Plan.

Commissioner Frontero and Commissioner Van Dine were comfortable with the Housing Mitigation Plan. In response to an inquiry, Manager Glidden confirmed that he was comfortable with this Plan. Commissioner Johnson felt it would be advantageous for the Commission to listen to the Housing Authority's discussions and he expressed he was comfortable with the Plan.

Commissioner Sigg agreed that the calculations were accurate based on the proposal. He noted they would always like more affordable housing. Commissioner Suesser agreed.

Following a brief recess, Chair Hall called the meeting back to order and confirmed the presence of all Commissioners.

C. 1200 Little Kate Road – Modification to a Master Planned Development – The Applicant Proposes to Relocate the Existing Swimming Pools at the MARC to be located at the Rear of the Property, within the 25-Foot MPD Setback and 15-Foot Residential Development Zoning District Setback. PL-24-06039.

City Planner, Virgil Lund, stated that the original CUP for the MARC was approved in 1976, and included an expansion of the existing Racquet Club. In 2010, the Planning Commission approved a CUP and MPD for construction of the MARC that is present today. He highlighted one of the Conditions of Approval from the 2010 CUP and MPD that provided that future phases of Natatorium, Restaurant, and Gymnasium expansion were included in the Master Plan and would be subject to an amendment to this MPD. That Condition of Approval also provided that the Development Agreement would stipulate that per Section 15-6-4(i), the amendment would not justify a review of the entire Master Plan. Additionally, future phases would be subject to minimum Open Space requirements of 30 percent.

Planner Lund stated that as part of this application, there would not be a review of the entire Master Plan, but the Commission would consider an amendment or modification to the MPD. He presented some renderings of the proposed pools and explained they would be relocated toward the rear of the property. The applicant proposed an approximate 3,749-square-foot lap pool, a 5,000-square-foot leisure pool, and 747 square feet of structural additions for a lifeguard room and some pool equipment and storage areas.

Planner Lund reported that the Setbacks for this property were determined by the MPD perimeter Setback of 25 feet and the Residential Development ("RD") Zoning District Setback of 15 feet. The minimum Rear Setback is 15 feet for main buildings and 10 feet for Accessory Buildings and detached garages.

Pursuant to the current LMC, swimming pools do not qualify as a Setback exception in the RD Zoning District, which is why the applicant requested Planning Commission input on whether the proposed swimming pools would qualify for an exception to the 25-foot MPD perimeter Setback requirement, and also if it would meet one of the Rear Setback exceptions for the RD zone.

Additionally, Planner Lund reported that the applicant requested the Planning Commission determine whether this modification would be considered a minor modification to the MPD, or a substantive modification. He explained that a minor modification is approved by the Planning Director based on Staff level review. A substantive modification requires Planning Commission review and approval. He stated that a minor modification would not trigger additional off-street parking, would not reduce Open Space, and would not increase traffic by 5% or more. A substantive modification includes a modification to a Finding of Fact or Condition of Approval from the original 2010 CUP and MPD Final Action Letter. It could include a change in use or increase in Floor Area that would trigger additional off-street parking, or a use change that would result in an increase in traffic or reduced Open Space.

On behalf of the Applicant Ken Fisher, Recreation Director introduced himself, and also introduced Brent Tippets, AIA, with VCBO Architecture; Matt Twombly, Senior Project Manager; Tate Shaw, Assistant Director; and Heather Todd, Division Manager over aquatics. He presented a slide that outlined the Mission Statement, which is "enriching lives in our community through exceptional people, programs, and facilities." He stated that their hope is that this proposal would create an exceptional aquatics facility for the community. He listed several community benefits they hope to attain with these pools. First, the PC MARC has the only two public pools within City limits, and the only leisure pool within the Park City School District boundaries. He reported that the community highly utilizes the pools, and their department offers a full range of programming from water aerobics to youth swimming lessons. He stated that learning to swim is a life skill that he equates with learning to read.

Director Fisher reported that new and updated aquatics facilities were identified in Recreation Master Plans in 2017 and 2021. The current leisure pool is undersized, and the new pool would offer many enhancements for the community. He explained that locating the pools closer to one another would create staffing efficiencies. Currently, the pools are separated, requiring them to have additional lifeguards for both pools.

Additionally, he reported that the current pools had significant deficiencies and were beyond their life expectancies. They recently had a major plumbing/pipe leak in the pool that resulted in

expedited excavation and repair. The new facility will have a six-lane, 25-yard lap pool, with the potential for a nine-foot-deep end. They would also have a zero-depth entry in the leisure pool, which would be roughly two times the size of the current leisure pool and include an enhanced slide-and-play feature. This would also provide additional capabilities for swimming lessons. He explained the proposal also included a new lifeguard station and outdoor gathering space. A large mechanical space would accommodate both pools and there would also be a new outdoor spa.

Director Fisher explained that there would be no vertical play equipment or slides within the 25-foot Setback. There would also be no visual impact as existing mature trees screen adjacent residences to the north. He added that those residences were also angled away from the MARC. He stated this proposal would not add lighting other than the lighting for the pools as required by the Code. He added that they do not operate the pools at night. He stated that the pools were only seasonally operational. The leisure pool opens in approximately mid-May and remains open until September. The lap pool is open from April to October. The natural landscape will mitigate any noise, and he expressed that he was unaware of the MARC ever receiving a noise complaint related to the pools.

In terms of the MPD, Director Fisher understood that one of the questions was whether the pools were considered Open Space or a building. He stated that for January 20, 2010, MPD, Finding of Fact 2 provided that the proposed facility Open Space was 44.7%, including exterior tennis and pools as well as the future phases contemplated in that MPD. He also mentioned that Finding of Fact 3 stated that the Building Footprint did not include the pools or tennis court.

Director Fisher mentioned that the LMC provides that Open Space may include landscaped areas, which may include local government facilities, necessary public improvements, playground equipment, recreation amenities, public landscaped and hardscaped plazas, and public pedestrian amenities. He felt this pointed to the conclusion that pools would be considered Open Space. Because different rules would apply based on the pools' designation as either Open Space or a building, they were looking to the Commission for some clarity.

In terms of whether relocating the pools would be a minor or substantive modification to the MPD, Director Fisher highlighted Condition of Approval 16 that provided that future phases of Natatorium, Restaurant, and Gymnasium expansion would be included in this Master Plan and would be subject to an amendment to the MPD. Additionally, the Development Agreement would stipulate pursuant to 15-6-4(i) that the amendment would not justify a review of the entire Master Plan, and future phases would be subject to the 30% minimum Open Space.

Chair Hall directed the Commission to address the question of whether this would be a minor or substantive change. Commissioner Suesser felt the proposal was a minor change.

Commissioner Frontero offered that based on the description of the proposal he felt it would be minor, but moving the pools would not be a minor project. Based on the language in the Code, he had to agree it was minor.

Commissioners Van Dine and Shand agreed it was a minor modification. Commissioner Johnson interpreted it in the same way as Commissioner Frontero. Commissioner Sigg also agreed it was minor.

Chair Hall asked the Commission to comment on the question regarding Setbacks.

Commissioner Johnson understood that both pools would not comply with the MPD Setback, but the lap pool in particular would not comply with the RD zone Setback. He asked Planner Lund if he saw any precedent or future issues with granting an exception for this proposal.

Planner Lund explained that for prior applications, they required applicants to comply with Setbacks for pools. Commissioner Van Dine asked if any of those prior applications were for public amenities. Planner Lund responded that all of the prior applications were for private pools.

Commissioner Johnson stated that Setbacks were one of his biggest concerns with this proposal. When this development was contemplated, everyone knew what would be there, so he felt there was some flexibility in terms of the MPD. He noted that the tennis court was at least compliant with the RD zone Setbacks, so he would look for consistency there.

Commissioner Van Dine asked how far away the closest neighboring property was to this facility. Director Fisher responded that there was a bank of condominiums about halfway up the lap pool, and they all angle away from the facility. Most of the spaces along the pool were garages and parking. Commissioner Van Dine stated it would be helpful to know that distance.

Commissioner Suesser understood there would be no change in the fencing around the property. Director Fisher assumed they would improve the fencing as part of this project. The current fencing is ornamental iron with vertical bars. Given the proximity and the possible encroachment into the Setbacks, she requested information on what the fencing would look like.

Commissioner Frontero referenced the rendering of the proposal and understood that the lap pool would be 13'-9" on the north Setback, and the MPD requires 25 feet whereas the zoning required 15 feet. He understood that the recreation pool was further away from the north boundary at 18 feet 2 inches. Planner Lund commented that the Planning Commission has the authority to decrease the required 25-foot Setback set out in the MPD based on architectural interest and variation.

Commissioner Frontero struggled to find architectural features that would warrant the pools to be that close to the north boundary. He asked if there was input from the neighbors to the north. Director Fisher reported they had not yet done any robust public outreach, but it was planned for mid-March. Commissioner Frontero understood that Applicant was trying to cluster the pools, and there would be associated safety benefits by having one lifeguard; however, he was firm that the MPD was clear that there needed to be a 25-foot Setback, and he struggled with the proposal as presented.

Commissioner Suesser asked what would be done with the space where the recreational pool was currently located. Director Fisher stated that was to be determined, but they contemplated using it as a plaza space where they could have outdoor fitness and other uses. He noted the spa would be put in that space as well.

Commissioner Shand if there was a provision for putting a bubble on the lap pool or the recreational pool. Director Fisher mentioned that when they took this before the City Council, they expressed interest in having the Applicant explore the cost of a potential bubble. Commissioner Shand recalled that when the issue of putting a bubble on the three tennis courts

in the center went before the City Council, there was a surprising amount of support from the community to have those courts usable in the winter. He noted there currently was no covered public lap pool within City limits.

Commissioner Johnson stated that the pool had not changed in quite a while, and applauded the fact that there was some movement in improving this amenity. He recalled this was part of Phase 2 of the MARC development. He expressed concern about the space between the leisure pool and the lap pool, and whether that was enough knowing that parents tend to congregate around the pool to watch their children. He asked the Applicant if they could shift the lap pool east and use the RD zone to provide some seating along the fence line. He supported installing a bubble on the lap pool so it could be used during the winter. With the traffic issues in town, most people go to Ecker, so if they could reduce the impact on the roads the better. Chair Hall echoed Commissioner Johnson's comments.

Commissioner Sigg expressed that the MARC is an amazing community amenity, and his only comment was whether they looked at alternate configurations. As he looked at the rendering, he wondered if they could meet the Setbacks with a reconfiguration of the same pool amenities.

Commissioner Van Dine echoed the comments of the other Commissioners and added that she visits this pool every day in the summer. She agreed that if they could get it to at least the zone Setback, they would be better served. She did not believe the 25-foot Setback was necessary, but it would be preferable to at least meet the zone Setbacks. She stressed that this would be a great upgrade for this facility.

Commissioner Suesser agreed with looking at adjusting the plans to meet the zone Setbacks and specifically mentioned Commissioner Johnson's comments about moving the lap pool further east so there would be more space between the two pools. Alternately, she would like to see a reconfiguration as suggested by Commissioner Sigg.

Planner Lund reported that Director Ward confirmed that the distance to the nearest condominium was approximately 15 feet. Commissioner Van Dine asked if Staff could confirm whether that was a living space or a garage and porch. In response to an inquiry, Planner Lund clarified that the distance from the proposed lap pool to the property line was 13 feet, nine inches, and the closest condominium was 15 feet from that property line.

Commissioner Suesser asked if the original location of the children's pool was done so it would not have an impact on the neighbors to the north. Architect Tippetts stated the reality was that the only available footprint for that pool was where it is currently located.

Director Fisher stated that the location of the current leisure pool was a traditional small rectangular pool.

Architect Tippetts stated they always try to locate the shallow end of the pool closest to the locker rooms, so when they talk about reconfiguration, the last thing they want to do is put deep water close to the area where young children would come out of the locker room. It was possible they could adjust some of the existing lap pool and separation as requested, but the dimension from the north side of the MARC to the property line dictated the placement of this pool when you overlay the required deck space needed around a pool. Therefore, the pool could be moved left and right, but not up and down.

5. REGULAR AGENDA

- A. 327 McHenry Avenue – Conditional Use Permit and Steep Slope Conditional Use Permit** – The Applicant Proposes Construction of a 10-Foot Wide by 20-Foot-Long Outdoor Swim Spa, Hardscaped Patios, and Retaining Walls on a Steep Slope Previously Disturbed to Construct a New Single-Family Dwelling in the Historic Residential – Low-Density Zoning District. PL-22-05389 (CUP); PL-24-06010 (SSCUP).

Chair Hall noted that the Commission had seen this Agenda Item before and was pretty familiar with the basics in addition to the Staff Report and public comments received online.

Planner Cawley announced that this was an application for a Steep Slope CUP (“SSCUP”) and a CUP for a Private Recreation Facility at 327 McHenry Avenue. This item was last before the Planning Commission in November 2022.

Since the last hearing, he reported that the applicant reduced the size of the proposed swimming pool, which is referred to in the Staff Report as a swim spa. The original proposal was for a swimming pool that was 17 feet wide by 36’-9” long and ranging from 3 to 6 feet deep. The outdoor swim spa was now proposed to be 10 feet wide by 20 feet long, and range from 3 to 5 feet deep.

Planner Cawley stated that the pool would be located in the rear yard of this property, and because of the proposed disturbances, the project required review of Steep Slopes and compliance with those criteria. He presented an image to the Commission that identified the various retaining walls proposed for the site. The walls highlighted in blue would be within the Setbacks and were proposed to be built up to the property line and range in length from 19 – 23 feet. These walls would not exceed four feet in height.

Planner Cawley added that the walls will be tiered with three feet between each section of that wall. He explained that the orange section highlighted on the drawing depicted the swim spa and equipment. That section of the wall was approximately 41 feet long and 2 ½ feet tall. The section adjacent to the south property line would be approximately 22 feet long and 2 feet tall. The green section to the north would be approximately 4 feet tall and 20 feet long.

Planner Cawley stated that the Single-Family Dwelling on site was approved in August 2021 and was still under construction. The Planning Director approved the Landscape Plan through a Historic District Design Review (“HDDR”) modification in March 2023. He added that the applicant submitted a SSCUP in January 2024, and pending the Planning Commission’s decision, the applicant would then be required to update the Landscape Plan for final review of the pending HDDR modification application because the plans approved in March 2023 were changed in this proposal.

During the prior meeting on this item, Planner Cawley reported that the Planning Commission provided input regarding light trespass and Dark Skies compliance with the proposed television and media center. He reported that those items were removed from the proposal.

The Planning Commission also requested a complete review and approval of the HDDR-modified landscape, including retention of the natural grade, the height of proposed retaining walls, and the impact and mitigation of all of the site's Significant Vegetation. The Planning Commission also requested compliance with the City's Noise Ordinance, the General Plan, and Steep Slope stabilization, including a review of the geotechnical report. The applicant provided an updated geotechnical report that was attached to the Staff Report.

Staff requested that the Planning Commission determine whether the proposal was for a hot tub, a swim spa, or swimming pool. He explained that the applicant's proposal identified this as a hot tub, and the Code calls out a swimming pool as something considered a Private Recreation Facility that would require a CUP. Planner Cawley added that for anything not defined in the LMC, the Code instructs to use Merriam-Webster's New Collegiate Dictionary. He included definitions of hot tub, spa, and swimming pool on page 6 of the Staff Report for the Planning Commission's consideration. The current proposal complied with the Historic Residential – Low ("HR-L") Lot and Site requirements. The proposed swim spa would be located in the rear yard and outside of all required Setbacks.

The retaining walls proposed within the Setbacks complied in that they would not exceed 4 feet in height. Further administrative CUP review would be required if these walls were to exceed 6 feet in height in the Rear Setback. The patios, pathways, steps, and similar structures also complied with the Rear and Side Setbacks in that they do not exceed more than 30 inches from final grade. The retaining walls would be measured from final grade and reviewed by the Planning Staff at the time of the submittal of the Building Permit and prior to issuance of the Building Permit.

Planner Cawley also stated that the proposal, as conditioned, complied with the CUP criteria. He called out the Condition of Approval regarding the requirement to satisfy all parking on site. He reported that the applicant was required to provide four off-street parking spaces, which can be satisfied on-site. A Condition of Approval was that all lighting be Dark Sky compliant and need to be fully shielded and down-directed. This would be reviewed and approved by Planning Staff during the Building Permit phase. Condition of Approval 5 would limit the use of the pool to the primary owners and their guests.

Planner Cawley reported that the proposal, as conditioned, complies with the criteria for development on Steep Slopes. The total Area of Disturbance for this site is approximately

2,260 square feet for the hardscape, the pool, and the landscaping. This area does not account for the house. The slopes in this area ranged from 25 – 42%, and the site was not visible from any of the LMC-established Vantage Points. The applicant proposed landscaped screening of the retaining walls adjacent to Ontario Avenue to help soften the hard scaping. The applicant also proposed terracing as required by the Steep Slope criteria, and the retaining walls would be board-formed concrete tiered and separated by a 3-foot horizontal distance. Staff recommended that the Setbacks remain as established by the HR-L zone so long as the retaining walls do not exceed four feet in height.

Public input was received prior to publication of the Staff Report and included as Exhibit I. Any additional input received thereafter was forwarded to the Commission and would be included in the official record. Planner Cawley reported that the Development Review Committee reviewed this application in October 2022, and the updated submittal in February 2024, and recommended Conditions of Approval 13 – 17. Staff requested that the Commission review the SSCUP and Private Recreation Facility CUP, conduct a public hearing, and consider approving the CUPs subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter.

Applicant's representative, Jerry Fiat acknowledged that during the prior CUP hearing, it was obvious that there was much concern about the pool, and while a swimming pool is an allowed use under the HR-L Code, they chose to take the concerns into account by removing the pool and hot tub combination and replacing it with a hot tub. He understood that while the Staff Report showed an application for both a Private Recreation Facility CUP and SSCUP, he opined that this was a hot tub and did not qualify as a Recreational Facility as it was not intended for swimming.

Regarding the SSCUP, he noted that it was the Applicant's responsibility to make a reasonable effort to mitigate impacts. He opined that the previous Landscape Plan that included retaining walls along the entire Rear Setback mitigated the Steep Slope impacts through terracing. However, in working with Staff and Applicant's architects, the updated plan went leaps and bounds beyond as the majority of the rear yard along the Setback would now be at natural grade.

Applicant-representative Fiat reiterated that not only was the pool removed from the plan, but the majority of the retaining walls nearest to Ontario Avenue were removed as well. He asked the Commission to note that the retaining wall adjacent to the hot tub was moved closer to the house, which provided for more natural grade landscape towards Ontario Avenue than the plans previously approved by former Planning Director Gretchen Milliken in March 2023.

Based on Planning Staff feedback, he stressed that Applicant made 15 – 20 backyard plan iterations consistently taking into account the thoughts and opinions of Staff and the Planning Commission. He stated that Applicant had been extremely open and amenable to City input, comments, and consideration, and felt it was time the backyard was finally

approved. Ultimately, the proposal was a backyard, and a combination of hardscape and softscape, including an overabundant amount of trees and vegetation, and a hot tub. This combination matches the backyards of the neighbors in the community. Admittedly, most hot tubs in Park City were aboveground, but he felt an in-ground hot tub was far more desirable in terms of visibility and privacy and it would not block views.

Applicant-representative Fiat reiterated that while he did not believe this hot tub qualified as a Private Recreational Facility, it is in the ground and shielded by copious amounts of landscape and the equipment would be vaulted underground. Great efforts were made to mitigate its impact.

Chair Hall invited clarifying questions from the Commission prior to public comment.

Commissioner Suesser asked if there was a definition of swim spa in the Code. Planner Cawley reported there was not, and they used the dictionary definition as directed by the Code.

Commissioner Frontero asked why the Commission was being asked to determine whether this was a pool. Planner Cawley explained that the current definition states specifically that a Private Recreational Facility is something "such as a swimming pool." There are no defined dimensions for a swimming pool, and Staff is seeing applications showing what would be a hot tub but much larger than a traditional hot tub. He stated that there is a gray area in terms of what would be considered a Private Recreational Facility, and what is considered to be a swimming pool. If the Commission determines that this is just a hot tub or a swim spa, then the CUP would not be considered. If it were determined to be a Private Recreational Facility, then the Commission would need to consider the Private Recreational Facility CUP.

Commissioner Suesser asked if there were other examples, particularly in Old Town, of similar facilities being installed. She mentioned an approximately 20-foot pool or hot tub was installed on Norfolk Avenue and wondered how that was defined by the Planning Department.

Planner Cawley was unaware of any current applications for pools in Old Town. He invited Senior Historic Planner, Caitlyn Tubbs to advise if she was aware of any such applications. Planner Tubbs was also unaware of any pending applications for swim facilities or hot tubs in Old Town. She knew that a few had been previously processed but would need to do some research to determine how those findings were made.

Commissioner Johnson reviewed the definition of Recreational Facilities -- Private, and after the list of examples, it includes the wording "and similar facilities for use by owners and guests." While that is vague, he understood that was why they got to the point where they were defining this as a Recreational Facility - Private. He agreed with Staff's conclusion that this would be a Recreational Facility -- Private. Due to the vagueness of

the language, he understood the Applicant's frustration and suggested they put this on the list of potential amendments to the LMC.

Chair Hall noted they were running over time and sought confirmation from the Commissioners that they were okay with staying longer than the scheduled stop time. She noted if some needed to drop off, there would still be a quorum.

Chair Hall opened the public hearing.

Mary Wintzer reported that she resides in zip code 84060. She has lived on McHenry on Rossie Hill for 43 years and during that time it was always a neighborhood of full-time residents. Even with the newer, bigger homes, a majority of homes were still maintained as full-time residences. Years ago, there was a hard-fought battle to become the only Old Town neighborhood to prohibit Nightly Rentals. By having no Nightly Rentals, their property values have increased, and the neighborhood is well sought after. Ms. Wintzer and others reviewed the plans and attended the Planning Commission meetings. She stated that the landscaping was diminished quite a bit from the original approved plans.

When the original swimming pool was proposed, there were enough people who spoke out that the Applicants elected to minimize the size of the pool. With the hardscape and the pool, they still feel that it would create a pool-type situation in terms of noise and activity level. The pool will sit 10 feet from the property line, and there was only 10 feet between this house and its immediate neighbor. On this street, and in this canyon every sound echoes and reverberates. Therefore any noise generated by an outside pool area will be heard across the canyon, across the neighborhood, and especially at the neighbors' home. Ms. Wintzer stated that the currently proposed landscaping would be less than what was approved by the Planning Director in March 2023.

With regard to parking, she stressed that there is no on-street parking. In certain places, the street is only eight feet wide, and in the winter, it goes to one lane. She proffered that Applicant only had room for two cars in the driveway, and if someone parked on the street, it messes it up for everyone using the street. The neighborhood wants to welcome the Applicants, but they do not want them to make their home like Newport Beach. Old Town is a mountainous, quaint setting, and they want anyone moving here to respect that.

There was no further public comment. Chair Hall closed the public hearing.

Commissioner Suesser asked for clarification regarding the retaining wall within the Setback at the property line. Planner Cawley explained that the design of the wall would need to be established in such a way that it does not encroach on the neighboring property, which is City-owned. He added that included both above and belowground infrastructure. An engineer will need to design the walls and if it requires a toe and heel, it would need to be set back from the property line, so the underground infrastructure does not encroach into the City's property. If the walls could be designed so they could

use soil nails, none of that infrastructure would encroach onto City property. He noted that the retaining walls are necessary to provide a level area, and the area adjacent would be re-graded to be consistent with the current natural grade. In response to further inquiry, Planner Cawley stated that retaining walls on a property line can happen, although a fence is more common.

Commissioner Frontero asked if Staff requested the Commission to review the proposal and make a subjective decision regarding whether this proposal was for a pool or hot tub. His subjective opinion was that the facility is a pool. Commissioner Johnson reiterated his prior comment and felt it should be defined as a Private Recreational Facility.

Commissioner Sigg commented that it is a plunge pool, and the fact that it would be in the ground, and considering the classic dimensions of hot tubs there was an argument that this would be defined as a pool.

Commissioner Van Dine felt it was a pool.

Commissioner Shand asked about the significance of defining this as a pool. It was noted that if it is a pool, then it requires a CUP. Commissioner Shand stated he was a competitive swimmer and stated that no one could swim in this; therefore, he felt it was a hot tub.

Planner Cawley stated that if the Commission determined this to be a pool, they would address the mitigation as a pool as opposed to just mitigating the Steep Slope.

Applicant-representative Fiat clarified that both applications were before the Commission, and while he might not consider this a pool, the Applicant was still here for that approval as well. He echoed the comments made by Commissioner Shand that this was not a pool as there would be jets and seating all around. They would most likely have Diamond Spas install it. He understood it is a large hot tub, and where the Code is vague, the interpretation should favor the homeowner.

Commissioner Suesser was of the opinion that it is a Private Recreational Facility because even if it would not be used for swimming, it would be used to recreate in some fashion.

Applicant-representative Fiat stated that by that definition, an entire backyard would be classified as a Private Recreational Facility because backyards create noise when people gather for barbeques and the like. The Code very clearly talks about tennis courts, racquet courts, and facilities like that. He did not want to get hung up on this issue, as the application for the Private Recreational Facility CUP was before the Commission. He felt that the proposal was greatly mitigated and reduced in size.

Commissioner Shand asked if it was the size that led the other Commissioners to conclude it was a pool. Commissioner Johnson referred to the definition of Recreational Facility – Private that lists pools, pickleball, and other things. It then states, “and similar features.” Based on the size, Commissioner Johnson felt it was similar to a pool. Commissioner Shand noted he did not see the original proposal, which Commissioner Johnson stated was changed from 36’ x 17’ to 20’ x 10’ in size. Commissioner Shand reiterated that he saw it more as a hot tub, but recognized it was subjective.

Chair Hall noted that there was consensus that this is a Private Recreation Facility.

Commissioner Johnson had to sign off as he was not feeling well. Before doing so, he stated that no matter how the vote went, he urged a review of the Construction Management Plan and mitigating any potential impacts. There was a previous application on Ontario Avenue that said there would not be any issues, and he saw two reports in the Police blotter based on the construction impact on that road.

Chair Hall stated they would proceed as there was still a quorum.

Planner Cawley reported that the Draft Final Action Letter contained Conditions of Approval for both the SSCUP and the Private Recreation Facility CUP. If the Commission found the Conditions were appropriate for both CUPs, they could move forward.

Commissioner Suesser noted that the Applicant’s statement that they increased vegetation, whereas the public input stated it was less than originally proposed. She asked for clarification.

Planner Cawley reported that the Applicant provided an arborist report for consideration of the vegetation plan, and the Applicant proposed to mitigate the removal of trees by proposing to put back more than what was removed. Staff considered that a net gain. The final form of the Landscape Plan would need to be reviewed by Staff and approved by an HDDR modification. Applicant-representative Fiat added that as compared with the March 2023 HDDR approval, this proposal has significantly more landscape because the wall adjacent to the hot tub was moved two feet closer to the house, which translated into two feet more of the natural grade.

Commissioner Sigg assumed that the additional landscaping was sod and was curious to know what landscaping would be added. Applicant-representative Fiat reported that the upper portion closest to the hot tub adjacent wall would have natural turf as specifically called out by former Director Milliken. There was also a significant amount of shrubs and plants that lead up to the City-owned property. He clarified that following a meeting with the neighbor, they moved the trees around to ensure that they would not block that neighbor’s downvalley sight lines. Both neighbors submitted positive reviews for this proposal, and the Applicant worked closely with them regarding tree placement.

Commissioner Frontero asked about the geotechnical report. Engineer Rebecca Gutknecht reported that Applied Geotechnical Engineering Consultants, who do a lot of the geotechnical reports in this area, prepared the report. She reviewed the report and did not see anything out of the ordinary and it seemed standard. She noted they rely on the geotechnical firm to provide expert engineering, and the report concluded that the proposal was in compliance with the type of soils and conditions at this site.

Commissioner Suesser asked if there was any concern about the removal of Significant Vegetation from this site in terms of soil retainage. Engineer Gutknecht believed it would be okay, especially with replacing vegetation. She added that line item 4 in the geotechnical report stated that the proposed hot tub ranged from approximately 1.7 to 2.0 horizontal to 1 vertical. The report added that in their professional opinion, the slope would have a suitable safety factor with regard to slope stability. She relied on the geotechnical engineer's professional opinion that the stability was acceptable. Planner Cawley clarified that the March 2023 Final Action Letter pertained to the HDDR landscaping. Planner Cawley also confirmed that Staff incorporated all of the Conditions of Approval in the Staff Report into the Draft Final Action Letter.

Chair Hall asked if there was any feedback on the Draft Final Action Letter as set forth in the Staff Report. Commissioner Frontero confirmed that the Commission was comfortable with the Staff Report.

MOTION: Commissioner Van Dine moved to APPROVE the Private Recreational Facility Conditional Use Permit and Steep Slope Conditional Use Permit for 327 McHenry Avenue, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval set forth in the Final Action Letter as follows:

Findings of Fact

1. The Site is located at 327 McHenry Avenue.
2. The Site is located within the Historic Residential Low-Density (HRL) Zoning District.
3. Summit County identifies the property as parcel 331-MC-B-AM and is in the 331 McHenry Avenue Subdivision – First Amended.
4. On November 19, 2020, a Plat Amendment creating 331 McHenry Avenue Subdivision- First Amended was approved by City Council. Ordinance No. 20-50 was adopted. A ten-foot (10') public snow storage easement on McHenry Avenue was required to be recorded on the plat. Two existing easements, an encroachment easement recorded August 2, 2010, and a five-foot (5') water line easement recorded June 24, 2009, are included on the plat.

5. On August 24, 2021, the Planning Department approved a Historic District Design Review application for the property at 327 McHenry Avenue to construct a new Single-Family Dwelling.
6. On September 6, 2022, the Planning Director approved a Modification to the approval of the Historic District Design Review.
7. On September 20, 2022, the Applicant submitted a Conditional Use Permit to install a Private Recreation Facility (swimming pool) in the rear yard. This submittal identified the swimming pool dimensions as 17 feet wide by 36 feet nine inches long, and three to six feet deep, approximately 612 square feet.
8. On November 9, 2022, the Planning Commission reviewed the CUP application to construct an outdoor swimming pool at 327 McHenry Avenue, held a public hearing, and continued the item to a date uncertain. The Planning Commission raised the following concerns:
 - a. Light trespass and Dark Sky compliance of the proposed outdoor television and media center.
 - b. Complete review and approval of the Historic District Design Review (HDDR) of the modified landscape proposal, including retention of the natural grade, the height of proposed retaining walls, and impact/mitigation of all the site's Significant Vegetation.
 - c. Compliance with the City's Noise Ordinance.
 - d. Compliance with the goals of Park City's General Plan.
 - e. Steep slope stabilization, including a review of the Geotechnical Report.
9. On March 2, 2023, the Planning Director reviewed and approved the Applicant's Landscape Plan.
10. On May 10, 2023, at the request of the Applicant and recommendation of staff, the Planning Commission held a public hearing for the proposed swimming pool and continued the discussion to a date uncertain.
11. The Applicant has since submitted a second modification to the March 2, 2023, HDDR approval of the Landscape Plan. The original submittal identified a swimming pool with dimensions of 17 feet wide by 36 feet – nine

inches long, approximately 612 square feet. The updated proposal is for a “hot tub” 10 feet wide by 20 feet long by five feet deep, approximately 200 square feet.

12. This modification significantly reduces the proposed retaining walls along the rear property line.
13. The LMC identifies residential swimming pools as Private Recreation Facilities. Private Recreation Facilities are a Conditional Use in the Historic Residential – Low Density Zoning District.
14. The Applicant states the proposed 200-square-foot and five-foot-deep installation is a hot tub and not a swimming pool. Typical hot tubs range from five feet in length and width to eight feet in length and width, with a depth ranging from three to four feet.
15. The retaining wall required for the site will be dependent upon the approved use of the Applicant’s installation.
16. Although the LMC does not define “hot tub,” “spa,” or “swimming pool,” LMC § 15-15-1 says that words not defined in the LMC “shall have a meaning consistent with Webster’s New Collegiate Dictionary, latest edition.” The Merriam-Webster’s Collegiate Dictionary, 11th edition, makes the following distinctions:
 - a. Hot Tub – A large tub of hot water in which bathers soak and usually socialize; Such a tub with a whirlpool device.
 - b. Spa – A hot tub with a whirlpool device.
 - c. Swimming Pool – A pool suitable for swimming: a tank (as of concrete or plastic) made for swimming.
17. Because the proposed installation exceeds traditional hot tub dimensions, staff interprets the Applicant’s “swim spa” to trigger Planning Commission review as a Private Recreation Facility.
18. The Lot Area of 327 McHenry Avenue is 7,501 square feet.
19. The Lot is 47.33 feet at the Front Lot Line and increases to 60.43 feet at the Rear Lot Line.
20. The new Single-Family Dwelling has a Building footprint of 2,460 square feet.

21. The proposed location of the swim spa is 17 feet – five inches from the Rear Lot Line.
22. The proposed location of the swim spa is nine feet – three inches from the south Side Lot Line and 31 feet – two inches from the north Side Lot Line.
23. Conditional Use Permits require review pursuant to the criteria outlined in Land Management Code § 15-1-10(E):
 - a. Size and Location of Site – The Lot Area is 7,501 square feet. The Lot is in a Historic Residential District. The proposed swim spa is in the Rear Yard of the property and outside all required Setbacks. The proposed swim spa is 20 feet long by 10 feet wide by five feet deep. Included in the plans is a stone paver patio area with guardrails, board form concrete retaining walls, an outdoor kitchen, and vaulted swim spa equipment. All improvements to the site comply with the Land Management Code in 4 terms of size and location of the Site.
 - b. Traffic – The swim spa will not generate additional traffic beyond the primary Use of the property as a Single-Family Dwelling.
 - c. Utility Capacity – On October 24, 2022, and February 20, 2024, Public Works, Utilities, and Synderville Basin Water Reclamation District reviewed the proposal and did not identify an increase to utility capacity and demand.
 - d. Emergency Vehicle Access – The proposal will not change emergency access to the property. On October 24, 2022, and February 20, 2024, Park City Fire District reviewed the proposal and does not require additional emergency access to the site.
 - e. Parking – LMC § 15-3-6(B) requires one off-street parking space per four persons maximum rated capacity for a Private Recreation Facility. LMC § 15-3-6(A) requires two off-street parking spaces per Dwelling Unit for a Single-Family Dwelling. The Applicant will provide four off-street parking spaces, two in the garage and two in the driveway.
 - f. Internal Vehicular and Pedestrian Circulation – Not Applicable.
 - g. Fencing, Screening, and Landscaping – The swim spa is stepped back from the rear of the property. The Applicant indicates that with the site's grade change, the four-foot retaining walls and the

proposed landscaping will minimize the visibility of the swim spa from adjacent properties and the Ontario Avenue Right-of-Way immediately west of the Rear Yard. The Applicant agreed to remove the proposed outdoor television adjacent to the swim spa. The Applicant made the following modifications to the landscape plan:

- i. The natural grade will be preserved from the southern corner to the middle of the Lot and will be planted with a mix of water-wise sod and native seed.
 - ii. Removal of a portion of the proposed retaining wall to maintain the natural grade.
 - iii. The remaining proposed retaining walls will be visually softened and minimized with planted shrubs.
 - iv. A terraced retaining wall at the northern corner of the property will allow for a lower patio on the property.
 - v. All retaining walls will be four feet or less in height.
 - vi. The terracing will follow the site's existing contours and provide additional usable landscaped area.
 - vii. The installation of an irrigation system that will ensure minimal overspray of water onto hardscaped areas as well as a drop system for shrubs and trees.
 - viii. Proposed shrubs and trees will be planted along the side property lines to provide privacy to the site and the neighboring properties. An arborist reviewed the site's vegetation in May 2021 and recommended the property owner remove dead or blighted trees from the site and replace them with new, healthy specimens. The Applicant proposes a variety of plant species in accordance with LMC § 15-5-5(N), which encourages diverse plantings of species to prevent the spread of disease among plants. The proposed species are listed on the city's approved fire-wise plant list and will be compliant with the Wildland Urban Interface. The Applicant removed a total of 129.6" tree caliper equivalent from the site and proposes to replace 132.5", a net increase of 2.9".
- h. Building Mass, Bulk, and Orientation – The HDDR for the Single-Family Dwelling was approved on August 24, 2021. The plans

submitted for the Building Permit show a proposed Building Footprint of 2,450 square feet. The subject property gradually slopes down from McHenry Avenue toward Ontario Avenue. The rear of the property touches a steep slope adjacent to Ontario Avenue. The immediate neighboring properties contain Single-Family Dwellings with mature vegetation.

- i. Signs and Lighting – Signs are not proposed or approved with this application.
- j. Physical Design and Compatibility with Surrounding Structures – The swim spa’s materials and design must comply with LMC Chapter 15-5 Architectural Review and LMC Chapter 15-13 Design Guidelines for 6 Historic District and Historic Sites. The Planning Department reviewed and approved the modified landscape plan on March 2, 2023.
- k. Noise, Vibration, Odors, Steam, or other Mechanical Factors – All swim spa equipment will either be vaulted (underground) or screened from the neighboring property, as required by the LMC. The Applicant agrees to limit the Use of the swim spa to the property owner and their guests as well as adherence to Park City’s Noise Ordinance.
- l. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas – Vehicles for service and maintenance of the swim spa will access the property from McHenry Avenue.
- m. Expected Ownership and Management – The Applicant is the owner of record and the property maintained as a Single-Family Dwelling. Nightly Rentals are prohibited in the McHenry Sub-Neighborhood of the HRL Zone.
- n. Within and Adjoining Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, Park City Soils Ordinance, Steep Slopes – See Conditions of Approval 8 – 13.
- o. Reviewed for Consistency with the Park City General Plan – The proposal is consistent with the Park City General Plan and is a Conditional Use in the HRL Zoning District. The General Plan identifies “Historic Character” as one of the core values of Park City. Objective 15B is to maintain character, context, and scale of local historic districts with compatible infill development and additions. 327

McHenry Avenue is not a Historic Site as defined by the City's Historic Site Inventory. The properties adjacent to this site are new, infill Single-Family Dwellings. The swim spa is in the rear of the property and will not be visible from Ontario Avenue or McHenry Avenue. The proposed landscaping will screen the pool from the neighboring properties to the north and the south as well as from the Ontario Avenue public right-of-way.

24. Development on Steep Slopes must be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and consistent with the Design Guidelines for Historic Districts.
25. LMC § 15-2.1-6(A) requires a Steep Slope CUP for the construction of any Structure with a Building Footprint of more than 200 square feet and is located on or projected over an existing Slope of 30% or greater. The total area of disturbance to accommodate the swim spa, retaining walls, and patios is approximately 2,260± square feet and greater than 30% for most of the proposed development.
26. The HDDR-approved Single-Family Dwelling is in the final stages of construction. The landscaping, construction of the swim spa, associated equipment, and retaining walls are located toward the rear of the property. The slope ranges from 25-42 percent at this location.
27. The site is not visible from the LMC-established Vantage Points. The Applicant proposes to screen the retaining walls with vegetation to minimize and soften their appearance.
28. Access for construction of the swim spa must be reviewed and approved by the Engineering Department at the time of building permit review.
29. The Applicant proposes constructing three tiers of reinforced concrete retaining walls to the west of the swim spa, up to the rear property line. The retaining walls will reach a height of four feet and be separated by a horizontal distance of three feet. Directly south of the tiered walls will be graded to return to natural grade, reducing the need for additional retaining walls/terracing.
30. The updated proposal reduces the length of the retaining walls from the entire length of the rear property line to less than half. Staff does not recommend an increase to the Rear Setback as long as the Applicant does not exceed four feet in height and can ensure the walls do not encroach into the Property to the west.

31. Staff published notice on the City's website, at the property, and at City Hall on February 14, 2024.
32. Staff mailed courtesy notice to property owners within 300 feet February 14, 2024.
33. *The Park Record* published public notice on February 14, 2024.
34. The Development Review Committee reviewed the proposal on October 24, 2022, and February 20, 2024, and recommends Conditions of Approval.
35. The Engineering and Building Departments require Conditions of Approval 13 – 17.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.1 Historic Residential Low-Density (HRL) District.
2. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in Land Management Code § 15-1-10(E).

Conditions of Approval

1. Land Management Code § 15-3-6(B) requires one parking space per four persons maximum rated capacity for a Private Recreation Facility. On-Street parking is prohibited. Parking on McHenry Avenue and Ontario Avenue is prohibited. Land Management Code § 15-3-6(A) requires two parking spaces per Dwelling Unit for Single-Family Dwellings. The proposed Single-Family Dwelling has a two-car garage, and two temporary parking spots are possible on the driveway and parking shall be satisfied on site.
2. The Significant Vegetation shall be replaced with equivalent landscaping in type and size as reviewed and approved by the Forestry Board and Planning Director. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size. Plants similar in type and species identified on the approved landscape plans may be considered without Planning Department approval.
3. If the proposed landscaping in the Side Setbacks fails to establish within the first year after installation, then the Applicant shall replace it with new

vegetation at another location on the property and shall be reviewed and approved by Planning Staff.

4. All outdoor lighting must be down-directed, fully shielded, with bulbs 3000-degree Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final lighting details shall show compliance with this condition and shall be reviewed by the Planning Department prior to installation.
5. The Use of the swim spa is limited to the residence's primary owners and their guests.
6. The Applicant shall ensure compliance with the Park City Municipal Code Chapter 6-3 Noise.
7. The Applicant shall provide an updated Construction Mitigation Plan for review by the Planning, Engineering, and Building Departments before issuing a new Building Permit.
8. The updated Construction Mitigation Plan must verify the Limits of Disturbance for the construction operations as well as define construction access locations and material laydown locations for the site.
9. Construction of the swim spa and retaining walls shall not disturb the slope adjacent to Ontario Avenue beyond the property line.
10. If any soil or landscaping is disturbed on adjacent properties during construction, the Applicant shall return the disturbed areas to original grade and revegetate with non-invasive, Water Wise vegetation per Land Management Code § 15-5- 5(N).
11. The Applicant shall provide the Planning and Engineering Departments details on the type of machinery used for excavation and how the machinery will access the site prior to approval of the Building Permit.
12. If the property owner encounters mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal law.
13. Any concrete pumping operations shall access the pool area via McHenry Avenue. If access from Ontario Avenue is necessary, then the Applicant

shall coordinate with the Engineering Department prior to initiating any construction activity.

14. Construction of the swim spa and the retaining walls shall not close access to Ontario Avenue or McHenry Avenue at any time unless the proper permits are acquired through the Engineering Department.
15. Prior to submitting a building permit, the Applicant shall acquire necessary agreements with owners of any property that may be disturbed during construction.
16. The Applicant shall provide structural engineering and plan details for all retaining walls at the time of building permitting. The retaining walls at the property line must be designed to avoid encroachment onto neighboring properties.
17. An updated Geotechnical Report must approve the method of slope stabilization in accordance with the site plan.

Commissioner Frontero seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission. Chair Hall noted that Commissioner Johnson did not participate in the vote as he left the meeting.

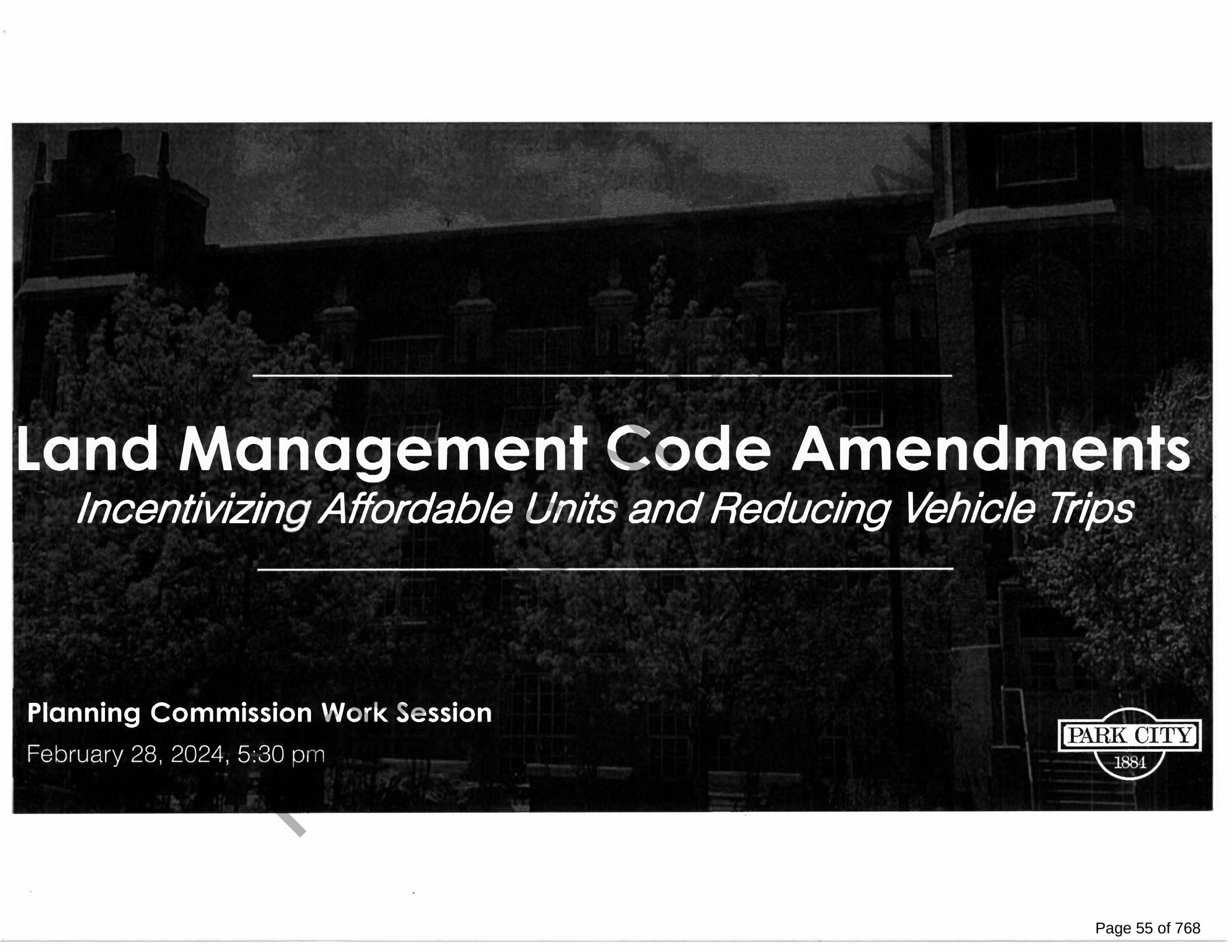
It was confirmed that none of the Commissioners would be meeting following adjournment.

Planner Cawley stated that Staff would bring the issue of the definition of a swimming pool to the Commission.

6. ADJOURNMENT

MOTION: Commissioner Van Dine moved to adjourn.

The meeting adjourned at approximately 10:30 p.m.



Land Management Code Amendments

Incentivizing Affordable Units and Reducing Vehicle Trips

Planning Commission Work Session

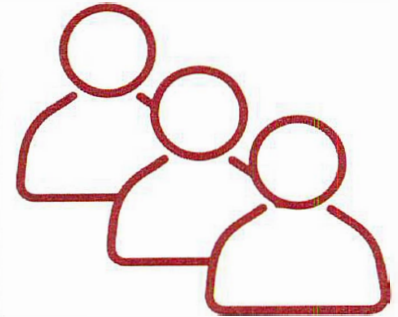
February 28, 2024, 5:30 pm



Introduction

Park City Municipal Corporation

- **Rebecca Ward** – Interim Planning Director
- **Jason Glidden** – Housing Manager
- **Julia Collins** – Transportation Planning Manager
- **Hannah Pack** – Transportation Planner
- **Erik Daenitz** – Director of Economic Development and Data Analytics



Consultant Team

Lisa Wise Consulting, Inc. (LWC)

- **Lisa Wise** – President
- **Jen Murillo** – Director/Project Manager
- **Ethan Stan** – Lead Associate

Cascadia Partners

- **Jamin Kimmell** – Partner

Fehr & Peers

- **Ivana Medina** – Transportation Planner



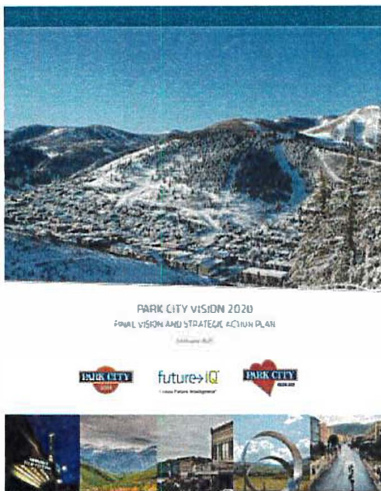
Agenda

1. Presentation
2. Discussion

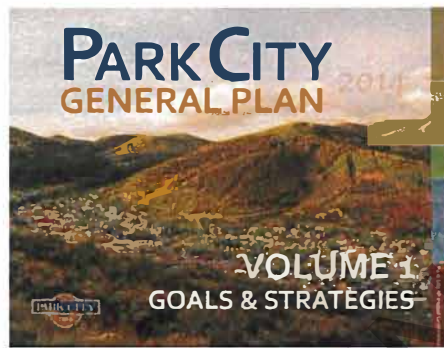
PENDING APPROVAL



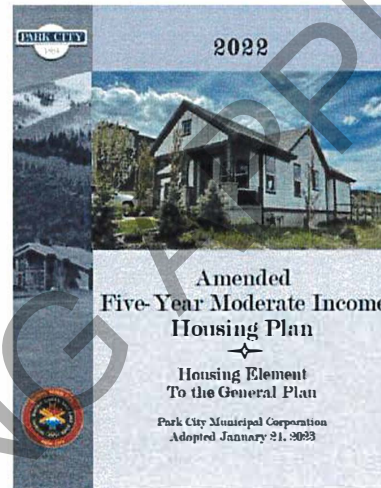
Project Background



“Embrace Bold Action” on housing, transportation, and the environment



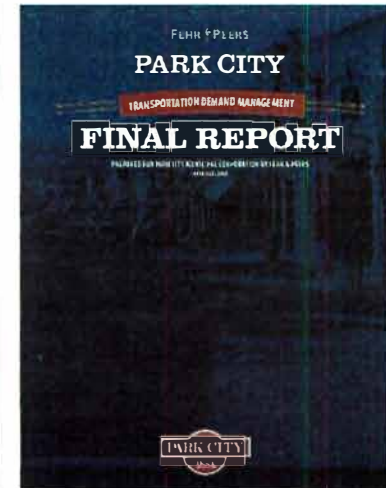
Revise the LMC to promote multimodal transit, remove barriers to affordable housing, and reassess parking requirements



Amend the LMC to incentivize the development of affordable housing



Improve mobility connections to **reduce single-occupancy vehicles** and **right-size parking**



Require **transportation demand management strategies** for new development

Project Timeline

2023
August

2024
January



Outreach



Focus Groups & Developer Interviews



Internal Advisory Groups



Community Workshop



Planning Commission Work Session



Online Survey



Open House



– Key Barriers & Best Practices –



Barriers

- **Discretionary review** adds costs and increases uncertainty
- Density and **lot size standards** favor larger, more expensive units
- **Open space and building height standards** don't support housing or transit goals
- **Parking ratios** are higher than needed for certain uses and do not support affordability or transit



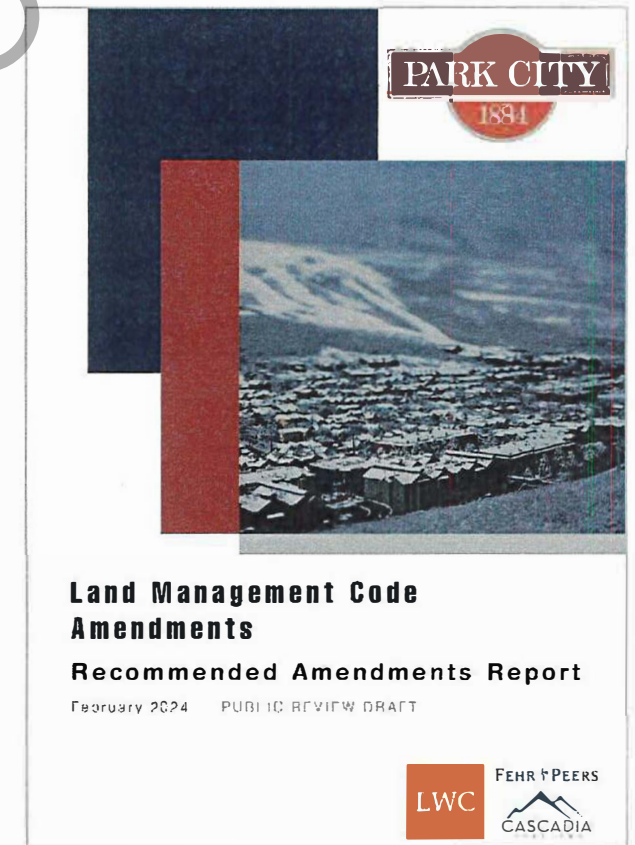
Best Practices

- Revise development standards to be **objective**
- Modify standards for open space, building height, and parking to **incentivize housing and transit use**
- Require strategies that **reduce parking demand**
- **Right-size parking** ratios and allow **alternatives parking strategies**



Recommended Amendments

- Accessory Apartments
- Pedestrian Access and Design
- Transportation Demand Management
- Parking
- Affordable Housing Incentives



Accessory Apartments

- Minimum lot size requirement removed
- Allowed to be the same height as the single-family dwelling
- Privacy standards for second-story windows within 15 ft. of a property line
- New setback requirements

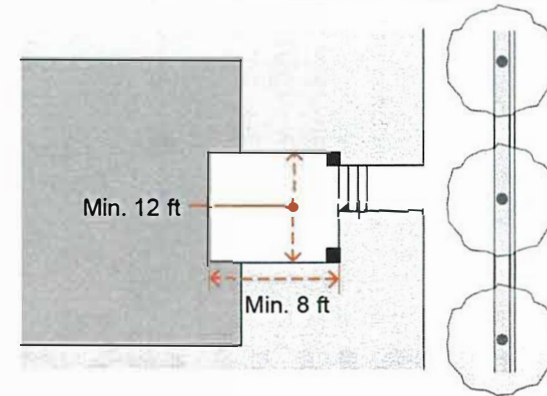
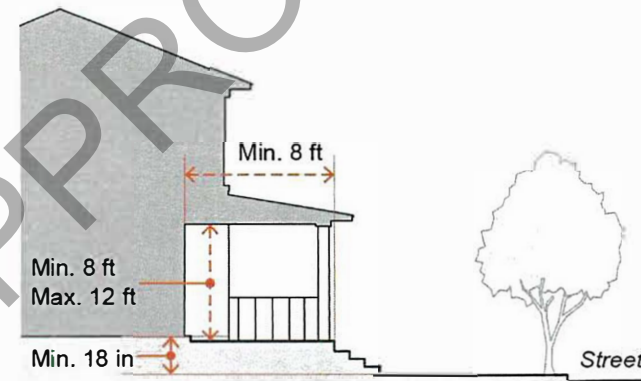


Source: Mono County/Town of Mammoth Lakes, RRM Design Group



— Pedestrian Access & Design —

- Pedestrian and bicycle connections
- Pedestrian walkway design standards
- Maximum block length
- Building entrances

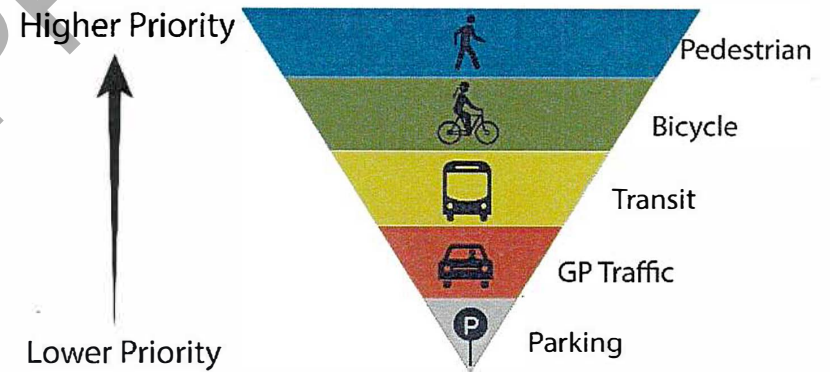


Porch Frontage



— Transportation Demand Management

- Options to reduce vehicle trips and reduce congestion without building more roads.
- Require a TDM Plan for new projects of 10+ units and most new commercial projects.



—Transportation Demand Management—



- **Level 1 TDM Plan** (required, smaller projects)
- **Level 2 TDM Plan** (required, larger projects)
- **Supplemental TDM strategies** (optional, additional strategies may reduce parking requirement)



Parking

- Right-size parking requirements
- Offer alternative parking strategies



Off-Site Parking



Shared Parking



Underground Parking



Compact Parking Stalls



Designated Carshare Parking



Parking Maximums



EV Charging Spaces



Proximity to Transit



– Affordable Housing Incentives –

A tiered Affordable Master Planned Development (AMPD) structure would offer flexibility to achieve more affordable and attainable housing.

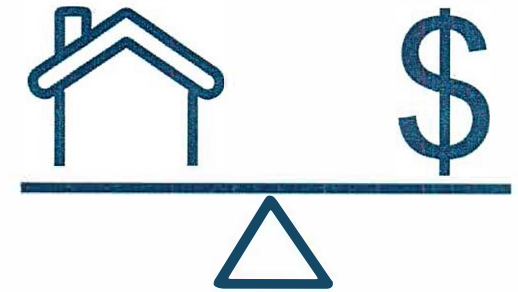


	Existing	Proposed						
	AMPD	Tier 1	Tier 2		Tier 3		Tier 4	
Average Area Median Income (AMI) Level	80%	100%	60%	80%	60%	80%	60%	80%
Percent of Total Units at AMI Level	50%	50%	25%	35%	35%	45%	45%	55%



– Affordable Housing Incentives –

- More incentives would be granted to developments that provide more housing to lower-income households.
- Incentives are building height, parking, and open space.
- Increased building height proposed for the General Commercial (GC) District (e.g., Bonanza Park).



– Affordable Housing Incentives –

	Existing	Proposed			
	AMPD	Tier 1	Tier 2	Tier 3	Tier 4
Maximum Building Height					
General Commercial (GC) District	45 ft.	35 ft.	45 ft.	55 ft.	65 ft.
All Other Districts	45 ft.	35 ft.	45 ft.	45 ft.	55 ft.
Minimum Number of Parking Spaces					
Spaces per Unit	0 – 2.0	0.75 – 2.0	0.75 – 1.5	0.5 – 1.5	0 – 1.5
Minimum Common Open Space					
Common Open Space (% of Site)	20%	25%	20%	15%	10%



Open House

- Tuesday, February 28 | 5:30pm at The Yarrow
- **Nine** informational boards
- Approximately **45** attendees
- **21** responses to the Open House survey



Affordable Housing Incentives

Zoning incentives for affordable housing are offered through the City's Affordable Master Planned Development (AMPD) process. AMPDs are currently limited to projects providing 50% of units at 80% Area Median Income (AMI). An AMPD structure is proposed to provide flexibility in achieving more affordable and attainable housing in Park City.

Affordable Master Planned Development (AMPD) Tiers

Two proposed AMPD tiers provide options for different levels of affordability and share of affordable units in a project.

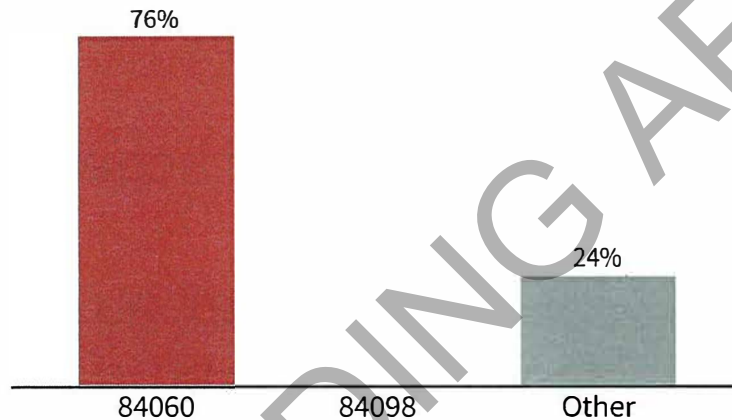
	AMPD Tier 1	Tier 2	Tier 3	Tier 4
Average AMI Level	80%	70%	60%	50%
Percent of Total Units at Area Median Income Level	30%	25%	20%	15%
Projects that meet the above affordability requirements would be granted incentives for increased building height, reduced parking, and reduced open space requirements.				
	AMPD Tier 1	Tier 2	Tier 3	Tier 4
Increased Building Height	10'	15'	20'	25'
Reduced Parking	1.0	0.75	0.5	0.25
Reduced Open Space	1.0	0.75	0.5	0.25



Survey: Demographics

DEMOGRAPHIC QUESTIONS

What is your zip code?



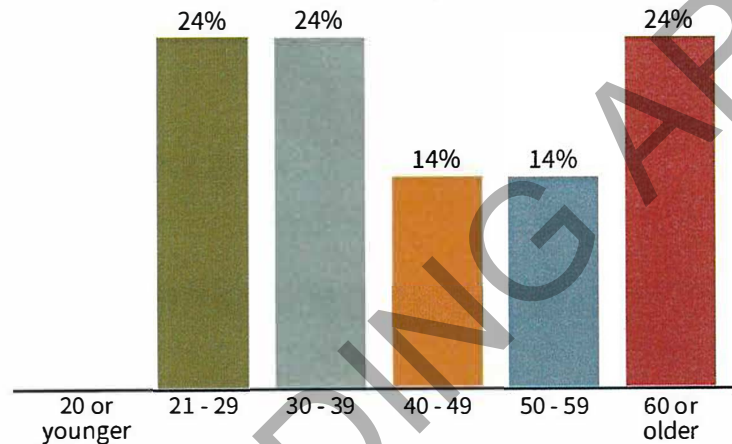
Live in 84060: 76%



Survey: Demographics

DEMOGRAPHIC QUESTIONS

What is your age?



Live in 84060: 76%

Age: Under 50 (62%)

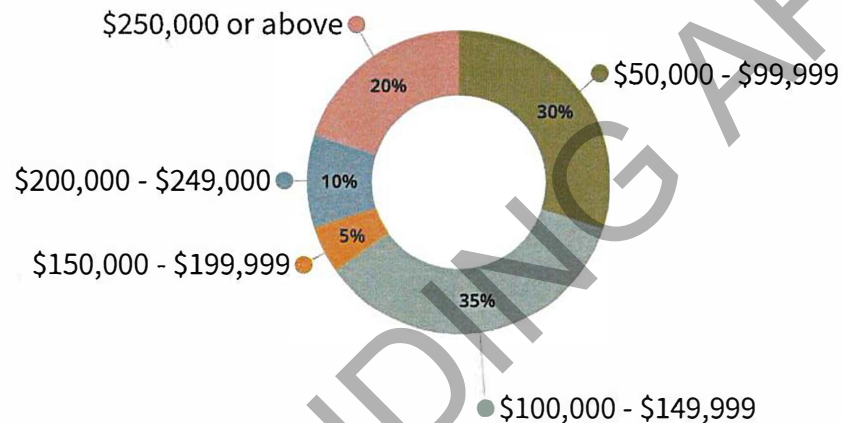
Over 50 (38%)



Survey: Demographics

DEMOGRAPHIC QUESTIONS

What is your household income?



Live in 84060: 76%

Age: Under 50 (62%)
Over 50 (38%)

Household Income:

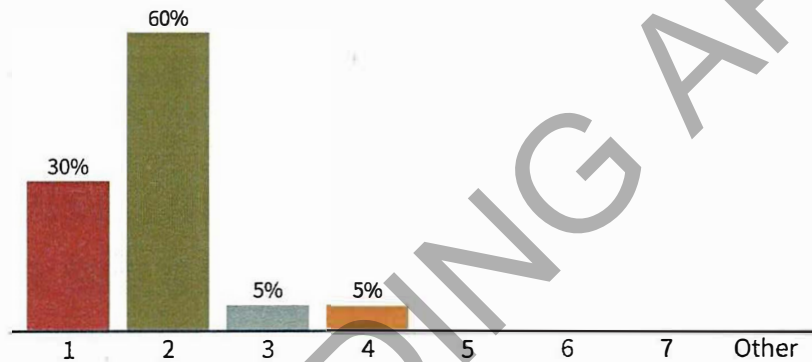
Under \$150k (65%)
Over \$150k (35%)



Survey: Demographics

DEMOGRAPHIC QUESTIONS

How many people, including yourself, live in your household?



Live in 84060: 76%

Age: Under 50 (62%)
Over 50 (38%)

Household Income:

Under \$150k (65%)
Over \$150k (35%)

Household size:

1 person (30%)
2 people (60%)
3+ people (10%)

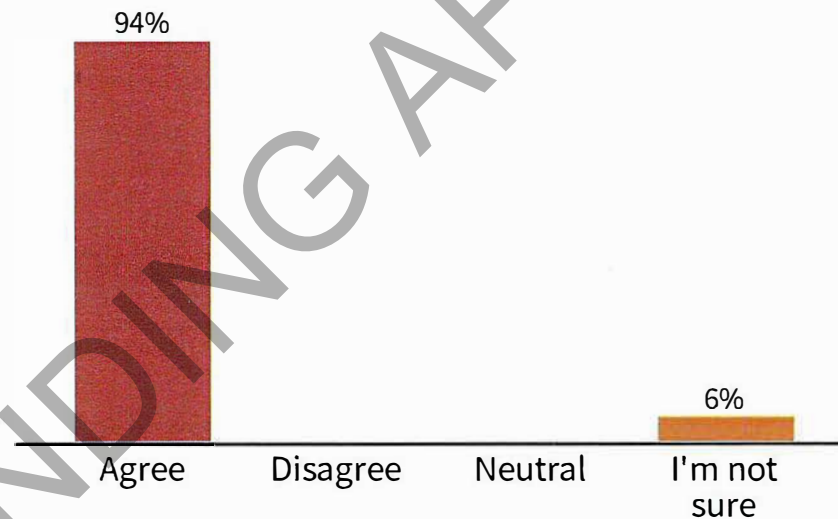


— Survey: LMC Amendments —



LMC AMENDMENTS

Do you agree or disagree with the proposed changes to lot size for accessory apartments?

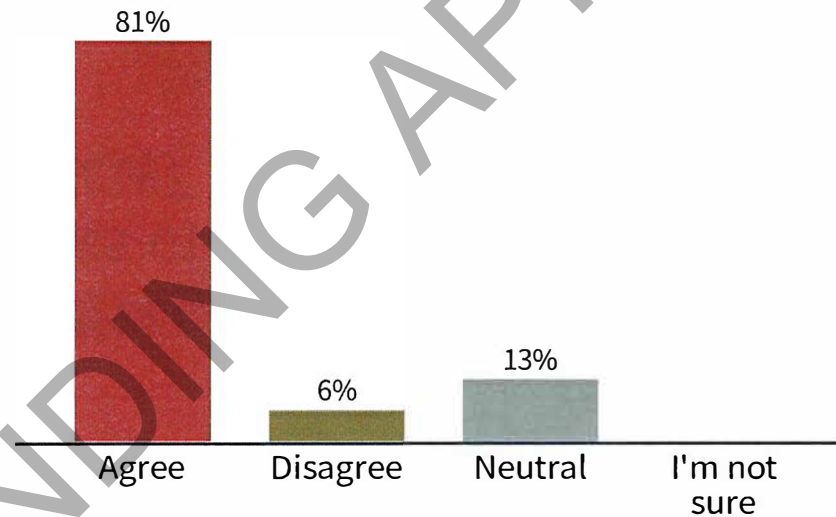


— Survey: LMC Amendments —

LMC AMENDMENTS



Do you agree or disagree with the proposed changes to height for accessory apartments?

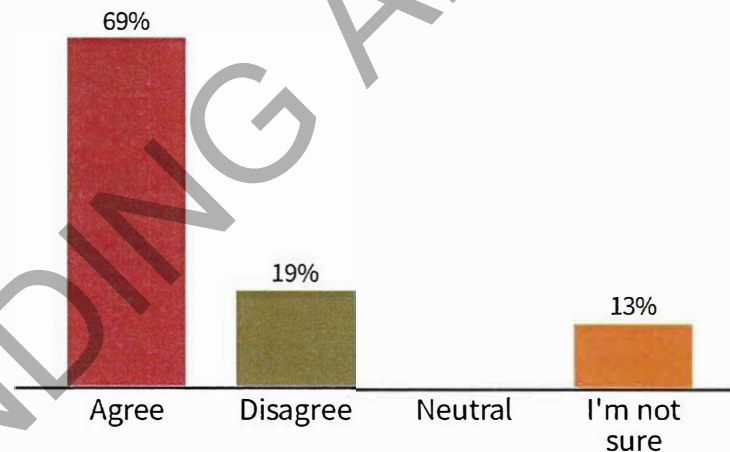


— Survey: LMC Amendments —



LMC AMENDMENTS

Do you agree or disagree with requiring a TDM Plan for all new projects of 10 or more units and most commercial projects?

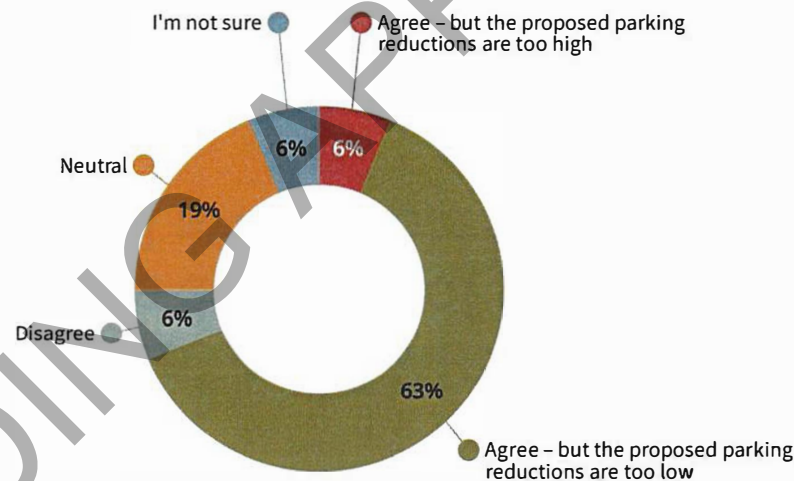


— Survey: LMC Amendments —



LMC AMENDMENTS

Do you agree or disagree with offering parking reductions in exchange for the use of alternative parking strategies?

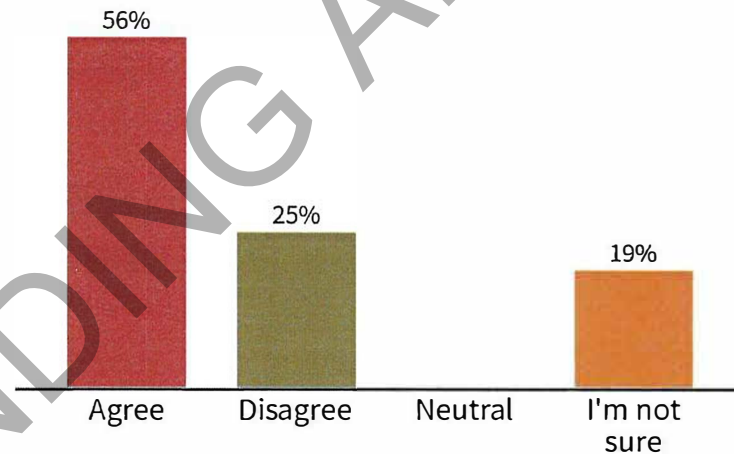


— Survey: LMC Amendments —



LMC AMENDMENTS

Do you agree or disagree that AMPD standards should be revised to reduce the amount of City financial support needed to build affordable housing?

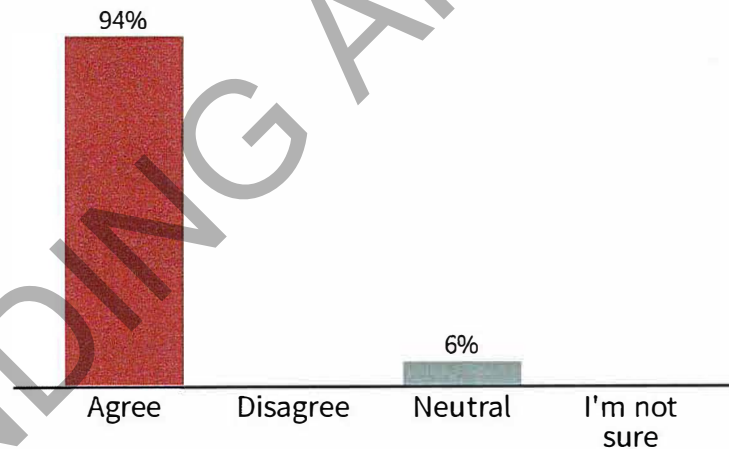


— Survey: LMC Amendments —



LMC AMENDMENTS

Do you agree or disagree with providing tiers that offer more opportunities for projects to be eligible for housing incentives?

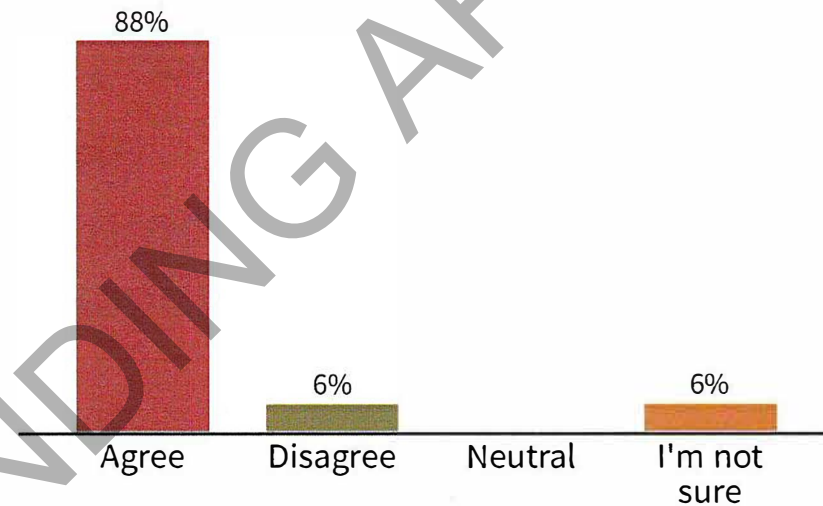


— Survey: LMC Amendments —



LMC AMENDMENTS

Do you agree or disagree with allowing more height if over half of the units are affordable?



— Survey: LMC Amendments —



LMC AMENDMENTS

Do you have anything else to add?

More affordable housing should be provided in the rental segment of the market versus a total focus on affordable ownership.

The tiers are too restrictive. The 50% at 100% of AMI should be same as current AMPD.

Many elected officials and planning commissioners are purposefully slowing down processes to prevent any development and affordable housing to take place.

No

PC should be more creative with its surplus property, such as unused right-of-ways, provide property tax reductions for afford housing esp. Net Zero projects

Question about parking restrictions in exchange for reductions should have had a general "agree" as stated.

Interested in what specific TDM requirements are recommended for affordable units with 0 parking spaces. What level of transit service/access is necessary to live without a car in Park City?

There isn't much land left so density will be key to allowing for more housing units in general. Taller and more dense buildings should absolutely be encouraged as one of the city's tools.



Next Steps



Public Hearings for adoption of amendments

Planning Commission (TBD)

City Council (TBD)



DISCUSSION



Discussion

Accessory Apartments

1. Do you agree or disagree with the proposed changes to lot size for accessory apartments?
2. Do you agree or disagree with the proposed changes to height for accessory apartments?



Discussion

Transportation Demand Management (TDM) & Parking

3. Do you agree or disagree with requiring a TDM Plan for all new projects of 10 or more units and most commercial projects?
4. Do you agree or disagree with offering parking reductions in exchange for the use of alternative parking strategies?



Discussion

Affordable Housing Incentives

5. Do you agree or disagree that AMPD standards should be revised to reduce the amount of City financial support needed to build affordable housing?
6. Do you agree or disagree with providing tiers that offer more opportunities for projects to be eligible for housing incentives?



Discussion

Affordable Housing Incentives & Other

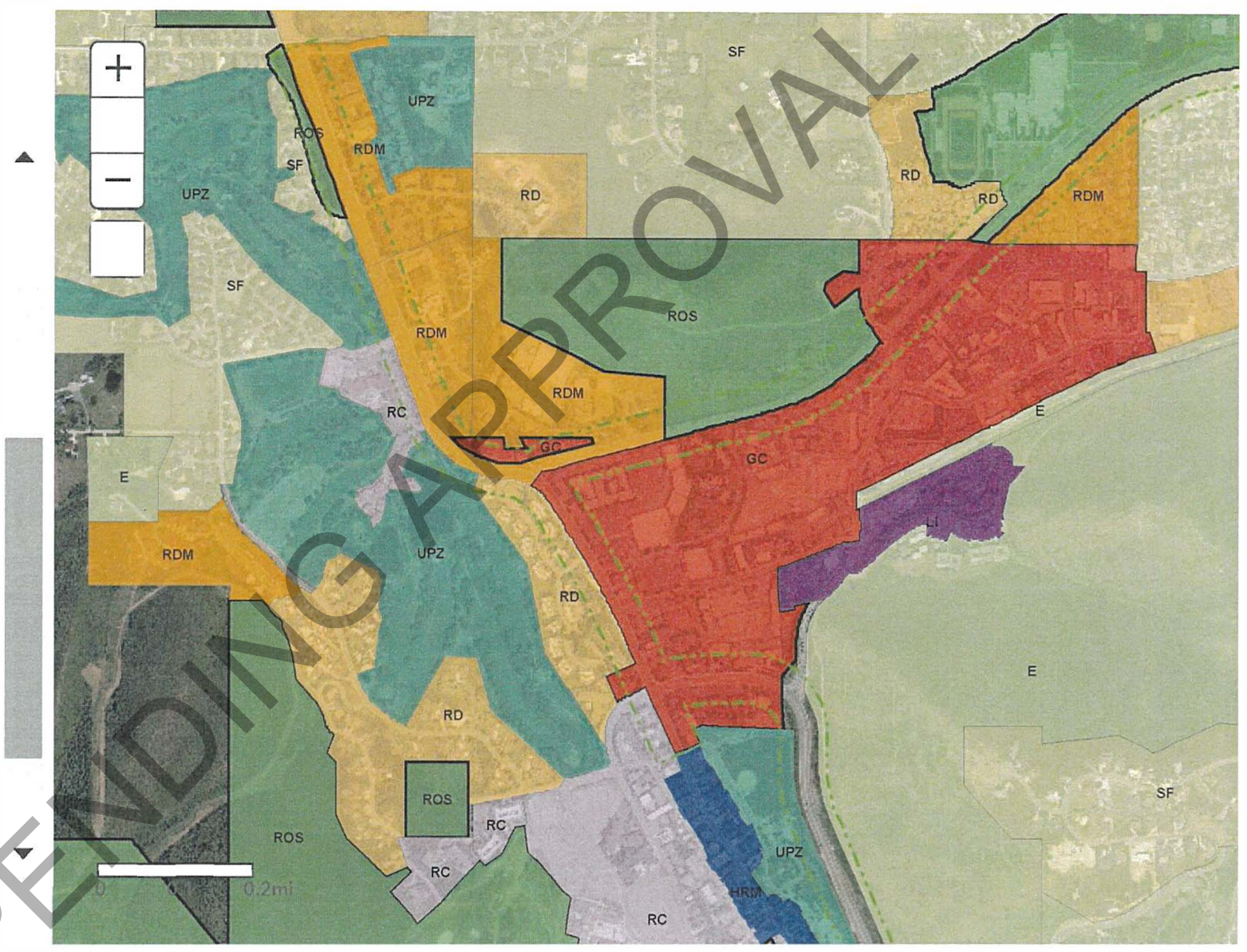
7. Do you agree or disagree with allowing more height if over half of the units are affordable?
8. Do you have any other comments on the draft LMC Amendments?



THANK YOU



- legend
- ROS
 - POS
 - E
 - SF
 - R1
 - RD
 - RDM
 - RM
 - RC
 - GC
 - LI
 - PUT
 - Regional Commercial (RCO)
 - CT



PARK + KEARNS

1800 PARK AVENUE



PL-22-05475 CUP

PL-22-05476 MPD

February 28, 2024 – Work Session

PARK + KEARNS

PROPOSED TIMELINE

1/24/2024 – Building height; Site plan

2/28/2024 – Building height; Open Space; Density; Setbacks; Affordable Housing

Future Discussions –

- Traffic, Parking, Sustainability
- CUP and MPD Criteria

PARK + KEARNS

January 24, 2024 - Input

- Increase the Building stepback and decrease the overall Building Height for the blocks along Kearns Boulevard to be outside the FPZ 100-foot Setback
- Decrease the height of block B, on the corner of Park and Kearns
- Increase the amount of Open Space
- Increase the pedestrian pathway from 8 feet to 10 feet.



PARK + KEARNS

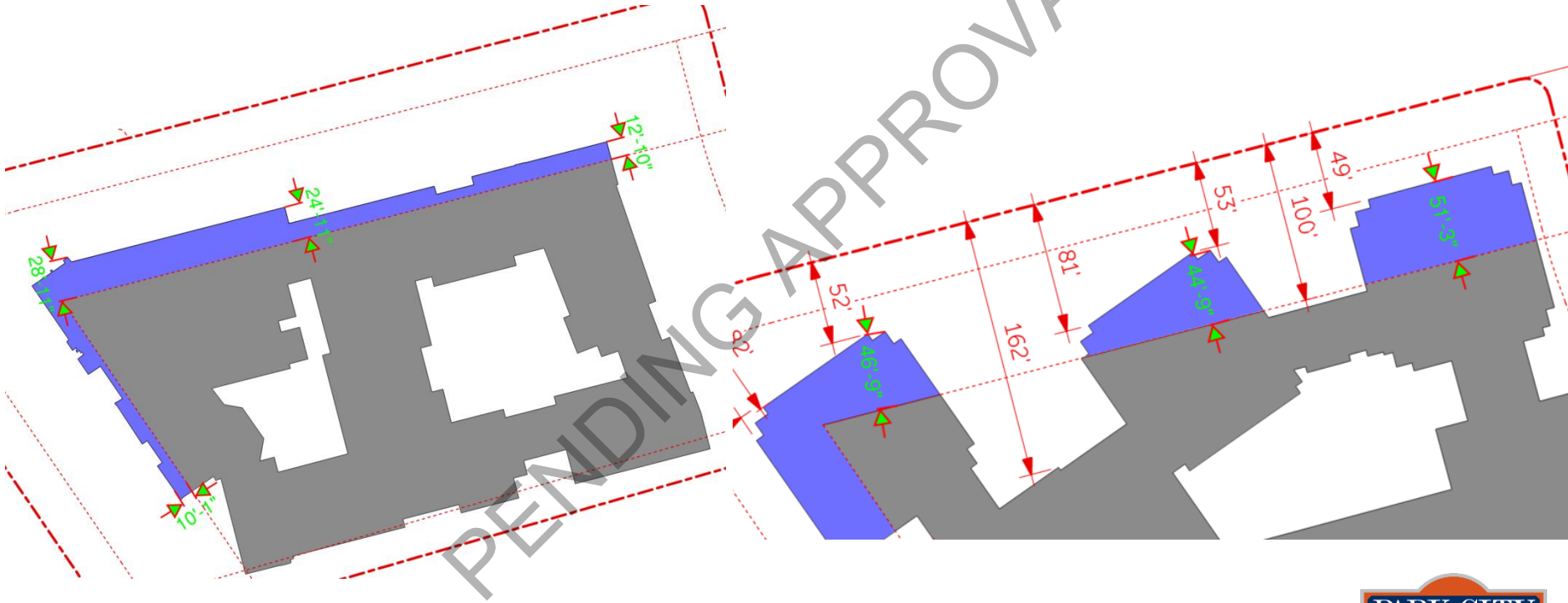
Density

- Buildable volume = 324,191 sq. ft.
- Proposed volume = 272,160 sq. ft.
 - Residential area = 134,292 sq. ft.
 - Meeting area = 6,260 sq. ft. (not to exceed 5% of total Floor Area)

Setbacks

- 16,329 sq. ft. (20%) of proposed footprint encroaches into FPZ setback

PARK + KEARNS



PARK + KEARNS

Open Space

- 30% min. required for redevelopment
- 41.5% proposed Open Space (1.8% increase from previous proposal)
- Bulk of Open Space along Park and Kearns, which aligns with FPZ landscaping

Off-Street Parking

- Staff recommends updated proposal for compliance with parking, bike storage, and EV charging requirements

PARK + KEARNS

Housing Mitigation Plan



Background

- The purpose of Housing Mitigation Plans are to ensure that new development does not adversely affect the supply of affordable housing in the City and to maintain the social, economic, and cultural fabric of Park City's community character. It is intended that the requirements imposed herein are roughly proportionate and reasonably related to the impacts of the Development.
- Housing Obligations are calculated by:
 - Developer shall provide affordable housing units in an amount equal to twenty percent (20%) of the total RUEs in the project.
 - The Developer shall be required to mitigate 20 percent of the employees generated.

Proposal

Park & Kearns Employee Generation & Unit Equivalent Calculations (Hotel) v2

2/14/2024

Proposed Redevelopment		quantities	employee rate	employees	mitigation rate	workers per household
Hotel/Condo		room/suite	per room		20%	1.5
studio		54	0.6	32.4	6.48	4.32
ADA studio (exempt)		1		0	0	0.00
studio corner		2	0.6	1.2	0.24	0.16
1 bedroom		70	0.6	42	8.4	5.60
ADA 1 bedroom (exempt)		1		0	0	0.00
1 bedroom corner		11	0.6	6.6	1.32	0.88
1 bedroom suite		1	0.6	0.6	0.12	0.08
2 bedroom		40	0.6	24	4.8	3.20
2 bedroom lockout		28	0.6	16.8	3.36	2.24
ADA 2 bedroom (exempt)		1		0	0	0.00
ADA 2 bedroom lockout (exempt)		1		0	0	0.00
3 bedroom		7	0.6	4.2	0.84	0.56
ADA 3 bedroom (exempt)		1		0	0	0.00
		218		127.8	25.56	17.04
	total area	unit equivalent	employee rate	employees	mitigation rate	workers per household
Commercial		1,000.0			20%	1.5
Hotel Restaurant/Lounge**	6,832	6.8	6.5	44.41	8.88	5.92
Retail	14,232	14.2	3.3	46.97	9.39	6.26
Office (Prof. Services)	6,106	6.1	3.7	22.59	4.52	3.01
Spa & Fitness (exempt)	4,443	0.0	0.0	0.00	0.00	0.00
Breakout Rooms (exempt)	1,821	0.0	0.0	0.00	0.00	0.00
Meeting Hall (exempt)	4,439	0.0	0.0	0.00	0.00	0.00
Pool Locker(exempt)	324	0.0	0.0	0.00	0.00	0.00
Ski/Bike Locker (Storage)	0	0.0	0.0	0.00	0.00	0.00
Total Exempt	11,027					
10% of Residential UE	13,429 ***					
		27.2		113.97	22.79	15.20
Total Proposed Redevelopment Affordable Unit Equivalents						32.24

Hotel/Condo Housing Req.
= 17.04 AUEs

Commercial Housing Req.
= 15.20 AUEs

TOTAL = 32.24 AUEs or
29,016 Square Feet



Proposal



Pricing

Unit Type	Occupants	*AMI -80%	Income Percentage	Yearly Rent	Monthly Gross Rent	No. of Units
Studio	1	\$83,200	30%	\$24,960.00	\$2,080.00	20
1- Bedroom	2	\$95,120	30%	\$28,536.00	\$2,378.00	20
2- Bedroom	3	\$106,960	30%	\$32,088.00	\$2,674.00	12
					Total	52

Yarrow Owner proposes to use a geographic waterfall approach in selecting from applicants, in the following priority:

1. Qualifying applicants employed in the City of Park City, 84060.
2. Qualifying applicants employed within the Park City School District boundaries.
3. Qualifying applicants employed within Summit County.

Selection

Yarrow Owner proposes to use a geographic waterfall approach in selecting from applicants, in the following priority:

1. Qualifying applicants employed in the City of Park City, 84060.
2. Qualifying applicants employed within the Park City School District boundaries.
3. Qualifying applicants employed within Summit County.

Yarrow Owner may enter into one or more master leases with local employers whereby local employers may lease a block of units to meet the housing needs of their qualifying employees. The priority of any such master leases shall follow the same geographic waterfall provided previously. Any such master leases must be consistent with the remaining provisions of this Housing Mitigation Plan, as it may be amended from time to time.

Analysis

- The proposed project exceeds the housing requirement
 - Number of units – proposing 52 affordable units totaling 31,552 sq ft or 35.06 AUEs (required is 32.24 AUEs)
 - Affordability levels – all units will be priced at 80% AMI
 - Centrally located next to a major transportation stop.
- The Housing Team feels that the proposed HMP meets the requirements laid out in the Housing Resolution.

Recommendation

- Review the Affordable Housing Mitigation Plan proposed by the applicant and forward either a positive or negative recommendation to the Housing Authority on the proposed plan to fulfill the affordable housing obligation generated by the proposed Yarrow Hotel project.

PARK + KEARNS

Building Height

The Applicant will present on the changes to building height and requests input on the updated proposal. Does the Planning Commission have all the necessary information to review the proposed heights? What additional direction can the Commission provide the Applicant regarding height exceptions?

PARK + KEARNS

Staff requests input on the criteria in LMC § 15-6-5(F)(1-6):

1. The increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone-required Building Height and Density, including requirements for Façade variation and design, but rather provides desired architectural variation.
2. Buildings have been positioned to minimize the visual impacts on adjacent Structures. Potential problems on neighboring Properties caused by shadows, loss of solar access, and loss of air circulation have been mitigated as determined by the Site-Specific analysis.
3. There is adequate Landscaping and buffering from adjacent Properties and Uses.

PARK + KEARNS

4. Increased Setbacks and separations from adjacent projects are proposed.
5. Additional Building Height results in more than the minimum Open Space required and results in Open Space that is publicly accessible.
6. Additional Building Height is designed in a manner that provides a transition in roof elements in compliance with Chapter 15-5, Architectural Review.



327 MCHENRY AVENUE

STEEP SLOPE DEVELOPMENT AND PRIVATE RECREATION FACILITY

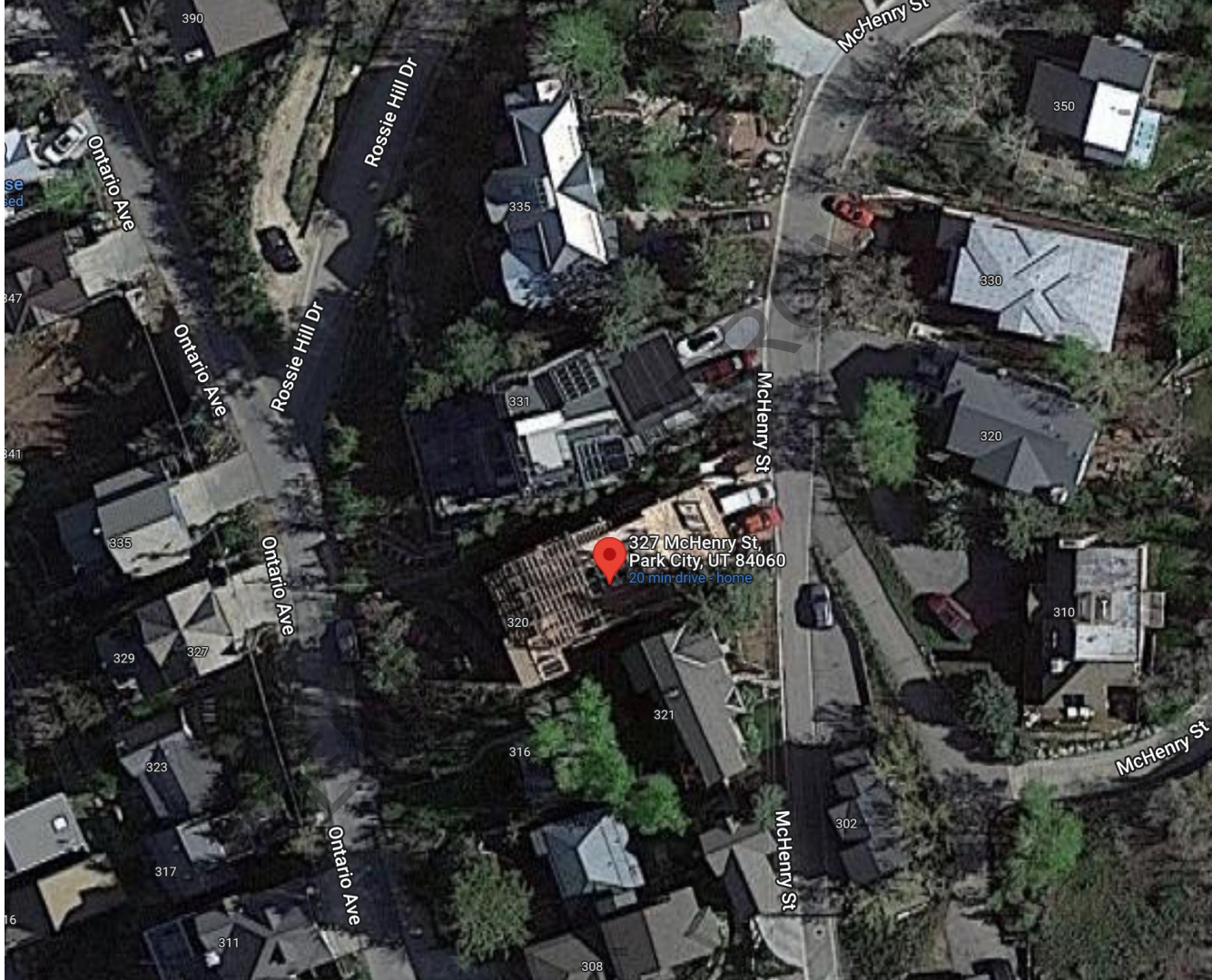
PL-22-05289

PI-24-06010

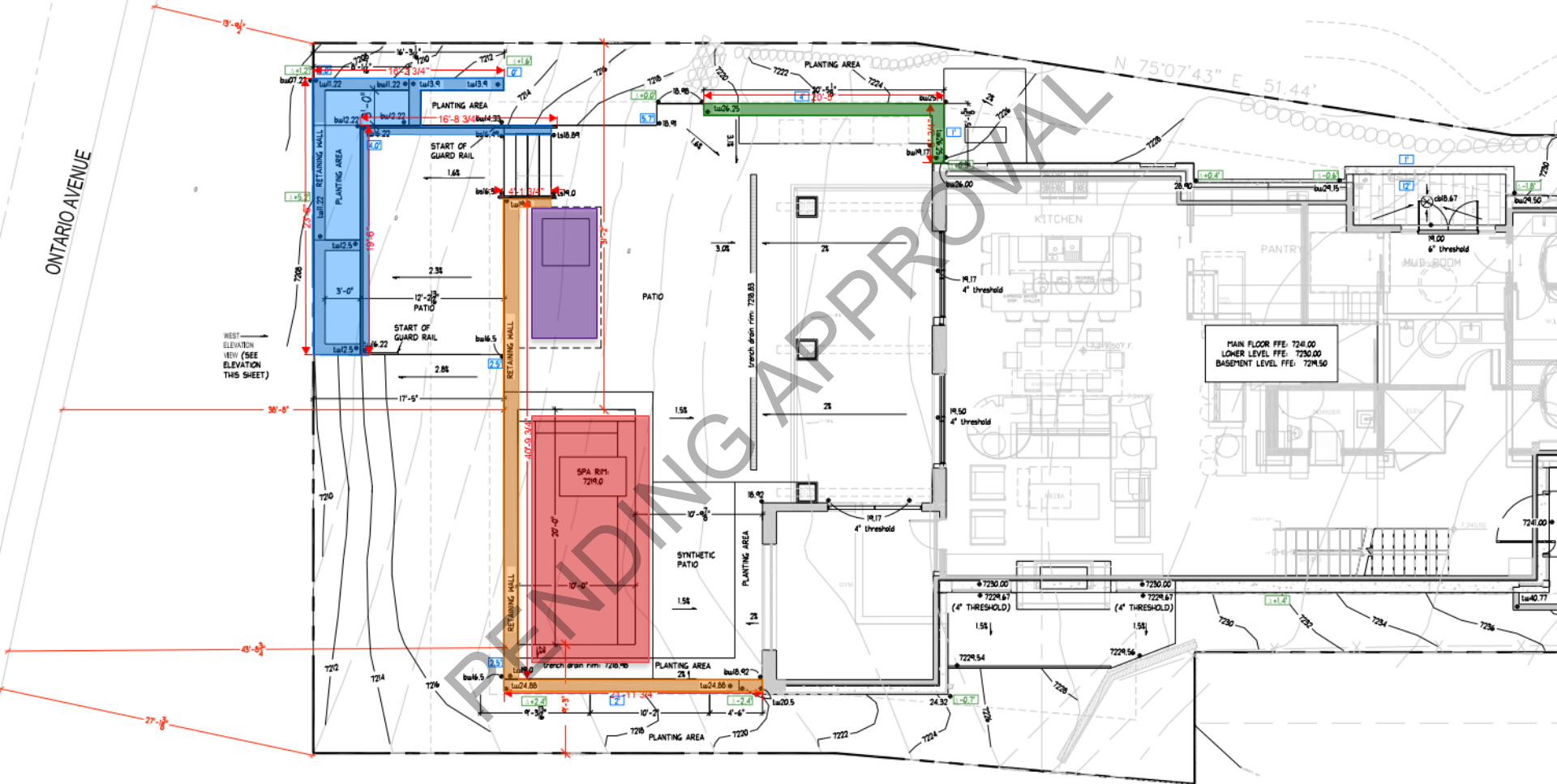
February 28, 2024

Planning Commission





ONTARIO AVENUE



BACKGROUND

327 MCHENRY AVE

- HDDR Approved on August 24, 2021
- Landscaping approved March 2, 2023
- Steep Slope CUP submitted January 4, 2024
- Updated proposal includes reduced swim spa (17 x 36 to 10 x 20)
- Pending Planning Commission decision, the Applicant will then update the landscape plans for final review of the pending HDDR modification application.

BACKGROUND

327 MCHENRY AVE

Planning Commission Input (Nov. 2022):

- Light trespass and Dark Sky compliance of the proposed outdoor television and media center. (Removed from proposed plans)
- Complete review and approval of the HDDR of the modified landscape proposal, including retention of the natural grade, the height of proposed retaining walls, and impact/mitigation of all the site's Significant Vegetation.
- Compliance with the City's Noise Ordinance.
- Compliance with the goals of Park City's General Plan.
- Steep slope stabilization, including a review of the Geotechnical Report.

ANALYSIS

327 MCHENRY AVE

Planning staff requests the Planning Commission determine whether the proposal is a hot tub, swim spa, or swimming pool.

- Recreation facilities operated on private property and not open to the general public, including swimming pools, tennis courts, outdoor pickle ball courts . . .
- Hot Tub – A large tub of hot water in which bathers soak and usually socialize; Such a tub with a whirlpool device.⁵
- Spa – A hot tub with a whirlpool device.⁶
- Swimming Pool – A pool suitable for swimming: a tank (as of concrete or plastic) made for swimming

ANALYSIS

327 MCHENRY AVE

Complies with HRL lot and site requirements

- The proposed pool is in the rear yard and outside all required Setbacks
 - Front and Rear = 15 feet
 - Side = 5 feet each side

ANALYSIS

327 MCHENRY AVE

The proposal, as conditioned, complies with the Conditional Use Permit criteria.

- Of the 16 criteria, Staff recommends the following Conditions of Approval
- COA 1: Applicant required to satisfy all parking on-site; On-street parking prohibited
- COA 4: All lighting shall be Dark Sky compliant (LMC 15-5-5(J))
- COA 5: Use of pool is limited to primary owners and their guests

ANALYSIS

327 MCHENRY AVE

The proposal, as conditioned, complies with Development on Steep Slopes criteria.

- Total area of disturbance is approximately 2,260 square feet.
- Slope ranges from 25 – 42%
- Not visible from LMC established Vantage Points – landscaped screening of retaining walls adjacent to Ontario Avenue
- Terracing – board form concrete retaining walls, tiered, separated by a three feet horizontal distance
- Setbacks – remain as established by the HRL Zone as long as retaining walls do not exceed four feet height

PUBLIC INPUT

327 MCHENRY AVE

Public Input received before publishing the report is included as Exhibit I.

Public Input received after has been forwarded to Commissioners and will be included in the official record.

DEPARTMENT REVIEW

327 MCHENRY AVE

On October 24, 2022, and February 20, 2024, the Development Review Committee reviewed the proposal and recommend Conditions of Approval 13-17.



RECOMENDATION

327 MCHENRY AVE

(I) Review the Steep Slope and Private Recreation Facility Conditional Use Permits, (II) conduct a public hearing; and (III) consider approving the Conditional Use Permit subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter.

Planning Commission Staff Report



Subject: Child Care Land Use Regulations
Application: PL-24-06006
Authors: Jaron Ehlers, Planning Technician
Jacob Klopfenstein,
Planning Administrative Assistant
Date: March 27, 2024
Type of Item: Work Session

Recommendation

Review the proposed Land Management Code amendments, provide answers to questions raised by Staff, and provide input.

Summary

The City Council requested information on Land Management Code (LMC) regulations for Child Care facilities. In a June 12, 2023 [Staff Communication](#), staff provided an overview. In summary, LMC [§ 15-4-9](#) *Child Care and Child Care Facilities* establishes land use regulations for four types of Child Care:

- In-Home Babysitting (four or fewer children cared for in a residence or commercial building, allowed citywide, no permit required)
- Family Child Care (up to eight children within a primary residence, allowed in all zones, administrative permit required)
- Family Group Child Care (up to 16 children within a primary residence, requires a conditional use permit in residential zones, or an administrative permit in other zones)
- Child Care Centers (allowed in non-residential zones, requires a conditional use permit in other zones)

The Council requested the Planning team evaluate best practices to identify whether there are LMC barriers to new Child Care facilities ([Minutes](#), p. 1). Pursuant to Council direction, the Planning team compiled research and analysis and outlined potential considerations.

CUP	Conditional Use Permit
DHHS	Utah Department of Health and Human Services
DLBC	Utah Division of Licensing and Background Checks
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](#).

Background

Are the current LMC Child Care regulations a barrier to new Child Care facilities and do the regulations reflect best practices? Yes and no. The LMC effectively differentiates the different types of Child Care facilities and allows for flexibility between the types, but in other ways, there may be opportunities to update the LMC to reflect best practices.

Possible amendments include:

- Reducing parking requirements for Child Care facilities to one space per on-duty staff member per shift or less, and
- Requiring only administrative review processes for all Child Care facilities.

In recent years, the Planning team has not received any applications for Child Care facilities in the community. In other words, potential applicants are not coming to the Planning team and then withdrawing their applications due to LMC requirements being too difficult to navigate.

Definitions

Several academic articles, including Abby Cohen's "Zoning For Family Day Care: Transforming a Stumbling Block Into A Building Block," highlight the necessity of clear definitions as it relates to Child Care, especially differentiating between Family Child Care and a Child Care Center. The City has done well in this regard, with clear definitions that are consistent with similar communities:

In-Home Babysitting – the provision of Child Care for four (4) or fewer children within a dwelling and within commercial buildings outside of residential Zoning Districts (LMC [§ 15-15-1 Definitions](#)).

Family Child Care – the provision of Child Care for up to eight (8) children, including the provider's children who are under the age of eighteen (18), within the provider's primary residence (LMC [§ 15-15-1 Definitions](#)).

Family Group Child Care – the provision of Child Care for nine (9) to sixteen (16) children, including the provider's children who are under the age of eighteen (18), within the provider's primary residence (LMC [§ 15-15-1 Definitions](#)).

Child Care Center – the provision of Child Care for four (4) or more children in a place other than the care provider's primary residence and for less than 24 hours per day. Child Care may be provided on a regularly scheduled, on-going enrollment basis or on an hourly, drop-in basis (LMC [§ 15-15-1 Definitions](#)).

No updates to the definitions are recommended at this time.

Child Care Needs in Summit County

According to a March 2020 report prepared by the Utah Department of Workforce

Services (DWS),¹ a total of 1,786 children under age 6 in Summit County have a need for Child Care. This equates to 66% of children in the county and is measured by determining the number of children under age 6 whose parents are working. The percentage of Child Care need in Summit County is third in the state, behind Grand and Wasatch counties at 74% and 69% need, respectively.

Further, the report estimates that Summit County's Child Care facility capacity is 924. This means there is a Child Care need gap in the county of 862 children who need care, but do not have access to it. However, the DWS report notes that due to the various types of Child Care options available for families, it is difficult to measure the gap between the need for Child Care and the capacity of the system to meet that need.

Analysis

(I) Zoning and Permit Review Processes

Academic articles state that Child Care is ideally located in residential zones. The American Planning Association (APA) Policy Guide on the Provision of Child Care says that surveys have shown that parents prefer children to be in small facilities close to home. The Planning team considers the City's In-Home Babysitting (up to four children) and Family Child Care (up to eight children) to be "small" facilities. With the notable exception of Steamboat Springs, Colorado (which classifies a Child Care Center, Small, as 15 or fewer children), this seems consistent with similar communities.

In-Home Babysitting and Family Child Care are allowed citywide, with the notable exception of Child Care in Multi-Unit Dwellings, which requires a Conditional Use Permit reviewed by the Planning Commission. Planning Commission review of Child Care in Multi-Unit Dwellings is consistent with the advice of the APA because locations of Child Care facilities need to be compatible with the neighborhood and Multi-Unit Dwellings may be located in more commercial or industrial areas that may provide site specific concerns for the safety of children as well as increased chance of contact with residents who are not employees of the Child Care facility. This may limit when outdoor activities are acceptable, or what activities may be allowed both for safety and to limit disruption to the neighborhood.

As part of the Conditional Use review, the Planning Commission considers 16 criteria pursuant to LMC [§ 15-1-10](#), including traffic, parking, and noise, to ensure anticipated detrimental effects are reasonably mitigated. One potential amendment could be to establish clear criteria for Child Care facilities in Multi-Unit Dwellings and shift review from the Planning Commission to an administrative review, such as in Savannah, Georgia, which has its larger Child Care facilities allowed (or as limited uses) in several districts but also has very specific criteria outlined in code, such as hours of operation and when outside activities are allowed.

Family Group Child Care facilities are defined by the City to be between nine and 16

¹ <https://jobs.utah.gov/occ/ccaccess.pdf>

children, and the Planning team considers these to be “large” facilities. Like In-Home Babysitting and Family Child Care, Family Group Child Care is required to be within the primary residence of the provider. A Conditional Use Permit is required for Family Group Child Care Facilities, but with clear criteria established in the LMC, there may be an opportunity to shift these reviews from the Planning Commission to staff.

Child Care Centers are defined by the LMC to be four or more children and not within the provider’s primary residence. This is the most extensively regulated of the Child Care uses in the City. They are allowed uses in non-residential zones but require a CUP or approval through an MPD for residential zones. Unlike the other types of Child Care Uses, Child Care Centers have location criteria that encourage them to be placed on the peripheries of neighborhoods and near “a school, library, house of worship, or other neighborhood facility with large landscaped areas or playing fields.” Such areas would be unlikely to be present in high-density, non-residential zones.

The Planning Commission may wish to consider if there are additional requirements to Child Care Centers that could be added that may provide sufficient regulation to allow Child Care Centers to become standardized as an allowed use in residential and non-residential zones. Possibilities could be more specific criteria on location, such as specific distances from major roads or transit opportunities. Specific regulations on hours of operation and outdoor activities to limit disruption to residential neighborhoods are other possibilities.

LMC [§ 15-6-5](#) Subsection K states that if the Planning Commission determines that an MPD project will create additional demands for Child Care, a Site designated and planned for a Child Care Center may be required for all new Single Family Dwellings and Multi-Family Dwellings within the MPD. LMC [§ 15-6.1-11](#) Subsection K contains identical language for Affordable Master Planned Developments.

These sections of the LMC provide a way for the Planning Commission to require Child Care facilities for certain projects, but do not outline how the Planning Commission would determine that an MPD or AMPD would create additional demands for Child Care. Instead, the code leaves this up to an arbitrary determination by the Planning Commission, rather than providing an empirical method for determining which projects would be required to designate a site for a Child Care facility.

Staff recommends establishing more specific criteria for Planning Commission consideration as part of an MPD review. Regarding AMPDs, through project reviews, applicants have expressed concern regarding the expense of operating a Child Care facility and an increase in projects that make it challenging for the construction of affordable units. As a result, staff recommends this language either be removed or an allowance be made for a bonus density or other incentive when a Child Care facility is provided as part of an AMPD.

(II) Park City General Plan

The 2014 [Park City General Plan](#) contains limited information regarding Child Care. One proposed City implementation strategy related to Child Care is found on page 93 of the [General Plan, Volume I](#). The strategy suggests considering a public-private partnership that could create an opportunity for reduced-cost daycare for children, as well as exploring an opportunity for support services.

This implementation strategy is related to the General Plan “Sense of Community” Goal #12, which seeks to foster diversity of jobs to provide greater economic stability and new opportunities for employment in the City. This is the only strategy regarding Child Care staff found in the General Plan.

(III) Overview of Existing State Regulations

The Department of Health and Human Services (DHHS) Division of Licensing and Background Checks (DLBC) handles licensing for Child Care at the State level. Their regulations cannot be overridden by Municipal Code, only supplemented. The DLBC recognizes six types of facilities. These are then divided into two broad categories, commercial and License Family:

1. Centers: Commercial
2. Hourly Centers: Commercial
3. Out of School Time Programs: Commercial
4. Commercial Preschool Programs: Commercial, doesn't require outdoor play area.
5. Licensed Family: Licensed Family, up to 16 unrelated children, does not require outdoor play equipment.
6. Residential Certificates: Licensed Family, up to eight unrelated children and two school aged children, doesn't require outdoor play area.

Licensed Family must be in the provider's residence, or a second facility (see Analysis III). Commercial facilities are only allowed in commercial and mixed-use zoning districts, and that is verified by DLBC when they consider a license. All facilities must also receive a kitchen and fire inspection before they are issued a license.

There are several baseline regulations that all facilities (unless noted above) must meet:

1. Interior facility: 35 square feet per child in care. Only the area servicing kids, bathrooms, and kitchens for the children are counted, not any residential, hallways, teacher areas, or administrative areas.
2. Outdoor play area: 40 square feet per child using the play area. For commercial it must also have a minimum of 1/3rd of indoor capacity. Must be enclosed by four foot fence. Any outdoor equipment must meet zoning requirements and provide cushioning around equipment for safety.
3. Background checks of all providers and employees are required.
4. No parking requirement is required by the DLBC, that is left up to cities.
5. Capacity is set by the DLBC, so the City cannot impose a Condition of Approval that limits the children to below what is allowed by the LMC for the type of facility

they are applying for from us. Our ability is restricted to what kind of permit they are required to get from us.

6. There are also requirements that set the ratio between children and caregivers/teachers, which varies by type of license.

While the DLBC does not regulate parking, they did note that it can be a barrier to facilities opening, and they also stated that Parking is only needed for Full-Time employees, and it is drop-off spaces that are needed for children. They also stated that the parking needs of Centers are very different from those Child Cares operating out of homes.

(IV) State Regulatory Changes to Allow Second Licensed Family Facility

The DLBC recently made changes to allow those providers who are already licensed for License Family to open a second facility subject to the same regulations. When operating that second facility, the provider or provider designee must be present at the facility whenever children are in care at that facility. The DLBC made this change as many providers wanted to open a second facility and in the interest of increasing the number of experienced providers, this regulatory change was made.

Under the current LMC, a second facility through the same provider would not be allowed unless it was a Commercial Center. The Commission may wish to consider if the LMC should be changed to align with DLBC regulations in the interest of consistency between jurisdictions.

The LMC provisions in [§ 15-4-9](#) Subsection C and D, for Family Child Care and Family Group Child Care, would need to be revised to allow for the use of a second location other than the provider's primary residence, as long as the provider or provider's designee is present at the second location whenever children are in care.

V) H.B. 153

[Utah House Bill 153](#) was passed during the 2024 legislative session and allows for Child Care home providers to care for up to eight children without obtaining a license from the Utah DHHS. The bill takes effect on May 1, 2024.

H.B. 153 states that home providers caring for up to eight children may request a Residential Child Care Certificate from DHHS, but they are not required to do so. Those providers are required to complete background checks under the provisions of the bill, but the bill does not lay out a method of enforcement for ensuring those background checks take place.

In conversations with Staff, DHHS representatives said they previously insisted on receiving a copy of the business license for Child Care facilities from municipalities. However, H.B. 153 makes it difficult to identify facilities with up to eight children and enforce that unless the agency receives a complaint about the facility. The DHHS

representatives added that municipalities could set policy to address that lack of enforcement but should keep in mind that it is the purview of the DHHS, not municipal governments, to regulate the capacity of Child Care facilities.

Similarly, the DHHS representatives said they don't expect providers to follow through on the honor system to complete the background checks required by H.B. 153. While they said they understood the intent of the bill to create more Child Care facilities, the DHHS representatives said it is better to create more facilities that are licensed appropriately.

(VI) Salt Lake City's Zoning Text Amendments for Daycare Facilities

It is important to note to the Planning Commission that Salt Lake City has recently approved code changes that are very similar to the changes commissioners are considering in this report. The Salt Lake City Council is scheduled to vote on changes on March 19, 2024.

The changes were requested by Salt Lake City Mayor Erin Mendenhall and affect the regulations for the city's home daycares and child daycare centers. With the changes, daycare facilities in Salt Lake City would not need additional requirements beyond what the State of Utah requires. Below is an overview of Salt Lake City's changes for each category:

Home Daycares

- Eliminates definition and regulation for daycares up to two children
- Increases the maximum number of children allowed for home daycares from 8 to 16 to align with state code
- Allows the location of a second licensed home daycare without primary residential use (aligning with state code)
- Other technical changes

Child Daycare Centers

- Changing the land use from Conditional Use to permitted in several additional residential zones
- Added as a permitted use in neighborhood business and form-based zones
- Eliminating Conditional Use standards outlined in code

Additionally, the Planning team reached out to Salt Lake City Planning staff for additional information. Salt Lake City staff said the main goal with their code amendments is to reduce zoning barriers. They did not consider land use incentives as part of the code amendments but said other Salt Lake City departments are exploring other incentive-based programs that would target daycares, such as small business loan interest reduction and reserving space for daycares in city projects.

Salt Lake City staff also said while parking is almost always a concern with any project, it was not a major concern with the public or Planning Commission for the daycare code

amendments. There are off-street parking requirements for daycare uses that are relatively low, and no parking requirements were placed on home daycares, since the employee lives at the home.

(VII) Land-Use Incentives For Child Care Facilities

In California, housing developments that propose five or more units and include a Child Care facility can be eligible for density bonuses.² The state's density bonus law allows developers to increase density on a project that is above the maximum density set under a jurisdiction's General Plan. The project can be located anywhere in the jurisdiction.

The California Density Bonus Law also includes provisions that may require local governments to grant qualifying projects further allowances, including incentives or concessions that provide cost reductions, waivers of development standards that would physically preclude the development of a project at the density permitted and with the incentives granted, and reductions in parking requirements.

The Planning team has attempted to contact California jurisdictions to hear more about their experiences with the Density Bonus Law but has yet to hear back. The Commission may want to consider exploring density bonus allowances for projects that include Child Care facilities, similar to the California law.

(VIII) Parking Requirements within Comparable Jurisdictions

Parking requirements for Child Care seem to vary across the various comparable jurisdictions. Many require one for each employee and for every six children served. Some require turnarounds for drop off areas. Some, namely Key West, Florida, have even greater requirements. Park City's parking requirements for the four Child Care types defined in the LMC include the following:

- **In-Home Babysitting:** None
- **Family Child Care:** One off-street parking space per each non-resident or non-family member employee, in addition to other residential parking requirements. Additionally, two drop off/pick up parking spaces are required, but can be street parking spaces.
- **Family Group Child Care:** One off-street parking space per each non-resident or non-family member employee, in addition to other residential parking requirements. Four drop off/pick up parking spaces are required, or three drop off/pick up spaces for facilities that provide care to ten or fewer children.
- **Child Care Centers:** At least one parking space for each on-duty staff member per shift, and one parking space for every six children for which the facility is providing care.

² https://scag.ca.gov/sites/main/files/file-attachments/density_bonus_law_-_what_are_incentives_concessions_and_waivers.pdf?1667860893

The Planning Commission may wish to consider if a reduction in the parking requirements of Child Care is appropriate considering the variety of approaches taken by comparable communities.

For comparison, below are examples of Child Care facility definitions, administrative review procedures and parking requirements in other jurisdictions.

Bend, Oregon

- Child Care facilities with fewer than 16 attendees are permitted uses. Facilities with more attendees are Conditional Uses, but do not have additional review criteria outside the usual CUP review.

Boulder, Colorado

- A daycare center is defined as a facility that is: (1) licensed by the state, if applicable; (2) providing care for children or adults who do not reside in the facility, are present primarily during daytime hours, and do not regularly stay overnight; (3) which may include some instruction; and (4) which is not located within a dwelling unit.
- Daycare centers are also subject to several additional standards, including:
 - Providing fencing around play areas,
 - Providing off-street loading and unloading areas if the daycare is located on an arterial, collector or minor arterial street,
 - Providing “adequate” off-street parking for employees, volunteers and visitors,
 - Obtaining proper licensing from the State Department of Social Services
 - Providing 30 square feet of useable indoor floor area per child, or a total of 600 square feet of usable floor area, whichever is greatest,
 - Providing a minimum of 75 square feet of usable outdoor play area per child, or a total of 2,400 square feet of usable outdoor play area, whichever is greatest, and
 - Providing care to 50 people or less (not including employees) in certain zoning districts.
- A home daycare center is defined as a facility that is: (1) Licensed by the state, if applicable; (2) Which is located within a dwelling unit; and (3) Providing care for twelve or fewer children or adults who (except for family members) do not reside in the facility, are present primarily during daytime hours, and do not regularly stay overnight. Family members who receive care in the facility are included in the total.

Durango, Colorado

- Child Care facilities are permitted as allowed and limited uses, per Durango’s code:
 - Day care facilities with six or fewer children are “special” uses in all residential and mixed-use zones, and rural/agricultural zones. “Special” uses require administrative approval under Durango code.
 - Day care facilities with 7-12 children and 13 or more children are “limited”

uses in all residential and mixed-use zones, as well as general commercial, business park/campus and rural/agricultural zones. “Limited” uses do not require public hearings but have additional noticing and public comment requirements compared to “special” uses under Durango’s code.

Savannah, Georgia

- Child Care facilities are defined in Savannah’s municipal code as a “Civic Use,” like parks and hospitals.
- Georgia defines day care homes as homes as in a person’s residence for 6-12 students. Centers are defined as facilities with more than six students and not in a residence. It is not clear how businesses with six or fewer students are regulated.
- Day care homes are allowed as limited uses in residential zoning districts, some mixed-use districts and downtown districts. They are listed as special uses in other mixed-use districts.
 - Day care homes in residential zones must also be located on streets classified as collectors or arterials
- Day care centers are permitted as special uses in residential and mixed-use districts, and as limited uses in downtown, office and business districts.
- Outdoor play areas at day care facilities must also be screened by an opaque fence that is at least 6 feet tall.
- Parking requirements for day care home facilities are one space per employee, as well as loading and unloading space.
- Parking requirements for day care centers are one space per employee plus one space per six students.

Nantucket, Massachusetts

- A day-care center is defined as an institution that provides care for five or more children under seven years of age.
- Daycare is allowed in all zones, though parking requirements appear to be subject to the discretion of the zoning enforcement officer.

Aspen, Colorado

- Daycares that provide care for five or fewer children are considered family daycares and are allowed as accessory uses to residential, institutional or business uses.
- Child Care centers must also provide one off-street parking space per employee, as well as a loading and unloading area.
- Daycare centers are required to provide one parking space per employee, a loading and unloading area, and “adequately sized” indoor and outdoor play areas.
- Daycare centers are also required to maintain minimum hours of operation of 7:30 a.m. to 5:30 p.m. Monday through Friday.

Breckenridge, Colorado

- Child Care centers that provide care to up to 12 children are allowed and

considered a Class B Development (minor).

- Such centers must comply with parking requirements of the previous residential use, and there are limits on non-familial employees.

Steamboat Springs, Colorado

- Child Care centers are conditional or limited uses in almost all zones.
- Small Child Care centers are defined as those that provide care for 15 or fewer children. Large Child Care centers are defined as those that provide care for 16 or more children.
- Steamboat's code also requires that outdoor play areas be fenced and drop off and pick up areas be located to prevent vehicle conflicts.
- Child Care centers must comply with parking requirements of one space per employee and one space for every six children.

Key West, Florida

- Child Care centers require a conditional use permit in most zones.
- One parking space per employee is required, with a minimum of two employee spaces, plus five spaces; or one employee space plus one space for every two children enrolled; or one space for every 300 square feet of building areas, whichever is greatest.

Newport, Rhode Island

- Child Care centers are allowed or conditional uses in most zones.
- Family day care homes are defined as facilities that provide care to six or fewer children.
- Day care centers are defined as facilities that provide care for five or more children in a nonresidential building, or more than 12 children in a residential building other than the provider's.
- One parking space is required per 300 square feet of building space, and is required to be on the same lot with the day care facility.

Moab, Utah

- Day cares are permitted uses in Moab.
- Day care businesses must obtain licenses from the City of Moab and the State of Utah.
- Day care businesses in Moab must submit a site plan that includes drop off and pick up areas, off street parking, landscaping and other aspects.

Ketchum, Idaho

- Ketchum's code outlines three different categories of daycare businesses:
 - A daycare home is defined as a daycare that provides care for six or fewer children at any given time and has only one employee other than the operator.
 - A daycare facility is defined as a daycare that provides care for 12 or fewer children and has a maximum of four employees.
 - A daycare center is defined as a daycare that provides care for 13 or more

children and must be licensed by the Idaho Department of Health and Welfare.

- For all daycare businesses, operating hours are restricted to between 7:30 a.m. and 6 p.m. Monday through Friday. Outdoor play hours are restricted to between 9 a.m. and 5 p.m. from Monday through Friday.
- Daycare homes are only allowed as accessory uses to existing residential structures.

Fort Collins, Colorado

- Fort Collins' code regulates the capacity of Child Care businesses by requiring that the center must have 40 square feet of indoor floor space per child.
 - The minimum outdoor play area for Child Care centers with 15 or fewer children is 1,200 square feet.
 - Child Care centers with more than 15 children must have 75 square feet of outdoor play area per child for 33% of the child capacity of the center.
- Parking requirements are 2 parking spaces for every 3 employees or 1 parking space per 1,000 square feet of floor area, whichever requires the largest amount of parking spaces.

South Lake Tahoe, California

- South Lake Tahoe requires one parking space per daycare employee, as well as one parking space per five day care students.
- The city's codes do not include any other daycare- or Child Care-related regulations.

Requested Feedback from Planning Commission

The Planning team is seeking feedback from the Planning Commission for the following questions:

- Should the State regulation change regarding second home Child Care facilities be incorporated into the LMC?
- Should the City regulate those Child Cares that are exempt from State licenses under HB 153?
- Does the Commission support reducing parking requirements for Child Care facilities?
- Does the Commission support requiring only administrative-level review for Child Care facilities in residential zones, rather than a CUP?
- Does the Commission support amending Child Care definitions in the LMC to create an additional facility type? If so, could the new type require a lower level of review?
- Does the Commission support establishing criteria for Child Care regulations for LMC [§ 15-6-5](#) (Master Planned Development Requirements)?
- Does the Commission support removing Child Care discretion for AMPDs and amending the code to allow Child Care facilities in AMPDs as a bonus density or through other incentives?
- Is the Commission open to exploring land-use incentives, such as density

- bonuses, for Child Care facilities in general?
- What additional information on these topics does the Planning Commission want to see?

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website on March 8, 2024. The *Park Record* published courtesy notice on March 13, 2024.

Planning Commission Staff Report



Subject: Standards for Temporary Structures in Historic Districts
Application: PL-23-05963
Author: Historic Preservation Team
Date: March 27, 2024
Type of Item: Legislative – Land Management Code Amendments

Recommendation

(I) Review the proposed Land Management Code amendments establishing standards for temporary structures within Historic Districts, (II) open a public hearing, and (III) consider forwarding a positive recommendation for City Council's consideration on April 25, 2024, as outlined in the draft ordinance (Exhibit A).

Description

Applicant:	Planning Department
Zoning Districts:	Historic Residential Low – Density Historic Residential – 1 Historic Residential – 2 Historic Residential Medium Historic Recreation Commercial Historic Commercial Business
Land Management Code Sections Amended:	15-15-1: Definitions
Land Management Code Sections Enacted:	15-13-10: Standards for Temporary Structures in Historic Districts
Reason for Review:	The Historic Preservation Board recommends ordinances to encourage Historic Preservation to the Planning Commission and City Council.¹ Additionally, the Board is responsible for creating and updating comprehensive design regulations for Historic Districts and Historic Sites. The Planning Commission reviews and forwards a recommendation to the City Council for Land Management Code amendments; the City Council takes Final Action.²

¹ LMC [Section 15-11-5](#)

² LMC [Section 15-1-7](#)

Background

On October 4, 2023, the Historic Preservation Board conducted a joint work session with the Planning Commission to discuss Temporary Winter Balcony Enclosures ([Staff Report](#); [Minutes](#), p. 2-11). The Board and Commission discussed the pilot program enacted in 2016 and expressed a desire to revisit the design regulations for balcony enclosures if the pilot program is permitted to continue. During the October work session, the Commission and Board collectively supported enacting design standards for all temporary structures, whether standalone or attached to an existing building separate from the Temporary Winter Balcony Enclosure program.

On December 6, 2023, the Board held a work session ([Staff Report](#); [Minutes](#)) to review proposed design standards for temporary structures and provided the following input:

- Standalone Temporary Structures should have more flexibility in the amount of glazing than affixed Temporary Structures;
- Regarding affixed Temporary Structures: the City should consider the effect of restricting the amount of glazing on the presence of natural light in the interior of the Primary Structure;
- The City should allow glazing treatments (e.g. tinting, frosting, etc.) for Temporary Structures to prevent the occupants from experiencing excessive heat or brightness; and
- The City should encourage energy-efficient heating and cooling systems.

On December 13, 2023, the Planning Commission walked along Main Street to review installed Temporary Structures and held a work session ([Staff Report](#); [Minutes](#)) to discuss draft standards and provided the following input:

- The City should allow structures and materials that are energy-efficient in accordance with the City's sustainability goals;
- The City should require multiple Temporary Structures on a Site to be consistent with one another;
- The City should investigate the permitting process for Temporary Structures;
- The City should require high-quality materials to be used on Temporary Structures;
- The City should not allow greater flexibility in glazing treatments and should require all glazing to be transparent; and
- The City should consider a maximum size and height for Temporary Structures.

On February 20, 2024, Planning Staff met with the Historic Park City Alliance (HPCA) to review the proposed amendments and gather feedback. The draft ordinance was sent to HPCA for their review and discussion. On March 1, 2024, HPCA stated they had no questions or concerns about the proposed standards for Temporary Structures in Historic Districts.

On March 6, 2024, the Historic Preservation Board held a public hearing and unanimously forwarded a positive recommendation for the proposed amendments to the Planning Commission and City Council ([Staff Report](#); [Audio](#)).

Analysis

Goal 15 of the [General Plan](#) is to preserve the integrity, mass, scale, compatibility and historic fabric of the national and locally designated historic resources and districts for future generations. Objective 15B is to “[m]aintain character, context and scale of local historic districts with compatible infill development and additions.” Further, Community Planning Strategy 15.4 is to “[r]eview annually, the Land Management Code (LMC) and Park City’s Design [Regulations] for Historic Districts and Historic Sites in order to maintain regulatory consistency.”

Pursuant to LMC [§ 15-1-2](#), the purpose of the LMC is to “implement the goals and policies of the Park City General Plan.” The drafted regulations are intended to facilitate the General Plan’s goal to maintain the character of the Historic Districts and Historic Sites while also providing an opportunity for property owners and businesses to use outdoor spaces on a temporary basis.

The Historic Preservation Board is tasked³ with preserving the Historic Character of Park City by enacting design standards that ensure compatible design and construction in Historic Districts and on Historic Sites. The Design Guidelines for Historic Districts and Historic Sites were originally enacted in 1983 and underwent a large-scale update in 2019. Since then, periodic updates have been made as needed.

In 2016, the City Council initiated a pilot program to allow annual balcony enclosures from November 15 through April 30 on non-historic buildings along Main Street in the Historic Commercial Business District. The pilot program was initially set for three years, but the City Council extended the program through 2023 after careful consideration and additional public input.

During the COVID-19 pandemic, businesses citywide sought opportunities for increased space to allow for social distancing. As a result, applicants proposed Temporary Structures like tents, globes, and yurts to provide additional spaces for guests. The City Council enacted a streamlined process for these reviews to help support businesses with social distancing during the pandemic. Several property owners now propose continued installations of Temporary Structures during the winter season to increase seating capacity. The Historic Preservation Board and Planning Commission identified a need for baseline regulations to establish consistency in reviews and quality materials for installations.

On October 4, 2023, the Historic Preservation Board and Planning Commission held a joint work session to discuss the Temporary Winter Balcony Enclosure pilot program. The Historic Preservation Board voted 5-to-1 to continue the pilot program on non-historic structures. The Planning Commission voted 3-to-2 to continue the pilot program with a proposal that the City Council continue the pilot program for another five years through April 30, 2029 ([Minutes](#), p. 2). On December 14, 2023, the City Council approved an extension of the Program for an additional five years ([Minutes](#), p. 4).

³ LMC [§ 15-11-5](#)

The Planning Team has reviewed the comments from the Historic Preservation Board and Planning Commission and drafted proposed standards for Temporary Structures located within Historic Districts including new definitions applicable to Temporary Structures.

The proposed design standards:

- Require high-quality, durable materials for Temporary Structures;
- Outline maximum Area and height of Temporary Structures in Historic Districts;
- List permitted Temporary Structures;
- Define Temporary Structure types;
- Define a timeframe in which Temporary Structures may be erected in Historic Districts (Exhibit A).

Department Review

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

Exhibits

Exhibit A: Draft Ordinance

Ordinance No. 2024-XX

**AN ORDINANCE ENACTING LAND MANAGEMENT CODE SECTION 15-13-10
STANDARDS FOR TEMPORARY STRUCTURES IN HISTORIC DISTRICTS AND
AMENDING SECTION 15-15-1 DEFINITIONS REGARDING TEMPORARY
STRUCTURES IN HISTORIC DISTRICTS**

WHEREAS, the purposes of the Land Management Code include promoting the general health, safety, and welfare of the present and future inhabitants, businesses, and visitors of the City and protecting and enhancing the vitality of the City's resort-based economy, the overall quality of life, the Historic Character, and unique mountain town community;

WHEREAS, the Land Management Code implements the goals and policies of the Park City General Plan;

WHEREAS, *Historic Character* is one of the core values in the Park City General Plan;

WHEREAS, Goal 15 is to preserve the integrity, mass, scale, compatibility, and historic fabric of the national and locally designated historic resources and districts for future generations, Objective 15B of the General Plan is to "[m]aintain character, context and scale of local historic districts with compatible infill development and additions,"

WHEREAS, Community Planning Strategy 15.4 of the General Plan is to "[r]eview, annually, the Land Management Code and Park City's Design Guidelines for Historic Districts and Historic Sites in order to maintain regulatory consistency;"

WHEREAS, the purpose of the Historic Preservation Board is in part to preserve the City's unique historic character and to encourage compatible design and construction in the City's Historic Districts and Historic Sites through periodic updates to Land Management Code Chapter 15-13 *Regulations for Historic Districts and Historic Sites*,

WHEREAS, on December 6, 2023, the Historic Preservation Board conducted a work session on potential amendments to the Land Management Code to outline standards for Temporary Structures in Historic Districts;

WHEREAS, on December 13, 2023, the Planning Commission conducted a work session on potential amendments to the Land Management Code to outline standards for Temporary Structures in Historic Districts;

WHEREAS, on March 6, 2024, the Historic Preservation Board conducted a public hearing and forwarded a positive recommendation for these amendments to the Planning Commission and City Council;

WHEREAS, the Planning Commission conducted a duly noticed public hearing on March 27, 2024, and forwarded a _____ recommendation to the City Council;

WHEREAS, the City Council conducted a duly noticed public hearing on _____.

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

SECTION 1. AMEND MUNICIPAL CODE OF PARK CITY LAND MANAGEMENT CODE TITLE 15. The recitals are incorporated herein as findings of fact. Municipal Code of Park City Title 15 Land Management Code Section 15-13-10 *Standards for Temporary Structures in Historic Districts* is hereby enacted as outlined in Attachment 1 and Section 15-15-1 *Definitions* is hereby amended as outlined in Attachment 1.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED THIS ____ day of _____ 2024.

PARK CITY MUNICIPAL CORPORATION

Nann Worel, Mayor

Attest:

City Recorder

Approved as to form:

City Attorney's Office

15-13-10 Standards for Temporary Structures in Historic Districts

A. Temporary Structures include:

1. Globe Shelters;
2. Tents with sidewalls;
3. Canopies (tents without sidewalls);
4. Temporary Winter Balcony Enclosures; and
5. Yurts.

B. Applicants shall obtain an Administrative Permit approval for all Temporary Structures according to Section 15-4-16 before installation.

C. Universal Requirements

1. Location

- a. Temporary Structures shall not impede or obstruct pedestrian circulation.
- b. Proposed locations shall be reviewed and approved by the Chief Building Official, Fire Marshal, and Park City Fire District.
- c. Temporary Structures shall comply with Setback requirements.

2. Materials

- a. Temporary Structures shall:
 - i) be of durable, weatherproof materials;
 - ii) have wall and roofing materials that are non-reflective with a Solar Reflectivity Index (SRI) of 35 or less;
 - iii) consist of materials that are neutral and earth-toned in color;
 - iv) be limited to no more than three (3) different materials;

- v) use materials that are compatible with the Primary Structure; and
- vi) be uniform when more than one Temporary Structure is approved for a Site.

2. Glazing

- a. Glazing shall be clear.
- b. Metallic, frosted, tinted, stained, textured, and/or reflective finishes are prohibited.

3. Lighting

- a. Exterior and interior lighting shall be Fully Shielded, down-directed, with light bulbs 3,000 degrees Kelvin or less.

4. Signage

- a. Signage on Temporary Structures is prohibited.

5. Ornamentation

- a. Banners, bunting, scrollwork, finials, and other ornamentation are prohibited.

6. Installation on Historic Sites

- a. Temporary Structures, or portions thereof, shall not be directly connected to historic materials.

7. Energy Efficiency

- a. Temporary Structures shall incorporate best practices in energy-efficient materials and sustainable operating and mechanical systems.

8. Maximum Size

- a. Temporary Structures shall be subordinate in Scale to the Primary Structure.
- b. Temporary Structures shall be no taller than eighteen feet (18') or two feet (2') below the ridgeline of the Primary Structure, whichever is less, as measured from Existing Grade to the topmost roof ridge.

9. Ongoing Maintenance

- a. Damaged materials shall be replaced or repaired as necessary to maintain the health and safety of the occupants and a clean appearance.

10. Dates of Installation

- a. Winter Temporary Structures are only permitted from November 15th through April 30th.
- b. Summer Temporary Structures are only permitted from April 30th through October 30th.

11. Review

- a. Approved Administrative Permits for Temporary Structures are valid for five (5) years.
- b. A Historic District Review Pre-Application is required for Temporary Structures.

....

15-15-1 Definitions

....

67 **GLOBE SHELTER**. A type of Temporary Structure that is a framed transparent spherical
68 private shelter with panoramic views which is manufactured off-site and temporarily
69 placed on an approved location within a Site.

70

71 **TEMPORARY STRUCTURE**. A standalone Structure, or a Structure that is partially
72 affixed to an existing Building on a temporary basis not to exceed 180 days as set forth
73 by the International Building Code.

74

75 **YURT**. A type of Temporary Structure that is a circular domed tent of membrane
76 stretched over a collapsible lattice framework.

77

Planning Commission Staff Report



Subject: HOPA Master Planned Development
Application: PL-22-05743
Author: Spencer Cawley, Planner II
Date: March 27, 2024
Type of Item: Development Agreement Ratification

Recommendation

(I) Review the HOPA Development Agreement, (II) hold a public hearing, and (III) consider ratifying the Development Agreement (Exhibit A).

Description

Applicant: Mountainlands Community Housing Trust (MCHT)

Location: 2200 Monitor Drive (Holiday Village Apartments)
1776 Kearns Boulevard (Parkside Apartments)

Zoning District: Residential Development
Frontage Protection Zone

Adjacent Land Uses: Church to the north
Park City School District Campus to the east
Park Meadows Plaza Subdivision to the north
Holiday Ranchettes Subdivision to the west

Reason for Review: The Planning Commission holds a public hearing and ratifies Development Agreements¹

AMPD Affordable Master Planned Development
CUP Conditional Use Permit
LMC Land Management Code

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

Summary

The Applicant proposes subdividing four parcels totaling 6.89 acres into seven lots, building a shared underground parking structure, redeveloping the Holiday Village Apartments (80 existing affordable units) with 217 affordable units, redeveloping the Parkside Apartments (42 existing affordable units) with 100 affordable units, and constructing the project in phases to allow for resident relocation.

¹ LMC [§ 15-6.1-5](#)

Background

The Planning Commission's scope of review on this agenda item is limited to ratifying the Development Agreement (DA) for consistency with the Commission's June 28, 2023, approval of the HOPA Affordable Master Planned Development (AMPD). All reconsideration and appeal deadlines have run, and the Commission should be aware that they may not substantively re-review issues beyond those covered in the analysis section below.²

On November 6, 2023, the Applicant submitted the draft DA. The DA must be ratified by the Planning Commission, signed by the Mayor, and recorded prior to the issuance of a building permit. The draft DA and associated exhibits are attached to this report.

Analysis

The Planning Commission holds a public hearing and ratifies a DA for an approved Affordable Master Planned Development.³ Land Management Code (LMC) [§ 15-6.1-5\(A\)](#) requires 12 criteria for DAs. The following table outlines the criteria with the analysis of the Homestake DA:

Development Agreement Requirement	Analysis of Proposal
1. A legal description of the land.	HOPA DA Exhibit A – <i>Legal Description of the Property</i>
2. All relevant zoning and Land Management Code parameters, including all findings, conclusions, and conditions of approval, specifying any exceptions.	HOPA DA Exhibit B – <i>AMPD and CUP Approval Letter</i> Approved by the Planning Commission on June 28, 2023.
3. An express reservation of the future legislative power and zoning authority to the City.	HOPA DA ¶ 4 – <i>Vested Rights and Reserved Legislative Powers</i>
4. A provision to allow for minor administrative modifications without revision of the Agreement.	HOPA DA ¶ 11.7 – <i>Minor Administrative Modification</i>
5. A copy of the approved Site plan, architectural plans, Landscaping plans, Grading plans, trails and	HOPA DA Exhibit J – <i>Updated Architectural Exhibits, dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023.</i>

² LMC [§ 15-1-18](#)

³ LMC [§ 15-6.1-5](#)

Open Space plans, and other plans, which are a part of the Planning Commission approval.	
6. A description of all Developer exactions or agreed-upon public dedications.	HOPA DA ¶ 2.4
7. Developer agreement to pay all specified impact fees.	HOPA DA ¶ 2.3
8. The Initial Purchase Price of the Affordable Units, as defined in the Housing Resolution in effect at the time of a Complete Application.	HOPA DA ¶ 8 – <i>Affordable Housing</i> See Resolution 05-2021, A Resolution to Adopt Affordable Housing Guidelines for Park City, Utah, and to Repeal and Replace Resolution 25-2020 in its entirety.
9. The form of ownership anticipated for the project.	HOPA DA ¶ 6.2 – <i>Form of Ownership Anticipated for the Project</i> The Project will consist of up to 317 units, and 100% of the units must be deed-restricted affordable units in compliance with Resolution No. 05-2021.
10. A specific project phasing plan.	HOPA DA ¶ 6.1 – <i>Project Phasing</i> Condition of Approval 6 states that project approval expires two years from the date of execution of the Development Agreement unless Construction, as defined by the International Building Code, has commenced on the project. Condition of Approval 1 requires the Developer to include information about specific construction phasing with the Construction Mitigation Plan to be submitted and approved by the City for compliance with the Municipal Code as a condition precedent to the issuance of any grading or building permits. See also Exhibit D. The Planning Commission may consider adding a provision in the DA that requires the Applicant to

	return to the Planning Commission for review of the project if all phases are not completed within ten years from the date of the first building permit issuance.
11. A list and map of all known Physical Mine Hazards on the Property, as determined through the exercise of reasonable due diligence by the Owner, as well as a description and GPS coordinates of those Physical Mine Hazards.	HOPA DA ¶ 9 – <i>Physical Mine Hazards</i> AMPD Finding of Fact 42 states that on March 28, 2023, Epic Engineering prepared a Phase I Environmental Site Assessment for the Applicant and concludes the property was undeveloped prior to the 1980s, the property is not within the City’s Soil Ordinance boundary and does not identify concerns regarding the proposed project or adjacent properties. See also Exhibit G.
12. A map and inventory of all Historic Structures on the Property and a Historic Structures Report prepared by a qualified Historic Preservation Professional.	HOPA DA ¶ 10 – <i>Historic Structures</i> and Exhibit H – <i>Historic Report</i> Finding of Fact 43 addresses the May 17, 2023, historic report concluding no structures of historic significance are on the property.

Attachments

Attachment 1:	Draft Development Agreement – HOPA Affordable Master Planned Development
Exhibit A:	Legal Description
Exhibit B:	Approval Letter
Exhibit C:	Parking Management Plan
Exhibit D:	Project Phasing Plan
Exhibit E:	Hales Engineering Traffic Impact Study
Exhibit F:	Snow Storage Plan
Exhibit G:	Phase I Environmental Site Assessment
Exhibit H:	Historic Report
Exhibit I:	Existing Conditions Survey
Exhibit J:	Updated Architectural Exhibits, dated June 16, 2023

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

**DEVELOPMENT AGREEMENT
FOR THE HOLIDAY VILLAGE AND PARKSIDE (HOPA) AFFORDABLE
MASTER PLANNED DEVELOPMENT,
LOCATED AT 2200 MONITOR DRIVE AND 1776
KEARNS BLVD, PARK CITY, SUMMIT COUNTY,
UTAH**

This Development Agreement (this “**Agreement**”) is entered into as of this _____ day of _____, 2023, by **MOUNTAINLANDS COMMUNITY HOUSING ASSOCIATION, DBA MOUNTAINLANDS COMMUNITY HOUSING TRUST**, a 501(c)(3) non-profit corporation (“**Developer**”), as the developer of certain real property located in Park City, Summit County, Utah, on which Developer proposes the development of a project known as the HOPA Affordable Master Planned Development, and by **PARK CITY MUNICIPAL CORPORATION**, a Utah municipal corporation, (“**Park City**”).

R E C I T A L S

A. Developer is the owner of the four parcels comprised of 6.89-acres in the Residential Development Zoning District and Frontage Protection Zone located at 2200 Monitor Drive and 1776 Kearns Blvd. 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 Developer has obtained Affordable Master Planned Development approval, pursuant to Application Number PL-22-05473, and Conditional Use Permit approval pursuant to Application Number PL-23-05511, for the development known as the HOPA Affordable 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 June 28, 2023, and as set forth in the Final Action Letter, a copy of which is attached hereto as **Exhibit B** and incorporated herein by this reference (collectively referred to herein as the “**AMPD and CUP Final Action Letter**”).

B. Park City requires development agreements under the requirements of the Park City Land Management Code (“**LMC**”) for all Affordable Master Planned Developments. 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 to address other issues as more fully set forth below.

C. Park City, acting pursuant to its authority under Utah Code Section 10-9a- 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 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 HOPA Affordable Master Planned Development Property is a 6.89-acre property comprised of four parcels in the Residential Development Zoning District and Frontage Protection Zone at 1776 Kearns Blvd. and 2200 Monitor Drive in Park City, Utah, and is in the Park Meadows neighborhood. The General Plan identifies this neighborhood as one that should be preserved as a primary residential neighborhood, in part due to the many community amenities, including the Creekside Park, the Municipal Athletic and Recreation Center (“MARC”), the Park City School District campus, the Eccles Center for the Performing Arts, and access to the open space of Round Valley.

2. Project Conditions

2.1 The AMPD and CUP Final Action Letter dated June 28, 2023, is attached hereto as **Exhibit B**, and is incorporated herein as the Project, subject to any changes detailed herein. Developer hereby agrees to fulfill in good faith all conditions of approval set forth in the AMPD and CUP Final Action Letter.

2.2 In connection with Developer’s application to Park City for Affordable Master Planned Development 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 – Legal Description

Exhibit B – Approval Letter

Exhibit C – Parking Management Plan

Exhibit D – Project Phasing Plan

Exhibit E – Hales Engineering Traffic Impact Study

Exhibit F – Snow Storage Plan

Exhibit G – Phase I Environmental Site Assessment

Exhibit H – Historic Report

Exhibit I – Existing Conditions Survey

Exhibit J – Updated Architectural Exhibits, dated June 16, 2023

2.3 Unless waived by the City Council or reimbursed to Developer by Park City in accordance with applicable criteria, 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. Any such future amendments to state statutes regarding such fees shall not affect any impact fee waiver or impact fee reimbursement obligations of Park City approved by the City Council.

2.4 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, and (d) a water efficient landscape and irrigation plan showing storm water facilities and snow storage areas.

2.5 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.

3. Developer Obligations.

Developer shall fulfill the Conditions of Approval in Exhibit B.

4. Vested Rights and Reserved Legislative Powers

4.1 Vested Rights. 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 by Developer 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 the 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 any such 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 or sublease of parcels of fully or partially improved or unimproved land within the Project 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 constructed in several phases. The Project Phasing Plan is included in Exhibit D.

6.2 Form of Ownership Anticipated for the Project. The Project will consist of up to 317 units, and 100% of the units must be deed restricted affordable units in compliance with the Park City Resolution No. 05-2021.

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. Any impact fee waiver or adjustment shall be separately considered by the appropriate official(s) in accordance with the applicable criteria.

8. Affordable Housing

As required by the Conditions of Approval 7 through 10 of the AMPD and CUP Final Action Letter, Affordable Deed Restrictions shall be recorded with Summit County prior to issuance of a certificate of occupancy. The deed restrictions shall conform with the requirements outlined in the Park City Affordable Housing Resolution No. 05-2021 or as otherwise determined by the Park City Housing Authority.

9. Environmental Site Assessment

On March 28, 2023, Epic Engineering prepared a Phase I Environmental Site Assessment for the Developer. The Assessment concludes the property was undeveloped prior to the 1980s, the property is not within the City's Soils Ordinance Boundary and does not identify concerns regarding the proposed project or adjacent properties.

10. Historic Structures

A Historic Report was conducted via Roger Durst, AIA, and found that through an analysis of existing site conditions, search of the Park City Historic Site Inventory, and communication with the Park City Historic Society and Park City Planning Departments, that no structures are found to be of historical significance and no parcels are listed in the Park City Historic Site Inventory. The Park City Historic Society did not have any documentation or any information which would indicate historical precedence on any respective parcels. The land was vacant land prior to the existing affordable housing development.

11. General Terms and Conditions

11.1 Term of Agreement. Construction, as defined by the International Building Code, is required to commence within two (2) years of the date of execution of this Agreement. After construction commences, the Project and this Agreement shall continue in force and effect until all obligations hereto have been satisfied. The Affordable Master Planned Development approval and Conditional Use Permit approval for the Project, as set forth in the AMPD and CUP Final Action Letter, shall remain valid so long as construction is proceeding in accordance with the terms of this Agreement and in accordance with the Phasing Plan.

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 to 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 modification may occur to the AMPD and CUP Final Action Letter and/or to the Affordable Master Planned Development approval or to the Conditional Use Permit approval without revision of this Agreement. A minor modification to an approved Affordable Master Planned Development is a modification that satisfies the definition of a "minor modification" as set forth in Section 15-6.1-5(E)(1) of the LMC.

12. Notices

All notices required to be given hereunder shall be in writing and shall be addressed as follows, or as either party may subsequently designate by written notice to the other. All notices shall be delivered by electronic mail (e-mail), by certified or registered U.S. Mail, postage prepaid, return receipt requested, by a recognized overnight delivery service which maintains delivery records, or by hand-delivery and shall be deemed effective: (i) if sent by email, when sent, provided the sender does not receive a message of non-delivery, and provided that the email is sent with an automatic response of receipt or the receiver acknowledges receipt of the email or the sender sends,

concurrently with the email a conforming copy thereof deposited for delivery by the U.S. Postal Service; (ii) five (5) calendar days after deposit with the U.S. Postal Service, (iii) one (1) calendar day after deposit with a recognized overnight delivery service; or (iv) upon receipt by hand-delivery:

To Developer:

Mountainlands Community Housing Association
DBA Mountainlands Community Housing Trust
1960 Sidewinder Dr, Suite #107
Park City, UT 84060
Attention: David Levine
Email: david@housinghelp.org

To Park City:

Park City Municipal Corporation
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060
Attn: City Attorney

Email: cityattorneysoffice@parkcity.org

13. **No Undisclosed Rights.** Developer acknowledges that this Development Agreement does not restrict any rights that Developer holds under clearly established state law. This Agreement is expressly authorized by Utah Code Section 10-9a-532. The parties have had the opportunity to obtain legal counsel and have them review this Agreement. Due to Developer incentives and requirements consistent with Utah Code Section 10-9a-535 (1 and 3) including City approval of the Affordable Master Planned Development (PL-22-05473) and Conditional Use Permit (PL-23-05511) for the project, the parties acknowledge that this Agreement may remove, replace, or modify certain rights and responsibilities under the Utah Municipal Land Use, Development, and Management Act (the Act), the Park City Land Management Code and applicable common law. Notwithstanding any legal rights afforded to the parties under the Act, the terms of this Agreement shall govern. Developer expressly agrees that Park City has met any obligation it may owe under Utah Code Section 10-9a-532(2)(c).

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14. List of Exhibits

Exhibit A – Legal Description

Exhibit B – Approval Letter

Exhibit C – Parking Management Plan

Exhibit D – Project Phasing Plan

Exhibit E – Hales Engineering Traffic Impact Study

Exhibit F – Snow Storage Plan

Exhibit G – Phase I Environmental Site Assessment

Exhibit H – Historic Report

Exhibit I – Existing Conditions Survey

Exhibit J – Updated Architectural Exhibits, dated June 16, 2023

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IN WITNESS WHEREOF, this Agreement has been executed by Developer by persons duly authorized to execute the same and by the City of Park City as of the ____ day of _____, 2024.

PARK CITY MUNICIPAL CORPORATION,
a Utah municipal corporation

By: _____
Mayor

ATTEST:

By: _____
City Recorder

APPROVED AS TO FORM:

Margaret Plane, City Attorney

DEVELOPER:

**MOUNTAINLANDS COMMUNITY
HOUSING ASSOCIATION, DBA
MOUNTAILANDS COUMMNITY HOUSING
TRUST**

By: _____
Name: _____
Title: _____

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On this ____ day o f _____, 2024, personally appeared before me _____, whose identity is personally known to me/proved to me on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he is a manager of Mountainlands Community Housing Trust, a a 501(c)(3) non-profit corporation.

Notary Public
Residing at:

PARCEL 1:

Beginning at a point which is North 89°49'35" East along the Section line 2654.06 feet, and South 00°13'40" West along the center of Section line 1323.67 feet and South 89°57'18" East 741.88 feet and North 47°22'00" East along the Westerly Right of Way line of State Highway U-248 169.99 feet from the Northwest corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence North 42°38'00" West 90.00 feet; thence North 16°00'00" West 110.00 feet; thence South 74°00'00" West 60.00 feet; thence North 16°00'00" West 85.24 feet to a point on a 158.0 foot radius curve to the left (Radius point bears North 02°19'28" East); thence along said curve 101.92 feet through a central angle of 36° 57'36"; thence East 164.34 feet to a point on a 200.00 foot radius curve to the left (Radius point bears East); thence along said curve 148.82 feet through a central angle of 42°38'00" to a point on the Westerly Right of Way line of State Highway U-248; thence South 47°22'00" West along said Westerly Right of Way line 191.59 feet to the point of beginning.

Easement 1:

Together with a non-exclusive easement to utilize the following described real property to gain access between the above-described property and dedicated streets, and for general passage for vehicles and persons, and for installation and maintenance of utility facilities of all kinds:

Beginning at a point which is North 89°49'35" East along the Section line 2654.06 feet, and South 00°13'40" West along the center of Section line 1323.67 feet, and South 89°57'18" East 741.88 feet, and North 47°22'00" East along the Westerly Right of Way line of State Highway U-248, 361.58 feet from the Northwest corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence North 47°22'00" East along said Westerly Right of Way line of State Highway U-248 80.00 feet; thence North 45°00'00" West 34.01 feet; thence West 79.31 feet to a point on a 200.00 foot radius curve to the left (Radius Point bears North 73°22'21" East) said point also being on the Easterly Boundary line of said property; thence Southerly along said curve 90.78 feet through a central angle of 26°00'21" to the point of beginning.

Easement 2:

Also together with a non-exclusive easement over, along and across the following described real property to be used for the construction, installation, operation, use, maintenance and repair of an underground sewer line:

Beginning at a point which is North 89°49'35" East along the Section line 3493.50 feet and South 946.41 feet from the Northwest corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and proceeding thence North 02°45'13" East 818.00 feet to a point on the Southerly Right of Way line of Lucky John Drive; thence North 59° 37'00" East along said right of Way line 23.88 feet; thence South 02°45'13" West 830.09 feet; thence North 90°00'00" West 20.02 feet to the point of beginning.

(Tax Serial No. PCA-2-2307)

PARCEL 2:

BEGINNING AT A POINT WHICH IS NORTH 89°49'35" EAST ALONG THE SECTION LINE 2654.06 FEET AND SOUTH 00°13'40" WEST ALONG THE CENTER OF SECTION LINE 1323.67 FEET AND SOUTH 89°57'18" EAST 623.88 FEET FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 2 SOUTH. RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 16°15'53" WEST 396.13 FEET; THENCE EAST 98.17 FEET TO A POINT ON A 158.0 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 34°38'08" EAST); THENCE ALONG SAID CURVE 89.10 FEET, THROUGH A CENTRAL ANGLE OF 32°18'39"; THENCE SOUTH 16°00' EAST 85.24 FEET; THENCE NORTH 74°00' EAST 60.0 FEET; THENCE SOUTH 16°00' EAST 110.0 FEET; THENCE SOUTH 42°38' EAST 90.0 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY U-248; THENCE SOUTH 47°22' WEST ALONG SAID HIGHWAY RIGHT OF WAY LINE 169.99 FEET; THENCE NORTH 89°57'18" WEST 118.0 FEET TO THE POINT OF BEGINNING.

(Tax Serial No. PCA-2-2307-A)



Planning Department

June 28, 2023

Elliott Workgroup, LLC
1441 West Ute Boulevard Suite 100
Park City, Utah 84098
(435) 649-0092

CC: Mountainlands Housing Community Trust

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 2200 Monitor Drive (Holiday Village Apartments)
1776 Kearns Boulevard (Parkside Apartments)

Parcels PCA-2-2302, PCA-2-2306, PCA-2-2307, and
PCA-2-2307-A

Zoning District: Residential Development
Frontage Protection Zone

Application: Affordable Master Planned Development
Conditional Use Permit

Project Number: PL-22-05473
PL-23-05511

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: June 28, 2023

Project Summary: **HOPA AMPD** – The Applicant proposes subdividing four parcels totaling 6.89 acres into seven lots, building a shared underground parking structure, redeveloping the Holiday Village Apartments (80 existing affordable units) with 217 affordable units, redeveloping the Parkside Apartments (42 existing affordable units) with 100 affordable units, and constructing the project in phases to allow for resident relocation.



Planning Department

Action Taken

On June 28, 2023, the Planning Commission conducted a public hearing and approved the HOPA Affordable Master Planned Development and Conditional Use Permit according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. On April 16, 1975, the Planning Commission approved a Planned Unit Development for the construction of 80 affordable units at 2200 Monitor Drive (Parcel PCA-2-2302 and PCA-2-2306), known as the Holiday Village Apartments.
2. In 1982, the Planning Commission approved a Conditional Use Permit for the construction of 42 affordable units at 1776 Kearns Boulevard (Parcels PCA-2-2307 and PCA-2-2307-A), known as the Parkside Apartments.
3. Adjacent land uses include a church to the north, Park City School District Campus to the east, Park Meadows Plaza Subdivision to the south, and Holiday Ranchettes Subdivision to the west.
4. The Applicant proposes the HOPA Affordable Master Planned Development (AMPD) and Multi-Unit Dwelling Conditional Use Permit (CUP) to redevelop 6.89 acres—Parcels PCA-2-2302 and PCA-2-2306 (Holiday Village Apartments) and Parcels PCA-2-2307 and PCA-2-2307-A (Parkside Apartments)—north of Kearns Boulevard and east of Monitor Drive.
5. The Applicant named the development the HOPA AMPD.
6. The HOPA AMPD is in the Residential Development Zoning District and Frontage Protection Zone.
7. The Applicant proposes constructing approximately 137 Residential Unit Equivalents to develop 317 affordable units.
8. The Applicant proposes 15,220 square feet of enclosed common space.

Affordable Master Planned Development

9. On February 25, 2021, the City Council adopted Ordinance No. 2021-10 to establish AMPDs to:
 - a. Incentivize public, private, and public-private development of affordable units for the workforce of Park City,
 - b. Create developments that include market-rate and affordable units and increase housing opportunities that are affordable to a wide range of incomes,
 - c. Increase building height and density and decrease parking requirements for affordable units if impacts to the community are mitigated,



Planning Department

- d. Ensure neighborhood compatibility, and
 - e. Encourage mixed-use, walkable, and sustainable development and redevelopment that provides innovative and energy efficient design, including innovative alternatives to reduce impacts of the automobile on the community.
10. Pursuant to Land Management Code Chapter 15-6.1, the Planning Commission must make fourteen findings when reviewing an AMPD.
 11. **Density** – AMPDs must contain at least ten Residential Unit Equivalents (20,000 square feet). The Applicant proposes construction of approximately 137 Residential Unit Equivalents to develop 317 affordable units.
 12. **Affordability** – At least 50% of the Residential Unit Equivalents must be affordable units – units that are priced to households with incomes at or below 80% of Area Median Income. The HOPA AMPD exceeds this requirement with 100% affordable units and no market-rate units.
 13. AMPDs must comply with the requirements of the Land Management Code. 2200 Monitor Drive (Holiday Village Apartments) and 1776 Kearns Boulevard (Parkside Apartments) are within the RD Zoning District. AMPDs are allowed in the Residential Development Zoning District. Density for AMPDs is not determined by the underlying Zoning District, but is volume based and determined by the AMPD setbacks, building height, and open space regulations.
 14. **Setbacks** – The minimum setback around the exterior boundary of an AMPD is 25 feet for property greater than two acres. The HOPA AMPD acreage is 6.89, requiring a 25-foot perimeter setback. The Applicant proposes a 25-foot perimeter setback.
 15. The project is within the Frontage Protection Zone, requiring a 100-foot setback from Kearns Boulevard. The Applicant proposes no structures within the Frontage Protection Zone setback. Additional structures, including but not limited to future bikeshare, bike racks, and community garden, may be located within the 30 feet to 100 feet from Kearns Boulevard pursuant to an Administrative Permit review by the Planning Department.
 16. Regarding interior setbacks, this AMPD is unique – generally an AMPD is reviewed as one lot with a perimeter setback and interior flexibility. However, for financing and phasing reasons, the Applicant proposes subdividing the acreage into seven lots. The Residential Development Zoning District requires a 12-foot side setback and a 15-foot rear setback. As mentioned above, the Applicant satisfies the 25-foot perimeter setback and the 100-foot Frontage Protection



Planning Department

Overlay setback, so Residential Development Zoning District rear and front setback requirements are exceeded.

17. The Applicant satisfies the 12-foot internal side setback for Buildings D, E, G, and F. However, the interior setbacks between Buildings A, B, and C, are reduced to ten feet for portions of the façade. LMC § 15-2.13-3(H) states “[t]he Planning Commission may vary side setbacks in Subdivisions and Master Planned Developments. In no case shall the Planning Commission reduce side setbacks to less than ten feet (10’) between structures except as provided in Section 15-2.13-3(F)(2) [regarding connected structures].”
18. Additionally, LMC § 15-6.1-7(D) states the Planning Commission may reduce setbacks within the project boundary to match an abutting zone-required setback provided the project meets the minimum International Building Code and Fire Code requirements, maintains the general character of the surrounding neighborhood in terms of mass, scale, and spacing between structures, and meets open space criteria.
19. The Building and Park City Fire District reviewed the project for conformance as part of the Development Review Committee process on February 7, 2023, March 7, 2023, and June 6, 2023. The properties to the west are zoned Single-Family. However, the Single-Family area is west of the project and is buffered by the 25-foot perimeter setback.
20. The properties directly to the south are zoned General Commercial. The General Commercial Zoning District side setback is ten feet, and the Applicant requests this interior ten-foot setback for Buildings A, B, and C to conform with the adjacent General Commercial Zoning District and the commercial and residential development to the south of the property shown in the image below. The Applicant exceeds open space requirements and respects the requirements of the Frontage Protection Zone.
21. **Height** – Maximum building height for an AMPD is 45 feet from existing grade and requires the following:
 - A ten-foot stepback on all perimeter building façade planes from the underlying Zoning District building height
 - Infrastructure is in place or can be updated to meet increased demand
 - Building façade variation compliance
22. The maximum building height required in the Residential Development Zoning District for the building façade perimeters is 28 feet measured from existing grade with a five-foot exception for mechanical equipment screening. The HOPA



Planning Department

AMPD is below the allowed 45-foot building height after the ten-foot stepback from the building façade perimeter.

23. **Facades** – Buildings greater than 60 feet but less than 120 feet in length must include a prominent shift in the form of either a ten-foot change in façade alignment or building height and buildings with a façade that exceeds 120 feet must provide a shift in the mass at each 120-foot interval or less in the form of a 15-foot change in building façade or height. The Applicant's plans conform to the shifts in façade.

24. **Site Planning** –

- a. **Clustered development** – development shall be clustered on the most developable and least visually sensitive portions of the site. The Applicant proposes no structures within the Frontage Protection Zone, 100 feet from Kearns Boulevard. The Applicant incorporated Planning Commission input and shifted the elevator shafts along Monitor Drive to the project interior.
- b. **Grading** – Projects shall be designed to minimize grading and the need for large retaining structures; roads, utility lines, and structures should be designed to work with existing grade; cuts and fills shall be minimized. The Applicant proposes construction of seven underground parking garages, which will not be visible upon project completion. The project redevelops existing site disturbance and there are no proposed or required retaining walls incorporated into the landscaping.
- c. **Trails** – Existing trails shall be incorporated into the open space elements of the project and maintained in their existing location whenever possible. Applicants may be required to grant the City a trail easement to connect proposed trails with existing trails consistent with the Park City Trails Master Plan. A paved bike and pedestrian trail runs north, parallel to Kearns Boulevard. Currently, a fence separates the Holiday Village and Parkside Apartments. The proposed redevelopment opens the area with internal north-south and east-west pedestrian and bike paths, improving access to the paved trail.
- d. **Internal Circulation** – Adequate internal vehicular, pedestrian, and bicycle circulation shall be provided. Pedestrian and bicycle circulations shall be separated from vehicular circulation and shall provide safe travel within the boundaries of the AMPD and to adjoining public sidewalks, trails, and rights-of-way. As noted above, in the current configuration, a fence separates Holiday Village and Parkside Apartments. The Applicant's



Planning Department

Site Plan below illustrates north-south and east-west internal connectivity, improving overall internal circulation for residents, and providing additional connections to the greater neighborhood. Schools, recreation facilities, urgent care, banks, child care, a post office, grocery stores, a pharmacy, and other services are within ¼ to 1-mile from the HOPA AMPD.

- e. **Snow Removal** – Areas for adequate snow removal and snow storage are required. The Applicant proposes 10,651 square feet for sidewalk and plaza snow storage (25.3%) and 5,325 square feet for parking snow storage area (12.8%).
- f. **Trash and Recycling** – Adequate trash and recycling containers must be included with circulation for pick-up vehicles and convenient pedestrian access. The Applicant proposes installing three enclosed dumpsters on site with garbage and recycling. The enclosures are proposed to be constructed with painted fiber cement panels and fiber cement wood siding.
- g. **Transportation Amenities** – The site plan must include drop-off areas for van and shuttle service and a bus stop if applicable. The Applicant proposes drop-off areas for van and shuttle service through a turnaround accessed from Kearns Boulevard.
- h. **Service and Delivery** – Access and loading/unloading areas must be included and separate from pedestrian areas. The Applicant provides a turnaround accessed from Kearns Boulevard and eight surface-level parking stalls with two that are ADA compliant, as well as four surface-level parking stalls accessed from Monitor Drive, with two that are ADA compliant.
- i. **Child Care** – The Planning Commission may require a site designated and planned for a child care center an AMPD if the Planning Commission determines the project will create additional demands for child care.
- j. The HOPA AMPD is within the Residential Development Zoning District, which allows two of the four types of child care facilities defined in LMC § 15-15-1: in-home babysitting for the care of four or fewer children within a primary residence and family child care for the care of up to eight children in the primary residence.
- k. Family group child care for the care of up to 16 children within the primary residence and child care centers outside of a primary residence in Multi-Unit Dwellings in the Residential Development Zoning District require a



Planning Department

Conditional Use Permit and Planning Commission review. LMC § 15-4-9 outlines requirements to ensure safe pick-up and drop-off and safe and adequate room for children to play. Additionally, parking for employees is required.

- I. The Applicant provided an evaluation regarding anticipated child care demand and concludes there will be very few children under five years of age and an in-house daycare would not best serve existing residents. The Applicant proposes a child-focused community room or computer room to serve older children on site.
- m. **General Plan Review** – While not consistency is binding, the AMPD must be consistent with the goals and objectives of the General Plan.
- n. Goal 1 of the General Plan is to protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods and Objective 1A is to direct complimentary land use and development into existing neighborhoods that have available infrastructure and resource capacity. The HOPA AMPD increases affordable units from 122 to 317 for the property, while increasing open space by providing most of the parking in underground structures.
- o. Goal 7 of the General Plan is to create a diversity of primary housing opportunities to address the changing needs of residents and Objective 7B is to focus efforts for diversity of primary housing stock within primary residential neighborhoods to maintain majority occupancy by full time residents within these neighborhoods. The proposed HOPA AMPD is in the Park Meadows neighborhood. The General Plan identifies this neighborhood as one that should be preserved as a primary residential neighborhood, in part due to the many community amenities, including the Creekside Park, the Municipal Athletic and Recreation Center (MARC), the Park City School District Campus, the Eccles Center for the Performing Arts, and access to the Open Space of Round Valley.
- p. Goal 8 of the General Plan is to increase affordable housing opportunities and associated services for the workforce of Park City, Objective 8A is to provide increased housing opportunities that are affordable to a wide range of income levels within all Park City neighborhoods.
- q. The Holiday Village and Parkside Apartments are described in the General Plan as the only affordable housing in the Park Meadows



Planning Department

neighborhood indicated on the Built Conditions Map near the Monitor Drive and Kearns Boulevard intersection.

- r. **Design Guidelines** – The Planning Commission may require Design Guidelines including requirements for exterior cladding material; style, dimensions, and materials of a roof structure, roof pitch, and porch; exterior nonstructural architectural ornamentation; location, design, placement, and architectural styling of windows and doors.
 - s. The Applicant revised the proposed materials to comply with LMC § 15-5-5(D) which limits exterior siding materials to three on any one façade. The Applicant proposes painted fiber cement panels, fiber cement siding that looks like wood, and white EIFS. Due to conformity of building design, façade variations, and consistent materials throughout the project.
25. **Open Space** – AMPDs must provide 20% Open Space. The Applicant proposes landscaping 2.76 of the 6.89 acres, exceeding the LMC requirement for a total of 40%.
26. The open space includes play areas for children in the plazas of Buildings A, B, and C, and Buildings A, D, and E. The Applicant updated their plans to include an area allocated for a future community garden.
27. **Strengthens and enhances the resort character of Park City** – The City's Affordable Housing Resolution No. 05-2021 states that the livability and viability of Park City is directly affected by the availability of a sufficient amount of housing affordable to workforce and residents and that the City Council desires to establish policies to ensure a reasonable opportunity for a variety of housing which bears an essential nexus to maintaining the social, economic, and cultural fabric of the community.
28. The City's Housing Needs Assessment completed in 2021 concludes in part that "Park City is the only city in Utah where workers (11,000) outnumber the population (8,500). The workforce needs more housing opportunities. Due to the scarcity of affordable housing, over 8,000 workers with an average wage of less than \$40,000 commute daily from homes out of Summit County to jobs in Park City. This large reservoir of pent-up demand all but guarantees rapid absorption of additional affordable housing units." The Housing Needs Assessment also found that 40% of all renters and 22% of owners pay at least 30% of their income for housing and utilities and "[m]ost troubling is the share of renters paying more than 50% of their income for housing, defined as a severe housing cost burden. One in five Park City renters has a severe housing cost burden."



Planning Department

29. The Applicant proposes exceeding the requirements of the AMPD code. While only 50% of the total Residential Unit Equivalents are required to be affordable units, the Applicant proposes 100% of the Residential Unit Equivalents for affordable units. The Housing Needs Assessment concludes “[d]emand for affordable housing could absorb as many as 800 to 1,000 units over the next five years. The 600 proposed units over the next five years will bring the affordable inventory to 1,250 units, a commendable achievement. Nevertheless, supply will still fall short of demand.” The Holiday Village and Parkside Apartments provide 122 affordable units. The proposed HOPA AMPD increases this number by 195, for a total of 317.
30. **Compliments the natural features on site and preserves significant features or vegetation to the extent possible** – LMC § 15-2.13-10 requires protection of Significant Vegetation during development. Significant Vegetation includes large trees six inches in diameter or greater measured four and one-half feet above the ground, groves of smaller trees, or clumps of oak and maple covering an area fifty square feet or more measured at the drip line. The property owner must demonstrate the health and viability of all large trees through a certified arborist. The Planning Director may require mitigation for loss of Significant Vegetation consistent with LMC § 15-5-5(N), the Water Wise Landscaping code.
31. LMC § 15-5-5(N) requires at least 50% of the landscaped area to be Water Wise Landscaping with non-invasive drought tolerant plants and minimal irrigation. Landscaping plans must identify existing Significant Vegetation. If Significant Vegetation is determined to be unhealthy and/or unsafe, under Site-Specific review conducted by the Forestry Board and Planning Director in conjunction with a CUP and AMPD, it may be replaced with equivalent landscaping in type and size.
32. On May 10, 2023, the Applicant submitted an evaluation of the Holiday Village and Parkside Apartment trees, completed by Arbor+. The evaluation concludes “roughly 30% of the Spruce trees were in decline or completely dead due to IPS Beetle (Bark Beetle). There were signs of high influx of IPS in the area with a row of Spruce trees that were dead at Park City High School as well as other surrounding properties in the area.”
33. The Applicant proposes removing 104 trees, treating four trees, and planting 102 new trees, including Serviceberry, Amur Maple, Colorado Spruce, and Aspens.
34. On May 4, 2023, the Forestry Board reviewed the Applicant's proposal and recommends Conditions of Approval outlined below.



Planning Department

35. **Meets the Sensitive Lands requirements and is designed to place development on the most developable land and least visually obtrusive portions of the site** – AMPDs that contain any area within the Sensitive Land Overlay shall conduct a Sensitive Lands Analysis. The HOPA AMPD is not within the Sensitive Land Overlay. The site does not include steep slopes, is not near a ridge line area, and is not proximate to wetlands or streams. The property is not within the Soils Ordinance Boundary.
36. **Promotes the use of non-vehicular forms of transportation through design and by providing trail and pathway connections** – The Applicant proposes improvements to internal east-west and north-south pedestrian and bicyclist connectivity and improved connectivity to the broader neighborhood. The Applicant's Parking Management Plan prioritizes residents without cars, provides enclosed bike storage in excess of the code requirements, and improves resident access to transit stops proximate to the project.
37. **Was noticed and the Planning Commission held a public hearing** – On April 7, 2023, staff mailed postcard notices to property owners within 300 feet of the HOPA AMPD, posted notice to the property, and published notice on the Utah Public Notice and City website, and on April 12, 2023, the Park Record published notice. The public notice provided information for in-person and remote participation in the April 26, 2023 site visit and public hearing, and the May 24, 2023 public hearing.
38. On June 9, 2023, staff published notice on the Utah Public Notice and City websites, and on June 12, 2023, staff mailed a second postcard notice to property owners within 300 feet of the HOPA AMPD and posted notice to the property. On June 14, 2023, the Park Record published notice. The public notice provided information for in-person and remote participation in the June 28, 2023 public hearing with possible final action.
39. **Incorporates best planning practices for sustainable development, including water conservation measures and energy-efficient design and construction** – LMC § 15-6.1-12(J) requires AMPDs to incorporate 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, with Energy Star qualified products for appliances.



Planning Department

40. On April 24, 2023, the Applicant met with Park City's Sustainability team to review their plans. The Sustainability team also recommends the Applicant consider an Energy Use Intensity (EUI) that is less than 25 for the living spaces to significantly lower utility bills. The Applicant will have a third-party energy consultant during design development and construction document phases and is willing to explore an EUI that is 25 or less at that time.
41. The Applicant proposes:
- a. Installing 54 Electric Vehicle Charging Stations for 20% of the parking stalls prior to issuance of a Certificate of Occupancy;
 - b. Constructing all-electric buildings;
 - c. Installing windows specifically designed for the mountain climate with performance of R-5 to R-9;
 - d. Installing exterior wall insulation that exceeds the requirements of the building code by installing R-23 that incorporate at least 25% recycled content;
 - e. Incorporating bioswales in the landscaping to collect and remove pollutants from stormwater runoff as illustrated on the plans dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023; and
 - f. Constructing buildings that are solar PV ready.
42. **Addresses and mitigates physical mine hazards according to accepted City regulations and policies** – Applicants must include a map and list of all known Physical Mine Hazards on the property. On March 28, 2023, Epic Engineering prepared a Phase I Environmental Site Assessment for the Applicant. The Assessment concludes the property was undeveloped prior to the 1980s, the property is not within the City's Soils Ordinance boundary and does not identify concerns regarding the proposed project or adjacent properties.
43. **Addresses historic structures and sites on the property according to accepted City regulations and policies and any applicable historic preservation plan** – Applicants must submit a map and inventory of historic structures and sites on the property. The Applicant submitted a Historic Report dated May 17, 2023, evaluating existing site conditions, the Park City Historic Sites Inventory, and consulting with the Park City Historical Society and Museum Society, concluding no structures are of historic significance are on the property.
44. **Addresses and mitigates traffic** – Park City Forward – a Transportation Blueprint identifies a future mode split target for the Park Meadows neighborhood



Planning Department

with 37% driving alone, 40% carpooling, 15% walking, 5% riding transit, and 3% biking.

45. On April 19, 2023, Hales Engineering completed a Traffic Impact Study for the Applicant. This Traffic Impact Study was included in the April 26, 2023 Planning Commission packet. The Applicant coordinated the Traffic Impact Study with the Engineering Department to update the study to comply with the proposed Traffic Impact Study standardization criteria. Additionally, the Engineering Department hired Wall Consultant Group (WCG) to provide a third-party review of the Traffic Impact Study.
46. The Engineering Department and WCG provided initial input regarding the April 19, 2023 Traffic Impact Study. On June 16, 2023, Hales Engineering submitted an updated Traffic Impact Study. On June 22, 2023, WCG provided a memorandum of review regarding the updated Traffic Impact Study.
47. The Traffic Impact Study evaluates Levels of Service from A through F. An acceptable Level of Service in Park City is Level D.
48. The updated Traffic Impact Study outlines existing and anticipated future conditions for relevant intersections:

Table ES-1: Peak Hour Level of Service Results

Intersection	Level of Service											
	Existing (2023)				Future (2028)				Future (2040)			
	Background		Plus Project		Background		Plus Project		Background		Plus Project	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
1 Kearns Boulevard / Park Avenue	B	C	B	D	B	D	B	D	B	D	B	E
2 Monitor Drive & Bonanza Drive / Kearns Boulevard	B	C	B	C	C	D	C	D	C	F	D	F
3 Holiday Village (West) Access / Monitor Drive	a	a	a	a	a	a	a	a	a	a	a	a
4 Parkside (South) Access / Kearns Boulevard	c	f	d	f	c	f	d	f	f	f	f	f
5 Comstock Drive / Kearns Boulevard	A	B	A	C	A	D	A	D	B	E	B	E
6 Deer Valley Drive & Empire Avenue / Park Avenue	C	E	C	E	C	E	C	E	C	E	C	E
7 Bonanza Drive / Deer Valley Drive	B	B	B	C	B	C	B	C	B	D	B	E

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)

Source: Hales Engineering, June 2023

49. **Addresses and mitigates parking reductions and parking management –**
The Applicant submitted a Parking Study and Parking Management Plan and proposes 266 parking spaces, reducing the parking requirements by 64 spaces, a 19% reduction.
50. LMC § 15-6.1-9(A) requires AMPDs to comply with Off-Street Parking requirements. LMC § 15-3-6 *Parking Ratio Requirements for Specific Land Use Categories* outlines the following for Multi-Unit Dwellings:



Planning Department

Unit 1,000 square feet or less	1 space
Unit greater than 1,000 square feet and less than 2,000 square feet	1.5 space
Unit greater than 2,000 square feet	2 spaces

51. No units greater than 2,000 square feet are proposed for the HOPA development. The Applicant proposes 317 units requiring 330 parking spaces.
52. LMC § 15-6.1-9(B) establishes Planning Commission discretion to evaluate a reduction to AMPD parking requirements if the Applicant:
- Demonstrates parking reductions materially increase the feasibility of the proposed AMPD
 - Submits a parking and traffic study completed by a third party selected by the City
 - Demonstrates that the proposed AMPD sufficiently addresses the parking demand for the project
53. On April 19, 2023, the Applicant submitted the Park City Holiday Village & Parkside Parking Study ("Parking Study") prepared by Hales Engineering for Planning Commission review pursuant to the requirements in LMC § 15-6.1-9(C). The Parking Study concludes in part "[a]n estimated 20% reduction in the parking requirement was calculated based on the development being nearby existing and planned transit facilities, having more than twice the required bicycle parking stalls, having carshare parking stalls, and having motorcycle parking stalls" and "[a]n additional 5% buffer was used to convert the parking demand to a recommended parking supply."
54. On June 21, 2023, the Applicant submitted an updated HOPA Parking Management Plan. The Applicant proposes the following:
- All underground parking spaces will be assigned, and residents must register their vehicle with management. No household will be allowed to park more than one car onsite.
 - The Applicant shall market the project as ideal for local workers and their families who use transit and active transportation instead of cars.
 - The Applicant shall keep two separate waiting lists for households who do and do not own cars and allow people to get on both lists. If their name comes to the top of the "no car" list, they have the option to accept residence and get rid of their car.



Planning Department

- d. The Planning Commission may require an additional twenty surface parking spaces in the Frontage Protection Zone after the last buildings are completed to provide additional parking if the Planning Commission finds an updated parking study demonstrates increased parking demand.
 - e. Paratransit and microtransit turnarounds will be accessed from Kearns Boulevard.
 - f. The Applicant shall provide enclosed bicycle storage and outdoor, enclosed bicycle storage as outlined in the plans dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023.
 - g. The Applicant shall provide an annual Park City Bikeshare pass for residents without a car. The Applicant agrees that a future Park City Bikeshare location may be located on site in coordination with Summit County and City staff.
 - h. Should a carshare program become available, the Applicant will allocate parking spaces on site for carshare use in a location approved by the Planning Director.
 - i. As part of the Phase I construction, the Applicant shall install a concrete bus stop pad and bench along Monitor Drive to the size and dimensions and in a location approved by the City Engineer, Transportation, and Transit Department.
55. LMC § 15-6.1-9(D) establishes six criteria for AMPDs greater than one acre that the Planning Commission may consider when evaluating an Applicant's request to reduce parking, outlined below:
- (1) Parking in the Right-of-Way along the perimeter of the AMPD is available** – parking in the Right-of-Way is not available on Monitor Drive or Kearns Boulevard.
 - (2) A clear and irrevocable agreement authorizes AMPD residents to park in an off-site Parking Area or Parking Structure that is located within 1,000 feet of the AMPD perimeter boundary** – the Applicant proposes parking off-site during Phase I and II construction, described below. However, the Applicant does not propose parking for AMPD residents within 1,000 feet of the AMPD perimeter boundary.
 - (3) The AMPD is within ¼-mile from a bus stop that includes a waiting shelter consistent with City standards** – the Parking Study reduces parking requirements by 11% due to proximity of bus stops. According to the Applicant's survey, 69.6% of the survey respondents take public transit to access daily needs. The Applicant met with Engineering, Transportation, Transit, and



Planning Department

Planning staff to discuss the bus stops within the vicinity of the project and to evaluate bus stop upgrades to accommodate increased ridership. The Applicant originally proposed a bus pullout along Monitor Drive. However, the Transit team recommended improvements to the bus stops along Kearns Boulevard rather than a bus pullout along Monitor Drive due to the limited bus route, ridership, and minimal time required for loading and unloading.

The Transit team submitted documentation indicating boardings and alightings along Monitor Drive are minimal and do not warrant a bus pullout, even with increased ridership in the future. In 2018, the City completed an accessibility inventory of bus stops to identify compliance with ADA functional requirements and amenities such as shelters, seating, and signage. Physical characteristics and ridership information was collected on all stops served by Park City transit. This information was used as a baseline for prioritizing bus stop improvements. Stop 15080 Parkside Apartments was rated "B" for ADA functionality and "A" for amenities. While prioritizing bus stop improvements, the Parkside Apartment stop was not identified for improvement due to its relative score with other sites in the transit system. While this stop is not currently programmed for improvements, an increase in ridership presents an opportunity to revisit prioritization in coordination with the Applicant as the project develops.

(4) On-site parking is provided for motorcycles/scooters – the Parking Study reduces parking requirements by 1% due to 14 on-site motorcycle stalls in the underground parking garages. According to the Applicant's survey, two respondents use a scooter or motorcycle. The Applicant's updated Underground Parking Exhibit increases on-site motorcycle stalls in the underground parking garage to 16 (Building A: 7, Building B: 1; Building C: 1; Building E: 1; Building F: 1; Building G: 5). The motorcycle/scooter parking stalls also provide e-bike charging.

(5) Bicycle parking exceeds the requirements of LMC § 15-3-9 – the Parking Study reduces parking requirements by 4% due to on-site bicycle parking. At the time the Applicant submitted a complete Application, LMC § 15-3-9 required the Applicant to install outdoor bike racks for 10% of the required Off-Street Parking. The parking requirement for the project is 330 parking spaces, so the outdoor bike rack requirement is for 33 bikes.

In addition to installing outdoor bike racks, the Applicant proposes to exceed the bike parking requirement by providing enclosed bike parking within the parking garage and buildings and outdoor sheltered securable bike storage facilities. The



Planning Department

Parking Study provided a 4% parking reduction because the Applicant's original plan included bike parking for 74 bikes. According to the Applicant's survey, 26.1% of respondents bike to access daily needs.

The Applicant's revised submittal increased the number of bike parking provided on site to 220—an increase of 146—and includes 188 sheltered securable bike parking within the parking garage and buildings:

The Applicant also proposes to install a minimum of four outdoor sheltered, securable bike storage facilities for 32 or more bikes, as well as three bike racks with each providing bike parking for multiple bikes. In total, this provides secure enclosed bike parking for 220 bikes.

In addition to providing secure enclosed bike parking for 220 bikes, the Applicant is coordinating with Summit County and City staff about a future Bike Share installation. Thirty percent of respondents to the Applicant's survey expressed an interest in a bike share program.

(6) The AMPD provides dedicated parking spaces for resident carshare vehicles – the Parking Study reduces parking requirements by 4% for at least four carshare vehicles for the site. According to the Applicant's survey, nearly 20% of the respondents expressed an interest in a car share program.

56. **Parking during construction** – Additional considerations for parking include evaluation of parking during construction of Phases I and II. Pre-construction, the Applicant proposes requiring registration for residents with a vehicle to manage parking during construction.
57. During construction, the Applicant proposes issuing HOPA parking stickers for registered cars only. Cars without stickers will be towed if left more than 24 hours. No guest parking will be available during construction Phases I and II.
58. LMC § 15-3-2(C) states required parking must be on-site unless the Planning Commission allows such parking on adjacent or nearby deed restricted lots. On May 22, 2023, the Applicant completed a Parking Requirement Evaluation for 1700 Kearns Boulevard, the commercial property directly south of the HOPA AMPD. The Applicant's Parking Requirement Evaluation reviews the existing parking for the commercial property with the required parking ratios outlined in LMC § 15-3-6.
59. The Applicant's Parking Requirement Evaluation concludes the mix of occupancy overlaps and 90% of the building is dedicated to business and retail use operating during the hours of 9:00 AM and 5:00 PM and 10% of the leasable area is for restaurant use open from 5:00 to 10:00 PM. The Applicant concludes



Planning Department

the parking requirements of the adjacent commercial property generates a need of up to 126 parking spaces and after 5:00 PM, the need reduces to 47 stalls until 10:00 PM. After 10:00 PM, the Applicant concludes the parking demand is reduced to zero.

60. On May 4, 2023, Ed Lewis, Chief Executive Officer of Kensington Investment Company and Park Meadows Plaza provided a letter of support for the HOPA AMPD, agreeing to facilitate the project through temporary use of 40 parking stalls immediately adjacent to the south side of the HOPA site during Phase I and II of construction.
61. **Development Agreement** – LMC § 15-6.1-5 requires a Development Agreement for AMPDs in a form approved by the City Attorney that contains:
- a. A legal description of the land;
 - b. All relevant zoning and Land Management Code parameters, including all findings, conclusions, and conditions of approval, specifying any exceptions;
 - c. An express reservation of the future legislative power and zoning authority of the City;
 - d. A provision to allow for minor, administrative modifications without revision of the Agreement;
 - e. A copy of the approved Site plan, architectural plans, Landscaping plans, Grading plan, trails and Open Space plans, and other plans, which are a part of the Planning Commission approval;
 - f. A description of all Developer exactions or agreed upon public dedications;
 - g. Developer agreement to pay all specified impact fees;
 - h. The Initial Purchase Price of the Affordable Units, as defined in the Housing Resolution in effect at the time of a Complete Application;
 - i. The form of ownership anticipated for the project;
 - j. A specific project phasing plan;
 - k. A list and map of all known Physical Mine Hazards on the Property, as determined through the exercise of reasonable due diligence by the Owner, as well as a description and GPS coordinates of those Physical Mine Hazards;
 - l. A map and inventory of all Historic Structures on the Property and a Historic Structures Report prepared by a qualified Historic Preservation Professional.



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62. LMC § 15-6.1-5(B) requires the Applicant to submit a draft Development Agreement to the Planning Department within six months of the date of Planning Commission approval. The Planning Commission holds a public hearing and ratifies Development Agreements, which are then signed by the Mayor.
63. **Subdivision Approvals Required** – The Applicant proposes subdividing the property in seven lots to accommodate phased construction. Due to the unique proposal to subdivide the parcels in phases with proposed underground structures crossing lot lines, the Applicant proposes a subdivision phasing plan.

Conditional Use Permit

64. **The project, as conditioned, meets the Conditional Use Criteria** – Multi-Unit Dwellings in the RD Zoning District require a CUP. 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.
65. The Planning Commission evaluates proposed Conditional Uses and may recommend conditions of approval to preserve the character of the Zoning District, and to mitigate potential adverse effects of the Conditional Use.
66. The Planning Commission shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards.
67. The table below outlines the sixteen criteria the Planning Commission reviews when considering a Conditional Use. Criteria not addressed in the AMPD Findings of Fact above are outlined in the table below:

Criteria	Proposed Project
Size and location of the site	The HOPA AMPD is on 6.98 acres within the Residential Development Zoning District and Frontage Protection Zone within the Park Meadows neighborhood. The Applicant's Contextual Analysis below shows the proposed HOPA AMPD for three vantage points:



Planning Department



① View from Kearns Blvd 1
1" = 10'-0"



② View from Kearns Blvd 2
1" = 10'-0"



③ View from Monitor Dr 1
1" = 10'-0"



④ View from Monitor Dr 2
1" = 10'-0"

Utility capacity, including storm water run-off

The Development Review Committee discussed the proposed project on February 7, 2023, March 7, 2023, and June 6, 2023 and require no additional Conditions of Approval.

Emergency vehicle access

The Park City Fire District reviewed the proposed project on February 7, 2023, March 7, 2023, and June 6, 2023, and found conformance with their required standards.

Signs

No signs are proposed as part of this AMPD and CUP. Future sign installations require submittal of a Master Sign Plan for Planning Department review and approval prior to any sign installation.



Planning Department

Physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing	The adjacent site to the north is a 3.44-acre Parcel in the Residential Development Zoning District with a church. Most of the site is surface level parking. The adjacent site to the east is the Park City School District Campus. The building closest to the HOPA AMPD is the Park City High School with an existing height up to 65 feet. On October 18, 2022, the Board of Adjustment approved a variance for the Park City High School addition that is 47 feet six inches in height. The Holiday Ranchettes Subdivision in the Single-Family Zoning District is to the west across Monitor Drive. The adjacent site to the south is the Park Meadows Plaza Subdivision, with buildings constructed in 1973 and 1995 in the General Commercial Zoning District with a maximum building height of 35 feet. The HOPA property is situated in a transition area within the Park Meadows neighborhood from Single-Family Dwellings to the commercial and school uses on Kearns Boulevard.
Noise, vibration, odors, steam, or other mechanical factors that might affect people and property off-site	The HOPA AMPD meets the 25-foot perimeter setback from adjacent properties. Additionally, the HOPA AMPD meets the 100-foot Frontage Protection Zone setback from Kearns Boulevard.
Expected ownership and management of the project as primary residences, condominiums, time interval ownership, nightly rental, or commercial tenancies	The HOPA AMPD is owned by Mountainland Community Housing Trust. The deed restrictions that must be recorded governing the long-term affordability of the development require primary residency and prohibit nightly rentals or other short-term rental. The Applicant does not propose condominium ownership of any units; rather, the HOPA AMPD will be affordable unit rentals only.



Planning Department

68. The Development Review Committee evaluated the HOPA AMPD and CUP on February 7, 2023, March 7, 2023, and June 6, 2023. Recommended Conditions of Approval are included below.
69. The Planning Commission conducted a work session on March 22, 2023, a site visit and public hearing on April 26, 2023, a public hearing on May 24, 2023, and a public hearing on June 28, 2023.

Conclusions of Law

Affordable Master Planned Development

1. Provides at least 50% Affordable Units;
2. Complies with requirements of the Land Management Code;
3. Meets the minimum requirements of this Chapter;
4. Provides meaningful Open Space for residents and the public;
5. Strengthens and enhances the resort character of Park City;
6. Compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
7. Meets the Sensitive Lands requirements of the Land Management Code and is designed to place Development on the most developable land and least visually obtrusive portions of the Site;
8. Promotes the Use of non-vehicular forms of transportation through design and by providing trail and pathway connections;
9. Was noticed and the Planning Commission held a public hearing in accordance with this Chapter;
10. 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, and includes Energy Star qualified products for appliances;
11. Addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies;
12. Addresses and mitigates Historic Mine Waster and complies with the requirements of the Park City Soils Boundary Ordinance;
13. Addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan;
14. Addresses and mitigates traffic;
15. Addresses and mitigates parking reductions and parking management.



Planning Department

Conditional Use Permit

1. the Application complies with all requirements of this LMC;
2. the Use will be Compatible with surrounding Structures in Use, scale, mass and circulation;
3. the effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. 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, stockpiling 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.
2. 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 development drainage conditions and special consideration shall be made to protect any wetlands delineated on and adjacent to the site.
3. 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.
4. Final utility plans shall be submitted with the building permit.
5. 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 the area provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping.
6. Approval of this AMPD shall expire two years from the date of Development Agreement execution unless construction, as defined by the International Building Code, has commenced on the project.



Planning Department

7. **Affordable Deed Restrictions** – Prior to a certificate of occupancy, provisions to ensure continued affordability shall be embodied in legally binding deed restrictions, approved by the City Attorney, and recorded with the County.
8. The deed restrictions shall conform with the requirements outlined in the Park City Affordable Housing Resolution No. 05-2021 or as otherwise determined by the Park City Housing Authority.
9. The deed restrictions shall continue in full force and effect for a period not less than forty years. Upon expiration of the initial forty-year term, or any subsequent term, the City shall have six months in which to determine, based on an independent market study, that the affordable units within the AMPD are no longer necessary to satisfy the affordable or workforce housing needs of the City. The City Council or its successor shall make the final determination of such continuing need, and if the City makes no such determination, the deed restrictions shall automatically renew for one or more additional ten-year terms.
10. The property owner shall submit to the City an annual compliance report as amended from time to time by the City or its designee, verifying deed restriction compliance.
11. **Building Height** – The Applicant's building permit plans and building heights shall substantially conform to the plans dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023.
12. **Garbage and Recycling** – Final dumpster enclosure locations shall be approved by Republic Services and shall not encroach into site setbacks. Recycling shall be provided for but not be limited to glass, paper, plastic, cans, cardboard or other household generated recyclable and scrap materials.
13. **Noxious Weeds** – Noxious weeds identified by Summit County must be removed from the property in accordance with Summit County regulations prior to issuance of Certificate of Occupancy.
14. **Dark Sky Compliance** – Prior to issuance of a Certificate of Occupancy, the outdoor lighting shall conform to the requirements of City's Dark Sky Code in LMC Section 15-5-5(J), be fully shielded, down directed, with bulbs 3,000 degrees Kelvin or less.
15. **Child Care** – In-home babysitting and family child care are allowed within primary residences subject to Planning Department review and approval. If a family group child care and/or child care center is proposed within the property, the family group child care and/or child care center for residents does not require a Conditional Use Permit nor Planning Commission review and is subject only to



Planning Department

Planning Director review for conformance with the requirements of the Land Management Code.

16. **Design Guidelines** – The materials submitted at the building permit phase shall substantially comply with the plans dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023.
17. **Community Garden** – Should the residents within the development desire a community garden, the Applicant will allocate an area to accommodate the garden.
18. **Landscaping** – The Applicant shall remove trees impacted by the Bark Beetle as soon as possible and prior to beginning construction.
19. The Applicant shall select salt tolerant trees and filters to protect vegetation near areas proposed for snow storage.
20. The Applicant shall include landscaping phasing plan in the project phasing plan to ensure new vegetation is established.
21. The Applicant shall establish a three-year review after final project completion to evaluate the health and viability of new vegetation.
22. **Sustainability** – The Applicant shall install 54 Electric Vehicle Charging Stations for 20% of the parking stalls prior to issuance of a Certificate of Occupancy.
23. The Applicant shall construct all-electric buildings.
24. The Applicant shall install windows specifically designed for the mountain climate with performance of R-5 to R-9.
25. The Applicant shall install exterior wall insulation that exceeds the requirements of the building code by installing R-23 that incorporate at least 25% recycled content.
26. The Applicant shall incorporate bioswales in the landscaping to collect and remove pollutants from stormwater runoff as illustrated on the plans dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023.
27. The Applicant shall construct buildings that are solar PV ready.
28. During the design development and construction document phases, the Applicant shall review Energy Use Intensity with the Sustainability Department to achieve lower utility bills for living spaces.
29. **Parking Management Plan** – All underground parking spaces will be assigned, and residents must register their vehicle with management. No household will be allowed to park more than one car onsite unless otherwise determined by the Parking Management Plan.



Planning Department

30. The Applicant shall market the project as ideal for local workers and their families who use transit and active transportation instead of cars.
31. The "no car" list shall be exhausted prior to the list with residences with cars. The Applicant shall keep two separate waiting lists for households who do and do not own cars and allow people to get on both lists. If their name comes to the top of the "no car" list, they have the option to accept residence and get rid of their car. Residents selected from the "no car" list will not be issued a parking stall.
32. The Planning Commission may require an additional twenty surface parking spaces in the Frontage Protection Zone and evaluate off-site parking requirements after the last buildings are completed to provide additional parking if the Planning Commission finds an updated parking study demonstrates increased parking demand. The Planning Commission may also reevaluate the Kearns Boulevard access to the underground parking structure from Building F.
33. Paratransit and microtransit turnarounds will be accessed from Kearns Boulevard.
34. The Applicant shall provide enclosed bicycle storage and outdoor, enclosed bicycle storage as outlined in the plans dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023.
35. The Applicant shall provide an annual Park City Bikeshare pass for residents without a car. The Applicant agrees that a future Park City Bikeshare location may be located on site in coordination with Summit County and City staff.
36. Should a carshare program become available, the Applicant will allocate parking spaces on site for carshare use in a location approved by the Planning Director.
37. As part of the Phase I construction, the Applicant shall install a concrete bus stop pad and bench along Monitor Drive to the size and dimensions and in a location approved by the City Engineer, Transportation, and Transit Department.
38. When the Transit and Engineering Departments determine ridership for Stop 15080 Parkside Apartments increases to the degree it warrants bus stop improvements, the Applicant shall meet with the City Transit and Engineering Departments and commits to improving internal pedestrian connectivity to the upgraded bus stop.
39. **Bike Parking** – The Applicant shall provide sheltered securable bike parking for 188 bikes in the parking garage and buildings, shall install a minimum of four outdoor sheltered, securable bike storage facilities for 32 or more bikes and three



Planning Department

bike racks for bike parking, as indicated in the plans dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023.

40. The Applicant shall provide an annual Park City Bikeshare pass for residents without a car. The Applicant agrees that a future Park City Bikeshare location may be located on site in coordination with Summit County and City staff.
41. **Long-Term Parking Management** – A high-speed remote-controlled gate at the entrance to the parking structure.
42. Camera installations in the parking structure for remote monitoring 24/7 by the management company.
43. Use of parking permits/stickers for all vehicles authorized to park in the parking structure; cars without stickers will be towed at the owner's expense.
44. Numbered parking stalls – residents will be granted no more than one parking space.
45. The annual operating budget will include an allowance to sweep and clean the parking area on a semi-annual basis.
46. **Parking During Construction** – Parking shall comply with the parking management plan.
47. Prior to submitting a draft Development Agreement, the Applicant shall submit a formal agreement between Kensington Investment Company and the Applicant providing for 40 temporary parking stalls immediately adjacent to the south side of the HOPA site to be available for use until Phase II construction is complete.
48. During construction of the project, the Applicant shall submit an annual report to the Planning Department for review by the Planning Director outlining parking available to residents and parking management plan compliance. The Planning Director may recommend additional review by the Planning Commission if the Director determines the demand is not satisfied through on-site and off-site parking.
49. The Applicant shall submit a draft Development Agreement to the Planning Department within six months of the date of Planning Commission approval. The Development Agreement must be ratified by the Planning Commission, signed, and recorded, prior to building permit issuance.
50. The Applicant shall submit a complete subdivision application to the Planning Department for review, approval, and recordation prior to submitting a building permit for each phase of development.



Planning Department

51. The Applicant shall submit an access easement agreement in a form approved by the City Attorney's Office for the vehicular access to the property from Kearns Boulevard indicated on the Park Meadows Plaza Survey.
52. **Mechanical Equipment** – Mechanical equipment will be required to comply with the requirements of LMC § 15-5-5 regarding location on the building, compliance with setbacks, and required screening.
53. A property management office shall be constructed as part of Building A, Phase I. A property manager on site forty hours a week, and a 24/7 hotline shall be provided for residents upon completion of Phase 3. The Applicant may identify a unit in the final Phase of development for a potential on-site property manager based on the financial model for the operation of the property.
54. The Applicant shall submit an annual parking report to the Planning Department. The Planning Director may recommend further parking mitigations with Planning Commission review.

If you have questions or concerns regarding this Final Action Letter, please call (385) 290-0789 or email planning@parkcity.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "LS", written over a horizontal line.

Laura Suesser, Planning Commission Chair

CC: Rebecca Ward



HOPA Parking Management Plan V4

Stage #1- Pre-Construction

Exiting tenants have been asked to register their cars to obtain current car count.

Results	# Spaces Available	# Units	# Bdrms	# Cars Registered
HV N =	51	40	60	37
HV S =	51	40	60	36
PS =	90	42	96	41
Totals	192	122	216	114

Additional survey information was obtained in early May from current HOPA residents to get more information regarding current transportation methods, habits and usage. Results are summarized below.

The survey, which had a 1/4th response rate, showed that all but one residents own a gas car, with one owning an electric vehicle. The survey also demonstrated that 50% of respondents walk, 25% bike, and 75% take public transit to access daily needs. Several respondents also noted they use paratransit and ride share (uber/ lyft) to access daily needs. Two respondents use a scooter/ motorcycle. Nearly half of respondents would be interested in a car or bike share program.

Stage #2- During Construction

Prior to construction start HOPA parking stickers will be issued for registered cars only, and cars without stickers will be towed if left more than 24 hours. Parking spaces for both projects will be assigned to tenants. No guest parking will be available during the first construction phases.

Building A Construction:

Residents of Holiday Village (currently 73 cars) will be asked to park in the following locations:

- Parkside excess parking stalls – 49 stalls
- Parking garage owned by KIC – 40 stalls
 - LOI for 2024 with possible extension to June 2025.

Buildings B&C Construction –

Existing tenants of HV-N w/cars registered will be given an assigned parking spot in new building when they take occupancy – 38 stalls created

Existing tenants who don't have a car registered will be given the following incentives:

- First choice of new unit location of appropriate size in appropriate building
- Designated bike, scooter or motorcycle parking spot of their choice (or maybe two spots if they need them)
- The additional 5 units after all HV-N residents are relocated will first be offered to HV-S residents who don't own a car, if remaining unit sizes are appropriate, since no additional parking spaces are available in that building
- HV-S residents will continue to park in PS Parking Lot, which should have sufficient spaces for all HV-S residents

If demand/ future parking can be added in FPZ on Parkside side

Once Buildings B&C are completed, remaining HV and PS tenants should be permanently relocated (76 cars).

Stage #3- Permanent Parking Plan

- All underground parking spaces will be assigned, and tenants will have to keep their vehicles registered with management. No household will be allowed to store more than one car onsite.
- The project will be marketed as ideal for local workers and their families who use transit and active transportation instead of cars.
- MCHT will keep two separate waiting lists for households who do and do not OWN cars and allow people to get on both lists. If their name comes to the top of the "no car" list, they have the option to accept the spot and get rid of their car if they choose.
- Optional surface parking in Frontage Protection Zone will be Conditionally Approved until the last building(s) are completed to give an additional parking option if the demand for parking is high enough.
- Paratransit and microtransit turnarounds will be located on the current Parkside side of the development.
- There will be indoor and outdoor (but enclosed) bike storage.
- An annual PC Bikeshare pass will be provided for those without a car. A future PC Bikeshare location could be placed with FPZ. Mountainlands is working with County and City Staff to coordinate the Bike Share options, and plans to work together once data is back in the Fall.
- Mountainlands is willing to agree to a Condition of Approval that should a Carshare program become available, it will be accommodated on site.
- The development will help the City to enhance the Monitor Drive bus stop to encourage further transit usage. Mountainlands has met with City Staff to coordinate. A concrete pad will be poured in construction.



PARKING PRE-CONSTRUCTION	
Holiday Village = 80 Units = 102 Existing Parking Stalls (73 Cars Registered)	
Park Side	= 42 Units = 90 Existing Parking Stalls (41 Cars Registered)
LMC PARKING REQUIREMENTS	
Holiday Village	
- 1 Bedroom = 40 Units = 40 Parking Stalls	
- 2 Bedroom = 40 Units = 40 Parking Stalls	
Total = 80 Units = 80 Parking Stalls	
Park Side	
- 2 Bedroom = 32 Units = 32 Parking Stalls	
- 3 Bedroom = 10 Units = 15 Parking Stalls	
Total = 42 Units = 47 Parking Stalls	
ADDITIONAL PARKING AS PER LMC	
Holiday Village = 102 - 80 = 22 Additional Parking Stalls	
Park Side	= 90 - 47 = 43 Additional Parking Stalls
Total = 65 Additional Parking Stalls	

Stage #1- Pre-Construction
Existing tenants have been asked to register their cars to obtain current car count.

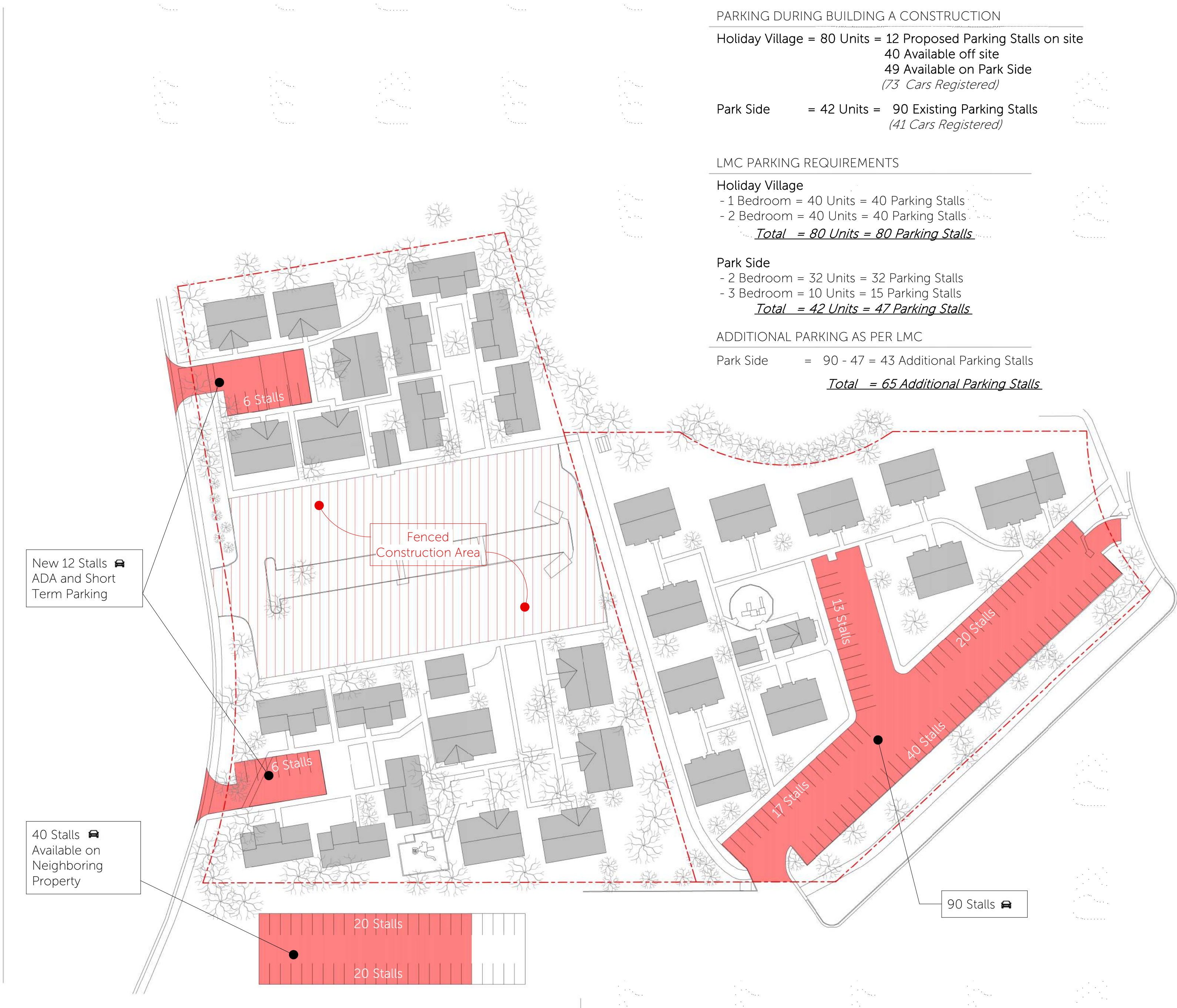
Results	# Spaces Available	# Units	# Bdrms	# Cars Registered
HV N =	51	40	60	37
HV S =	51	40	60	36
PS =	90	42	96	41
Totals	192	122	216	114

MCHT collected additional survey information from current HOPA residents to get more information regarding their current transportation methods, habits and usage. Results as May of 2023 are summarized below.

Survey Results as of May 2023 (56 Respondents)

- More than half tenants walk for daily needs.
- 75% take public transportation for daily needs.
- Nearly half responders are willing to participate on a bike and/or car share program.
- Vast majority use alternative transit daily or weekly basis.
- Many other respondents use a bike, scooter, ride share and public transportation.

Refer to AMF-006.2 for key findings from surveys.



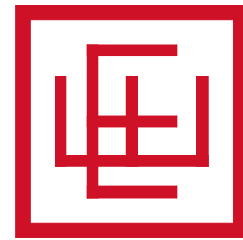
Stage #2- During Construction
Prior to construction start HOPA parking stickers will be issued for registered cars only, and cars without stickers will be towed if left more than 24 hours. Parking spaces for both projects will be assigned to tenants. No guest parking will be available during the first construction phases.

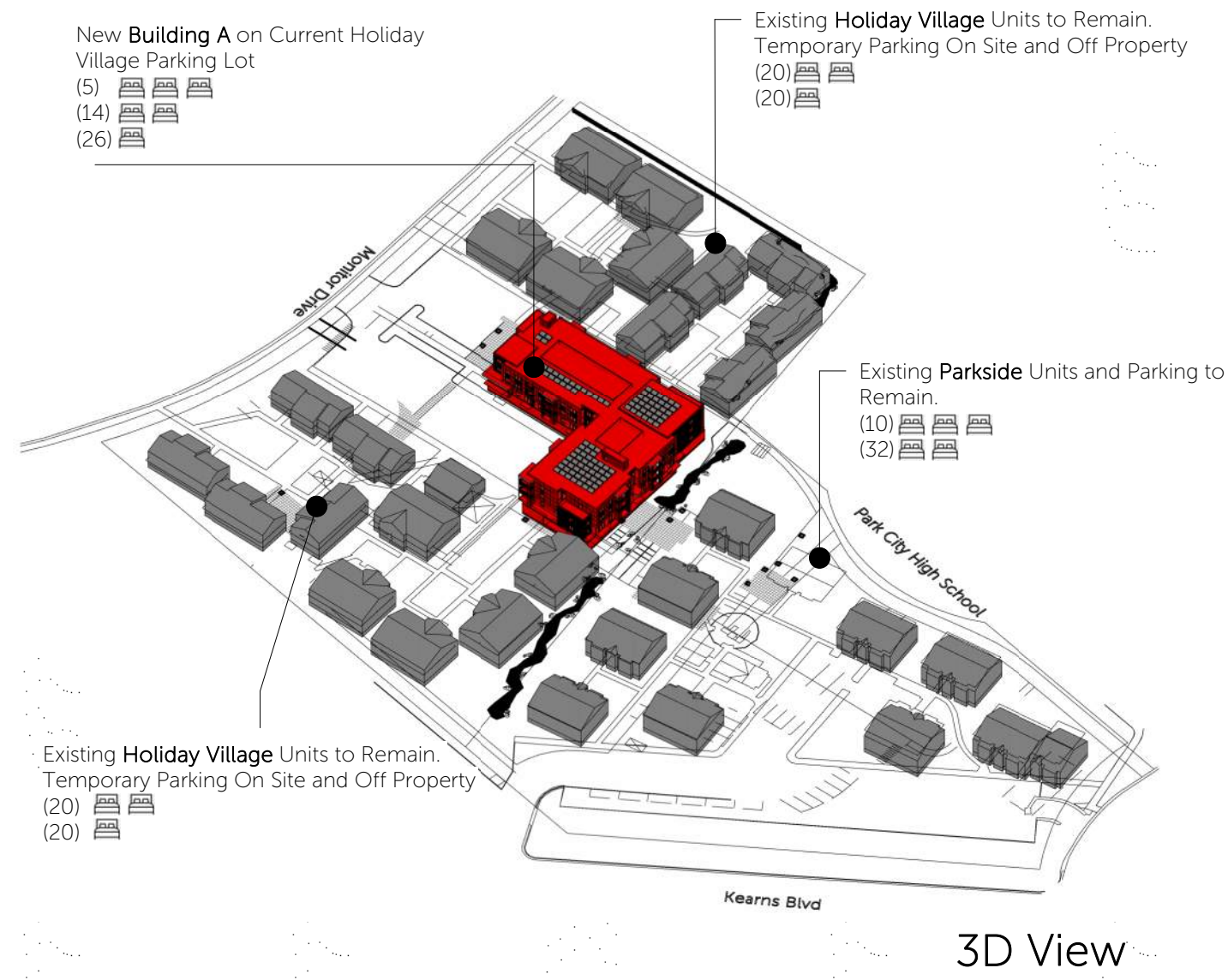
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 - 12 temporary stalls would be provided on the existing courtyards for ADA tenants and for short term parking.

- Buildings B&C Construction –
Existing tenants of HV-N w/cars registered will be given an assigned parking spot in new building when they take occupancy – 38 stalls created
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 - Designated bike, scooter or motorcycle parking spot of their choice (or maybe two spots if they need them)
 - The additional 5 units after all HV-N residents are relocated will first be offered to HV-S residents who don't own a car, if remaining unit sizes are appropriate, since no additional parking spaces are available in that building
 - HV-S residents will continue to park in PS Parking Lot, which should have sufficient spaces for all HV-S residents
- If future parking demands warrant, additional parking can be added in the FPZ on the Parkside side. Once Buildings B&C are completed, remaining HV and PS tenants should be permanently relocated (76 cars).

PARKING DURING BUILDING A CONSTRUCTION	
Holiday Village = 80 Units = 12 Proposed Parking Stalls on site 40 Available off site 49 Available on Park Side (73 Cars Registered)	
Park Side	= 42 Units = 90 Existing Parking Stalls (41 Cars Registered)
LMC PARKING REQUIREMENTS	
Holiday Village	
- 1 Bedroom = 40 Units = 40 Parking Stalls	
- 2 Bedroom = 40 Units = 40 Parking Stalls	
Total = 80 Units = 80 Parking Stalls	
Park Side	
- 2 Bedroom = 32 Units = 32 Parking Stalls	
- 3 Bedroom = 10 Units = 15 Parking Stalls	
Total = 42 Units = 47 Parking Stalls	
ADDITIONAL PARKING AS PER LMC	
Park Side = 90 - 47 = 43 Additional Parking Stalls	
Total = 65 Additional Parking Stalls	

- Stage #3- Permanent Parking Plan** (Refer to sheet AMPD-020)
- All underground parking spaces will be assigned, and tenants will have to keep their vehicles registered with management. No household will be allowed to store more than one car onsite.
 - The project will be marketed as ideal for local workers and their families who use transit and active transportation instead of cars.
 - MCHT will keep two separate waiting lists for households who do and do not OWN cars and allow people to get on both lists. If their name comes to the top of the "no car" list, they have the option to accept the spot and get rid of their car if they choose.
 - Optional surface parking in Frontage Protection Zone will be Conditionally Approved until the last building(s) are completed to give an additional parking option if the demand for parking is high enough.
 - Paratransit and microtransit turnarounds will be located on the current Parkside side of the development.
 - There will be indoor and outdoor (but enclosed) bike storage.
 - Annual PC Bikeshare pass for those without a car. A future PC Bikeshare location could be placed with FPZ. Mountainlands is working with County and City Staff to coordinate the Bike Share options.
 - Mountainlands is willing to agree to a Condition of Approval that should a County Carshare program become available, it will be accommodated on site.
 - The development will help the City to enhance the Monitor Drive bus stop to encourage further transit usage. Mountainlands continues to meet with City Staff to coordinate.



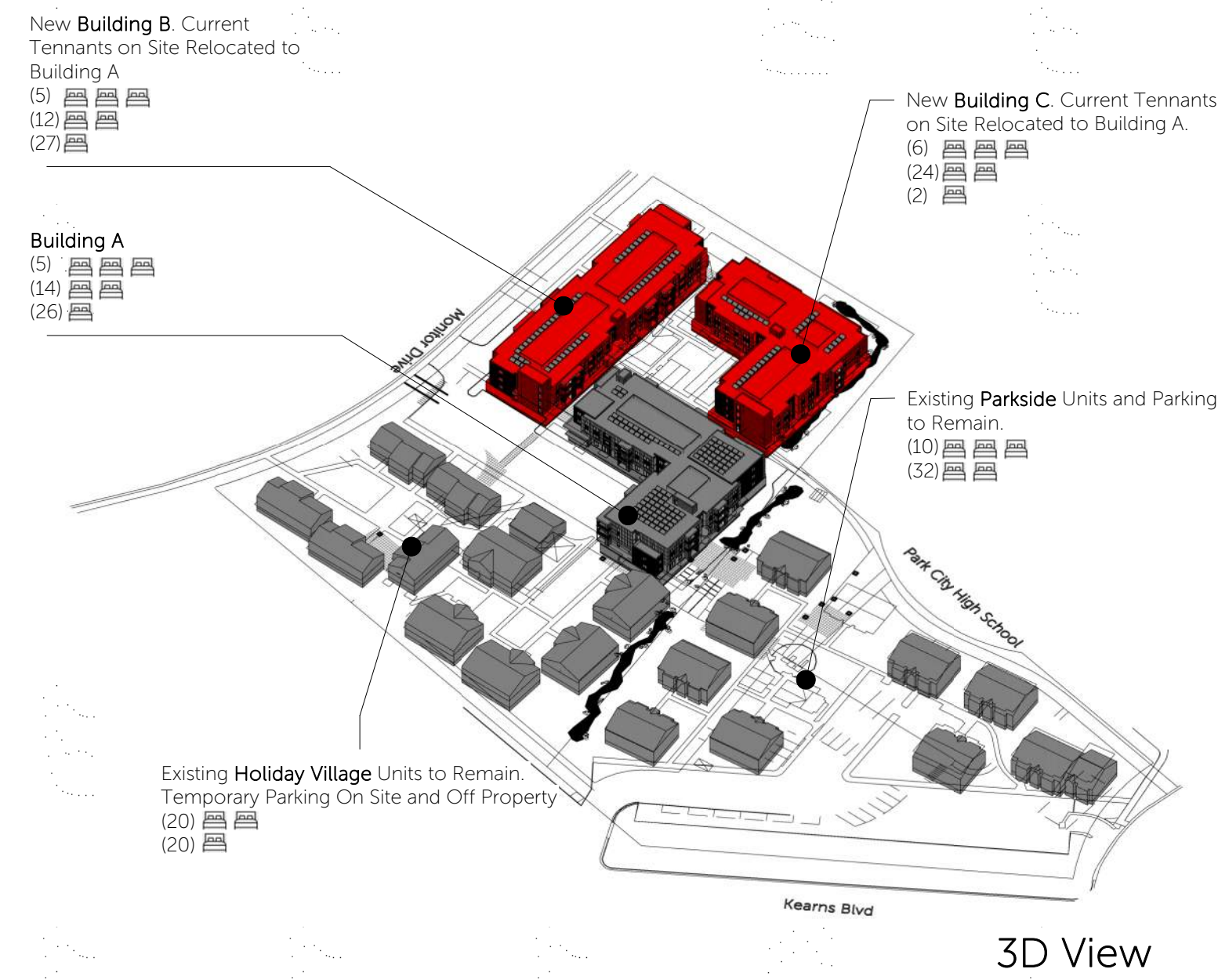


Phase 1 - (1 Year)

Secure Adequate Temporary Parking on and off Site for Current Tenants.

Build Building "A" in Current Holiday Village Parking Lot.

At Completion of Building "A" Move Current Tenants on the North side of the Holiday Village into "A".

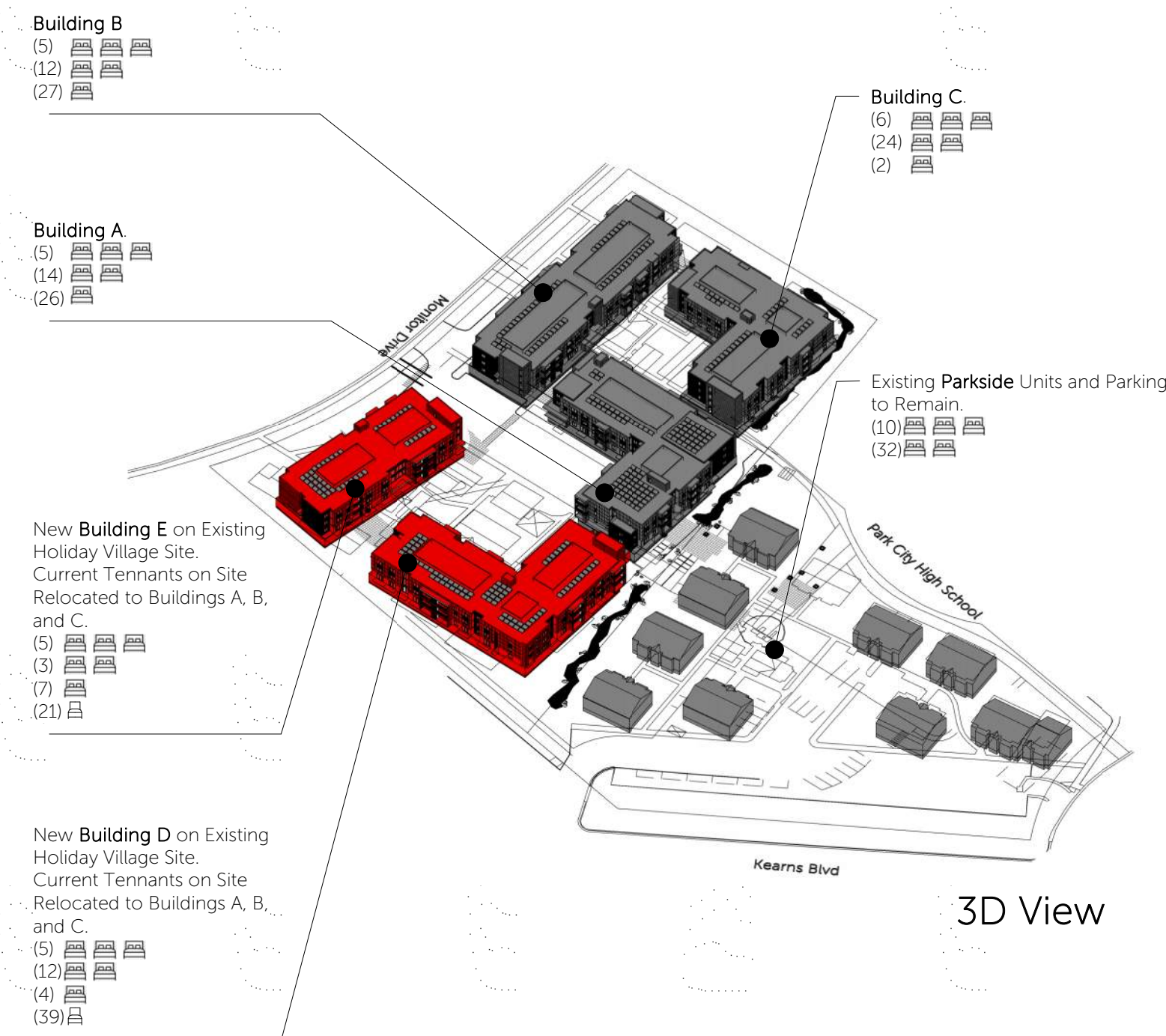


Phase 2 - (1.5 Years)

Demolish Current Units on North Side of the Existing Holiday Village (40 Units).

Build Building "B" as Phase 2a and Building "C" as Phase 2b, and Connect Underground Parking for Buildings "A", "B", and "C".

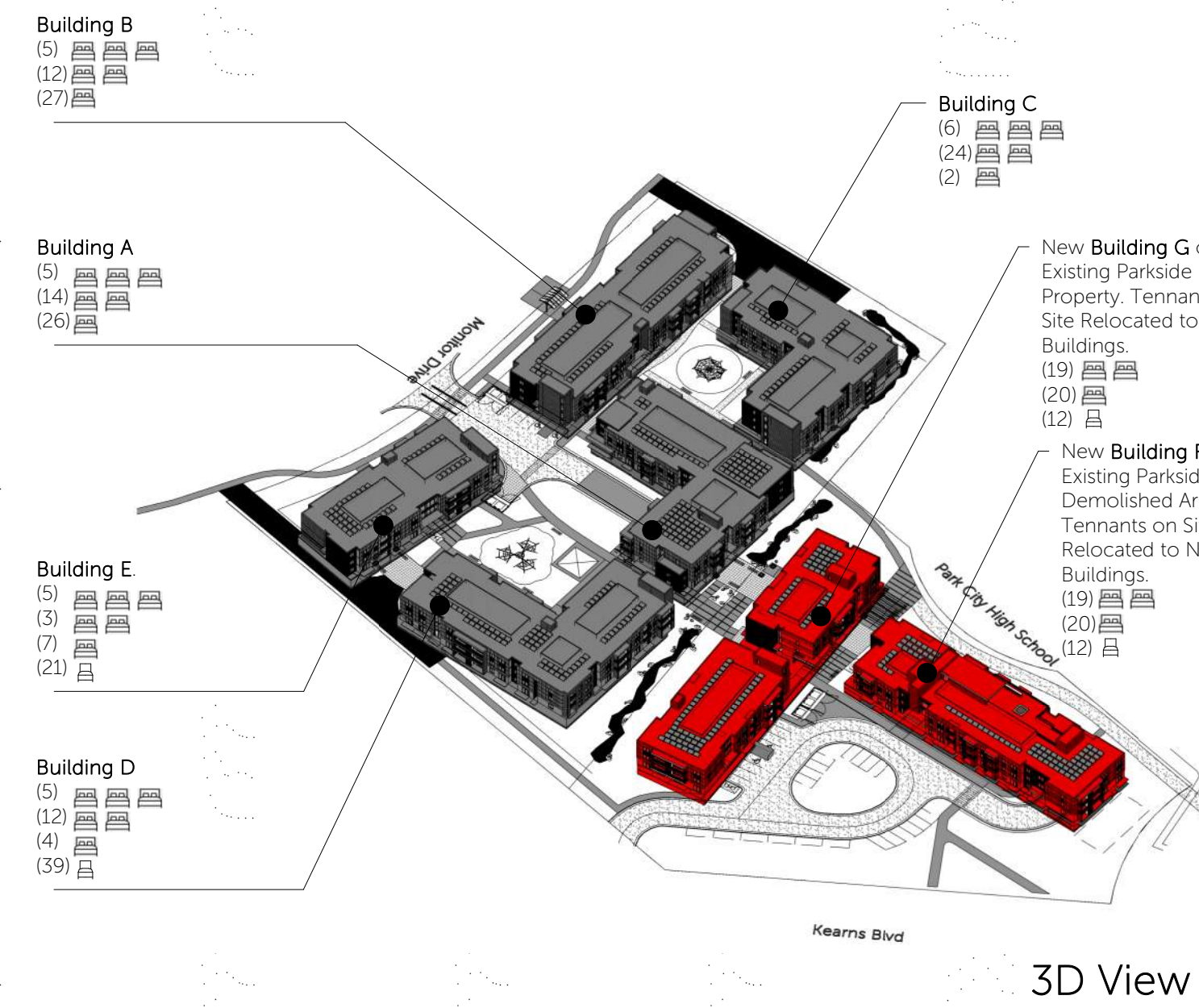
At Completion of Building "B" Move Remaining Holiday Village Tenants into Buildings "A" and "B".
At Completion of Building "C" Possibly Move All Parkside Tenants into Buildings "B", and "C".



Phase 3 - (1.5 Years)

Demolish Current Units on South Side of the Existing Holiday Village (40 Units).

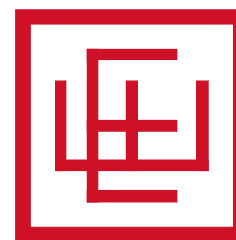
Build Building "D" as Phase 3a and Building "E" as Phase 3b, and Connect Underground Parking for Buildings "A", "D", and "E".

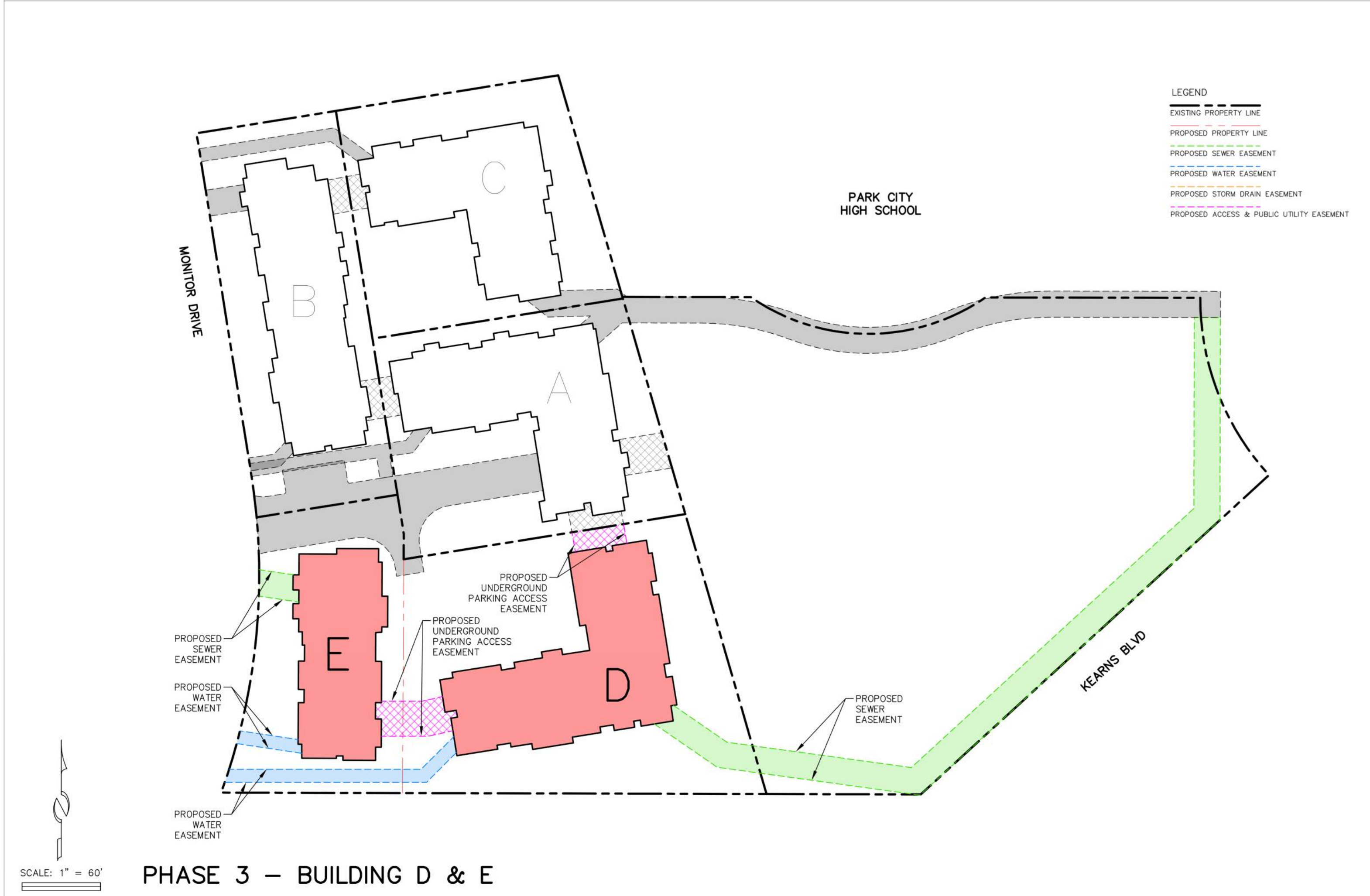
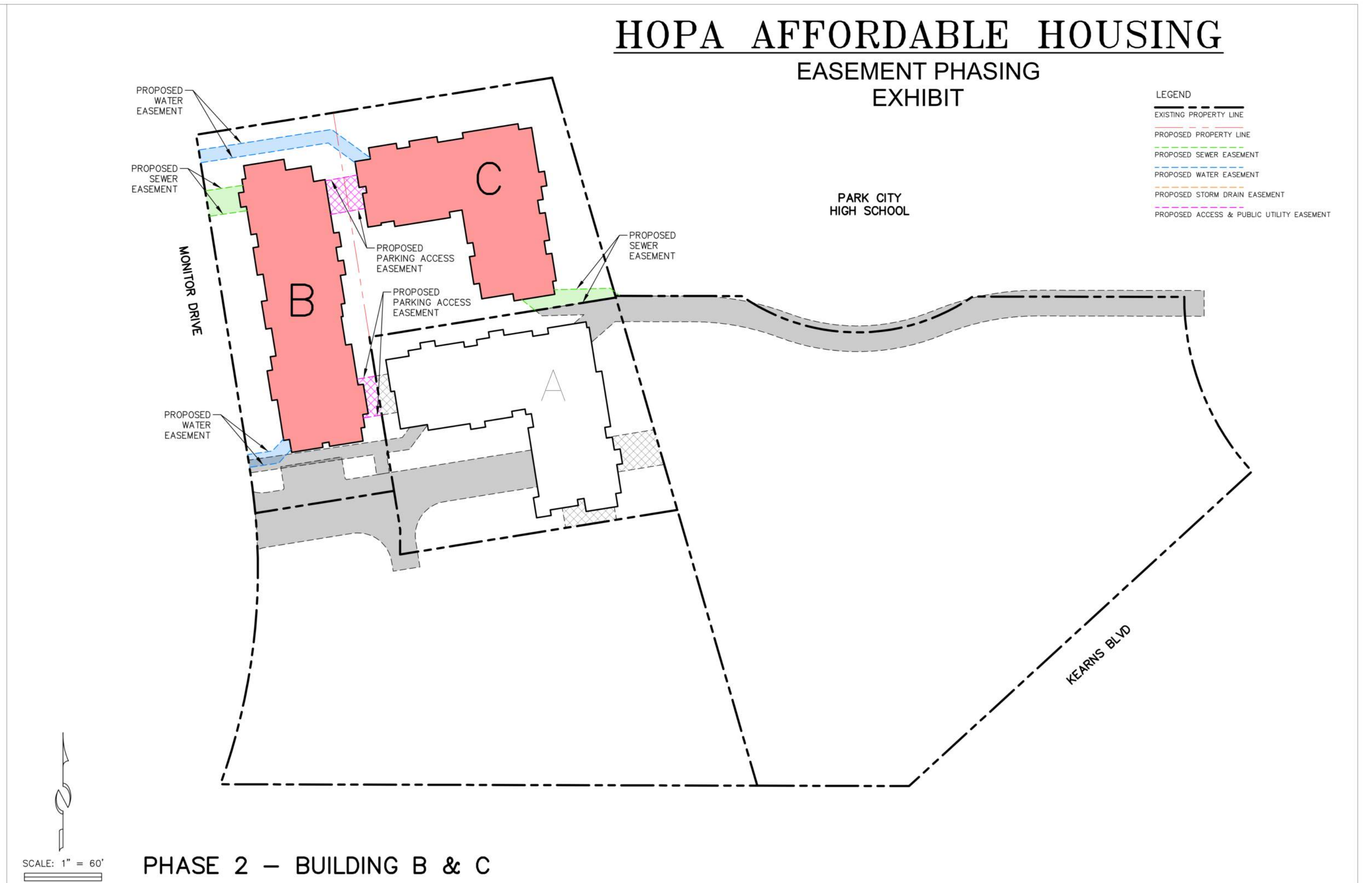
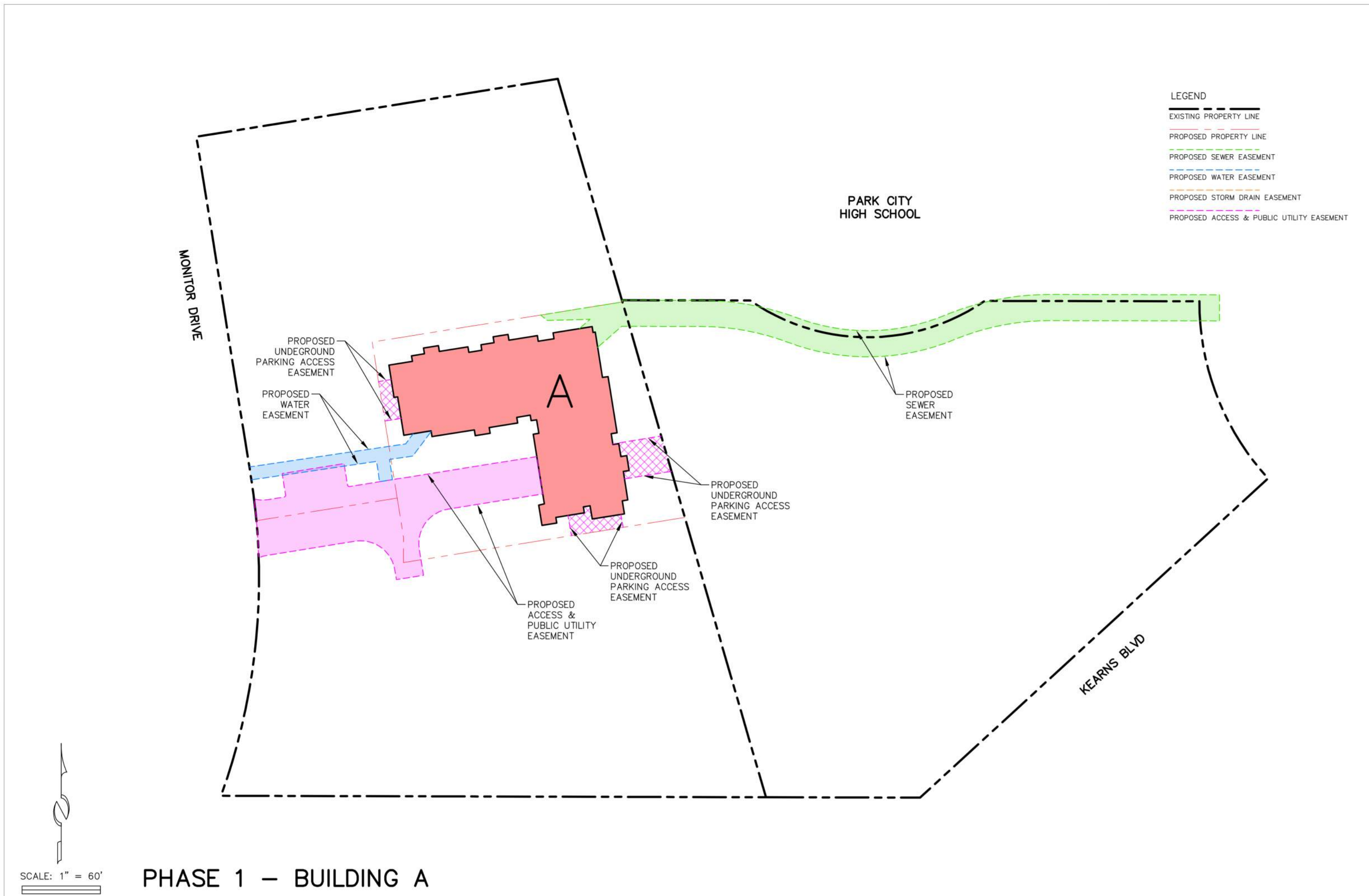


Phase 4 - (1.5 Years)

Demolish Current Units on Parkside (42 Units).

Build Building "F" as Phase 4a and Building "G" as Phase 4b, and Connect Underground Parking for Buildings "A", "F", and "G".







PARKING PRE-CONSTRUCTION
Holiday Village = 80 Units = 102 Existing Parking Stalls
(73 Cars Registered)

Park Side = 42 Units = 90 Existing Parking Stalls
(41 Cars Registered)

LMC PARKING REQUIREMENTS
Holiday Village
- 1 Bedroom = 40 Units = 40 Parking Stalls
- 2 Bedroom = 40 Units = 40 Parking Stalls
Total = 80 Units = 80 Parking Stalls

Park Side
- 2 Bedroom = 32 Units = 32 Parking Stalls
- 3 Bedroom = 10 Units = 15 Parking Stalls
Total = 42 Units = 47 Parking Stalls

ADDITIONAL PARKING AS PER LMC
Holiday Village = 102 - 80 = 22 Additional Parking Stalls
Park Side = 90 - 47 = 43 Additional Parking Stalls
Total = 65 Additional Parking Stalls

Stage #1- Pre-Construction
Existing tenants have been asked to register their cars to obtain current car count.

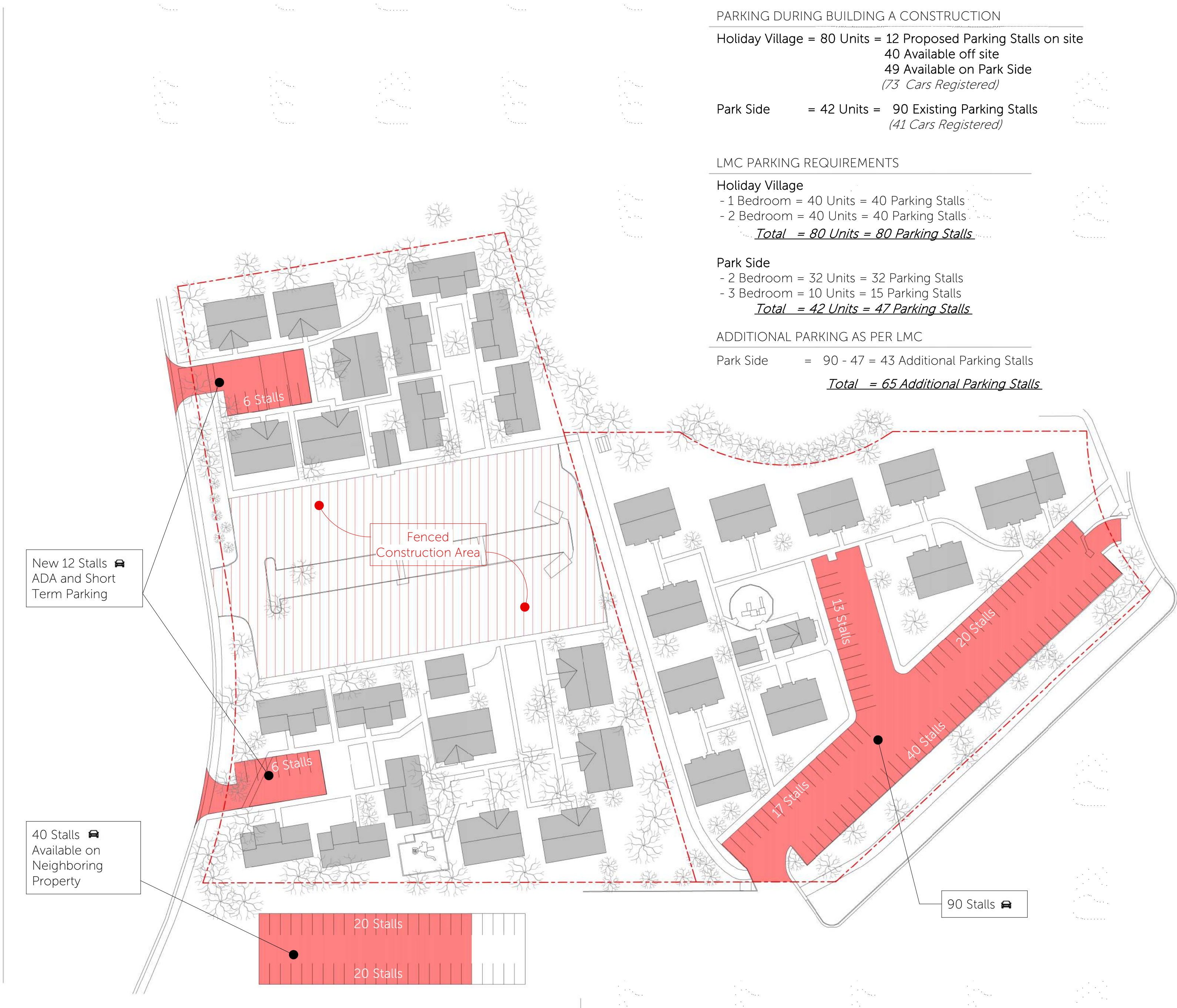
Results	# Spaces Available	# Units	# Bdrms	# Cars Registered
HV N =	51	40	60	37
HV S =	51	40	60	36
PS =	90	42	96	41
Totals	192	122	216	114

MCHT collected additional survey information from current HOPA residents to get more information regarding their current transportation methods, habits and usage. Results as May of 2023 are summarized below.

Survey Results as of May 2023 (56 Respondents)

- More than half tenants walk for daily needs.
- 75% take public transportation for daily needs.
- Nearly half responders are willing to participate on a bike and/or car share program.
- Vast majority use alternative transit daily or weekly basis.
- Many other respondents use a bike, scooter, ride share and public transportation.

Refer to AMF-006.2 for key findings from surveys.



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40 Available off site
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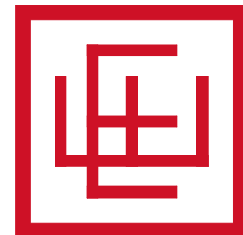
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Holiday Village & Parkside

Traffic Impact Study



Park City, Utah

June 16, 2023

UT23-2486



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Holiday Village & Parkside development located in Park City, Utah. The development is located northeast of the Monitor Drive / Kearns Boulevard (S.R. 248) intersection.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2023), future (2028), and future (2040) conditions with and without the proposed project and to recommend mitigation measures as needed. The morning and evening peak hour level of service (LOS) results are shown in Table ES-1. A site plan of the project is provided in Appendix A.

Table ES-1: Peak Hour Level of Service Results

Intersection	Level of Service											
	Existing (2023)				Future (2028)				Future (2040)			
	Background		Plus Project		Background		Plus Project		Background		Plus Project	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
1 Kearns Boulevard / Park Avenue	B	C	B	D	B	D	B	D	B	D	B	E
2 Monitor Drive & Bonanza Drive / Kearns Boulevard	B	C	B	C	C	D	C	D	C	F	D	F
3 Holiday Village (West) Access / Monitor Drive	a	a	a	a	a	a	a	a	a	a	a	a
4 Parkside (South) Access / Kearns Boulevard	c	f	d	f	c	f	d	f	f	f	f	f
5 Comstock Drive / Kearns Boulevard	A	B	A	C	A	D	A	D	B	E	B	E
6 Deer Valley Drive & Empire Avenue / Park Avenue	C	E	C	E	C	E	C	E	C	E	C	E
7 Bonanza Drive / Deer Valley Drive	B	B	B	C	B	C	B	C	B	D	B	E

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)

Source: Hales Engineering, June 2023

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of 317 multi-family residential affordable housing units
- The project is anticipated to generate approximately 1,586 Saturday daily vehicle trips, including 86 trips in the morning peak hour, and 160 trips in the evening peak hour
- The project is anticipated to generate approximately 397 Saturday alternate mode (walk, bike, and transit) trips, including 22 trips in the morning peak hour, and 40 trips in the evening peak hour
- A northbound right-turn deceleration lane is recommended at the north access

2023	Background	Plus Project
Assumptions	• None	• Existing traffic from current housing units removed in the same distribution as those assigned from the proposed development • Trip generation calculated using the existing counts to/from the current housing units
Findings	• Poor LOS at: ◦ Parkside Access / Kearns Boulevard (PM) ◦ Deer Valley Drive / Park Avenue (PM) • Significant queuing at multiple intersections during the evening peak hour that backs into upstream signals	• Poor LOS at: ◦ South Access / Kearns Boulevard (PM) ◦ Deer Valley Drive / Park Avenue (PM) • Significant queuing at multiple intersections during the evening peak hour that backs into upstream signals
Mitigations	• A center two-way left-turn lane is available to help vehicles making an egress left turn during peak hours at the Parkside (South) Access	
2028	Background	Plus Project
Findings	• Poor LOS at: ◦ Parkside Access / Kearns Boulevard (PM) ◦ Deer Valley Drive / Park Avenue (PM) • Significant queuing at multiple intersections during the evening peak hour that backs into upstream signals	• Poor LOS at: ◦ Parkside Access / Kearns Boulevard (PM) ◦ Deer Valley Drive / Park Avenue (PM) • Significant queuing at multiple intersections during the evening peak hour that backs into upstream signals
Mitigations	• Park City plans to reduce travel demand through more robust transit strategies. If these strategies do not reduce traffic as much as desired, widening Kearns Boulevard to five lanes could be considered from Sidewinder Drive through at least Comstock Drive to allow more vehicles to get through the signal at Comstock Drive / Kearns Boulevard	
2040	Background	Plus Project
Findings	• Poor LOS at: ◦ Monitor Drive & Bonanza Drive / Kearns Boulevard (PM) ◦ Parkside Access / Kearns Boulevard (AM & PM) ◦ Comstock Drive / Kearns Boulevard (PM)	• Poor LOS at: ◦ Kearns Boulevard / Park Avenue (PM) ◦ Monitor Drive & Bonanza Drive / Kearns Boulevard (PM) ◦ South Access / Kearns Boulevard (AM & PM) ◦ Comstock Drive / Kearns Boulevard (PM)

	○ Deer Valley Drive / Park Avenue (PM) • Significant queuing at multiple intersections during the evening peak hour that backs into upstream signals	○ Deer Valley Drive / Park Avenue (PM) ○ Bonanza Drive / Deer Valley Drive (PM) • Significant queuing at multiple intersections during the evening peak hour that backs into upstream signals
Mitigations	• No further mitigations recommended	

TABLE OF CONTENTS

EXECUTIVE SUMMARY	i
SUMMARY OF KEY FINDINGS & RECOMMENDATIONS	ii
TABLE OF CONTENTS	iv
LIST OF TABLES	v
LIST OF FIGURES	v
I. INTRODUCTION	1
A. Purpose	1
B. Scope	2
C. Analysis Methodology	2
D. Level of Service Standards	2
II. EXISTING (2023) BACKGROUND CONDITIONS.....	4
A. Purpose	4
B. Roadway System	4
C. Traffic Volumes	4
D. Crash Data	5
E. Level of Service Analysis	8
F. Queuing Analysis	8
G. Mitigation Measures	8
III. PROJECT CONDITIONS	10
A. Purpose	10
B. Project Description	10
C. Trip Generation	10
D. Trip Distribution and Assignment	11
E. Access	14
F. Auxiliary Lanes	14
G. Access Sight Distance	Error! Bookmark not defined.
H. Multimodal Analysis	Error! Bookmark not defined.
IV. EXISTING (2023) PLUS PROJECT CONDITIONS	17
A. Purpose	17
B. Traffic Volumes	17
C. Level of Service Analysis	17
D. Queuing Analysis	20
E. Mitigation Measures	20
V. FUTURE (2028) BACKGROUND CONDITIONS.....	21
A. Purpose	21
B. Roadway Network	21
C. Traffic Volumes	21
D. Level of Service Analysis	21
E. Queuing Analysis	24
F. Mitigation Measures	24
VI. FUTURE (2028) PLUS PROJECT CONDITIONS.....	25
A. Purpose	25
B. Traffic Volumes	25
C. Level of Service Analysis	25

D. Queuing Analysis	28
E. Mitigation Measures	28
VII. FUTURE (2040) BACKGROUND CONDITIONS.....	29
A. Purpose	29
B. Roadway Network	29
C. Traffic Volumes	29
D. Level of Service Analysis	29
E. Queuing Analysis	32
F. Mitigation Measures	32
VIII. FUTURE (2040) PLUS PROJECT CONDITIONS.....	33
A. Purpose	33
B. Traffic Volumes	33
C. Level of Service Analysis	33
D. Queuing Analysis	36
E. Mitigation Measures	36

Appendix A: Project Site Plan

Appendix B: Turning Movement Counts

Appendix C: LOS Results

Appendix D: Queuing Results

LIST OF TABLES

Table 1: Level of Service Description	3
Table 2: Crash Summary	5
Table 3: Existing (2023) Background Peak Hour LOS	8
Table 4: Trip Generation	10
Table 5: Trip Distribution	11
Table 6: Existing (2023) Plus Project Peak Hour LOS	17
Table 7: Future (2028) Background Peak Hour LOS	24
Table 8: Future (2028) Plus Project Peak Hour LOS	25
Table 9: Future (2040) Background Peak Hour LOS	32
Table 10: Future (2040) Plus Project Peak Hour LOS	33

LIST OF FIGURES

Figure 1: Vicinity map showing the project location in Park City, Utah	1
Figure 2: Existing (2023) background peak hour traffic volumes	6
Figure 3: Trip assignment for the peak hours	12
Figure 4: Existing (2023) plus project peak hour traffic volumes	18
Figure 5: Future (2028) background peak hour traffic volumes	22
Figure 6: Future (2028) plus project peak hour traffic volumes	26
Figure 7: Future (2040) background peak hour traffic volumes	30
Figure 8: Future (2040) plus project peak hour traffic volumes	34

I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed Holiday Village & Parkside developments located in Park City, Utah. The proposed project is located northeast of the Monitor Drive / Kearns Boulevard (S.R. 248) intersection. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2023), future (2028), and future (2040) conditions with and without the proposed project and to recommend mitigation measures as needed.

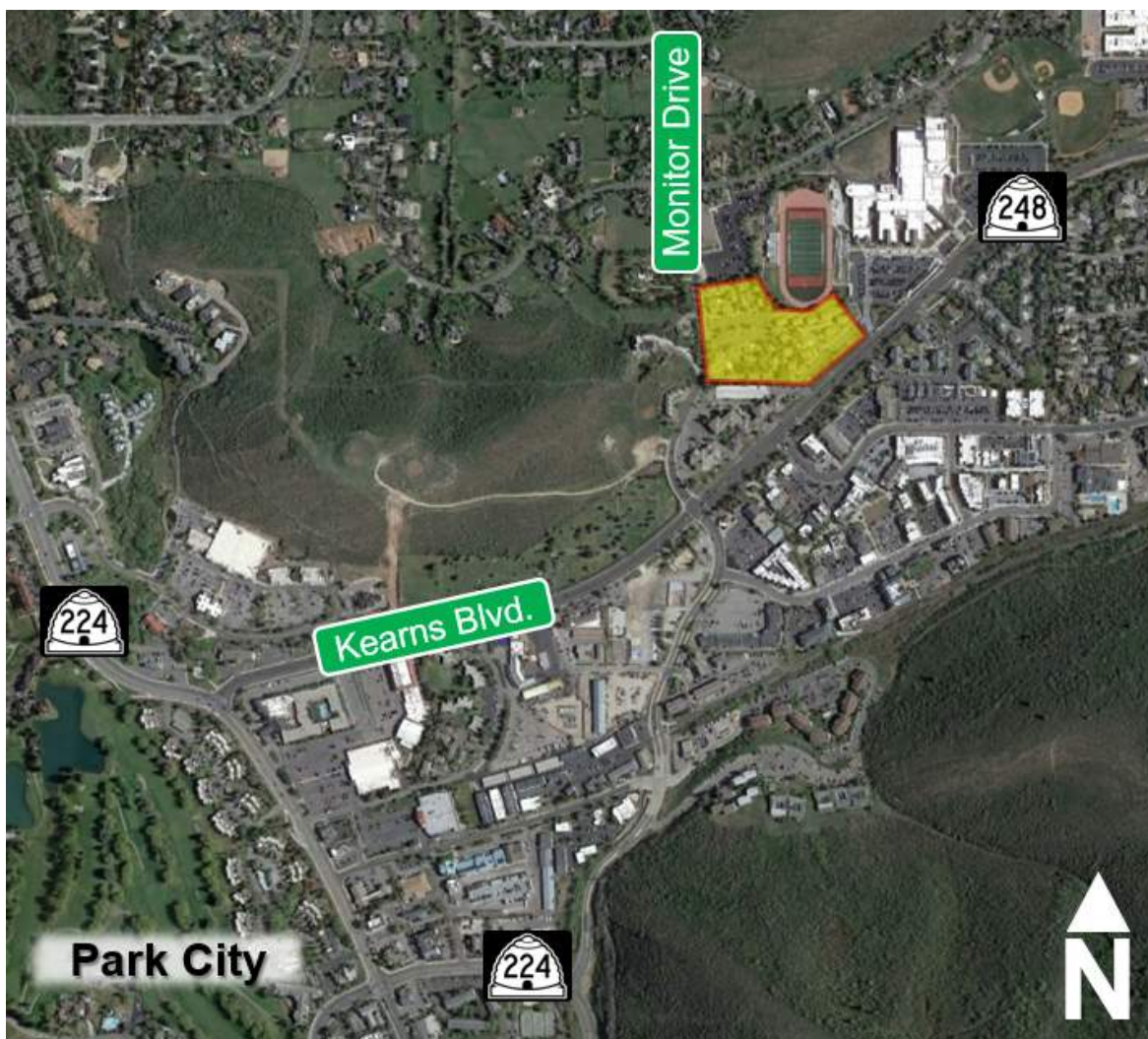


Figure 1: Vicinity map showing the project location in Park City, Utah

B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- Kearns Boulevard (S.R. 248) / Park Avenue (S.R. 224)
- Monitor Drive & Bonanza Drive / Kearns Boulevard (S.R. 248)
- Holiday Village (West) Access / Monitor Drive
- Parkside (South) Access / Kearns Boulevard (S.R. 248)
- Comstock Drive / Kearns Boulevard (S.R. 248)
- Deer Valley Drive (S.R. 224) & Empire Avenue / Park Avenue (S.R. 224)
- Bonanza Drive / Deer Valley Drive (S.R. 224)

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The *Highway Capacity Manual* (HCM), 7th Edition, 2022 methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix C. Hales Engineering also calculated the 95th percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

Many of the figures in this report are printouts of the Synchro model. These figures are not meant to be a design exhibit for exact lane striping and design, due to the limitations of the Synchro software. Instead, the purpose of these figures is to show assumed peak hour turning movement volumes and the conceptual travel lane configuration of the study roadway network.

D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.

Table 1: Level of Service Description

LOS		Description of Traffic Conditions	Average Delay (seconds/vehicle)	
			Signalized Intersections	Unsignalized Intersections
A		Free Flow / Insignificant Delay	≤ 10	≤ 10
B		Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C		Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D		Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E		Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F		Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 7th Edition, 2023 Methodology (Transportation Research Board)

II. EXISTING (2023) BACKGROUND CONDITIONS

A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Roadway System

The primary roadways that will provide access to the project site are described below:

Kearns Boulevard (S.R. 248) – is a state-maintained roadway (classified by UDOT access management standards as a “Community – Rural Importance” facility, or access category 7 roadway). The roadway has two travel lanes in each direction just to the west of the Parkside Access and narrows down to one travel lane in each direction to the west of the Parkside Access. As identified and controlled by UDOT, this roadway has minimum signalized intersection spacing of one-quarter mile (1,320 feet), minimum unsignalized street spacing of 300 feet, and minimum driveway spacing of 150 feet. The posted speed limit is 35 mph in the study area.

Monitor Drive – is a city-maintained roadway that is classified by Park City Forward (2022) as a residential suburban/lower density street. There is one travel lane in each direction. The speed limit is 25 mph through the study area.

C. Traffic Volumes

Saturday morning (8:00 to 10:00 a.m.) and evening (3:00 to 5:00 p.m.) peak period traffic counts were performed at the following intersections on Saturday, April 1, 2023:

- Holiday Village Access / Monitor Drive
- Parkside Access / Kearns Boulevard (S.R. 248)
- Comstock Drive / Kearns Boulevard (S.R. 248)

Additionally, 12-hour counts (7:00 a.m. to 7:00 p.m.) were provided by the City at the following intersections on Saturday, February 18, 2023:

- Kearns Boulevard (S.R. 248) / Park Avenue (S.R. 224)
- Monitor Drive & Bonanza Drive / Kearns Boulevard (S.R. 248)
- Deer Valley Drive (S.R. 224) & Empire Avenue / Park Avenue (S.R. 224)
- Bonanza Drive / Deer Valley Drive (S.R. 224)

The Saturday morning peak hour was determined to be between 9:00 and 10:00 a.m., and the evening peak hour was determined to be between 4:00 and 5:00 p.m. The evening peak hour volumes were approximately 50% higher than the morning peak hour volumes. Both the morning and evening peak hour volumes were used in the analysis. Detailed count data are included in Appendix B.

Hales Engineering used the 12-hour counts collected on Presidents Day to balance the counts taken from April. Presidents Day is considered one of the busiest travel days in the Park City area and represents peak traffic conditions.

Saturday counts were chosen for the analysis, based on conversations with the City staff and Planning Commission. It was noted that the Park City Mountain Resort recently changed to a reserved parking system, which may have contributed to lower traffic volumes from traffic counts taken in previous years.

Traffic volumes from the Homestake development were added to the background.

Figure 2 shows the existing morning and evening peak hour volumes as well as intersection geometry at the study intersections.

D. Crash Data

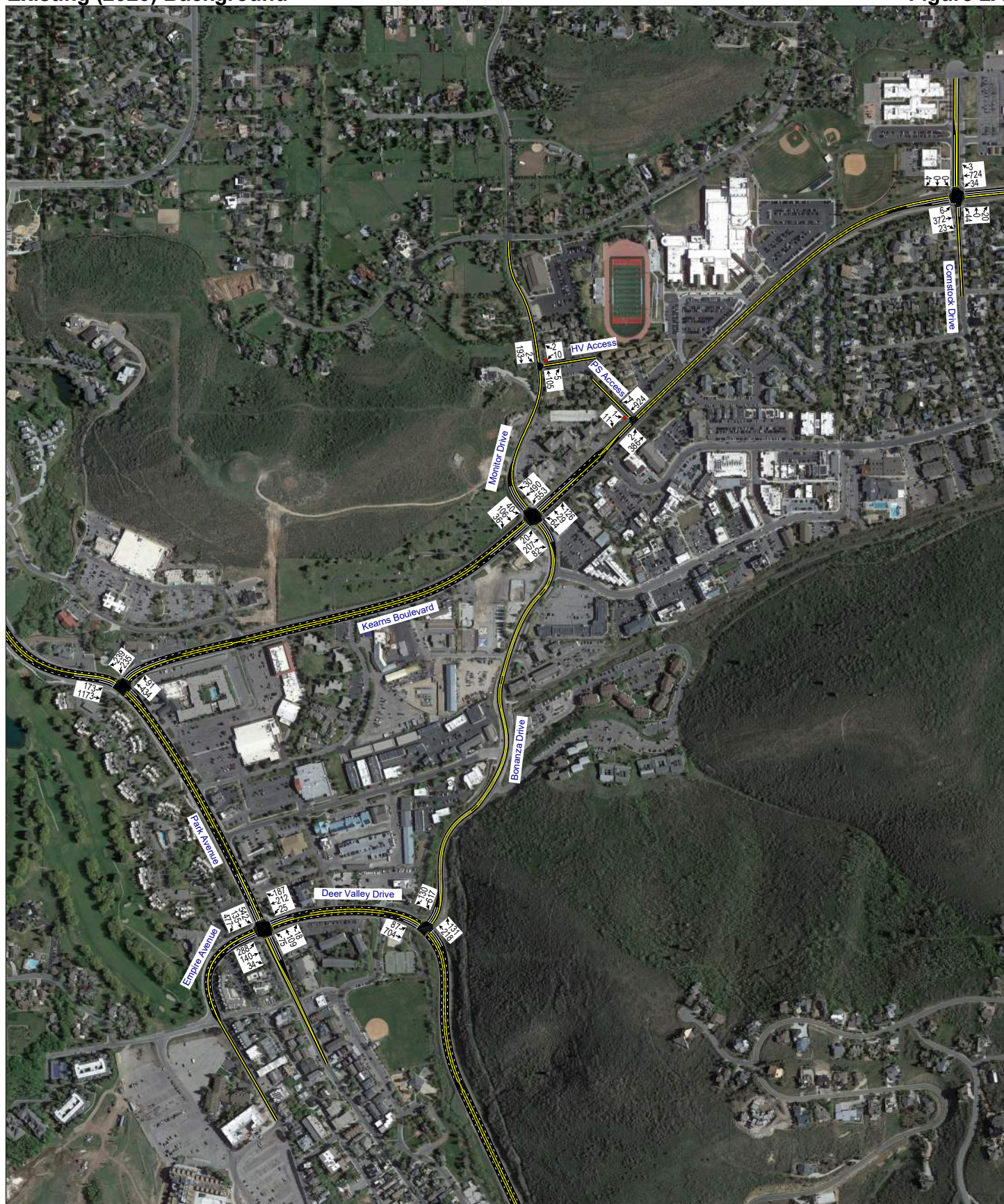
Crash data were obtained from the UDOT Traffic and Safety Division for the following intersections:

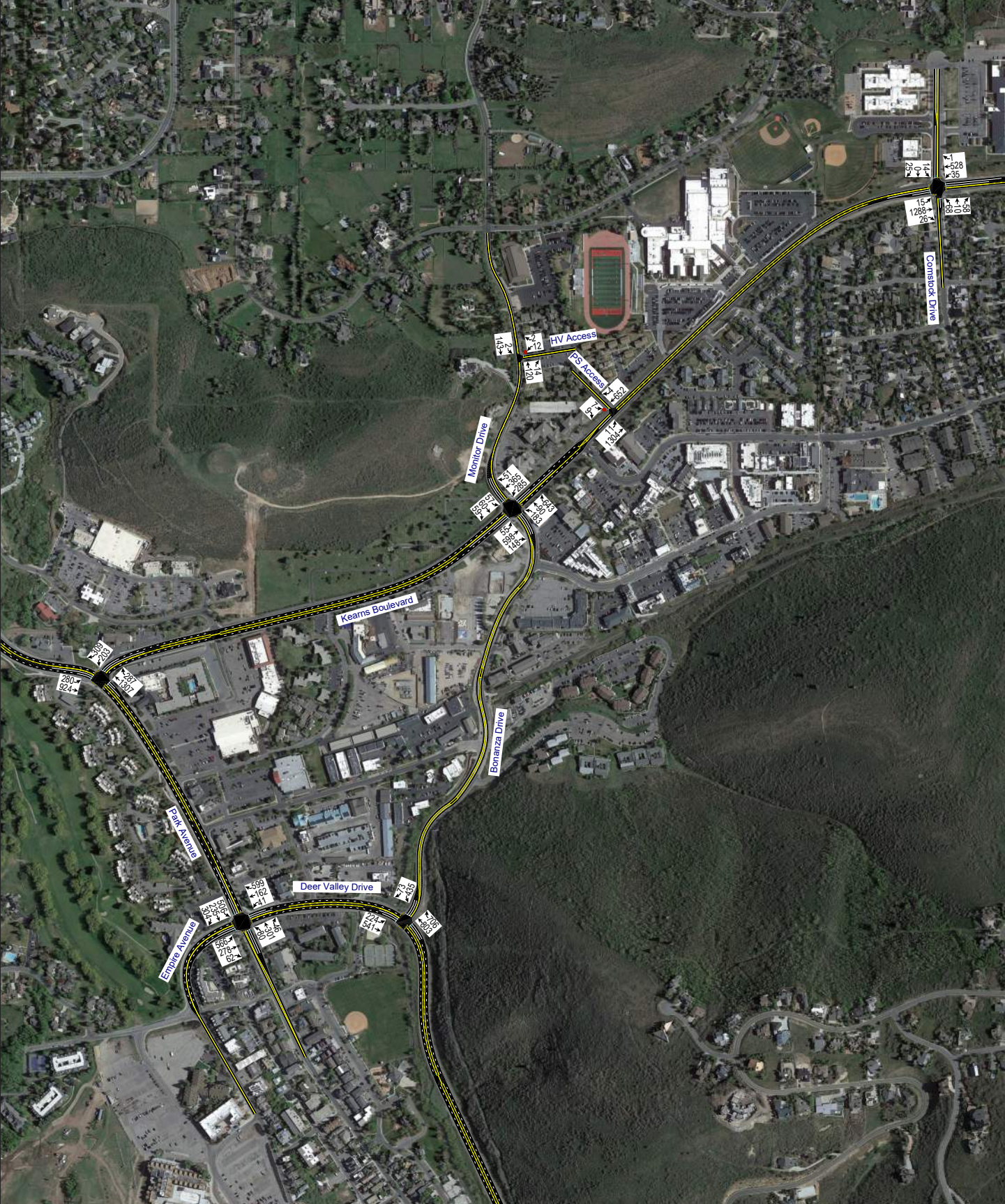
- Monitor Drive & Bonanza Drive / Kearns Boulevard
- Holiday Village Access / Monitor Drive
- Parkside Access / Kearns Boulevard

A summary of the crash data reported at this intersection from January 1, 2020, through December 31, 2022 is shown in Table 2. Crashes that occurred within 250 feet from the center of the intersections were included in the analysis. No trends were identified within the safety data.

Table 2: Crash Summary

Intersection	Year	Crash Injury Severity					Total
		None	Possible	Minor	Serious	Fatal	
Monitor Drive & Bonanza Drive / Kearns Boulevard	2020	7	0	3	0	0	10
	2021	4	2	0	0	0	6
	2022	3	0	2	0	0	5
	Total	14	2	5	0	0	21
Holiday Village Access / Monitor Drive	2020	0	0	0	0	0	0
	2021	0	0	0	0	0	0
	2022	1	0	0	0	0	1
	Total	1	0	0	0	0	1
Parkside Access / Kearns Boulevard	2020	1	0	1	0	0	2
	2021	0	0	0	0	0	0
	2022	0	0	0	0	0	0
	Total	1	0	1	0	0	2





E. Level of Service Analysis

Hales Engineering determined that the Parkside Access / Kearns Boulevard and Deer Valley Drive & Empire Avenue / Park Avenue intersections are currently operating at a poor level of service during the evening peak hour, as shown in Table 3. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2023) conditions. Some intersections may show lower delay than the true delay due to queues backing up into upstream signals.

Table 3: Existing (2023) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
Kearns Boulevard / Park Avenue	Signal	B (11.3)	C (31.8)
Monitor Drive & Bonanza Drive / Kearns Boulevard	Signal	B (18.7)	C (25.8)
Holiday Village Access / Monitor Drive	WB Stop	a (4.5) / WBL	a (5.0) / WBL
Parkside Access / Kearns Boulevard	SE Stop	c (17.7) / NEL	f (>50) / SEL
Comstock Drive / Kearns Boulevard	Signal	A (7.4)	B (19.5)
Deer Valley Drive & Empire Avenue / Park Avenue	Signal	C (26.7)	E (66.7)
Bonanza Drive / Deer Valley Drive	Signal	B (10.6)	B (19.8)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, June 2023

F. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- Kearns Boulevard / Park Avenue:
 - Northbound: 700 feet (PM)
- Park Avenue / Deer Valley Drive:
 - Southbound: >1,000 feet (PM)
 - Westbound: 950 feet (PM)
- Monitor Drive & Bonanza Drive / Kearns Blvd.:
 - Northbound: 575 feet (PM)
 - Southwest-bound: 550 feet (AM)

G. Mitigation Measures

No mitigation measures are recommended for the Parkside Access. The problematic turning movement is the egress left turn, which can be difficult to make when Kearns Boulevard is busy

with minimal available gaps. There is a center two-way left-turn lane that can be used to make a two-stage left turn. The intersection does not meet warrants for any further mitigations.

III. PROJECT CONDITIONS

A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

B. Project Description

The proposed Holiday Village & Parkside development is located northeast of the Monitor Drive / Kearns Boulevard (S.R. 248) intersection and will consist of 317 multi-family residential affordable housing units. A concept plan for the proposed development is provided in Appendix A.

C. Vehicle Trip Generation

Vehicle trip generation for the development was calculated using the existing counts in/out of the Parkside and Holiday Village accesses per discussions with City staff. The number of trips counted was divided by the total 122 existing units from both residential areas to calculate a per unit rate, which was 0.27 trips per unit for the morning peak hour and 0.50 trips per unit for the evening peak hour. Daily trips were estimated by multiplying the evening peak hour rate by 10 as daily trips are typically around ten times those of peak hour trips in residential areas. The trip generation provided by the Institute of Transportation Engineers (ITE) did not have enough reliable data for affordable housing to use for the analysis.

The proposed development is planning to implement strategies to reduce travel and parking demand. These include enhanced nearby bus stops, bike parking beyond what is required, and additional micro-transit pull-outs near the development. These reductions were not included in the trip generation to remain conservative in the analysis. Trip generation for the proposed project is included in Table 4.

Table 4: Trip Generation

Trip Generation Park City - Holiday Village & Parkside TIS								
Land Use	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Saturday Daily								
Affordable Housing	317	Units	1,586	50%	50%	793	793	1,586
AM Peak Hour								
Affordable Housing	317	Units	86	33%	67%	28	58	86
PM Peak Hour								
Affordable Housing	317	Units	160	51%	49%	82	78	160
SOURCE: Hales Engineering, April 2023								

The total trip generation for the development is as follows:

- Saturday Daily Trips: 1,586
- Morning Peak Hour Trips: 86
- Evening Peak Hour Trips: 160

D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establish these distribution percentages, especially near the site. The resulting distribution of project generated trips during the morning and evening peak hour is shown in Table 5.

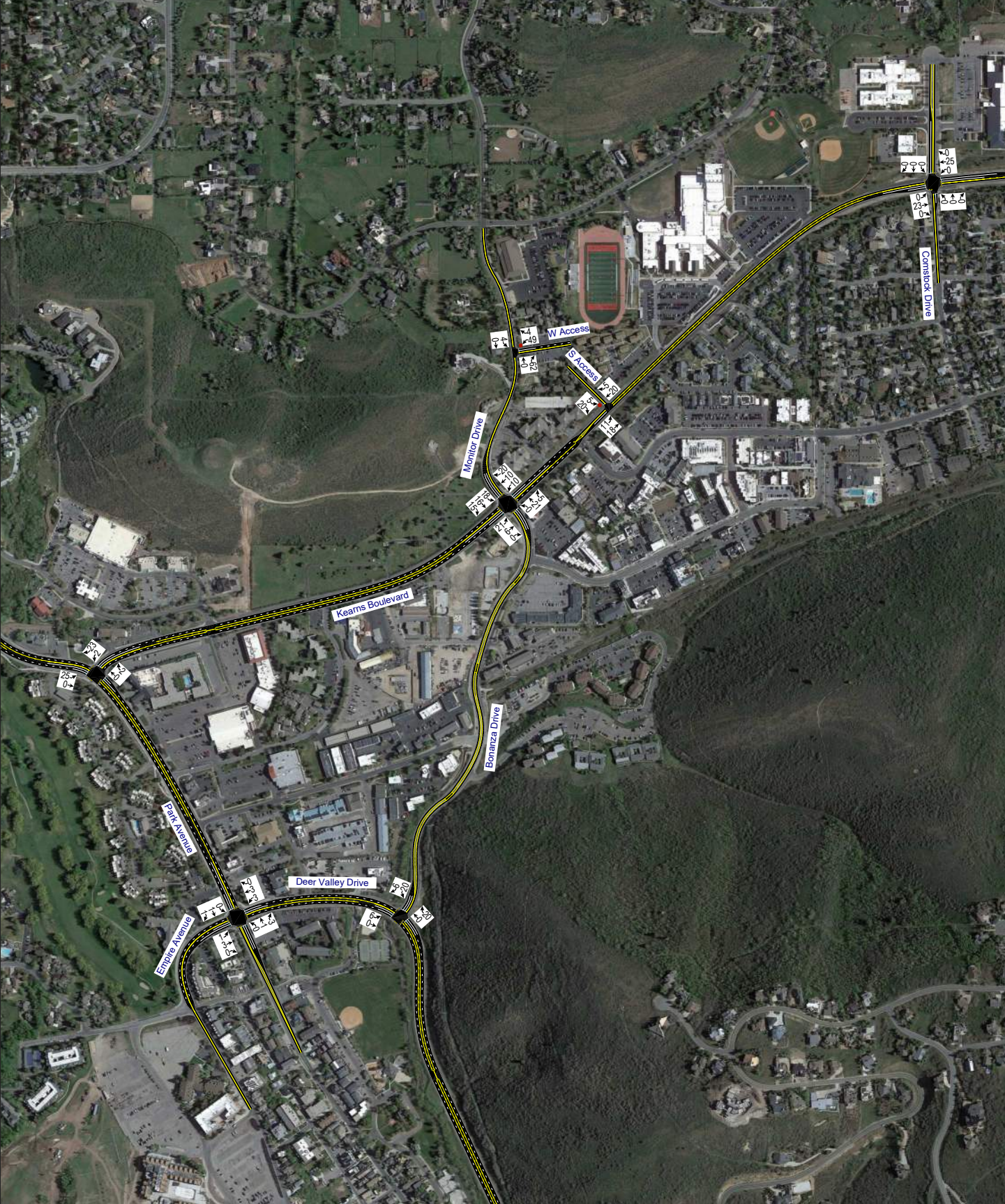
Table 5: Trip Distribution

Direction	Roadway	% To/From Project
North	Monitor Drive	5%
	Park Avenue	30%
South	Deer Valley Drive	25%
	Empire Avenue	5%
	Park Avenue	5%
East	Kearns Boulevard	30%

Additionally, the existing trips counted at the Parkside and Holiday Village access were removed from the study roadway network in the same distribution before assigning the new trips from the proposed development. Based on observations during the collected counts, only a couple of trips that used the access were not for the Parkside Apartments. Therefore, it was assumed that all of the trips at the Parkside Access were to/from the Parkside Apartments when removing trips from the background analysis.

While some trips are anticipated to originate/end at major commercial/educational zones that occur mid-block between study intersections, it was assumed that all trips generated would enter/exit from outside of the study boundaries in order to remain conservative in the analysis. These trip distribution assumptions were used to assign the morning and evening peak hour trip generation at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.





E. Access

The proposed access for the site will be gained at the following locations:

Monitor Drive:

- The west access will be where the Holiday Village access is currently located, which is approximately 825 feet north of the Monitor Drive & Bonanza Drive / Kearns Boulevard intersection. It will access the project on the east side of Monitor Drive. It is anticipated that the access will be stop-controlled.

Kearns Boulevard:

- The south access will be where the Parkside access is currently located, which is approximately 200 feet northeast of the Sidewinder Drive / Kearns Boulevard intersection and approximately 750 feet northeast of the signalized intersection at Monitor Drive & Bonanza Drive / Kearns Boulevard intersection. It will access the project on the northwest side of Kearns Boulevard (S.R. 248). It is anticipated that the access will be stop-controlled.
 - Commercial vehicles will utilize this access and turn around on the loop in front of the development.
 - This access will also link to the underground parking.

F. Auxiliary Lanes

Auxiliary lanes are deceleration (ingress) or acceleration (egress) turn lanes that provide for safe turning movements that have less impact on through traffic. These lanes are sometimes needed at accesses or roadway intersections if right- or left-turn volumes are high enough.

Deceleration (ingress) lanes are generally needed when there are at least 50 right-turn vehicles or 25 left-turn vehicles in an hour. These guidelines were used for the City roadways in the study area.

UDOT Administrative Rule R930-6 outlines minimum peak hour turn volumes to warrant auxiliary lanes on UDOT roadways. The following are the minimum requirements for these lanes on S.R. 248:

- Left-turn Deceleration (Ingress): 25 left-turn vehicles per hour
- Right-turn Deceleration (Ingress): 50 right-turn vehicles per hour

Based on these guidelines and the anticipated project traffic, a northbound right-turn deceleration lane is recommended at the West Access.

G. Access Sight Distance

The American Association of State Highway and Transportation Officials (AASHTO) provides recommendations for sight distance in *A Policy on Geometric Design of Highways and Streets*, 2018. Hales Engineering utilized these recommendations to analyze sight distances at the West

Access / Monitor Drive and South Access / Kearns Boulevard intersections, and the sight triangles are shown in Figure 4. At the West Access / Monitor Drive intersection, assuming a passenger car as the design vehicle and a 30 mph design speed on Monitor Drive, a sight distance of 335 feet would be required. At the South Access / Kearns Boulevard intersection, assuming a single-unit truck as the design vehicle and a 40 mph design speed on Kearns Boulevard, a sight distance of 600 feet would be required. As shown, it is anticipated that both access locations will have adequate sight distance.



Figure 4: Sight triangles

H. Multimodal Analysis

Trip generation for other modes of transportation were estimated as well, including walking, biking, and transit. ITE has recently published limited data on trip generation for these types of uses, but the data are sparse and may not be applicable to a community such as Park City, which

has an extensive trail network and free transit. Instead, because local data are available, trip generation was based on a survey of the existing residents which had been performed by the developer.

According to this survey, approximately 20% of residents that responded use alternative modes of transportation daily. If, during the time of the count, 80% of trips were car-based and 20% used alternative modes of transportation, this would mean that alternative trips would be equivalent to approximately 25% of car-based trips.

An additional survey filtered down the alternative modes by type, including walking, biking, and transit. Approximately 59% of alternate mode users responded that they walk, 26% responded that they bike, and 70% responded that they use public transportation. Combining these percentages into a total, it is estimated that 38% of alternate mode trips are via walking, 17% are via biking, and the remaining 45% are via public transportation.

Using these calculations, the estimated alternate mode trip generation is shown in Table 6.

Table 6: Alternate Mode Trip Generation

	Trip Generation			
	Walk	Bike	Transit	Total
Daily	151	67	179	397
AM Peak Hour	8	4	10	22
PM Peak Hour	15	7	18	40

The proposed project has appropriate pedestrian access. The project contains multiple pedestrian connections, including links to Monitor Drive, Kearns Boulevard, and the high school. A plan showing the sidewalks, as well as a broader map showing pedestrian paths in Park City is contained in Appendix E.

IV. EXISTING (2023) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2023) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2023) background traffic volumes to predict turning movement volumes for existing (2023) plus project conditions. Existing (2023) plus project morning and evening peak hour turning movement volumes are shown in Figure 5.

C. Level of Service Analysis

Hales Engineering determined that the South Access / Kearns Boulevard and Deer Valley Drive & Empire Drive / Park Avenue intersections are anticipated to operate at poor levels of service during the evening peak hour with project traffic added, as shown in Table 7. Some intersections may show lower delay than the true delay due to queues backing up into upstream signals.

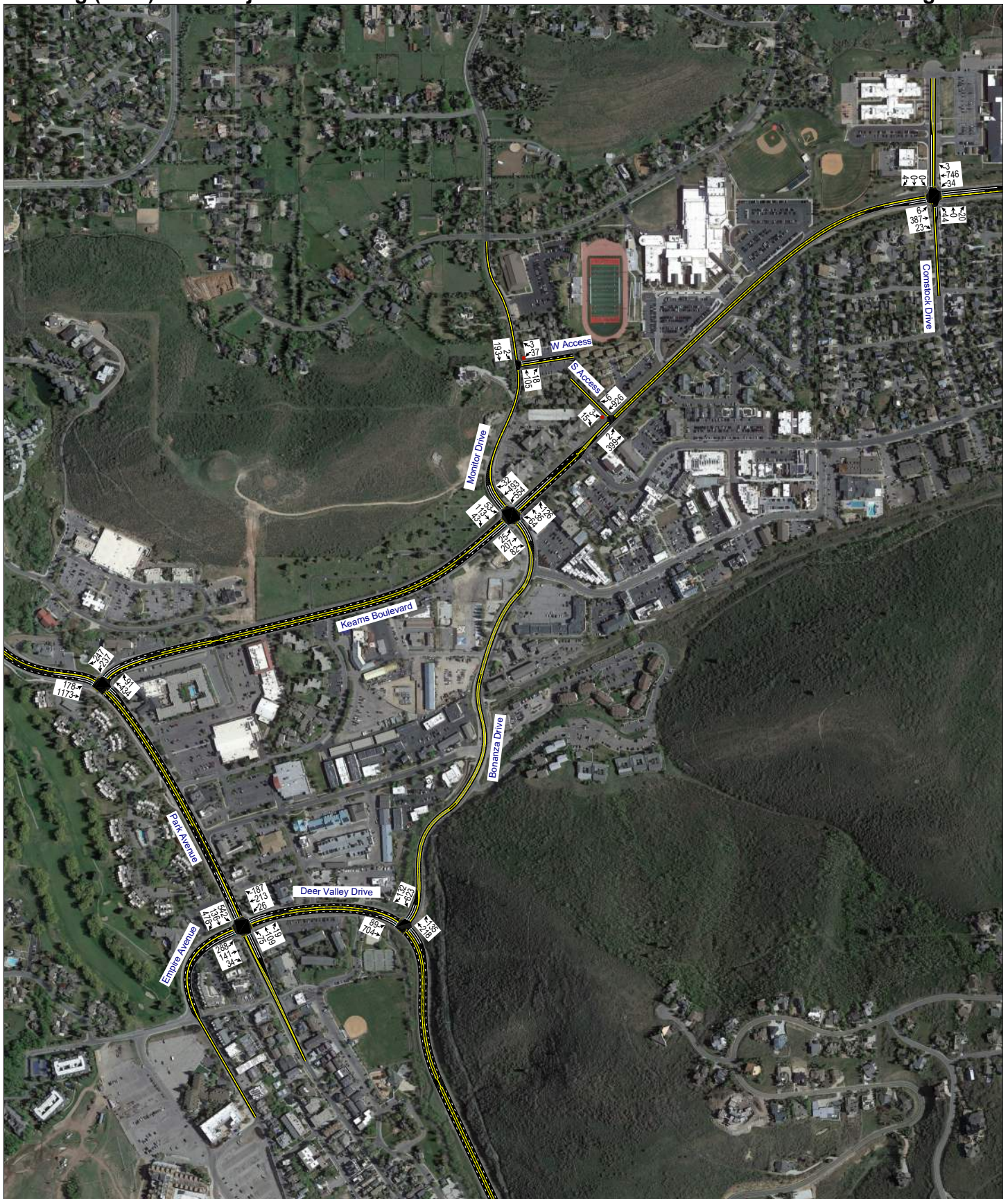
Table 7: Existing (2023) Plus Project Peak Hour LOS

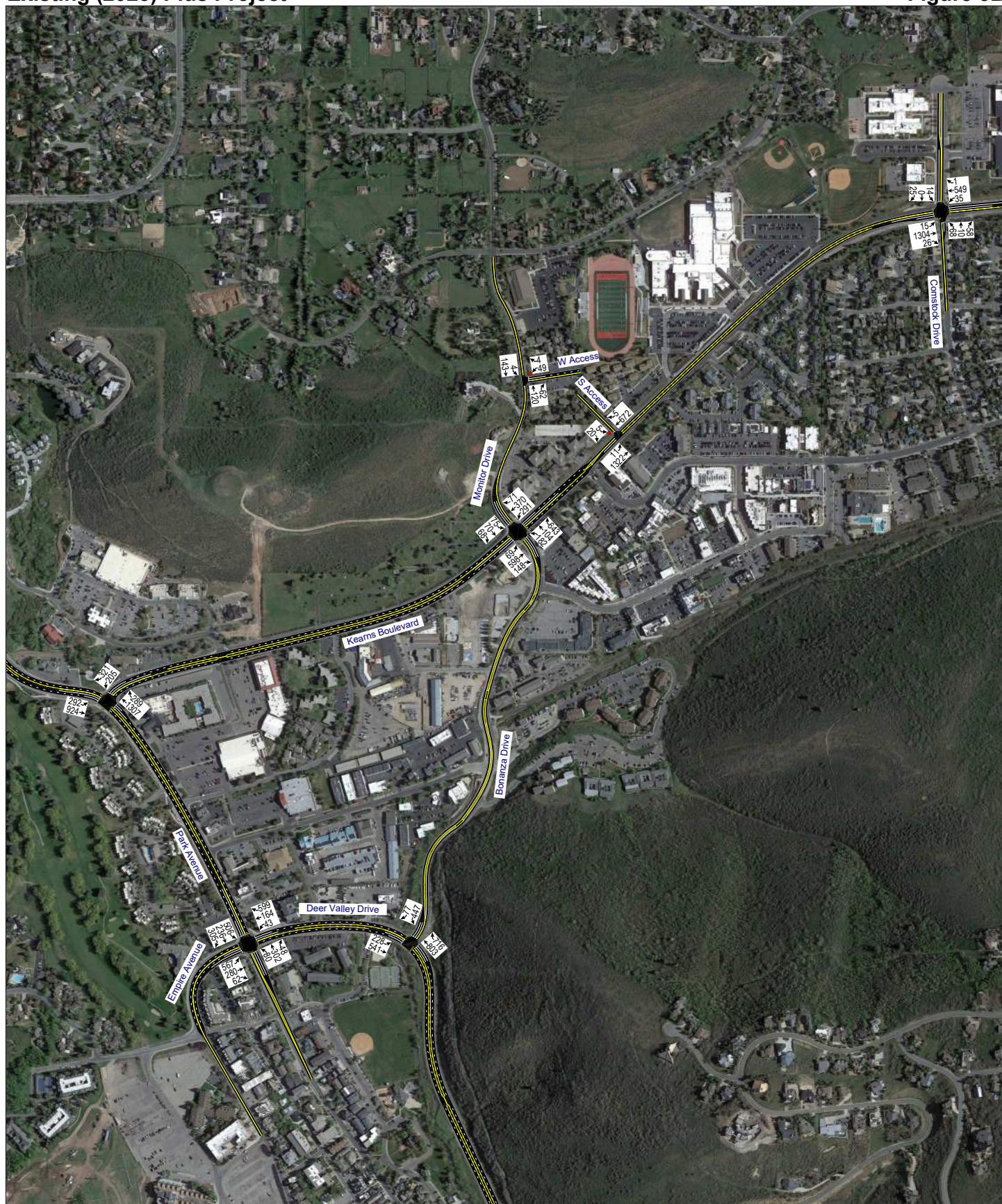
Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
Kearns Boulevard / Park Avenue	Signal	B (11.7)	D (35.8)
Monitor Drive & Bonanza Drive / Kearns Boulevard	Signal	B (19.4)	C (32.7)
West Access / Monitor Drive	WB Stop	a (5.3) / WBL	a (5.3) / WBL
South Access / Kearns Boulevard	SE Stop	d (30.6) / SEL	f (>50) / SEL
Comstock Drive / Kearns Boulevard	Signal	A (7.4)	C (25.6)
Deer Valley Drive & Empire Avenue / Park Avenue	Signal	C (27.6)	E (56.8)
Bonanza Drive / Deer Valley Drive	Signal	B (10.6)	C (23.5)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, June 2023





D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- Kearns Boulevard / Park Avenue:
 - Northbound: 825 feet (PM)
- Park Avenue / Deer Valley Drive:
 - Southbound: 825 feet (PM)
 - Westbound: 950 feet (PM)
- Monitor Drive & Bonanza Drive / Kearns Blvd.:
 - Northbound: >1,000 feet (PM)
 - Southwest-bound: 500 feet (AM)
- Comstock Drive / Kearns Blvd.:
 - Eastbound: 800 feet (PM)

E. Mitigation Measures

No mitigation measures are recommended.

V. FUTURE (2028) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2028) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

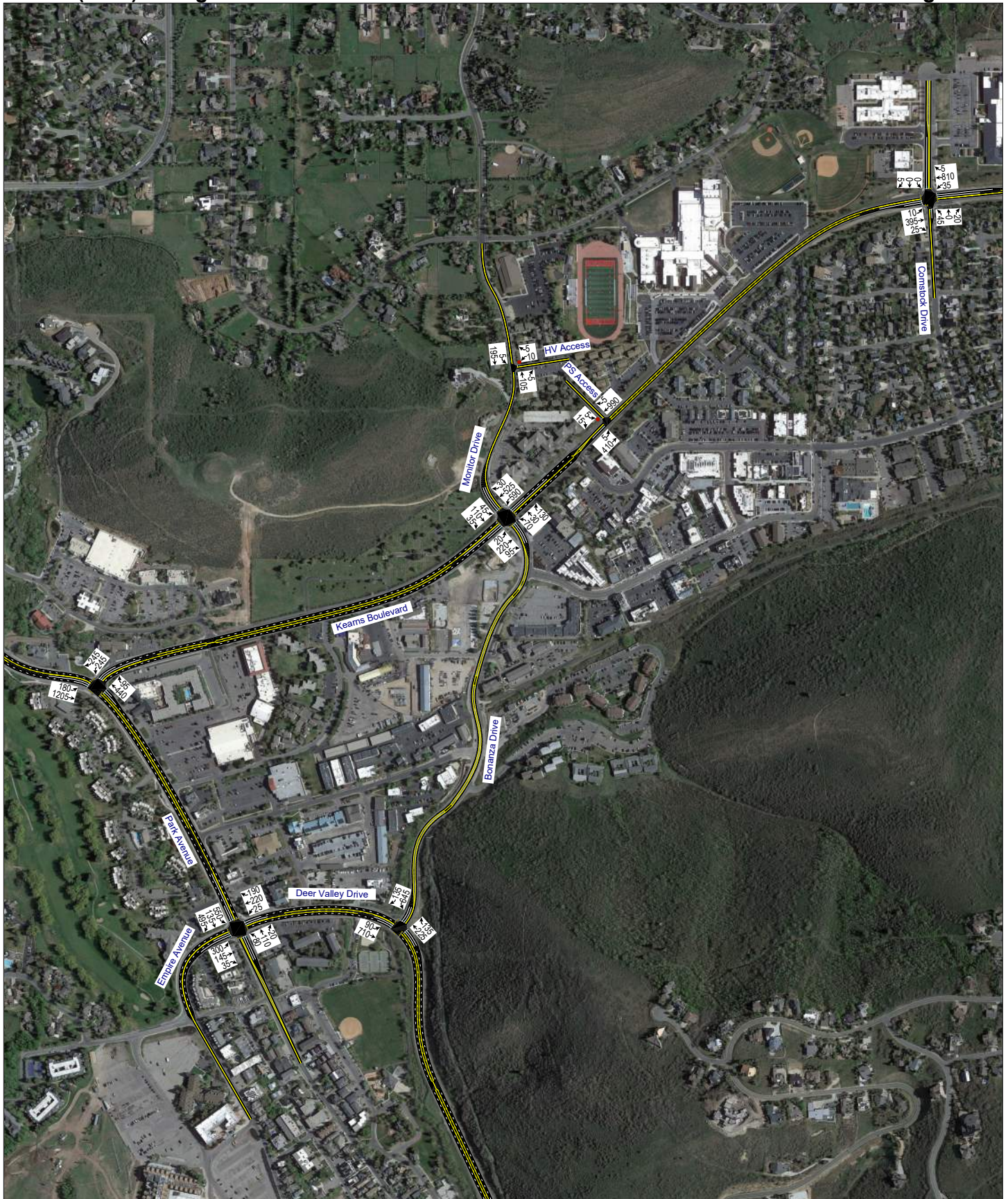
According to Park City Forward (2022), there are no projects planned before 2028 in the study area. Therefore, no changes were made to the roadway network for the future (2028) analysis.

C. Traffic Volumes

Hales Engineering obtained future (2028) forecasted volumes from the Summit/Wasatch County travel demand model. The travel demand model projects approximately a 0.75-1.25% annual growth rate for the area. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future (2028) morning and evening peak hour turning movement volumes are shown in Figure 6.

D. Level of Service Analysis

Hales Engineering determined that the Parkside Access / Kearns Boulevard and Deer Valley Drive & Empire Avenue / Park Avenue intersections are anticipated to operate at a poor level of service during the evening peak hour in future (2028) background conditions, as shown in Table 8. These results serve as a baseline condition for the impact analysis of the proposed development for future (2028) conditions. Some intersections may show lower delay than the true delay due to queues backing up into upstream signals.



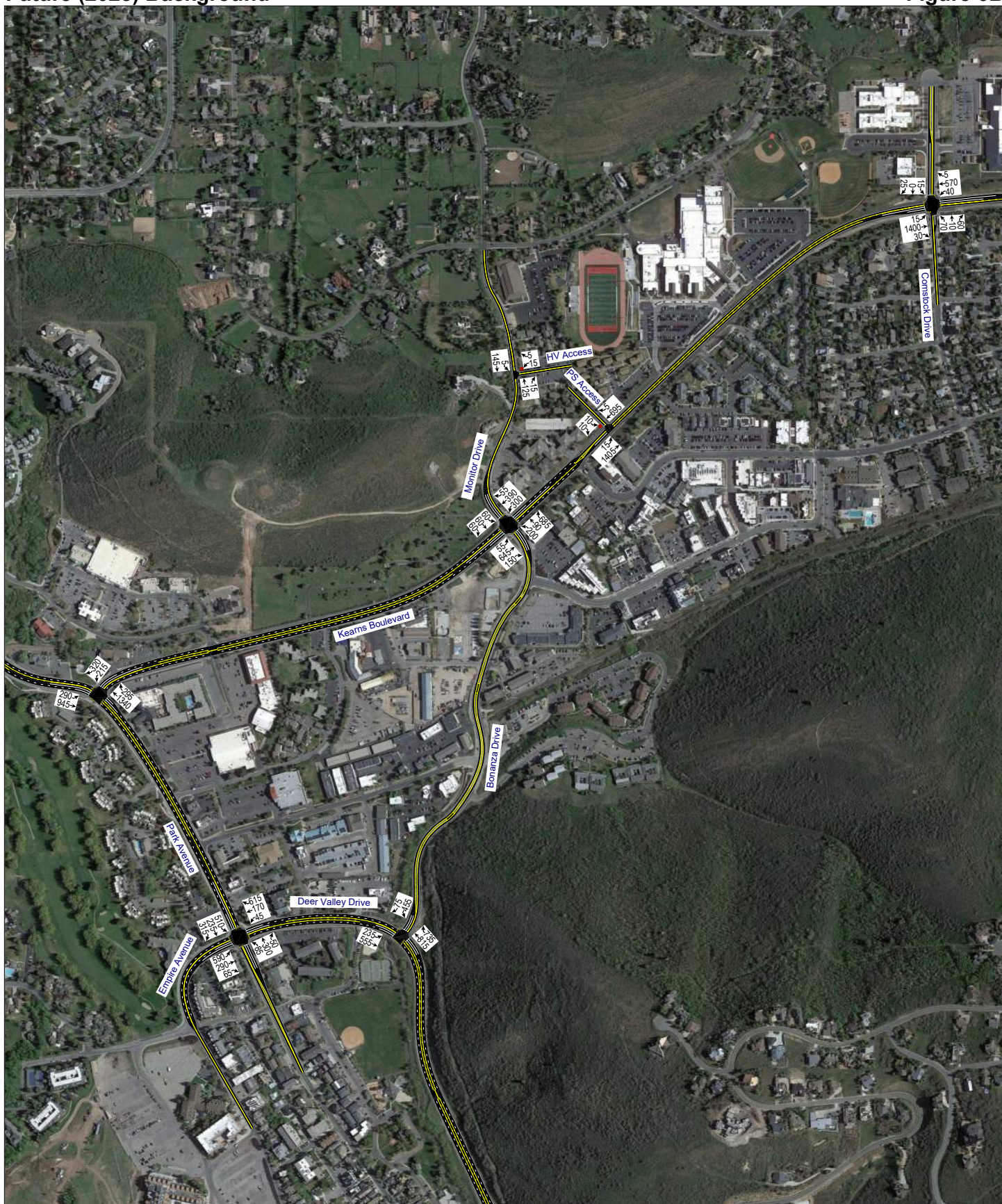


Table 8: Future (2028) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
Kearns Boulevard / Park Avenue	Signal	B (11.6)	D (35.7)
Monitor Drive & Bonanza Drive / Kearns Boulevard	Signal	C (20.9)	D (47.6)
Holiday Village Access / Monitor Drive	WB Stop	a (4.8) / WBL	a (4.8) / WBL
Parkside Access / Kearns Boulevard	SE Stop	c (20.6) / SEL	f (>50) / SEL
Comstock Drive / Kearns Boulevard	Signal	A (8.2)	D (54.0)
Deer Valley Drive & Empire Avenue / Park Avenue	Signal	C (30.4)	E (64.8)
Bonanza Drive / Deer Valley Drive	Signal	B (10.7)	C (32.1)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, June 2023

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- Kearns Boulevard / Park Avenue:
 - Northbound: 850 feet (PM)
- Comstock Drive / Kearns Blvd.:
 - Eastbound: >1,000 feet (PM)
- Bonanza Drive / Deer Valley Drive:
 - Northwest-bound: >1,000 feet (PM)
- Monitor Drive & Bonanza Drive / Kearns Blvd.:
 - Northbound: >1,000 feet (PM)
 - Southwest-bound: 675 feet (AM)
- Park Avenue / Deer Valley Drive:
 - Southbound: >1,000 feet (PM)
 - Westbound: >1,000 feet (PM)

F. Mitigation Measures

No mitigation measures are recommended. More extensive queuing is anticipated to begin developing along Kearns Boulevard and Bonanza Drive, which may require roadway widening if travel demand strategies implemented by the City are not effective. This queuing is also creating more difficulty for left turn egress movements from the Parkside Access. Park City plans to implement more robust public transit to reduce traffic to/from ski resorts during the busy winter months.

VI. FUTURE (2028) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2028) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2028) background traffic volumes to predict turning movement volumes for future (2028) plus project conditions. Future (2028) plus project morning and evening peak hour turning movement volumes are shown in Figure 7.

C. Level of Service Analysis

Hales Engineering determined that the South Access / Kearns Boulevard and Deer Valley Drive & Empire Avenue / Park Avenue intersections are anticipated to operate at a poor level of service during the evening peak hour in future (2028) plus project conditions, as shown in Table 9. Some intersections may show lower delay than the true delay due to queues backing up into upstream signals.

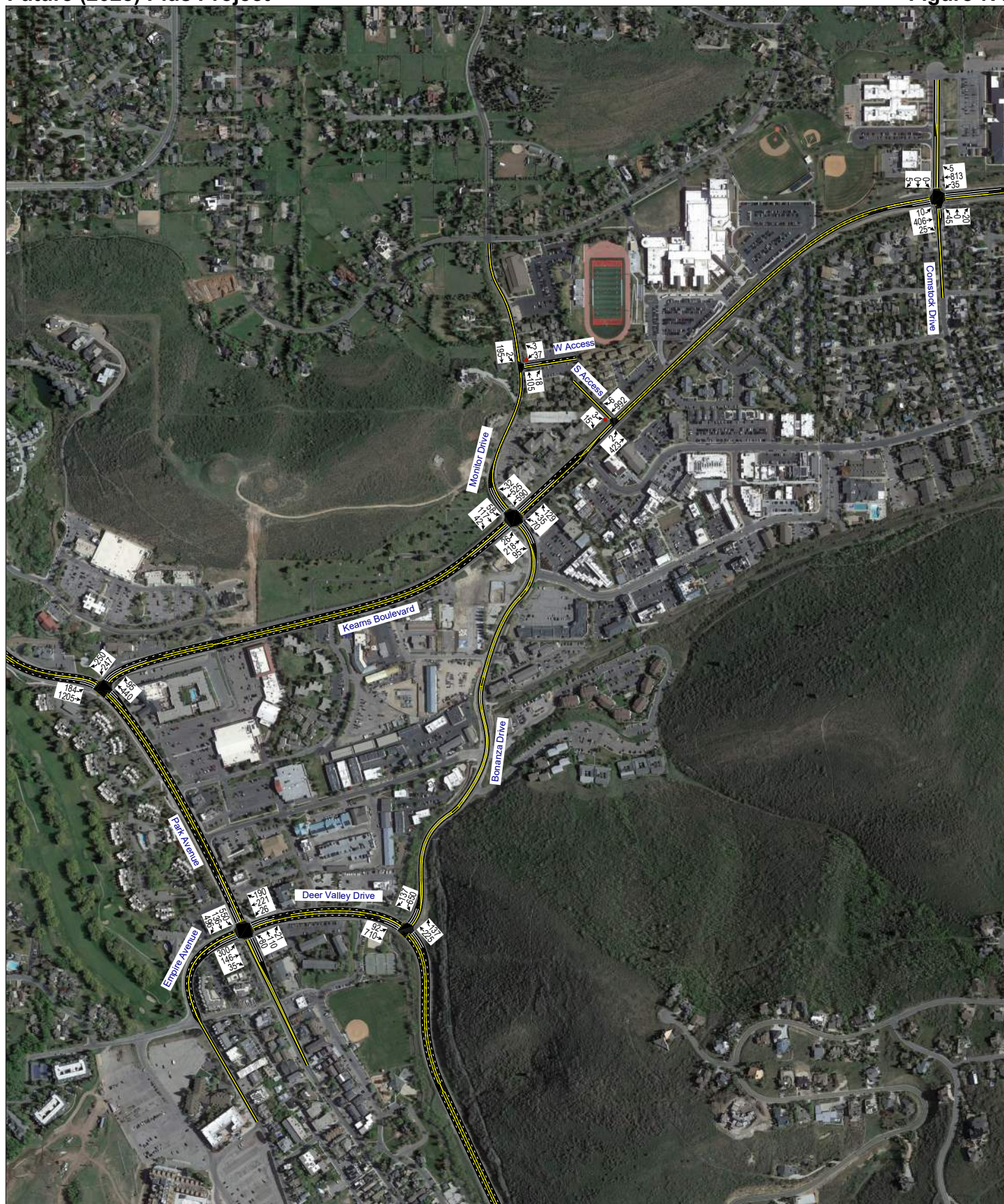
Table 9: Future (2028) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
Kearns Boulevard / Park Avenue	Signal	B (11.7)	D (36.3)
Monitor Drive & Bonanza Drive / Kearns Boulevard	Signal	C (24.0)	D (43.3)
West Access / Monitor Drive	WB Stop	a (5.3) / WBL	a (5.0) / WBL
South Access / Kearns Boulevard	SE Stop	d (28.8) / SER	f (>50) / SEL
Comstock Drive / Kearns Boulevard	Signal	A (8.3)	D (52.1)
Deer Valley Drive & Empire Avenue / Park Avenue	Signal	C (27.8)	E (61.9)
Bonanza Drive / Deer Valley Drive	Signal	B (10.7)	C (33.8)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, June 2023





D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- Kearns Boulevard / Park Avenue:
 - Northbound: 850 feet (PM)
- Comstock Drive / Kearns Blvd.:
 - Eastbound: >1,000 feet (PM)
- Bonanza Drive / Deer Valley Drive:
 - Northwest-bound: >1,000 feet (PM)
- Monitor Drive & Bonanza Drive / Kearns Blvd.:
 - Northbound: >1,000 feet (PM)
 - Southwest-bound: 975 feet (AM)
- Park Ave. & Empire Ave. / Deer Valley Dr.:
 - Southbound: 900 feet (PM)
 - Westbound: >1,000 feet (PM)

E. Mitigation Measures

No further mitigation measures are recommended beyond those mentioned in the Future (2028) Background Conditions chapter.

VII. FUTURE (2040) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2040) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to Park City Forward (2022), there are no projects planned before 2040 in the study area. Therefore, no changes were made to the roadway network for the future (2040) analysis.

C. Traffic Volumes

Hales Engineering obtained future (2040) forecasted volumes from the Summit/Wasatch County travel demand model. The travel demand model projects approximately a 0.75-1.25% annual growth rate for the area. Peak period turning movement counts were estimated using NCHRP 255 methodologies which utilize existing peak period turn volumes and future AWDT volumes to project the future turn volumes at the major intersections. Future (2040) background morning and evening peak hour turning movement volumes are shown in Figure 8.

D. Level of Service Analysis

Hales Engineering determined that the Bonanza Drive & Monitor Drive / Kearns Boulevard, Parkside Access / Kearns Boulevard, Comstock Drive / Kearns Boulevard, and Deer Valley Drive & Empire Avenue / Park Avenue intersections are anticipated to operate at poor levels of service during the evening peak hour in future (2040) background conditions, as shown in Table 10. These results serve as a baseline condition for the impact analysis of the proposed development for future (2040) conditions. Some intersections may show lower delay than the true delay due to queues backing up into upstream signals.



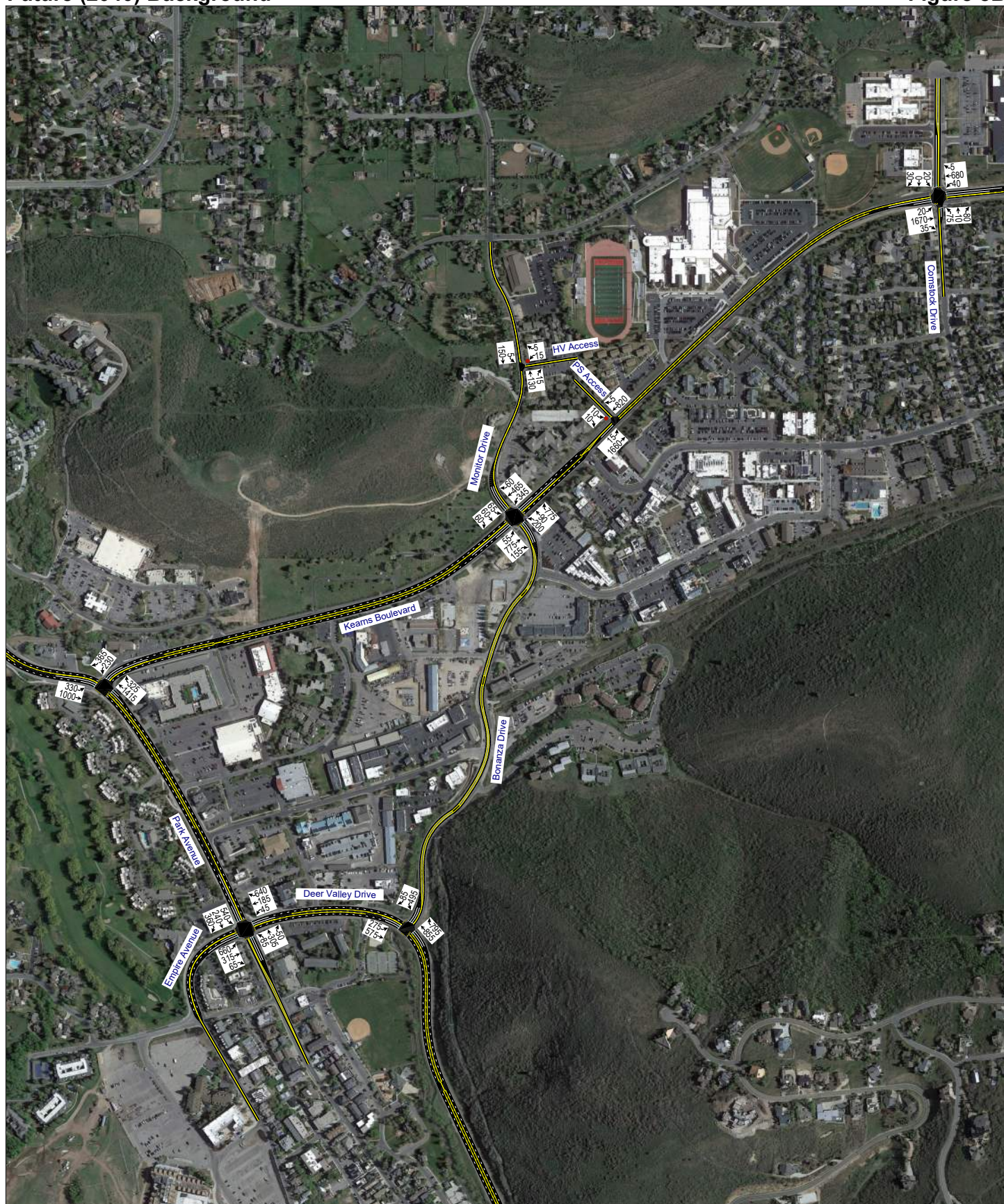


Table 10: Future (2040) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
Kearns Boulevard / Park Avenue	Signal	B (12.1)	D (50.1)
Monitor Drive & Bonanza Drive / Kearns Boulevard	Signal	C (31.8)	F (>80)
Holiday Village Access / Monitor Drive	WB Stop	a (4.9) / WBL	a (4.7) / WBL
Parkside Access / Kearns Boulevard	SE Stop	f (>50) / SEL	f (>50) / SEL
Comstock Drive / Kearns Boulevard	Signal	B (11.6)	E (63.8)
Deer Valley Drive & Empire Avenue / Park Avenue	Signal	C (32.0)	E (63.3)
Bonanza Drive / Deer Valley Drive	Signal	B (11.7)	D (43.1)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, June 2023

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- Park Avenue / Kearns Boulevard:
 - Northbound: >1,000 feet (PM)
- Bonanza Drive / Deer Valley Drive:
 - Northwest-bound: >1,000 feet (PM)
- Park Avenue / Deer Valley Drive:
 - Southbound: >1,000 feet (PM)
 - Westbound: 925 feet (PM)
- Monitor Drive & Bonanza Drive / Kearns Blvd.:
 - Northbound: >1,000 feet (PM)
 - Eastbound: >1,000 feet (PM)
 - Westbound: >1,000 feet (AM)
- Comstock Drive / Kearns Boulevard:
 - Eastbound: >1,000 feet (PM)

F. Mitigation Measures

No additional mitigation measures are recommended. Significant queuing along Kearns Boulevard is anticipated from the Comstock Signal that backs up onto Bonanza Drive and then back onto Deer Valley Drive. With the volume of traffic anticipated along Kearns Boulevard through the three-lane section near Comstock Drive, there is not enough green time available to allow the demand of vehicles to pass. The City could consider widening Kearns Boulevard to a five-lane cross section through Comstock Drive if travel demand reduction strategies are less effective than desired.

VIII. FUTURE (2040) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2040) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2040) background traffic volumes to predict turning movement volumes for future (2040) plus project conditions. Future (2040) plus project morning and evening peak hour turning movement volumes are shown in Figure 9.

C. Level of Service Analysis

Hales Engineering determined that all study intersections are anticipated to operate at poor levels of service during the evening peak hour, except for the West Access / Monitor Drive intersection, in future (2040) plus project conditions, as shown in Table 11. The South Access / Kearns Boulevard intersection is also anticipated to operate at a poor level of service during the morning peak hour. Some intersections may show lower delay than the true delay due to queues backing up into upstream signals.

Table 11: Future (2040) Plus Project Peak Hour LOS

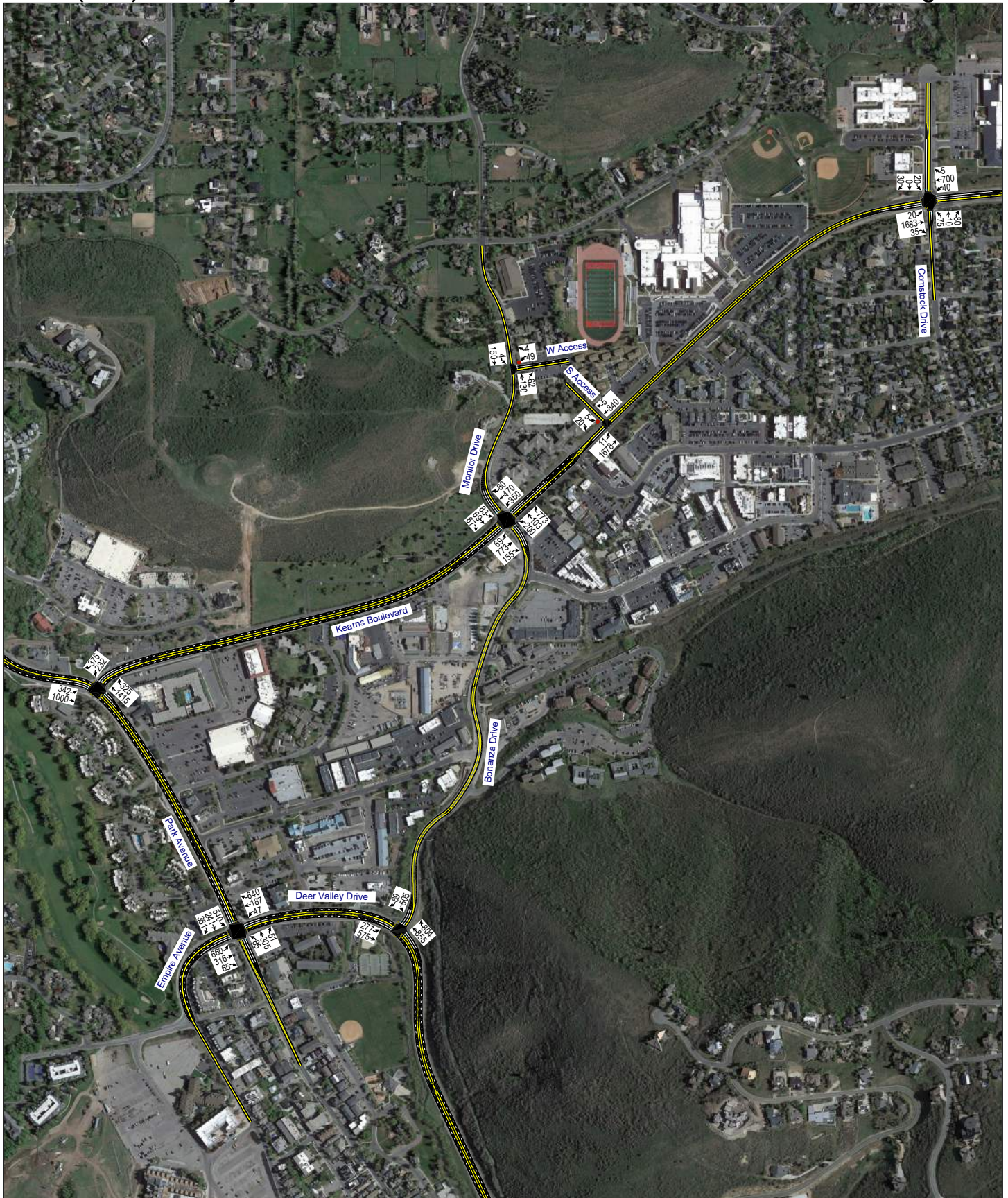
Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
Kearns Boulevard / Park Avenue	Signal	B (12.3)	E (56.4)
Monitor Drive & Bonanza Drive / Kearns Boulevard	Signal	D (46.0)	F (>80)
West Access / Monitor Drive	WB Stop	a (5.0) / WBL	a (5.1) / WBL
South Access / Kearns Boulevard	SE Stop	f (>50) / SEL	f (>50) / SER
Comstock Drive / Kearns Boulevard	Signal	B (14.9)	E (63.5)
Deer Valley Drive & Empire Avenue / Park Avenue	Signal	C (33.0)	E (60.2)
Bonanza Drive / Deer Valley Drive	Signal	B (11.3)	E (68.2)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, June 2023





D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- Park Avenue / Kearns Boulevard:
 - Northbound: >1,000 feet (PM)
- South Access / Kearns Boulevard:
 - Southeast-bound: >1,000 feet (AM)
- Bonanza Drive / Deer Valley Drive:
 - Northwest-bound: >1,000 feet (PM)
- Monitor Drive & Bonanza Drive / Kearns Blvd.:
 - Northbound: >1,000 feet (PM)
 - Eastbound: >1,000 feet (PM)
 - Westbound: >1,000 feet (AM)
- Comstock Drive / Kearns Boulevard:
 - Eastbound: >1,000 feet (PM)
- Park Avenue / Deer Valley Drive:
 - Southbound: >1,000 feet (PM)
 - Westbound: 750 feet (PM)

E. Mitigation Measures

No additional mitigation measures are recommended. Significant queuing along Kearns Boulevard is anticipated from the Comstock Signal that backs up onto Bonanza Drive and then back onto Deer Valley Drive. With the volume of traffic anticipated along Kearns Boulevard through the three-lane section near Comstock Drive, there is not enough green time available to allow the demand of vehicles to pass. The City could consider widening Kearns Boulevard to a five-lane cross section through Comstock Drive if travel demand reduction strategies are less effective than desired.

APPENDIX A

Site Plan



Building C - Units
(2) [Unit Icon]
(24) [Unit Icon]
(6) [Unit Icon]
32 Total Units

Building C - Parking
(35) [Car Icon] RD District
(34) [Car Icon] Market Rate
(18) [Car Icon] Affordable housing
35 [Car Icon] Underground
(7) [EV Icon]
(12) [Bike Icon]

Building A - Units
(26) [Unit Icon]
(14) [Unit Icon]
(5) [Unit Icon]
45 Total Units

Building A - Parking
(48) [Car Icon] RD District
(35) [Car Icon] Market Rate
(12) [Car Icon] Affordable housing
34 [Car Icon] Underground
(7) [EV Icon]
(8) [Bike Icon]

Building F - Units
(12) [Unit Icon]
(20) [Unit Icon]
(18) [Unit Icon]
50 Total Units

Building F - Parking
(50) [Car Icon] RD District
(35) [Car Icon] Market Rate
(10) [Car Icon] Affordable housing
43 [Car Icon] Underground
(9) [EV Icon]
(12) [Bike Icon]

Building B - Units
(27) [Unit Icon]
(12) [Unit Icon]
(5) [Unit Icon]
44 Total Units

Building B - Parking
(47) [Car Icon] RD District
(33) [Car Icon] Market Rate
(11) [Car Icon] Affordable housing
34 [Car Icon] Underground
4 [Car Icon] Surface
(8) [EV Icon]
(12) [Bike Icon]

Building E - Units
(21) [Unit Icon]
(9) [Unit Icon]
(1) [Unit Icon]
(5) [Unit Icon]
36 Total Units

Building E - Parking
(39) [Car Icon] RD District
(25) [Car Icon] Market Rate
(7) [Car Icon] Affordable housing
25 [Car Icon] Underground
(5) [EV Icon]
(12) [Bike Icon]

Building D - Units
(39) [Unit Icon]
(4) [Unit Icon]
(12) [Unit Icon]
(5) [Unit Icon]
60 Total Units

Building D - Parking
(63) [Car Icon] RD District
(41) [Car Icon] Market Rate
(11) [Car Icon] Affordable housing
44 [Car Icon] Underground
(9) [EV Icon]
(6) [Bike Icon]

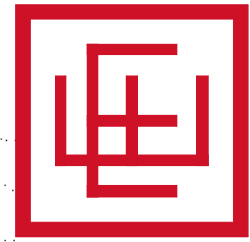
Building G - Units
(12) [Unit Icon]
(20) [Unit Icon]
(18) [Unit Icon]
50 Total Units

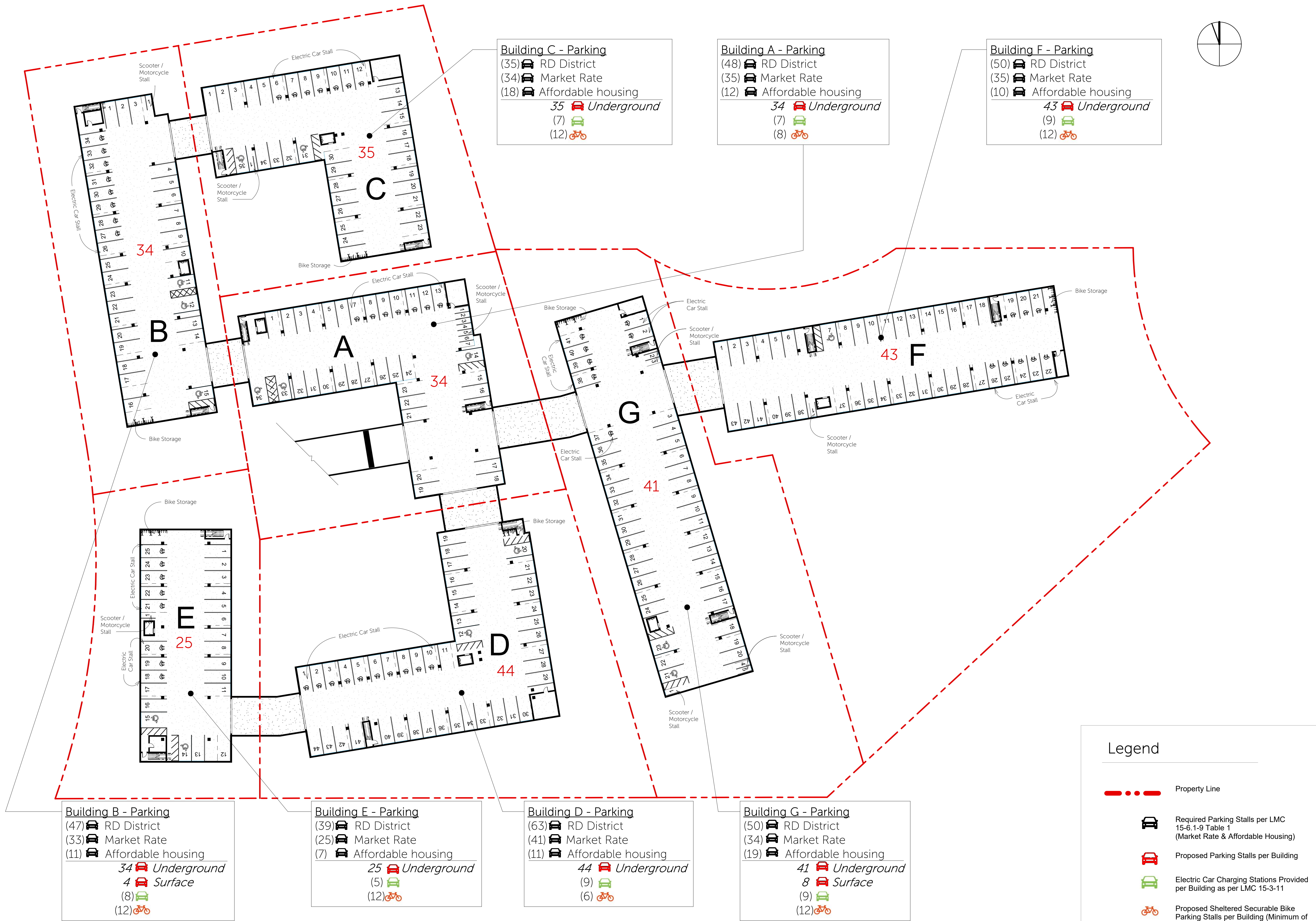
Building G - Parking
(50) [Car Icon] RD District
(34) [Car Icon] Market Rate
(19) [Car Icon] Affordable housing
41 [Car Icon] Underground
8 [Car Icon] Surface
(9) [EV Icon]
(12) [Bike Icon]

Legend

- Property Line
- Set Back Line
- Underground Connection
- Studio Unit (428 SF)
- One Bedroom Unit (598.5 SF)
- Two Bedroom Unit (838.5 SF)
- Three Bedroom Unit (1126.5 SF)
- Required Parking Stalls per LMC 15-6.1-9 Table 1 (Market Rate & Affordable Housing)
- Proposed Parking Stalls per Building
- Electric Car Charging Stations Provided per Building as per LMC 15-3-11
- Proposed Sheltered Securable Bike Parking Stalls per Building (Minimum of 10% of Required Off-Street Parking Per LMC 15-3-9)

Total Units.....317
Total Stalls.....268





Total Stalls.....268

APPENDIX B

Turning Movement Counts



File Name: "G:\Shared drives\2023 Projects\23-224 PCMC Traffic Counts\06_Project Deliverables\2023-03-14 - Traffic Counts\Saturday Data\SAT-SR-224 & SR-248 e.xls"

Start Date: 2/18/2023

Start Time: 7:00:00 AM

Site Code: Saturday

Comment 1: Project: WCG 23-224

Comment 2: Intersection: SR-224 / SR-248

Comment 3: City, State: Park City, Utah

Comment 4: Control: Signalized

Start Time	SR-224 (Park Avenue) From Northwest			SR-248 (Kearns Avenue) From Northeast			SR-224 (Park Avenue) From Southeast			Total
	Thru	Left	Peds	Right	Left	Peds	Right	Thru	Peds	
7:00:00 AM	117	19	0	42	28	1	14	46	0	267
7:15:00 AM	187	30	0	28	40	1	19	44	0	349
7:30:00 AM	244	47	0	30	45	0	25	63	0	454
7:45:00 AM	324	47	0	55	66	0	17	59	0	568
8:00:00 AM	314	44	1	57	67	4	26	118	0	631
8:15:00 AM	317	39	0	62	55	2	23	114	0	612
8:30:00 AM	217	41	2	60	47	3	25	139	0	534
8:45:00 AM	206	52	2	47	41	1	26	145	0	520
9:00:00 AM	194	46	0	42	47	4	25	145	0	503
9:15:00 AM	176	40	2	55	41	1	29	125	0	469
9:30:00 AM	199	56	1	48	32	2	42	143	0	523
9:45:00 AM	185	54	4	62	57	5	25	131	0	523
10:00:00 AM	194	45	3	54	57	3	37	148	0	541
10:15:00 AM	199	62	0	74	52	3	43	132	0	565
10:30:00 AM	208	47	2	56	49	5	39	146	0	552
10:45:00 AM	219	48	0	74	60	10	32	158	0	601
11:00:00 AM	205	57	0	55	34	3	45	170	0	569
11:15:00 AM	229	61	2	48	60	3	50	165	0	618
11:30:00 AM	210	67	0	79	49	4	36	161	0	606
11:45:00 AM	224	73	0	80	41	4	43	191	0	656
12:00:00 PM	252	72	6	75	45	0	37	181	0	668
12:15:00 PM	238	63	0	78	44	9	52	213	0	697
12:30:00 PM	215	54	3	88	49	4	47	182	0	642
12:45:00 PM	253	73	2	78	46	9	53	180	0	694
1:00:00 PM	242	79	3	71	58	4	57	209	0	723
1:15:00 PM	210	65	1	78	56	4	43	214	0	671
1:30:00 PM	218	68	1	81	40	6	44	203	0	661
1:45:00 PM	231	79	1	76	37	9	47	228	0	708
2:00:00 PM	192	52	0	69	47	4	50	221	0	635
2:15:00 PM	249	80	3	49	54	4	45	246	0	730
2:30:00 PM	234	63	3	70	61	4	55	258	0	748
2:45:00 PM	310	63	2	81	61	9	48	271	0	845
3:00:00 PM	246	68	1	74	52	6	72	258	0	777
3:15:00 PM	256	71	2	65	49	16	55	328	0	842
3:30:00 PM	228	88	5	85	48	6	53	292	0	805
3:45:00 PM	249	86	0	87	51	15	74	301	0	863
4:00:00 PM	215	79	0	71	38	6	64	313	0	786
4:15:00 PM	236	68	1	65	64	12	81	330	0	857
4:30:00 PM	210	78	2	66	42	4	61	278	0	741
4:45:00 PM	230	77	5	82	54	17	72	340	0	877
5:00:00 PM	218	71	2	72	52	13	82	332	0	842
5:15:00 PM	235	67	4	77	47	12	61	338	0	841
5:30:00 PM	237	61	0	75	50	8	72	295	0	798
5:45:00 PM	226	57	1	59	44	5	62	278	0	732
6:00:00 PM	177	58	7	75	36	22	65	229	0	669
6:15:00 PM	193	77	0	62	28	11	44	222	0	637
6:30:00 PM	199	83	0	66	34	6	52	244	0	684
6:45:00 PM	158	59	6	58	40	2	38	190	0	551
Grand Total	10725	2934	80	3141	2295	286	2207	9717	0	31385



File Name: "G:\Shared drives\2023 Projects\23-224 PCMC Traffic Counts\06_Project Deliverables\2023-03-14 - Traffic Counts\Saturday Data\SAT-Bonanza Drive & SR-248 e.xls"

Start Date: 2/18/2023

Start Time: 7:00:00 AM

Site Code: Saturday

Comment 1: Project: WCG 23-224

Comment 2: Intersection: Bonanza Dr / SR-248

Comment 3: City, State: Park City, Utah

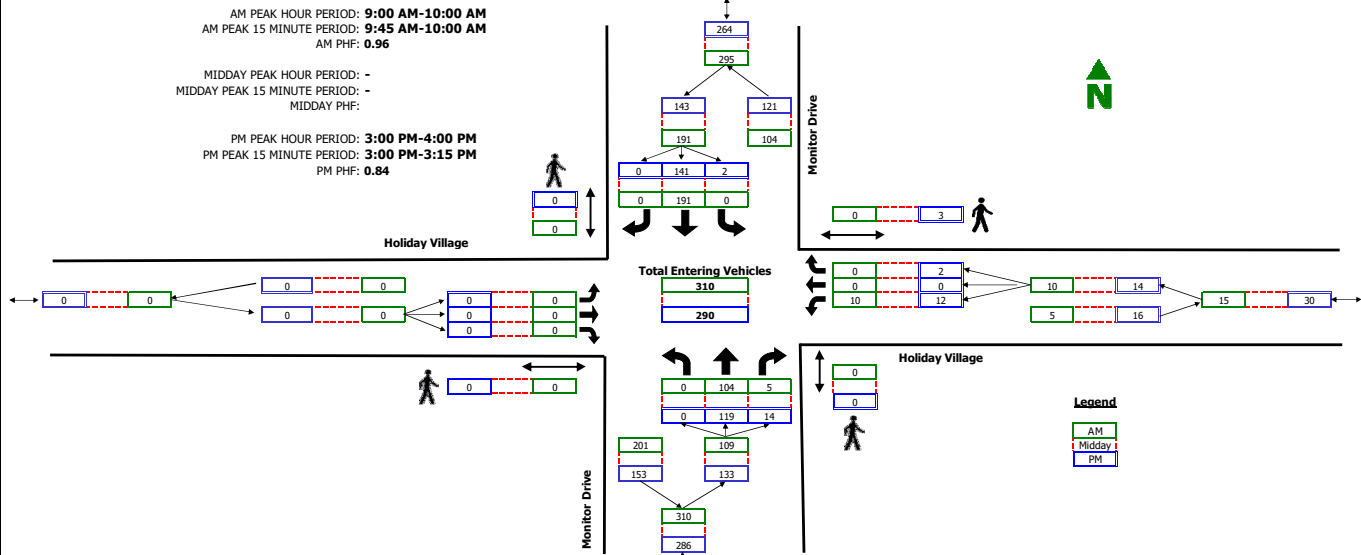
Comment 4: Control: Signalized

Start Time	Monitor Drive From Northwest				SR-248 (Kearns Blvd) From Northeast				Bonanza Drive From Southeast				SR-248 (Kearns Blvd) From Southwest				Total
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	
7:00:00 AM	1	5	2	0	7	91	80	0	8	1	13	1	9	25	5	0	248
7:15:00 AM	2	11	6	0	5	64	110	0	18	5	6	3	7	39	3	3	282
7:30:00 AM	7	13	8	0	5	75	126	0	20	5	11	1	13	66	1	0	351
7:45:00 AM	5	17	14	0	5	130	154	0	32	4	10	3	10	49	3	0	436
8:00:00 AM	5	20	6	0	9	143	134	0	24	4	12	0	22	63	4	0	446
8:15:00 AM	8	41	8	0	10	122	130	1	34	6	17	1	28	50	4	0	460
8:30:00 AM	17	28	12	0	6	93	135	0	36	15	25	0	21	37	7	0	432
8:45:00 AM	15	21	6	0	18	80	106	1	43	17	15	0	26	54	5	0	407
9:00:00 AM	15	20	10	3	13	81	109	3	48	16	11	1	26	56	10	0	422
9:15:00 AM	8	22	12	1	11	80	88	1	52	10	26	6	31	60	8	0	416
9:30:00 AM	15	13	4	0	10	74	85	1	46	15	21	1	43	72	10	0	410
9:45:00 AM	15	29	12	0	11	113	97	0	49	13	23	0	27	63	9	0	461
10:00:00 AM	19	20	13	4	13	109	73	4	45	7	23	3	23	50	13	2	421
10:15:00 AM	12	17	16	0	7	104	70	1	60	8	30	2	33	85	11	2	458
10:30:00 AM	11	26	12	3	12	94	80	1	53	13	28	3	21	91	6	4	458
10:45:00 AM	16	22	11	3	9	111	94	2	54	18	32	1	30	59	7	1	470
11:00:00 AM	18	24	14	2	14	88	90	5	60	14	30	1	31	83	9	3	486
11:15:00 AM	17	18	10	4	11	100	61	1	64	12	20	1	33	74	19	3	448
11:30:00 AM	14	19	25	4	9	97	75	6	52	10	39	2	43	68	13	1	477
11:45:00 AM	13	27	21	1	14	99	100	3	62	14	31	2	46	95	19	2	549
12:00:00 PM	19	29	22	1	10	94	82	0	51	10	40	7	45	82	13	2	507
12:15:00 PM	20	13	17	0	13	104	87	2	70	14	40	1	41	82	7	0	511
12:30:00 PM	19	24	13	2	13	121	102	1	61	23	52	6	56	84	9	2	588
12:45:00 PM	17	16	15	3	18	92	85	4	78	14	42	5	50	86	10	2	537
1:00:00 PM	14	18	16	1	13	110	88	0	68	14	37	1	46	120	16	2	564
1:15:00 PM	15	17	10	3	12	106	82	0	89	15	33	5	46	86	12	1	532
1:30:00 PM	20	26	18	0	10	86	71	2	94	19	33	2	34	98	8	0	521
1:45:00 PM	13	19	8	0	10	98	96	0	93	20	39	3	53	91	15	4	562
2:00:00 PM	7	17	10	6	12	97	93	2	95	19	42	2	34	92	5	1	534
2:15:00 PM	19	11	12	0	8	100	86	5	77	14	32	2	51	100	16	1	534
2:30:00 PM	11	16	17	2	11	102	88	1	100	17	45	2	48	100	8	1	569
2:45:00 PM	11	21	14	0	14	98	116	0	93	22	45	1	49	94	10	0	588
3:00:00 PM	16	28	11	0	12	109	84	6	106	18	37	1	35	106	16	0	585
3:15:00 PM	7	25	7	0	11	94	105	2	132	25	38	3	51	110	8	0	618
3:30:00 PM	15	12	12	1	4	93	87	2	140	26	46	1	38	124	10	0	611
3:45:00 PM	16	19	14	1	14	107	100	2	158	18	38	2	46	138	21	0	694
4:00:00 PM	12	15	14	1	10	74	78	0	163	12	40	6	40	114	19	0	598
4:15:00 PM	9	10	10	0	14	94	74	7	158	23	57	5	32	144	15	0	652
4:30:00 PM	9	18	8	4	18	81	81	5	157	23	42	9	35	127	16	1	634
4:45:00 PM	15	14	19	10	11	102	72	4	156	27	45	6	43	167	9	1	701
5:00:00 PM	24	18	20	2	8	81	58	2	172	17	38	2	37	156	14	0	649
5:15:00 PM	14	12	10	1	11	103	77	4	152	24	37	2	32	139	8	0	626
5:30:00 PM	10	18	13	0	13	96	78	0	113	17	39	4	41	127	10	0	579
5:45:00 PM	4	14	11	0	7	87	75	1	107	16	41	4	37	87	8	0	499
6:00:00 PM	8	19	14	0	12	79	75	0	92	16	48	4	33	137	15	0	552
6:15:00 PM	15	14	9	3	6	71	79	4	101	17	22	5	46	98	11	0	501
6:30:00 PM	6	7	12	2	5	75	63	0	72	18	25	2	36	114	9	0	446
6:45:00 PM	9	13	14	1	9	81	53	3	84	7	34	7	39	95	13	3	465
Grand Total	607	896	592	69	508	4583	4312	89	3892	712	1530	132	1697	4337	497	42	24495

Intersection Turning Movement Summary

Intersection: Monitor Drive / Holiday Village
North/South: Monitor Drive
East/West: Holiday Village
Jurisdiction: Park City
Project Title: Holiday Village & Parkside TIS
Project No: UT23-2486
Weather: Clear

Date: 4-1-23, Sat
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

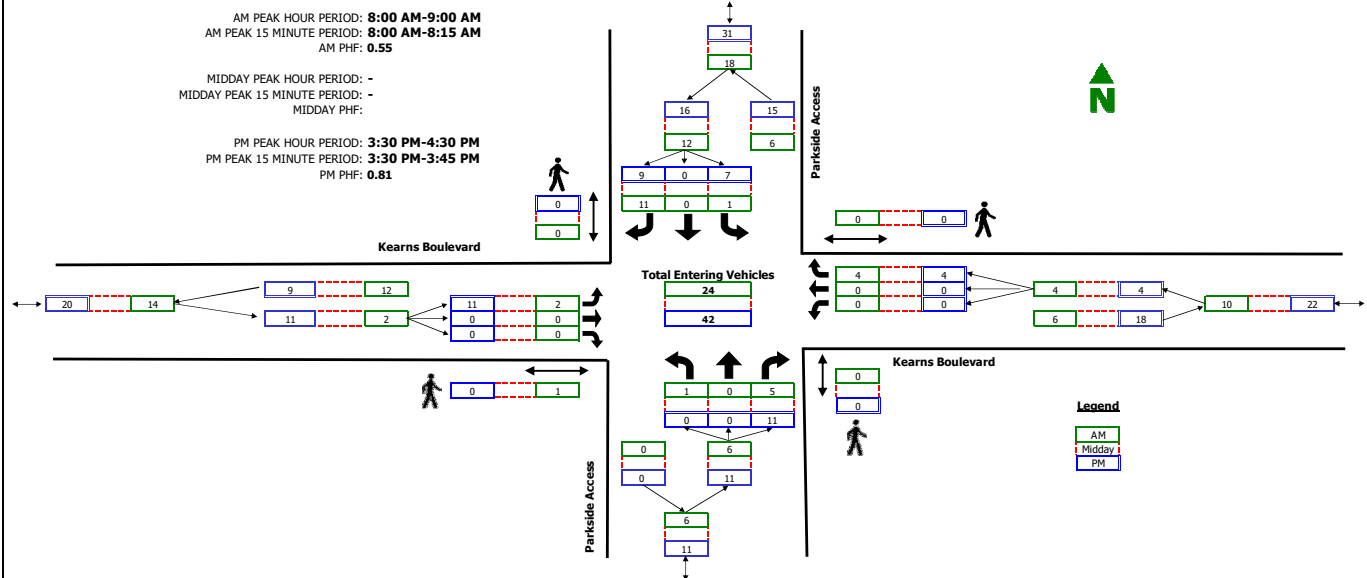


RAW COUNT SUMMARIES	Monitor Drive Northbound				Monitor Drive Southbound				Holiday Village Eastbound				Holiday Village Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
8:00 - 8:15	0	23	0	0	1	34	0	0	0	0	0	0	0	0	0	0	58
8:15 - 8:30	0	15	1	0	0	40	0	0	0	0	0	0	0	0	0	0	56
8:30 - 8:45	0	26	2	0	0	36	0	0	0	0	0	0	2	0	2	0	68
8:45 - 9:00	0	32	0	0	0	36	0	0	0	0	0	0	4	0	0	0	72
9:00 - 9:15	0	23	3	0	0	46	0	0	0	0	0	0	4	0	0	0	76
9:15 - 9:30	0	19	1	0	0	52	0	0	0	0	0	0	1	0	0	0	73
9:30 - 9:45	0	28	0	0	0	50	0	0	0	0	0	0	2	0	0	0	80
9:45 - 10:00	0	34	1	0	0	43	0	0	0	0	0	0	3	0	0	0	81
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
15:00 - 15:15	0	34	3	0	1	42	0	0	0	0	0	0	5	0	1	0	86
15:15 - 15:30	0	26	3	0	0	29	0	0	0	0	0	0	1	0	0	0	59
15:30 - 15:45	0	26	3	0	0	43	0	0	0	0	0	0	3	0	0	0	75
15:45 - 16:00	0	33	5	0	1	27	0	0	0	0	0	0	3	0	1	3	70
16:00 - 16:15	0	31	3	0	0	29	0	0	0	0	0	0	4	0	0	0	67
16:15 - 16:30	0	37	4	0	0	30	0	0	0	0	0	0	1	0	0	0	72
16:30 - 16:45	0	33	0	0	0	44	0	0	0	0	0	0	1	0	1	0	79
16:45 - 17:00	0	42	3	0	0	25	0	0	0	0	0	0	0	0	0	0	70

Intersection Turning Movement Summary

Intersection: Parkside Access / Kearns Boulevard
North/South: Parkside Access
East/West: Kearns Boulevard
Jurisdiction: Park City
Project Title: Holiday Vukkgage & Parkside TIS
Project No: UT23-2486
Weather: Clear

Date: 4-1-23, Sat
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

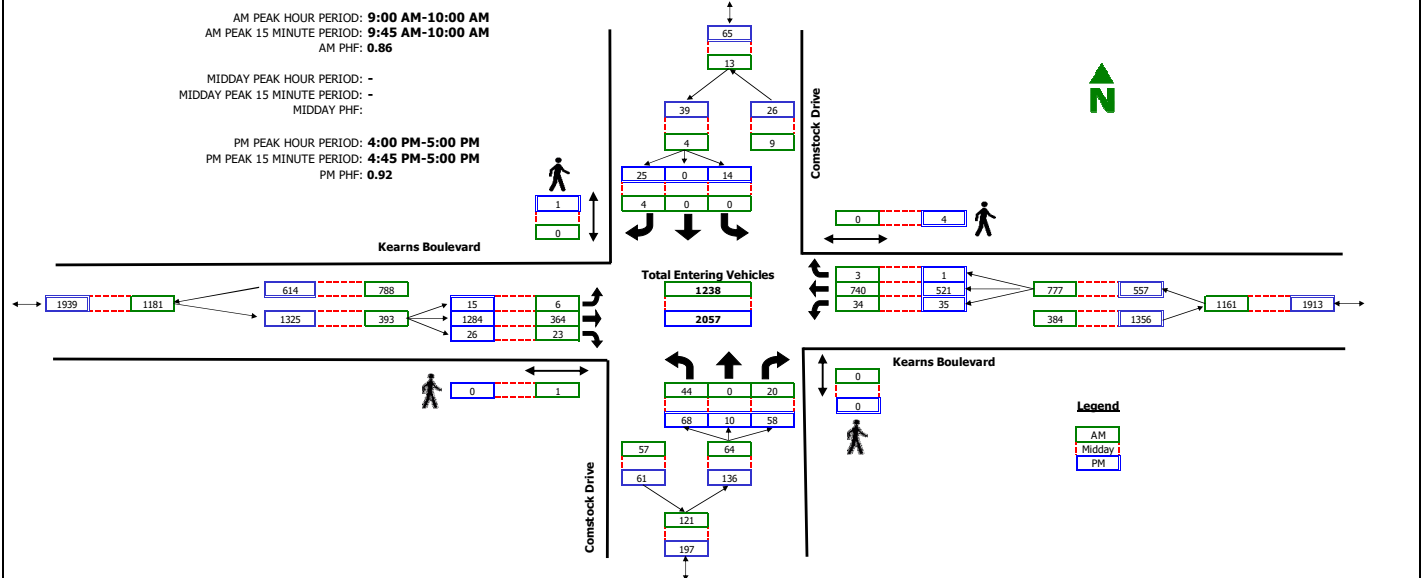


RAW COUNT SUMMARIES	Parkside Access				Parkside Access				Kearns Boulevard				Kearns Boulevard				TOTAL
	Northbound				Southbound				Eastbound				Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
8:00 - 8:15	0	0	3	0	0	0	5	0	2	0	0	1	0	0	1	0	11
8:15 - 8:30	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
8:30 - 8:45	0	0	2	0	1	0	1	0	0	0	0	0	0	0	2	0	6
8:45 - 9:00	1	0	0	0	0	0	4	0	0	0	0	0	0	0	1	0	6
9:00 - 9:15	0	0	1	0	0	0	2	0	0	0	0	0	0	0	1	0	4
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	1	0	0	0	3	0	0	0	0	0	0	0	1	0	5
9:45 - 10:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
15:00 - 15:15	0	0	2	0	0	0	1	1	2	0	0	0	0	0	1	0	6
15:15 - 15:30	0	0	1	0	0	0	3	0	1	0	0	0	0	0	1	0	6
15:30 - 15:45	0	0	3	0	3	0	2	0	2	0	0	0	0	0	3	0	13
15:45 - 16:00	0	0	4	0	2	0	3	0	4	0	0	0	0	0	0	0	13
16:00 - 16:15	0	0	1	0	2	0	3	0	2	0	0	0	0	0	0	0	8
16:15 - 16:30	0	0	3	0	0	0	1	0	3	0	0	0	0	0	1	0	8
16:30 - 16:45	0	0	3	0	0	0	2	0	3	0	0	0	0	0	1	0	9
16:45 - 17:00	0	0	1	0	0	0	3	0	1	0	0	0	0	0	1	0	6

Intersection Turning Movement Summary

Intersection: Comstock Drive / Kearns Boulevard
North/South: Comstock Drive
East/West: Kearns Boulevard
Jurisdiction: Park City
Project Title: Holiday Village & Parkside TIS
Project No: UT23-2486
Weather: Clear

Date: 4-1-23, Sat
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0



RAW COUNT SUMMARIES	Comstock Drive				Comstock Drive				Kearns Boulevard				Kearns Boulevard				TOTAL
	Northbound				Southbound				Eastbound				Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
8:00 - 8:15	7	0	4	0	0	0	0	0	0	58	1	1	9	166	0	0	245
8:15 - 8:30	10	0	2	0	0	0	1	0	3	55	4	1	4	192	1	0	272
8:30 - 8:45	10	0	1	0	0	0	1	0	1	68	6	0	4	162	0	0	253
8:45 - 9:00	8	0	0	0	0	0	1	0	2	85	0	0	9	175	1	0	281
9:00 - 9:15	8	0	5	0	0	0	2	0	0	67	5	1	6	179	0	0	272
9:15 - 9:30	13	0	3	0	0	0	1	0	5	106	7	0	9	165	0	0	309
9:30 - 9:45	9	0	7	0	0	0	1	0	0	79	6	0	11	184	2	0	299
9:45 - 10:00	14	0	5	0	0	0	0	0	1	112	5	0	8	212	1	0	358
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
15:00 - 15:15	6	0	11	0	0	0	4	0	3	223	6	0	8	132	0	0	392
15:15 - 15:30	6	0	9	0	0	0	6	0	1	284	7	0	3	144	1	0	461
15:30 - 15:45	7	0	11	0	3	0	3	0	4	275	4	0	9	121	1	0	438
15:45 - 16:00	7	0	10	0	0	0	2	0	3	284	2	1	9	131	0	0	448
16:00 - 16:15	16	0	14	0	3	0	8	0	4	264	3	0	6	111	0	1	429
16:15 - 16:30	13	0	18	0	4	1	4	1	4	339	8	0	4	130	0	2	523
16:30 - 16:45	14	0	13	0	4	0	11	0	6	330	6	0	11	153	1	1	549
16:45 - 17:00	25	10	13	0	4	0	2	0	1	351	9	0	14	127	0	0	556



File Name: "G:\Shared drives\2023 Projects\23-224 PCMC Traffic Counts\06_Project Deliverables\2023-03-14 - Traffic Counts\Saturday
Data\SAT-SR-224 & Deer Valley Drive e.xls"

Start Date: 2/18/2023

Start Time: 7:00:00 AM

Site Code: Saturday

Comment 1: Project: WCG 23-224

Comment 2: Intersection: SR-224 / Deer Valley Dr

Comment 3: City, State: Park City, Utah

Comment 4: Control: Signalized

Start Time	SR-224 (Park Avenue) From North				Deer Valley Drive From East				SR-224 (Park Avenue) From South				Empire Avenue From West				Total
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	
7:00:00 AM	68	17	63	1	26	14	0	2	2	16	4	1	4	13	13	0	244
7:15:00 AM	60	19	112	1	27	11	1	2	3	13	4	0	1	11	24	0	289
7:30:00 AM	87	26	156	3	30	24	6	3	5	19	1	1	4	15	23	2	405
7:45:00 AM	118	38	176	3	29	29	2	4	5	12	8	1	7	28	37	3	500
8:00:00 AM	168	32	172	3	37	43	3	5	4	26	13	3	5	20	69	3	606
8:15:00 AM	135	29	145	11	40	64	4	5	4	17	18	7	9	38	73	2	601
8:30:00 AM	87	31	108	2	58	50	3	5	4	32	23	2	11	39	71	1	527
8:45:00 AM	83	40	113	4	51	55	15	3	6	33	21	1	9	43	74	3	554
9:00:00 AM	74	43	109	16	61	46	6	8	8	34	24	1	14	27	49	3	523
9:15:00 AM	85	36	88	15	62	63	6	12	10	28	17	6	13	48	59	5	553
9:30:00 AM	91	36	116	6	61	27	6	1	5	42	11	0	11	37	74	1	525
9:45:00 AM	84	46	84	7	47	35	11	5	8	37	12	3	12	31	51	1	474
10:00:00 AM	76	50	93	13	56	42	11	4	9	44	15	3	14	42	63	1	536
10:15:00 AM	80	53	114	6	82	25	9	2	15	32	13	1	19	22	58	7	538
10:30:00 AM	75	36	106	8	83	22	15	11	9	48	12	4	7	44	46	5	531
10:45:00 AM	81	68	119	14	81	27	11	2	13	52	16	2	11	30	53	1	581
11:00:00 AM	69	31	90	5	91	33	9	7	6	38	17	1	21	29	58	0	505
11:15:00 AM	87	67	123	6	93	18	6	5	10	42	17	0	16	30	56	2	578
11:30:00 AM	58	61	116	5	79	35	7	11	8	57	11	5	13	33	42	1	542
11:45:00 AM	69	61	113	5	100	21	4	9	9	62	16	1	9	23	64	0	566
12:00:00 PM	59	70	117	9	98	24	10	7	10	53	11	2	10	30	54	5	569
12:15:00 PM	82	65	125	19	108	27	6	7	14	67	8	2	9	32	47	4	622
12:30:00 PM	73	53	105	14	95	35	10	5	9	63	12	3	19	33	59	6	594
12:45:00 PM	75	71	127	14	111	28	4	12	7	56	9	8	7	27	58	4	618
1:00:00 PM	74	73	113	15	112	32	10	8	11	47	14	10	14	26	63	4	626
1:15:00 PM	70	61	98	5	105	25	10	8	10	59	17	5	9	29	74	4	589
1:30:00 PM	60	68	122	2	107	38	9	12	6	68	13	2	13	37	43	1	601
1:45:00 PM	68	64	115	8	126	27	8	15	10	63	18	4	11	32	57	6	632
2:00:00 PM	63	49	100	13	135	30	12	2	7	55	19	1	15	38	66	3	608
2:15:00 PM	73	70	143	8	129	24	12	12	7	73	21	2	11	36	72	4	697
2:30:00 PM	71	58	123	13	163	48	10	20	6	70	14	1	12	39	86	0	734
2:45:00 PM	120	81	130	9	152	40	16	9	11	59	11	2	16	34	81	7	778
3:00:00 PM	90	76	108	6	137	31	12	11	10	85	28	1	16	51	116	3	781
3:15:00 PM	91	59	125	28	142	35	13	20	7	76	22	0	12	74	155	6	865
3:30:00 PM	63	65	138	20	159	33	8	6	13	71	23	0	17	62	133	3	814
3:45:00 PM	72	59	131	6	145	41	12	2	13	74	19	0	13	70	139	7	803
4:00:00 PM	76	50	110	8	149	53	8	7	13	78	16	0	20	72	135	15	810
4:15:00 PM	65	62	125	26	150	37	17	10	12	100	21	2	12	64	146	7	856
4:30:00 PM	70	64	111	17	144	34	8	15	14	75	21	0	16	69	124	6	788
4:45:00 PM	60	70	111	12	131	35	8	23	12	85	27	4	16	55	163	4	816
5:00:00 PM	72	78	129	21	171	38	12	21	5	88	12	3	16	50	109	3	828
5:15:00 PM	55	79	129	22	160	27	8	20	14	94	23	6	16	51	115	4	823
5:30:00 PM	44	61	128	7	181	35	8	14	8	65	11	7	8	46	103	1	727
5:45:00 PM	53	91	135	6	171	28	7	6	6	65	9	0	18	45	89	3	732
6:00:00 PM	33	56	114	19	136	23	6	15	16	84	15	10	9	45	71	11	663
6:15:00 PM	39	53	126	10	144	23	8	10	13	63	10	1	8	14	54	2	578
6:30:00 PM	28	60	100	8	126	16	9	7	15	78	16	1	13	33	57	4	571
6:45:00 PM	39	54	108	10	109	20	10	13	2	79	5	4	11	19	51	13	547
Grand Total	3573	2640	5662	489	4990	1571	406	423	424	2677	718	124	577	1816	3577	181	29848



File Name: "G:\Shared drives\2023 Projects\23-224 PCMC Traffic Counts\06_Project Deliverables\2023-03-14 - Traffic Counts\Saturday Data\SAT-Bonanza Drive & Deer Valley Drive e.xls"

Start Date: 2/18/2023

Start Time: 7:00:00 AM

Site Code: Saturday

Comment 1: Project: WCG 23-224

Comment 2: Intersection: Bonanza Dr/Deer Valley Dr

Comment 3: City, State: Park City, Utah

Comment 4: Control: Signalized

Start Time	Deer Valley Drive From Northwest				Bonanza Drive From Northeast				Deer Valley Drive From Southeast			Total
	Thru	Left	Peds		Right	Left	Peds		Right	Thru	Peds	
7:00:00 AM	55	6	0		3	72	0		13	24	1	174
7:15:00 AM	102	9	0		15	115	0		33	29	0	303
7:30:00 AM	155	6	0		17	123	0		32	35	0	368
7:45:00 AM	204	22	0		23	173	0		30	27	0	479
8:00:00 AM	178	13	0		33	144	0		30	54	0	452
8:15:00 AM	168	25	0		31	165	0		31	67	0	487
8:30:00 AM	150	27	0		43	135	0		40	69	0	464
8:45:00 AM	145	26	0		35	133	0		37	85	0	461
9:00:00 AM	113	24	0		35	116	0		50	73	0	411
9:15:00 AM	123	25	0		36	101	3		60	78	0	426
9:30:00 AM	137	24	0		23	114	0		47	72	0	417
9:45:00 AM	98	21	0		34	116	0		57	73	0	399
10:00:00 AM	128	24	0		22	84	0		50	83	0	391
10:15:00 AM	132	21	0		28	65	0		61	95	0	402
10:30:00 AM	126	26	0		24	101	0		50	96	0	423
10:45:00 AM	137	30	0		18	83	0		67	87	0	422
11:00:00 AM	103	17	0		28	86	0		61	103	0	398
11:15:00 AM	137	26	0		16	66	0		68	93	0	406
11:30:00 AM	146	19	0		12	88	0		65	102	0	432
11:45:00 AM	135	21	0		25	104	0		78	98	1	462
12:00:00 PM	133	25	0		23	114	0		75	110	0	480
12:15:00 PM	98	21	0		23	102	0		84	114	0	442
12:30:00 PM	136	21	0		34	104	0		92	99	0	486
12:45:00 PM	182	35	0		14	65	0		68	120	0	484
1:00:00 PM	141	34	0		36	100	0		96	113	0	520
1:15:00 PM	105	30	0		28	98	0		104	115	0	480
1:30:00 PM	158	32	0		21	89	0		98	105	0	503
1:45:00 PM	118	33	0		27	116	0		87	112	0	493
2:00:00 PM	116	37	0		18	82	0		101	158	0	512
2:15:00 PM	142	33	0		14	86	0		91	136	0	502
2:30:00 PM	144	32	0		25	125	0		102	173	0	601
2:45:00 PM	142	26	0		38	129	0		100	179	0	614
3:00:00 PM	118	47	0		39	102	0		130	160	0	596
3:15:00 PM	152	67	0		31	115	0		115	203	0	683
3:30:00 PM	159	42	0		25	116	0		149	181	0	672
3:45:00 PM	167	53	0		19	96	0		172	189	0	696
4:00:00 PM	134	54	0		17	111	0		172	190	0	678
4:15:00 PM	119	53	0		19	111	0		174	220	0	696
4:30:00 PM	119	64	0		18	117	0		188	200	0	706
4:45:00 PM	91	50	0		20	81	0		181	180	0	603
5:00:00 PM	99	43	0		12	124	0		197	230	0	705
5:15:00 PM	123	47	0		10	77	0		154	179	0	590
5:30:00 PM	160	30	0		12	118	0		146	212	0	678
5:45:00 PM	153	34	0		7	85	0		138	196	0	613
6:00:00 PM	166	24	0		10	77	0		115	144	2	538
6:15:00 PM	138	23	0		10	102	0		102	148	0	523
6:30:00 PM	147	18	0		6	77	0		102	139	0	489
6:45:00 PM	112	10	0		13	97	0		70	121	0	423
Grand Total	6444	1430	0		1070	5000	3		4363	5869	4	24183

APPENDIX C

LOS Results

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Background
Time Period: Morning Peak Hour
Project #: UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	493	493	100	14.6	B
	R	91	92	101	7.0	A
	Subtotal	584	585	100	13.4	B
SE	L	173	172	99	10.7	B
	T	1,173	1,169	100	7.1	A
	Subtotal	1,346	1,341	100	7.6	A
SW	L	235	227	97	37.6	D
	T	116	118	102	0.4	A
	R	239	236	99	6.9	A
	Subtotal	590	581	98	17.6	B
Total		2,520	2,507	99	11.3	B

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	64	60	93	32.4	C
	T	29	29	100	19.5	B
	R	126	130	103	3.8	A
	Subtotal	219	219	100	13.7	B
SE	L	40	39	97	29.5	C
	T	127	130	103	16.7	B
	R	36	32	89	5.2	A
	Subtotal	203	201	99	17.4	B
NE	L	20	20	100	21.2	C
	T	207	203	98	17.1	B
	R	82	85	103	9.6	A
	Subtotal	309	308	100	15.3	B
SW	L	553	549	99	23.5	C
	T	490	489	100	5.3	A
	R	30	30	101	3.3	A
	Subtotal	1,073	1,068	100	14.6	B
Total		1,804	1,796	100	18.7	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Background
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Monitor Drive & HV Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	105	103	98	0.2	A
	R	5	5	95	0.1	A
	Subtotal	110	108	98	0.2	A
SB	L	2	2	100	1.5	A
	T	193	193	100	0.3	A
	Subtotal	195	195	100	0.3	A
WB	L	10	8	82	4.5	A
	R	2	2	100	3.5	A
	Subtotal	12	10	83	4.3	A
Total		317	313	99	0.4	A

Intersection: Kearns Boulevard & PS Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	1	1	100	16.5	C
	R	11	12	112	13.0	B
	Subtotal	12	13	108	13.3	B
NE	L	2	2	100	17.7	C
	T	386	384	99	0.4	A
	Subtotal	388	386	99	0.5	A
SW	T	924	919	99	7.3	A
	R	4	4	94	6.2	A
	Subtotal	928	923	99	7.3	A
Total		1,328	1,322	100	5.4	A

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Background
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	44	46	104	16.1	B
	R	20	21	105	6.0	A
	Subtotal	64	67	105	12.9	B
SB	R	4	3	71	5.9	A
	Subtotal	4	3	75	5.9	A
EB	L	6	5	80	20.0	B
	T	372	371	100	5.4	A
	R	23	24	103	3.3	A
	Subtotal	401	400	100	5.5	A
WB	L	34	35	103	10.1	B
	T	724	720	99	7.9	A
	R	3	3	100	3.5	A
	Subtotal	761	758	100	8.0	A
Total		1,232	1,228	100	7.4	A

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	75	73	97	37.5	D
	T	109	112	103	45.0	D
	R	18	18	100	14.1	B
	Subtotal	202	203	100	39.6	D
SB	L	542	534	98	33.0	C
	T	388	380	98	8.6	A
	R	477	483	101	8.9	A
	Subtotal	1,407	1,397	99	18.0	B
EB	L	288	283	98	48.9	D
	T	140	141	101	32.6	C
	R	34	36	106	20.6	C
	Subtotal	462	460	100	41.7	D
WB	L	25	25	99	56.9	E
	T	212	217	102	52.0	D
	R	187	192	103	7.0	A
	Subtotal	424	434	102	32.4	C
Total		2,495	2,494	100	26.7	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Background
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	218	224	103	7.5	A
	R	131	129	98	1.6	A
	Subtotal	349	353	101	5.3	A
SE	L	87	88	101	14.7	B
	T	704	700	99	8.8	A
	Subtotal	791	788	100	9.5	A
SW	L	617	615	100	15.8	B
	R	130	133	102	6.7	A
	Subtotal	747	748	100	14.2	B
Total		1,887	1,889	100	10.6	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Background
Time Period: Evening Peak Hour
Project #: UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	1,307	1,302	100	44.8	D
	R	287	281	98	34.8	C
	Subtotal	1,594	1,583	99	43.0	D
SE	L	280	278	99	41.9	D
	T	924	920	100	9.3	A
	Subtotal	1,204	1,198	100	16.9	B
SW	L	203	206	101	48.2	D
	T	95	104	110	0.6	A
	R	309	307	99	30.1	C
	Subtotal	607	617	102	31.2	C
Total		3,405	3,398	100	31.8	C

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	183	178	97	38.1	D
	T	104	104	100	29.2	C
	R	643	629	98	34.0	C
	Subtotal	930	911	98	34.3	C
SE	L	57	58	102	35.2	D
	T	60	62	104	29.4	C
	R	59	60	102	6.3	A
	Subtotal	176	180	102	23.6	C
NE	L	55	56	102	22.6	C
	T	598	584	98	26.4	C
	R	148	148	100	15.5	B
	Subtotal	801	788	98	24.1	C
SW	L	285	282	99	30.5	C
	T	365	381	104	9.2	A
	R	51	54	105	5.9	A
	Subtotal	701	717	102	17.3	B
Total		2,608	2,596	100	25.8	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Background
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Monitor Drive & HV Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	182	185	102	0.3	A
	R	14	14	98	0.2	A
	Subtotal	196	199	102	0.3	A
SB	L	2	1	50	2.4	A
	T	143	148	103	0.2	A
	Subtotal	145	149	103	0.2	A
WB	L	12	10	82	5.0	A
	R	2	2	100	3.3	A
	Subtotal	14	12	86	4.7	A
Total		355	360	101	0.4	A

Intersection: Kearns Boulevard & PS Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	7	4	55	275.5	F
	R	9	9	97	44.5	E
	Subtotal	16	13	81	115.6	F
NE	L	11	11	98	5.9	A
	T	1,304	1,275	98	3.4	A
	Subtotal	1,315	1,286	98	3.4	A
SW	T	652	663	102	4.7	A
	R	4	4	100	4.1	A
	Subtotal	656	667	102	4.7	A
Total		1,988	1,966	99	4.6	A

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Background
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	68	63	93	49.7	D
	T	10	10	98	48.6	D
	R	58	56	97	42.8	D
	Subtotal	136	129	95	46.6	D
SB	L	14	14	98	51.7	D
	R	25	26	105	8.5	A
	Subtotal	39	40	103	23.6	C
EB	L	15	15	98	24.1	C
	T	1,288	1,254	97	21.1	C
	R	26	26	101	15.5	B
	Subtotal	1,329	1,295	97	21.0	C
WB	L	35	30	86	75.4	E
	T	528	537	102	5.8	A
	R	1	3	300	2.0	A
	Subtotal	564	570	101	9.4	A
Total		2,068	2,034	98	19.5	B

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	80	75	93	45.1	D
	T	301	298	99	62.6	E
	R	46	46	99	38.5	D
	Subtotal	427	419	98	56.8	E
SB	L	506	491	97	118.2	F
	T	317	308	97	38.4	D
	R	304	311	102	6.8	A
	Subtotal	1,127	1,110	98	64.8	E
EB	L	566	575	102	55.4	E
	T	278	275	99	51.0	D
	R	62	66	107	43.3	D
	Subtotal	906	916	101	53.2	D
WB	L	41	42	102	84.0	F
	T	236	233	99	67.8	E
	R	599	591	99	93.4	F
	Subtotal	876	866	99	86.1	F
Total		3,336	3,311	99	66.7	E

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Background
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	803	812	101	22.4	C
	R	706	704	100	17.1	B
	Subtotal	1,509	1,516	100	19.9	B
SE	L	224	211	94	28.5	C
	T	606	601	99	6.7	A
	Subtotal	830	812	98	12.4	B
SW	L	435	430	99	33.3	C
	R	73	71	97	17.7	B
	Subtotal	508	501	99	31.1	C
Total		2,847	2,829	99	19.8	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Morning Peak Hour **Project #: UT23-2486**

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	493	496	101	14.4	B
	R	91	96	105	7.0	A
	Subtotal	584	592	101	13.2	B
SE	L	178	178	100	11.2	B
	T	1,173	1,154	98	7.6	A
	Subtotal	1,351	1,332	99	8.1	A
SW	L	237	243	103	36.5	D
	T	116	112	97	0.5	A
	R	247	251	102	7.4	A
	Subtotal	600	606	101	17.8	B
Total		2,534	2,530	100	11.7	B

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	64	65	101	33.1	C
	T	35	31	88	18.2	B
	R	126	128	102	3.9	A
	Subtotal	225	224	100	14.4	B
SE	L	53	51	96	26.9	C
	T	134	143	107	17.4	B
	R	43	45	104	5.7	A
	Subtotal	230	239	104	17.2	B
NE	L	25	27	107	21.8	C
	T	207	208	100	18.5	B
	R	82	86	105	9.6	A
	Subtotal	314	321	102	16.4	B
SW	L	554	544	98	26.3	C
	T	493	496	101	5.4	A
	R	32	36	113	3.4	A
	Subtotal	1,079	1,076	100	15.9	B
Total		1,849	1,860	101	19.4	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Morning Peak Hour **Project #: UT23-2486**

Intersection: Monitor Drive & W Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	105	107	102	0.3	A
	R	18	22	122	0.1	A
	Subtotal	123	129	105	0.3	A
SB	L	2	1	50	2.4	A
	T	193	202	105	0.3	A
	Subtotal	195	203	104	0.3	A
WB	L	37	37	100	5.3	A
	R	3	4	133	2.9	A
	Subtotal	40	41	103	5.1	A
Total		358	373	104	0.8	A

Intersection: Kearns Boulevard & S Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	3	2	67	30.6	D
	R	15	17	115	16.1	C
	Subtotal	18	19	106	17.6	C
NE	L	2	2	100	8.0	A
	T	400	401	100	0.5	A
	Subtotal	402	403	100	0.5	A
SW	T	926	924	100	6.8	A
	R	6	6	96	5.8	A
	Subtotal	932	930	100	6.8	A
Total		1,352	1,352	100	5.1	A

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	44	42	95	14.4	B
	R	20	20	100	5.7	A
	Subtotal	64	62	97	11.6	B
SB	R	4	7	165	10.4	B
	Subtotal	4	7	175	10.4	B
EB	L	6	6	96	15.2	B
	T	387	385	99	5.5	A
	R	23	26	112	3.4	A
	Subtotal	416	417	100	5.5	A
WB	L	34	32	94	10.1	B
	T	746	739	99	7.9	A
	R	3	4	133	3.4	A
	Subtotal	783	775	99	8.0	A
Total		1,268	1,261	99	7.4	A

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	75	75	100	40.7	D
	T	109	110	101	46.9	D
	R	19	20	105	12.7	B
	Subtotal	203	205	101	41.3	D
SB	L	542	541	100	36.2	D
	T	390	388	100	8.1	A
	R	478	471	99	8.9	A
	Subtotal	1,410	1,400	99	19.2	B
EB	L	288	293	102	48.0	D
	T	141	139	99	33.9	C
	R	34	36	106	23.8	C
	Subtotal	463	468	101	42.0	D
WB	L	26	24	91	59.1	E
	T	213	218	102	52.6	D
	R	187	193	103	7.1	A
	Subtotal	426	435	102	32.8	C
Total		2,501	2,508	100	27.6	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	218	220	101	7.7	A
	R	135	134	99	1.7	A
	Subtotal	353	354	100	5.4	A
SE	L	89	88	99	14.0	B
	T	704	704	100	8.8	A
	Subtotal	793	792	100	9.4	A
SW	L	623	624	100	16.0	B
	R	132	134	102	6.6	A
	Subtotal	755	758	100	14.3	B
Total		1,901	1,904	100	10.6	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	1,307	1,310	100	53.4	D
	R	289	281	97	44.3	D
	Subtotal	1,596	1,591	100	51.8	D
SE	L	292	303	104	43.0	D
	T	924	912	99	7.6	A
	Subtotal	1,216	1,215	100	16.4	B
SW	L	205	203	99	47.8	D
	T	94	94	100	0.6	A
	R	321	315	98	30.5	C
	Subtotal	620	612	99	31.6	C
Total		3,432	3,418	100	35.8	D

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	182	178	98	57.4	E
	T	118	118	100	48.0	D
	R	643	629	98	51.7	D
	Subtotal	943	925	98	52.3	D
SE	L	75	74	98	34.6	C
	T	70	73	104	30.1	C
	R	68	64	94	5.9	A
	Subtotal	213	211	99	24.3	C
NE	L	69	73	106	25.0	C
	T	598	599	100	25.9	C
	R	148	147	99	16.2	B
	Subtotal	815	819	100	24.1	C
SW	L	291	285	98	34.0	C
	T	370	371	100	10.2	B
	R	71	78	110	6.6	A
	Subtotal	732	734	100	19.1	B
Total		2,704	2,689	99	32.7	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Evening Peak Hour **Project #: UT23-2486**

Intersection: Monitor Drive & W Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	182	187	103	0.6	A
	R	62	66	107	0.6	A
	Subtotal	244	253	104	0.6	A
SB	L	4	4	100	2.3	A
	T	143	142	99	0.3	A
	Subtotal	147	146	99	0.4	A
WB	L	49	50	102	5.3	A
	R	4	4	100	3.3	A
	Subtotal	53	54	102	5.2	A
Total		444	453	102	1.0	A

Intersection: Kearns Boulevard & S Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	5	4	80	338.1	F
	R	20	19	96	96.4	F
	Subtotal	25	23	92	138.4	F
NE	L	11	11	98	6.8	A
	T	1,322	1,308	99	4.0	A
	Subtotal	1,333	1,319	99	4.0	A
SW	T	672	674	100	4.9	A
	R	5	5	100	5.1	A
	Subtotal	677	679	100	4.9	A
Total		2,036	2,021	99	6.1	A

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	68	67	99	50.7	D
	T	10	10	98	59.7	E
	R	58	56	97	48.4	D
	Subtotal	136	133	98	50.4	D
SB	L	14	14	98	50.3	D
	R	25	22	89	9.6	A
	Subtotal	39	36	92	25.4	C
EB	L	15	12	79	32.3	C
	T	1,304	1,279	98	30.2	C
	R	26	28	109	26.7	C
	Subtotal	1,345	1,319	98	30.1	C
WB	L	35	33	94	73.4	E
	T	549	556	101	6.0	A
	R	1	1	100	3.3	A
	Subtotal	585	590	101	9.8	A
Total		2,105	2,078	99	25.6	C

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	80	80	100	45.0	D
	T	302	304	101	60.6	E
	R	48	52	108	36.3	D
	Subtotal	430	436	101	54.8	D
SB	L	506	487	96	83.2	F
	T	318	316	99	26.7	C
	R	305	308	101	6.0	A
	Subtotal	1,129	1,111	98	45.7	D
EB	L	567	574	101	58.0	E
	T	280	283	101	50.3	D
	R	62	65	105	41.7	D
	Subtotal	909	922	101	54.5	D
WB	L	43	40	92	79.3	E
	T	238	238	100	46.8	D
	R	599	594	99	84.3	F
	Subtotal	880	872	99	73.8	E
Total		3,348	3,341	100	56.8	E

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	803	806	100	25.3	C
	R	716	717	100	24.2	C
	Subtotal	1,519	1,523	100	24.8	C
SE	L	228	224	98	29.8	C
	T	606	598	99	6.9	A
	Subtotal	834	822	99	13.1	B
SW	L	447	445	100	39.0	D
	R	77	73	94	19.1	B
	Subtotal	524	518	99	36.2	D
Total		2,877	2,863	100	23.5	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Background
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	506	508	100	14.6	B
	R	95	98	103	7.4	A
	Subtotal	601	606	101	13.4	B
SE	L	180	179	100	11.1	B
	T	1,205	1,199	99	7.7	A
	Subtotal	1,385	1,378	99	8.1	A
SW	L	245	246	100	36.4	D
	T	140	142	102	0.5	A
	R	245	255	104	7.3	A
	Subtotal	630	643	102	16.9	B
Total		2,616	2,627	100	11.6	B

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	70	74	106	32.5	C
	T	30	28	94	18.4	B
	R	130	132	102	3.7	A
	Subtotal	230	234	102	14.6	B
SE	L	45	45	99	31.9	C
	T	124	123	99	20.2	C
	R	35	38	109	5.2	A
	Subtotal	204	206	101	20.0	B
NE	L	20	18	90	24.2	C
	T	220	220	100	18.7	B
	R	95	101	106	10.9	B
	Subtotal	335	339	101	16.7	B
SW	L	590	585	99	26.6	C
	T	525	531	101	5.0	A
	R	30	35	118	3.2	A
	Subtotal	1,145	1,151	101	15.9	B
Total		1,914	1,930	101	20.9	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Background
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Monitor Drive & HV Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	105	108	103	0.2	A
	R	5	6	114	0.1	A
	Subtotal	110	114	104	0.2	A
SB	L	5	6	114	2.0	A
	T	195	194	100	0.3	A
	Subtotal	200	200	100	0.4	A
WB	L	10	10	103	4.8	A
	R	5	6	114	3.0	A
	Subtotal	15	16	107	4.1	A
Total		325	330	102	0.5	A

Intersection: Kearns Boulevard & PS Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	5	4	76	20.6	C
	R	15	16	108	13.2	B
	Subtotal	20	20	100	14.7	B
NE	L	5	5	95	13.3	B
	T	410	412	100	0.5	A
	Subtotal	415	417	100	0.7	A
SW	T	990	998	101	8.7	A
	R	5	4	76	8.5	A
	Subtotal	995	1,002	101	8.7	A
Total		1,431	1,439	101	6.4	A

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Background
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	45	43	95	17.3	B
	R	20	24	120	6.5	A
	Subtotal	65	67	103	13.4	B
SB	R	5	5	95	11.5	B
	Subtotal	5	5	100	11.5	B
EB	L	10	9	92	21.6	C
	T	395	399	101	5.7	A
	R	25	27	107	3.7	A
	Subtotal	430	435	101	5.9	A
WB	L	35	31	89	11.2	B
	T	810	816	101	8.9	A
	R	5	6	114	5.7	A
	Subtotal	850	853	100	9.0	A
Total		1,351	1,360	101	8.2	A

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	80	78	97	38.4	D
	T	110	111	101	47.4	D
	R	20	22	110	14.6	B
	Subtotal	210	211	100	40.7	D
SB	L	550	552	100	44.7	D
	T	406	397	98	8.6	A
	R	495	495	100	10.0	A
	Subtotal	1,451	1,444	100	22.9	C
EB	L	300	302	101	50.3	D
	T	145	143	99	33.9	C
	R	35	36	103	22.5	C
	Subtotal	480	481	100	43.3	D
WB	L	25	26	103	65.4	E
	T	220	224	102	57.1	E
	R	190	193	101	7.0	A
	Subtotal	435	443	102	35.8	D
Total		2,576	2,579	100	30.4	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Background
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	225	232	103	7.4	A
	R	135	144	106	1.6	A
	Subtotal	360	376	104	5.2	A
SE	L	90	84	93	14.6	B
	T	710	715	101	9.1	A
	Subtotal	800	799	100	9.7	A
SW	L	645	641	99	16.3	B
	T	15	15	102	1.7	A
	R	135	140	104	6.7	A
	Subtotal	795	796	100	14.3	B
Total		1,955	1,971	101	10.7	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Background
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	1,340	1,311	98	53.8	D
	R	295	281	95	43.7	D
	Subtotal	1,635	1,592	97	52.0	D
SE	L	290	298	103	42.4	D
	T	945	952	101	8.6	A
	Subtotal	1,235	1,250	101	16.7	B
SW	L	215	214	99	48.2	D
	T	114	113	99	0.6	A
	R	320	318	99	30.2	C
	Subtotal	649	645	99	31.0	C
Total		3,520	3,487	99	35.7	D

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	200	197	99	89.4	F
	T	90	87	97	89.2	F
	R	685	660	96	82.4	F
	Subtotal	975	944	97	84.5	F
SE	L	60	60	100	39.8	D
	T	60	59	99	35.3	D
	R	60	64	107	6.6	A
	Subtotal	180	183	102	26.7	C
NE	L	55	56	102	26.3	C
	T	645	642	100	33.4	C
	R	150	143	95	21.2	C
	Subtotal	850	841	99	30.9	C
SW	L	300	301	100	41.5	D
	T	390	386	99	9.9	A
	R	55	56	102	7.0	A
	Subtotal	745	743	100	22.5	C
Total		2,748	2,711	99	47.6	D

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Background
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Monitor Drive & HV Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	184	184	100	0.4	A
	R	15	14	92	0.3	A
	Subtotal	199	198	99	0.4	A
SB	L	5	4	80	2.1	A
	T	145	148	102	0.3	A
	Subtotal	150	152	101	0.3	A
WB	L	15	15	98	4.8	A
	R	5	5	100	3.0	A
	Subtotal	20	20	100	4.4	A
Total		370	370	100	0.6	A

Intersection: Kearns Boulevard & PS Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	10	5	49	923.4	F
	R	10	6	59	707.3	F
	Subtotal	20	11	55	805.5	F
NE	L	15	13	85	8.1	A
	T	1,405	1,371	98	6.4	A
	Subtotal	1,420	1,384	97	6.4	A
SW	T	695	699	101	4.7	A
	R	5	6	120	4.2	A
	Subtotal	700	705	101	4.7	A
Total		2,140	2,100	98	14.1	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Background
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	70	70	100	66.4	E
	T	10	10	98	66.5	E
	R	60	64	107	59.0	E
	Subtotal	140	144	103	63.1	E
SB	L	15	15	98	61.2	E
	R	25	24	97	9.3	A
	Subtotal	40	39	98	29.3	C
EB	L	15	13	85	68.1	E
	T	1,400	1,312	94	72.9	E
	R	30	29	97	64.1	E
	Subtotal	1,445	1,354	94	72.7	E
WB	L	40	36	90	92.8	F
	T	570	576	101	5.9	A
	R	5	6	120	2.6	A
	Subtotal	615	618	100	10.9	B
Total		2,240	2,155	96	54.0	D

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	85	83	97	42.7	D
	T	300	297	99	65.4	E
	R	50	49	98	40.8	D
	Subtotal	435	429	99	58.2	E
SB	L	510	505	99	108.3	F
	T	336	340	101	35.3	D
	R	315	312	99	7.7	A
	Subtotal	1,161	1,157	100	59.7	E
EB	L	590	580	98	58.2	E
	T	290	297	102	56.8	E
	R	65	69	106	47.1	D
	Subtotal	945	946	100	57.0	E
WB	L	45	49	108	79.4	E
	T	230	219	95	51.6	D
	R	615	602	98	93.6	F
	Subtotal	890	870	98	82.2	F
Total		3,431	3,402	99	64.8	E

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Background
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	455	445	98	47.0	D
	R	75	75	100	24.6	C
	Subtotal	530	520	98	43.8	D
NW	T	815	802	98	34.3	C
	R	735	727	99	39.6	D
	Subtotal	1,550	1,529	99	36.8	D
SE	L	235	237	101	38.9	D
	T	616	613	100	7.0	A
	Subtotal	851	850	100	15.9	B
Total		2,931	2,899	99	32.1	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Plus Project
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	506	505	100	14.1	B
	R	95	91	96	6.7	A
	Subtotal	601	596	99	13.0	B
SE	L	184	186	101	11.8	B
	T	1,205	1,218	101	7.7	A
	Subtotal	1,389	1,404	101	8.2	A
SW	L	247	253	102	37.2	D
	T	140	149	106	0.5	A
	R	250	252	101	7.8	A
	Subtotal	637	654	103	17.5	B
Total		2,627	2,654	101	11.7	B

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	70	70	100	34.2	C
	T	35	35	100	20.6	C
	R	129	136	105	3.8	A
	Subtotal	234	241	103	15.1	B
SE	L	58	58	100	28.3	C
	T	132	140	106	19.5	B
	R	42	41	97	5.7	A
	Subtotal	232	239	103	19.3	B
NE	L	26	27	103	20.8	C
	T	218	222	102	19.3	B
	R	95	94	99	10.7	B
	Subtotal	339	343	101	17.1	B
SW	L	590	590	100	29.9	C
	T	525	545	104	6.0	A
	R	32	33	104	4.8	A
	Subtotal	1,147	1,168	102	18.0	B
Total		1,952	1,991	102	24.0	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Plus Project
Time Period: Morning Peak Hour **Project #: UT23-2486**

Intersection: Monitor Drive & W Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	105	104	99	0.3	A
	R	18	20	111	0.2	A
	Subtotal	123	124	101	0.3	A
SB	L	2	2	100	1.7	A
	T	195	200	103	0.3	A
	Subtotal	197	202	103	0.3	A
WB	L	37	38	103	5.3	A
	R	3	4	133	2.1	A
	Subtotal	40	42	105	5.0	A
Total		360	368	102	0.8	A

Intersection: Kearns Boulevard & S Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	3	2	67	9.4	A
	R	15	15	102	28.8	D
	Subtotal	18	17	94	26.5	D
NE	L	2	2	100	15.2	C
	T	423	434	103	0.5	A
	Subtotal	425	436	103	0.6	A
SW	T	992	1,010	102	12.3	B
	R	6	6	96	7.7	A
	Subtotal	998	1,016	102	12.3	B
Total		1,441	1,469	102	9.0	A

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Plus Project
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	45	45	99	17.4	B
	R	20	21	105	5.5	A
	Subtotal	65	66	102	13.6	B
SB	R	5	6	114	8.5	A
	Subtotal	5	6	120	8.5	A
EB	L	10	9	92	21.4	C
	T	406	415	102	5.6	A
	R	25	25	99	3.6	A
	Subtotal	441	449	102	5.8	A
WB	L	35	36	103	11.0	B
	T	813	829	102	9.2	A
	R	5	5	95	4.0	A
	Subtotal	853	870	102	9.2	A
Total		1,365	1,391	102	8.3	A

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	80	78	97	37.8	D
	T	110	109	99	47.3	D
	R	21	24	114	13.4	B
	Subtotal	211	211	100	39.9	D
SB	L	550	550	100	37.0	D
	T	406	412	101	8.4	A
	R	496	509	103	9.7	A
	Subtotal	1,452	1,471	101	19.5	B
EB	L	300	296	99	49.0	D
	T	146	146	100	34.4	C
	R	35	36	103	21.6	C
	Subtotal	481	478	99	42.5	D
WB	L	26	26	99	57.5	E
	T	221	224	101	53.4	D
	R	190	191	100	6.5	A
	Subtotal	437	441	101	33.3	C
Total		2,582	2,601	101	27.8	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Plus Project
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	225	229	102	7.6	A
	R	137	146	106	1.5	A
	Subtotal	362	375	104	5.2	A
SE	L	92	93	101	14.7	B
	T	710	714	101	9.2	A
	Subtotal	802	807	101	9.8	A
SW	L	650	656	101	15.8	B
	T	15	16	108	1.6	A
	R	137	138	101	6.7	A
	Subtotal	802	810	101	14.0	B
Total		1,966	1,992	101	10.7	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Plus Project
Time Period: Evening Peak Hour **Project #: UT23-2486**

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	1,340	1,320	99	54.7	D
	R	295	286	97	44.6	D
	Subtotal	1,635	1,606	98	52.9	D
SE	L	302	289	96	43.2	D
	T	945	936	99	7.8	A
	Subtotal	1,247	1,225	98	16.2	B
SW	L	217	211	97	48.5	D
	T	115	111	97	0.6	A
	R	330	319	97	31.2	C
	Subtotal	662	641	97	31.6	C
Total		3,544	3,472	98	36.3	D

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	200	190	95	85.6	F
	T	103	92	89	74.3	E
	R	683	658	96	75.5	E
	Subtotal	986	940	95	77.4	E
SE	L	78	72	92	35.2	D
	T	69	69	100	33.6	C
	R	67	65	97	6.1	A
	Subtotal	214	206	96	25.5	C
NE	L	69	65	94	26.3	C
	T	643	631	98	29.4	C
	R	150	145	97	18.4	B
	Subtotal	862	841	98	27.3	C
SW	L	305	297	97	39.9	D
	T	395	387	98	9.9	A
	R	75	74	98	6.2	A
	Subtotal	775	758	98	21.3	C
Total		2,837	2,745	97	43.3	D

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Plus Project
Time Period: Evening Peak Hour **Project #: UT23-2486**

Intersection: Monitor Drive & W Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	186	172	93	0.6	A
	R	62	58	94	0.5	A
	Subtotal	248	230	93	0.6	A
SB	L	4	4	100	2.0	A
	T	145	141	97	0.2	A
	Subtotal	149	145	97	0.2	A
WB	L	49	47	95	5.0	A
	R	4	5	125	2.8	A
	Subtotal	53	52	98	4.8	A
Total		450	427	95	1.0	A

Intersection: Kearns Boulevard & S Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	5	4	80	668.2	F
	R	20	16	81	384.3	F
	Subtotal	25	20	80	441.1	F
NE	L	11	11	98	6.9	A
	T	1,423	1,370	96	5.8	A
	Subtotal	1,434	1,381	96	5.8	A
SW	T	715	702	98	5.1	A
	R	5	6	120	4.1	A
	Subtotal	720	708	98	5.1	A
Total		2,179	2,109	97	10.7	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Plus Project
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	70	67	96	61.0	E
	T	10	11	107	61.5	E
	R	60	61	102	57.1	E
	Subtotal	140	139	99	59.3	E
SB	L	15	13	85	59.5	E
	R	25	25	101	9.5	A
	Subtotal	40	38	95	26.6	C
EB	L	15	14	92	72.7	E
	T	1,413	1,321	93	70.3	E
	R	30	26	87	66.6	E
	Subtotal	1,458	1,361	93	70.3	E
WB	L	40	38	95	99.1	F
	T	590	588	100	6.3	A
	R	5	6	120	2.2	A
	Subtotal	635	632	100	11.8	B
Total		2,273	2,170	95	52.1	D

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	85	90	106	42.7	D
	T	300	303	101	64.9	E
	R	51	48	94	44.8	D
	Subtotal	436	441	101	58.2	E
SB	L	510	488	96	83.3	F
	T	337	330	98	27.5	C
	R	316	322	102	6.5	A
	Subtotal	1,163	1,140	98	45.5	D
EB	L	590	596	101	56.6	E
	T	291	290	100	50.3	D
	R	65	64	98	41.4	D
	Subtotal	946	950	100	53.7	D
WB	L	47	45	95	79.2	E
	T	232	228	98	63.1	E
	R	615	592	96	105.8	F
	Subtotal	894	865	97	93.2	F
Total		3,439	3,396	99	61.9	E

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Plus Project
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	465	450	97	52.1	D
	R	79	77	97	27.9	C
	Subtotal	544	527	97	48.6	D
NW	T	815	804	99	37.5	D
	R	744	728	98	39.5	D
	Subtotal	1,559	1,532	98	38.5	D
SE	L	237	231	97	37.4	D
	T	615	597	97	6.6	A
	Subtotal	852	828	97	15.2	B
Total		2,955	2,887	98	33.8	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Background
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	545	538	99	14.8	B
	R	100	99	99	9.0	A
	Subtotal	645	637	99	13.9	B
SE	L	200	196	98	12.7	B
	T	1,280	1,308	102	8.7	A
	Subtotal	1,480	1,504	102	9.2	A
SW	L	265	254	96	36.5	D
	T	195	196	101	0.5	A
	R	275	275	100	8.9	A
	Subtotal	735	725	99	16.3	B
Total		2,860	2,866	100	12.1	B

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	70	68	97	31.9	C
	T	30	29	97	20.7	C
	R	155	161	104	4.3	A
	Subtotal	255	258	101	13.4	B
SE	L	50	48	96	30.0	C
	T	125	125	100	20.0	B
	R	35	32	91	6.8	A
	Subtotal	210	205	98	20.3	C
NE	L	20	18	90	22.2	C
	T	260	257	99	19.9	B
	R	95	95	100	13.0	B
	Subtotal	375	370	99	18.2	B
SW	L	665	667	100	38.7	D
	T	630	626	99	6.5	A
	R	35	37	106	4.8	A
	Subtotal	1,330	1,330	100	22.6	C
Total		2,170	2,163	100	31.8	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Background
Time Period: Morning Peak Hour Project #: UT23-2486

Intersection: Monitor Drive & HV Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	110	109	99	0.2	A
	R	5	5	95	0.1	A
	Subtotal	115	114	99	0.2	A
SB	L	5	5	95	2.0	A
	T	200	196	98	0.3	A
	Subtotal	205	201	98	0.3	A
WB	L	10	8	82	4.9	A
	R	5	6	114	2.8	A
	Subtotal	15	14	93	4.0	A
Total		336	329	98	0.4	A

Intersection: Kearns Boulevard & PS Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	5	6	114	109.0	F
	R	15	14	95	104.2	F
	Subtotal	20	20	100	105.6	F
NE	L	5	5	95	60.0	F
	T	485	485	100	0.7	A
	Subtotal	490	490	100	1.3	A
SW	T	1,165	1,166	100	20.7	C
	R	5	5	95	15.6	C
	Subtotal	1,170	1,171	100	20.7	C
Total		1,681	1,681	100	16.1	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Background
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	52	105	29.4	C
	R	25	29	115	8.4	A
	Subtotal	75	81	108	21.9	C
SB	R	5	5	95	25.0	C
	Subtotal	5	5	100	25.0	C
EB	L	10	8	82	37.5	D
	T	470	471	100	6.6	A
	R	30	31	104	4.7	A
	Subtotal	510	510	100	7.0	A
WB	L	40	43	107	16.6	B
	T	970	971	100	12.9	B
	R	5	5	95	6.8	A
	Subtotal	1,015	1,019	100	13.0	B
Total		1,605	1,615	101	11.6	B

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	80	72	90	37.5	D
	T	110	113	103	47.0	D
	R	20	18	90	14.5	B
	Subtotal	210	203	97	40.7	D
SB	L	575	578	100	52.3	D
	T	415	431	104	10.6	B
	R	555	556	100	9.7	A
	Subtotal	1,545	1,565	101	25.7	C
EB	L	340	333	98	48.8	D
	T	160	170	106	33.5	C
	R	35	38	109	20.1	C
	Subtotal	535	541	101	42.0	D
WB	L	25	25	99	64.7	E
	T	240	239	100	59.1	E
	R	195	187	96	6.9	A
	Subtotal	460	451	98	37.8	D
Total		2,751	2,760	100	32.0	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Background
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	235	232	99	7.5	A
	R	145	147	101	1.8	A
	Subtotal	380	379	100	5.3	A
SE	L	100	101	101	16.3	B
	T	750	759	101	9.8	A
	Subtotal	850	860	101	10.6	B
SW	L	705	702	100	17.5	B
	T	10	10	105	2.1	A
	R	155	155	100	8.0	A
	Subtotal	870	867	100	15.6	B
Total		2,100	2,106	100	11.7	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Background
Time Period: Evening Peak Hour
Project #: UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	1,415	1,341	95	83.1	F
	R	325	305	94	75.0	E
	Subtotal	1,740	1,646	95	81.6	F
SE	L	330	327	99	45.7	D
	T	1,000	993	99	10.3	B
	Subtotal	1,330	1,320	99	19.1	B
SW	L	230	221	96	47.2	D
	T	130	124	96	0.7	A
	R	365	356	97	32.1	C
	Subtotal	725	701	97	31.3	C
Total		3,794	3,667	97	50.1	D

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	200	186	93	170.1	F
	T	96	93	97	144.1	F
	R	775	730	94	117.1	F
	Subtotal	1,071	1,009	94	129.4	F
SE	L	65	62	95	65.9	E
	T	60	56	93	57.6	E
	R	60	62	103	7.3	A
	Subtotal	185	180	97	43.1	D
NE	L	55	45	82	170.9	F
	T	775	628	81	240.6	F
	R	155	125	81	229.2	F
	Subtotal	985	798	81	234.9	F
SW	L	345	344	100	26.9	C
	T	465	454	98	8.0	A
	R	60	56	93	6.4	A
	Subtotal	870	854	98	15.5	B
Total		3,110	2,841	91	122.7	F

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Background
Time Period: Evening Peak Hour
Project #: UT23-2486

Intersection: Monitor Drive & HV Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	190	173	91	0.4	A
	R	15	14	92	0.4	A
	Subtotal	205	187	91	0.4	A
SB	L	5	5	100	2.6	A
	T	150	148	99	0.2	A
	Subtotal	155	153	99	0.3	A
WB	L	15	15	98	4.7	A
	R	5	6	120	3.5	A
	Subtotal	20	21	105	4.4	A
Total		380	361	95	0.6	A

Intersection: Kearns Boulevard & PS Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	10	0	0	2454.6	F
	R	10	1	10	2110.9	F
	Subtotal	20	1	5	2110.9	F
NE	L	15	14	92	12.7	B
	T	1,660	1,440	87	7.8	A
	Subtotal	1,675	1,454	87	7.8	A
SW	T	820	817	100	5.4	A
	R	5	5	100	3.8	A
	Subtotal	825	822	100	5.4	A
Total		2,521	2,277	90	21.7	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Background
Time Period: Evening Peak Hour
Project #: UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	75	73	97	161.5	F
	T	10	10	98	181.5	F
	R	80	74	92	169.1	F
	Subtotal	165	157	95	166.4	F
SB	L	20	19	94	108.3	F
	R	30	31	104	11.8	B
	Subtotal	50	50	100	48.5	D
EB	L	20	14	69	69.6	E
	T	1,670	1,390	83	70.2	E
	R	35	27	78	65.1	E
	Subtotal	1,725	1,431	83	70.1	E
WB	L	40	39	98	118.2	F
	T	680	676	99	5.6	A
	R	5	6	120	3.0	A
	Subtotal	725	721	99	11.7	B
Total		2,666	2,359	88	63.8	E

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	85	90	106	44.4	D
	T	305	300	98	65.1	E
	R	50	50	100	40.9	D
	Subtotal	440	440	100	58.1	E
SB	L	540	509	94	127.8	F
	T	329	323	98	44.0	D
	R	360	351	97	7.7	A
	Subtotal	1,229	1,183	96	69.3	E
EB	L	660	661	100	57.8	E
	T	315	314	100	45.8	D
	R	65	67	103	39.5	D
	Subtotal	1,040	1,042	100	53.0	D
WB	L	45	40	89	80.7	F
	T	255	252	99	55.5	E
	R	640	622	97	72.4	E
	Subtotal	940	914	97	68.1	E
Total		3,650	3,579	98	63.3	E

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Background
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	495	465	94	36.7	D
	R	85	81	95	20.7	C
	Subtotal	580	546	94	34.3	C
NW	T	855	842	98	56.9	E
	R	795	781	98	64.8	E
	Subtotal	1,650	1,623	98	60.7	E
SE	L	275	263	96	32.3	C
	T	630	611	97	7.8	A
	Subtotal	905	874	97	15.2	B
Total		3,135	3,043	97	43.1	D

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Plus Project
Time Period: Morning Peak Hour
Project #: UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	545	534	98	15.8	B
	R	100	99	99	8.0	A
	Subtotal	645	633	98	14.6	B
SE	L	204	202	99	12.5	B
	T	1,280	1,295	101	8.9	A
	Subtotal	1,484	1,497	101	9.4	A
SW	L	267	258	97	35.9	D
	T	195	191	98	0.6	A
	R	280	274	98	8.6	A
	Subtotal	742	723	97	16.2	B
Total		2,872	2,853	99	12.3	B

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	70	70	100	32.5	C
	T	35	36	102	21.5	C
	R	154	154	100	4.2	A
	Subtotal	259	260	100	14.2	B
SE	L	63	62	98	29.4	C
	T	132	138	105	20.8	C
	R	42	38	90	6.5	A
	Subtotal	237	238	100	20.8	C
NE	L	26	24	91	26.7	C
	T	258	248	96	21.0	C
	R	95	99	104	12.4	B
	Subtotal	379	371	98	19.1	B
SW	L	665	626	94	49.8	D
	T	630	614	97	8.0	A
	R	37	37	100	4.8	A
	Subtotal	1,332	1,277	96	28.4	C
Total		2,208	2,146	97	46.0	D

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Plus Project
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Monitor Drive & W Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	110	112	102	0.2	A
	R	18	18	100	0.1	A
	Subtotal	128	130	102	0.2	A
SB	L	2	2	100	1.5	A
	T	200	202	101	0.3	A
	Subtotal	202	204	101	0.3	A
WB	L	37	35	95	5.0	A
	R	3	3	100	2.8	A
	Subtotal	40	38	95	4.8	A
Total		370	372	101	0.8	A

Intersection: Kearns Boulevard & S Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	3	2	67	75.0	F
	R	15	17	115	67.5	F
	Subtotal	18	19	106	68.3	F
NE	L	2	2	100	64.1	F
	T	498	488	98	0.6	A
	Subtotal	500	490	98	0.9	A
SW	T	1,167	1,129	97	40.4	E
	R	6	6	96	44.3	E
	Subtotal	1,173	1,135	97	40.4	E
Total		1,691	1,644	97	29.3	D

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Plus Project
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	50	101	31.6	C
	R	25	28	111	6.7	A
	Subtotal	75	78	104	22.7	C
SB	R	5	6	114	19.4	B
	Subtotal	5	6	120	19.4	B
EB	L	10	10	103	39.3	D
	T	486	471	97	6.2	A
	R	30	32	108	4.0	A
	Subtotal	526	513	98	6.7	A
WB	L	40	43	107	20.1	C
	T	978	982	100	18.3	B
	R	5	5	95	8.9	A
	Subtotal	1,023	1,030	101	18.3	B
Total		1,630	1,627	100	14.9	B

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	80	83	103	39.9	D
	T	110	109	99	48.7	D
	R	21	24	114	13.2	B
	Subtotal	211	216	102	41.4	D
SB	L	575	578	100	51.4	D
	T	416	430	103	10.0	A
	R	556	550	99	10.8	B
	Subtotal	1,547	1,558	101	25.6	C
EB	L	340	339	100	49.7	D
	T	161	158	98	35.2	D
	R	35	36	103	24.6	C
	Subtotal	536	533	99	43.7	D
WB	L	26	28	107	66.2	E
	T	241	237	98	64.4	E
	R	195	187	96	7.7	A
	Subtotal	462	452	98	41.1	D
Total		2,757	2,759	100	33.0	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Plus Project
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	235	237	101	8.0	A
	R	147	147	100	1.7	A
	Subtotal	382	384	101	5.6	A
SE	L	102	103	101	15.3	B
	T	750	754	101	9.2	A
	Subtotal	852	857	101	9.9	A
SW	L	710	680	96	17.3	B
	T	11	12	112	1.7	A
	R	157	151	96	7.2	A
	Subtotal	878	843	96	15.3	B
Total		2,110	2,084	99	11.3	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Plus Project
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	1,415	1,337	95	96.2	F
	R	325	293	90	87.5	F
	Subtotal	1,740	1,630	94	94.6	F
SE	L	342	340	99	54.2	D
	T	1,000	988	99	9.1	A
	Subtotal	1,342	1,328	99	20.6	C
SW	L	232	217	94	46.8	D
	T	130	121	93	0.7	A
	R	375	361	96	31.2	C
	Subtotal	737	699	95	30.8	C
Total		3,818	3,657	96	56.4	E

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	200	178	89	176.2	F
	T	108	101	93	151.7	F
	R	773	711	92	123.1	F
	Subtotal	1,081	990	92	135.6	F
SE	L	83	84	101	69.9	E
	T	69	66	95	57.9	E
	R	67	64	95	7.5	A
	Subtotal	219	214	98	47.5	D
NE	L	69	55	79	189.4	F
	T	773	623	81	262.1	F
	R	155	128	83	252.4	F
	Subtotal	997	806	81	255.6	F
SW	L	350	333	95	27.1	C
	T	470	457	97	8.9	A
	R	80	78	97	6.3	A
	Subtotal	900	868	96	15.6	B
Total		3,198	2,878	90	130.2	F

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Plus Project
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Monitor Drive & W Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	190	174	91	0.6	A
	R	62	54	87	0.5	A
	Subtotal	252	228	90	0.6	A
SB	L	4	5	125	2.5	A
	T	150	147	98	0.3	A
	Subtotal	154	152	99	0.4	A
WB	L	49	47	96	5.1	A
	R	4	5	125	2.8	A
	Subtotal	53	52	98	4.9	A
Total		459	432	94	1.0	A

Intersection: Kearns Boulevard & S Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	5	0	0	2156.5	F
	R	20	3	15	1739.4	F
	Subtotal	25	3	12	1739.4	F
NE	L	11	8	71	11.5	B
	T	1,678	1,439	86	8.0	A
	Subtotal	1,689	1,447	86	8.0	A
SW	T	840	829	99	5.4	A
	R	5	4	80	6.1	A
	Subtotal	845	833	99	5.4	A
Total		2,560	2,283	89	20.5	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Plus Project
Time Period: Evening Peak Hour Project #: UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	75	69	92	198.5	F
	T	10	11	107	188.4	F
	R	80	77	96	191.1	F
	Subtotal	165	157	95	194.2	F
SB	L	20	18	89	103.3	F
	R	30	28	94	11.9	B
	Subtotal	50	46	92	47.7	D
EB	L	20	18	89	76.0	E
	T	1,683	1,383	82	75.2	E
	R	35	28	81	74.8	E
	Subtotal	1,738	1,429	82	75.2	E
WB	L	40	44	111	111.9	F
	T	700	700	100	5.9	A
	R	5	4	80	3.1	A
	Subtotal	745	748	100	12.1	B
Total		2,698	2,380	88	63.5	E

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	85	81	95	43.3	D
	T	305	304	100	64.0	E
	R	51	56	110	45.8	D
	Subtotal	441	441	100	57.9	E
SB	L	540	514	95	119.5	F
	T	330	325	98	42.3	D
	R	361	351	97	7.4	A
	Subtotal	1,231	1,190	97	65.4	E
EB	L	660	664	101	59.5	E
	T	316	316	100	48.8	D
	R	65	67	103	42.2	D
	Subtotal	1,041	1,047	101	55.2	E
WB	L	47	45	96	83.2	F
	T	257	246	96	56.9	E
	R	640	606	95	58.5	E
	Subtotal	944	897	95	59.3	E
Total		3,658	3,575	98	60.2	E

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Plus Project
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	855	814	95	99.3	F
	R	804	767	95	111.0	F
	Subtotal	1,659	1,581	95	105.0	F
SE	L	277	258	93	49.0	D
	T	630	622	99	12.9	B
	Subtotal	907	880	97	23.5	C
SW	L	505	473	94	32.8	C
	R	89	84	95	19.2	B
	Subtotal	594	557	94	30.7	C
Total		3,160	3,018	96	68.2	E

APPENDIX D

95th Percentile Queue Length Reports

SimTraffic Queueing Report

HALES ENGINEERING

Project: Park City Holiday Village & Parkside TIS

Analysis: Existing (2023) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft Project #: UT23-2486

HALES  **ENGINEERING**
innovative transportation solutions

Project #: UT23-2486

[illegible]

Intersection	NB					NE			NW			SB				SE				SW				EB				WB			
	L	LT	R	T	TR	L	T	TR	L	R	T	L	LT	R	T	L	LR	R	T	L	R	T	TR	L	R	T	TR	L	LR	R	T
01: Park Avenue & Kearns Boulevard									200 700							275 250				150 275											
02: Kearns Boulevard & Bonanza Drive/Monitor Drive						75 275 250			150 375 575							100 75 100				250 125 125											
03: Monitor Drive & HV Access																												50			
04: Kearns Boulevard & PS Access																75															
05: Comstock Drive & Kearns Boulevard	150 100											50 50												100 75 475				75 150			
06: Park Avenue & Empire Avenue/Deer Valley Drive	125 275 250											725				625 1,325								425 400				150 950 875			
07: Deer Valley Drive & Bonanza Drive									275 375							175 100				250 125											

Intersection	NB					NE			NW			SB				SE				SW				EB				WB			
	L	LT	R	T	TR	L	T	TR	L	R	T	L	LT	R	T	L	LR	R	T	L	R	T	TR	L	R	T	TR	L	LR	R	T
01: Park Avenue & Kearns Boulevard										100	175					100			200	150	125										
02: Kearns Boulevard & Bonanza Drive/Monitor Drive						50	125	100	100	75	75					75		50	125	675		250	175								
03: Monitor Drive & HV Access																													50		
04: Kearns Boulevard & PS Access																	50					200									
05: Comstock Drive & Kearns Boulevard			75	50																					125			50			200
06: Park Avenue & Empire Avenue/Deer Valley Drive	125				125	100						550		175	425									200			200	125		100	325
07: Deer Valley Drive & Bonanza Drive										50	75					75			150	150	75										

Intersection	NB					NE			NW			SB				SE				SW				EB				WB			
	L	LT	R	T	TR	L	T	TR	L	R	T	L	LT	R	T	L	LR	R	T	L	R	T	TR	L	R	T	TR	L	LR	R	T
01: Park Avenue & Kearns Boulevard										200	800					275			200	175	275										
02: Kearns Boulevard & Bonanza Drive/Monitor Drive						125	325	325	200	275	1,875					100		75	100	300		150	150								
03: Monitor Drive & HV Access																															
04: Kearns Boulevard & PS Access						50	125										300													50	
05: Comstock Drive & Kearns Boulevard		175	125										50	50										125	125	1,575		100			175
06: Park Avenue & Empire Avenue/Deer Valley Drive	150				275	250							700	625	1,275								500			425	150		1,025	775	
07: Deer Valley Drive & Bonanza Drive									325	1,000		350		150		225			150												

Intersection	NB					NE			NW			SB				SE				SW				EB				WB		
	L	LT	R	T	TR	L	T	TR	L	R	T	L	LT	R	T	L	LR	R	T	L	R	T	TR	L	R	T	TR	L	R	T
01: Park Avenue & Kearns Boulevard										200	850					300			200	150	300									
02: Kearns Boulevard & Bonanza Drive/Monitor Drive						75	275	275	200	275	1,675					125		75	100	300		125	150							
03: Monitor Drive & W Access																													50	
04: Kearns Boulevard & S Access							100										250													
05: Comstock Drive & Kearns Boulevard		175	125										50	50										175	100	1,550		100		175
06: Park Avenue & Empire Avenue/Deer Valley Drive	150				300	250								650	350	900							425			400	150	1,050	900	
07: Deer Valley Drive & Bonanza Drive										300	1,050	450		150		200			150											

Intersection	NB					NE			NW			SB				SE				SW				EB				WB			
	L	LT	R	T	TR	L	T	TR	L	R	T	L	LT	R	T	L	LR	R	T	L	R	T	TR	L	R	T	TR	L	LR	R	T
01: Park Avenue & Kearns Boulevard										100	175					100			225	150	125										
02: Kearns Boulevard & Bonanza Drive/Monitor Drive						50	125	125	100	100	75					75		50	125	1,325		500	350								
03: Monitor Drive & HV Access																													50		
04: Kearns Boulevard & PS Access																	100					625									
05: Comstock Drive & Kearns Boulevard		100	75																					50		125		50		275	
06: Park Avenue & Empire Avenue/Deer Valley Drive	100				125	100						600		225	625									200			200	125		100	325
07: Deer Valley Drive & Bonanza Drive										50	100					100			150	175	75										

SimTraffic Queueing Report
 Project: Park City Holiday Village & Parkside TIS

HALES  **ENGINEERING**
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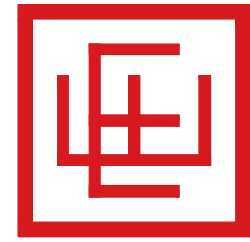
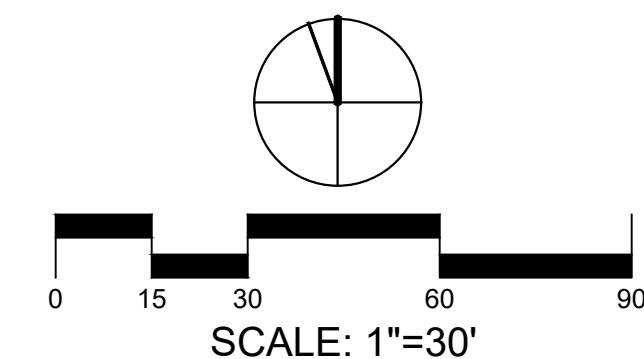
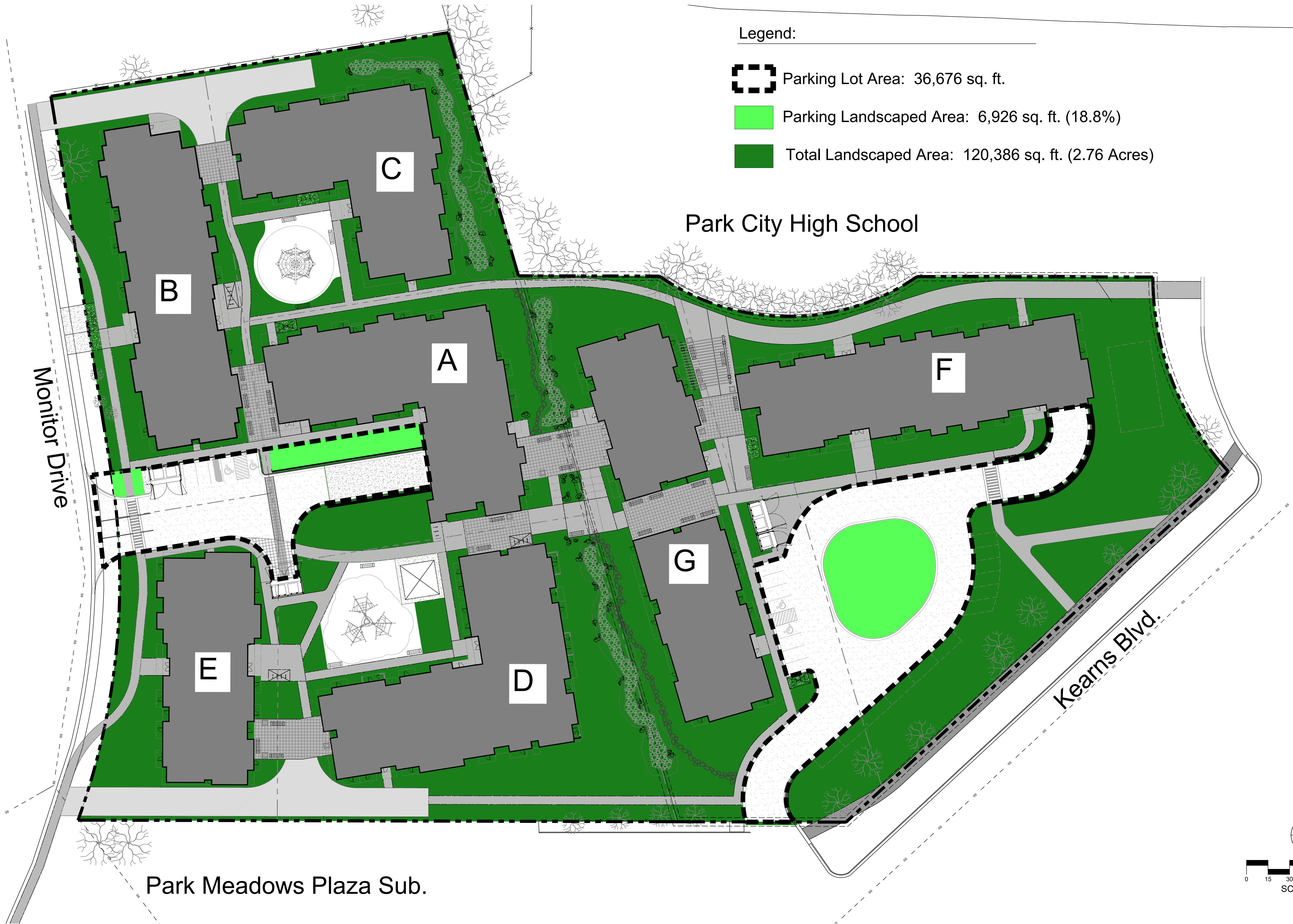
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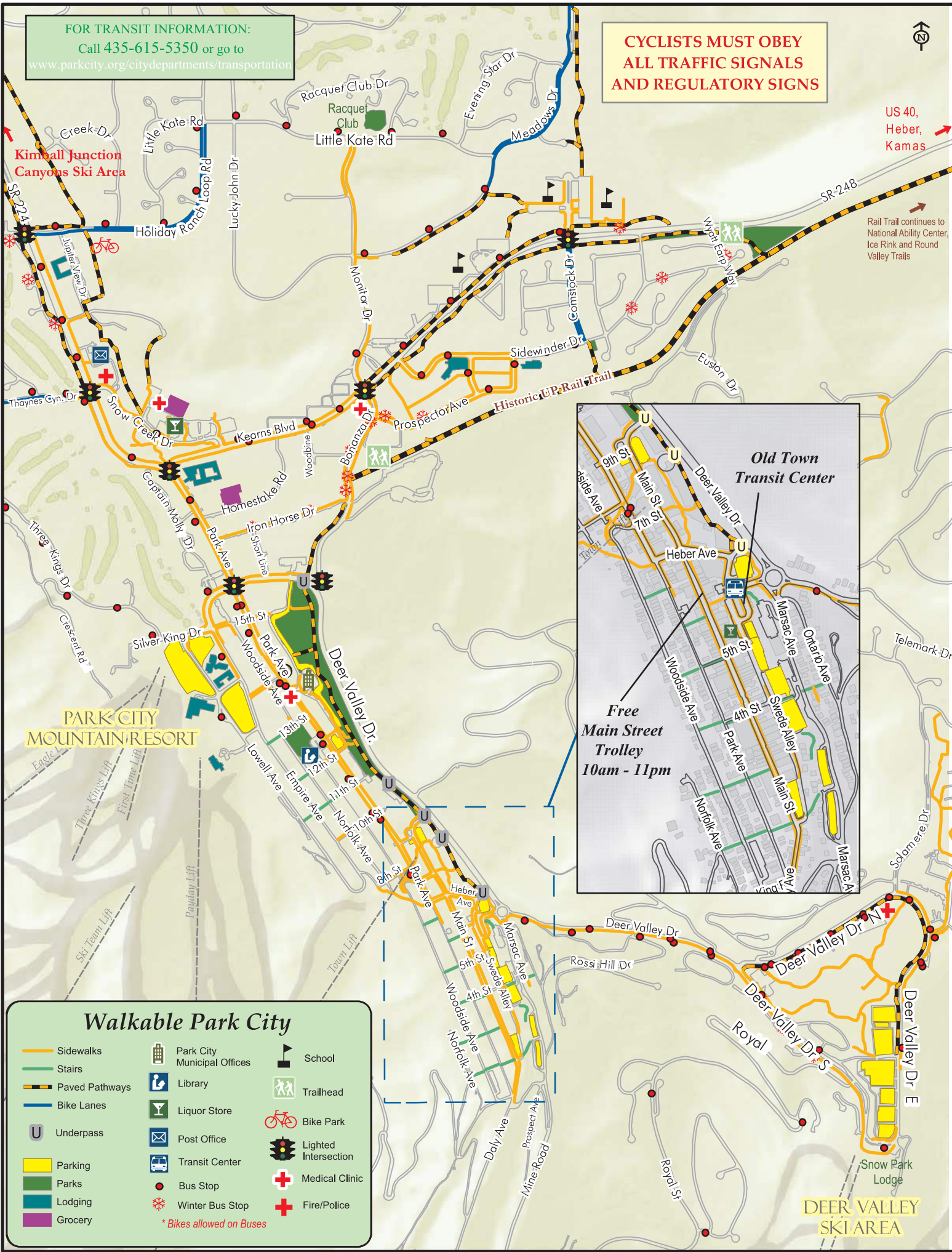
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	L	LT	R	T	TR	L	T	TR	L	R	T	L	LT	R	T	L	LR	R	T	L	R	T	TR	L	R	T	TR	L	R	T
01: Park Avenue & Kearns Boulevard										125	200					125			200	150	125									
02: Kearns Boulevard & Bonanza Drive/Monitor Drive						50	125	125	100	100	75					100		50	125	2,275	625	425								
03: Monitor Drive & W Access																												50		
04: Kearns Boulevard & S Access																75						1,450								
05: Comstock Drive & Kearns Boulevard		75	50																					50	25	150		125	50	625
06: Park Avenue & Empire Avenue/Deer Valley Drive	125				125	100						575		175	550									200			225	125	100	350
07: Deer Valley Drive & Bonanza Drive										50	100					100			150	175	75									

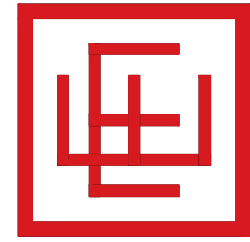
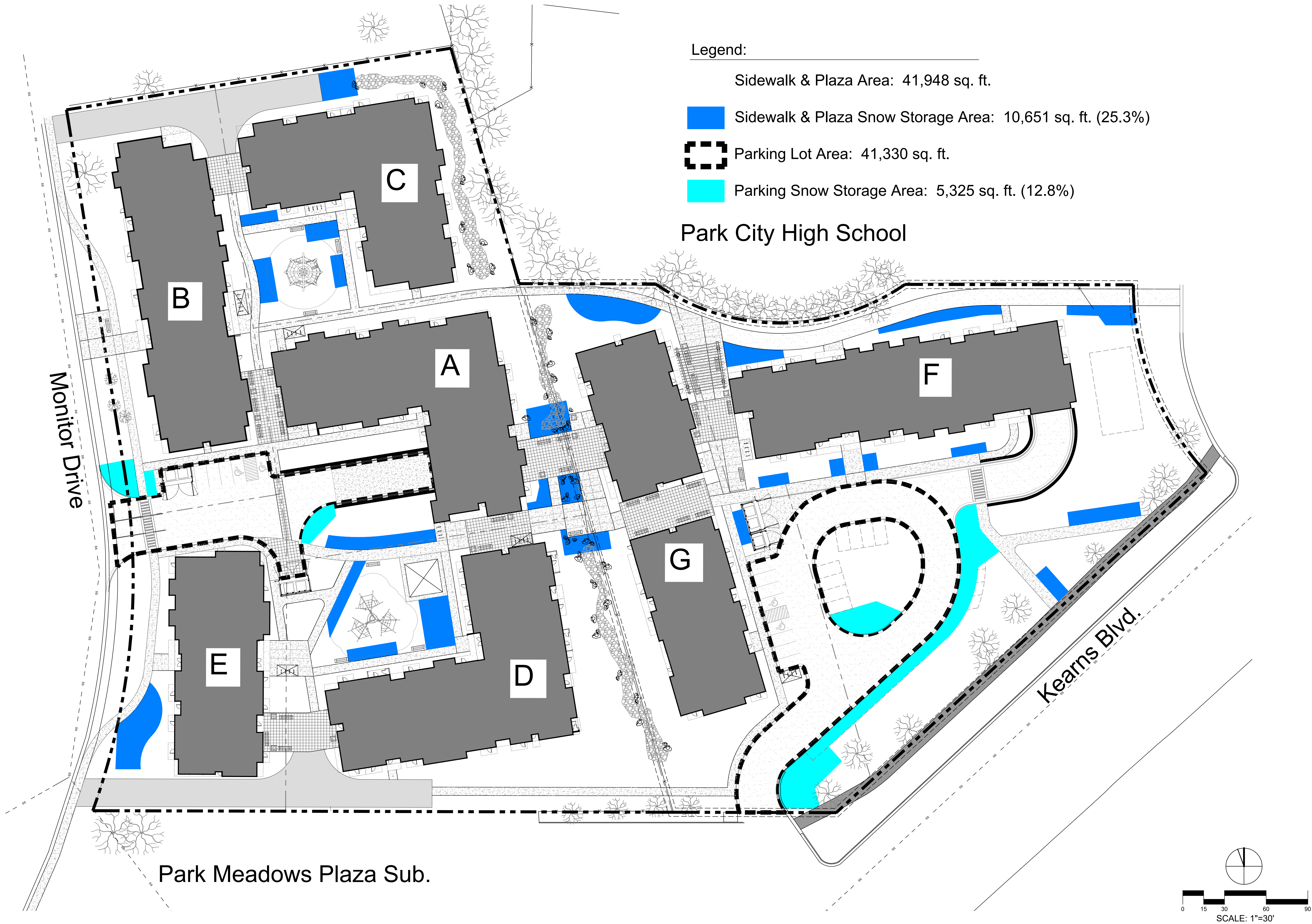
Intersection	NB					NE			NW			SB				SE				SW				EB				WB		
	L	LT	R	T	TR	L	T	TR	L	R	T	L	LT	R	T	L	LR	R	T	L	R	T	TR	L	R	T	TR	L	R	T
01: Park Avenue & Kearns Boulevard									200		1,325					375			275	175	300									
02: Kearns Boulevard & Bonanza Drive/Monitor Drive						525	1,350	1,400	250	275	2,750					175		75	125	275		125	150							
03: Monitor Drive & W Access																													75	
04: Kearns Boulevard & S Access							50										375													
05: Comstock Drive & Kearns Boulevard		500	150										75	50										125	100	1,275		125		175
06: Park Avenue & Empire Avenue/Deer Valley Drive	150				300	250						725		750	1,375								475			425	175	750	400	
07: Deer Valley Drive & Bonanza Drive									300	2,225						225			300	250	100									

APPENDIX E

Sidewalks and Pedestrian Routing







PHASE I ENVIRONMENTAL SITE ASSESSMENT

**HOLIDAY VILLAGE/PARKSIDE APARTMENTS
2200 MONITOR DRIVE
1776 KEARNS BOULEVARD
PARK CITY, UTAH 84060**



PREPARED FOR:

**Mountainlands Community Housing Trust
1960 Sidewinder Drive #107
Park City, Utah 84060**

March 28, 2023

Epic Project No.: 23SM662.18

March 28, 2023

Mountainlands Community Housing Trust
1960 Sidewinder Drive #107
Park City, Utah 84060

Re: Phase I Environmental Site Assessment
Holiday Village/Parkside Apartments
Park City, Utah
Epic Project No.: 23SM662.18

Dear Mountainlands Community Housing Trust,

Presented herein is our Phase I Environmental Site Assessment (ESA) report for the aforementioned project. The investigation was performed in general accordance with the American Society for Testing and Materials Designation E1527-21, Standard Practice for Environmental Site Assessments.

This report presents Epic Engineering, P.C.'s understanding of the project's scope, the methodology we employed in executing the work, and the conclusions we reached to the limitations discussed in the report.

It has been a pleasure to work with you on this project and we greatly appreciated the opportunity to be of service. Epic Engineering, P.C. offers a variety of services available to you for future projects such as architectural design, environmental site assessments, wetlands, surveying, structural engineering, MEP, GIS services, construction management, materials testing, etc. Please let us know if you have any questions or comments, or if we can be of further assistance.

Sincerely,

Epic Engineering, P.C.
Not Official Unless Stamped and Dated



Torrey Copfer, P.G.
Environmental Geologist



Rachel Anderson, E.I.T.
Project Engineer

Copies Submitted: 1 electronic

The following lists the pages which complete the report:

- Report Text – 21 pages
- Appendix A – 11 pages
- Appendix B – 211 pages
- Appendix C – 16 pages
- Appendix D – 7 pages
- Appendix E – 5 pages

TABLE OF CONTENTS

EXECUTIVE SUMMARY	4
1.0 INTRODUCTION	5
1.1 Project Objective and Purpose	5
1.2 Project Scope	5
1.3 Authorization	5
1.4 Limitations and Exceptions of Assessment	6
1.5 Continued Viability of Environmental Site Assessments	6
1.6 Reliance and Warranty	7
2.0 SITE DESCRIPTION	7
2.1 Project Location and Description	7
2.2 Current Use of and Improvements of the Subject Property	7
2.3 Current Uses of Properties Adjoining the Subject Property	8
3.0 USER PROVIDED INFORMATION	8
3.1 Environmental Liens/Activity Use and Limitations	8
3.2 Specialized Knowledge	8
3.3 Commonly Known or Reasonably Ascertainable Information	8
3.4 Valuation Reduction for Environmental Issues	8
3.5 Obvious Indicators of Release	8
4.0 RECORDS REVIEW	8
4.1 Environmental Records Sources	8
4.2 Records Summary	11
4.3 Physical Setting	13
4.4 Oil/Gas/Water Well and Pipeline Review	13
4.5 Historical Review	14
4.5.1 Historical Aerial Photographs	14
4.5.2 Historical Topographic Maps	14
4.5.3 Historical Directories	14
4.5.4 Sanborn Fire Insurance Maps	14
4.5.5 Deeds	14
5.0 SITE RECONNAISSANCE	14
5.1 Site Reconnaissance	14
6.0 INTERVIEWS	16
6.1 Interview with Current User/Owner	16
6.2 Interview with Current/Former Tenant(s)	16
6.3 Additional Environmental Record Sources and Interviews	16

7.0	RESTRICTING CONDITIONS.....	16
7.1	Scope Limitations/Deviations	16
7.2	Data Gaps.....	17
8.0	FINDINGS AND OPINIONS.....	17
9.0	CONCLUSIONS AND RECOMMENDATIONS	18
10.0	SIGNATURE OF ENVIRONMENTAL PROFESSIONAL.....	19
11.0	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL	19
12.0	REFERENCES.....	19

TABLES

TABLE 1. DATABASE SUMMARY.....	9
TABLE 2. SUMMARY OF SITES IDENTIFIED GOVERNMENT RECORDS RADIUS SEARCH.....	12
TABLE 3. SITE RECONNAISSANCE OBSERVATIONS	15
TABLE 4. RATIONALE AND OPINION OF RECS	17

PLATES

SITE VICINITY MAP.....	1
LAND USE MAP	2
ENVIRONMENTAL SITES MAP.....	3
SITE TOPOGRPAHIC MAP	4

APPENDICES

INTERVIEWS & RECORDS REQUESTS	A
RADIUS REPORT	B
HISTORICAL DOCUMENTS.....	C
SITE PHOTOGRAPHS.....	D
RESUME OF ENVIRONMENTAL PROFESSIONAL	E

EXECUTIVE SUMMARY

Epic Engineering, P.C. (Epic Engineering) was contracted by Mountainlands Community Housing Trust to conduct a Phase I Environmental Site Assessment (ESA) for the multi-family residential structures at 2200 Monitor Drive and 1776 Kearns Boulevard, Park City, Utah herein known as the Subject Property.

Epic Engineering conducted this Phase I ESA of the Subject Property in accordance with the guidelines contained in the American Society for Testing and Materials Designation E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-21). The purpose of this Phase I ESA was to identify recognized environmental conditions in connection with the Subject Property. ASTM E1527-21 states “the term recognized environmental conditions means (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.”

The Subject Property is located in Park City, Utah. Summarized below are the results of this Phase I ESA:

1. A review of historical data, aerial photographs, and topographic maps show the Subject Property as undeveloped prior to the 1980's. Development of the current multi-family housing occurred in the 1980's.
2. According to the ASTM E1527-21, regulatory data indicate 7 mapped environmental database entries within the Subject Property.
3. The adjoining properties to the east and south are mapped within Park City's soil ordinance zone. Park city has identified properties that are believed to contain mine waste tailings and has implemented procedures for identification and remediation of mine tailings on these properties. The subject property was not identified as one of these properties.
4. This Phase I ESA has revealed the presence of no sites on or adjoining the Subject Property that could pose a concern to the proposed project along or near the Subject Property.

Epic Engineering has found no information to suggest recognized environmental conditions, historical recognized environmental conditions, and/or controlled recognized environmental conditions in connection with the Subject Property. Epic Engineering is at the opinion that there is no potential for environmental contamination to impact on the Subject Property and no further environmental assessments are warranted.

1.0 INTRODUCTION

1.1 Project Objective and Purpose

Epic Engineering, P.C. (Epic Engineering) was contracted by Mountainlands Community Housing Trust to conduct a Phase I Environmental Site Assessment (ESA) for the Subject Property shown on Plate 1.

Epic Engineering conducted this Phase I ESA of the Subject Property in accordance with the guidelines contained in the American Society for Testing and Materials Designation E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-21). The goal of this Phase I ESA was to identify recognized environmental conditions in connection with the Subject Property. ASTM E1527-21 states “the term recognized environmental condition means (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.”

The purpose of the ASTM E1527-21 standard is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 USC § 9601) and petroleum products. This Phase I ESA is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owners, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the “landowner liability protections,” or LLPs): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary standards and practices as defined at 42 USC § 9601(35)(B).

1.2 Project Scope

The following tasks were performed for this assessment:

1. A database search of environmental records for the Subject Property and surrounding properties within the approximate minimum search distance.
2. A review of various historical and non-historical records to assess past and current uses of the Subject Property and any adjoining properties.
3. Available geologic literature was reviewed to characterize the geologic, physiographic, and hydrogeologic setting to determine potential release pathways.
4. An on-site reconnaissance of the Subject Property in which the Subject Property was visually and/or physically inspected for the presence of hazardous substances and petroleum products, storage tanks, odors, pools of liquid, drums and containers, pits, ponds, or lagoons, stained soils or pavement, wastewater, wells, septic systems, solid waste, and any other evidence indicative of a recognized environmental condition.
5. Interviews and records requests to obtain information regarding the Subject Property and adjoining properties.

This report was prepared to document the Phase I ESA and summarizes our findings and results, conclusions, and recommendations.

1.3 Authorization

Mountainlands Community Housing Trust authorized this Phase I ESA via email to Epic Engineering’s Project Manager, Torey Copfer, on March 13, 2023.

1.4 Limitations and Exceptions of Assessment

The practice is intended for use on a voluntary basis by parties who wish to assess the environmental condition of commercial real estate considering commonly known and reasonable ascertainable information. While use of this practice is intended to constitute all appropriate inquiries for purposes of the LLPs, it is not intended that its use be limited to that purpose. This practice is intended primarily as an approach to conducting an inquiry designed to identify recognized environmental conditions in connection with the Subject Property. No implication is intended that a person must use this practice in order to be deemed to have conducted inquiry in a commercially prudent or reasonable manner in any particular transaction. Nevertheless, this practice is intended to reflect good commercial and customary practice.

Additional potential out of scope environmental issues that may lead to a contamination of the subject property or nearby properties, or pose restrictions or limitations to development of a property were not conducted: radon, wetlands, regulatory compliance, lead in paint and/or drinking water, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage power lines (except as noted), and others not specifically noted in ASTM E1527-21 section X6.

This practice is site-specific in that it relates to assessment of environmental conditions for a specific commercial real estate. Consequently, this practice does not address many additional issues raised in transactions such as purchases of business entities, or interests therein, or of their assets that may well involve environmental liabilities pertaining to properties previously owned or operated or other off-site environmental liabilities.

Although conducting Phase I ESAs can minimize the potential risks and liabilities associated with real estate transactions, they cannot be completely eliminated. Limitations exist as to the availability of documentation and constraints of visual and/or physical observations. This assessment has been undertaken within reasonable limits of time and cost. Accuracy and completeness of recorded information varies among information sources, including government sources. The information provided has not been independently verified unless it contradicts knowledge, or it appears obvious that certain information is incorrect. The information presented in this report shall not be interpreted as a warranty as to the presence or non-presence of recognized environmental conditions in connection with the Subject Property.

1.5 Continued Viability of Environmental Site Assessments

An environmental site assessment meeting or exceeding this practice is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction). The dates of the components presented in Section 4.6.2(i), (iii), (iv), and (v) of the ASTM 1527-21 standard for interviews, review of government records, visual inspections, and declaration by environmental professional are noted below.

An environmental site assessment meeting or exceeding this practice and for which the information was collected or updated within one year prior to the date of acquisition of the subject property may; be used provided that the following components of the inquiries were updated within 180 days prior to the date of purchase or the date of the intended transaction. All of the following components must be conducted or updated within 180 days prior to the date of acquisition or prior to the date of the transaction.

To qualify for one of the threshold criteria for satisfying the LLPs to CERCLA liability, the AAI components must be conducted or updated within 180 days of and prior to the date of acquisition of the subject property, and all other components of AAI must be conducted within one year prior to the date of acquisition of the subject property. The date of the report generally does not represent the date the individual components of AAI were completed and should not be used when evaluating compliance with the 180-day or 1-year AAI requirements.

- (i) Interviews with owners, operators, and occupants (March 15, 2023)
- (ii) Searches for recorded environmental cleanup liens (user)
- (iii) Review of federal, tribal, state, and local government records (March 15, 2023)
- (iv) Visual inspection of the subject property and of adjoining properties (March 27, 2023)
- (v) The declaration by the environmental professional (March 28, 2023)

UPDATE BY: September 15, 2023

EXPIRATION: March 15, 2024

Please contact Epic Engineering directly for updates to this report.

1.6 Reliance and Warranty

The conclusions and recommendations presented in this report are based upon the agreed scope of the work outlined in the report and the Contract for Professional Services between Mountainlands Community Housing Trust (Client) and Epic Engineering, P.C. (Consultant). The provided services consist of professional opinions and recommendations made in accordance with generally accepted environmental engineering principles and practices. Use or misuse of this report, or reliance upon the findings hereof by any parties other than the Client, is at their own risk. Neither Client nor Consultant makes any representation of warranty to such parties as to the accuracy or completeness of this report or the suitability of its use by such other parties for any purpose whatever known or unknown, to Client or Consultant. Neither Client nor Consultant shall have any liability to, or indemnify or hold harmless, third parties for any losses incurred by the actual or purported use or misuse of this report. This report represents the opinion of Epic Engineering, P.C. and no other warranties are implied or expressed. Epic Engineering, P.C. meets the definition of Environmental Professional as defined in 40-CFR-§ 312.10(b) and have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property.

These engineering methods are necessarily limited to the conditions observed at the time of the site visit and research. The report is also limited to the information available at the time it was prepared. In the event additional information is provided to Epic Engineering, P.C. following the report, it may, but is not required to, be forwarded to the client in the form received for evaluation by the client. Conditions may exist which could not be identified within the scope of the assessment, or which were not apparent during the site visit. Epic Engineering, P.C. cannot warrant or guarantee that the information provided is complete or information provided from third parties is accurate. This report was prepared for the sole benefit of Client and Consultant. This warranty is in lieu of all other warranties either expressed or implied.

2.0 SITE DESCRIPTION

2.1 Project Location and Description

The Subject Property is shown on Plate 1 and is located at 2200 Monitor Drive and 1776 Kearns Boulevard, Park City, Utah. The Subject Property is located in a residential area in Park City, Utah.

Summit County Parcel Map search identified the Subject Property as Tax ID: PCA-2-2306, PCA-2-2302, PCA-2-2307, PCA-2-2307-A.

2.2 Current Use of and Improvements of the Subject Property

The Subject Property contains multiple multi-family residential structures and parking lots. The buildings are connected to the local municipal sewer and water systems. Current land uses in the vicinity and REC site information, if applicable, are provided on Plate 2.

2.3 Current Uses of Properties Adjoining the Subject Property

The following properties adjoin the Subject Property (refer to Plates 1 and 2 and maps/photographs in Appendices C and D):

- A church adjoins to the north and a bike shop adjoins to the south of the Subject Property
- Park City High School adjoins to the east side of the Subject Property.

3.0 USER PROVIDED INFORMATION

In accordance with the ASTM E1527-21, a “user” is defined as the party seeking to use Practice E1527 to complete an environmental site assessment of the property of interest. If the user is aware of any specialized knowledge or experience that is material to recognized environmental conditions in connection with the Subject Property, it is the user’s responsibility to communicate any information based on such specialized knowledge or experience to the Environmental Professional.

For the purpose of this assessment, Mountainlands Community Housing Trust has identified Elyse Kats as the appropriate contact to represent the current user AND owner of the property. Kats was interviewed for the USER Questionnaire and the OWNER Questionnaire via email. Their responses are provided in Appendix A.

3.1 Environmental Liens/Activity Use and Limitations

ASTM E1527-21 requires the user to identify environmental liens or activity, and use limitations currently recorded against the property. This information is typically found during the course of research of the issuance of title insurance and would be shown in the policy of title insurance issued to the owner, buyer, or lender on the property.

Kats, as well as the County Recorder, were unaware of any environmental restrictions on the Subject Property.

3.2 Specialized Knowledge

Kats indicated the Subject Property currently being used as multi-family housing for ~40 years with no prior usage as a vacant lot. She is not aware of any other specialized knowledge of recognized environmental conditions in connection with the Subject Property.

3.3 Commonly Known or Reasonably Ascertainable Information

Kats was not aware of any known or reasonably ascertainable information within the community material to recognize environmental conditions in connection with the Subject Property.

3.4 Valuation Reduction for Environmental Issues

Kats is not aware of any valuation reduction due to environmental issues.

3.5 Obvious Indicators of Release

Kats is not aware of any known or obvious indicators that point to the presence or likely presence of releases at the Subject Property.

4.0 RECORDS REVIEW

4.1 Environmental Records Sources

On March 15, 2023, Environmental Data Resources, Inc. (EDR) conducted a search of environmental database records for the Subject Property and surrounding areas. The EDR Radius Report is provided in Appendix B. The search radii from the Subject Property were in accordance with the ASTM E1527-21

approximate minimum search distances for standard environmental record sources (where available). A Site Map showing the radius search areas and registered facilities, if applicable, in the database records is included in the EDR Radius Report.

The purpose of the records review was to obtain and review records that help identify recognized environmental conditions in connection with the Subject Property. It should be understood that the databases may identify a site by the contact address of the company rather than the actual location of the activity being permitted or investigated. Plotted locations are approximated.

Table 1 below lists the number of sites, if applicable, identified in the environmental databases that are located within the ASTM E1527-21 minimum search distance for the Subject Property.

TABLE 1. DATABASE SUMMARY		
DATABASE RECORDS	LOCATABLE SITES	SEARCH RADIUS (miles)
FEDERAL LISTING		
Standard Environmental Records		
NPL – National Priorities List	0	1.000
Proposed NPL – Proposed National Priority List Sites	0	1.000
NPL LIENS – Federal Superfund Liens	0	1.000
Delisted NPL – National Priority List Deletions	0	1.000
FEDERAL FACILITY – Federal Facility Site Information Listing	0	0.500
SEMS – Superfund Enterprise Management System	2	0.500
SEMS-ARCHIVE – Superfund Enterprise Management System Archive	0	0.500
CORRACTS – Corrective Action Report	0	1.000
RCRA-TSDF – RCRA – Treatment, Storage, and Disposal	0	0.500
RCRA-LQG – RCRA-Large Quantity Generators	0	0.250
RCRA-SQG – RCRA-Small Quantity Generators	0	0.250
RCRA-VSQG – RCRA-Very Small Quantity Generators	2	0.250
LUCIS – Land Use Control Information System	0	0.500
US ENG CONTROLS – Engineering Controls Sites List	0	0.500
US INST CONTROLS – Institutional Controls Sites List	0	0.500
ERNS – Emergency Response Notification System	0	0.001
SHWS – Utah does not maintain a SHWS list	N/A	N/A
SWF/LF – List of Landfills	0	0.500
LAST – Leaking Aboveground Storage Tank Sites	0	0.500
LUST – Leaking Underground Storage Tank Sites	2	0.500
INDIAN LUST – Leaking Underground Storage Tanks on Indian Land	0	0.500
FEMA UST – Underground Storage Tank Listing	0	0.250
UST – List of Sites with Underground Storage Tanks	1	0.250
AST – Listing of Aboveground Storage Tanks	0	0.250
INDIAN UST – Underground Storage Tanks on Indian Land	0	0.250
INST CONTROL – Sites with Institutional Controls	0	0.500
INDIAN VCP – Voluntary Cleanup Priority Listing	0	0.500
VCP – Voluntary Cleanup Sites List	0	0.500
BROWNFIELDS – Brownfields Assessment Sites Listing	0	0.500

ADDITIONAL ENVIRONMENTAL RECORDS		
US BROWNFIELDS – Brownfields Assessment Sites Listing	0	0.500
INDIAN ODI – Report on the Status of Open Dumps on Indian Lands	0	0.500
DEBRIS REGION 9 – Torres Martinez Reservation Illegal Dump Site Locations	0	0.500
ODI – Open Dump Inventory	0	0.500
HIS OPEN DUMPS – Open Dumps on Indian Land	0	0.500
US HIST CDL – Delisted National Clandestine Laboratory Register	0	0.001
CDL – Methamphetamine Contaminated Properties Listing	0	0.001
US CDL – National Clandestine Laboratory Register	0	0.001
PFAS – PFAS Site Information Listing	0	0.500
LIENS 2 – CERCLA Lien Information	0	0.001
HMIRS – Hazardous Materials Information Reporting System	0	0.001
SPILLS – Spills Data	0	0.001
SPILLS 90 – Spills 90 Data from FirstSearch	0	0.001
RCRA NonGen / NLR – RCRA – Non-Generators / No Longer Regulated	0	0.250
FUDS – Formerly Used Defense Sites	0	1.000
DOD – Department of Defense Sites	0	1.000
SCRD DRYCLEANERS – State Coalition for Remediation of Drycleaners Listing	0	0.500
US FIN ASSUR – Financial Assurance Information	0	0.001
EPA WATCH LIST – EPA Watch List	0	0.001
2020 COR ACTION – 2020 Corrective Action Program List	0	0.250
TSCA – Toxic Substances Control Act	0	0.001
TRIS – Toxic Chemical Release Inventory System	0	0.001
SSTS – Section 7 Tracking Systems	0	0.001
ROD – Records of Decision	0	1.000
RMP – Risk Management Plans	0	0.001
RAATS – RCRA Administrative Action Tracking System	0	0.001
PRP – Potentially Responsible Parties	0	0.001
PADS – PCB Activity Database System	0	0.001
ICIS – Integrated Compliance Information System	0	0.001
FTTS – FIFRA / TSCA Tracking System – FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act) / TSCA (Toxic Substance Control Act)	0	0.001
MLTS – Material Licensing Tracking System	0	0.001
COAL ASH DOE – Steam-Electric Plant Operation Data	0	0.001
COAL ASH EPA – Coal Combustion Residues Surface Impoundments List	0	0.500
PCB TRANSFORMER – PCB Transformer Registration Database	0	0.001
RADINFO – Radiation Information Database	0	0.001
HIST FTTS – FIFRA / TSCA Tracking System Administrative Case Listing	0	0.001
DOT OPS – Incident and Accident Data	0	0.001
CONSENT – Superfund (CERCLA) Consent Decrees	0	1.000
INDIAN RESERV – Indian Reservations	0	1.000
FUSRAP – Formerly Utilized Sites Remedial Action Program	0	1.000
UMTRA – Uranium Mill Tailings Sites	0	0.500
LEAD SMELTERS – Lead Smelter Sites	0	0.001
US AIRS – Aerometric Information Retrieval System Facility Subsystem	0	0.001

US MINES – Mines Master Index File	0	0.250
ABDANDONED MINES – Abandoned Mines	0	0.250
FINDS – Facility Index System / Facility Registry System	0	0.001
UXO – Unexploded Ordnance Sites	0	1.000
DOCKET HWC – Hazardous Waste Compliance Docket Listing	0	0.001
ECHO – Enforcement & Compliance History Information	0	0.001
FUELS PROGRAM – EPA Fuels Program Registered Listing	0	0.250
EMI – Division of Air Quality	0	0.001
DRYCLEANERS – Registered Drycleaners	2	0.250
EWA – Enforceable Written Assurances	0	0.001
Financial Assurance – Financial Assurance Information Listing	0	0.001
MMRP – Military Munitions Response Program	0	0.001
NPDES – Permitted Facilities Listing	0	0.001
TIER 2 – Tier 2 Facility Listing	0	0.001
UIC – UIC Site Location Listing	0	0.001
UOPF – Used Oil Permitted Facilities	0	0.001
MINES MRDS – Mineral Resources Data System	0	0.001
EDR HIGH RISK HISTORICAL RECORDS		
EDR MGP – EDR Proprietary Manufactured Gas Plants	0	1.00
EDR Hist Auto – EDR Exclusive Historical Auto Stations	1	0.125
EDR Hist Cleaner – EDR Exclusive Historical Cleaners	0	0.125
EDR RECOVERED GOVERNMENT ARCHIVES		
RGA LF – Recovered Government Archive Solid Waste Facilities List	0	0.001
RGA LUST – Recovered Government Archive Leaking Underground Storage Tank	0	0.001

NOTES:

Subject Property is shown at a distance of 0.001 mi.

N/A = this state does not maintain a SHWS list. See the Federal CERCLIS list.

4.2 Records Summary

The number and types of sites identified in the database records listed above are consistent with the various land uses in the surrounding areas and on the Subject Property. The sites listed in Table 2 above were identified during the review of environmental records obtained through the EDR Radius Report as having known or suspect RECs (refer to ASTM E1527-21 and the applicable portions of the EDR Radius Report provided in Appendix B).

TABLE 2. SUMMARY OF SITES IDENTIFIED GOVERNMENT RECORDS RADIUS SEARCH

Site Name & Address	Site Map ID	Database Summary & Comments
Resort Retailers Inc. 1723 Sidewinder Dr. Park City, UT 84060	0.079 mi to the South EDR Map ID #1	EDR HIST AUTO – EDR Exclusive Historical Auto Stations
Maverik #317 1635 Bonanza Drive Park City, UT 84060	0.154 mi to the Southwest EDR Map ID #2	LUST – Leaking Underground Storage Tank UST – Underground Storage Tank
Plaza Dry Cleaners 1890 Bonanza Drive Park City, UT 84060	0.226 mi to the South EDR Map ID #A3	RCRA-VSQG – RCRA-Very Small Quantity Generators DRYCLEANERS – A listing of registered drycleaners.
Edgemont Cleaners 1351 Kearns Blvd Park City, UT 84060	0.239 mi to the Southwest EDR Map ID #B5	RCRA-VSQG – RCRA-Very Small Quantity Generators DRYCLEANERS – A listing of registered drycleaners.
School Bus Garage 2250 E HWY 248 Park City, UT 84060	0.331 mi to the Northeast EDR Map ID #7	LUST – Leaking Underground Storage Tank
Old Park City Dump Ironhorse Loop Park City, UT 84060	0.345 mi to the Northeast EDR Map ID #8	SEMS – Superfund Enterprise Management System
Treasure Mountain Middle School 2530 Kearns Blvd Park City, UT 84060	0.455 mi to the Northeast EDR Map ID #9	SEMS – Superfund Enterprise Management System

Epic Engineering reviewed federal and state regulatory agency summaries for nearby regulated sites to determine their status and to identify specific addresses/properties that would aid the Environmental Professional during the field reconnaissance. The environmental sites identified are shown on Plate 3. The records found include the following types of sites (refer to Appendix D for more information as this section includes most but not all of the sites listed in Table 2):

Standard Environmental Records

SEMS – Superfund Enterprise Management System. SEMS tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA’s Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. 2 SEMS sites are listed within the database search radii. These sites include the Old Park City Dump at Ironhorse Loop (Map ID #8); and Treasure Mountain Middle School at 2530 Kearns Boulevard (Map ID #9).

RCRA-VSQG – RCRA – Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators). RCRAInfo is EPA’s comprehensive information system, providing access to data supporting the

Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. 2 RCRA-VSQG sites are listed within the database search radii. These sites include the Plaza Dry Cleaners at 1890 Bonanza Drive (Map ID #A3); and Edgemont Cleaners at 1351 Kearns Boulevard (Map ID #B5).

LUST – Sites with Leaking Underground Storage Tanks. LUST records contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality’s Potential Leaking UST sites. 2 LUST sites are listed within the database search radii. These sites include the Maverik #317 located at 1635 Bonanza Drive (Map ID #2); and the School Bus Garage located at 2250 E HWY 248 (Map ID #7).

UST – Registered Underground Storage Tanks. The Underground Storage Tank database contains a listing of Facility, Owner, Location & Tanks not Closed or Removed. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. The data come from the Department of Environmental Quality’s Facilities with at Least One Non-exempt Tank. This site is identified as the Maverik #317 located at 1635 Bonanza Drive (Map ID #2).

Additional Environmental Records

DRYCLEANERS – Registered drycleaner. A listing of registered drycleaners. 2 DRYCLEANER sites are listed within the database search radii. These sites include the Plaza Dry Cleaners at 1890 Bonanza Drive (Map ID #A3); and Edgemont Cleaners at 1351 Kearns Boulevard (Map ID #B5).

EDR High Risk Historical Records

EDR Hist Auto – EDR Exclusive Historical Auto Stations. EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR’s review was limited to those categories of sources that might, in EDR’s opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as “High Risk Historical Records”, or HRHR. EDR’s HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches. 1 EDR Hist Auto site is listed within the database search radii. This site is identified as Resort Retailers Inc at 1723 Sidewinder Drive (Map ID #1).

4.3 Physical Setting

Geology and Soil Characteristics. From a review of the USGS topographic map, the Subject Property lies at an elevation of approximately 6775-feet above mean sea level. The regional slope of the area is toward the north. A geologic map is provided in Appendix C and the most recent topographic map is provided in Plate 4.

Groundwater Characteristics. Groundwater was not encountered at the time of the site visit and is not anticipated to be encountered on the site.

4.4 Oil/Gas/Water Well and Pipeline Review

We reviewed the Utah Department of Natural Resources Division of Oil, Gas, and Mining (UDOGM) and found no wells within 500-feet of the Subject Property. Epic Engineering reviewed the Oil and Gas Fields Map of Utah by Rebekah E. Wood and Thomas C. Chidsey, Jr. (2015) and found no oil and gas pipelines within 500-feet of the Subject Property. After reviewing documents from the Utah Division of Water Rights, no wells were identified on the Subject Property. See the pipeline map provided in Appendix C for more details.

4.5 Historical Review

A review of aerial photographs, topographic maps, and other historical data show the Subject Property was developed in the 80's as multi-family apartment complexes.

4.5.1 Historical Aerial Photographs

The following historical aerial photographs for the years 1938, 1952, 1976, 1983, 1990, 2006, and 2020 were reviewed for land use, development, the presence of uncontrolled dumping, service stations, and other commercial facilities:

- 1938 – This photograph shows Kearns Boulevard and Monitor Drive, with the Subject Project Area as open and undeveloped.
- 1952 – This photograph shows the Subject Project Area as open and undeveloped.
- 1976 – This photograph shows some road development to the east of the site.
- 1983 – This photograph shows what appears to be the track for Park City High School on the northeast boundary of the property. The image quality prevents identification on anything more on the Subject Property or any adjoining properties.
- 1990 – this photograph shows the Subject Property as developed with the multi-family housing that currently exists. Park City High School has been completed, and the majority of the surrounding area has been developed.
- 2006 – There appears to be little change in this photograph. Some development took place in the southeastern area.
- 2020 – There does not appear to be any further significant developments in this photograph.

No additional historical recognized environmental conditions associated with the Subject Property were identified during the review of the historical aerial photographs. Copies of all aerial photographs reviewed are provided in Appendix C.

4.5.2 Historical Topographic Maps

Topographic maps published by United States Geological Survey (USGS) for the years 1955, 1999, 2011, 2014, 2017, and 2020 were reviewed to assess historical use of the Subject Property and surrounding areas. Copies of all topographic maps reviewed are provided in Appendix C.

4.5.3 Historical Directories

No historical directories were available for review of the Subject Property.

4.5.4 Sanborn Fire Insurance Maps

Epic Engineering searched for Sanborn Fire Insurance Maps from the collection of the J. Willard Marriott Digital Library at the University of Utah and found no maps available for the Subject Property.

4.5.5 Deeds

No additional deed information was obtained prior of the current owner.

5.0 SITE RECONNAISSANCE

5.1 Site Reconnaissance

The purpose of the site reconnaissance as defined by ASTM E1527-21 is to “collect information and make observations to help identify recognized environmental conditions in connection with the property.” In identifying recognized environmental conditions, controlled recognized environmental conditions, and de minimus conditions, the environmental professional exercises professional judgment and considers the

observations made during the site reconnaissance in concert with other relevant information gathered as part of the Phase I ESA process.

A site reconnaissance of the Subject Property was conducted by automobile and on foot on March 27, 2023, by a member of Epic Engineering's Environmental Staff. The Subject Property was viewed and visually inspected. Fenced properties, if any, were not accessed and entered. The site reconnaissance does not include sampling of chemicals, contents of containers, surface water, groundwater, soils, or sampling of other materials that are deemed to be out of scope for this Phase I ESA. Site photographs are provided in Appendix D.

The Subject Property is located at 2200 Monitor Drive and 1776 Kearns Boulevard, Park City, Utah (See Plate 1). The subject property is approximately 6-acres and is bounded to Park City High School to the northeast, a church to the north, a bike shop on the south, and residential lots to the west. Power line poles were not observed on the Subject Property. A storage room on the Parkside Apartments parcel contained several chemicals typically used in a residential structure (paint, caulk, cleaning supplies, etc.) There were no interior stains observed, and it is not anticipated these chemicals have caused or will cause any issues.

Our field observations were in accordance with the database listings from the EDR Radius Report provided in Appendix B. A summation of our field observations is provided in Table 3.

TABLE 3. SITE RECONNAISSANCE OBSERVATIONS		
Date of Site Visit:	March 27, 2023	
Observation	Observed	Brief Description of Findings
Underground Storage Tanks (UST)	N	no UST vent pipes, fill pipes, or access ways indicating the presence of USTs; no USTs have existed on the Subject Property
Aboveground Storage Tank (AST)	N	no ASTs observed
Odors	N	no strong, pungent, or noxious odors noted
Pools of Liquid	N	no pools of liquid identified
Drums and Containers	N	no drums or containers observed
Pits, Ponds, or Lagoons	N	no pits, ponds, or lagoons observed
Stained Soil or Pavement	N	no stained soils or pavements observed
Stressed Vegetation	N	no stressed vegetation observed
Wastewater	N	any wastewater produced on the Subject Property is connected to the municipal utility sewer
Wells	N	no wells observed
Septic Systems	N	no septic systems observed; building is connected to full municipal utilities
Solid Waste	N	no solid waste observed; general waste is deposited in an onsite dumpster for removal
PCBs	N	No PCBs observed
Interior stains/corrosion	N	No interior stains observed
Floor drains and sumps	Y	Floor drains in both laundry rooms
Other Observations		

NOTES:

Y = observed

N = not observed

N/A = not applicable to the investigation

6.0 INTERVIEWS

The objective of interviews is to obtain information indicating recognized environmental conditions in connection with the property. ASTM E1527-21 states questions are to be asked of “past and present owners, operators, and occupants of the property and questions to be asked of local government officials”. Interview responses and records requests are provided in Appendix A.

6.1 Interview with Current User/Owner

An interview with the current owner and user of the Subject Property, Mountainlands Community Housing Trust, concerning their knowledge of the Subject Property was conducted via email. They indicated that it was their understanding that there are no environmental concerns on the property.

6.2 Interview with Current/Former Tenant(s)

For the purpose of this report, Mountainlands Community Housing Trust is the current owner of the property. No previous owners were identified. However, it is the opinion of the Environmental Professional that additional interviews would not yield any further information in relations to historic recognized environmental conditions on the Subject Property.

6.3 Additional Environmental Record Sources and Interviews

Park City Fire Department. Epic Engineering has contacted Stockton City Fire Department to determine if there were any records of hazardous materials (HAZMAT) responses on the Subject Property or adjoining properties. Midway City Fire Department did not find any records of interest in connection with the Subject Property.

Summit County Environmental Health Department. Epic Engineering has contacted the Summit County Health Department regarding any environmental nature within the vicinity of the Subject Property. The Summit County Health Department did not find any records in connection with the Subject Property.

7.0 RESTRICTING CONDITIONS

7.1 Scope Limitations/Deviations

This report is a service provided by Epic Engineering and was prepared for, and is intended for, the exclusive use of Mountainlands Community Housing Trust. The report’s contents may not be relied upon by any other entity without the express written permission of Epic Engineering. The information presented in this report are based on a general knowledge of the Subject Property, project location, regulatory database listings, historical information, observations during the site reconnaissance, interviews, records requests, etc. Note that all observations during the site reconnaissance summarizes the conditions found on the date the Environmental Professional conducted the site visit. The report’s findings are based on conditions that existed on these date(s) and available records and should not be relied upon to precisely represent conditions at any other time. This assessment attempted to identify recognized environmental conditions in connection with the Subject Property. However, there is a possibility that sources of information have gone undetected because of the limitations of this assessment, inaccuracy of database records, or the presence of undetected and unreported environmental releases. Certain indicators of the presence of environmental conditions, historical sites, or hazardous materials may have been latent at the time of our site reconnaissance and may subsequently have become unobservable. All discovered information has been disclosed and a good faith effort has been made to consult pertinent sources and appropriately evaluate the information.

This report is intended to be used in its entirety and has been prepared exclusively for the Subject Property. The conclusions presented herein should not be relied upon for other properties or sites without additional

evaluation and/or assessment(s). All conclusions are qualified by the fact that no borings were made and no soil, sediment, or groundwater sampling, or chemical testing was conducted.

7.2 Data Failures

The historical research is complete when either: (1) the objective in Section 8.3.1 of ASTM E1527-21 is achieved or (2) data failure is encountered. Data failure occurs when all of the standard historical resources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objective has not been met. Data failure is not uncommon in trying to identify historical uses at five-year intervals back to first use or 1940 (whichever is earlier). Notwithstanding a data failure, standard historical resources may be excluded if: (1) the resources are not reasonably ascertainable or (2) if past experience indicates that the resources are not likely to be accurate or complete in terms of satisfying the objective (for example, if a particular historical data source is known to have insufficient data for the particular subject area). Other historical resources specified in 8.3.4.9 of the standard may be used to satisfy the objective but are not required to comply with this practice.

Aerial photographs, topographic maps, city directories, and Sanborn Fire Insurance Maps, if applicable, document historic and recent development for the property being investigated. In our professional opinion, there are no significant data gaps resulting in a data failure and all obvious uses of the Subject Property have been identified from the present back to the property's first developed use.

8.0 FINDINGS AND OPINIONS

Table 4 contains the Environmental Professional's rationale for concluding that an environmental condition is or is not a recognized environmental condition in connection with the Subject Property (refer to ASTM E1527-21 which requires the Environmental Professional's opinion regarding the impact of the conditions identified in the findings section and the rationale for concluding that the condition is or is not a REC, CREC, or HREC).

TABLE 4. RATIONALE AND OPINION OF RECS	
Known, Suspect, or Historical Environmental Condition	Rationale and Opinion
Resort Retailers Inc. Park City, UT 84060 Map ID #1	Rationale – This facility is listed in the EDR Historic Auto database as it is a gas station. Opinion – Not a REC due to the distance from the Subject Property. It is not anticipated to impact the Subject Property's soil and/or groundwater.
Maverik #317 Park City, UT 84060 Map ID #2	Rationale – This facility is listed in the EDR database as having a UST (Underground Storage Tank) and is listed as having a LUST (Leaking Underground Storage Tank). Opinion – Not a REC due to the current remedial status. It is not anticipated to impact the Subject Property's soil and/or groundwater.
Plaza Dry Cleaners Park City, UT 84060 Map ID #A3	Rationale – This facility is listed in the RCRA-VSQG database as having a very small quantity generator. Opinion – Not a REC due to the distance from the Subject Property. It is not anticipated to impact the Subject Property's soil and/or groundwater.

Edgemont Cleaners Park City, UT 84060 Map ID #B5	Rationale – This facility is listed in the RCRA-VSQG database as having a very small quantity generator. Opinion – Not a REC due to the distance from the Subject Property. It is not anticipated to impact the Subject Property’s soil and/or groundwater.
School Bus Garage Park City, UT 84060 Map ID #7	Rationale – This facility is listed in the EDR database as having a LUST (Leaking Underground Storage Tank). Opinion – Not a REC due to the current remedial status, and the site is located at a lower elevation than the Subject Property. It is not anticipated to impact the Subject Property’s soil and/or groundwater.
Old Park City Dump Park City, UT 84060 Map ID #8	Rationale – This facility is listed in the SEMS database (Superfund Enterprise Management System). Opinion – Not a REC This facility was noted in the Phase I ESA conducted by AMEC in March 2003 as having a potential for mine tailings. However, Park city has implemented procedures for identification and remediation of mine tailings on these properties.
Treasure Mountain Middle School Park City, UT 84060 Map ID #9	Rationale – This facility is listed in the SEMS database (Superfund Enterprise Management System). Opinion – Not a REC since it is at a lower elevation than the Subject Property. It is not anticipated to impact the Subject Property’s soil and/or groundwater.

9.0 CONCLUSIONS AND RECOMMENDATIONS

Epic Engineering has performed a Phase I Environmental Site Assessment (ESA) for the Subject Property in conformance with the scope and limitations of the ASTM E1527-21 located at 2200 Monitor Drive and 1776 Kearns Boulevard, Park City. This assessment has revealed evidence of various types of recognized environmental conditions in connection with the Subject Property at the 7 locations listed in Section 6 – Table 4. Epic Engineering is of the opinion that there is no potential for environmental contamination to affect the Subject Property and no further environmental assessments are warranted.

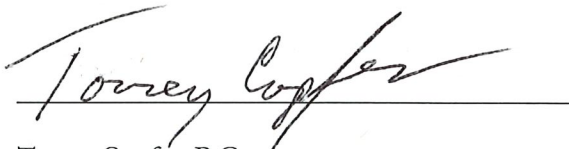
Recognized Environmental Condition (REC). “(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a likely release to the environment; (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.” This assessment has revealed no evidence of RECs in connection with the Subject Property.

Controlled Recognized Environmental Condition (CREC). ASTM E1527-21 defines a CREC as “a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).” This assessment has revealed no evidence of CRECs in connection with the Subject Property.

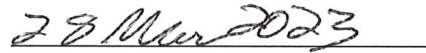
Historical Recognized Environmental Condition (HREC). ASTM E1527-21 defines a HREC as “a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A HREC is not a REC”. This assessment has revealed no evidence of HRECs in connection with the Subject Property.

10.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

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 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312



Torrey Copfer, P.G.
Environmental Geologist
Epic Engineering, P.C.



Date

11.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Epic Engineering's Environmental Geologist, Torrey Copfer, P.G. conducted this Phase I ESA and prepared this report. Mr. Copfer holds both B.Sc. and M.Sc. from Utah State University. His career includes over 20 years of experience in natural resources, hydrogeology, environmental, geotechnical engineering, and geologic hazards. Mr. Copfer's resume is provided in Appendix E.

12.0 REFERENCES

The following referenced resources were relied upon in preparing this Phase I ESA report:

- American Society of Testing and Materials, 2021, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-21.
- Google Earth Pro, (online accessed 2/2022).
- 2/2022).
- J. Willard Marriott Digital Library at the University of Utah, (online accessed 2/2022).
- Utah Division of Water Rights, (online accessed 2/2022).
- Utah Geological Survey Online Database, (online accessed 2/2022).
- Utah Geological Survey (accessed March 15, 2023), "Historical Imagery Collection."
- USGS Historical Topographic Map Record and Viewer.

The following individuals, vendors, and agencies were contacted during the course of this assessment:

- EDR; Shelton, Connecticut
- Mountainlands Community Housing Trust

APPENDIX A INTERVIEWS/RECORDS REQUESTS

Phase I Environmental Site Assessment ASTM: E1527-21

Owner Questionnaire

The objective of *interviews* is to obtain information indicating *recognized environmental conditions* in connection with the property. Please answer the questions below as specific as reasonably feasible to the best of your knowledge. Please return the questionnaire as soon as possible to facility the speedy completion of the environmental report.

OWNER Name: _____

Company/Title: _____ Phone Number: _____

Address: _____ City: _____ State: _____ Zip: _____

Property Name: _____

Address/Location: _____

City: _____ State: _____ Zip: _____

Epic Engineering interviewer: _____

Interview Medium: (email/phone/person) _____

- 1) What is the complete and correct address for the property (a map or other documentation showing property location and boundaries is helpful)?
- 2) What is the type of property and how is it zoned?
- 3) Please identify a person with good knowledge of the uses and physical characteristics of the property (the key site manager). Often the key site manager will be the property manager, the chief physical plant supervisor, or head maintenance person. If the user is the current property owner, the user has an obligation to identify a key site manager, even if it is the user himself or herself.
- 4) Do you know the name and/or contact information of the previous owner or key site manager, if applicable?
- 5) Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?
- 6) Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?
- 7) Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?
- 8) Do you know whether any of the helpful documents listed **below** exist and, if so, whether copies can be provided to the environmental professional within reasonable time and cost constraints?

Helpful Documents:

- Environment site assessment *reports*,

- Environment compliance audit *reports*,
- Environmental permits (for example, solid waste disposal permits, *hazardous waste* disposal permits, *wastewater* permits, NPDES permits, *underground injection* permits),
- Registrations for underground and above-ground storage tanks,
- Registrations for *underground injection* systems,
- *Material safety data sheets*,
- Community right-to-know plan,
- Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc.,
- *Reports* regarding hydrogeologic conditions on the *property* or surrounding area,
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the *property* or relating to *environmental liens* encumbering the *property*, 10.8.1.11 *Hazardous waste* generator notices or *reports*,
- Geotechnical studies,
- Risk assessments,
- Recorded AULs.

Current and Former Uses of Property:

9) Please describe the current use of the property and the current/past use of adjoining properties.

10) What was the original construction on the property? Please include the date of completion of original construction and substantial renovations? (This question is asking about the obvious first use , or back to 1940, whichever is earlier.) If there has never been any construction on the Property, respond “vacant.”

11) What are the name(s) of current and previous occupants, if any.

12) Has the property or any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, landfill, or as a waste treatment, storage disposal, processing or recycling facility?

13) Has fill dirt been brought onto the property, and if so, please list source or origin? (Please expand on what the “fill” is, its origin, who put it on the property, and when it was placed there.)

14) Is there currently, or has there been, any stained soil or pavement on the property?

Polychlorinated Biphenyls (PCBs):

15) Are there any electrical or hydraulic equipment known to contain PCBs or likely to contain PCBs in use or used previously at the property? If so, please list.

Fuel/Chemical Storage Tanks and Pipelines:

16) Are there any Above-Ground or Underground gasoline, diesel, fuel oil, chemical, or other storage tanks on the property?

If so, please describe substances stored and the capacity of tank(s):

Have the tanks been inspected or tested for leakage?

When was the most recent test?

What were the results?

Please attach any test document, removal/installation record or registration form(s) for the tank(s).

17) Are there currently, or has there previously been, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?

Drums/Containers:

18) Are there currently, or has there previously been, any automotive or industrial batteries in significant quantities, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in aggregate volume, stored on, or used at, the property or facility?

19) Are there currently, or has there previously been, any drums (typically 55 gallons) or sacks of chemicals located in the property?

20) Have there been any spills, leaks, or other releases of chemicals on the property or is there any evidence of spills, leaks, or other chemical releases on the property? If so, please describe the chemicals and quantities released, and any clean up measures taken.

21) Please attach copies of any licenses or permits pertaining to the use, storage, handling, or disposal of chemicals on the property.

Air Emissions:

22) Are there any strong, pungent, or noxious odors observed at any time on the property?

23) Describe air emissions from each source of air pollutants, including fuel burning equipment (describe type of fuel burned), on the property. (Please attach copies of any air licenses or permits pertaining to the operations on the property.)

Water Use Discharges/Disposal:

24) Is the property served by a private well or non-public water system? If a well is present on the property, please list any information regarding depth, diameter, location, and date of installation.

25) List all sources of wastewater discharges to surface waters, septic, or holding ponds. What are the ages of these wastewater systems?

26) List all sources of wastewater discharges to public sewer systems. What is the age of the sewer infrastructure on site?

27) Please attach copies of any water discharge permits or licenses pertaining to operations on the property.

28) Are there any dry, abandoned, or injection wells in use, or have been used, on the property?

29) Are there any sumps, pits, ponds or lagoons on the property? These would also include parking lot and basement sumps and roadway drains.

Waste Disposal:

30) Describe the types of liquid wastes (other than wastewater described above) and solid wastes generated at the property.

31) Describe how the liquid and solid wastes generated at the property are disposed.

32) Are there currently, or to the best of your knowledge, has there previously been any hazardous substance, petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials dumped, buried, or burned on the property?

33) Please attach copies of any waste disposal permits or licenses pertaining to operations on the property.

Industrial Use:

34) Has the property been used for disposal of any liquid or solid waste? If so, describe the location of all disposal sites and the types of waste disposal each site.

35) Have evaporation or storage ponds been located on the property? If so describe the location of all ponds, their function, and type of wastes placed in each pond.

36) Have wastewater treatment facilities, such as acid neutralization vaults, been located on the property? If so, please describe the location of all facilities and the types of wastes treated in each facility.

37) Are there raw chemical or waste chemical storage areas on the property? If so, please describe the location of all such areas and the type of products or wastes stored in each area.

Agricultural Use:

38) Have pesticides, herbicides, or other agricultural chemicals been applied to the property? If so, please describe the locations and dates of application where such pesticides, herbicides, or chemicals were applied.

39) Have pesticides, herbicides, or other agricultural chemicals been mixed, formulated, rinsed, or disposed on the property? If so, please describe the locations and dates of application where such pesticides, herbicides, or chemicals were mixed, formulated, rinsed, or disposed.

Subsurface Conditions:

40) Please describe the subsurface soil types and/or the depth to bedrock on the property, to the extent you are aware.

41) Please describe the depth to the groundwater table on the property, to the extent you are aware.

Miscellaneous:

42) What is the means of heating and cooling of buildings on the property, including the fuel source for heating/cooling (e.g. heating oil, gas, electric, radiators from steam boiler fueled by gas).

43) Are you aware of any stressed vegetation on the property?

44) Are there any issues, concerns, evidence, activities, or other conditions which you have not declared in any of the preceding answers which you believe could possibly be linked to the presence, or likely presence, of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.

Notes, Comments, or Further Clarification of any Answers:

OWNER Signature: _____ Date: _____

Phase I Environmental Site Assessment ASTM: E1527-21

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 conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *USER* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

USER

Name: _____

Company/Title: _____ Phone Number: _____

Address: _____ City: _____ State: _____ Zip: _____

Property Name: _____

Address/Location: _____

City: _____ State: _____ Zip Code: _____

Epic Engineering interviewer: _____

Interview Medium: (email/phone/person) _____

- 1) What is the complete and correct address for the property (a map or other documentation showing property location and boundaries is helpful)?

- 2) What is the type of property and type of property transaction, for example, sale, purchase, exchange, etc.?

- 3) Who is the current site contact and how they can be reached?

- 4) What is the reason you want to have the Phase I Environmental Site Assessment performed?

- 5) Who are all of the parties which will rely on the Phase I Environmental Site Assessment report?

- 6) Are you aware of any environmental cleanup liens against the property that are filed or recorded against the property under federal, tribal, state or local law? (**40CFR312.25**)

7) Are you aware of any activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? **(40CFR 312.26(a)(1)(v) and (vi))**

8) 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? **(40 CFR 312.28)**

9) 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? **(40CFR 312.30)**

10) Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? **(40 CFR 312.30)**

(a.) Do you know the past uses of the property?

(b.) Do you know of specific chemicals that are present, or once were present at the property?

(c.) Do you know of spills or other chemical releases that have taken place at the property?

(d.) Do you know of any environmental cleanups that have taken place at the property?

- 11) Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of releases at the property? **(40 CRF 312.31)**
- 12) Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?
- 13) Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?
- 14) Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products on or from the property?
- 15) Do you know whether any of the helpful documents listed **below** exist and, if so, whether copies can be provided to the environmental professional within reasonable time and cost constraints?

Helpful Documents:

- Environment site assessment *reports*,
- Environment compliance audit *reports*,
- Environmental permits (for example, solid waste disposal permits, *hazardous waste* disposal permits, *wastewater* permits, NPDES permits, *underground injection* permits),
- Registrations for underground and above-ground storage tanks,
- Registrations for *underground injection* systems,
- *Material safety data sheets*,
- Community right-to-know plan,
- Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc.,
- *Reports* regarding hydrogeologic conditions on the *property* or surrounding area,
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the *property* or relating to *environmental liens* encumbering the *property*, 10.8.1.11 *Hazardous waste* generator notices or *reports*,
- Geotechnical studies,
- Risk assessments,
- Recorded AULs.

16) Are there any issues, concerns, evidence, activities, or other conditions which you have not declared in any of the preceding answers which you believe could possibly be linked to the presence, or likely presence, of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.

Notes, Comments, or Further Clarification of any Answers:

USER Signature: _____ Date: _____

APPENDIX B RADIUS REPORT

Holiday Village and Parkside Apartments

2200 MONITOR DR

Park City, UT 84060

Inquiry Number: 7280541.2s

March 15, 2023

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	25
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-16
Physical Setting Source Map Findings	A-18
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2200 MONITOR DR
PARK CITY, UT 84060

COORDINATES

Latitude (North): 40.6652890 - 40° 39' 55.04"
Longitude (West): 111.4995000 - 111° 29' 58.20"
Universal Transverse Mercator: Zone 12
UTM X (Meters): 457778.3
UTM Y (Meters): 4501510.5
Elevation: 6780 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 14655506 PARK CITY EAST, UT
Version Date: 2020

Northwest Map: 14655508 PARK CITY WEST, UT
Version Date: 2020

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140701
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
2200 MONITOR DR
PARK CITY, UT 84060

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	RESORT RETAILERS INC	1723 SIDEWINDER DR	EDR Hist Auto	Higher	416, 0.079, South
2	MAVERIK #317	1635 BONANZA DR	LUST, UST	Higher	814, 0.154, SSW
A3	PLAZA DRY CLEANERS	1890 BONANZA DR	RCRA-VSQG, FINDS, ECHO	Higher	1192, 0.226, South
A4	PLAZA DRY CLEANERS	1890 BONANZA DRIVE	DRYCLEANERS	Higher	1192, 0.226, South
B5	EDGEMONT CLEANERS	1351 KEARNS B LVD.	RCRA-VSQG, FINDS, ECHO	Higher	1261, 0.239, SW
B6	EDGEMONT CLEANERS	1351 KEARNS BOULEVAR	DRYCLEANERS	Higher	1261, 0.239, SW
7	SCHOOL BUS GARAGE	2250 E HWY 248	LUST, UST	Lower	1746, 0.331, ENE
8	OLD PARK CITY DUMP	ON IRONHORSELOOP E B	SEMS	Higher	1822, 0.345, South
9	TREASURE MOUNTAIN MI	2530 KEARNS BOULEVAR	SEMS, PRP	Lower	2401, 0.455, ENE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY..... Federal Facility Site Information listing

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

EXECUTIVE SUMMARY

Lists of state- and tribal hazardous waste facilities

SHWS..... This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF..... List of Landfills

Lists of state and tribal leaking storage tanks

LAST..... Leaking Aboveground Storage Tank Sites
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing
AST..... Listing of Aboveground Storage Tanks
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

INST CONTROL..... Sites with Institutional Controls

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Sites List

Lists of state and tribal brownfield sites

BROWNFIELDS..... Brownfields Assessment Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
CDL..... Methamphetamine Contaminated Properties Listing
US CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

EXECUTIVE SUMMARY

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
 SPILLS..... Spills Data
 SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated
 FUDS..... Formerly Used Defense Sites
 DOD..... Department of Defense Sites
 SCRDRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
 US FIN ASSUR..... Financial Assurance Information
 EPA WATCH LIST..... EPA WATCH LIST
 2020 COR ACTION..... 2020 Corrective Action Program List
 TSCA..... Toxic Substances Control Act
 TRIS..... Toxic Chemical Release Inventory System
 SSTs..... Section 7 Tracking Systems
 ROD..... Records Of Decision
 RMP..... Risk Management Plans
 RAATS..... RCRA Administrative Action Tracking System
 PRP..... Potentially Responsible Parties
 PADS..... PCB Activity Database System
 ICIS..... Integrated Compliance Information System
 FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
 MLTS..... Material Licensing Tracking System
 COAL ASH DOE..... Steam-Electric Plant Operation Data
 COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
 PCB TRANSFORMER..... PCB Transformer Registration Database
 RADINFO..... Radiation Information Database
 HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
 DOT OPS..... Incident and Accident Data
 CONSENT..... Superfund (CERCLA) Consent Decrees
 INDIAN RESERV..... Indian Reservations
 FUSRAP..... Formerly Utilized Sites Remedial Action Program
 UMTRA..... Uranium Mill Tailings Sites
 LEAD SMELTERS..... Lead Smelter Sites
 US AIRS..... Aerometric Information Retrieval System Facility Subsystem
 US MINES..... Mines Master Index File
 ABANDONED MINES..... Abandoned Mines
 FINDS..... Facility Index System/Facility Registry System
 DOCKET HWC..... Hazardous Waste Compliance Docket Listing
 ECHO..... Enforcement & Compliance History Information
 UXO..... Unexploded Ordnance Sites
 FUELS PROGRAM..... EPA Fuels Program Registered Listing
 PFAS NPL..... Superfund Sites with PFAS Detections Information
 PFAS FEDERAL SITES..... Federal Sites PFAS Information
 PFAS TSCA..... PFAS Manufacture and Imports Information
 PFAS RCRA MANIFEST..... PFAS Transfers Identified In the RCRA Database Listing
 PFAS ATSDR..... PFAS Contamination Site Location Listing
 PFAS WQP..... Ambient Environmental Sampling for PFAS
 PFAS NPDES..... Clean Water Act Discharge Monitoring Information
 PFAS ECHO..... Facilities in Industries that May Be Handling PFAS Listing

EXECUTIVE SUMMARY

PFAS ECHO FIRE TRAINING	Facilities in Industries that May Be Handling PFAS Listing
PFAS PART 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing
PFAS	PFAS Site Information Listing
EMI	Division of Air Quality
EWA	Enforceable Written Assurances
Financial Assurance	Financial Assurance Information Listing
FUDS	Formerly Used Defense Sites
MMRP	Military Munitions Response Program
NPDES	Permitted Facilities Listing
TIER 2	Tier 2 Facility Listing
UIC	UIC Site Location Listing
UOPF	Used Oil Permitted Facilities
MINES MRDS	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	Recovered Government Archive Solid Waste Facilities List
RGA LUST	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal sites subject to CERCLA removals and CERCLA orders

SEMS: SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities,

EXECUTIVE SUMMARY

private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the SEMS list, as provided by EDR, and dated 01/25/2023 has revealed that there are 2 SEMS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OLD PARK CITY DUMP Site ID: 0801326 EPA Id: UTD988078606	ON IRONHORSELOOP E B	S 1/4 - 1/2 (0.345 mi.)	8	23
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TREASURE MOUNTAIN MI	2530 KEARNS BOULEVAR	ENE 1/4 - 1/2 (0.455 mi.)	9	24

Lists of Federal RCRA generators

RCRA-VSQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-VSQG list, as provided by EDR, and dated 11/21/2022 has revealed that there are 2 RCRA-VSQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PLAZA DRY CLEANERS EPA ID:: UTD988069886	1890 BONANZA DR	S 1/8 - 1/4 (0.226 mi.)	A3	11
EDGEMONT CLEANERS EPA ID:: UTR000006726	1351 KEARNS B LVD.	SW 1/8 - 1/4 (0.239 mi.)	B5	15

Lists of state and tribal leaking storage tanks

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality's Potential Leaking UST Sites.

A review of the LUST list, as provided by EDR, and dated 10/10/2022 has revealed that there are 2 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MAVERIK #317 Facility ID: 7000065 Date Closed: 08/05/1999 Date Closed: 01/05/1996	1635 BONANZA DR	SSW 1/8 - 1/4 (0.154 mi.)	2	8

EXECUTIVE SUMMARY

Date Closed: 12/04/1998
Date Closed: 04/13/2021

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SCHOOL BUS GARAGE Facility ID: 7000037 Date Closed: 03/21/1995	2250 E HWY 248	ENE 1/4 - 1/2 (0.331 mi.)	7	20

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains a listing of Facility, Owner, Location & Tanks not Closed or Removed. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Quality's Facilities with at Least One Non-exempt Tank.

A review of the UST list, as provided by EDR, and dated 10/10/2022 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MAVERIK #317 Facility ID: 6043	1635 BONANZA DR	SSW 1/8 - 1/4 (0.154 mi.)	2	8

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

DRYCLEANERS: A listing of registered drycleaners.

A review of the DRYCLEANERS list, as provided by EDR, and dated 10/20/2022 has revealed that there are 2 DRYCLEANERS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PLAZA DRY CLEANERS Facility ID: UT0801020	1890 BONANZA DRIVE	S 1/8 - 1/4 (0.226 mi.)	A4	14
EDGEMONT CLEANERS Facility ID: UT0801008	1351 KEARNS BOULEVAR	SW 1/8 - 1/4 (0.239 mi.)	B6	19

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected

EXECUTIVE SUMMARY

listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.125 miles of the target property.

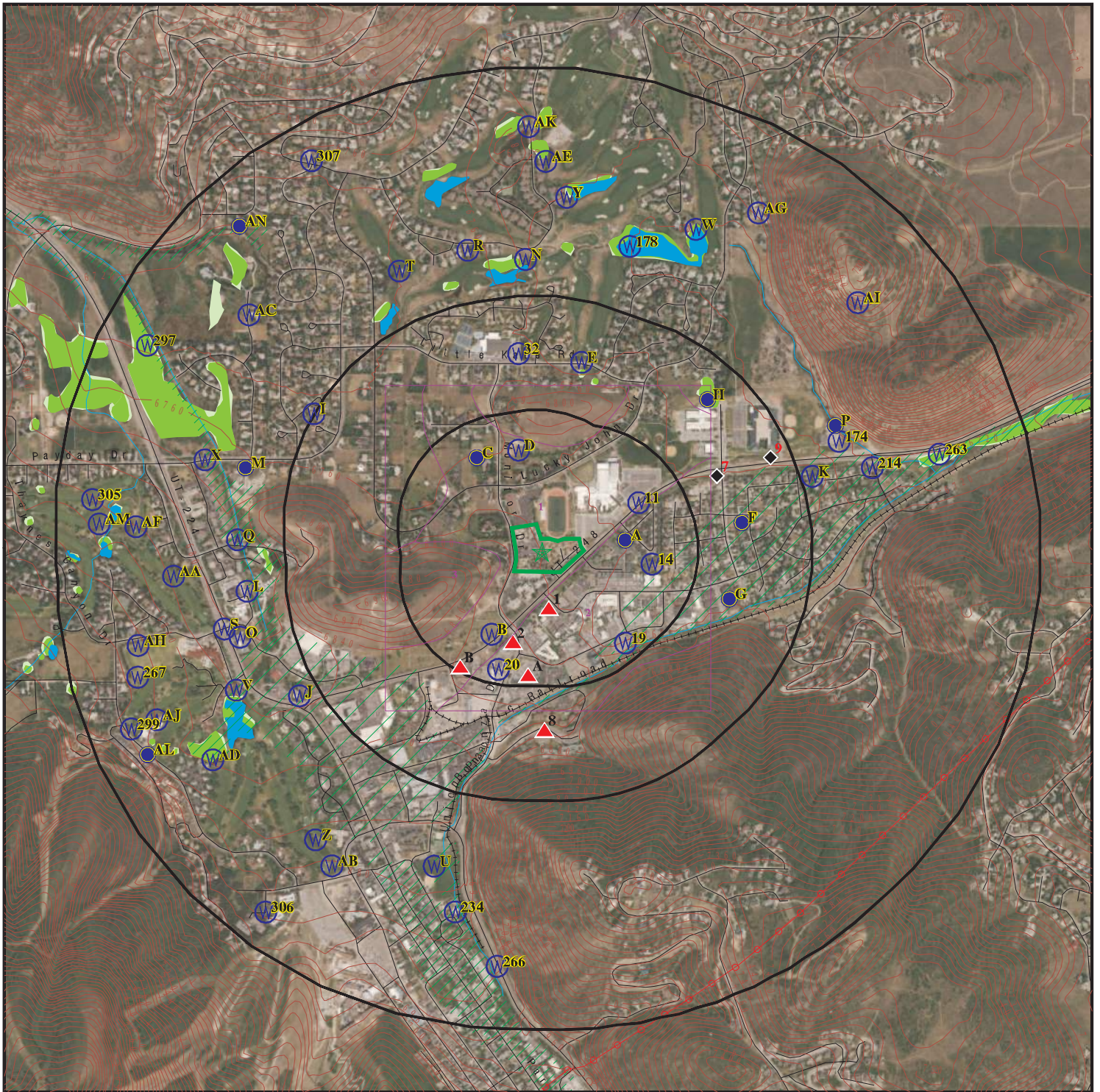
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RESORT RETAILERS INC	1723 SEWINDR DR	S 0 - 1/8 (0.079 mi.)	1	8

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 2 records.

<u>Site Name</u>	<u>Database(s)</u>
PAYLESS DRUG STORE	LUST, UST
PUBLIC WORKS SERVICE CNTR.	LUST, UST

OVERVIEW MAP - 7280541.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Holiday Village and Parkside Apartments
ADDRESS: 2200 MONITOR DR
Park City UT 84060
LAT/LONG: 40.665289 / 111.4995

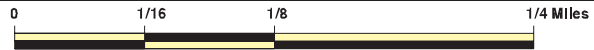
CLIENT: Epic Engineering, P.C.
CONTACT: TORREY COPPER
INQUIRY #: 7280541.2s
DATE: March 15, 2023 2:01 pm

DETAIL MAP - 7280541.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Holiday Village and Parkside Apartments
 ADDRESS: 2200 MONITOR DR
 Park City UT 84060
 LAT/LONG: 40.665289 / 111.4995

CLIENT: Epic Engineering, P.C.
 CONTACT: TORREY COPPER
 INQUIRY #: 7280541.2s
 DATE: March 15, 2023 2:04 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	2	NR	NR	2
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	2	NR	NR	NR	2
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal leaking storage tanks</i>								
LAST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LUST	0.500		0	1	1	NR	NR	2
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	1	NR	NR	NR	1
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2	0.001		0	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	2	NR	NR	NR	2
EWA	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
FUDS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MMRP	0.001		0	NR	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
TIER 2	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UOPF	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		1	NR	NR	NR	NR	1
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0

- Totals --		0	1	6	3	0	0	10
-------------	--	---	---	---	---	---	---	----

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

1
South
< 1/8
0.079 mi.
416 ft.

RESORT RETAILERS INC
1723 SEWINDR DR
PARK CITY, UT 84060

EDR Hist Auto 1020857141
N/A

Relative:
Higher

EDR Hist Auto

Actual:
6784 ft.

Year:	Name:	Type:
1991	RESORT RETAILERS INC	Convenience Stores
1992	RESORT RETAILERS INC	Convenience Stores
1993	RESORT RETAILERS INC	Convenience Stores
1994	RESORT RETAILERS INC	Convenience Stores
1995	RESORT RETAILERS INC	Convenience Stores
1996	RESORT RETAILERS INC	Convenience Stores
1997	RESORT RETAILERS INC	Convenience Stores
1998	RESORT RETAILERS INC	Convenience Stores
1999	RESORT RETAILERS INC	Convenience Stores
2000	RESORT RETAILERS INC	Convenience Stores
2001	RESORT RETAILERS INC	Convenience Stores
2002	RESORT RETAILERS INC	Convenience Stores
2003	RESORT RETAILERS INC	Convenience Stores
2004	RESORT RETAILERS INC	Convenience Stores
2005	RESORT RETAILERS INC	Convenience Stores
2006	RESORT RETAILERS INC	Convenience Stores
2007	RESORT RETAILERS INC	Convenience Stores
2008	RESORT RETAILERS INC	Convenience Stores
2009	RESORT RETAILERS INC	Convenience Stores
2010	RESORT RETAILERS INC	Convenience Stores
2011	RESORT RETAILERS INC	Convenience Stores
2012	RESORT RETAILERS INC	Convenience Stores
2013	RESORT RETAILERS INC	Convenience Stores
2014	RESORT RETAILERS INC	Convenience Stores

2
SSW
1/8-1/4
0.154 mi.
814 ft.

MAVERIK #317
1635 BONANZA DR
PARK CITY, UT 84060

LUST U003229733
UST N/A

Relative:
Higher

LUST:

Actual:
6803 ft.

Name:	MAVERIK #317
Address:	1635 BONANZA DR
City,State,Zip:	PARK CITY, UT 84060
Facility ID:	7000065
Release Id:	KUV
Closed Date:	08/05/1999
Notification Date:	01/04/1999
Owner Name:	MAVERIK, INC.
Owner Address:	185 S. STATE ST. STE 800
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84111
Owner City,St,Zip:	SALT LAKE CITY, UT 84111
Project Manager:	Kevin Beery
Name:	MAVERIK #317
Address:	1635 BONANZA DR
City,State,Zip:	PARK CITY, UT 84060
Facility ID:	7000065

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAVERIK #317 (Continued)

U003229733

Release Id: JHS
Closed Date: 01/05/1996
Notification Date: 12/28/1995
Owner Name: MAVERIK, INC.
Owner Address: 185 S. STATE ST. STE 800
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84111
Owner City,St,Zip: SALT LAKE CITY, UT 84111
Project Manager: UST

Name: MAVERIK #317
Address: 1635 BONANZA DR
City,State,Zip: PARK CITY, UT 84060
Facility ID: 7000065
Release Id: KLR
Closed Date: 12/04/1998
Notification Date: 04/23/1998
Owner Name: MAVERIK, INC.
Owner Address: 185 S. STATE ST. STE 800
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84111
Owner City,St,Zip: SALT LAKE CITY, UT 84111
Project Manager: Morgan Atkinson

Name: MAVERIK #317
Address: 1635 BONANZA DR
City,State,Zip: PARK CITY, UT 84060
Facility ID: 7000065
Release Id: OAK
Closed Date: 04/13/2021
Notification Date: 08/14/2020
Owner Name: MAVERIK, INC.
Owner Address: 185 S. STATE ST. STE 800
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84111
Owner City,St,Zip: SALT LAKE CITY, UT 84111
Project Manager: Eileen Brennan

UST:

Facility ID: 6043
Tank ID: 1
Above Tank: No
Alternate Tank ID: 1
Federal Regulated: Yes
Owner Name: MAVERIK, INC.
Owner Address: 185 S. STATE ST. STE 800
Owner City,State,Zip: SALT LAKE CITY, UT 84111
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Substance Detected: Gasoline
Substance Tested: Regular
Tank Material: Impressed Current Cathodic Protection

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAVERIK #317 (Continued)

U003229733

Tank Mod: Lined Interior
Pipe Material: Flexible Plastic
Pipe Mod: Double-Walled
Install Date: 1985-09-23 00:00:00
Closed Date: 2020-05-26 00:00:00
Closure Status: Tank removed from ground
Complaint: Yes
PST Fund: No
Other Type: Self-insurance

Facility:

Name: MAVERIK #317
Address: 1635 BONANZA DR
City,State,Zip: PARK CITY, UT 84060
Facility ID: 6043
Northing: 4501396
Easting: 457684

Facility ID: 6043
Tank ID: 2
Above Tank: No
Alternate Tank ID: 2
Federal Regulated: Yes
Owner Name: MAVERIK, INC.
Owner Address: 185 S. STATE ST. STE 800
Owner City,State,Zip: SALT LAKE CITY, UT 84111
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Substance Detected: Gasoline
Substance Tested: Premium
Tank Material: Impressed Current Cathodic Protection
Tank Mod: Lined Interior
Pipe Material: Flexible Plastic
Pipe Mod: Double-Walled
Install Date: 1985-09-23 00:00:00
Closed Date: 2020-05-26 00:00:00
Closure Status: Tank removed from ground
Complaint: Yes
PST Fund: No
Other Type: Self-insurance

Facility:

Name: MAVERIK #317
Address: 1635 BONANZA DR
City,State,Zip: PARK CITY, UT 84060
Facility ID: 6043
Northing: 4501396
Easting: 457684

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

A3
South
1/8-1/4
0.226 mi.
1192 ft.
PLAZA DRY CLEANERS
1890 BONANZA DR
PARK CITY, UT 84068
Site 1 of 2 in cluster A

RCRA-VSQG
FINDS
ECHO
1000472424
UTD988069886

Relative:
Higher

Actual:
6805 ft.

RCRA Listings:
Date Form Received by Agency: 19901128
Handler Name: PLAZA DRY CLEANERS
Handler Address: 1890 BONANZA DR
Handler City,State,Zip: PARK CITY, UT 84068
EPA ID: UTD988069886
Contact Name: JOHN SANDS
Contact Address: PO BOX 681510
Contact City,State,Zip: PARK CITY, UT 84068
Contact Telephone: 801-649-6780
Contact Fax: Not reported
Contact Email: Not reported
Contact Title: Not reported
EPA Region: 08
Land Type: Not reported
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported
Active Site Indicator: Handler Activities
State District Owner: Not reported
State District: Not reported
Mailing Address: PO BOX 681510
Mailing City,State,Zip: PARK CITY, UT 84068
Owner Name: P.C. ENTERPRISES
Owner Type: Private
Operator Name: Not reported
Operator Type: Not reported
Short-Term Generator Activity: No
Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility Activity: No
Recycler Activity with Storage: No
Small Quantity On-Site Burner Exemption: No
Smelting Melting and Refining Furnace Exemption: No
Underground Injection Control: No
Off-Site Waste Receipt: No
Universal Waste Indicator: No
Universal Waste Destination Facility: No
Federal Universal Waste: No
Active Site Fed-Reg Treatment Storage and Disposal Facility: Not reported
Active Site Converter Treatment storage and Disposal Facility: Not reported
Active Site State-Reg Treatment Storage and Disposal Facility: Not reported
Active Site State-Reg Handler: ---
Federal Facility Indicator: Not reported
Hazardous Secondary Material Indicator: NN
Sub-Part K Indicator: Not reported
Commercial TSD Indicator: No
Treatment Storage and Disposal Type: Not reported
2018 GPRA Permit Baseline: Not on the Baseline
2018 GPRA Renewals Baseline: Not on the Baseline
Permit Renewals Workload Universe: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PLAZA DRY CLEANERS (Continued)

1000472424

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20140916
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D000
Waste Description:	Not Defined

Waste Code:	F002
Waste Description:	THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	P.C. ENTERPRISES
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	DATA NOT REQUESTED
Owner/Operator City,State,Zip:	DATA NOT REQUESTED, UT 99999
Owner/Operator Telephone:	999-999-9999

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PLAZA DRY CLEANERS (Continued)

1000472424

Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 19901128
Handler Name: PLAZA DRY CLEANERS
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violation:

Found Violation: No
Agency Which Determined Violation: Not reported
Violation Short Description: Not reported
Date Violation was Determined: Not reported
Actual Return to Compliance Date: Not reported
Return to Compliance Qualifier: Not reported
Violation Responsible Agency: Not reported
Scheduled Compliance Date: Not reported
Enforcement Identifier: Not reported
Date of Enforcement Action: Not reported
Enforcement Responsible Agency: Not reported
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: Not reported
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: Not reported
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PLAZA DRY CLEANERS (Continued)

1000472424

Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Evaluation Action Summary:

Evaluation Date: 19960415
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier: RDP
Evaluation Responsible Sub-Organization: HW
Actual Return to Compliance Date: Not reported
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

FINDS:

Registry ID: 110002154105

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. The CIM (Utah - Common Identifier Mechanism) is Utah's Department of Environmental Quality (UDEQ) mechanism for compliance and permitting operations.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000472424
Registry ID: 110002154105
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002154105>
Name: PLAZA DRY CLEANERS
Address: 1890 BONANZA DR
City,State,Zip: PARK CITY, UT 84068

A4
South
1/8-1/4
0.226 mi.
1192 ft.

PLAZA DRY CLEANERS
1890 BONANZA DRIVE
PARK CITY, UT 84060
Site 2 of 2 in cluster A

DRYCLEANERS **S106515126**
N/A

Relative:
Higher
Actual:
6805 ft.

DRYCLEANERS:
Name: PLAZA DRY CLEANERS
Address: 1890 BONANZA DRIVE
City,State,Zip: PARK CITY, UT 84060
Facility ID: UT0801020
Date Installed: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PLAZA DRY CLEANERS (Continued)

S106515126

Out of Business: Not reported
Not Regulated: Not reported
Date of Last Inspection: 2010-12-08 00:00:00
Machines: Not reported
Mailing Address: Not reported
Mailing City/State/Zip: Not reported
Comments: Pick up location. PCE Equipment Removed.
FFY: 2011
Inspection Date: Not reported
Inspection Report: Not reported
Compliance Actions: Not reported
Last Inspection Report: GS
Category: Not reported
EPA Category: Not reported

Name: PLAZA DRY CLEANERS
Address: 1890 BONANZA DRIVE
City,State,Zip: PARK CITY, UT 84060
Facility ID: UT0801020
Date Installed: Not reported
Out of Business: False
Not Regulated: True
Date of Last Inspection: Not reported
Machines: Not reported
Mailing Address: Not reported
Mailing City/State/Zip: Not reported
Comments: Mailing address: PO Box 770-361, Park City 84060
FFY: Not reported
Inspection Date: Not reported
Inspection Report: Not reported
Compliance Actions: Not reported
Last Inspection Report: Not reported
Category: Not reported
EPA Category: Not reported

B5
SW
1/8-1/4
0.239 mi.
1261 ft.

EDGEMONT CLEANERS
1351 KEARNS B LVD.
PARK CITY, UT 84060

Site 1 of 2 in cluster B

RCRA-VSQG
FINDS
ECHO
1004789150
UTR000006726

Relative:
Higher
Actual:
6817 ft.

RCRA Listings:
Date Form Received by Agency: 20010925
Handler Name: EDGEMONT CLEANERS
Handler Address: 1351 KEARNS B LVD.
Handler City,State,Zip: PARK CITY, UT 84060
EPA ID: UTR000006726
Contact Name: CRAIG TASSAINER
Contact Address: P.O. BOX 770361
Contact City,State,Zip: PARK CITY, UT 84060
Contact Telephone: 435-649-9336
Contact Fax: Not reported
Contact Email: Not reported
Contact Title: Not reported
EPA Region: 08
Land Type: Private
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
Non-Notifier: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EDGEMONT CLEANERS (Continued)

1004789150

Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	P.O. BOX 770361
Mailing City,State,Zip:	PARK CITY, UT 84060
Owner Name:	CRALAR INC.
Owner Type:	Private
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EDGEMONT CLEANERS (Continued)

1004789150

Financial Assurance Required:	Not reported
Handler Date of Last Change:	20140916
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D007
Waste Description:	CHROMIUM

Waste Code:	D039
Waste Description:	TETRACHLOROETHYLENE

Waste Code:	D040
Waste Description:	TRICHLOROETHYLENE

Waste Code:	F002
Waste Description:	THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code:	F007
Waste Description:	SPENT CYANIDE PLATING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS.

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	CRALAR INC.
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	P.O. BOX 770361
Owner/Operator City,State,Zip:	PARK CITY, UT 84060
Owner/Operator Telephone:	435-649-9336
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20010925
Handler Name:	EDGEMONT CLEANERS
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EDGEMONT CLEANERS (Continued)

1004789150

Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Codes:	No NAICS Codes Found
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Facility Has Received Notices of Violation:

Found Violation:	No
Agency Which Determined Violation:	Not reported
Violation Short Description:	Not reported
Date Violation was Determined:	Not reported
Actual Return to Compliance Date:	Not reported
Return to Compliance Qualifier:	Not reported
Violation Responsible Agency:	Not reported
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	Not reported
Date of Enforcement Action:	Not reported
Enforcement Responsible Agency:	Not reported
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	Not reported
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported

Evaluation Action Summary:

Evaluation Date:	20070207
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	COMPLIANCE ASSISTANCE VISIT
Evaluation Responsible Person Identifier:	ED
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EDGEMONT CLEANERS (Continued)

1004789150

Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

FINDS:

Registry ID: 110012232244

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

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[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1004789150
Registry ID:	110012232244
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110012232244
Name:	EDGEMONT CLEANERS
Address:	1351 KEARNS B LVD.
City,State,Zip:	PARK CITY, UT 84060

B6
SW
1/8-1/4
0.239 mi.
1261 ft.

EDGEMONT CLEANERS
1351 KEARNS BOULEVARD
PARK CITY, UT 84060
Site 2 of 2 in cluster B

DRYCLEANERS **S106515115**
N/A

Relative:
Higher

Actual:
6817 ft.

DRYCLEANERS:	
Name:	EDGEMONT CLEANERS
Address:	1351 KEARNS BLVD.
City,State,Zip:	PARK CITY, UT 84060
Facility ID:	UT0801008
Date Installed:	Not reported
Out of Business:	Not reported
Not Regulated:	Not reported
Date of Last Inspection:	2010-12-08 00:00:00
# Machines:	Not reported
Mailing Address:	Not reported
Mailing City/State/Zip:	Not reported
Comments:	Equipment Removed. Pick up location only.
FFY:	2011
Inspection Date:	Not reported
Inspection Report:	Not reported
Compliance Actions:	Not reported
Last Inspection Report:	GS
Category:	Not reported
EPA Category:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EDGEMONT CLEANERS (Continued)

S106515115

Name: EDGEMONT CLEANERS
Address: 1351 KEARNS BOULEVARD
City,State,Zip: PARK CITY, UT 84060
Facility ID: UT0801008
Date Installed: Not reported
Out of Business: False
Not Regulated: True
Date of Last Inspection: Not reported
Machines: Not reported
Mailing Address: Not reported
Mailing City/State/Zip: Not reported
Comments: 1/06 see contact #2; Two ID#s: UT0801008 & UT0801243, Former address
Holiday Shopping Center, Unit #1
FFY: Not reported
Inspection Date: Not reported
Inspection Report: Not reported
Compliance Actions: Not reported
Last Inspection Report: Not reported
Category: Not reported
EPA Category: Not reported

7
ENE
1/4-1/2
0.331 mi.
1746 ft.

SCHOOL BUS GARAGE
2250 E HWY 248
PARK CITY, UT 84098

LUST **U003033319**
UST **N/A**

Relative:
Lower

LUST:
Name: SCHOOL BUS GARAGE
Address: 2250 E HWY 248
City,State,Zip: PARK CITY, UT 84098
Facility ID: 7000037
Release Id: ITH
Closed Date: 03/21/1995
Notification Date: 10/28/1994
Owner Name: PARK CITY SCHOOL DISTRICT
Owner Address: P O BOX 680310
Owner City: PARK CITY
Owner State: UT
Owner Zip: 84060
Owner City,St,Zip: PARK CITY, UT 84060
Project Manager: [Dale Urban]

Actual:
6738 ft.

UST:
Facility ID: 6019
Tank ID: 1
Above Tank: No
Alternate Tank ID: 1
Federal Regulated: Yes
Owner Name: PARK CITY SCHOOL DISTRICT
Owner Address: P O BOX 680310
Owner City,State,Zip: PARK CITY, UT 84060
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 4000
Substance Detected: Gasoline

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SCHOOL BUS GARAGE (Continued)

U003033319

Substance Tested: Not reported
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1979-05-06 00:00:00
Closed Date: 1994-10-17 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No
Other Type: Not reported

Facility:

Name: SCHOOL BUS GARAGE
Address: 2250 E HWY 248
City,State,Zip: PARK CITY, UT 84098
Facility ID: 6019
Northing: 4502067
Easting: 458360

Facility ID: 6019
Tank ID: 2
Above Tank: No
Alternate Tank ID: 2
Federal Regulated: Yes
Owner Name: PARK CITY SCHOOL DISTRICT
Owner Address: P O BOX 680310
Owner City,State,Zip: PARK CITY, UT 84060
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Substance Detected: Diesel
Substance Tested: Not reported
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1984-05-05 00:00:00
Closed Date: 1994-10-17 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No
Other Type: Not reported

Facility:

Name: SCHOOL BUS GARAGE
Address: 2250 E HWY 248
City,State,Zip: PARK CITY, UT 84098
Facility ID: 6019
Northing: 4502067
Easting: 458360

Facility ID: 6019
Tank ID: 3
Above Tank: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SCHOOL BUS GARAGE (Continued)

U003033319

Alternate Tank ID: 3
Federal Regulated: Yes
Owner Name: PARK CITY SCHOOL DISTRICT
Owner Address: P O BOX 680310
Owner City,State,Zip: PARK CITY, UT 84060
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Substance Detected: Diesel
Substance Tested: Not reported
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1984-05-05 00:00:00
Closed Date: 1994-10-17 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No
Other Type: Not reported

Facility:

Name: SCHOOL BUS GARAGE
Address: 2250 E HWY 248
City,State,Zip: PARK CITY, UT 84098
Facility ID: 6019
Northing: 4502067
Easting: 458360

Facility ID: 6019
Tank ID: 4
Above Tank: No
Alternate Tank ID: 4
Federal Regulated: Yes
Owner Name: PARK CITY SCHOOL DISTRICT
Owner Address: P O BOX 680310
Owner City,State,Zip: PARK CITY, UT 84060
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 500
Substance Detected: Used Oil
Substance Tested: Not reported
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1984-05-05 00:00:00
Closed Date: 1994-10-17 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No
Other Type: Not reported

Facility:

Name: SCHOOL BUS GARAGE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SCHOOL BUS GARAGE (Continued)

U003033319

Address: 2250 E HWY 248
City,State,Zip: PARK CITY, UT 84098
Facility ID: 6019
Northing: 4502067
Easting: 458360

8
South
1/4-1/2
0.345 mi.
1822 ft.

OLD PARK CITY DUMP
ON IRONHORSELOOP E BONANZA DRIVE
PARK CITY, UT 84060

SEMS 1000710117
UTD988078606

Relative:
Higher
Actual:
6852 ft.

SEMS:
Site ID: 0801326
EPA ID: UTD988078606
Name: OLD PARK CITY DUMP
Address: ON IRONHORSELOOP E BONANZA DRIVE
Address 2: Not reported
City,State,Zip: PARK CITY, UT 84060
Cong District: 02
FIPS Code: 49043
Latitude: +40.658467
Longitude: -111.501098
FF: N
NPL: Not on the NPL
Non NPL Status: Site Reassessment Start Needed

SEMS Detail:

Region: 08
Site ID: 0801326
EPA ID: UTD988078606
Site Name: OLD PARK CITY DUMP
NPL: N
FF: N
OU: 00
Action Code: DS
Action Name: DISCVRY
SEQ: 1
Start Date: 1993-04-13 04:00:00
Finish Date: 1993-04-13 04:00:00
Qual: Not reported
Current Action Lead: EPA Perf

Region: 08
Site ID: 0801326
EPA ID: UTD988078606
Site Name: OLD PARK CITY DUMP
NPL: N
FF: N
OU: 00
Action Code: SI
Action Name: SI
SEQ: 1
Start Date: 1994-07-25 04:00:00
Finish Date: 1995-02-16 05:00:00
Qual: H
Current Action Lead: EPA Perf

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OLD PARK CITY DUMP (Continued)

1000710117

Region: 08
Site ID: 0801326
EPA ID: UTD988078606
Site Name: OLD PARK CITY DUMP
NPL: N
FF: N
OU: 00
Action Code: PA
Action Name: PA
SEQ: 1
Start Date: Not reported
Finish Date: 1994-01-26 05:00:00
Qual: L
Current Action Lead: St Perf

9
ENE
1/4-1/2
0.455 mi.
2401 ft.

TREASURE MOUNTAIN MIDDLE SCHOOL
2530 KEARNS BOULEVARD
PARK CITY, UT 84060

SEMS 1018162387
PRP UTN000802495

Relative:
Lower

SEMS:

Actual:
6728 ft.

Site ID: 0802495
EPA ID: UTN000802495
Name: TREASURE MOUNTAIN MIDDLE SCHOOL
Address: 2530 KEARNS BOULEVARD
Address 2: Not reported
City,State,Zip: PARK CITY, UT 84060
Cong District: 01
FIPS Code: 49043
Latitude: +40.669075
Longitude: -111.490368
FF: N
NPL: Not on the NPL
Non NPL Status: Removal Only Site (No Site Assessment Work Needed)

SEMS Detail:

Region: 08
Site ID: 0802495
EPA ID: UTN000802495
Site Name: TREASURE MOUNTAIN MIDDLE SCHOOL
NPL: N
FF: N
OU: 00
Action Code: RS
Action Name: RV ASSESS
SEQ: 1
Start Date: 2014-10-09 05:00:00
Finish Date: 2016-07-11 05:00:00
Qual: Not reported
Current Action Lead: EPA Perf

PRP:

PRP Name: E.I. DU PONT DE NEMOURS & CO., INC.

Count: 2 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
PARK CITY	U003033317	PAYLESS DRUG STORE	450 IRON HORSE DR ;; 400 FT N	84060	LUST, UST
PARK CITY	U003033318	PUBLIC WORKS SERVICE CNTR.	#10 IRON HORSE DR	84060	LUST, UST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/25/2023	Source: EPA
Date Data Arrived at EDR: 02/03/2023	Telephone: N/A
Date Made Active in Reports: 02/28/2023	Last EDR Contact: 03/01/2023
Number of Days to Update: 25	Next Scheduled EDR Contact: 04/10/2023
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 01/25/2023	Source: EPA
Date Data Arrived at EDR: 02/02/2023	Telephone: N/A
Date Made Active in Reports: 02/28/2023	Last EDR Contact: 03/01/2023
Number of Days to Update: 26	Next Scheduled EDR Contact: 04/10/2023
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 03/01/2023
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/20/2022
Date Data Arrived at EDR: 12/21/2022
Date Made Active in Reports: 03/10/2023
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/21/2022
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/01/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 01/25/2023	Source: EPA
Date Data Arrived at EDR: 02/02/2023	Telephone: 800-424-9346
Date Made Active in Reports: 02/28/2023	Last EDR Contact: 03/01/2023
Number of Days to Update: 26	Next Scheduled EDR Contact: 04/24/2023
	Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 11/21/2022	Source: EPA
Date Data Arrived at EDR: 11/21/2022	Telephone: 800-424-9346
Date Made Active in Reports: 12/05/2022	Last EDR Contact: 03/09/2023
Number of Days to Update: 14	Next Scheduled EDR Contact: 04/03/2023
	Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 11/21/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/21/2022	Telephone: 303-312-6149
Date Made Active in Reports: 12/05/2022	Last EDR Contact: 03/09/2023
Number of Days to Update: 14	Next Scheduled EDR Contact: 04/03/2023
	Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/21/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/21/2022	Telephone: 303-312-6149
Date Made Active in Reports: 12/05/2022	Last EDR Contact: 03/09/2023
Number of Days to Update: 14	Next Scheduled EDR Contact: 04/03/2023
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 11/21/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/21/2022	Telephone: 303-312-6149
Date Made Active in Reports: 12/05/2022	Last EDR Contact: 03/09/2023
Number of Days to Update: 14	Next Scheduled EDR Contact: 04/03/2023
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/21/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/21/2022	Telephone: 303-312-6149
Date Made Active in Reports: 12/05/2022	Last EDR Contact: 03/09/2023
Number of Days to Update: 14	Next Scheduled EDR Contact: 04/03/2023
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/02/2022	Source: Department of the Navy
Date Data Arrived at EDR: 11/08/2022	Telephone: 843-820-7326
Date Made Active in Reports: 01/10/2023	Last EDR Contact: 02/03/2023
Number of Days to Update: 63	Next Scheduled EDR Contact: 05/22/2023
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/27/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/16/2022	Telephone: 703-603-0695
Date Made Active in Reports: 02/09/2023	Last EDR Contact: 02/21/2023
Number of Days to Update: 85	Next Scheduled EDR Contact: 06/05/2023
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/27/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/16/2022	Telephone: 703-603-0695
Date Made Active in Reports: 02/09/2023	Last EDR Contact: 02/21/2023
Number of Days to Update: 85	Next Scheduled EDR Contact: 06/05/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/12/2022

Date Data Arrived at EDR: 12/14/2022

Date Made Active in Reports: 12/19/2022

Number of Days to Update: 5

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 12/14/2022

Next Scheduled EDR Contact: 04/03/2023

Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A

Date Data Arrived at EDR: N/A

Date Made Active in Reports: N/A

Number of Days to Update: N/A

Source: Department of Environmental Quality

Telephone: 801-536-4100

Last EDR Contact: 01/17/2023

Next Scheduled EDR Contact: 05/01/2023

Data Release Frequency: N/A

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: List of Landfills

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 07/12/2022

Date Data Arrived at EDR: 07/13/2022

Date Made Active in Reports: 09/28/2022

Number of Days to Update: 77

Source: Department of Environmental Quality

Telephone: 801-538-6170

Last EDR Contact: 12/29/2022

Next Scheduled EDR Contact: 04/17/2023

Data Release Frequency: Semi-Annually

Lists of state and tribal leaking storage tanks

LAST: Leaking Aboveground Storage Tank Sites

A listing of leaking aboveground storage tank locations.

Date of Government Version: 02/28/2023

Date Data Arrived at EDR: 03/01/2023

Date Made Active in Reports: 03/02/2023

Number of Days to Update: 1

Source: Department of Environmental Quality

Telephone: 801-536-4141

Last EDR Contact: 02/27/2023

Next Scheduled EDR Contact: 06/12/2023

Data Release Frequency: Varies

LUST: Sites with Leaking Underground Storage Tanks

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 10/10/2022

Date Data Arrived at EDR: 10/10/2022

Date Made Active in Reports: 12/28/2022

Number of Days to Update: 79

Source: Department of Environmental Quality

Telephone: 801-536-4115

Last EDR Contact: 01/11/2023

Next Scheduled EDR Contact: 04/24/2023

Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 11/26/2022	Source: EPA Region 4
Date Data Arrived at EDR: 12/06/2022	Telephone: 404-562-8677
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/20/2022	Source: EPA Region 10
Date Data Arrived at EDR: 06/13/2022	Telephone: 206-553-2857
Date Made Active in Reports: 08/16/2022	Last EDR Contact: 01/17/2023
Number of Days to Update: 64	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 11/23/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/06/2022	Telephone: 415-972-3372
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/14/2022	Source: EPA, Region 5
Date Data Arrived at EDR: 12/06/2022	Telephone: 312-886-7439
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/14/2022	Source: EPA Region 7
Date Data Arrived at EDR: 12/06/2022	Telephone: 913-551-7003
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 11/23/2022	Source: EPA Region 8
Date Data Arrived at EDR: 12/06/2022	Telephone: 303-312-6271
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/19/2022	Source: EPA Region 1
Date Data Arrived at EDR: 12/06/2022	Telephone: 617-918-1313
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 11/23/2022	Source: EPA Region 6
Date Data Arrived at EDR: 12/06/2022	Telephone: 214-665-6597
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 10/14/2021	Source: FEMA
Date Data Arrived at EDR: 11/05/2021	Telephone: 202-646-5797
Date Made Active in Reports: 02/01/2022	Last EDR Contact: 12/28/2022
Number of Days to Update: 88	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

UST: List of Sites with Underground Storage Tanks
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 10/10/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 10/10/2022	Telephone: 801-536-4115
Date Made Active in Reports: 12/28/2022	Last EDR Contact: 01/11/2023
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/24/2023
	Data Release Frequency: Quarterly

AST: Listing of Aboveground Storage Tanks
Aboveground storage tank site locations.

Date of Government Version: 02/28/2023	Source: Department of Environmental Quality
Date Data Arrived at EDR: 03/01/2023	Telephone: 801-536-4100
Date Made Active in Reports: 03/02/2023	Last EDR Contact: 02/27/2023
Number of Days to Update: 1	Next Scheduled EDR Contact: 06/12/2023
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 11/23/2022	Source: EPA Region 4
Date Data Arrived at EDR: 12/06/2022	Telephone: 404-562-9424
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 11/23/2022	Source: EPA Region 9
Date Data Arrived at EDR: 12/06/2022	Telephone: 415-972-3368
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 11/23/2022	Source: EPA Region 8
Date Data Arrived at EDR: 12/06/2022	Telephone: 303-312-6137
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/19/2022	Source: EPA, Region 1
Date Data Arrived at EDR: 12/06/2022	Telephone: 617-918-1313
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/14/2022	Source: EPA Region 5
Date Data Arrived at EDR: 12/06/2022	Telephone: 312-886-6136
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 11/23/2022	Source: EPA Region 6
Date Data Arrived at EDR: 12/06/2022	Telephone: 214-665-7591
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/20/2022	Source: EPA Region 10
Date Data Arrived at EDR: 06/13/2022	Telephone: 206-553-2857
Date Made Active in Reports: 08/16/2022	Last EDR Contact: 01/17/2023
Number of Days to Update: 64	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 10/14/2022	Source: EPA Region 7
Date Data Arrived at EDR: 12/06/2022	Telephone: 913-551-7003
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal institutional control / engineering control registries

INST CONTROL: Sites with Institutional Controls

Sites included on the Brownfields Sites listing that have institutional controls in place.

Date of Government Version: 10/17/2022

Source: Department of Environmental Quality

Date Data Arrived at EDR: 10/18/2022

Telephone: 801-536-4100

Date Made Active in Reports: 01/09/2023

Last EDR Contact: 01/19/2023

Number of Days to Update: 83

Next Scheduled EDR Contact: 05/01/2023

Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008

Source: EPA, Region 7

Date Data Arrived at EDR: 04/22/2008

Telephone: 913-551-7365

Date Made Active in Reports: 05/19/2008

Last EDR Contact: 07/08/2021

Number of Days to Update: 27

Next Scheduled EDR Contact: 07/20/2009

Data Release Frequency: Varies

VCP: Voluntary Cleanup Sites List

The purpose of the program is to encourage the voluntary cleanup of sites where there has been a contaminant release threatening public health and the environment, thereby removing the stigma attached to these sites which blocks economic redevelopment. Voluntary cleanup of these sites will hopefully result in clearing the pathway for returning these properties to beneficial use.

Date of Government Version: 09/27/2022

Source: Department of Environmental Quality

Date Data Arrived at EDR: 11/09/2022

Telephone: 801-536-4100

Date Made Active in Reports: 01/31/2023

Last EDR Contact: 02/06/2023

Number of Days to Update: 83

Next Scheduled EDR Contact: 05/22/2023

Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015

Source: EPA, Region 1

Date Data Arrived at EDR: 09/29/2015

Telephone: 617-918-1102

Date Made Active in Reports: 02/18/2016

Last EDR Contact: 12/13/2022

Number of Days to Update: 142

Next Scheduled EDR Contact: 04/03/2023

Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Brownfields Assessment Sites

A Brownfields site means real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant, controlled substance or petroleum product.

Date of Government Version: 11/09/2021

Source: Department of Environmental Quality

Date Data Arrived at EDR: 11/11/2021

Telephone: 801-536-4100

Date Made Active in Reports: 02/02/2022

Last EDR Contact: 02/16/2023

Number of Days to Update: 83

Next Scheduled EDR Contact: 05/22/2023

Data Release Frequency: Annually

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 02/23/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/10/2022	Telephone: 202-566-2777
Date Made Active in Reports: 03/10/2022	Last EDR Contact: 03/14/2023
Number of Days to Update: 0	Next Scheduled EDR Contact: 06/26/2023
	Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/03/2007	Telephone: 703-308-8245
Date Made Active in Reports: 01/24/2008	Last EDR Contact: 01/20/2023
Number of Days to Update: 52	Next Scheduled EDR Contact: 05/08/2023
	Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009	Source: EPA, Region 9
Date Data Arrived at EDR: 05/07/2009	Telephone: 415-947-4219
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 01/13/2023
Number of Days to Update: 137	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014	Source: Department of Health & Human Services, Indian Health Service
Date Data Arrived at EDR: 08/06/2014	Telephone: 301-443-1452
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 01/27/2023
Number of Days to Update: 176	Next Scheduled EDR Contact: 05/08/2023
	Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/06/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 8

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: No Update Planned

CDL: Methamphetamine Contaminated Properties Listing

Utah Administrative Rule 19-6-901 Illegal Drug Operations Site Reporting and Decontamination Act requires local health departments to maintain a list of properties believed to be contaminated by the illegal manufacture of drugs. The following properties were reported to the Salt Lake Valley Health Department by a complaint or report from a law enforcement agency and the Department has determined that reasonable evidence exists that the property is contaminated.

Date of Government Version: 11/28/2022
Date Data Arrived at EDR: 11/30/2022
Date Made Active in Reports: 02/21/2023
Number of Days to Update: 83

Source: Salt Lake Valley Health Department
Telephone: 801-468-2750
Last EDR Contact: 03/01/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 01/06/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 8

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 03/01/2023
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/13/2022
Date Data Arrived at EDR: 12/14/2022
Date Made Active in Reports: 03/10/2023
Number of Days to Update: 86

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/14/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Quarterly

SPILLS: Spills Data

Incidents reported to the Division of Environmental Response and Remediation

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/10/2022
Date Data Arrived at EDR: 10/10/2022
Date Made Active in Reports: 12/28/2022
Number of Days to Update: 79

Source: Department of Environmental Quality
Telephone: 801-536-4100
Last EDR Contact: 01/11/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Varies

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 07/31/2011
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/11/2013
Number of Days to Update: 39

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 11/21/2022
Date Data Arrived at EDR: 11/21/2022
Date Made Active in Reports: 12/05/2022
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 11/01/2022
Date Data Arrived at EDR: 11/10/2022
Date Made Active in Reports: 02/09/2023
Number of Days to Update: 91

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/14/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/13/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 01/03/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/03/2023	Telephone: 615-532-8599
Date Made Active in Reports: 02/10/2023	Last EDR Contact: 02/02/2023
Number of Days to Update: 7	Next Scheduled EDR Contact: 05/22/2023
	Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/13/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/14/2022	Telephone: 202-566-1917
Date Made Active in Reports: 03/10/2023	Last EDR Contact: 12/14/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 04/03/2023
	Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 01/30/2023
Number of Days to Update: 88	Next Scheduled EDR Contact: 05/15/2023
	Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/08/2018	Telephone: 703-308-4044
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 02/03/2023
Number of Days to Update: 73	Next Scheduled EDR Contact: 05/15/2023
	Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016	Source: EPA
Date Data Arrived at EDR: 06/17/2020	Telephone: 202-260-5521
Date Made Active in Reports: 09/10/2020	Last EDR Contact: 03/13/2023
Number of Days to Update: 85	Next Scheduled EDR Contact: 06/26/2023
	Data Release Frequency: Every 4 Years

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2021	Source: EPA
Date Data Arrived at EDR: 11/01/2022	Telephone: 202-566-0250
Date Made Active in Reports: 02/09/2023	Last EDR Contact: 02/16/2023
Number of Days to Update: 100	Next Scheduled EDR Contact: 05/29/2023
	Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 10/17/2022	Source: EPA
Date Data Arrived at EDR: 10/18/2022	Telephone: 202-564-4203
Date Made Active in Reports: 01/10/2023	Last EDR Contact: 01/18/2023
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/25/2023	Source: EPA
Date Data Arrived at EDR: 02/02/2023	Telephone: 703-416-0223
Date Made Active in Reports: 02/28/2023	Last EDR Contact: 03/01/2023
Number of Days to Update: 26	Next Scheduled EDR Contact: 06/12/2023
	Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/27/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/04/2022	Telephone: 202-564-8600
Date Made Active in Reports: 05/10/2022	Last EDR Contact: 01/17/2023
Number of Days to Update: 6	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/27/2022	Source: EPA
Date Data Arrived at EDR: 11/01/2022	Telephone: 202-564-6023
Date Made Active in Reports: 11/15/2022	Last EDR Contact: 03/01/2023
Number of Days to Update: 14	Next Scheduled EDR Contact: 05/15/2023
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/20/2022	Source: EPA
Date Data Arrived at EDR: 01/20/2022	Telephone: 202-566-0500
Date Made Active in Reports: 03/25/2022	Last EDR Contact: 01/04/2023
Number of Days to Update: 64	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 12/28/2022
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/26/2022	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 11/22/2022	Telephone: 301-415-7169
Date Made Active in Reports: 12/05/2022	Last EDR Contact: 01/17/2023
Number of Days to Update: 13	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2020	Source: Department of Energy
Date Data Arrived at EDR: 11/30/2021	Telephone: 202-586-8719
Date Made Active in Reports: 02/22/2022	Last EDR Contact: 03/03/2023
Number of Days to Update: 84	Next Scheduled EDR Contact: 06/12/2023
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019	Telephone: N/A
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 02/27/2023
Number of Days to Update: 251	Next Scheduled EDR Contact: 06/12/2023
	Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019	Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 02/03/2023
Number of Days to Update: 96	Next Scheduled EDR Contact: 05/15/2023
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2019	Telephone: 202-343-9775
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 12/20/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 04/10/2023
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/24/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2022
Date Data Arrived at EDR: 10/21/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 81

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/03/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 23

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/06/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/30/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/13/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 03/01/2023
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 11/17/2022
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 85

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/22/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/29/2022
Date Data Arrived at EDR: 11/30/2022
Date Made Active in Reports: 12/22/2022
Number of Days to Update: 22

Source: DOL, Mine Safety & Health Admin
Telephone: 202-693-9424
Last EDR Contact: 02/23/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/20/2022
Date Data Arrived at EDR: 12/20/2022
Date Made Active in Reports: 03/10/2023
Number of Days to Update: 80

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/01/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 08/03/2022
Date Data Arrived at EDR: 08/25/2022
Date Made Active in Reports: 10/24/2022
Number of Days to Update: 60

Source: EPA
Telephone: (303) 312-6312
Last EDR Contact: 02/28/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 11/09/2021
Date Data Arrived at EDR: 10/20/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 82

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/09/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/25/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/30/2022	Telephone: 202-564-2280
Date Made Active in Reports: 12/22/2022	Last EDR Contact: 01/04/2023
Number of Days to Update: 83	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/21/2021	Telephone: 202-564-0527
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 02/24/2023
Number of Days to Update: 82	Next Scheduled EDR Contact: 06/05/2023
	Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/10/2022	Source: EPA
Date Data Arrived at EDR: 11/10/2022	Telephone: 800-385-6164
Date Made Active in Reports: 02/09/2023	Last EDR Contact: 02/14/2023
Number of Days to Update: 91	Next Scheduled EDR Contact: 05/29/2023
	Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 02/23/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/08/2022	Telephone: 703-603-8895
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/10/2023
Number of Days to Update: 123	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 02/23/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/31/2022	Telephone: 202-272-0167
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/05/2023
Number of Days to Update: 222	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 01/03/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/31/2022	Telephone: 202-272-0167
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/05/2023
Number of Days to Update: 222	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 01/03/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/31/2022	Telephone: 202-272-0167
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/05/2023
Number of Days to Update: 222	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020	Source: Department of Health & Human Services
Date Data Arrived at EDR: 03/17/2021	Telephone: 202-741-5770
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/23/2023
Number of Days to Update: 601	Next Scheduled EDR Contact: 05/08/2023
	Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 01/03/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/31/2022	Telephone: 202-272-0167
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/05/2023
Number of Days to Update: 222	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits.

Date of Government Version: 01/03/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/31/2022	Telephone: 202-272-0167
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/05/2023
Number of Days to Update: 222	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 01/03/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/31/2022	Telephone: 202-272-0167
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/05/2023
Number of Days to Update: 222	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PFAS ECHO FIRE TRAINING: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facility's name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 08/22/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/31/2022	Telephone: 202-272-0167
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/05/2023
Number of Days to Update: 222	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

PFAS PART 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration's document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 08/22/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/26/2022	Telephone: 202-272-0167
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/05/2023
Number of Days to Update: 13	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 02/23/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/31/2022	Telephone: 202-272-0167
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/05/2023
Number of Days to Update: 222	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

PFAS: PFAS Site Information Listing

PFAS site information

Date of Government Version: 10/10/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 10/10/2022	Telephone: 801-536-4100
Date Made Active in Reports: 12/28/2022	Last EDR Contact: 01/11/2023
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/24/2023
	Data Release Frequency: Varies

AIRS: Division of Air Quality

Emissions inventory

Date of Government Version: 10/24/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 10/26/2022	Telephone: 801-536-4183
Date Made Active in Reports: 01/13/2023	Last EDR Contact: 01/25/2023
Number of Days to Update: 79	Next Scheduled EDR Contact: 05/08/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DRYCLEANERS: Registered Drycleaners

A listing of registered drycleaners.

Date of Government Version: 10/20/2022
Date Data Arrived at EDR: 10/21/2022
Date Made Active in Reports: 01/09/2023
Number of Days to Update: 80

Source: Department of Environmental Quality
Telephone: 801-536-4437
Last EDR Contact: 01/09/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Varies

EWA: Enforceable Written Assurances

EWA contains locations of potential Enforceable Written Assurance sites. EWAs will generally ensure to property owners or prospective property owners that there is no unacceptable risk to human health or the environment. EWA locations are based on coordinates derived from maps and GPS data. These locations represent sites, not contaminated areas.

Date of Government Version: 12/12/2022
Date Data Arrived at EDR: 12/12/2022
Date Made Active in Reports: 03/02/2023
Number of Days to Update: 80

Source: Department of Environmental Quality
Telephone: 801-536-4167
Last EDR Contact: 03/14/2023
Next Scheduled EDR Contact: 06/26/2023
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 07/13/2022
Date Made Active in Reports: 09/28/2022
Number of Days to Update: 77

Source: Department of Environmental Quality
Telephone: 801-538-6794
Last EDR Contact: 12/29/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

Financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay

Date of Government Version: 02/28/2023
Date Data Arrived at EDR: 03/01/2023
Date Made Active in Reports: 03/02/2023
Number of Days to Update: 1

Source: Department of Environmental Quality
Telephone: 801-536-4141
Last EDR Contact: 02/27/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

FUDS: Formerly Used Defense Sites

Formerly used defense sites.

Date of Government Version: 05/22/2022
Date Data Arrived at EDR: 07/20/2022
Date Made Active in Reports: 10/04/2022
Number of Days to Update: 76

Source: Utah AGRC
Telephone: 801-538-3665
Last EDR Contact: 01/18/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

MMRP: Military Munitions Response Program

Environment.MMRP contains locations of Military Munitions Response Program sites. MMRP manages the environmental, health and safety issues presented by unexploded ordnances (UXO), discarded military munitions (DMM) and munitions constituents (MC). Locations are based on coordinates derived from maps and GPS data. These locations represent sites, not contaminated areas.

Date of Government Version: 12/12/2022
Date Data Arrived at EDR: 12/12/2022
Date Made Active in Reports: 03/02/2023
Number of Days to Update: 80

Source: Department of Environmental Quality
Telephone: 801-539-4164
Last EDR Contact: 12/12/2022
Next Scheduled EDR Contact: 03/27/2023
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPDES: Permitted Facilities Listing

A listing of Division of Water Quality permits.

Date of Government Version: 12/05/2022

Date Data Arrived at EDR: 12/06/2022

Date Made Active in Reports: 02/21/2023

Number of Days to Update: 77

Source: Department of Environmental Quality

Telephone: 801-538-6146

Last EDR Contact: 03/08/2023

Next Scheduled EDR Contact: 06/19/2023

Data Release Frequency: Varies

TIER 2: Tier 2 Facility Listing

TIER 2 contains locations of Tier II facilities under the Emergency Planning and Community Right-to-Know Act (EPCRA). Qualifying facilities report on hazardous and toxic chemicals and are labeled either tier I or tier II. Locations are based on coordinates derived from maps and GPS data. These locations represent sites, not contaminated areas.

Date of Government Version: 12/31/2021

Date Data Arrived at EDR: 03/16/2022

Date Made Active in Reports: 06/13/2022

Number of Days to Update: 89

Source: Department of Environmental Quality

Telephone: 801-536-4152

Last EDR Contact: 12/12/2022

Next Scheduled EDR Contact: 03/27/2023

Data Release Frequency: Varies

UIC: UIC Site Location Listing

A listing of underground injection control wells.

Date of Government Version: 10/17/2022

Date Data Arrived at EDR: 10/18/2022

Date Made Active in Reports: 01/09/2023

Number of Days to Update: 83

Source: Department of Natural Resources

Telephone: 801-538-5329

Last EDR Contact: 01/18/2023

Next Scheduled EDR Contact: 05/01/2023

Data Release Frequency: Quarterly

UOPF: Used Oil Permitted Facilities

DSHW Permitted Used Oil Facilities contains locations in Utah of all Used Oil Facilities: Marketers, Processors, Transfer, Transport and Off-specification Permitted by UDEQ Division of Hazardous Waste (DSHW) ? Used Oil Section.

Date of Government Version: 12/12/2022

Date Data Arrived at EDR: 12/12/2022

Date Made Active in Reports: 03/02/2023

Number of Days to Update: 80

Source: Department of Environmental Quality

Telephone: 801-538-9408

Last EDR Contact: 12/12/2022

Next Scheduled EDR Contact: 03/27/2023

Data Release Frequency: Varies

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014

Date Data Arrived at EDR: 01/06/2015

Date Made Active in Reports: 05/06/2015

Number of Days to Update: 120

Source: EPA

Telephone: 202-564-2496

Last EDR Contact: 12/28/2022

Next Scheduled EDR Contact: 04/17/2023

Data Release Frequency: Semi-Annually

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011

Date Data Arrived at EDR: 08/05/2011

Date Made Active in Reports: 09/29/2011

Number of Days to Update: 55

Source: EPA, Office of Water

Telephone: 202-564-2496

Last EDR Contact: 12/28/2022

Next Scheduled EDR Contact: 04/17/2023

Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System Mineral Resources Data System

Date of Government Version: 08/23/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 98

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Utah.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/16/2014
Number of Days to Update: 199

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Utah.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/03/2014
Number of Days to Update: 186

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 10/29/2021
Date Made Active in Reports: 01/19/2022
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/27/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/06/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018

Date Data Arrived at EDR: 06/19/2019

Date Made Active in Reports: 09/03/2019

Number of Days to Update: 76

Source: Department of Natural Resources

Telephone: N/A

Last EDR Contact: 03/06/2023

Next Scheduled EDR Contact: 06/19/2023

Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Provider List

Source: Department of Health

Telephone: 801-538-9299

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Utah Geological Survey

Telephone: 801-537-3300

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

HOLIDAY VILLAGE AND PARKSIDE APARTMENTS
2200 MONITOR DR
PARK CITY, UT 84060

TARGET PROPERTY COORDINATES

Latitude (North):	40.665289 - 40° 39' 55.04"
Longitude (West):	111.4995 - 111° 29' 58.20"
Universal Transverse Mercator:	Zone 12
UTM X (Meters):	457778.3
UTM Y (Meters):	4501510.5
Elevation:	6780 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	14655506 PARK CITY EAST, UT
Version Date:	2020
Northwest Map:	14655508 PARK CITY WEST, UT
Version Date:	2020

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

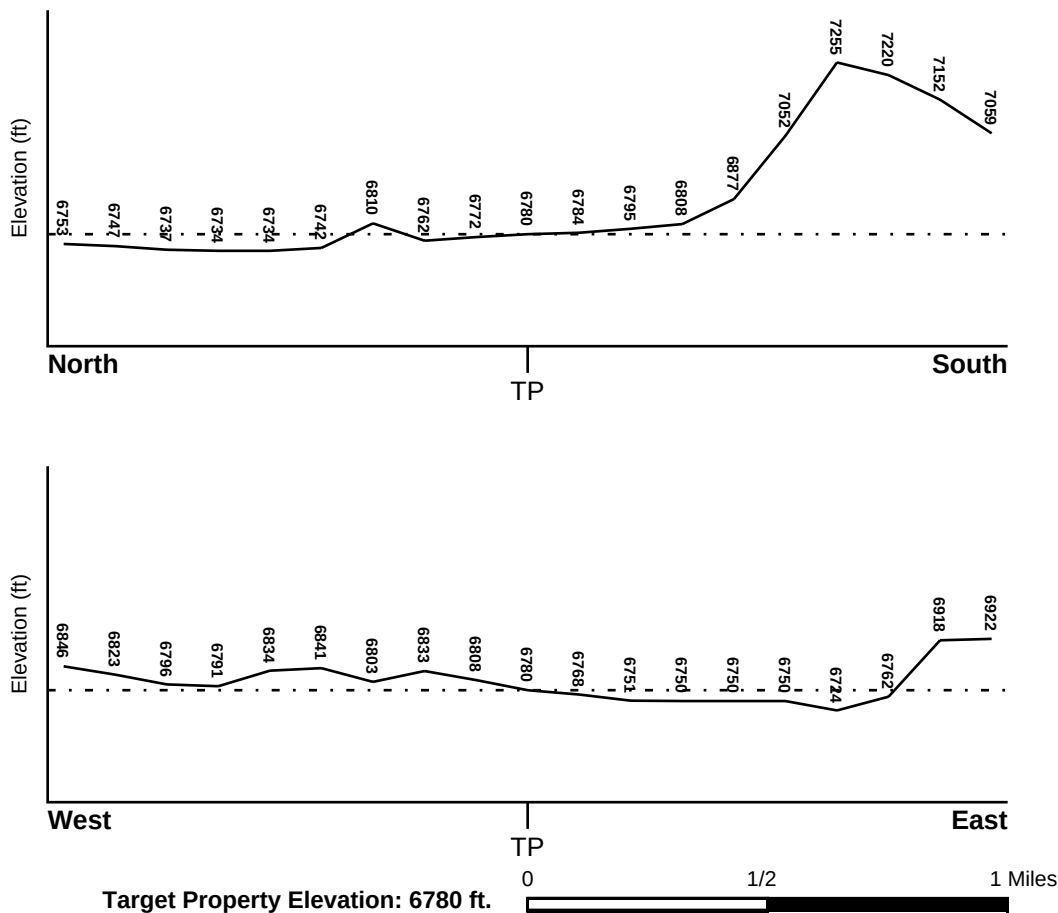
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ENE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
49051C0025E	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
49035C0375G	FEMA FIRM Flood data
49043C0917C	FEMA FIRM Flood data
49043C0936C	FEMA FIRM Flood data
49043C0938C	FEMA FIRM Flood data
49043C0919C	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
PARK CITY EAST	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

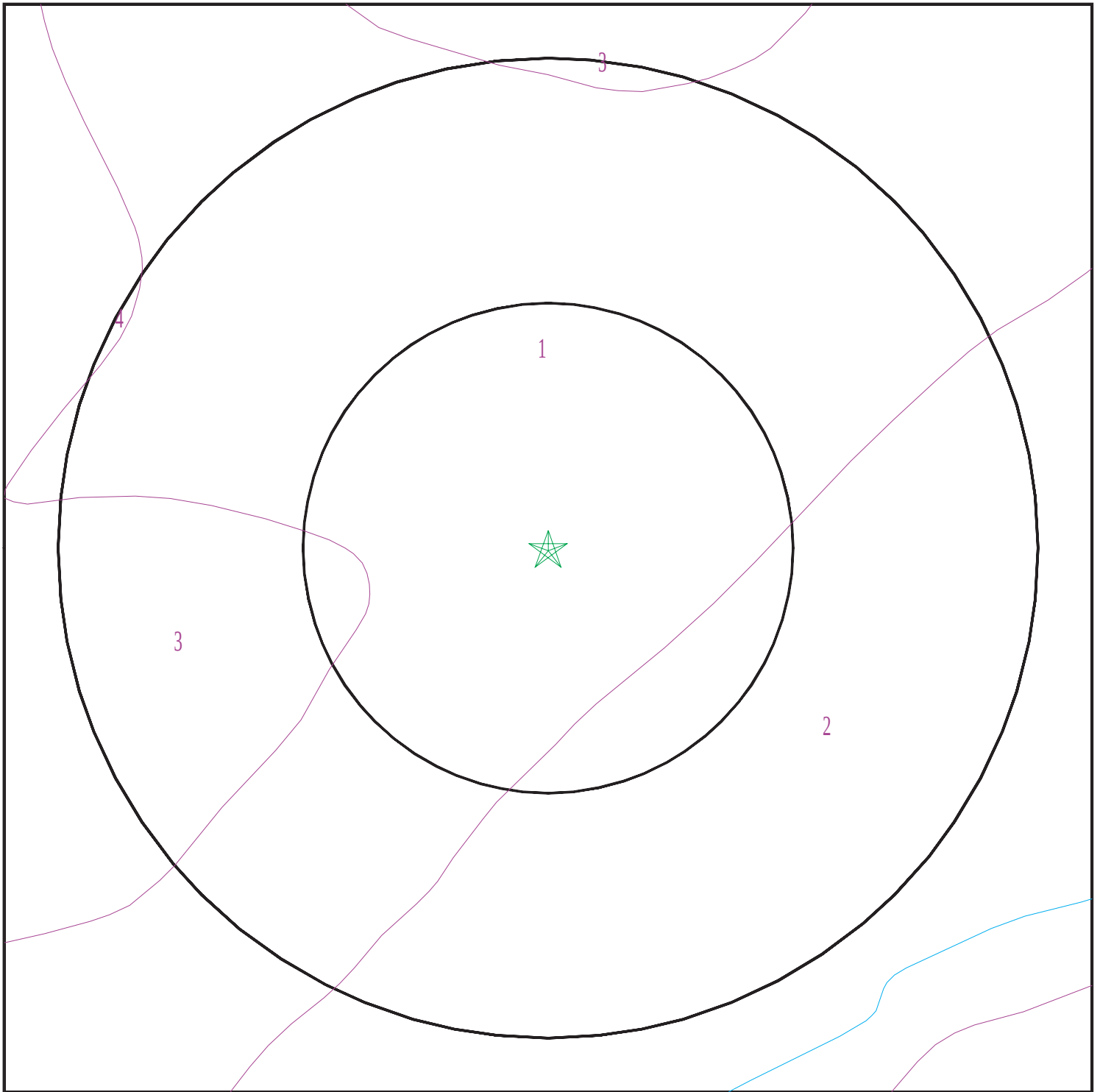
Era:	Paleozoic
System:	Pennsylvanian
Series:	Upper Paleozoic
Code:	uPz (<i>decoded above as Era, System & Series</i>)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7280541.2s



- ★ Target Property
- ∕ SSURGO Soil
- ∕ Water



SITE NAME: Holiday Village and Parkside Apartments
 ADDRESS: 2200 MONITOR DR
 Park City UT 84060
 LAT/LONG: 40.665289 / 111.4995

CLIENT: Epic Engineering, P.C.
 CONTACT: TORREY COPFER
 INQUIRY #: 7280541.2s
 DATE: March 15, 2023 2:05 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: ECHOCREEK

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14.11 Min: 4.23	Max: 8.4 Min: 7.4
2	7 inches	18 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14.11 Min: 4.23	Max: 8.4 Min: 7.4
3	18 inches	25 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14.11 Min: 4.23	Max: 8.4 Min: 7.4

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
4	25 inches	38 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14.11 Min: 4.23	Max: 8.4 Min: 7.4
5	38 inches	44 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14.11 Min: 4.23	Max: 8.4 Min: 7.4
6	44 inches	59 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14.11 Min: 4.23	Max: 8.4 Min: 7.4

Soil Map ID: 2

Soil Component Name: DUMPS, MINES

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 3

Soil Component Name: HEINERS

Soil Surface Texture: gravelly loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4.23 Min: 1.41	Max: Min:
2	3 inches	7 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4.23 Min: 1.41	Max: Min:
3	7 inches	11 inches	very gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4.23 Min: 1.41	Max: Min:
4	11 inches	18 inches	very gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4.23 Min: 1.41	Max: Min:
5	18 inches	28 inches	bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4.23 Min: 1.41	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 4

Soil Component Name: WANSHIP

Soil Surface Texture: loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 67 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Well-graded sand.	Max: 141.11 Min: 42.34	Max: 8.4 Min: 6.6
2	7 inches	14 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Well-graded sand.	Max: 141.11 Min: 42.34	Max: 8.4 Min: 6.6
3	14 inches	24 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Well-graded sand.	Max: 141.11 Min: 42.34	Max: 8.4 Min: 6.6
4	24 inches	25 inches	extremely cobbly loamy sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Well-graded sand.	Max: 141.11 Min: 42.34	Max: 8.4 Min: 6.6
5	25 inches	59 inches	extremely cobbly loamy sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Well-graded sand.	Max: 141.11 Min: 42.34	Max: 8.4 Min: 6.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A3	USGS40001190324	1/8 - 1/4 Mile ENE
A4	USGS40001190310	1/8 - 1/4 Mile East
B5	USGS40001190288	1/8 - 1/4 Mile SSW
B6	USGS40001190289	1/8 - 1/4 Mile SSW
C7	USGS40001190352	1/8 - 1/4 Mile NW
D9	USGS40001190360	1/8 - 1/4 Mile North
11	USGS40001190340	1/8 - 1/4 Mile ENE
D12	USGS40001190361	1/8 - 1/4 Mile NNW
C13	USGS40001190357	1/8 - 1/4 Mile NNW
14	USGS40001190308	1/8 - 1/4 Mile East
19	USGS40001190286	1/4 - 1/2 Mile SE
20	USGS40001190279	1/4 - 1/2 Mile SSW
G30	USGS40001190298	1/4 - 1/2 Mile East
G31	USGS40001190299	1/4 - 1/2 Mile East
32	USGS40001190386	1/4 - 1/2 Mile North
F36	USGS40001190331	1/4 - 1/2 Mile East
H40	USGS40001190372	1/4 - 1/2 Mile NE
K77	USGS40001190351	1/2 - 1 Mile ENE
K78	USGS40001190350	1/2 - 1 Mile ENE
M90	USGS40001190356	1/2 - 1 Mile WNW
P92	USGS40001190369	1/2 - 1 Mile ENE
174	USGS40001190366	1/2 - 1 Mile ENE
214	USGS40001190355	1/2 - 1 Mile ENE
AL280	USGS40001190261	1/2 - 1 Mile WSW
AL298	USGS40001190258	1/2 - 1 Mile WSW
AN300	USGS40001190431	1/2 - 1 Mile NW
AL301	USGS40001190259	1/2 - 1 Mile WSW
307	USGS40001190442	1/2 - 1 Mile NNW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
H60	UT4900337	1/2 - 1 Mile NE

Note: PWS System location is not always the same as well location.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	UTDNR2000122447	1/8 - 1/4 Mile East
A2	UTDNR2000321925	1/8 - 1/4 Mile East
C8	UTDNR2000123102	1/8 - 1/4 Mile NW
C10	UTDNR2000267995	1/8 - 1/4 Mile NW
C15	UTDNR2000116510	1/4 - 1/2 Mile NNW
C16	UTDNR2000116442	1/4 - 1/2 Mile NNW
C17	UTDNR2000117319	1/4 - 1/2 Mile NNW
C18	UTDNR2000116511	1/4 - 1/2 Mile NNW
C21	UTDNR2000116441	1/4 - 1/2 Mile NW
C22	UTDNR2000117318	1/4 - 1/2 Mile NW
C23	UTDNR2000123473	1/4 - 1/2 Mile NNW
E24	UTDNR2000117996	1/4 - 1/2 Mile NNE
E25	UTDNR2000125246	1/4 - 1/2 Mile NNE
E26	UTDNR2000127629	1/4 - 1/2 Mile NNE
E27	UTDNR2000304378	1/4 - 1/2 Mile NNE
F28	UTDNR2000317975	1/4 - 1/2 Mile East
G29	UTDNR2000290158	1/4 - 1/2 Mile ESE
E33	UTDNR2000250632	1/4 - 1/2 Mile North
E34	UTDNR2000260714	1/4 - 1/2 Mile North
E35	UTDNR2000306345	1/4 - 1/2 Mile North
H37	UTDEQ2000000380	1/4 - 1/2 Mile NE
H38	UTDNR2000273108	1/4 - 1/2 Mile NE
H39	UTDNR2000273111	1/4 - 1/2 Mile NE
H41	UTDNR2000255689	1/4 - 1/2 Mile NE
H42	UTDNR2000255688	1/4 - 1/2 Mile NE
H43	UTDNR2000259673	1/4 - 1/2 Mile NE
H44	UTDNR2000259669	1/4 - 1/2 Mile NE
H45	UTDNR2000255687	1/4 - 1/2 Mile NE
H46	UTDNR2000253986	1/4 - 1/2 Mile NE
H47	UTDNR2000253985	1/4 - 1/2 Mile NE
H48	UTDNR2000255686	1/4 - 1/2 Mile NE
H49	UTDNR2000255685	1/4 - 1/2 Mile NE
H50	UTDNR2000260101	1/4 - 1/2 Mile NE
H51	UTDNR2000312251	1/4 - 1/2 Mile NE
H52	UTDNR2000312077	1/4 - 1/2 Mile NE
H53	UTDNR2000317369	1/4 - 1/2 Mile NE
H54	UTDNR2000317367	1/4 - 1/2 Mile NE
H55	UTDNR2000311992	1/4 - 1/2 Mile NE
H56	UTDNR2000290988	1/4 - 1/2 Mile NE
H57	UTDNR2000260716	1/4 - 1/2 Mile NE
H58	UTDNR2000311892	1/4 - 1/2 Mile NE
H59	UTDNR2000306347	1/4 - 1/2 Mile NE
I61	UTDNR2000124707	1/2 - 1 Mile WNW
I62	UTDNR2000125313	1/2 - 1 Mile WNW
I63	UTDNR2000116341	1/2 - 1 Mile WNW
I64	UTDNR2000116108	1/2 - 1 Mile WNW
I65	UTDNR2000116111	1/2 - 1 Mile WNW
I66	UTDNR2000304924	1/2 - 1 Mile WNW
I67	UTDNR2000308635	1/2 - 1 Mile WNW
I68	UTDNR2000302486	1/2 - 1 Mile WNW
I69	UTDNR2000126970	1/2 - 1 Mile WNW
I70	UTDNR2000126976	1/2 - 1 Mile WNW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
J71	UTDNR2000010555	1/2 - 1 Mile WSW
J72	UTDNR2000010556	1/2 - 1 Mile WSW
J73	UTDNR2000010554	1/2 - 1 Mile WSW
J74	UTDNR2000010553	1/2 - 1 Mile WSW
J75	UTDNR2000010552	1/2 - 1 Mile WSW
J76	UTDNR2000010551	1/2 - 1 Mile WSW
J79	UTDNR2000010579	1/2 - 1 Mile WSW
J80	UTDNR2000010578	1/2 - 1 Mile WSW
J81	UTDNR2000010577	1/2 - 1 Mile WSW
J82	UTDNR2000010576	1/2 - 1 Mile WSW
L83	UTDNR2000005394	1/2 - 1 Mile West
M84	UTDEQ2000000381	1/2 - 1 Mile WNW
N85	UTDNR2000260099	1/2 - 1 Mile North
N86	UTDNR2000250628	1/2 - 1 Mile North
N87	UTDNR2000306341	1/2 - 1 Mile North
N88	UTDNR2000260710	1/2 - 1 Mile North
L89	UTDNR2000004819	1/2 - 1 Mile West
O91	UTDNR2000273049	1/2 - 1 Mile WSW
L93	UTDNR2000004818	1/2 - 1 Mile West
Q94	UTDNR2000125310	1/2 - 1 Mile West
Q95	UTDNR2000116338	1/2 - 1 Mile West
Q96	UTDNR2000116105	1/2 - 1 Mile West
Q97	UTDNR2000308632	1/2 - 1 Mile West
Q98	UTDNR2000304921	1/2 - 1 Mile West
Q99	UTDNR2000126973	1/2 - 1 Mile West
Q100	UTDNR2000125309	1/2 - 1 Mile West
Q101	UTDNR2000125311	1/2 - 1 Mile West
Q102	UTDNR2000116339	1/2 - 1 Mile West
Q103	UTDNR2000116104	1/2 - 1 Mile West
Q104	UTDNR2000116106	1/2 - 1 Mile West
Q105	UTDNR2000304922	1/2 - 1 Mile West
Q106	UTDNR2000308633	1/2 - 1 Mile West
Q107	UTDNR2000126974	1/2 - 1 Mile West
Q108	UTDNR2000126967	1/2 - 1 Mile West
Q109	UTDNR2000126972	1/2 - 1 Mile West
M110	UTDNR2000273048	1/2 - 1 Mile WNW
O111	UTDNR2000260703	1/2 - 1 Mile WSW
O112	UTDNR2000118490	1/2 - 1 Mile WSW
M113	UTDNR2000312250	1/2 - 1 Mile WNW
M114	UTDNR2000317366	1/2 - 1 Mile WNW
O115	UTDNR2000292692	1/2 - 1 Mile WSW
M116	UTDNR2000260704	1/2 - 1 Mile WNW
M117	UTDNR2000302485	1/2 - 1 Mile WNW
M118	UTDNR2000124706	1/2 - 1 Mile WNW
M119	UTDNR2000125312	1/2 - 1 Mile WNW
M120	UTDNR2000116340	1/2 - 1 Mile WNW
M121	UTDNR2000116107	1/2 - 1 Mile WNW
M122	UTDNR2000116110	1/2 - 1 Mile WNW
M123	UTDNR2000126969	1/2 - 1 Mile WNW
M124	UTDNR2000306328	1/2 - 1 Mile WNW
M125	UTDNR2000308634	1/2 - 1 Mile WNW
M126	UTDNR2000304923	1/2 - 1 Mile WNW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
M127	UTDNR2000126975	1/2 - 1 Mile WNW
M128	UTDNR2000260684	1/2 - 1 Mile WNW
M129	UTDNR2000260683	1/2 - 1 Mile WNW
M130	UTDNR2000260094	1/2 - 1 Mile WNW
M131	UTDNR2000300474	1/2 - 1 Mile WNW
M132	UTDNR2000260702	1/2 - 1 Mile WNW
M133	UTDNR2000252957	1/2 - 1 Mile WNW
M134	UTDNR2000252688	1/2 - 1 Mile WNW
M135	UTDNR2000259671	1/2 - 1 Mile WNW
M136	UTDNR2000259667	1/2 - 1 Mile WNW
M137	UTDNR2000315288	1/2 - 1 Mile WNW
M138	UTDNR2000306335	1/2 - 1 Mile WNW
M139	UTDNR2000317368	1/2 - 1 Mile WNW
M140	UTDNR2000316684	1/2 - 1 Mile WNW
M141	UTDNR2000300727	1/2 - 1 Mile WNW
M142	UTDNR2000300475	1/2 - 1 Mile WNW
M143	UTDNR2000306327	1/2 - 1 Mile WNW
M144	UTDNR2000300731	1/2 - 1 Mile WNW
M145	UTDNR2000124849	1/2 - 1 Mile WNW
M146	UTDNR2000252212	1/2 - 1 Mile WNW
M147	UTDNR2000252368	1/2 - 1 Mile WNW
M148	UTDEQ2000000379	1/2 - 1 Mile WNW
M149	UTDNR2000273107	1/2 - 1 Mile WNW
O150	UTDNR2000126958	1/2 - 1 Mile WSW
R151	UTDNR2000260098	1/2 - 1 Mile NNW
R152	UTDNR2000127628	1/2 - 1 Mile NNW
R153	UTDNR2000260708	1/2 - 1 Mile NNW
R154	UTDNR2000306339	1/2 - 1 Mile NNW
R155	UTDNR2000302488	1/2 - 1 Mile NNW
M156	UTDNR2000013018	1/2 - 1 Mile WNW
M157	UTDNR2000273106	1/2 - 1 Mile WNW
M158	UTDNR2000273109	1/2 - 1 Mile WNW
M159	UTDNR2000273110	1/2 - 1 Mile WNW
M160	UTDNR2000013017	1/2 - 1 Mile WNW
M161	UTDNR2000291296	1/2 - 1 Mile WNW
M162	UTDNR2000291295	1/2 - 1 Mile WNW
M163	UTDNR2000291810	1/2 - 1 Mile WNW
M164	UTDNR2000292749	1/2 - 1 Mile WNW
M165	UTDNR2000292248	1/2 - 1 Mile WNW
O166	UTDNR2000011073	1/2 - 1 Mile WSW
O167	UTDNR2000011072	1/2 - 1 Mile WSW
S168	UTDNR2000011070	1/2 - 1 Mile WSW
T169	UTDNR2000124708	1/2 - 1 Mile NNW
T170	UTDNR2000116112	1/2 - 1 Mile NNW
T171	UTDNR2000302487	1/2 - 1 Mile NNW
T172	UTDNR2000126971	1/2 - 1 Mile NNW
O173	UTDNR2000011071	1/2 - 1 Mile WSW
O175	UTDNR2000011069	1/2 - 1 Mile WSW
S176	UTDNR2000011066	1/2 - 1 Mile WSW
S177	UTDNR2000011067	1/2 - 1 Mile WSW
178	UTDNR2000273050	1/2 - 1 Mile NNE
O179	UTDNR2000011068	1/2 - 1 Mile WSW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
O180	UTDNR2000011065	1/2 - 1 Mile WSW
O181	UTDNR2000011077	1/2 - 1 Mile WSW
P182	UTDNR2000117803	1/2 - 1 Mile ENE
P183	UTDNR2000117806	1/2 - 1 Mile ENE
P184	UTDNR2000117990	1/2 - 1 Mile ENE
P185	UTDNR2000115994	1/2 - 1 Mile ENE
P186	UTDNR2000115781	1/2 - 1 Mile ENE
P187	UTDNR2000115786	1/2 - 1 Mile ENE
P188	UTDNR2000115950	1/2 - 1 Mile ENE
P189	UTDNR2000117993	1/2 - 1 Mile ENE
P190	UTDNR2000127623	1/2 - 1 Mile ENE
P191	UTDNR2000304314	1/2 - 1 Mile ENE
P192	UTDNR2000304379	1/2 - 1 Mile ENE
P193	UTDNR2000125431	1/2 - 1 Mile ENE
P194	UTDNR2000119850	1/2 - 1 Mile ENE
P195	UTDNR2000125252	1/2 - 1 Mile ENE
P196	UTDNR2000125418	1/2 - 1 Mile ENE
S197	UTDNR2000011063	1/2 - 1 Mile WSW
S198	UTDNR2000011062	1/2 - 1 Mile WSW
S199	UTDNR2000011061	1/2 - 1 Mile WSW
O200	UTDNR2000011064	1/2 - 1 Mile WSW
S201	UTDNR2000011060	1/2 - 1 Mile WSW
S202	UTDNR2000011059	1/2 - 1 Mile WSW
S203	UTDNR2000011056	1/2 - 1 Mile WSW
U204	UTDNR2000316661	1/2 - 1 Mile SSW
S205	UTDNR2000011058	1/2 - 1 Mile WSW
V206	UTDNR2000316038	1/2 - 1 Mile WSW
S207	UTDNR2000011057	1/2 - 1 Mile WSW
S208	UTDNR2000011055	1/2 - 1 Mile WSW
S209	UTDNR2000011054	1/2 - 1 Mile WSW
S210	UTDNR2000011053	1/2 - 1 Mile WSW
U211	UTDNR2000316662	1/2 - 1 Mile SSW
V212	UTDNR2000126957	1/2 - 1 Mile WSW
V213	UTDNR2000127015	1/2 - 1 Mile WSW
W215	UTDNR2000322560	1/2 - 1 Mile NNE
S216	UTDNR2000003260	1/2 - 1 Mile West
S217	UTDNR2000003277	1/2 - 1 Mile West
X218	UTDNR2000116574	1/2 - 1 Mile WNW
X219	UTDNR2000116333	1/2 - 1 Mile WNW
X220	UTDNR2000116974	1/2 - 1 Mile WNW
X221	UTDNR2000128162	1/2 - 1 Mile WNW
X222	UTDNR2000126985	1/2 - 1 Mile WNW
Y223	UTDNR2000250631	1/2 - 1 Mile North
Y224	UTDNR2000260713	1/2 - 1 Mile North
Y225	UTDNR2000306344	1/2 - 1 Mile North
W226	UTDNR2000260100	1/2 - 1 Mile NNE
W227	UTDNR2000250634	1/2 - 1 Mile NNE
W228	UTDNR2000306346	1/2 - 1 Mile NNE
W229	UTDNR2000260715	1/2 - 1 Mile NNE
Z230	UTDNR2000316615	1/2 - 1 Mile SW
Z231	UTDNR2000316659	1/2 - 1 Mile SW
Z232	UTDNR2000260685	1/2 - 1 Mile SW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

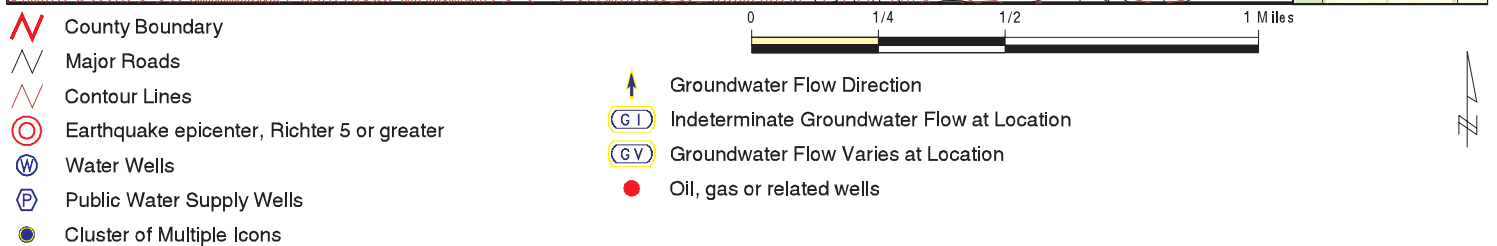
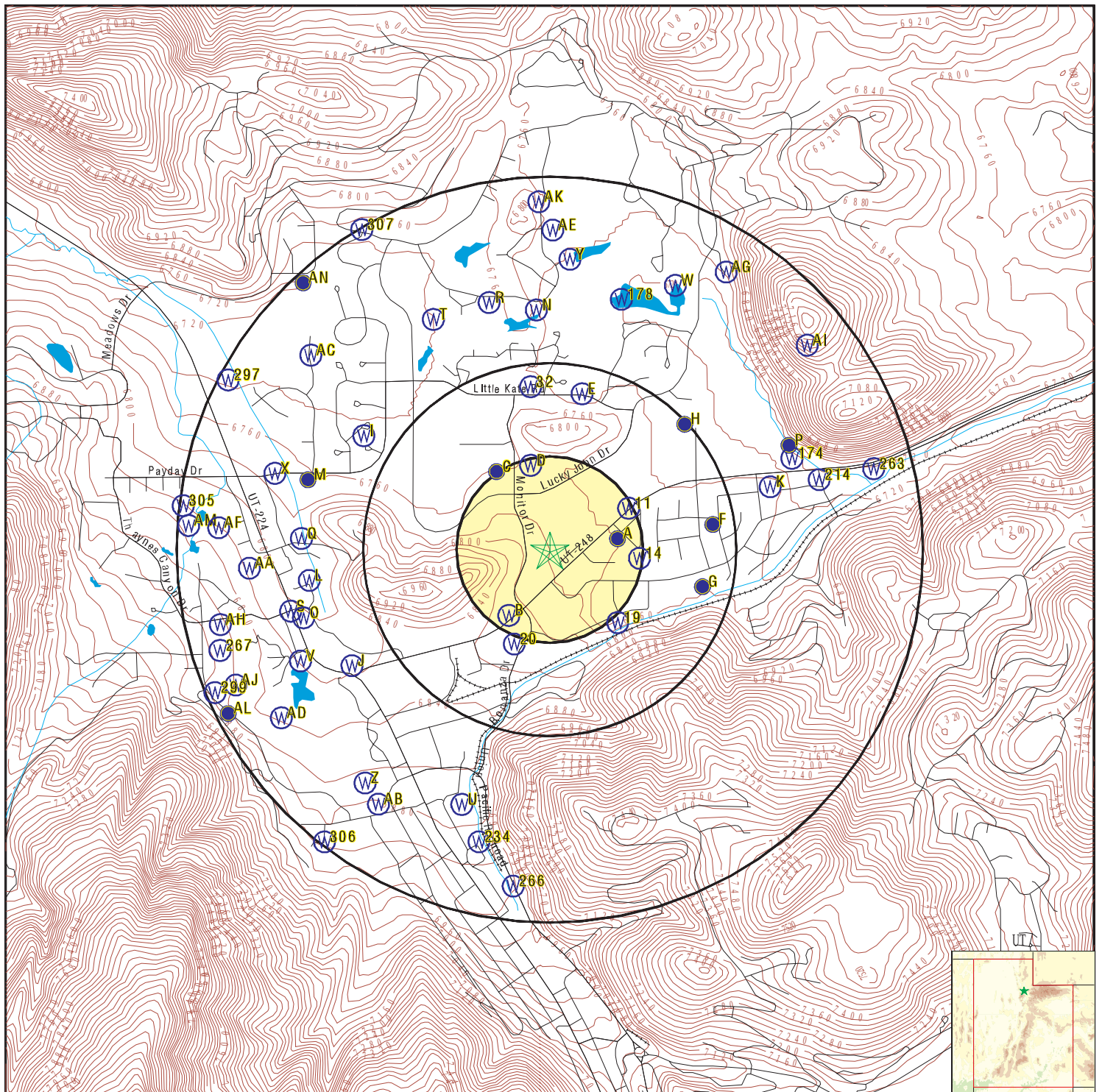
MAP ID	WELL ID	LOCATION FROM TP
Z233	UTDNR2000306329	1/2 - 1 Mile SW
234	UTDNR2000316617	1/2 - 1 Mile SSW
AA235	UTDNR2000260681	1/2 - 1 Mile West
AA236	UTDNR2000306325	1/2 - 1 Mile West
AB237	UTDNR2000316616	1/2 - 1 Mile SSW
AB238	UTDNR2000316660	1/2 - 1 Mile SSW
AB239	UTDNR2000009384	1/2 - 1 Mile SSW
W240	UTDNR2000250633	1/2 - 1 Mile NNE
AC241	UTDNR2000260095	1/2 - 1 Mile NW
AC242	UTDNR2000250624	1/2 - 1 Mile NW
AC243	UTDNR2000306336	1/2 - 1 Mile NW
AC244	UTDNR2000260705	1/2 - 1 Mile NW
AB245	UTDNR2000260686	1/2 - 1 Mile SW
AB246	UTDNR2000306330	1/2 - 1 Mile SW
AD247	UTDNR2000260682	1/2 - 1 Mile WSW
AD248	UTDNR2000273047	1/2 - 1 Mile WSW
AD249	UTDNR2000306326	1/2 - 1 Mile WSW
AE250	UTDNR2000250630	1/2 - 1 Mile North
AE251	UTDNR2000260712	1/2 - 1 Mile North
AE252	UTDNR2000306343	1/2 - 1 Mile North
AF253	UTDNR2000314788	1/2 - 1 Mile West
AG254	UTDNR2000008513	1/2 - 1 Mile NNE
AH255	UTDNR2000008519	1/2 - 1 Mile WSW
AI256	UTDNR2000250635	1/2 - 1 Mile NE
AI257	UTDNR2000260717	1/2 - 1 Mile NE
AI258	UTDNR2000306348	1/2 - 1 Mile NE
AG259	UTDNR2000003289	1/2 - 1 Mile NNE
AG260	UTDNR2000003915	1/2 - 1 Mile NNE
AG261	UTDNR2000003938	1/2 - 1 Mile NNE
AJ262	UTDNR2000008522	1/2 - 1 Mile WSW
263	UTDNR2000124872	1/2 - 1 Mile ENE
AF264	UTDNR2000260680	1/2 - 1 Mile West
AF265	UTDNR2000306324	1/2 - 1 Mile West
266	UTDNR2000127626	1/2 - 1 Mile South
267	UTDNR2000008517	1/2 - 1 Mile WSW
AK268	UTDNR2000250629	1/2 - 1 Mile North
AK269	UTDNR2000260711	1/2 - 1 Mile North
AK270	UTDNR2000306342	1/2 - 1 Mile North
AJ271	UTDNR2000008520	1/2 - 1 Mile WSW
AH272	UTDNR2000008515	1/2 - 1 Mile WSW
AJ273	UTDNR2000008518	1/2 - 1 Mile WSW
AL274	UTDNR2000008521	1/2 - 1 Mile WSW
AK275	UTDNR2000250627	1/2 - 1 Mile North
AK276	UTDNR2000260709	1/2 - 1 Mile North
AK277	UTDNR2000306340	1/2 - 1 Mile North
AM278	UTDNR2000260678	1/2 - 1 Mile West
AM279	UTDNR2000306322	1/2 - 1 Mile West
AM281	UTDNR2000316610	1/2 - 1 Mile West
AN282	UTDNR2000314866	1/2 - 1 Mile NW
AN283	UTDNR2000316708	1/2 - 1 Mile NW
AN284	UTDNR2000316709	1/2 - 1 Mile NW
AN285	UTDNR2000314426	1/2 - 1 Mile NW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
AN286	UTDNR2000288485	1/2 - 1 Mile NW
AN287	UTDNR2000314424	1/2 - 1 Mile NW
AN288	UTDNR2000314425	1/2 - 1 Mile NW
AN289	UTDNR2000316710	1/2 - 1 Mile NW
AN290	UTDNR2000322566	1/2 - 1 Mile NW
AN291	UTDNR2000322567	1/2 - 1 Mile NW
AN292	UTDNR2000322568	1/2 - 1 Mile NW
AN293	UTDNR2000317309	1/2 - 1 Mile NW
AN294	UTDNR2000316711	1/2 - 1 Mile NW
AN295	UTDNR2000316712	1/2 - 1 Mile NW
AN296	UTDNR2000316962	1/2 - 1 Mile NW
297	UTDNR2000256250	1/2 - 1 Mile WNW
299	UTDNR2000008516	1/2 - 1 Mile WSW
AM302	UTDNR2000260675	1/2 - 1 Mile West
AM303	UTDNR2000273046	1/2 - 1 Mile West
AM304	UTDNR2000306319	1/2 - 1 Mile West
305	UTDNR2000316609	1/2 - 1 Mile West
306	UTDNR2000126977	1/2 - 1 Mile SW

PHYSICAL SETTING SOURCE MAP - 7280541.2s



SITE NAME: Holiday Village and Parkside Apartments
 ADDRESS: 2200 MONITOR DR
 Park City UT 84060
 LAT/LONG: 40.665289 / 111.4995

CLIENT: Epic Engineering, P.C.
 CONTACT: TORREY COPPER
 INQUIRY #: 7280541.2s
 DATE: March 15, 2023 2:05 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

A1
East
1/8 - 1/4 Mile
Lower

UT WELLS UTDNR2000122447

Database:	Water Rights Database	Water Right #:	35-337
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified	Priority Date:	19460325
Status:	Appeal to Appropriate Certificated	Cubic ft/sec:	.478
Uses:	Other,	Owner:	R. G. Heath
Well ID:	5998	Supply Source:	Underground Water Well
Water Right Type:	WR		

A2
East
1/8 - 1/4 Mile
Lower

UT WELLS UTDNR2000321925

Database:	Water Rights Database	Water Right #:	35-6216
Exchange #:	E598	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Uses:	Domestic,Municipal,Other,
Status:	Appeal to Appropriate Permanently Lapsed	Well ID:	0
Priority Date:	19730205	Water Right Type:	EX
Cubic ft/sec:	0		
Owner:	Park City Corporation		
Supply Source:	East Canyon Reservoir		

A3
ENE
1/8 - 1/4 Mile
Lower

FED USGS USGS40001190324

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 9aac- 2	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Unconfined single aquifer	Construction Date:	19870719
Well Depth:	43	Well Depth Units:	ft
Well Hole Depth:	44.5	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	28	Level reading date:	1988-03-31
Feet below surface:	29.73	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1988-03-26	Feet below surface:	28.61
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-13	Feet below surface:	29.13
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-11	Feet below surface:	29.24
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-03-05	Feet below surface:	29.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-24	Feet below surface:	34.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	34.83
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	34.83
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	34.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	34.75
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	34.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	34.65
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	34.65
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	34.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	34.76
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	34.81
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	34.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	35.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	35.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	35.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-06	Feet below surface:	35.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-08	Feet below surface:	35.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-09	Feet below surface:	34.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-30	Feet below surface:	33.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	33.34
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1987-10-14	Feet below surface:	31.65
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-01	Feet below surface:	29.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-07	Feet below surface:	30.39
Feet to sea level:	Not Reported	Note:	Not Reported

A4
East
1/8 - 1/4 Mile
Lower

FED USGS USGS40001190310

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 9aac- 1	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported		
Formation Type:	Woodside Formation, Siltstone and/or Redbeds		
Aquifer Type:	Not Reported	Construction Date:	19480726
Well Depth:	446	Well Depth Units:	ft
Well Hole Depth:	446	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	77	Level reading date:	1995-08-03
Feet below surface:	3.83	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1995-07-11	Feet below surface:	-0.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-06-13	Feet below surface:	-5.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-05-10	Feet below surface:	2.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-04-12	Feet below surface:	-2.30
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-03-14	Feet below surface:	3.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-12-14	Feet below surface:	20.61
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-11-09	Feet below surface:	11.78
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-06	Feet below surface:	16.46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-03	Feet below surface:	17.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-09-09	Feet below surface:	15.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-08-11	Feet below surface:	15.27

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-07-14	Feet below surface:	12.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-05-26	Feet below surface:	6.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-04-01	Feet below surface:	12.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1993-03-31	Feet below surface:	0.57
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-09-08	Feet below surface:	27.17
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-03-31	Feet below surface:	23.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-09-16	Feet below surface:	11.33
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-03-27	Feet below surface:	19.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-09-27	Feet below surface:	20.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-03-26	Feet below surface:	20.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-09-15	Feet below surface:	12.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-04-06	Feet below surface:	5.76
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-09-28	Feet below surface:	14.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-04	Feet below surface:	11.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-26	Feet below surface:	11.61
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-11	Feet below surface:	12.82
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-05	Feet below surface:	14.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	15.27
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-24	Feet below surface:	17.81
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-24	Feet below surface:	17.81
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-02-21	Feet below surface:	24.99
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	25.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	25.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	25.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	25.01
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	24.95
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	24.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	25.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	25.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	25.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	25.24
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	25.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	25.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	25.24
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-08	Feet below surface:	24.51
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-09	Feet below surface:	22.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-29	Feet below surface:	15.29
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-03-23	Feet below surface:	14.76
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-21	Feet below surface:	24.99
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-20	Feet below surface:	25.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-19	Feet below surface:	25.06
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1987-02-18	Feet below surface:	25.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-17	Feet below surface:	25.01
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-16	Feet below surface:	24.95
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-15	Feet below surface:	24.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-14	Feet below surface:	25.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-13	Feet below surface:	25.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-12	Feet below surface:	25.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-11	Feet below surface:	25.24
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-10	Feet below surface:	25.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-09	Feet below surface:	25.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-08	Feet below surface:	25.24
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-01-08	Feet below surface:	24.51
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1986-12-09	Feet below surface:	22.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-06-22	Feet below surface:	-0.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-05-25	Feet below surface:	-0.82
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-04-26	Feet below surface:	-5.75
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-03-28	Feet below surface:	1.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-02-27	Feet below surface:	15.03
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-01-20	Feet below surface:	16.86
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-12-21	Feet below surface:	17.23
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-11-02	Feet below surface:	13.54
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1983-09-30	Feet below surface:	10.16
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-07-26	Feet below surface:	8.30
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1948-09-22	Feet below surface:	20.00
Feet to sea level:	Not Reported	Note:	Not Reported

B5
SSW
1/8 - 1/4 Mile
Higher

FED USGS USGS40001190288

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 9bdd- 1	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Not Reported	Construction Date:	19870715
Well Depth:	45	Well Depth Units:	ft
Well Hole Depth:	47	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	30	Level reading date:	1995-05-10
Feet below surface:	22.16	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1988-05-04	Feet below surface:	24.16
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-14	Feet below surface:	23.73
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-11	Feet below surface:	23.62
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-07	Feet below surface:	23.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-05	Feet below surface:	23.41
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	23.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-24	Feet below surface:	23.16
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	29.65
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	29.68
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	29.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	29.64
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-02-17	Feet below surface:	29.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	29.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	29.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	29.81
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	30.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	30.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	30.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	30.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	30.61
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	30.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-06	Feet below surface:	30.76
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-07	Feet below surface:	32.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-30	Feet below surface:	30.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	30.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-10-14	Feet below surface:	29.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-25	Feet below surface:	28.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-31	Feet below surface:	26.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-07	Feet below surface:	27.71
Feet to sea level:	Not Reported	Note:	Not Reported

**B6
SSW
1/8 - 1/4 Mile
Higher**

FED USGS USGS40001190289

Organization ID: USGS-UT
Monitor Location: (D- 2- 4) 9bdd- 2

Organization Name: USGS Utah Water Science Center
Type: Well

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Confined single aquifer	Construction Date:	19870803
Well Depth:	80	Well Depth Units:	ft
Well Hole Depth:	85.5	Well Hole Depth Units:	ft

Ground water levels, Number of Measurements:	107	Level reading date:	1988-05-04
Feet below surface:	30.12	Feet to sea level:	Not Reported
Note:	Not Reported		

Level reading date:	1988-04-14	Feet below surface:	29.16
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-04-11	Feet below surface:	29.03
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-04-07	Feet below surface:	28.65
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-04-05	Feet below surface:	28.66
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-03-31	Feet below surface:	28.45
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-03-24	Feet below surface:	28.76
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-03-16	Feet below surface:	29.22
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-03-01	Feet below surface:	33.25
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-02-25	Feet below surface:	35.82
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-02-24	Feet below surface:	36.00
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-02-23	Feet below surface:	36.34
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-02-22	Feet below surface:	36.54
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-02-21	Feet below surface:	36.66
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-02-20	Feet below surface:	36.84
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-02-19	Feet below surface:	36.82
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-02-18	Feet below surface:	36.75
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-02-17	Feet below surface:	36.80
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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	36.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	36.82
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	36.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	36.99
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	37.21
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	37.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	37.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-03	Feet below surface:	37.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-02	Feet below surface:	37.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-01	Feet below surface:	37.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-31	Feet below surface:	38.03
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-30	Feet below surface:	38.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-29	Feet below surface:	38.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-28	Feet below surface:	38.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-27	Feet below surface:	38.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-26	Feet below surface:	39.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-25	Feet below surface:	39.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-24	Feet below surface:	39.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-23	Feet below surface:	39.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-22	Feet below surface:	39.18
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-01-21	Feet below surface:	39.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-20	Feet below surface:	39.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-19	Feet below surface:	39.17
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-18	Feet below surface:	39.10
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-17	Feet below surface:	39.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-16	Feet below surface:	39.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-15	Feet below surface:	38.98
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-14	Feet below surface:	39.01
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-13	Feet below surface:	38.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-12	Feet below surface:	38.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-11	Feet below surface:	38.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-10	Feet below surface:	38.82
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-09	Feet below surface:	38.76
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-08	Feet below surface:	38.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-07	Feet below surface:	38.68
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-06	Feet below surface:	38.60
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-05	Feet below surface:	38.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-04	Feet below surface:	38.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-03	Feet below surface:	38.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-02	Feet below surface:	38.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-01	Feet below surface:	38.29
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1987-12-31	Feet below surface:	38.16
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-30	Feet below surface:	37.95
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-29	Feet below surface:	37.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-28	Feet below surface:	37.69
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-27	Feet below surface:	37.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-26	Feet below surface:	37.13
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-15	Feet below surface:	37.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-14	Feet below surface:	37.59
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-13	Feet below surface:	37.55
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-12	Feet below surface:	37.59
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-11	Feet below surface:	37.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-10	Feet below surface:	37.99
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-09	Feet below surface:	37.98
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-08	Feet below surface:	37.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-07	Feet below surface:	37.88
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-06	Feet below surface:	37.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-05	Feet below surface:	37.75
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-04	Feet below surface:	37.73
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-03	Feet below surface:	37.68
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-02	Feet below surface:	37.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-01	Feet below surface:	37.54
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1987-11-30	Feet below surface:	37.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-29	Feet below surface:	37.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-28	Feet below surface:	37.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-27	Feet below surface:	37.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-26	Feet below surface:	37.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-25	Feet below surface:	37.32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	37.34
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-23	Feet below surface:	37.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-22	Feet below surface:	37.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-21	Feet below surface:	37.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-20	Feet below surface:	37.46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-19	Feet below surface:	37.65
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-18	Feet below surface:	37.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-17	Feet below surface:	37.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-16	Feet below surface:	37.57
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-15	Feet below surface:	37.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-14	Feet below surface:	37.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-13	Feet below surface:	37.51
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-12	Feet below surface:	37.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-11	Feet below surface:	37.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-10	Feet below surface:	37.39
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1987-10-14	Feet below surface:	35.86
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-25	Feet below surface:	35.22
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-09	Feet below surface:	33.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-31	Feet below surface:	33.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-08	Feet below surface:	34.55
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-07	Feet below surface:	34.98
Feet to sea level:	Not Reported	Note:	Not Reported

C7
NW
1/8 - 1/4 Mile
Lower

FED USGS USGS40001190352

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 9baa- 1	Type:	Well
Description:	Not Reported	HUC:	16020102
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19620101
Well Depth:	40	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported
Ground water levels,Number of Measurements:	1	Level reading date:	1962-12-01
Feet below surface:	25.00	Feet to sea level:	Not Reported
Note:	Not Reported		

C8
NW
1/8 - 1/4 Mile
Lower

UT WELLS UTDNR2000123102

Database:	Water Rights Database	Water Right #:	35-3952
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1910
Uses:	Domestic,Irrigation,	Cubic ft/sec:	.033
Well ID:	6124	Owner:	Vera M. Sorensen
Water Right Type:	WR	Supply Source:	Underground Water Well

D9
North
1/8 - 1/4 Mile
Lower

FED USGS USGS40001190360

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 4dcc- 1	Type:	Well

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	33	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported
Ground water levels, Number of Measurements:	42	Level reading date:	1995-09-05
Feet below surface:	27.14	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1995-08-03	Feet below surface:	24.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-07-07	Feet below surface:	20.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-06-12	Feet below surface:	15.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-05-10	Feet below surface:	15.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-04-06	Feet below surface:	27.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-03-17	Feet below surface:	24.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-11-09	Feet below surface:	30.63
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-06	Feet below surface:	17.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-03	Feet below surface:	19.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-09-09	Feet below surface:	24.13
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-08-12	Feet below surface:	25.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-07-13	Feet below surface:	22.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-06-02	Feet below surface:	18.37
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-04	Feet below surface:	19.03
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-26	Feet below surface:	25.33
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	29.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-24	Feet below surface:	29.83

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-16	Feet below surface:	30.32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-01	Feet below surface:	30.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-22	Feet below surface:	32.78
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	32.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	31.22
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	30.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	30.74
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	30.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	30.78
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	30.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	30.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	30.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	30.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	31.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-12	Feet below surface:	31.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	29.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-10-14	Feet below surface:	18.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-05-07	Feet below surface:	27.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-04-24	Feet below surface:	29.30
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-04-16	Feet below surface:	29.10
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1987-04-09	Feet below surface:	28.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-04-02	Feet below surface:	30.24
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-03-26	Feet below surface:	31.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-03-15	Feet below surface:	22.67
Feet to sea level:	Not Reported	Note:	Not Reported

C10
NW
1/8 - 1/4 Mile
Lower

UT WELLS **UTDNR2000267995**

Database:	Water Rights Database	Water Right #:	35-10876
Exchange #:	a24495	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	20000515	Uses:	Irrigation,
Cubic ft/sec:	0	Well ID:	0
Owner:	Kristin L. Larsen	Water Right Type:	CH
Supply Source:	East Canyon Creek and Underground Water Well		

11
ENE
1/8 - 1/4 Mile
Lower

FED USGS **USGS40001190340**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 9aab- 1	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Unconfined single aquifer	Construction Date:	19870729
Well Depth:	35.5	Well Depth Units:	ft
Well Hole Depth:	36	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	24	Level reading date:	1988-05-04
Feet below surface:	21.87	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1988-04-12	Feet below surface:	22.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	22.68
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-24	Feet below surface:	25.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	25.46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	25.45

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	25.41
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	25.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	25.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	25.39
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	25.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	25.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	25.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	25.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	25.54
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	25.54
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	25.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-06	Feet below surface:	25.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-12	Feet below surface:	25.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-01	Feet below surface:	24.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	24.13
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-10-14	Feet below surface:	23.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-03	Feet below surface:	22.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-07	Feet below surface:	22.34
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

D12
NNW
1/8 - 1/4 Mile
Lower

FED USGS USGS40001190361

Organization ID: USGS-UT
Monitor Location: (D- 2- 4) 4dcc- 2
Description: Not Reported
Drainage Area: Not Reported
Contrib Drainage Area: Not Reported
Aquifer: Not Reported
Aquifer Type: Unconfined single aquifer
Well Depth: Not Reported
Well Hole Depth: 75

Organization Name: USGS Utah Water Science Center
Type: Well
HUC: 16020101
Drainage Area Units: Not Reported
Contrib Drainage Area Units: Not Reported
Formation Type: Holocene Alluvium
Construction Date: Not Reported
Well Depth Units: Not Reported
Well Hole Depth Units: ft

Ground water levels, Number of Measurements: 135
Feet below surface: 26.28
Note: Not Reported

Level reading date: 1995-09-05
Feet to sea level: Not Reported

Level reading date: 1995-08-03
Feet to sea level: Not Reported

Feet below surface: 24.70
Note: Not Reported

Level reading date: 1995-07-13
Feet to sea level: Not Reported

Feet below surface: 22.23
Note: Not Reported

Level reading date: 1995-06-12
Feet to sea level: Not Reported

Feet below surface: 16.63
Note: Not Reported

Level reading date: 1995-05-10
Feet to sea level: Not Reported

Feet below surface: 18.12
Note: Not Reported

Level reading date: 1995-04-06
Feet to sea level: Not Reported

Feet below surface: 24.70
Note: Not Reported

Level reading date: 1995-03-17
Feet to sea level: Not Reported

Feet below surface: 23.67
Note: Not Reported

Level reading date: 1995-02-13
Feet to sea level: Not Reported

Feet below surface: 28.38
Note: Not Reported

Level reading date: 1995-01-12
Feet to sea level: Not Reported

Feet below surface: 30.09
Note: Not Reported

Level reading date: 1994-12-14
Feet to sea level: Not Reported

Feet below surface: 31.48
Note: Not Reported

Level reading date: 1994-11-09
Feet to sea level: Not Reported

Feet below surface: 27.65
Note: Not Reported

Level reading date: 1994-10-06
Feet to sea level: Not Reported

Feet below surface: 21.93
Note: Not Reported

Level reading date: 1994-10-03
Feet to sea level: Not Reported

Feet below surface: 23.91
Note: Not Reported

Level reading date: 1994-09-09
Feet to sea level: Not Reported

Feet below surface: 25.74
Note: Not Reported

Level reading date: 1994-08-12

Feet below surface: 27.85

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-07-13	Feet below surface:	25.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-06-02	Feet below surface:	19.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-06-05	Feet below surface:	19.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-06-04	Feet below surface:	18.75
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-06-03	Feet below surface:	18.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-06-02	Feet below surface:	18.23
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-06-01	Feet below surface:	18.26
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-31	Feet below surface:	18.62
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-30	Feet below surface:	18.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-29	Feet below surface:	19.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-28	Feet below surface:	19.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-27	Feet below surface:	18.68
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-26	Feet below surface:	18.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-25	Feet below surface:	17.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-24	Feet below surface:	17.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-23	Feet below surface:	18.29
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-22	Feet below surface:	18.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-21	Feet below surface:	17.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-20	Feet below surface:	18.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-19	Feet below surface:	17.81
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-05-18	Feet below surface:	17.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-17	Feet below surface:	18.16
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-16	Feet below surface:	18.14
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-15	Feet below surface:	17.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-14	Feet below surface:	17.78
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-13	Feet below surface:	18.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-12	Feet below surface:	19.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-11	Feet below surface:	20.55
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-10	Feet below surface:	20.01
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-09	Feet below surface:	19.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-08	Feet below surface:	19.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-07	Feet below surface:	20.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-06	Feet below surface:	19.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-05	Feet below surface:	19.21
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-04	Feet below surface:	18.99
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-03	Feet below surface:	18.33
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-02	Feet below surface:	18.62
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-01	Feet below surface:	18.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-30	Feet below surface:	19.02
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-29	Feet below surface:	19.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-28	Feet below surface:	19.96
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-04-27	Feet below surface:	20.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-26	Feet below surface:	20.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-25	Feet below surface:	20.23
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-24	Feet below surface:	20.03
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-23	Feet below surface:	19.60
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-22	Feet below surface:	19.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-21	Feet below surface:	19.13
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-20	Feet below surface:	20.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-19	Feet below surface:	22.39
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-18	Feet below surface:	24.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-17	Feet below surface:	25.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-16	Feet below surface:	25.39
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-15	Feet below surface:	25.63
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-14	Feet below surface:	25.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-13	Feet below surface:	25.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-12	Feet below surface:	25.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-11	Feet below surface:	25.62
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-10	Feet below surface:	25.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-09	Feet below surface:	25.73
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-08	Feet below surface:	25.77
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-07	Feet below surface:	25.78
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-04-06	Feet below surface:	25.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-05	Feet below surface:	25.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-04	Feet below surface:	25.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-03	Feet below surface:	25.98
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-02	Feet below surface:	26.04
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-01	Feet below surface:	26.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	26.17
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-30	Feet below surface:	26.14
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-29	Feet below surface:	26.10
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-28	Feet below surface:	26.21
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-27	Feet below surface:	26.31
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-26	Feet below surface:	26.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-25	Feet below surface:	26.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-24	Feet below surface:	26.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-23	Feet below surface:	26.64
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-22	Feet below surface:	26.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-21	Feet below surface:	26.76
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-20	Feet below surface:	26.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-19	Feet below surface:	26.83
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-18	Feet below surface:	26.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-17	Feet below surface:	26.99
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-03-16	Feet below surface:	27.07
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-15	Feet below surface:	26.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-14	Feet below surface:	26.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-13	Feet below surface:	26.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-12	Feet below surface:	26.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-11	Feet below surface:	26.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-10	Feet below surface:	26.83
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-09	Feet below surface:	26.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-08	Feet below surface:	26.88
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-07	Feet below surface:	26.86
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-06	Feet below surface:	26.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-05	Feet below surface:	26.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-04	Feet below surface:	26.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-03	Feet below surface:	27.03
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-02	Feet below surface:	27.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-01	Feet below surface:	27.24
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-29	Feet below surface:	27.29
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-28	Feet below surface:	27.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-27	Feet below surface:	27.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-26	Feet below surface:	27.98
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-25	Feet below surface:	28.13
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-02-24	Feet below surface:	28.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-23	Feet below surface:	28.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-22	Feet below surface:	28.59
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	28.78
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	28.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	28.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	28.55
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	27.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	27.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	27.55
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	27.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	27.57
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	27.59
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	27.64
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	27.65
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	27.69
Feet to sea level:	Not Reported	Note:	Not Reported

C13
NNW
1/8 - 1/4 Mile
Lower

FED USGS USGS40001190357

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 4cdd- 2	Type:	Well
Description:	Not Reported	HUC:	16020102
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Not Reported	Construction Date:	19670101
Well Depth:	115	Well Depth Units:	ft

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported
Ground water levels,Number of Measurements:	2	Level reading date:	1987-03-26
Feet below surface:	25.60	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1967-09-01	Feet below surface:	32.00
Feet to sea level:	Not Reported	Note:	Not Reported

14
East
1/8 - 1/4 Mile
Lower

FED USGS USGS40001190308

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 9aac- 3	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Unconfined single aquifer	Construction Date:	19870804
Well Depth:	38.5	Well Depth Units:	ft
Well Hole Depth:	40.5	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	23	Level reading date:	1988-05-03
Feet below surface:	22.49	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1988-04-12	Feet below surface:	22.14
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	22.95
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-24	Feet below surface:	29.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	29.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	29.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	29.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	29.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	29.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	29.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	29.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	29.93

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	29.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	29.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	29.98
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	30.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	30.02
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-08	Feet below surface:	29.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-01	Feet below surface:	28.63
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	28.33
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-10-14	Feet below surface:	27.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-01	Feet below surface:	25.31
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-07	Feet below surface:	25.32
Feet to sea level:	Not Reported	Note:	Not Reported

C15
NNW
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000116510

Database:	Water Rights Database	Water Right #:	35-11013
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	1890
Status:	Diligence Claim Re-numbered	Cubic ft/sec:	0
Uses:	Irrigation,	Owner:	Kathy Cartier
Well ID:	0	Supply Source:	Underground Water Well
Water Right Type:	WR		

C16
NNW
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000116442

Database:	Water Rights Database	Water Right #:	35-10977
Exchange #:	Not Reported	Type of Diversion:	Abandoned Well
Application Status:	Perfected; proof filed, right certified	Priority Date:	1890
Status:	Diligence Claim	Cubic ft/sec:	0
Uses:	Irrigation,	Owner:	Marjorie Preus-Jaques
Well ID:	29332		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Water Right Type: WR Supply Source: Underground Water Well

C17
NNW
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000117319

Database:	Water Rights Database	Water Right #:	35-11550
Exchange #:	Not Reported	Type of Diversion:	Abandoned Well
Application Status:	Perfected; proof filed, right certified	Priority Date:	1890
Status:	Diligence Claim	Cubic ft/sec:	0
Uses:	Irrigation,	Owner:	Bradley S. And Jillian A. Scott
Well ID:	0	Supply Source:	Underground Water Well
Water Right Type:	WR		

C18
NNW
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000116511

Database:	Water Rights Database	Water Right #:	35-11014
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	1890
Status:	Diligence Claim Re-numbered	Cubic ft/sec:	0
Uses:	Irrigation,	Owner:	Kathy Cartier
Well ID:	0	Supply Source:	Underground Water Well
Water Right Type:	WR		

19
SE
1/4 - 1/2 Mile
Lower

FED USGS USGS40001190286

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 9adc- 1	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Unconfined single aquifer	Construction Date:	19870722
Well Depth:	44	Well Depth Units:	ft
Well Hole Depth:	45	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	29	Level reading date:	1988-05-03
Feet below surface:	24.58	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1988-04-12	Feet below surface:	22.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-11	Feet below surface:	22.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-05	Feet below surface:	22.10
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-03-31	Feet below surface:	21.32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-29	Feet below surface:	21.22
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-24	Feet below surface:	22.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-16	Feet below surface:	22.04
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-24	Feet below surface:	33.30
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	33.94
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	33.94
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	33.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	33.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	33.63
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	33.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	33.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	33.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	32.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	32.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	33.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	33.24
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	33.27
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	33.26
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-07	Feet below surface:	33.14
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-01	Feet below surface:	32.84
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1987-11-24	Feet below surface:	32.30
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-10-14	Feet below surface:	31.69
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-01	Feet below surface:	28.59
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-07	Feet below surface:	28.64
Feet to sea level:	Not Reported	Note:	Not Reported

20
SSW
1/4 - 1/2 Mile
Higher

FED USGS USGS40001190279

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 9acc- 1	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Confined single aquifer	Construction Date:	19870820
Well Depth:	120	Well Depth Units:	ft
Well Hole Depth:	125	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	28	Level reading date:	1988-05-03
Feet below surface:	36.17	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1988-04-14	Feet below surface:	35.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-11	Feet below surface:	35.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-05	Feet below surface:	34.88
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	34.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-24	Feet below surface:	35.23
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-16	Feet below surface:	35.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-23	Feet below surface:	41.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	41.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	41.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	41.67
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-02-18	Feet below surface:	41.57
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	41.62
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	41.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	41.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	41.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	41.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	41.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	42.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	42.32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	42.41
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	42.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-06	Feet below surface:	42.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-07	Feet below surface:	43.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-30	Feet below surface:	42.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	42.27
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-10-14	Feet below surface:	41.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-31	Feet below surface:	38.95
Feet to sea level:	Not Reported	Note:	Not Reported

C21
NW
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000116441

Database:	Water Rights Database	Water Right #:	35-10977
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified	Priority Date:	1890
Status:	Diligence Claim	Cubic ft/sec:	0
Uses:	Irrigation,		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Well ID: 29333
Water Right Type: WR

Owner: 1990 Preus Living Trust
Supply Source: Underground Water Well

**C22
NW
1/4 - 1/2 Mile
Lower**

UT WELLS UTDNR2000117318

Database: Water Rights Database
Exchange #: Not Reported
Application Status: Perfected; proof filed, right certified
Status: Diligence Claim
Uses: Irrigation,
Well ID: 0
Water Right Type: WR

Water Right #: 35-11550
Type of Diversion: Underground
Priority Date: 1890
Cubic ft/sec: 0
Owner: Bradley S. And Jillian A. Scott
Supply Source: Underground Water Well

**C23
NNW
1/4 - 1/2 Mile
Lower**

UT WELLS UTDNR2000123473

Database: Water Rights Database
Exchange #: Not Reported
Application Status: Perfected; proof filed, right certified
Status: Underground Water Claim
Uses: Domestic,Irrigation,Stockwatering,
Well ID: 6074
Water Right Type: WR

Water Right #: 35-4284
Type of Diversion: Underground
Priority Date: 19170828
Cubic ft/sec: .1
Owner: Peter S. And Heather N. Cooke
Supply Source: Underground Water Well

**E24
NNE
1/4 - 1/2 Mile
Lower**

UT WELLS UTDNR2000117996

Database: Water Rights Database
Exchange #: Not Reported
Application Status: Perfected; proof filed, right certified
Status: Decree
Uses: Irrigation,Municipal,
Well ID: 0
Water Right Type: WR

Water Right #: 35-11982
Type of Diversion: Surface
Priority Date: 1875
Cubic ft/sec: 0
Owner: Park City Water Service District
Supply Source: Dorrrity Spring

**E25
NNE
1/4 - 1/2 Mile
Lower**

UT WELLS UTDNR2000125246

Database: Water Rights Database
Exchange #: Not Reported
Application Status: Perfected; proof filed, right certified
Status: Decree
Uses: Irrigation,Municipal,
Well ID: 0
Water Right Type: WR

Water Right #: 35-5701
Type of Diversion: Surface
Priority Date: 1875
Cubic ft/sec: 0
Owner: Park City Municipal Corporation
Supply Source: Dorrrity Spring

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

E26

NNE

**1/4 - 1/2 Mile
Lower**

UT WELLS

UTDNR2000127629

Database:	Water Rights Database	Water Right #:	35-8827
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree	Cubic ft/sec:	0
Uses:	Domestic,Irrigation,Stockwatering,	Owner:	Samuel I. Burstyn
Well ID:	0	Supply Source:	Dorrity Spring
Water Right Type:	WR		

E27

NNE

**1/4 - 1/2 Mile
Lower**

UT WELLS

UTDNR2000304378

Database:	Water Rights Database	Water Right #:	35-10525
Exchange #:	a21683	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19971112	Uses:	Irrigation,Municipal,
Cubic ft/sec:	2.11	Well ID:	0
Owner:	Park City Municipal Building Authority	Supply Source:	Silver Creek, Dorrity & Pace Springs
Water Right Type:	HT		

F28

East

**1/4 - 1/2 Mile
Lower**

UT WELLS

UTDNR2000317975

Database:	Water Rights Database	Water Right #:	35-9655
Exchange #:	E3127	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Uses:	Domestic,Irrigation,Stockwatering,
Status:	Appeal to Appropriate Permanently Lapsed	Well ID:	0
Priority Date:	19930510	Water Right Type:	EX
Cubic ft/sec:	0		
Owner:	Harley King		
Supply Source:	East Canyon Reservoir		

G29

ESE

**1/4 - 1/2 Mile
Lower**

UT WELLS

UTDNR2000290158

Database:	Water Rights Database	Water Right #:	35-10282
Exchange #:	t20241	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19960729
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Other,	Owner:	Cop Construction
Well ID:	0	Supply Source:	Silver Creek and Weber River
Water Right Type:	CH		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

G30
East
1/4 - 1/2 Mile
Lower

FED USGS USGS40001190298

Organization ID: USGS-UT
Monitor Location: (D- 2- 4)10bbc- 2
Description: Not Reported
Drainage Area: Not Reported
Contrib Drainage Area: Not Reported
Aquifer: Not Reported
Aquifer Type: Unconfined single aquifer
Well Depth: 33
Well Hole Depth: 34

Organization Name: USGS Utah Water Science Center
Type: Well
HUC: 16020101
Drainage Area Units: Not Reported
Contrib Drainage Area Units: Not Reported
Formation Type: Holocene Alluvium
Construction Date: 19870727
Well Depth Units: ft
Well Hole Depth Units: ft

Ground water levels,Number of Measurements: 27
Feet below surface: 13.72
Note: Not Reported

Level reading date: 1988-05-04
Feet to sea level: Not Reported

Level reading date: 1988-04-12
Feet to sea level: Not Reported

Feet below surface: 13.79
Note: Not Reported

Level reading date: 1988-04-11
Feet to sea level: Not Reported

Feet below surface: 13.81
Note: Not Reported

Level reading date: 1988-04-05
Feet to sea level: Not Reported

Feet below surface: 14.15
Note: Not Reported

Level reading date: 1988-03-31
Feet to sea level: Not Reported

Feet below surface: 14.25
Note: Not Reported

Level reading date: 1988-03-24
Feet to sea level: Not Reported

Feet below surface: 15.45
Note: Not Reported

Level reading date: 1988-03-16
Feet to sea level: Not Reported

Feet below surface: 16.59
Note: Not Reported

Level reading date: 1988-02-25
Feet to sea level: Not Reported

Feet below surface: 22.14
Note: Not Reported

Level reading date: 1988-02-20
Feet to sea level: Not Reported

Feet below surface: 22.31
Note: Not Reported

Level reading date: 1988-02-19
Feet to sea level: Not Reported

Feet below surface: 22.23
Note: Not Reported

Level reading date: 1988-02-18
Feet to sea level: Not Reported

Feet below surface: 22.20
Note: Not Reported

Level reading date: 1988-02-17
Feet to sea level: Not Reported

Feet below surface: 22.25
Note: Not Reported

Level reading date: 1988-02-16
Feet to sea level: Not Reported

Feet below surface: 22.25
Note: Not Reported

Level reading date: 1988-02-15
Feet to sea level: Not Reported

Feet below surface: 22.25
Note: Not Reported

Level reading date: 1988-02-14

Feet below surface: 22.25

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	22.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	22.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	22.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	22.24
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	22.22
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-06	Feet below surface:	22.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-07	Feet below surface:	21.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-01	Feet below surface:	19.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	19.29
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-10-14	Feet below surface:	19.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-01	Feet below surface:	16.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-07	Feet below surface:	15.96
Feet to sea level:	Not Reported	Note:	Not Reported

G31
East
1/4 - 1/2 Mile
Lower

FED USGS USGS40001190299

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4)10bbc- 3	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Unconfined single aquifer	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	95.5	Well Hole Depth Units:	ft
Ground water levels,Number of Measurements:	24	Level reading date:	1995-09-05
Feet below surface:	30.66	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1995-08-02	Feet below surface:	28.78
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1995-07-19	Feet below surface:	27.65
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-06-12	Feet below surface:	25.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-05-10	Feet below surface:	26.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-04-06	Feet below surface:	25.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-03-14	Feet below surface:	27.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-02-13	Feet below surface:	30.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-01-12	Feet below surface:	32.34
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-12-14	Feet below surface:	33.07
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-11-09	Feet below surface:	30.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-06	Feet below surface:	31.23
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-03	Feet below surface:	31.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-09-09	Feet below surface:	31.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-08-11	Feet below surface:	31.68
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-07-12	Feet below surface:	31.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-05	Feet below surface:	28.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-12	Feet below surface:	28.34
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-11	Feet below surface:	28.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-05	Feet below surface:	28.65
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	28.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-24	Feet below surface:	29.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-16	Feet below surface:	30.56
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-02-25	Feet below surface:	33.02
Feet to sea level:	Not Reported	Note:	Not Reported

32
North
1/4 - 1/2 Mile
Lower

FED USGS USGS40001190386

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 4dcb- 1	Type:	Well
Description:	Not Reported	HUC:	16020102
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Unconfined single aquifer	Construction Date:	19880124
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	61	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	68	Level reading date:	1988-06-06
Feet below surface:	11.98	Feet to sea level:	Not Reported
Note:	Not Reported		

Level reading date:	1988-05-09	Feet below surface:	9.13
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-05-08	Feet below surface:	9.10
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-05-07	Feet below surface:	9.16
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-05-06	Feet below surface:	8.78
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-05-05	Feet below surface:	8.74
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-05-04	Feet below surface:	8.78
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-05-03	Feet below surface:	8.63
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-05-02	Feet below surface:	8.22
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-05-01	Feet below surface:	8.30
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-04-30	Feet below surface:	8.32
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-04-29	Feet below surface:	8.40
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-04-28	Feet below surface:	8.18
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-04-27	Feet below surface:	7.86
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-04-26	Feet below surface:	7.77
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-25	Feet below surface:	7.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-24	Feet below surface:	7.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-23	Feet below surface:	7.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-22	Feet below surface:	7.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-21	Feet below surface:	7.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-20	Feet below surface:	7.13
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-19	Feet below surface:	7.21
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-18	Feet below surface:	7.37
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-17	Feet below surface:	7.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-16	Feet below surface:	7.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-15	Feet below surface:	7.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-14	Feet below surface:	7.39
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-13	Feet below surface:	7.37
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-12	Feet below surface:	7.39
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-11	Feet below surface:	7.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-10	Feet below surface:	7.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-09	Feet below surface:	7.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-08	Feet below surface:	7.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-07	Feet below surface:	7.41
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-06	Feet below surface:	7.44
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-04-05	Feet below surface:	7.51
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-04	Feet below surface:	7.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-03	Feet below surface:	7.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-02	Feet below surface:	7.51
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-01	Feet below surface:	7.59
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	7.77
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-30	Feet below surface:	7.57
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-29	Feet below surface:	7.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-25	Feet below surface:	7.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-16	Feet below surface:	7.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-01	Feet below surface:	7.82
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-29	Feet below surface:	7.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-28	Feet below surface:	8.04
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-27	Feet below surface:	8.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-26	Feet below surface:	8.39
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-25	Feet below surface:	8.62
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-24	Feet below surface:	8.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-23	Feet below surface:	9.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-22	Feet below surface:	9.77
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	10.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	11.51
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-02-19	Feet below surface:	12.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	10.74
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	8.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	7.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	7.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	7.77
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	7.74
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	7.81
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	7.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	7.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	8.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	8.33
Feet to sea level:	Not Reported	Note:	Not Reported

E33 North 1/4 - 1/2 Mile Lower

UT WELLS UTDNR2000250632

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19820415
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	.75
Uses:	Irrigation,Other,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon & Silver Creeks
Water Right Type:	CH		

E34 North 1/4 - 1/2 Mile Lower

UT WELLS UTDNR2000260714

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Well ID: 0
Water Right Type: CH

Owner: Park City Water Service District
Supply Source: wells, springs, tunnels

E35
North
1/4 - 1/2 Mile
Lower

UT WELLS **UTDNR2000306345**

Database: Water Rights Database
Exchange #: a28638
Application Status: Approved
Priority Date: 20040209
Cubic ft/sec: 0
Owner: Park City Municipal Building Authority
Water Right Type: HT

Water Right #: 35-1660
Type of Diversion: Surface
Status: Appeal to Appropriate Approved
Uses: Municipal,
Well ID: 0
Supply Source: wells, springs, tunnels

F36
East
1/4 - 1/2 Mile
Lower

FED USGS **USGS40001190331**

Organization ID: USGS-UT
Monitor Location: (D- 2- 4)10bbc- 1
Description: Not Reported
Drainage Area: Not Reported
Contrib Drainage Area: Not Reported
Aquifer: Not Reported
Aquifer Type: Unconfined single aquifer
Well Depth: 29
Well Hole Depth: 29

Organization Name: USGS Utah Water Science Center
Type: Well
HUC: 16020101
Drainage Area Units: Not Reported
Contrib Drainage Area Units: Not Reported
Formation Type: Holocene Alluvium
Construction Date: 19870721
Well Depth Units: ft
Well Hole Depth Units: ft

Ground water levels, Number of Measurements: 24
Feet below surface: 12.31
Note: Not Reported

Level reading date: 1988-05-04
Feet to sea level: Not Reported

Level reading date: 1988-04-12
Feet to sea level: Not Reported

Feet below surface: 12.96
Note: Not Reported

Level reading date: 1988-03-31
Feet to sea level: Not Reported

Feet below surface: 13.78
Note: Not Reported

Level reading date: 1988-02-24
Feet to sea level: Not Reported

Feet below surface: 16.40
Note: Not Reported

Level reading date: 1988-02-21
Feet to sea level: Not Reported

Feet below surface: 16.45
Note: Not Reported

Level reading date: 1988-02-20
Feet to sea level: Not Reported

Feet below surface: 16.45
Note: Not Reported

Level reading date: 1988-02-19
Feet to sea level: Not Reported

Feet below surface: 16.45
Note: Not Reported

Level reading date: 1988-02-18
Feet to sea level: Not Reported

Feet below surface: 16.45
Note: Not Reported

Level reading date: 1988-02-17

Feet below surface: 16.45

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	16.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	16.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	16.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	16.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	16.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	16.46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	16.46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	16.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	16.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-08	Feet below surface:	16.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-01	Feet below surface:	15.26
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	15.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-10-14	Feet below surface:	14.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-02	Feet below surface:	13.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-07	Feet below surface:	13.31
Feet to sea level:	Not Reported	Note:	Not Reported

H37
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDEQ2000000380

Database:	Division of Drinking Water Well Data	Well Name:	MIDDLE SCHOOL WELL
System Name:	PARK CITY WATER SYSTEM	Drilling Method:	DR
Type Code:	WL	Well Cap Above Ground:	0
Well Cap:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

H38
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000273108

Database:	Water Rights Database	Water Right #:	35-11544
Exchange #:	a28636	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20100401	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Davis And Weber Counties Canal Company	Supply Source:	Underground Water Wells
Water Right Type:	CH		

H39
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000273111

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	United Park City Mines Company	Water Right Type:	CH
Supply Source:	Same as heretofore plus three new wells		

H40
NE
1/4 - 1/2 Mile
Lower

FED USGS USGS40001190372

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 4dda- 1	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported		
Formation Type:	Thaynes Limestone, Formation or Group		
Aquifer Type:	Not Reported	Construction Date:	19890512
Well Depth:	327	Well Depth Units:	ft
Well Hole Depth:	327	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	2	Level reading date:	1995-05-12
Feet below surface:	-6.62	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1989-06-16	Feet below surface:	-5
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

H41
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000255689

Database:	Water Rights Database	Water Right #:	35-8820
Exchange #:	a17669	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19931105
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	2002	Supply Source:	Underground Water Well
Water Right Type:	CH		

H42
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000255688

Database:	Water Rights Database	Water Right #:	35-11982
Exchange #:	a17665	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19931105
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Water Service District
Well ID:	2002	Supply Source:	Underground Water Well
Water Right Type:	CH		

H43
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000259673

Database:	Water Rights Database	Water Right #:	35-10447
Exchange #:	a21295	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19970707
Status:	Appeal to Appropriate Withdrawn	Well ID:	2002
Uses:	Domestic,Irrigation,Municipal,Stockwatering,	Water Right Type:	CH
Cubic ft/sec:	1.725		
Owner:	Park City Water Service District		
Supply Source:	Underground Water Wells, Springs, Tunnel & Creek		

H44
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000259669

Database:	Water Rights Database	Water Right #:	35-10446
Exchange #:	a21293	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19970627
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	.5
Uses:	Irrigation,Municipal,	Owner:	Standley Pace
Well ID:	2002		
Water Right Type:	CH		
Supply Source:	Underground Water Wells, Tunnel and Seepage Water		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

H45
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000255687

Database:	Water Rights Database	Water Right #:	35-5361
Exchange #:	a17664	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19931105
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	2002	Supply Source:	Underground Water Well
Water Right Type:	CH		

H46
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000253986

Database:	Water Rights Database	Water Right #:	35-8826
Exchange #:	a16061	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19910311	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	2002
Owner:	Park City Municipal Corporation	Water Right Type:	CH
Supply Source:	Well (existing)		

H47
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000253985

Database:	Water Rights Database	Water Right #:	35-5706
Exchange #:	a16060	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19910311
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Municipal Building Authority Of Park City
Well ID:	2002	Supply Source:	Well (existing)
Water Right Type:	CH		

H48
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000255686

Database:	Water Rights Database	Water Right #:	35-8457
Exchange #:	a17663	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19931105
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Water Service District
Well ID:	2002	Supply Source:	Underground Water Well
Water Right Type:	CH		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

H49
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000255685

Database:	Water Rights Database	Water Right #:	35-11856
Exchange #:	a17662	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19931105
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	2002	Supply Source:	Underground Water Well
Water Right Type:	CH		

H50
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000260101

Database:	Water Rights Database	Water Right #:	35-10525
Exchange #:	a21683	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19971112	Uses:	Irrigation, Municipal,
Cubic ft/sec:	2.11	Well ID:	2002
Owner:	Park City Municipal Building Authority	Supply Source:	Wells, Springs, and Tunnels (existing)
Water Right Type:	CH		

H51
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000312251

Database:	Water Rights Database	Water Right #:	35-9323
Exchange #:	t28225	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Uses:	Municipal,
Status:	Appeal to Appropriate Permanently Lapsed	Well ID:	0
Priority Date:	20030902	Water Right Type:	HT
Cubic ft/sec:	0		
Owner:	Park City Municipal Corporation		
Supply Source:	East Canyon Reservoir		

H52
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000312077

Database:	Water Rights Database	Water Right #:	35-5706
Exchange #:	t26885	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Uses:	Municipal,
Status:	Appeal to Appropriate Permanently Lapsed	Well ID:	2002
Priority Date:	20000427	Supply Source:	Underground Water Well (Treasure Mtn)
Cubic ft/sec:	0		
Owner:	Municipal Building Authority Of Park City		
Water Right Type:	HT		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

H53
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000317369

Database:	Water Rights Database	Water Right #:	35-9324
Exchange #:	E2718	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19900109	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	2002
Owner:	Park City Municipal Corporation	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

H54
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000317367

Database:	Water Rights Database	Water Right #:	35-9323
Exchange #:	E2717	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19900109	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	2002
Owner:	Park City Municipal Corporation	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

H55
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000311992

Database:	Water Rights Database	Water Right #:	35-5706
Exchange #:	t25785	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Withdrawn	Priority Date:	20010710
Uses:	Municipal,	Cubic ft/sec:	0
Well ID:	2002	Owner:	Municipal Building Authority Of Park City
Water Right Type:	HT	Supply Source:	Underground Water Well (Treasure Mtn)

H56
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000290988

Database:	Water Rights Database	Water Right #:	35-9435
Exchange #:	t23468	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19990714	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Atkinson Ssd	Water Right Type:	CH
Supply Source:	Underground Water Wells (6 existing, 1 new)		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

H57
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000260716

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	United Park City Mines Company
Well ID:	2002	Supply Source:	wells, springs, tunnels
Water Right Type:	CH		

H58
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000311892

Database:	Water Rights Database	Water Right #:	35-5706
Exchange #:	t24419	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Uses:	Municipal,
Status:	Appeal to Appropriate Permanently Lapsed	Well ID:	2002
Priority Date:	20000427	Supply Source:	Underground Water Well (Treasure Mtn)
Cubic ft/sec:	0		
Owner:	Municipal Building Authority Of Park City		
Water Right Type:	HT		

H59
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000306347

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	2002
Owner:	Park City Municipal Corporation	Water Right Type:	HT
Supply Source:	wells, springs, tunnels		

H60
NE
1/2 - 1 Mile
Lower

FRDS PWS UT4900337

PWS ID:	UT4900337	PWS name:	PARK CITY
Address:	PO BOX 1480	Care of:	Not Reported
City:	PARK CITY	State:	UT
Zip:	84060	Owner:	PARK CITY
Source code:	Ground water	Population:	6500
PWS ID:	UT4900337	PWS type:	Not Reported
PWS name:	Not Reported	PWS address:	Not Reported
PWS city:	Not Reported	PWS state:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

PWS zip:	Not Reported	County:	SUMMIT
Source:	Ground water	Treatment Objective:	DISINFECTION
Process:	GASEOUS CHLORINATION, POST		
Population:	6500		
County:	SUMMIT	Source:	Ground water
Treatment Objective:	IRON REMOVAL	Process:	GASEOUS CHLORINATION, PRE
Population:	6500		
PWS ID:	UT4900337	Activity status:	Active
Date system activated:	7707	Date system deactivated:	Not Reported
Retail population:	00005500	System name:	PARK CITY
System address:	Not Reported	System address:	P.O. BOX 1480
System city:	PARK CITY,	System state:	UT
System zip:	84060		
Population served:	5,001 - 10,000 Persons	Treatment:	Mixed (treated and untreated)
Latitude:	403904	Longitude:	1113125
Latitude:	404015	Longitude:	1112930
Latitude:	403904	Longitude:	1113125
Latitude:	404006	Longitude:	1113034
Latitude:	403904	Longitude:	1113124
Latitude:	403733	Longitude:	1113011
State:	UT	Latitude degrees:	40
Latitude minutes:	37	Latitude seconds:	33.0000
Longitude degrees:	111	Longitude minutes:	30
Longitude seconds:	11.0000		
State:	UT	Latitude degrees:	40
Latitude minutes:	39	Latitude seconds:	4.0000
Longitude degrees:	111	Longitude minutes:	31
Longitude seconds:	24.0000		
State:	UT	Latitude degrees:	40
Latitude minutes:	39	Latitude seconds:	4.0000
Longitude degrees:	111	Longitude minutes:	31
Longitude seconds:	25.0000		
State:	UT	Latitude degrees:	40
Latitude minutes:	40	Latitude seconds:	6.0000
Longitude degrees:	111	Longitude minutes:	30
Longitude seconds:	34.0000		
State:	UT	Latitude degrees:	40
Latitude minutes:	40	Latitude seconds:	15.0000
Longitude degrees:	111	Longitude minutes:	29
Longitude seconds:	30.0000		
PWS currently has or had major violation(s) or enforcement: Yes			
Violation ID:	9440022	Violation source ID:	Not Reported
PWS telephone:	Not Reported	Contaminant:	1,2,4-TRICHLOROBENZENE
Violation type:	Monitoring, Regular	Violation start date:	010193
Violation end date:	123193	Violation period (months):	012
Violation awareness date:	081594	Major violator:	Yes

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Maximum contaminant level:	Not Reported	Number of required samples:	Not Reported
Number of samples taken:	000	Analysis method:	Not Reported
Analysis result:	Not Reported		

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID:	9440021	Violation source ID:	Not Reported
PWS telephone:	Not Reported		
Contaminant:	METHYLENE CHLORIDE (DICHLOROMETHANE)		
Violation type:	Monitoring, Regular	Violation start date:	010193
Violation end date:	123193	Violation period (months):	012
Violation awareness date:	081594	Major violator:	Yes
Maximum contaminant level:	Not Reported	Number of required samples:	Not Reported
Number of samples taken:	000	Analysis method:	Not Reported
Analysis result:	Not Reported		

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID:	9440020	Violation source ID:	Not Reported
PWS telephone:	Not Reported	Contaminant:	XYLENES, TOTAL
Violation type:	Monitoring, Regular	Violation start date:	010193
Violation end date:	123193	Violation period (months):	012
Violation awareness date:	081594	Major violator:	Yes
Maximum contaminant level:	Not Reported	Number of required samples:	Not Reported
Number of samples taken:	000	Analysis method:	Not Reported
Analysis result:	Not Reported		

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID:	9440019	Violation source ID:	Not Reported
PWS telephone:	Not Reported	Contaminant:	TRANS-1,2-DICHLOROETHYLENE
Violation type:	Monitoring, Regular	Violation start date:	010193
Violation end date:	123193	Violation period (months):	012
Violation awareness date:	081594	Major violator:	Yes
Maximum contaminant level:	Not Reported	Number of required samples:	Not Reported
Number of samples taken:	000	Analysis method:	Not Reported
Analysis result:	Not Reported		

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID:	9440018	Violation source ID:	Not Reported
PWS telephone:	Not Reported	Contaminant:	TOLUENE
Violation type:	Monitoring, Regular	Violation start date:	010193
Violation end date:	123193	Violation period (months):	012
Violation awareness date:	081594	Major violator:	Yes
Maximum contaminant level:	Not Reported	Number of required samples:	Not Reported
Number of samples taken:	000	Analysis method:	Not Reported
Analysis result:	Not Reported		

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID:	9440017	Violation source ID:	Not Reported
PWS telephone:	Not Reported	Contaminant:	TETRACHLOROETHYLENE
Violation type:	Monitoring, Regular	Violation start date:	010193
Violation end date:	123193	Violation period (months):	012
Violation awareness date:	081594	Major violator:	Yes
Maximum contaminant level:	Not Reported	Number of required samples:	Not Reported
Number of samples taken:	000	Analysis method:	Not Reported
Analysis result:	Not Reported		

PWS currently has or had major violation(s) or enforcement:Yes

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Violation ID: 9440016
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: STYRENE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement: Yes

Violation ID: 9440015
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: O-DICHLOROBENZENE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement: Yes

Violation ID: 9440014
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: MONOCHLOROBENZENE (CHLOROBENZENE)
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement: Yes

Violation ID: 9440013
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: ETHYLBENZENE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement: Yes

Violation ID: 9440012
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: 1,2-DICHLOROPROPANE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement: Yes

Violation ID: 9440011
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000

Violation source ID: Not Reported
Contaminant: CIS-1,2-DICHLOROETHYLENE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Analysis result: Not Reported

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID: 9440010
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: 1,1,1-TRICHLOROETHANE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID: 9440009
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: P-DICHLOROBENZENE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID: 9440008
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: 1,1-DICHLOROETHYLENE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID: 9440007
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: TRICHLOROETHYLENE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID: 9440006
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: 1,2-DICHLOROETHANE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID: 9440005
PWS telephone: Not Reported
Violation type: Monitoring, Regular

Violation source ID: Not Reported
Contaminant: CARBON TETRACHLORIDE
Violation start date: 010193

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID: 9440004
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: BENZENE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID: 9440003
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: VINYL CHLORIDE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID: 9440002
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: GROSS BETA PARTICLE ACTIVITY
Violation start date: 010190
Violation period (months): 048
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID: 9440001
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: GROSS ALPHA, EXCL. RADON & U
Violation start date: 010190
Violation period (months): 048
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

I61
WNW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000124707**

Database: Water Rights Database
Exchange #: Not Reported
Application Status: Perfected; proof filed, right certified
Status: Decree
Uses: Irrigation,Municipal,
Well ID: 0

Water Right #: 35-5361
Type of Diversion: Surface
Priority Date: 18750101
Cubic ft/sec: .97
Owner: Park City Municipal Corporation

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Water Right Type: WR Supply Source: East Canyon Creek

**I62
WNW
1/2 - 1 Mile
Lower**

UT WELLS UTDNR2000125313

Database:	Water Rights Database	Water Right #:	35-5749
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree	Cubic ft/sec:	.65
Uses:	Irrigation,	Owner:	Summit Water Distribution Company
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

**I63
WNW
1/2 - 1 Mile
Lower**

UT WELLS UTDNR2000116341

Database:	Water Rights Database	Water Right #:	35-10876
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	0
Uses:	Irrigation,	Owner:	Kristin L. Larsen
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

**I64
WNW
1/2 - 1 Mile
Lower**

UT WELLS UTDNR2000116108

Database:	Water Rights Database	Water Right #:	35-10629
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree	Cubic ft/sec:	.65
Uses:	Irrigation,Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

**I65
WNW
1/2 - 1 Mile
Lower**

UT WELLS UTDNR2000116111

Database:	Water Rights Database	Water Right #:	35-10630
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	.335
Uses:	Irrigation,Municipal,Stockwatering,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

I66
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000304924

Database:	Water Rights Database	Water Right #:	35-10876
Exchange #:	a24495	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	20000515	Uses:	Irrigation,
Cubic ft/sec:	0	Well ID:	0
Owner:	Kristin L. Larsen	Water Right Type:	HT
Supply Source:	East Canyon Creek		

I67
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000308635

Database:	Water Rights Database	Water Right #:	35-12484
Exchange #:	a35854	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Withdrawn	Priority Date:	20090923
Uses:	Irrigation,Other,	Cubic ft/sec:	0
Well ID:	0	Owner:	Saddle Condominium Owners Association
Water Right Type:	HT	Supply Source:	East Canyon Creek

I68
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000302486

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	19820415
Uses:	Irrigation,Other,	Cubic ft/sec:	.75
Well ID:	0	Owner:	Park City Municipal Corporation
Water Right Type:	HT	Supply Source:	East Canyon & Silver Creeks

I69
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000126970

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfect; proof filed, right certified		
Status:	Decree	Priority Date:	18750101
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	.335
Well ID:	0	Owner:	Summit Water Distribution Company
Water Right Type:	WR	Supply Source:	East Canyon Creek

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

I70
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000126976

Database:	Water Rights Database	Water Right #:	35-8452
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	18750101
Uses:	Irrigation,	Cubic ft/sec:	1.18
Well ID:	0	Owner:	B. Richard & Leslie Springer
Water Right Type:	WR	Supply Source:	East Canyon Creek

J71
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000010555

Database:	Water Rights Database	Water Right #:	9435009M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	7122
Owner:	Richardson Design Partnership	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

J72
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000010556

Database:	Water Rights Database	Water Right #:	9435009M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	7118
Owner:	Richardson Design Partnership	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

J73
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000010554

Database:	Water Rights Database	Water Right #:	9435009M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	7120
Owner:	Richardson Design Partnership	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

J74
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000010553

Database: Water Rights Database
Exchange #: Not Reported
Application Status: Approved
Priority Date: Not Reported
Cubic ft/sec: 0
Owner: Richardson Design Partnership
Supply Source: Non-Production Well: Unknown

Water Right #: 9435009M00
Type of Diversion: Underground
Status: Appeal to Appropriate Approved
Uses: Not Reported
Well ID: 7117
Water Right Type: NP

J75
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000010552

Database: Water Rights Database
Exchange #: Not Reported
Application Status: Approved
Priority Date: Not Reported
Cubic ft/sec: 0
Owner: Richardson Design Partnership
Supply Source: Non-Production Well: Unknown

Water Right #: 9435009M00
Type of Diversion: Underground
Status: Appeal to Appropriate Approved
Uses: Not Reported
Well ID: 7121
Water Right Type: NP

J76
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000010551

Database: Water Rights Database
Exchange #: Not Reported
Application Status: Approved
Priority Date: Not Reported
Cubic ft/sec: 0
Owner: Richardson Design Partnership
Supply Source: Non-Production Well: Unknown

Water Right #: 9435009M00
Type of Diversion: Underground
Status: Appeal to Appropriate Approved
Uses: Not Reported
Well ID: 7119
Water Right Type: NP

K77
ENE
1/2 - 1 Mile
Lower

FED USGS USGS40001190351

Organization ID: USGS-UT
Monitor Location: (D- 2- 4)10bba- 2
Description: Not Reported
Drainage Area: Not Reported
Contrib Drainage Area: Not Reported
Aquifer: Not Reported
Aquifer Type: Unconfined single aquifer
Well Depth: Not Reported
Well Hole Depth: 138

Organization Name: USGS Utah Water Science Center
Type: Well
HUC: 16020101
Drainage Area Units: Not Reported
Contrib Drainage Area Units: Not Reported
Formation Type: Holocene Alluvium
Construction Date: Not Reported
Well Depth Units: Not Reported
Well Hole Depth Units: ft

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Ground water levels, Number of Measurements:	29	Level reading date:	1995-09-05
Feet below surface:	16.41	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1995-08-03	Feet below surface:	14.34
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-07-07	Feet below surface:	13.16
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-06-12	Feet below surface:	12.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-05-10	Feet below surface:	13.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-04-06	Feet below surface:	12.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-03-14	Feet below surface:	13.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-12-14	Feet below surface:	20.69
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-11-09	Feet below surface:	15.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-06	Feet below surface:	15.95
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-03	Feet below surface:	16.76
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-09-09	Feet below surface:	19.64
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-08-11	Feet below surface:	19.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-07-12	Feet below surface:	17.74
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-05	Feet below surface:	13.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-12	Feet below surface:	14.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-11	Feet below surface:	14.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-05	Feet below surface:	14.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	14.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-29	Feet below surface:	14.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-24	Feet below surface:	14.68

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-16	Feet below surface:	14.99
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-25	Feet below surface:	15.54
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	15.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	15.75
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	15.73
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	15.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	15.63
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	15.63
Feet to sea level:	Not Reported	Note:	Not Reported

K78
ENE
1/2 - 1 Mile
Lower

FED USGS USGS40001190350

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4)10bba- 1	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Unconfined single aquifer	Construction Date:	19870721
Well Depth:	25.5	Well Depth Units:	ft
Well Hole Depth:	25.5	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	29	Level reading date:	1988-05-03
Feet below surface:	10.82	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1988-04-12	Feet below surface:	10.88
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-11	Feet below surface:	10.88
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-05	Feet below surface:	10.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	10.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-29	Feet below surface:	10.94
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-03-24	Feet below surface:	11.01
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-16	Feet below surface:	11.07
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-25	Feet below surface:	11.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	11.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	11.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	11.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	11.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	11.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	11.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	11.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	11.17
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	11.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	11.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	11.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	11.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	11.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	11.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-07	Feet below surface:	11.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-01	Feet below surface:	10.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	10.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-10-14	Feet below surface:	10.89
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1987-09-02	Feet below surface:	10.77
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-07	Feet below surface:	10.69
Feet to sea level:	Not Reported	Note:	Not Reported

J79
WSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000010579**

Database:	Water Rights Database	Water Right #:	9435013M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	8057
Owner:	P C Development C/O Eckhoff Watson & Preator Engineer		
Water Right Type:	NP	Supply Source:	Non-Production Well: Unknown

J80
WSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000010578**

Database:	Water Rights Database	Water Right #:	9435013M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	8059
Owner:	P C Development C/O Eckhoff Watson & Preator Engineer		
Water Right Type:	NP	Supply Source:	Non-Production Well: Unknown

J81
WSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000010577**

Database:	Water Rights Database	Water Right #:	9435013M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	8056
Owner:	P C Development C/O Eckhoff Watson & Preator Engineer		
Water Right Type:	NP	Supply Source:	Non-Production Well: Unknown

J82
WSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000010576**

Database:	Water Rights Database	Water Right #:	9435013M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	8058

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Owner: P C Development C/O Eckhoff Watson & Preator Engineer
Water Right Type: NP Supply Source: Non-Production Well: Unknown

L83
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000005394**

Database:	Water Rights Database	Water Right #:	0935014M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	433132
Owner:	Park City Corporation C/O Palace Geothermal		
Water Right Type:	NP		
Supply Source:	Non-Production Well: Closed Loop Heat Exchange		

M84
WNW
1/2 - 1 Mile
Lower

UT WELLS **UTDEQ2000000381**

Database:	Division of Drinking Water Well Data		
System Name:	PARK CITY WATER SYSTEM	Well Name:	PARK MEADOWS WELL
Type Code:	WL	Drilling Method:	DR
Well Cap:	Not Reported	Well Cap Above Ground:	0

N85
North
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000260099**

Database:	Water Rights Database	Water Right #:	35-10525
Exchange #:	a21683	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19971112	Uses:	Irrigation,Municipal,
Cubic ft/sec:	2.11	Well ID:	0
Owner:	Park City Municipal Building Authority		
Water Right Type:	CH	Supply Source:	Wells, Springs, and Tunnels (existing)

N86
North
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000250628**

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	19820415
Uses:	Irrigation,Other,	Cubic ft/sec:	.75
Well ID:	0	Owner:	Park City Municipal Corporation
Water Right Type:	CH	Supply Source:	East Canyon & Silver Creeks

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

N87
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000306341

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Building Authority	Supply Source:	wells, springs, tunnels
Water Right Type:	HT		

N88
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260710

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	United Park City Mines Company
Well ID:	0	Supply Source:	wells, springs, tunnels
Water Right Type:	CH		

L89
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000004819

Database:	Water Rights Database	Water Right #:	0835026M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	432240
Owner:	Park City Corp. C/O Sound Geothermal Corp.		
Water Right Type:	NP		
Supply Source:	Non-Production Well: Closed Loop Heat Exchange		

M90
WNW
1/2 - 1 Mile
Lower

FED USGS USGS40001190356

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 8aaa- 1	Type:	Well
Description:	Not Reported	HUC:	16020102
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported		
Formation Type:	Thaynes Limestone, Formation or Group	Construction Date:	19790622
Aquifer Type:	Not Reported	Well Depth Units:	ft
Well Depth:	300		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Well Hole Depth:	320	Well Hole Depth Units:	ft
Ground water levels, Number of Measurements:	49	Level reading date:	2004-03-30
Feet below surface:	46.35	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	2002-03-27	Feet below surface:	36.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-03-27	Feet below surface:	35.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-03-08	Feet below surface:	47.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-03-18	Feet below surface:	31.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-03-20	Feet below surface:	32.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-03-27	Feet below surface:	28.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-03-20	Feet below surface:	30.88
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-05-10	Feet below surface:	28.23
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-03-28	Feet below surface:	31.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-04-01	Feet below surface:	30.68
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1993-03-31	Feet below surface:	29.33
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-09-08	Feet below surface:	37.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-03-31	Feet below surface:	30.81
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-09-16	Feet below surface:	29.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-03-27	Feet below surface:	31.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-09-27	Feet below surface:	29.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-03-26	Feet below surface:	31.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-09-15	Feet below surface:	38.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-04-06	Feet below surface:	30.87

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	31.32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-01	Feet below surface:	31.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-23	Feet below surface:	33.23
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	34.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	35.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	37.34
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	45.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	43.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	31.32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	31.34
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	31.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	31.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	31.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	31.46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	31.63
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	32.23
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-29	Feet below surface:	35.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-03-23	Feet below surface:	32.86
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-06-20	Feet below surface:	28.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-05-25	Feet below surface:	30.62
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1984-04-26	Feet below surface:	30.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-03-28	Feet below surface:	31.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-02-27	Feet below surface:	31.88
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-01-20	Feet below surface:	31.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-12-21	Feet below surface:	31.03
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-11-02	Feet below surface:	29.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-09-30	Feet below surface:	29.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-07-26	Feet below surface:	29.23
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-06-22	Feet below surface:	30.00
Feet to sea level:	Not Reported	Note:	Not Reported

O91
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000273049

Database:	Water Rights Database	Water Right #:	35-2708
Exchange #:	a28615	Type of Diversion:	Rediversion
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040129	Uses:	Municipal,
Cubic ft/sec:	12	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	CH
Supply Source:	Spiro Tunnel		

P92
ENE
1/2 - 1 Mile
Lower

FED USGS USGS40001190369

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 3ccd- 1	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Confined single aquifer	Construction Date:	19870831
Well Depth:	20	Well Depth Units:	ft
Well Hole Depth:	21.5	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	24	Level reading date:	1988-05-03
Feet below surface:	1.50	Feet to sea level:	Not Reported
Note:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-04-14	Feet below surface:	1.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-12	Feet below surface:	1.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-05	Feet below surface:	1.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-26	Feet below surface:	2.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	2.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	2.55
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	2.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	2.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	2.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	2.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	2.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	2.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	2.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	2.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	2.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	2.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	2.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-06	Feet below surface:	2.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-12	Feet below surface:	2.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-02	Feet below surface:	2.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	2.44
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1987-10-14	Feet below surface:	2.18
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1987-09-03	Feet below surface:	2.12
Feet to sea level:	Not Reported	Note:	Not Reported

L93
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000004818**

Database:	Water Rights Database	Water Right #:	0835026M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	432239
Owner:	Park City Corp. C/O Sound Geothermal Corp.		
Water Right Type:	NP		
Supply Source:	Non-Production Well: Closed Loop Heat Exchange		

Q94
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000125310**

Database:	Water Rights Database	Water Right #:	35-5749
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree	Cubic ft/sec:	.65
Uses:	Irrigation,	Owner:	Summit Water Distribution Company
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

Q95
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000116338**

Database:	Water Rights Database	Water Right #:	35-10876
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	0
Uses:	Irrigation,	Owner:	Kristin L. Larsen
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

Q96
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000116105**

Database:	Water Rights Database	Water Right #:	35-10629
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Uses:	Irrigation,Municipal,	Cubic ft/sec:	.65
Well ID:	0	Owner:	Park City Municipal Corporation
Water Right Type:	WR	Supply Source:	East Canyon Creek

Q97
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000308632**

Database:	Water Rights Database	Water Right #:	35-12484
Exchange #:	a35854	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	20090923
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Irrigation,Other,	Owner:	Saddle Condominium Owners Association
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	HT		

Q98
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000304921**

Database:	Water Rights Database	Water Right #:	35-10876
Exchange #:	a24495	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Uses:	Irrigation,
Status:	Appeal to Appropriate Permanently Lapsed	Well ID:	0
Priority Date:	20000515	Water Right Type:	HT
Cubic ft/sec:	0		
Owner:	Kristin L. Larsen		
Supply Source:	East Canyon Creek		

Q99
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000126973**

Database:	Water Rights Database	Water Right #:	35-8452
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	1.18
Uses:	Irrigation,	Owner:	Robert M. Anderson
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

Q100
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000125309**

Database:	Water Rights Database	Water Right #:	35-5748
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree	Cubic ft/sec:	.215
Uses:	Irrigation,		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Well ID:	0	Owner:	Summit Water Distribution Company
Water Right Type:	WR	Supply Source:	Spring Creek

Q101
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000125311**

Database:	Water Rights Database	Water Right #:	35-5749
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree	Cubic ft/sec:	.65
Uses:	Irrigation,	Owner:	Summit Water Distribution Company
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

Q102
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000116339**

Database:	Water Rights Database	Water Right #:	35-10876
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	0
Uses:	Irrigation,	Owner:	Kristin L. Larsen
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

Q103
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000116104**

Database:	Water Rights Database	Water Right #:	35-10628
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree	Cubic ft/sec:	.215
Uses:	Irrigation,Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	Spring Creek
Water Right Type:	WR		

Q104
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000116106**

Database:	Water Rights Database	Water Right #:	35-10629
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree	Cubic ft/sec:	.65
Uses:	Irrigation,Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

Q105
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000304922

Database:	Water Rights Database	Water Right #:	35-10876
Exchange #:	a24495	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	20000515	Uses:	Irrigation,
Cubic ft/sec:	0	Well ID:	0
Owner:	Kristin L. Larsen	Water Right Type:	HT
Supply Source:	East Canyon Creek		

Q106
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000308633

Database:	Water Rights Database	Water Right #:	35-12484
Exchange #:	a35854	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Withdrawn	Priority Date:	20090923
Uses:	Irrigation,Other,	Cubic ft/sec:	0
Well ID:	0	Owner:	Saddle Condominium Owners Association
Water Right Type:	HT	Supply Source:	East Canyon Creek

Q107
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000126974

Database:	Water Rights Database	Water Right #:	35-8452
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	18750101
Uses:	Irrigation,	Cubic ft/sec:	1.18
Well ID:	0	Owner:	Barney R. & Evelyn L. Saunders
Water Right Type:	WR	Supply Source:	East Canyon Creek

Q108
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000126967

Database:	Water Rights Database	Water Right #:	35-8449
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	18750101
Uses:	Irrigation,	Cubic ft/sec:	.21
Well ID:	0	Owner:	Scott F. & Gloria E. Abrams
Water Right Type:	WR	Supply Source:	Spring Creek

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

Q109
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000126972

Database:	Water Rights Database	Water Right #:	35-8451
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	.02
Uses:	Irrigation,	Owner:	Peter Riisgard
Well ID:	0	Supply Source:	Spring Creek
Water Right Type:	WR		

M110
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000273048

Database:	Water Rights Database	Water Right #:	35-2708
Exchange #:	a28615	Type of Diversion:	Rediversion
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040129	Uses:	Municipal,
Cubic ft/sec:	12	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	CH
Supply Source:	Spiro Tunnel		

O111
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000260703

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Corporation
Well ID:	0	Supply Source:	wells, springs, tunnels
Water Right Type:	CH		

O112
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000118490

Database:	Water Rights Database	Water Right #:	35-12484
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree Certificated	Cubic ft/sec:	0
Uses:	Other,	Owner:	Saddle Condominium Owners Association
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M113
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000312250

Database:	Water Rights Database	Water Right #:	35-9323
Exchange #:	t28225	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	20030902	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Corporation	Water Right Type:	HT
Supply Source:	East Canyon Reservoir		

M114
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000317366

Database:	Water Rights Database	Water Right #:	35-9323
Exchange #:	E2717	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19900109	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	25599
Owner:	Park City Municipal Corporation	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

O115
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000292692

Database:	Water Rights Database	Water Right #:	35-10497
Exchange #:	t28018	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	20030630	Uses:	Municipal,
Cubic ft/sec:	7.2	Well ID:	0
Owner:	Park City Municipal Corporation	Water Right Type:	CH
Supply Source:	Spiro Tunnel		

M116
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260704

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	19980223
Uses:	Municipal,	Cubic ft/sec:	0
Well ID:	0	Owner:	Park City Water Service District
Water Right Type:	CH	Supply Source:	wells, springs, tunnels

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M117
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000302485

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19820415
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	.75
Uses:	Irrigation,Other,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon & Silver Creeks
Water Right Type:	HT		

M118
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000124706

Database:	Water Rights Database	Water Right #:	35-5361
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	.97
Uses:	Irrigation,Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

M119
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000125312

Database:	Water Rights Database	Water Right #:	35-5749
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree	Cubic ft/sec:	.65
Uses:	Irrigation,	Owner:	Summit Water Distribution Company
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

M120
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000116340

Database:	Water Rights Database	Water Right #:	35-10876
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	0
Uses:	Irrigation,	Owner:	Kristin L. Larsen
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M121
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000116107

Database:	Water Rights Database	Water Right #:	35-10629
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree	Cubic ft/sec:	.65
Uses:	Irrigation,Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

M122
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000116110

Database:	Water Rights Database	Water Right #:	35-10630
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	.335
Uses:	Irrigation,Municipal,Stockwatering,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

M123
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000126969

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	.335
Uses:	Domestic,Irrigation,Stockwatering,	Owner:	Summit Water Distribution Company
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

M124
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000306328

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a28637	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Franklin D. Richards, Jr, Family Trust	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	HT		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M125
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000308634

Database:	Water Rights Database	Water Right #:	35-12484
Exchange #:	a35854	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	20090923
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Irrigation,Other,	Owner:	Saddle Condominium Owners Association
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	HT		

M126
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000304923

Database:	Water Rights Database	Water Right #:	35-10876
Exchange #:	a24495	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Uses:	Irrigation,
Status:	Appeal to Appropriate Permanently Lapsed	Well ID:	0
Priority Date:	20000515	Water Right Type:	HT
Cubic ft/sec:	0		
Owner:	Kristin L. Larsen		
Supply Source:	East Canyon Creek		

M127
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000126975

Database:	Water Rights Database	Water Right #:	35-8452
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	1.18
Uses:	Irrigation,	Owner:	John D. Chasel
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

M128
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260684

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a21847	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980123
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Water Service District
Well ID:	0	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	CH		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M129
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260683

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a21847	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980123
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	2455	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	CH		

M130
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260094

Database:	Water Rights Database	Water Right #:	35-10525
Exchange #:	a21683	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19971112	Uses:	Irrigation,Municipal,
Cubic ft/sec:	2.11	Well ID:	2455
Owner:	Park City Municipal Building Authority	Supply Source:	Wells, Springs, and Tunnels (existing)
Water Right Type:	CH		

M131
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000300474

Database:	Water Rights Database	Water Right #:	35-5361
Exchange #:	t88-35-6	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19880810
Status:	Appeal to Appropriate Expired	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corp. & Equity Properties Corp
Well ID:	2455	Supply Source:	Park Meadows Well
Water Right Type:	CH		

M132
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260702

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	United Park City Mines Company
Well ID:	2455	Supply Source:	wells, springs, tunnels
Water Right Type:	CH		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M133
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000252957

Database:	Water Rights Database	Water Right #:	35-5361
Exchange #:	a14759	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19880819
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Aspen Springs Ranch Corp
Well ID:	2455	Supply Source:	Park Meadows Well (existing 10'well)
Water Right Type:	CH		

M134
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000252688

Database:	Water Rights Database	Water Right #:	35-5508
Exchange #:	a14453	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19870918
Status:	Appeal to Appropriate Rejected	Cubic ft/sec:	0
Uses:	Domestic,Municipal,	Owner:	Edward M. Garrett
Well ID:	2455	Supply Source:	Park City Municipal Sources
Water Right Type:	CH		

M135
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000259671

Database:	Water Rights Database	Water Right #:	35-10447
Exchange #:	a21295	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19970707
Status:	Appeal to Appropriate Withdrawn	Well ID:	2455
Uses:	Domestic,Irrigation,Municipal,Stockwatering,	Water Right Type:	CH
Cubic ft/sec:	1.725		
Owner:	Park City Water Service District		
Supply Source:	Underground Water Wells, Springs, Tunnel & Creek		

M136
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000259667

Database:	Water Rights Database	Water Right #:	35-10446
Exchange #:	a21293	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19970627
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	.5
Uses:	Irrigation,Municipal,	Owner:	Standley Pace
Well ID:	2455		
Water Right Type:	CH		
Supply Source:	Underground Water Wells, Tunnel and Seepage Water		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M137
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000315288

Database:	Water Rights Database	Water Right #:	35-6960
Exchange #:	E1577	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19790808	Uses:	Domestic,Irrigation,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Corporation	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

M138
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000306335

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	2455
Owner:	Park City Municipal Building Authority		
Water Right Type:	HT	Supply Source:	wells, springs, tunnels

M139
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000317368

Database:	Water Rights Database	Water Right #:	35-9324
Exchange #:	E2718	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19900109	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	2455
Owner:	Park City Municipal Corporation	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

M140
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000316684

Database:	Water Rights Database	Water Right #:	35-9077
Exchange #:	E2407	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19851104	Uses:	Domestic,
Cubic ft/sec:	0	Well ID:	2455
Owner:	Park City Municipal Corporation	Water Right Type:	EX
Supply Source:	East Canyon Creek		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M141
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000300727

Database:	Water Rights Database	Water Right #:	35-5361
Exchange #:	t89-35-08	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Expired	Priority Date:	19890915
Uses:	Municipal,	Cubic ft/sec:	0
Well ID:	2455		
Owner:	Park City Municipal Corp. & Equity Properties Corp		
Water Right Type:	CH	Supply Source:	Park Meadows Well

M142
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000300475

Database:	Water Rights Database	Water Right #:	35-1709
Exchange #:	t88-35-7	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Expired	Priority Date:	19880810
Uses:	Municipal,	Cubic ft/sec:	0
Well ID:	2455		
Owner:	Park City Municipal Corp. And Equity Properties Co		
Water Right Type:	CH	Supply Source:	Park Meadows Well

M143
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000306327

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a28637	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	2455
Owner:	Park City Municipal Building Authority		
Water Right Type:	HT	Supply Source:	Wells, tunnels, springs and surface sources

M144
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000300731

Database:	Water Rights Database	Water Right #:	35-1709
Exchange #:	t89-35-7	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Rejected	Priority Date:	19890915
Uses:	Municipal,	Cubic ft/sec:	0
Well ID:	2455		
Owner:	Park City Municipal Corp. & Equity Properties Corp		
Water Right Type:	CH	Supply Source:	Park Meadows Well

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M145
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000124849

Database:	Water Rights Database	Water Right #:	35-5463
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified	Priority Date:	18730101
Status:	Decree Certificated	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	2455	Supply Source:	Park Meadows Well
Water Right Type:	WR		

M146
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000252212

Database:	Water Rights Database	Water Right #:	35-5353
Exchange #:	a13913	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19860604
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	2455	Supply Source:	Underground Water Well--Park Meadows
Water Right Type:	CH		

M147
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000252368

Database:	Water Rights Database	Water Right #:	35-4244
Exchange #:	a13981	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19860731
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	2455	Supply Source:	Underground Water Well-Park Meadows
Water Right Type:	CH		

M148
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDEQ2000000379

Database:	Division of Drinking Water Well Data	Well Name:	DIVIDE WELL
System Name:	PARK CITY WATER SYSTEM	Drilling Method:	DR
Type Code:	WL	Well Cap Above Ground:	0
Well Cap:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M149
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000273107

Database:	Water Rights Database	Water Right #:	35-11544
Exchange #:	a28636	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20100401	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	2455
Owner:	Park City Municipal Corporation	Water Right Type:	CH
Supply Source:	Underground Water Wells		

O150
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000126958

Database:	Water Rights Database	Water Right #:	35-8444
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	1872
Uses:	Irrigation,	Cubic ft/sec:	.11
Well ID:	0	Owner:	Herbert S. Armstrong
Water Right Type:	WR	Supply Source:	Spring Creek

R151
NNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260098

Database:	Water Rights Database	Water Right #:	35-10525
Exchange #:	a21683	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19971112	Uses:	Irrigation,Municipal,
Cubic ft/sec:	2.11	Well ID:	0
Owner:	Park City Municipal Building Authority		
Water Right Type:	CH	Supply Source:	Wells, Springs, and Tunnels (existing)

R152
NNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000127628

Database:	Water Rights Database	Water Right #:	35-8826
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	1875
Uses:	Irrigation,Municipal,	Cubic ft/sec:	0
Well ID:	0	Owner:	Park City Municipal Corporation
Water Right Type:	WR	Supply Source:	Silver Creek

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

R153
NNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260708

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	United Park City Mines Company
Well ID:	0	Supply Source:	wells, springs, tunnels
Water Right Type:	CH		

R154
NNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000306339

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Corporation	Water Right Type:	HT
Supply Source:	wells, springs, tunnels		

R155
NNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000302488

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19820415
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	.75
Uses:	Irrigation,Other,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon & Silver Creeks
Water Right Type:	HT		

M156
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000013018

Database:	Water Rights Database	Water Right #:	9935005P00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	20838
Owner:	Park City Municipal Corporation	Water Right Type:	NP
Supply Source:	Non-Production Well: Test		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M157
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000273106

Database:	Water Rights Database	Water Right #:	35-11544
Exchange #:	a28636	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20100401	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Davis And Weber Counties Canal Company		
Water Right Type:	CH	Supply Source:	Underground Water Wells

M158
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000273109

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a28637	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Building Authority		
Water Right Type:	CH	Supply Source:	same as heretofore and new wells

M159
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000273110

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Building Authority		
Water Right Type:	CH	Supply Source:	Same as heretofore plus three new wells

M160
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000013017

Database:	Water Rights Database	Water Right #:	9935005P00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	20837
Owner:	Park City Municipal Corporation	Water Right Type:	NP
Supply Source:	Non-Production Well: Test		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M161
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000291296

Database:	Water Rights Database	Water Right #:	35-8430
Exchange #:	t24421	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	20000427	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Municipal Building Authority Of Park City		
Water Right Type:	CH	Supply Source:	Underground Water Well

M162
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000291295

Database:	Water Rights Database	Water Right #:	35-5706
Exchange #:	t24419	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	20000427	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Municipal Building Authority Of Park City		
Water Right Type:	CH	Supply Source:	Underground Water Wells

M163
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000291810

Database:	Water Rights Database	Water Right #:	35-5706
Exchange #:	t25785	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Withdrawn	Priority Date:	20010710
Uses:	Municipal,	Cubic ft/sec:	0
Well ID:	0	Owner:	Municipal Building Authority Of Park City
Water Right Type:	CH	Supply Source:	Underground Water Wells

M164
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000292749

Database:	Water Rights Database	Water Right #:	35-9323
Exchange #:	t28225	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	20030902	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Corporation	Water Right Type:	CH
Supply Source:	Underground Water Well (existing)		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M165
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000292248

Database:	Water Rights Database	Water Right #:	35-5706
Exchange #:	t26885	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	20000427	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Municipal Building Authority Of Park City		
Water Right Type:	CH	Supply Source:	Underground Water Wells

O166
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011073

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9746
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

O167
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011072

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9747
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

S168
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011070

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9748
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

T169
NNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000124708

Database:	Water Rights Database	Water Right #:	35-5361
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	.97
Uses:	Irrigation,Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

T170
NNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000116112

Database:	Water Rights Database	Water Right #:	35-10630
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	.335
Uses:	Irrigation,Municipal,Stockwatering,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

T171
NNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000302487

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19820415
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	.75
Uses:	Irrigation,Other,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon & Silver Creeks
Water Right Type:	HT		

T172
NNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000126971

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	.335
Uses:	Domestic,Irrigation,Stockwatering,	Owner:	Summit Water Distribution Company
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

O173
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011071

Database: Water Rights Database
Exchange #: Not Reported
Application Status: Approved
Priority Date: Not Reported
Cubic ft/sec: 0
Owner: Wasatch Environmental Inc
Supply Source: Non-Production Well: Unknown

Water Right #: 9535004M00
Type of Diversion: Underground
Status: Appeal to Appropriate Approved
Uses: Not Reported
Well ID: 9744
Water Right Type: NP

174
ENE
1/2 - 1 Mile
Lower

FED USGS USGS40001190366

Organization ID: USGS-UT
Monitor Location: (D- 2- 4) 3cdc- 1
Description: Not Reported
Drainage Area: Not Reported
Contrib Drainage Area: Not Reported
Aquifer: Not Reported
Aquifer Type: Unconfined single aquifer
Well Depth: Not Reported
Well Hole Depth: 85

Organization Name: USGS Utah Water Science Center
Type: Well
HUC: 16020101
Drainage Area Units: Not Reported
Contrib Drainage Area Units: Not Reported
Formation Type: Holocene Alluvium
Construction Date: Not Reported
Well Depth Units: Not Reported
Well Hole Depth Units: ft

Ground water levels, Number of Measurements: 17
Feet below surface: 8.32
Note: Not Reported

Level reading date: 1988-05-03
Feet to sea level: Not Reported

Level reading date: 1988-04-14
Feet to sea level: Not Reported

Feet below surface: 8.97
Note: Not Reported

Level reading date: 1988-04-12
Feet to sea level: Not Reported

Feet below surface: 8.99
Note: Not Reported

Level reading date: 1988-04-05
Feet to sea level: Not Reported

Feet below surface: 9.08
Note: Not Reported

Level reading date: 1988-02-26
Feet to sea level: Not Reported

Feet below surface: 9.46
Note: Not Reported

Level reading date: 1988-02-21
Feet to sea level: Not Reported

Feet below surface: 9.70
Note: Not Reported

Level reading date: 1988-02-20
Feet to sea level: Not Reported

Feet below surface: 9.75
Note: Not Reported

Level reading date: 1988-02-19
Feet to sea level: Not Reported

Feet below surface: 9.77
Note: Not Reported

Level reading date: 1988-02-18
Feet to sea level: Not Reported

Feet below surface: 9.64
Note: Not Reported

Level reading date: 1988-02-17

Feet below surface: 9.54

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	9.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	9.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	9.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	9.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	9.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	9.57
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	9.59
Feet to sea level:	Not Reported	Note:	Not Reported

O175
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011069

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9745
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

S176
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011066

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9749
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

S177
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011067

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Priority Date: Not Reported
Cubic ft/sec: 0
Owner: Wasatch Environmental Inc
Supply Source: Non-Production Well: Unknown

Uses: Not Reported
Well ID: 9750
Water Right Type: NP

178
NNE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000273050

Database:	Water Rights Database	Water Right #:	35-2708
Exchange #:	a28615	Type of Diversion:	Rediversion
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040129	Uses:	Municipal,
Cubic ft/sec:	12	Well ID:	0
Owner:	Salt Lake City Corporation Department Of Public Utilities	Supply Source:	Spiro Tunnel
Water Right Type:	CH		

O179
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011068

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9742
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

O180
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011065

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9741
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

O181
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011077

Database:	Water Rights Database	Water Right #:	9535006M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	10753

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Owner: Wind River Petroleum
Supply Source: Non-Production Well: Unknown

Water Right Type: NP

P182
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000117803**

Database:	Water Rights Database	Water Right #:	35-11804
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1861
Status:	Decree	Cubic ft/sec:	1.869
Uses:	Irrigation, Stockwatering,	Owner:	Estate Of Florence Gillmor
Well ID:	5788	Supply Source:	Silver Creek, Dorrity & Pace Springs
Water Right Type:	WR		

P183
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000117806**

Database:	Water Rights Database	Water Right #:	35-11805
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1861
Status:	Decree	Cubic ft/sec:	.25
Uses:	Irrigation,	Owner:	Florence Gillmor
Well ID:	5788	Supply Source:	Silver Creek, Dorrity & Pace Springs
Water Right Type:	WR		

P184
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000117990**

Database:	Water Rights Database	Water Right #:	35-11980
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1861
Status:	Decree	Cubic ft/sec:	0
Uses:	Domestic, Irrigation, Stockwatering,	Owner:	G-Bar Ventures, Llc
Well ID:	5788	Supply Source:	Silver Creek, Dorrity & Pace Springs
Water Right Type:	WR		

P185
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000115994**

Database:	Water Rights Database	Water Right #:	35-10525
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1861
Status:	Decree	Cubic ft/sec:	2.11
Uses:	Irrigation, Municipal,	Owner:	Park City Municipal Building Authority
Well ID:	5788		
Water Right Type:	WR		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Supply Source: Silver Creek, Dorrity & Pace Springs and Seepage

P186
ENE
1/2 - 1 Mile
Lower

UT WELLS

UTDNR2000115781

Database:	Water Rights Database	Water Right #:	35-10074
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	1861
Uses:	Irrigation,	Cubic ft/sec:	0
Well ID:	5788		
Owner:	Mountain Regional Water Special Service District		
Water Right Type:	WR	Supply Source:	Silver Creek, Springs, Seepage Water

P187
ENE
1/2 - 1 Mile
Lower

UT WELLS

UTDNR2000115786

Database:	Water Rights Database	Water Right #:	35-10075
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	1861
Uses:	Irrigation,Municipal,	Cubic ft/sec:	.418
Well ID:	5788		
Owner:	Mountain Regional Water Special Service District		
Water Right Type:	WR	Supply Source:	Silver Creek, Dorrity and Pace Springs

P188
ENE
1/2 - 1 Mile
Lower

UT WELLS

UTDNR2000115950

Database:	Water Rights Database	Water Right #:	35-10447
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Decree Terminated	Priority Date:	1861
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	1.725
Well ID:	5788	Owner:	Park City Water Service District
Water Right Type:	WR	Supply Source:	Silver Creek, Dorrity & Pace Springs

P189
ENE
1/2 - 1 Mile
Lower

UT WELLS

UTDNR2000117993

Database:	Water Rights Database	Water Right #:	35-11981
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	1861
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	0
Well ID:	5788	Owner:	Resort Center Associates, LLC

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Water Right Type: WR Supply Source: Silver Creek, Dorrity & Pace Springs

P190
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000127623**

Database:	Water Rights Database	Water Right #:	35-8820
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	1861
Uses:	Domestic,Irrigation,Municipal,Stockwatering,		
Cubic ft/sec:	2.116	Well ID:	5788
Owner:	Park City Municipal Building Authority		
Water Right Type:	WR	Supply Source:	Silver Creek, Dorrity & Pace Springs

P191
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000304314**

Database:	Water Rights Database	Water Right #:	35-10447
Exchange #:	a21295	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Withdrawn	Priority Date:	19970707
Uses:	Domestic,Irrigation,Municipal,Stockwatering,		
Cubic ft/sec:	1.725	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	HT
Supply Source:	Silver Creek, Dorrity & Pace Springs		

P192
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000304379**

Database:	Water Rights Database	Water Right #:	35-10525
Exchange #:	a21683	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19971112	Uses:	Irrigation,Municipal,
Cubic ft/sec:	2.11	Well ID:	0
Owner:	Park City Municipal Building Authority		
Water Right Type:	HT	Supply Source:	Silver Creek, Dorrity & Pace Springs

P193
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000125431**

Database:	Water Rights Database	Water Right #:	35-5842
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	1861
Uses:	Irrigation,	Cubic ft/sec:	0
Well ID:	5788	Owner:	Nadine F Gillmor

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Water Right Type: WR Supply Source: Silver Creek, Dorrrity & Pace Springs

P194
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000119850**

Database:	Water Rights Database	Water Right #:	35-12946
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1861
Status:	Decree	Cubic ft/sec:	0
Uses:	Irrigation,		
Well ID:	5788		
Owner:	Mountain Regional Water Special Service District		
Water Right Type:	WR	Supply Source:	Silver Creek, Springs, Seepage Water

P195
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000125252**

Database:	Water Rights Database	Water Right #:	35-5706
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18610101
Status:	Decree	Well ID:	5788
Uses:	Domestic,Irrigation,Municipal,Stockwatering,		
Cubic ft/sec:	0	Supply Source:	Silver Crk.Dorrrity Spg.Pace & L.Pace
Owner:	Municipal Building Authority Of Park City		
Water Right Type:	WR		

P196
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000125418**

Database:	Water Rights Database	Water Right #:	35-5828
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1861
Status:	Decree	Cubic ft/sec:	.28
Uses:	Domestic,Irrigation,Stockwatering,	Owner:	Charles F Gillmor
Well ID:	5788	Supply Source:	Silver Creek, Dorrrity & Pace Springs
Water Right Type:	WR		

S197
WSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000011063**

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9743
Owner:	Wasatch Environmental Inc	Water Right Type:	NP

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Supply Source: Non-Production Well: Unknown

S198
WSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000011062**

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9751
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

S199
WSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000011061**

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9740
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

O200
WSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000011064**

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9738
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

S201
WSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000011060**

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9737
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

S202
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011059

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9739
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

S203
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011056

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9736
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

U204
SSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000316661

Database:	Water Rights Database	Water Right #:	35-9067
Exchange #:	E2390	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19850816
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	2.666
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	4 Creeks & Weber River
Water Right Type:	EX		

S205
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011058

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9731
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

V206
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000316038

Database:	Water Rights Database	Water Right #:	35-7781
Exchange #:	E2053	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19820318
Status:	Appeal to Appropriate Rejected	Cubic ft/sec:	0
Uses:	Other,	Owner:	Daniel L. Shoell Et. Al.
Well ID:	0	Supply Source:	Echo Reservoir
Water Right Type:	EX		

S207
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011057

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9732
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

S208
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011055

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9735
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

S209
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011054

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9733
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

S210
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011053

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9734
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

U211
SSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000316662

Database:	Water Rights Database	Water Right #:	35-9067
Exchange #:	E2390	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19850816
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	2.666
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	4 Creeks & Weber River
Water Right Type:	EX		

V212
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000126957

Database:	Water Rights Database	Water Right #:	35-8444
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1872
Status:	Decree	Cubic ft/sec:	.11
Uses:	Irrigation,	Owner:	Herbert S. Armstrong
Well ID:	0	Supply Source:	Spring Creek
Water Right Type:	WR		

V213
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000127015

Database:	Water Rights Database	Water Right #:	35-8476
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18940101
Status:	Decree	Cubic ft/sec:	.02
Uses:	Domestic,Irrigation,Stockwatering,	Owner:	John C. Hanley
Well ID:	0	Supply Source:	Spring Creek
Water Right Type:	WR		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

214
ENE
1/2 - 1 Mile
Lower

FED USGS USGS40001190355

Organization ID: USGS-UT
Monitor Location: (D- 2- 4)10bab- 1
Description: Not Reported
Drainage Area: Not Reported
Contrib Drainage Area: Not Reported
Aquifer: Not Reported
Aquifer Type: Unconfined single aquifer
Well Depth: 15.5
Well Hole Depth: 16.5

Organization Name: USGS Utah Water Science Center
Type: Well
HUC: 16020101
Drainage Area Units: Not Reported
Contrib Drainage Area Units: Not Reported
Formation Type: Holocene Alluvium
Construction Date: 19870729
Well Depth Units: ft
Well Hole Depth Units: ft

Ground water levels, Number of Measurements: 26
Feet below surface: 5.20
Note: Not Reported

Level reading date: 1988-05-04
Feet to sea level: Not Reported

Level reading date: 1988-04-15
Feet to sea level: Not Reported

Feet below surface: 5.58
Note: Not Reported

Level reading date: 1988-04-13
Feet to sea level: Not Reported

Feet below surface: 5.67
Note: Not Reported

Level reading date: 1988-04-05
Feet to sea level: Not Reported

Feet below surface: 5.88
Note: Not Reported

Level reading date: 1988-03-31
Feet to sea level: Not Reported

Feet below surface: 5.71
Note: Not Reported

Level reading date: 1988-02-25
Feet to sea level: Not Reported

Feet below surface: 6.22
Note: Not Reported

Level reading date: 1988-02-21
Feet to sea level: Not Reported

Feet below surface: 6.78
Note: Not Reported

Level reading date: 1988-02-20
Feet to sea level: Not Reported

Feet below surface: 7.03
Note: Not Reported

Level reading date: 1988-02-19
Feet to sea level: Not Reported

Feet below surface: 7.03
Note: Not Reported

Level reading date: 1988-02-18
Feet to sea level: Not Reported

Feet below surface: 6.93
Note: Not Reported

Level reading date: 1988-02-17
Feet to sea level: Not Reported

Feet below surface: 6.82
Note: Not Reported

Level reading date: 1988-02-16
Feet to sea level: Not Reported

Feet below surface: 6.75
Note: Not Reported

Level reading date: 1988-02-15
Feet to sea level: Not Reported

Feet below surface: 6.68
Note: Not Reported

Level reading date: 1988-02-14
Feet to sea level: Not Reported

Feet below surface: 6.79
Note: Not Reported

Level reading date: 1988-02-13

Feet below surface: 6.65

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	6.74
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	6.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	6.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	6.98
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	6.95
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-08	Feet below surface:	7.29
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-02	Feet below surface:	6.86
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	6.51
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-10-14	Feet below surface:	5.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-02	Feet below surface:	6.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-07	Feet below surface:	6.33
Feet to sea level:	Not Reported	Note:	Not Reported

W215 NNE 1/2 - 1 Mile Lower

UT WELLS UTDNR2000322560

Database:	Water Rights Database	Water Right #:	55-8531
Exchange #:	E968	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19760224	Uses:	Domestic,
Cubic ft/sec:	0	Well ID:	0
Owner:	C. Stanley Huth	Water Right Type:	EX
Supply Source:	Snake Creek		

S216 West 1/2 - 1 Mile Higher

UT WELLS UTDNR2000003260

Database:	Water Rights Database	Water Right #:	0635006M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	35598

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Owner: Collin Hilton/Dave Gustofson Water Right Type: NP
Supply Source: Non-Production Well: Closed Loop Heat Exchange

S217
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000003277

Database:	Water Rights Database	Water Right #:	0635012M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	427393
Owner:	Jacobson Construction	Water Right Type:	NP
Supply Source:	Non-Production Well: Closed Loop Heat Exchange		

X218
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000116574

Database:	Water Rights Database	Water Right #:	35-11077
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1882
Status:	Decree	Cubic ft/sec:	0
Uses:	Irrigation,	Owner:	The National Ability Center
Well ID:	0	Supply Source:	Thaynes Canyon and Spring Creek
Water Right Type:	WR		

X219
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000116333

Database:	Water Rights Database	Water Right #:	35-10864
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1882
Status:	Decree	Cubic ft/sec:	0
Uses:	Irrigation,	Owner:	Willow Ranch Development Company
Well ID:	0	Supply Source:	Thaynes Canyon and Spring Creek
Water Right Type:	WR		

X220
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000116974

Database:	Water Rights Database	Water Right #:	35-11360
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1882
Status:	Decree	Cubic ft/sec:	0
Uses:	Irrigation,	Owner:	Diane Jordan Smith Trust
Well ID:	0	Supply Source:	Thaynes Canyon and Spring Creek
Water Right Type:	WR		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

X221
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000128162

Database:	Water Rights Database	Water Right #:	35-9915
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	1882
Uses:	Irrigation,Municipal,	Cubic ft/sec:	.289
Well ID:	0	Owner:	Park City Water Service District
Water Right Type:	WR	Supply Source:	Thanes Canyon & Suppl. Spring Creek

X222
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000126985

Database:	Water Rights Database	Water Right #:	35-8457
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	1882
Uses:	Domestic,Irrigation,Municipal,Stockwatering,		
Cubic ft/sec:	.591	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	WR
Supply Source:	Thaynes Canyon and Spring Creek		

Y223
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000250631

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	19820415
Uses:	Irrigation,Other,	Cubic ft/sec:	.75
Well ID:	0	Owner:	Park City Municipal Corporation
Water Right Type:	CH	Supply Source:	East Canyon & Silver Creeks

Y224
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260713

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	19980223
Uses:	Municipal,	Cubic ft/sec:	0
Well ID:	0	Owner:	Park City Municipal Corporation
Water Right Type:	CH	Supply Source:	wells, springs, tunnels

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

Y225
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000306344

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	HT
Supply Source:	wells, springs, tunnels		

W226
NNE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260100

Database:	Water Rights Database	Water Right #:	35-10525
Exchange #:	a21683	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19971112	Uses:	Irrigation,Municipal,
Cubic ft/sec:	2.11	Well ID:	0
Owner:	Park City Municipal Building Authority		
Water Right Type:	CH	Supply Source:	Wells, Springs, and Tunnels (existing)

W227
NNE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000250634

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	19820415
Uses:	Irrigation,Other,	Cubic ft/sec:	.75
Well ID:	0	Owner:	Park City Municipal Corporation
Water Right Type:	CH	Supply Source:	East Canyon & Silver Creeks

W228
NNE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000306346

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	HT
Supply Source:	wells, springs, tunnels		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

W229
NNE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260715

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Building Authority
Well ID:	0	Supply Source:	wells, springs, tunnels
Water Right Type:	CH		

Z230
SW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000316615

Database:	Water Rights Database	Water Right #:	35-7994
Exchange #:	E2363	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19850517
Status:	Appeal to Appropriate Rejected	Cubic ft/sec:	0
Uses:	Other,	Owner:	Weber Basin Water Conservancy District
Well ID:	0	Supply Source:	Smith-Morehouse Reservoir
Water Right Type:	EX		

Z231
SW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000316659

Database:	Water Rights Database	Water Right #:	35-9067
Exchange #:	E2390	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19850816
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	2.666
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	4 Creeks & Weber River
Water Right Type:	EX		

Z232
SW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000260685

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a21847	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980123
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	CH		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

Z233
SW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000306329

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a28637	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Building Authority		
Water Right Type:	HT	Supply Source:	Wells, tunnels, springs and surface sources

234
SSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000316617

Database:	Water Rights Database	Water Right #:	35-7994
Exchange #:	E2363	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Rejected	Priority Date:	19850517
Uses:	Other,	Cubic ft/sec:	0
Well ID:	0	Owner:	Weber Basin Water Conservancy District
Water Right Type:	EX	Supply Source:	Smith-Morehouse Reservoir

AA235
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000260681

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a21847	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	19980123
Uses:	Municipal,	Cubic ft/sec:	0
Well ID:	0	Owner:	Park City Municipal Building Authority
Water Right Type:	CH	Supply Source:	Wells, tunnels, springs and surface sources

AA236
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000306325

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a28637	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Building Authority		
Water Right Type:	HT	Supply Source:	Wells, tunnels, springs and surface sources

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AB237
SSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000316616

Database:	Water Rights Database	Water Right #:	35-7994
Exchange #:	E2363	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19850517
Status:	Appeal to Appropriate Rejected	Cubic ft/sec:	0
Uses:	Other,	Owner:	Weber Basin Water Conservancy District
Well ID:	0	Supply Source:	Smith-Morehouse Reservoir
Water Right Type:	EX		

AB238
SSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000316660

Database:	Water Rights Database	Water Right #:	35-9067
Exchange #:	E2390	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19850816
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	2.666
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	4 Creeks & Weber River
Water Right Type:	EX		

AB239
SSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000009384

Database:	Water Rights Database	Water Right #:	8835005P00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	2448
Owner:	Park City Municipal Corp	Water Right Type:	NP
Supply Source:	Non-Production Well: Test		

W240
NNE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000250633

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19820415
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	.75
Uses:	Irrigation,Other,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon & Silver Creeks
Water Right Type:	CH		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AC241
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260095

Database:	Water Rights Database	Water Right #:	35-10525
Exchange #:	a21683	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19971112	Uses:	Irrigation,Municipal,
Cubic ft/sec:	2.11	Well ID:	0
Owner:	Park City Municipal Building Authority		
Water Right Type:	CH	Supply Source:	Wells, Springs, and Tunnels (existing)

AC242
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000250624

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	19820415
Uses:	Irrigation,Other,	Cubic ft/sec:	.75
Well ID:	0	Owner:	Park City Municipal Corporation
Water Right Type:	CH	Supply Source:	East Canyon & Silver Creeks

AC243
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000306336

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	HT
Supply Source:	wells, springs, tunnels		

AC244
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260705

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	19980223
Uses:	Municipal,	Cubic ft/sec:	0
Well ID:	0	Owner:	Park City Municipal Building Authority
Water Right Type:	CH	Supply Source:	wells, springs, tunnels

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AB245
SW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000260686

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a21847	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980123
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	CH		

AB246
SW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000306330

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a28637	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Franklin D. Richards, Jr, Family Trust	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	HT		

AD247
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000260682

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a21847	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980123
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Water Service District
Well ID:	0	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	CH		

AD248
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000273047

Database:	Water Rights Database	Water Right #:	35-2708
Exchange #:	a28615	Type of Diversion:	Rediversion
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040129	Uses:	Municipal,
Cubic ft/sec:	12	Well ID:	0
Owner:	Park City Municipal Corporation	Water Right Type:	CH
Supply Source:	Spiro Tunnel		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AD249
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000306326

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a28637	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	HT
Supply Source:	Wells, tunnels, springs and surface sources		

AE250
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000250630

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19820415
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	.75
Uses:	Irrigation, Other,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon & Silver Creeks
Water Right Type:	CH		

AE251
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260712

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	United Park City Mines Company
Well ID:	0	Supply Source:	wells, springs, tunnels
Water Right Type:	CH		

AE252
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000306343

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Building Authority	Supply Source:	wells, springs, tunnels
Water Right Type:	HT		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AF253
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000314788

Database:	Water Rights Database	Water Right #:	35-6665
Exchange #:	E1218	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19780105	Uses:	Domestic,Irrigation,Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Corporation	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

AG254
NNE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000008513

Database:	Water Rights Database	Water Right #:	1535001M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	0
Owner:	Custom Comfort Plumbing Heating & Cooling Llc		
Water Right Type:	NP		
Supply Source:	Non-Production Well: Closed Loop Heat Exchange		

AH255
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000008519

Database:	Water Rights Database	Water Right #:	1535003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	438405
Owner:	Park City Municipal Water	Water Right Type:	NP
Supply Source:	Non-Production Well: Piezometer		

AI256
NE
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000250635

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	19820415
Uses:	Irrigation,Other,	Cubic ft/sec:	.75
Well ID:	0	Owner:	Park City Municipal Corporation
Water Right Type:	CH	Supply Source:	East Canyon & Silver Creeks

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AI257
NE
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000260717

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Building Authority
Well ID:	0	Supply Source:	wells, springs, tunnels
Water Right Type:	CH		

AI258
NE
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000306348

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	HT
Supply Source:	wells, springs, tunnels		

AG259
NNE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000003289

Database:	Water Rights Database	Water Right #:	0635019M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	0
Owner:	Mark Smith For Robert Small	Water Right Type:	NP
Supply Source:	Non-Production Well: Closed Loop Heat Exchange		

AG260
NNE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000003915

Database:	Water Rights Database	Water Right #:	0735017M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	429955
Owner:	Mark Smith, For: Robert Small	Water Right Type:	NP
Supply Source:	Non-Production Well: Closed Loop Heat Exchange		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AG261
NNE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000003938

Database:	Water Rights Database	Water Right #:	0735025M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	430508
Owner:	Bertram Drilling Inc.	Water Right Type:	NP
Supply Source:	Non-Production Well: Closed Loop Heat Exchange		

AJ262
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000008522

Database:	Water Rights Database	Water Right #:	1535003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	438402
Owner:	Park City Municipal Water	Water Right Type:	NP
Supply Source:	Non-Production Well: Piezometer		

263
ENE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000124872

Database:	Water Rights Database	Water Right #:	35-5478
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19870108
Status:	Temp Application (<1 yr) Expired	Cubic ft/sec:	2
Uses:	Other,	Owner:	Nordic Construction Company
Well ID:	0	Supply Source:	Silver Creek
Water Right Type:	WR		

AF264
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000260680

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a21847	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980123
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	CH		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AF265
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000306324

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a28637	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	United Park City Mines Company	Water Right Type:	HT
Supply Source:	Wells, tunnels, springs and surface sources		

266
South
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000127626

Database:	Water Rights Database	Water Right #:	35-8824
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	1870
Uses:	Irrigation,	Cubic ft/sec:	.4
Well ID:	0	Owner:	Ontario Silver Mining Co.
Water Right Type:	WR	Supply Source:	Silver Creek

267
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000008517

Database:	Water Rights Database	Water Right #:	1535003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	438403
Owner:	Park City Municipal Water	Water Right Type:	NP
Supply Source:	Non-Production Well: Piezometer		

AK268
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000250629

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	19820415
Uses:	Irrigation, Other,	Cubic ft/sec:	.75
Well ID:	0	Owner:	Park City Municipal Corporation
Water Right Type:	CH	Supply Source:	East Canyon & Silver Creeks

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AK269
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260711

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Building Authority
Well ID:	0	Supply Source:	wells, springs, tunnels
Water Right Type:	CH		

AK270
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000306342

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	HT
Supply Source:	wells, springs, tunnels		

AJ271
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000008520

Database:	Water Rights Database	Water Right #:	1535003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	438400
Owner:	Park City Municipal Water	Water Right Type:	NP
Supply Source:	Non-Production Well: Piezometer		

AH272
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000008515

Database:	Water Rights Database	Water Right #:	1535003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	438404
Owner:	Park City Municipal Water	Water Right Type:	NP
Supply Source:	Non-Production Well: Piezometer		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AJ273
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000008518

Database:	Water Rights Database	Water Right #:	1535003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	438401
Owner:	Park City Municipal Water	Water Right Type:	NP
Supply Source:	Non-Production Well: Piezometer		

AL274
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000008521

Database:	Water Rights Database	Water Right #:	1535003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	438399
Owner:	Park City Municipal Water	Water Right Type:	NP
Supply Source:	Non-Production Well: Piezometer		

AK275
North
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000250627

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19820415
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	.75
Uses:	Irrigation, Other,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon & Silver Creeks
Water Right Type:	CH		

AK276
North
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000260709

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Building Authority
Well ID:	0	Supply Source:	wells, springs, tunnels
Water Right Type:	CH		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AK277
North
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000306340

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	HT
Supply Source:	wells, springs, tunnels		

AM278
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000260678

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a21847	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980123
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Water Service District
Well ID:	0	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	CH		

AM279
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000306322

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a28637	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	United Park City Mines Company	Water Right Type:	HT
Supply Source:	Wells, tunnels, springs and surface sources		

AL280
WSW
1/2 - 1 Mile
Higher

FED USGS USGS40001190261

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 8dbd- 1	Type:	Well
Description:	Not Reported	HUC:	16020102
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Not Reported	Construction Date:	19930413
Well Depth:	42	Well Depth Units:	ft
Well Hole Depth:	44	Well Hole Depth Units:	ft

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Ground water levels, Number of Measurements:	5	Level reading date:	1995-05-10
Feet below surface:	36.72	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1994-09-12	Feet below surface:	41.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-08-11	Feet below surface:	41.98
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-06-27	Feet below surface:	38.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1993-04-13	Feet below surface:	36
Feet to sea level:	Not Reported	Note:	Not Reported

AM281
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000316610

Database:	Water Rights Database	Water Right #:	35-7992
Exchange #:	E2361	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Rejected	Priority Date:	19850517
Uses:	Other,	Cubic ft/sec:	0
Well ID:	0	Owner:	Weber Basin Water Conservancy District
Water Right Type:	EX	Supply Source:	Smith and Morehouse Reservoir

AN282
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000314866

Database:	Water Rights Database	Water Right #:	35-6713
Exchange #:	E1274	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Rejected	Priority Date:	19780404
Uses:	Domestic,	Cubic ft/sec:	0
Well ID:	6123	Owner:	Christian And Letner Roofing Company
Water Right Type:	EX	Supply Source:	East Canyon Reservoir

AN283
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000316708

Database:	Water Rights Database	Water Right #:	35-9084
Exchange #:	E2415	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19860306	Uses:	Domestic,
Cubic ft/sec:	0	Well ID:	6123
Owner:	Mountain Top Homeowner Association	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AN284
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000316709

Database: Water Rights Database
Exchange #: E2416
Application Status: Approved
Priority Date: 19860205
Cubic ft/sec: 0
Owner: Dfg Investment Co.
Supply Source: East Canyon Reservoir

Water Right #: 35-9085
Type of Diversion: Underground
Status: Appeal to Appropriate Approved
Uses: Domestic,
Well ID: 6123
Water Right Type: EX

AN285
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000314426

Database: Water Rights Database
Exchange #: E1076
Application Status: Terminated; right most likely consolidated
Status: Appeal to Appropriate Rejected
Uses: Domestic,
Well ID: 6123
Water Right Type: EX

Water Right #: 35-6566
Type of Diversion: Underground
Priority Date: 19770127
Cubic ft/sec: 0
Owner: Alan & Jo Thomson
Supply Source: East Canyon Reservoir

AN286
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000288485

Database: Water Rights Database
Exchange #: a5249
Application Status: Terminated; right most likely consolidated
Status: Appeal to Appropriate Permanently Lapsed
Priority Date: 19670605
Cubic ft/sec: .25
Owner: Alan Thomson
Supply Source: Underground Water Well

Water Right #: 35-4244
Type of Diversion: Underground
Uses: Domestic,
Well ID: 6123
Water Right Type: CH

AN287
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000314424

Database: Water Rights Database
Exchange #: E1074
Application Status: Approved
Priority Date: 19770127
Cubic ft/sec: 0
Owner: Mountain Top Homeowners Association
Supply Source: East Canyon Reservoir

Water Right #: 35-6564
Type of Diversion: Underground
Status: Appeal to Appropriate Approved
Uses: Domestic,
Well ID: 6123
Water Right Type: EX

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AN288
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000314425

Database:	Water Rights Database	Water Right #:	35-6565
Exchange #:	E1075	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19770127	Uses:	Domestic,
Cubic ft/sec:	0	Well ID:	6123
Owner:	Roger Dell And Carol D. Fuller	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

AN289
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000316710

Database:	Water Rights Database	Water Right #:	35-9086
Exchange #:	E2417	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19860331	Uses:	Domestic,
Cubic ft/sec:	0	Well ID:	6123
Owner:	Mary Therese Hammer	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

AN290
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000322566

Database:	Water Rights Database	Water Right #:	35-6486
Exchange #:	E971	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19760303	Uses:	Domestic,
Cubic ft/sec:	0	Well ID:	6123
Owner:	Paul & Martha Ebbers	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

AN291
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000322567

Database:	Water Rights Database	Water Right #:	35-6487
Exchange #:	E972	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19760301	Uses:	Domestic,
Cubic ft/sec:	0	Well ID:	6123
Owner:	Alan & Jo Thomson	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AN292
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000322568

Database: Water Rights Database
Exchange #: E973
Application Status: Approved
Priority Date: 19760303
Cubic ft/sec: 0
Owner: Charles & Polly Bethke
Supply Source: East Canyon Reservoir

Water Right #: 35-6488
Type of Diversion: Underground
Status: Appeal to Appropriate Approved
Uses: Domestic,
Well ID: 6123
Water Right Type: EX

AN293
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000317309

Database: Water Rights Database
Exchange #: E2689
Application Status: Terminated; right most likely consolidated
Status: Appeal to Appropriate Rejected
Uses: Domestic,
Well ID: 6123
Water Right Type: EX

Water Right #: 35-9302
Type of Diversion: Underground
Priority Date: 19890626
Cubic ft/sec: 0
Owner: Penex Inc.
Supply Source: East Canyon Reservoir

AN294
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000316711

Database: Water Rights Database
Exchange #: E2418
Application Status: Terminated; right most likely consolidated
Status: Appeal to Appropriate Permanently Lapsed
Priority Date: 19860306
Cubic ft/sec: 0
Owner: Randall B. And Amy L. Barbe
Supply Source: East Canyon Reservoir

Water Right #: 35-9087
Type of Diversion: Underground
Uses: Domestic,Irrigation,Stockwatering,
Well ID: 6123
Water Right Type: EX

AN295
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000316712

Database: Water Rights Database
Exchange #: E2419
Application Status: Approved
Priority Date: 19860205
Cubic ft/sec: 0
Owner: Gary Thomson
Supply Source: East Canyon Reservoir

Water Right #: 35-9088
Type of Diversion: Underground
Status: Appeal to Appropriate Approved
Uses: Domestic,
Well ID: 6123
Water Right Type: EX

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AN296
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000316962

Database:	Water Rights Database	Water Right #:	35-9125
Exchange #:	E2462	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19860807	Uses:	Domestic,Irrigation,
Cubic ft/sec:	0	Well ID:	6123
Owner:	Mountain Top Homeowners Assoc. C/O Alan Thomson		
Water Right Type:	EX	Supply Source:	East Canyon Reservoir

297
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000256250

Database:	Water Rights Database	Water Right #:	35-9915
Exchange #:	a18391	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19941007	Uses:	Irrigation,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	CH
Supply Source:	McCleod Creek and Spring Creek		

AL298
WSW
1/2 - 1 Mile
Higher

FED USGS USGS40001190258

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 8dbd- 2	Type:	Well
Description:	Not Reported	HUC:	16020102
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Not Reported	Construction Date:	19930415
Well Depth:	50	Well Depth Units:	ft
Well Hole Depth:	54	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	5	Level reading date:	1995-05-10
Feet below surface:	40.57	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1994-10-06	Feet below surface:	49.63
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-08-11	Feet below surface:	45.14
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-06-27	Feet below surface:	40.54
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1993-04-16	Feet below surface:	36
Feet to sea level:	Not Reported	Note:	Not Reported

299
WSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000008516**

Database:	Water Rights Database	Water Right #:	1535003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	438398
Owner:	Park City Municipal Water	Water Right Type:	NP
Supply Source:	Non-Production Well: Piezometer		

AN300
NW
1/2 - 1 Mile
Lower

FED USGS **USGS40001190431**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 5add- 1	Type:	Well
Description:	Not Reported	HUC:	16020102
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported		
Formation Type:	Ankareh Shale, Formation, or Redbeds		
Aquifer Type:	Not Reported	Construction Date:	19720902
Well Depth:	151	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	1	Level reading date:	1972-09-02
Feet below surface:	2.00	Feet to sea level:	Not Reported
Note:	Not Reported		

AL301
WSW
1/2 - 1 Mile
Higher

FED USGS **USGS40001190259**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 8dbd- 3	Type:	Well
Description:	Not Reported	HUC:	16020102
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Not Reported	Construction Date:	19930416
Well Depth:	50	Well Depth Units:	ft
Well Hole Depth:	50	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	15	Level reading date:	1995-09-05
Feet below surface:	38.95	Feet to sea level:	Not Reported
Note:	Not Reported		

Level reading date:	1995-08-03	Feet below surface:	25.82
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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-07-07	Feet below surface:	13.46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-06-12	Feet below surface:	16.39
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-05-10	Feet below surface:	38.34
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-04-06	Feet below surface:	38.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-03-17	Feet below surface:	41.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-02-17	Feet below surface:	49.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-12-14	Feet below surface:	49.29
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-11-09	Feet below surface:	47.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-06	Feet below surface:	48.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-09-12	Feet below surface:	47.33
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-08-11	Feet below surface:	43.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-06-27	Feet below surface:	38.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1993-04-16	Feet below surface:	36
Feet to sea level:	Not Reported	Note:	Not Reported

AM302
West
1/2 - 1 Mile
Higher

UT WELLS

UTDNR2000260675

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a21847	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980123
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Building Authority
Well ID:	0	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	CH		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AM303
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000273046

Database:	Water Rights Database	Water Right #:	35-2708
Exchange #:	a28615	Type of Diversion:	Rediversion
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040129	Uses:	Municipal,
Cubic ft/sec:	12	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	CH
Supply Source:	Spiro Tunnel		

AM304
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000306319

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a28637	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Corporation	Water Right Type:	HT
Supply Source:	Wells, tunnels, springs and surface sources		

305
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000316609

Database:	Water Rights Database	Water Right #:	35-7992
Exchange #:	E2361	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19850517
Status:	Appeal to Appropriate Rejected	Cubic ft/sec:	0
Uses:	Other,	Owner:	Weber Basin Water Conservancy District
Well ID:	0	Supply Source:	Smith and Morehouse Reservoir
Water Right Type:	EX		

306
SW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000126977

Database:	Water Rights Database	Water Right #:	35-8453
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1877
Status:	Decree	Cubic ft/sec:	.25
Uses:	Domestic,Irrigation,Stockwatering,	Owner:	John C. & Lila W.H. Nelson
Well ID:	0	Supply Source:	Negro Hollow
Water Right Type:	WR		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

307
NNW
1/2 - 1 Mile
Lower

FED USGS USGS40001190442

Organization ID: USGS-UT
Monitor Location: QABLANK
Description: Not Reported
Drainage Area: Not Reported
Contrib Drainage Area: Not Reported
Aquifer: Not Reported
Aquifer Type: Not Reported
Well Depth: Not Reported
Well Hole Depth: Not Reported

Organization Name: USGS Utah Water Science Center
Type: Well
HUC: 16020102
Drainage Area Units: Not Reported
Contrib Drainage Area Units: Not Reported
Formation Type: Not Reported
Construction Date: Not Reported
Well Depth Units: Not Reported
Well Hole Depth Units: Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: UT Radon

Radon Test Results

Zipcode	Maximum	Average	Num Tests	Test Term
84060	11	1.4	22	Long Term
84060	47.2	4.5	152	Short Term

Federal EPA Radon Zone for SUMMIT County: 2

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Utah Geological Survey

Telephone: 801-537-3300

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Rights Database

Source: Department of Natural Resources, Division of Water Rights

Telephone: 801-538-7408

Division of Drinking Water Well Data

Source: Department of Environmental Quality

Telephone: 801-536-4200

OTHER STATE DATABASE INFORMATION

Utah Oil, Gas and Mining Database

Source: Department of Natural Resources

Telephone: 801-538-5340

The Well Data file contains one record of basic information for each well in the Utah Division of Oil, Gas and Mining database.

RADON

State Database: UT Radon

Source: Department of Environmental Quality

Telephone: 801-536-4250

Test Results by Zip Code

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX C HISTORICAL DOCUMENTS

AERIAL PHOTOGRAPHS



1938



LEGEND

AOI

SOURCES:

Imagery- Utah Geologic Survey,
"Historical Imagery Collection":
Accessed March 15, 2023.
<https://geodata.geology.utah.gov/imagery/>

FOR GENERAL ILLUSTRATIVE
PURPOSES ONLY; BOUNDARIES
NOT SURVEYED.

DATE
3/16/2023

REVISIONS	
1.	

DRAWN: AND	
DESIGNER: JRC	
REVIEWED: TC	
PROJECT # 23SM662.19	

SCALES	
HORIZ: 1"=500' (11"x17")	

PROJECT NAME:
HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:
HISTORICAL IMAGERY

PLAN SET:	FIGURE:
	1



1952

LEGEND

 AOI

SOURCES:

Imagery- Utah Geologic Survey,
"Historical Imagery Collection":
Accessed March 15, 2023.
<https://geodata.geology.utah.gov/imagery/>

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3/16/2023



REVISIONS	
1.	

DRAWN: JRC	
DESIGNER: JRC	
REVIEWED: JNS	
PROJECT # 23SM662.19	

SCALES	
HORIZ: 1"=500' (11"x17")	

PROJECT NAME:
HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:
HISTORICAL IMAGERY

PLAN SET:	FIGURE:
	1



LEGEND

AOI

SOURCES:

Imagery- Utah Geologic Survey,
"Historical Imagery Collection":
Accessed March 15, 2023.
<https://geodata.geology.utah.gov/imagery/>

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NOT SURVEYED.

DATE

3/16/2023



REVISIONS

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DRAWN: AND	
DESIGNER: JRC	
REVIEWED: TC	
PROJECT #	
23SM662.19	

SCALES

HORIZ: 1"=500'
(11"x17")

012"



PROJECT NAME:

HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:

HISTORICAL IMAGERY

PLAN SET:

FIGURE:

1



LEGEND

AOI

SOURCES:

Imagery- Utah Geologic Survey,
"Historical Imagery Collection":
Accessed March 15, 2023.
<https://geodata.geology.utah.gov/imagery/>

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DRAWN: AND	
DESIGNER: JRC	
REVIEWED: TC	
PROJECT #	
23SM662.19	

SCALES

HORIZ: 1"=500'
(11"x17")

012"

PROJECT NAME:

HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:

HISTORICAL IMAGERY

PLAN SET:

FIGURE:

1

**AOI**

Imagery- Utah Geologic Survey,
"Historical Imagery Collection":
Accessed March 15, 2023.
[https://geodata.geology.utah.
gov/imagery/](https://geodata.geology.utah.gov/imagery/)

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3/16/2023



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DRAWN:	AND
DESIGNER:	JRC
REVIEWED:	JNS

PROJECT #
23SM662.19

HORIZ: 1"=500'
(11"X17")



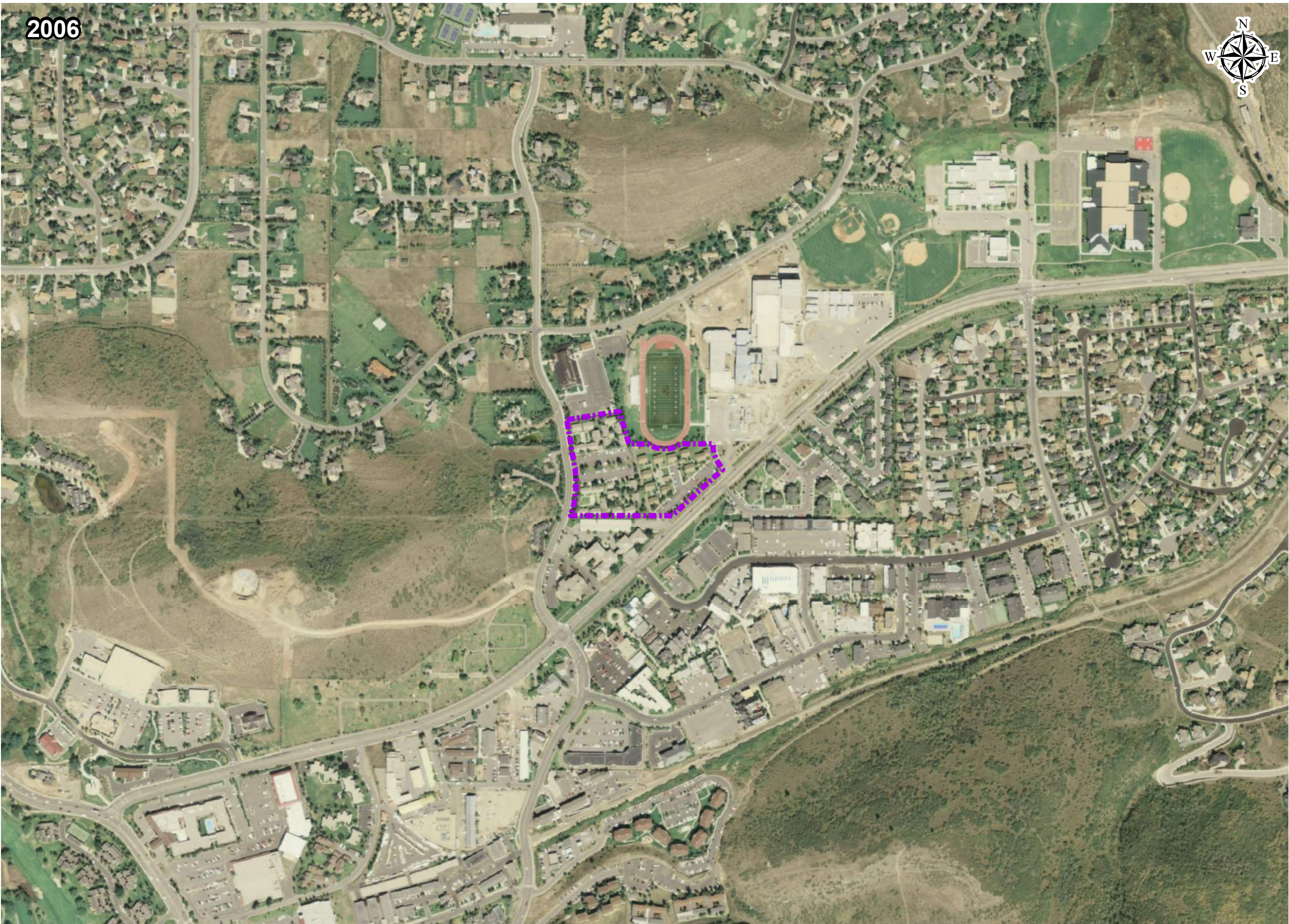
**HOLIDAY VILLAGE
PHASE I ESA**

HISTORICAL IMAGERY

PLAN SET:

FIGURE:

1



LEGEND

AOI

SOURCES:

Imagery- Utah Geologic Survey,
"Historical Imagery Collection":
Accessed March 15, 2023.
<https://geodata.geology.utah.gov/imagery/>

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NOT SURVEYED.

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3/16/2023

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DRAWN: JRC

DESIGNER: JRC

REVIEWED: JNS

PROJECT #

23SM662.19

SCALES

HORIZ: 1"=500'

(11"x17")

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12"

PROJECT NAME:

HOLIDAY VILLAGE
PHASE I ESA

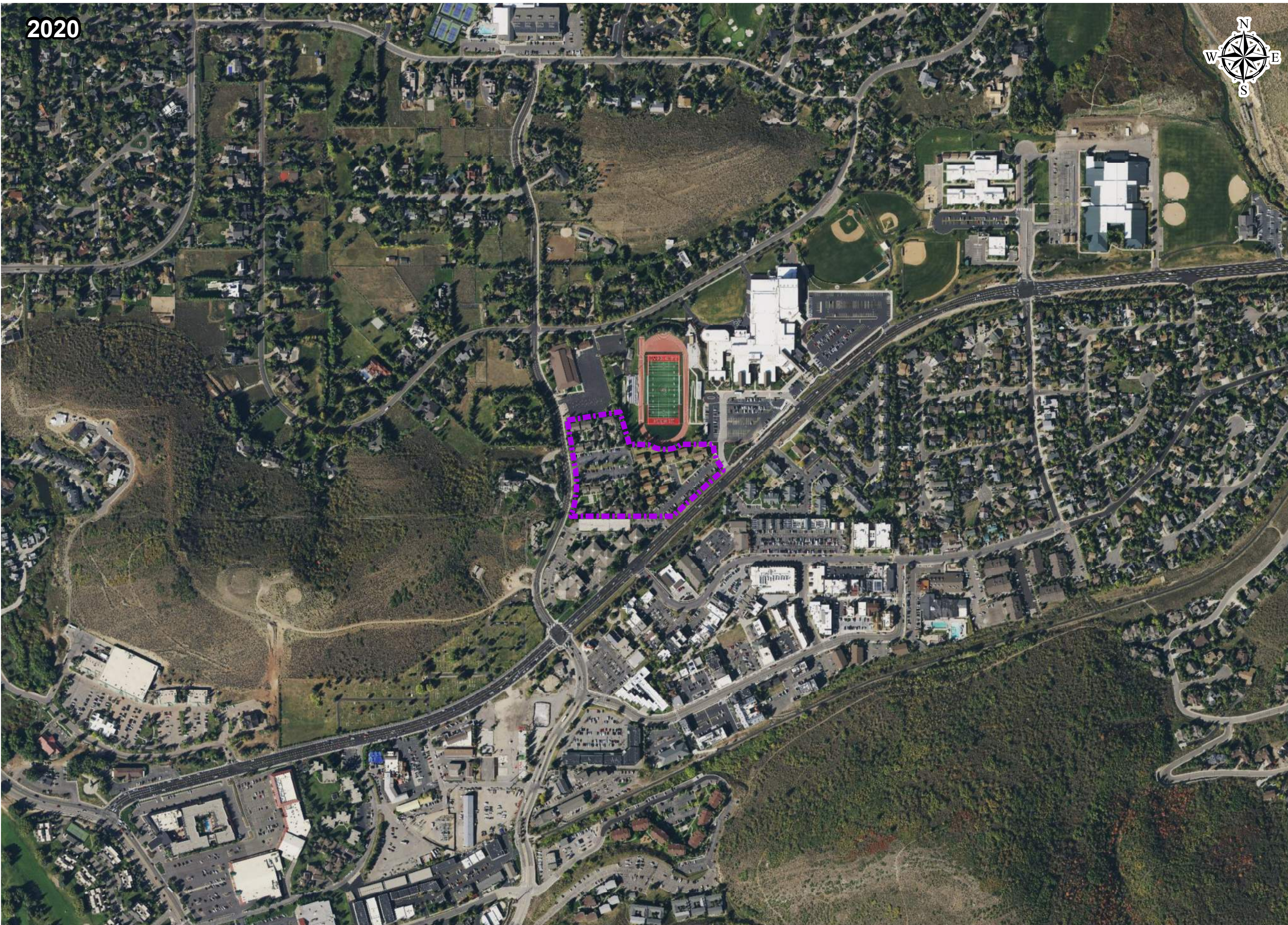
SHEET TITLE:

HISTORICAL IMAGERY

PLAN SET:

FIGURE:

1



LEGEND

 AOI

SOURCES:
Imagery- Utah Geologic Survey,
"Historical Imagery Collection":
Accessed March 15, 2023.
<https://geodata.geology.utah.gov/imagery/>

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DATE
3/16/2023



REVISIONS
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REVIEWED: TC	
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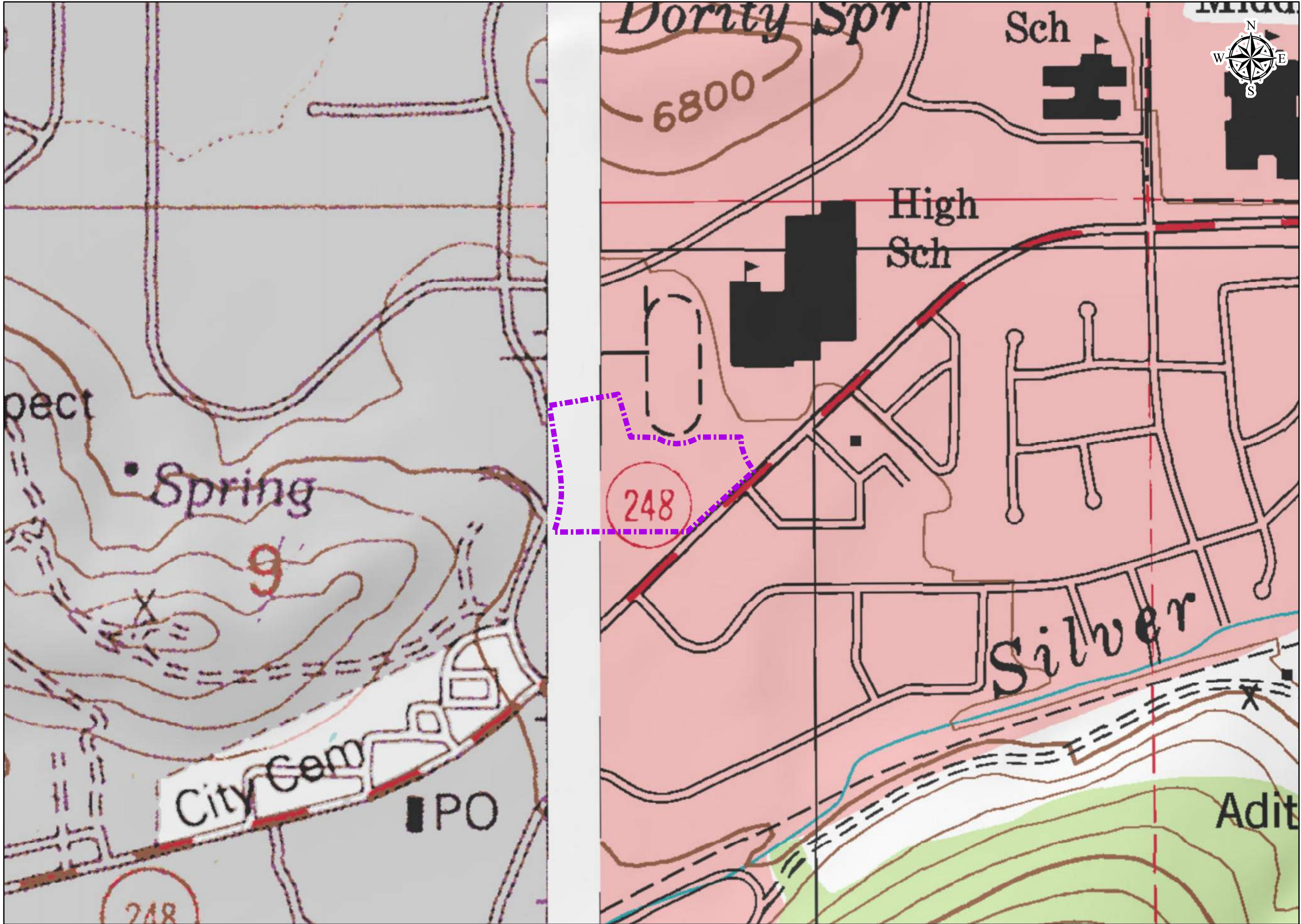
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HORIZ: 1"=500'
(11"x17")


PROJECT NAME:
HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:
HISTORICAL IMAGERY

PLAN SET:	FIGURE:
	1

TOPOGRAPHIC MAPS



LEGEND
 Site Boundary

SOURCES:

Topo- USGS Historical Topographic Map Record and Viewer.
<https://ngmdb.usgs.gov/topoview/viewer/#9/40.5017/-111.5006>

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DATE
3/16/2023



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DESIGNER: JRC	
REVIEWED: TC	

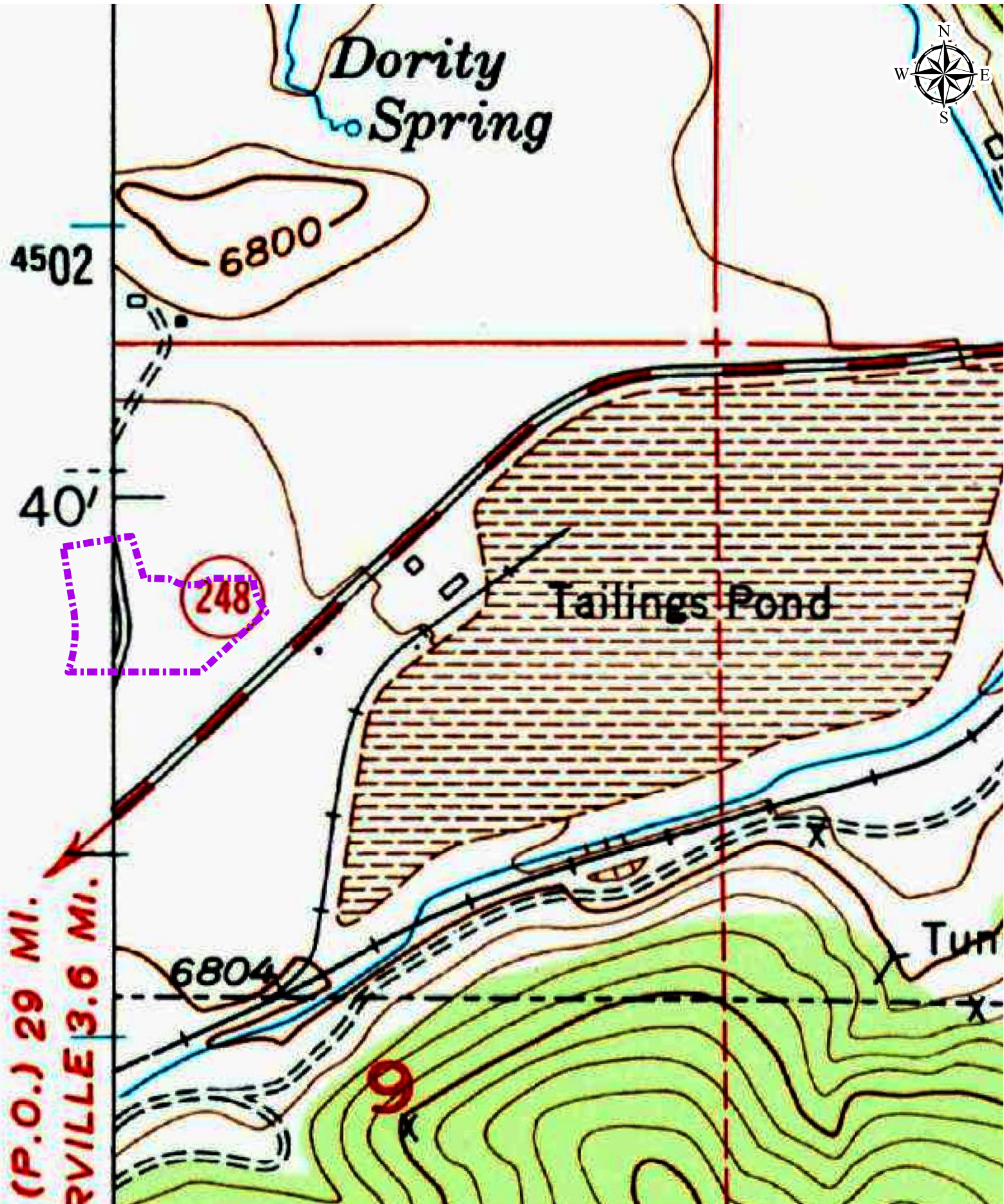
PROJECT #	
23SM662.19	

SCALES	
HORIZ: 1"=500'	
(11"x17")	

PROJECT NAME:
HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:
USGS TOPO
1:24K QUAD 2020

	APPENDIX: B
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LEGEND

AOI

SOURCES:
Topo- USGS Historical Topographic Map Record and Viewer.
<https://ngmdb.usgs.gov/topoview/viewer/#9/40.5017/-111.5006>

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DATE
3/16/2023

REVISIONS
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DRAWN:	AND
DESIGNER:	JRC
REVIEWED:	TC

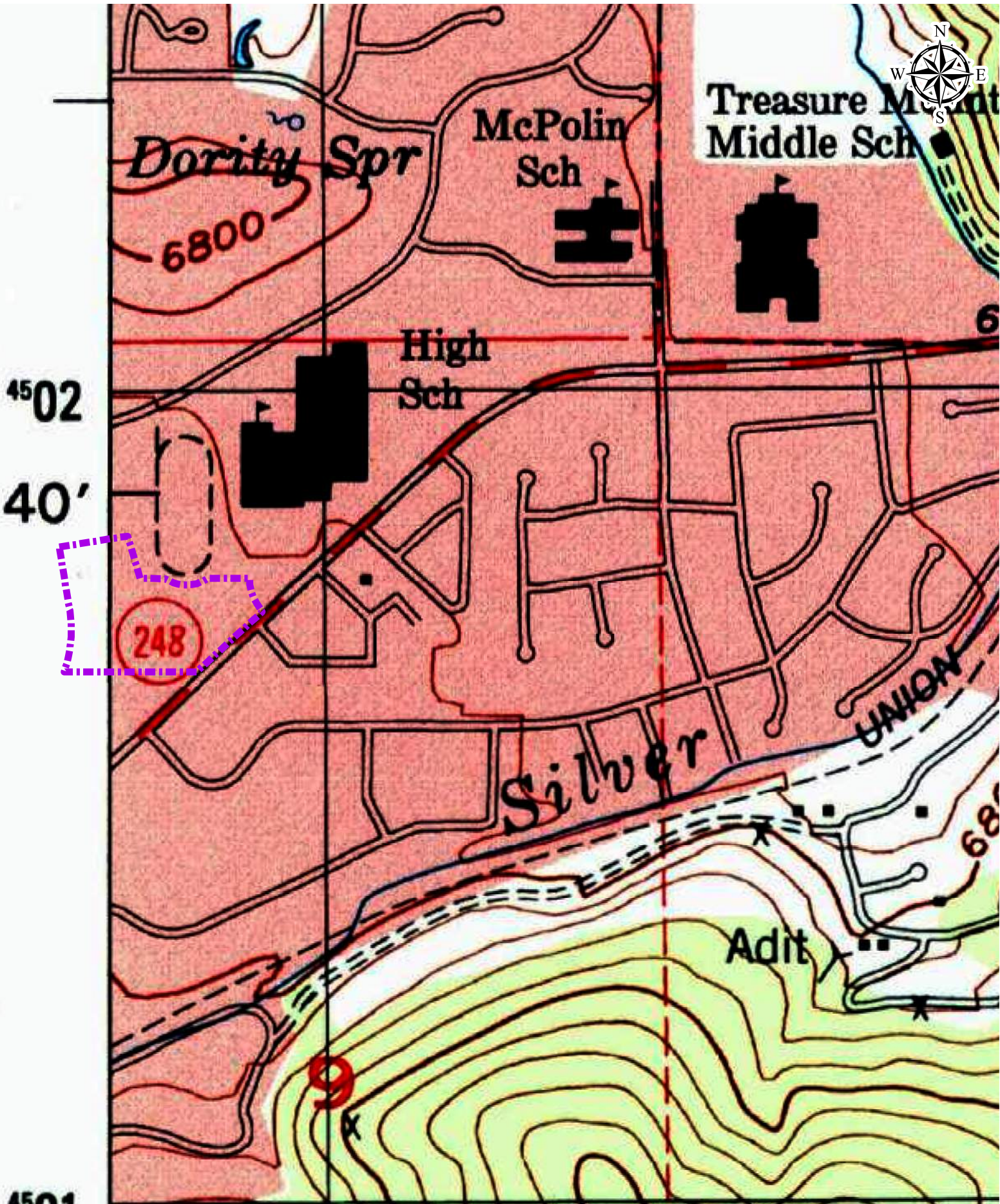
PROJECT #
23SM662.19

SCALES	
HORIZ: 1"=500' (11"x17")	

PROJECT NAME:
HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:
USGS TOPO
1:125K QUAD 1955

PLAN SET:	FIGURE:
	9



LEGEND

 AOI

SOURCES:
Topo- USGS Historical Topographic Map Record and Viewer.
<https://ngmdb.usgs.gov/topoview/viewer/#9/40.5017/-111.5006>

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DATE
3/16/2023



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NO.	DESCRIPTION	DATE

DRAWN: _____	AND _____
DESIGNER: JRC	
REVIEWED: TC	
PROJECT # 23SM662.19	

SCALES
HORIZ: 1"=500'
(11"x17")


PROJECT NAME:
HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:
USGS TOPO
1:24K QUAD 1999

PLAN SET:	FIGURE:
	12



LEGEND

 AOI

SOURCES:
Topo- USGS Historical Topographic Map Record and Viewer.
<https://ngmdb.usgs.gov/topoview/viewer/#9/40.5017/-111.5006>

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DATE
3/16/2023



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DESIGNER: JRC	
REVIEWED: TC	
PROJECT #	
23SM662.19	

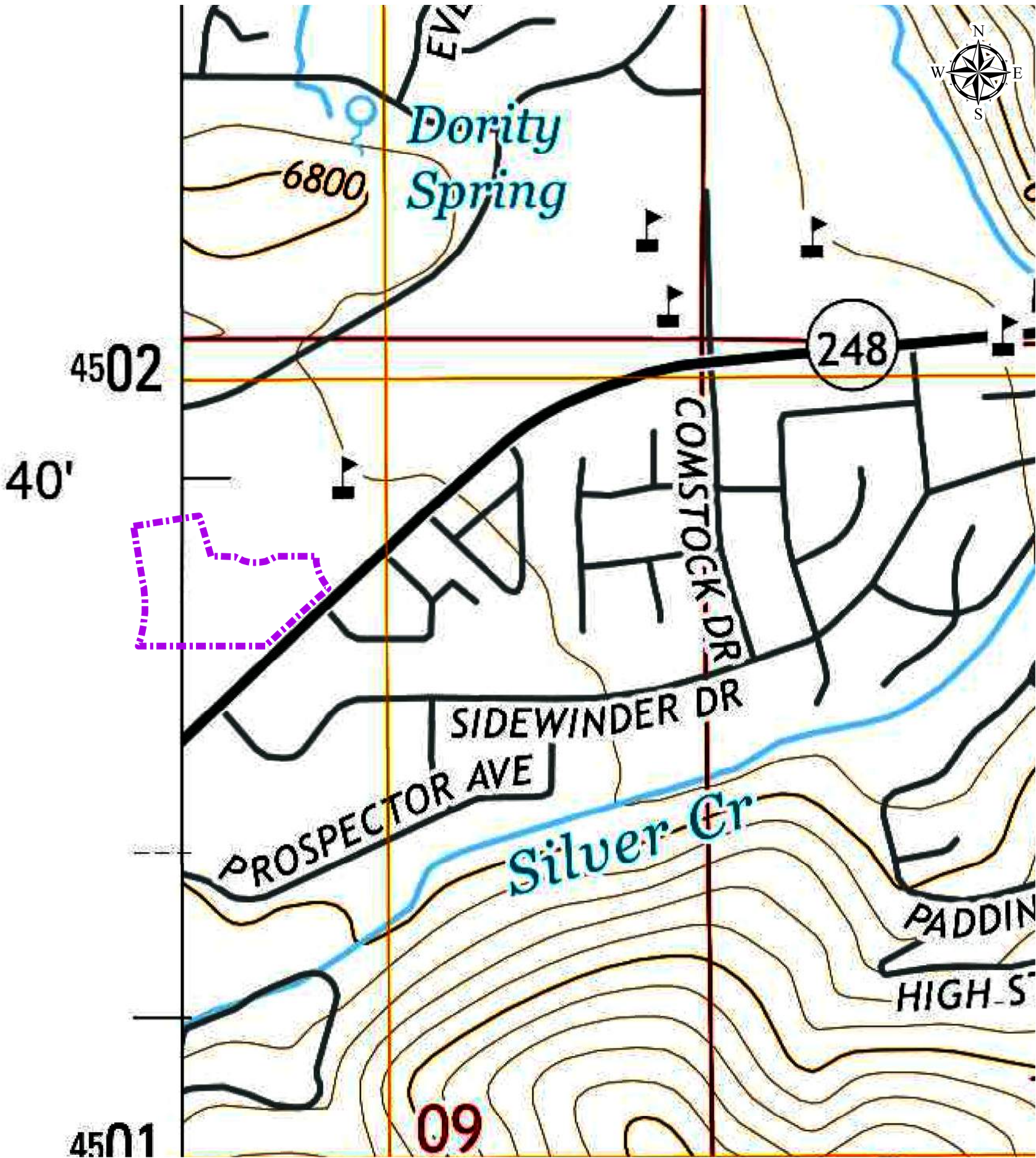
SCALES
HORIZ: 1"=500'
(11"x17")



PROJECT NAME:
HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:
USGS TOPO
1:24K QUAD 2011

PLAN SET:	FIGURE:
	10



LEGEND

 AOI

SOURCES:
Topo- USGS Historical Topographic Map Record and Viewer.
<https://ngmdb.usgs.gov/topoview/viewer/#9/40.5017/-111.5006>

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DATE
3/16/2023



REVISIONS
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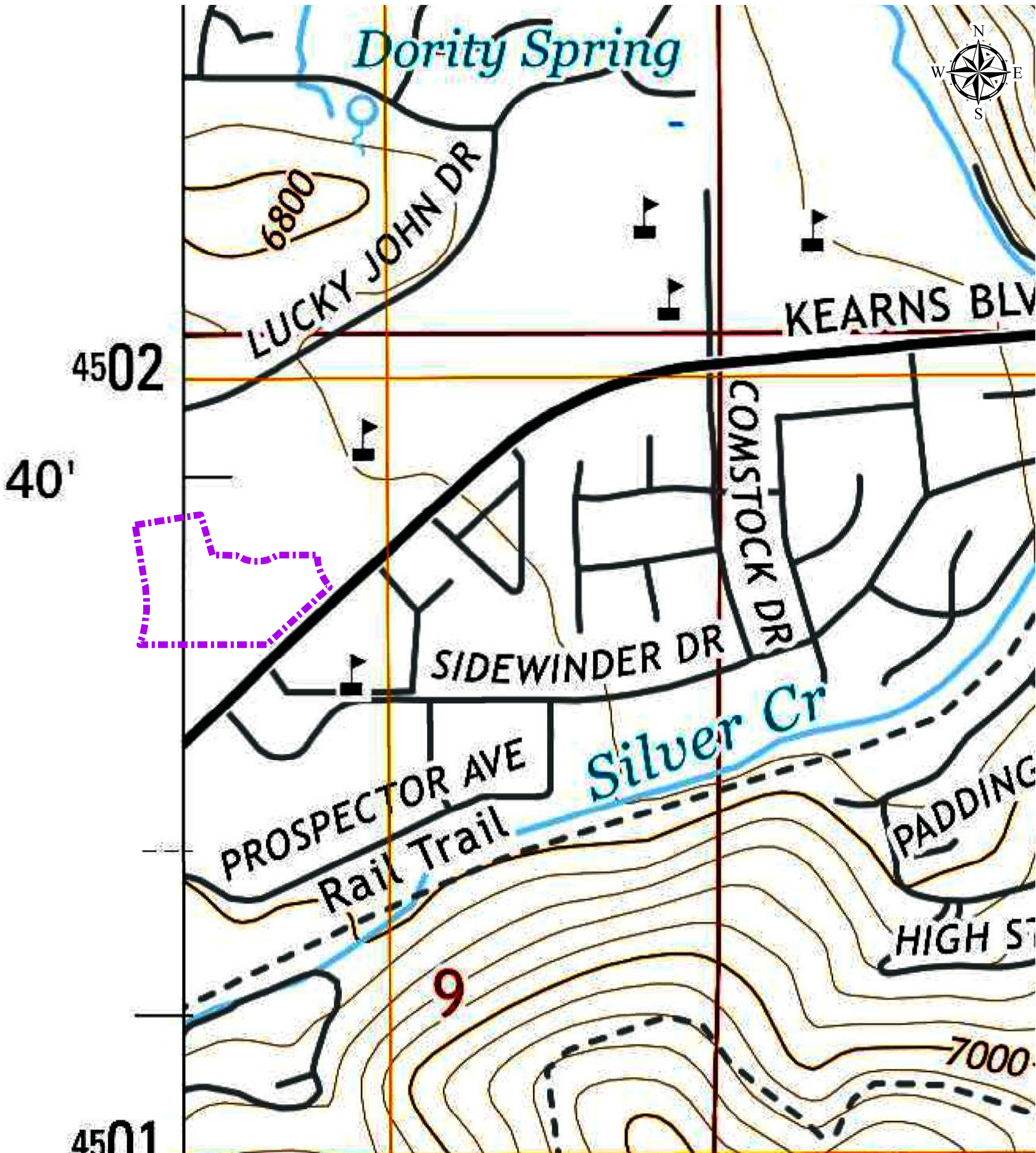
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DESIGNER: JRC	
REVIEWED: TC	
PROJECT # 23SM662.19	

SCALES
HORIZ: 1"=500'
(11"x17")


PROJECT NAME:
HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:
USGS TOPO
1:24K QUAD 2014

PLAN SET:	FIGURE:
	14



LEGEND
 AOI

SOURCES:
Topo- USGS Historical Topographic Map Record and Viewer.
<https://ngmdb.usgs.gov/topoview/viewer/#9/40.5017/-111.5006>

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3/16/2023

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DESIGNER:	JRC
REVIEWED:	TC

PROJECT #
23SM662.19

SCALES
HORIZ: 1"=500'
(11"x17")

PROJECT NAME:
HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:
USGS TOPO
1:24K QUAD 2017

PLAN SET:	FIGURE:
	15

APPENDIX D SITE PHOTOGRAPHS



Photo 1. Parkside Apartments: East corner looking southwest.



Photo 2. Parkside Apartments: East Corner looking west along the northern property boundary.



Photo 3. Parkside Apartments: Southwest corner looking north.



Photo 4. Parkside Apartments: Northwest corner looking south.



Photo 5. Holiday Village Apartments: Northeast corner looking south.



Photo 6. Holiday Village Apartments: Northeast corner looking west.



Photo 7. Holiday Village Apartments: Northwest corner looking south.



Photo 8. Holiday Village Apartments: Southwest corner looking east.

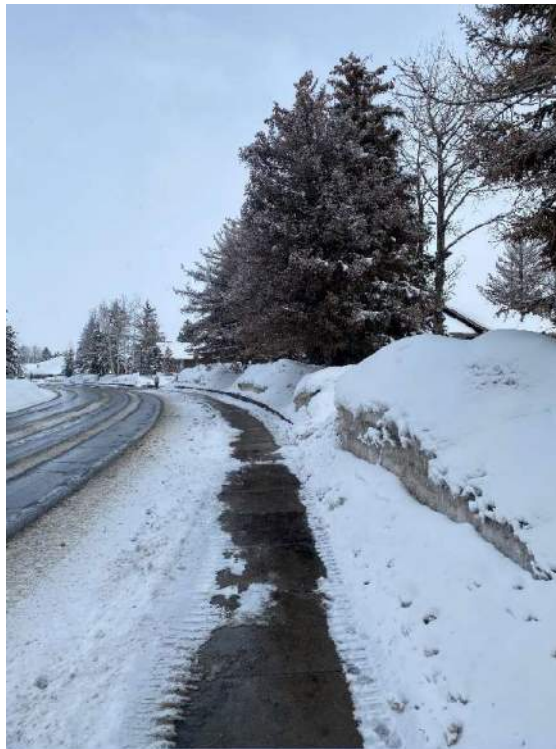


Photo 9. Holiday Village Apartments: Southwest corner looking north.



Photo 10. Holiday Village Apartments: Laundry facility.

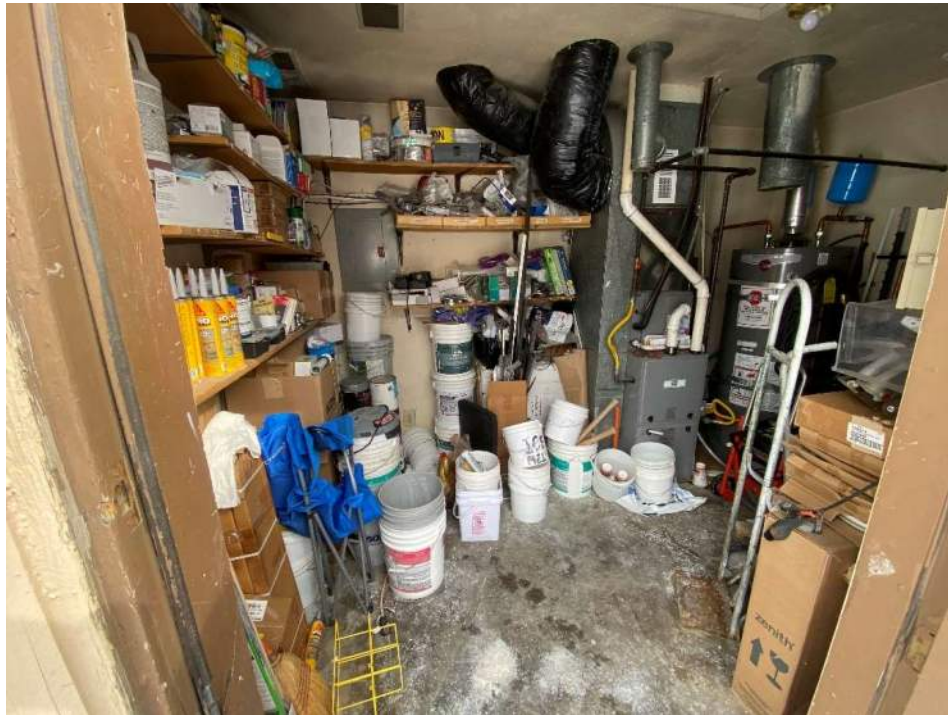


Photo 11. Parkside Apartments: Maintenance storage room.



Photo 12. Parkside Apartments: Laundry facility.

APPENDIX E

RESUME OF ENVIRONMENTAL PROFESSIONAL

Torrey Copfer, P.G.

EDUCATION

BS Degree in Hydrogeology Engineering Geology
MS Degree in Structural Geology
Utah State University



OTHER CERTIFICATIONS

Professional Geologist, State of Utah #6274549-2250; Colorado, North Dakota, Nevada.

Utah: UST/PST Consultant (CC-0223), Soil/Groundwater Sampler (GS-1571),

Septic System Level 1-2-3 (02731-OSP-3)

UDOT: AGTT, ASTT, CTT, EBTIT-DTT, SRDIT, LBTT, CSTT

ACI: Concrete Level 1, Field, Strength, Lab, Aggregate Level 1&2

OSHA: HAZWOPER-40, HAZWOPER-Supervisor, Competent Person

MSHA: 24-hr

Nuclear Testing: Radiological Safety, Gauge Operation, USDOT HAZMAT transport

EXPERIENCE

Advanced degree professional with 21+ years experience in customer/client environmental and civil engineering services. Ability to communicate and motivate team members to provide dynamic, team-spirited, and performance-driven results to enhance team goals and company bottom-line objectives. Proficient in adapting to new work environments, computer programs, and policies with a great attention to detail and customer/client support.

GEOLOGIC HAZARDS

- **Epic Engineering 2012-present - Senior Engineering Geologist - Project Manager and lead on** multiple geologic hazards project throughout the Wasatch Front, Utah; surface fault rupture hazard, liquefaction, landslides, alluvial fan and debris flow, site specific seismic, groundwater mitigation.
- **Heber Valley Temple Site 2022** - Geologic Hazards and site specific seismic analysis and reports.
- **Bob Young Creek Landslide/Debris Flow 2012-18**—Preliminary assessment, mapping, and monitoring of the Bob Young Creek landslide complex and resulting 2012 Debris Flow, Weber Canyon, UT.
- **Y2 Geotechnical, P.C. 2006-2008** — Company Manager of Engineering Geology and Geologic Hazards program. Preparation and presentation to clients of technical correspondence, project proposals, technical reports, work plans, and project specifications including cost estimates and budgets. Coordinated planned drilling/geologic activities, tracked and reported progress. Designed and conducted geological field investigations, engineering design, drilling, and analysis. Supervised geologic staff to ensure drilling, sampling, and logging programs were within the outlined program, schedule, and cost approvals.
- **East Layton/Kaysville Geologic Hazard studies 2008-11**— Numerous Surface Fault Rupture Hazard, Landslide, and Debris Flow Hazard studies along the Wasatch Fault for single family development and residential subdivision developments. Trenching, coring, and CPT analysis of subsurface soils for analysis and modeling of hazards.
- **South Ogden Landslide Complex 2009-10**—Slope stability and detailed mapping landslide complex for commercial and residential development. Landslide trenching, drilling and coring, CPT, and groundwater monitoring well installation on approximately 300-acres.
- **The Cove Subdivision, North Ogden 2009-10**—Surface Fault Rupture, Alluvial Fan Flooding, and Debris Flow hazard studies on approximately 500-acres for new residential development. Conducted trenching, detailed geologic mapping, modeling, and design calculations.
- **Milford Wind-farm 2009-10**—Preliminary geologic hazards and geotechnical assessment for Alluvial Fan Flooding, Liquefaction, and Debris Flow hazard analysis for the Milford Windmill Complex of approximately 175-Turbines, (First Wind GE), Beaver and Millard County, Utah.
- **West Valley Fault System 2008-10**—Numerous Surface Fault Rupture hazard studies on various commercial development parcels for the Taylorsville and Granger Faults. Detailed trenching, logging, and mapping of the fault systems for Engineering Geology design of commercial buildings.
- **Wasatch Fault System 2008-11**—Numerous Surface Fault Rupture hazards studies on various residential development parcels in North Ogden, Ogden, Layton, Kaysville, Farmington, Salt Lake City, Cottonwood Heights, Draper, Orem, and Provo, UT. Detailed mapping of surface and subsurface geologic hazards and Engineering Geology recommendations for residential development and structural design.
- **Slope Stability Investigations 2008-11**—Various Slope Stability investigations for commercial and residential developments along the Wasatch Front, Utah. Detailed slope modeling and engineering analysis for setbacks, slope remediation design, and engineering criteria
- **UTA West Valley Light Rail Extension 2009**—Geologic Hazard analysis for the light-rail extension for Utah Transit Authority, West Valley extension line including fault analysis, liquefaction, surface fault rupture, and ground motion engineering.
- **Havasupai Indian Reservation 2004-08**—Debris Flow and Stream Flooding hazard assessments and remediation of irrigation canals, Havasu Creek, and protection of trail system.

Torrey Copfer, P.G.

(Continued from page 1)

GEOTECHNICAL ENGINEERING

- **Epic Engineering 2012-present**— Project manager of numerous geotechnical investigations including field sampling, site location, design and engineering for residential, commercial, and industrial sites throughout Utah, Idaho, Wyoming, and North Dakota.
- **Heber Valley Temple Site 2022** - Geotechnical Engineering lead and project manager for LDS temple site location in Heber City, UT and site specific seismic analysis and reports.
- **Y² Geotechnical 2006-08** — Company Manager of geology, hydrology, and environmental projects. Conducted geotechnical engineering, geologic hazard, hydrology, and environmental phase I & II investigations. Established the Utah County office and conducted new client marketing for Utah and Uintah counties. Preparation and presentation to clients of technical correspondence, project proposals, technical reports, work plans, and project specifications including cost estimates and budgets. Coordinated planned drilling/geotechnical activities, tracked and reported progress. Designed and conducted field investigations including geologic hazards investigations, geotechnical engineering, environmental assessments, and groundwater public water supply design, drilling, and analysis.
- **Davis County School District 2006-08**—Geotechnical Engineering design, Geologic Hazard, and environmental assessment of numerous public education schools including, Layton Heritage Academy, Syracuse Jr. High, and Layton Jr. High, including critical facility seismic design recommendations and liquefaction analysis.
- **Alpine School District 2006-08**—Geotechnical Engineering design, Geologic Hazard, and environmental assessment of numerous public education schools including, Mountainville Academy, Freedom Academy, and Saratoga Springs Academy including critical facility seismic design recommendations and liquefaction analysis.
- **First Wind 175-Turbine 2007-08**—Preliminary geotechnical and geologic engineering for 175-turbine wind-farm north of Milford, Utah on approximately 45-sq miles.
- **Toyota of Utah 2007-08**—Geotechnical engineering, geologic hazards, and environmental analysis of several new construction car sales complexes and multi-story buildings, including Karl Malone Toyota, Sandy, UT and Menlove Toyota, Woods Cross, UT.
- **Syracuse Fire Station 2007**—Geotechnical engineering and geologic hazards assessment for a new fire station for Syracuse City, Utah including critical facility seismic design recommendations and liquefaction analysis.
- **Grantsville Residential 2007-08**—Geotechnical engineering and debris flow hazard assessment of approximately 400-acres for new residential development south of Grantsville, UT.
- **Saratoga Spring/Eagle Mountain 2006-08**—Geotechnical and Engineering Geology oversight of residential construction in areas with highly hydro-sensitive soils. Daily contractor meetings and field and laboratory testing of foundation soils for stability
- **UTA West Valley Light Rail Extension 2007**—Geotechnical and Engineering Geology support for the Utah Transit Authority, West Valley Light Rail Extension line. Pile, pier, bridge, and surface design criteria, field and laboratory sampling and testing.
- **Construction Waste Landfill, Salt Lake County 2007**—Engineering design, settlement analysis, and groundwater management plan for a new solid construction waste landfill in Salt Lake County.
- **UPS Sort Facility 2006-07**—Geotechnical, Geologic, and Environmental Engineering for new UPS sort/distribution facility located on former Geneva Steel property, Orem, UT.
- **Camp Williams Ammo Storage and Training Facility 2007**—Geotechnical and geologic hazard assessment for a new complex on the Camp Williams Testing Range for 8 new buildings for ammo storage, training, and temporary housing.
- **Hill AFB, East Gate Entrance 2006-07**—Geotechnical engineering assessment for new East entrance guard station and roadway improvements. Field and laboratory sampling on Hill Air Force Base, Layton, UT.
- **AutoZone 2006-07**—Geotechnical Engineering and Phase I Environmental Assessment for new construction in Pleasant Grove and Heber City, Utah.
- **Great Harvest Bread Complex 2006**—Geotechnical engineering analysis for multi-business commercial development, West Haven, UT.
- **Mountainland Apartments 2007-08**—Geotechnical and hydrogeology engineering analysis for multi-story, multi-building apartment complex along stream channel, high groundwater, and poor soil conditions. Subsurface soil modifications and groundwater management recommendations.
- **Strawberry Ranches 2007-08**—Geotechnical, Geologic, and Environmental assessment of 5,000+ acres of private National Forest private in-holdings to be developed for multi-functional resort (golf, tennis, ski, scouts, hunting, fishing, etc.), Utah

ENVIRONMENTAL

- **Epic Engineering 2012-present**— Project manager and lead on numerous Phase I/II/III site investigations and cleanup sites throughout Utah and North Dakota.

Torrey Copfer, P.G.

(Continued from page 2)

- **Horner's Corner Mountain West Petroleum, Heber City, UT 2014-21** Environmental Phase I/II/III subsurface soil sampling for petroleum hydrocarbon release to determine extend of contamination and recommendations for remediation from LAST's and old gas station.
- **Sunrise Chevron, Duchesne UT 2015-18**—Environmental Phase II subsurface soil sampling for petroleum hydrocarbon release to determine extend of contamination and recommendations for remediation. Partial remediation with PST funding for dig/dump and import of structural fill for site reconstruction.
- **L&L Motor, Roosevelt, UT 2014-18**—Environmental Phase II subsurface soil sampling for petroleum hydrocarbon release to determine extend of contamination and recommendations for remediation. Removal of LUST's and groundwater monitoring well installations.
- **Kerry Holt Farm, Beryl Jct., UT 2012-17**—Environmental Phase II subsurface soil sampling for petroleum hydrocarbon release to determine extend of contamination and recommendations for remediation.
- **Fruitland General Store 2012-13**—Environmental Phase II subsurface soil sampling for petroleum hydrocarbon release to determine extend of contamination and recommendations for remediation.
- **Wasatch Environmental 2008-09** — Project Manager of numerous geologic and environmental phase I & II investigations. Successful execution of environmental monitoring programs, site assessments, and remediation programs, including the development and maintenance of project schedules and budgets. Interpretation of environmental regulations and investigations results to successfully meet the clients' requirements. Conducted groundwater sampling and monitoring; prepared technical reports and client recommendations.
- **Weber County Landfill 2009**—Project manager for the Weber County Landfill groundwater monitoring program. Quarterly groundwater water sampling of 7 wells on the closed facility with analysis and reporting to County.
- **Strawberry Ranches 2007-08**—Environmental assessment of 5,000+ acres of National Forest private in-holdings to be developed into recreational/residential use.
- **Roosevelt Tire 2009**—Environmental Phase I/II assessment of active and historic repair shop in Roosevelt, Utah, with associated neighboring petroleum releases potentially impacting the site.
- **Strawberry Plane Crash EM response 2008**—Emergency response of small plane crash southeast of Strawberry Reservoir, Utah. Monitoring of cleanup of fuel, hydraulic oils, and wreckage, and monitoring of surface and groundwater.
- **UDOT gravel pit procurement 2009**—Environmental sampling for arsenic and lead contamination of gravel pit, as part of current superfund/Brownfields site, Stockton, Utah for development and use as a gravel pit source for Utah Department of Transportation.
- **Tuxedo Junction Dry Cleaners 2008-09**—Environmental Phase II sampling of subsurface soils and groundwater to determine extend and direction of contamination of TCE/PCE from current/historic dry-cleaner operations. Quarterly monitoring and sampling of groundwater wells.
- **Menlove Toyota, Woods Cross 2007**—Environmental Phase II subsurface soil sampling for petroleum hydrocarbon release to determine extend of contamination. Recommendations and oversight of remediation and onsite land-farming operations.
- **Utah Non-Profit and Western Regional Housing Authority 2006-08**—Environmental Phase I assessments for Utah for Housing Authority re-designation for low-income housing of apartment complexes throughout Utah.
- **Ute Reservation, Waste Oil Evaporation Pond 2008**—Environmental and Engineering Geology assessment of pre-constructed waste-water evaporation pond for leaking and slope stability issues, and catastrophic failure potential.
- **UPS Sorting Facility 2007**—Environmental Phase I/II assessment for a new industrial complex for UPS sorting/shipping facility to be located on former Geneva Steel property, Orem, UT. Review of Geneva Environmental documents and compacts. Testing of subsurface soils and groundwater. Monitor and oversight of remediation and construction design and excavation.
- **Alpine and Davis County School Districts 2006-08**—Environmental Phase I/II assessments for numerous public school sites including Mountainville Academy, Alpine, UT, Freedom Academy, Provo, Layton Jr, High, Layton Heritage, and Syracuse Jr. High.
- **Family Dollar Store 2008**—Environmental Phase I/II assessment for new commercial construction on former gas station property in Fillmore, UT. Confirmation of removal of UST's and soil analysis.
- **Zion Development Corporation 2008-09**—Environmental Phase I/II assessment for property downtown Salt Lake City for potential hotel development. Site contaminated with arsenic and lead with groundwater contamination as well. Installation of groundwater monitoring wells, and quarterly sampling and analysis.

HYDROGEOLOGY

- **Epic Engineering 2012-present**— Project manager on numerous groundwater well installation, site investigation, aquifer testing, and water quality sampling for private and public wells.
- **Columbia Basin Groundwater Management Area-GWMA 2009-10** — Project Manager of Hydrogeologic Subsurface Mapping and Aquifer

Torrey Copfer, P.G.

(Continued from page 3)

Assessment program, east-central Washington. Gathered data and provided GIS/GPS support, data acquisition, and management for developing workable groundwater models and in providing sub-basin evaluations and groundwater quantity assessments. Managed groundwater chemistry sampling program over four county region of municipal, private, irrigation, and commercial groundwater wells. Provided support and presentations for public meetings and writing of press releases for local/State media.

- **Town of Huntsville New Water Well Design 2008**—Well siting, drilling oversight, and construction of new groundwater public supply well for Town of Huntsville, UT.
- **The Mound Hot Springs Development 2007-08**—Geotechnical and geothermal groundwater assessments for potential development surrounding and including The Mound Hot Springs, Midway, UT. Locally sensitive lands surrounding geothermal springs and wetlands. Attended and presented at monthly City Council meetings, results and studies conducted on site.
- **Strawberry Ranches Development 2007-08**—Spring inventory and groundwater assessment for public/private water availability and development for 5,000+ acre residential/recreational property for condos, golf course, tennis, scouts, fishing, hunting, and retreat developments.
- **Tristar Ranches Development 2006-07**—Installation of groundwater monitoring wells and quarterly monitoring for groundwater management for residential subdivision development.
- **Havasupai Indian Reservation 2001-06**—Project Manager of Natural Resources and Hydrogeology for Tribe, Supai, AZ. Bi-annual Spring Inventory Program to quantify and qualify groundwater availability for the Tribe with relation to Water Rights Adjudication process. Groundwater dating and monitoring of Coconino Plateau aquifer systems. Tribal representative to State/County water commission boards and BOR North Central Arizona Water Supply Study technical feasibility group. Hydrogeology expert witness for Tribe in (Tribes) vs. NFS/Snowbowl Ski Resort. Responsible for yearly BIA contract grant submittals and annual project reports.
- **Pechanga Indian Reservation 2001-06**—Project co-manager of Natural Resources and Hydrogeology assessment for Tribe, Riverside County, California. Creation of static and 3D groundwater flow model for the Wolf Creek aquifer system, Pechanga Valley in support of federal water right adjudication process. Multiple groundwater well sitings, drilling oversight, aquifer testing, and installation for public water supply wells for hotel/casino/golf-course developments. Development of groundwater recharge and runoff protection basins. Responsible for yearly BIA contract grant submittals and annual project reports.
- **Morongo and Cahuilla Indian Reservation 2005-06**—Groundwater flow model creation for the Reservation and surrounding aquifer systems for water availability study and use in federal water right adjudication process, Riverside County, California. Responsible for yearly BIA contract grant submittals and annual project reports.
- **Timbisha Indian Reservation 2004-06**—Groundwater well inventory and groundwater flow model for the Reservation and surrounding aquifer systems for water availability study and use in federal water right adjudication process, Death Valley, California & Nevada. Responsible for yearly BIA contract grant submittals and annual project reports.

NATURAL RESOURCES

- **Havasupai Indian Reservation 2001-06**—Project Manager of Natural Resources for Havasupai Tribe, Supai, AZ. Bi-annual support of biological inventory and sampling program in support of Spring Inventory Program to quantify and qualify biological and natural resources throughout the Reservation. Collection and identification of plants, insects, animals, etc. for support of importance of water rights. Installation of climate monitoring stations throughout the Reservation.

US GOVERNMENT

- **US-BOR 2003-06**—US Bureau of Reclamation special committee for North Central Arizona Water Supply Study (NCAWSS) engineering sub-committee. Representative for the Havasupai and Hualapai Tribes.
- **Tribes et al. vs. USFS, Arizona Snowbowl (2005-06)**—Expert witness for Havasupai and Hualapai Tribes regarding hydrogeology and groundwater flow of the Coconino Plateau aquifer system and impacts to Tribe.

Roger Durst, AIA

I had been an architect, registered in Utah since 1977, until my retirement this year (2023). During that period of time I was periodically commissioned for restorative/preservation design services on numerable residential, commercial, and institutional projects; and was simultaneously licensed in California, Washington, Idaho, Colorado, Nevada, & Texas. During this period of time I served for about eight years on the Park City Historic Review Board, two terms as chairman; and for 14 years with Utah Historic Preservation Foundation, (now "Utah Preservation"); and for two terms as chairman of their Historic Buildings Committee. As a 58 year member of the American Institute of Architects I was in frequent communications with their historic buildings study group, and was frequently called upon to research for mitigation of potential compromises to historic value on proposed redevelopment projects.

May 17, 2023

Historic Report

2200 Monitor Dr. / 2776 Kearns Blvd.

Regarding the land parcels currently identified as the Holiday Village and Parkside Apartments, with the respective parcel identification numbers of PCA-2-2306, PCA-2-2302, PCA-2-2307, and PCA-2-2307-A, located near the Southeast intersection of Kearns Boulevard and Monitor Drive in Park City:

I have examined the parcels in consideration for the presence of any historically significant architectural structures and performed research and inquiry into their history to determine if there is anything else of particular significance. To this aim, I have reviewed a survey of the existing site conditions, visited each respective site, searched the Park City Historic Site Inventory, and communicated with a representative of the Park City Historic Society (Dalton Gackle), as well as with staff at the Park City Planning Department.

Findings:

- None of the structures identified on the site survey performed by Layton Surveys LLC (included in the applicant's documents) have been found to be of historical significance.

- As verified by an in-person site visit, no other historically significant structures currently exist on any of the respective parcels.

- None of the respective parcels are listed on Park City's Historic Site Inventory. No information regarding these parcels is available from this resource.

- The Park City Historic Society did not have documentation of any information which would indicate historical precedence on any of the respective parcels.

- The Park City Planning department staff did not have documentation of any information which would indicate historical precedence on any of the respective parcels.

NORTHWEST CORNER OF SEC. 9,
TOWNSHIP 2 SOUTH, RANGE 4
EAST, S.L.B. & M.

NORTHEAST CORNER OF SEC. 9,
TOWNSHIP 2 SOUTH, RANGE 4
EAST, S.L.B. & M.

3110.86'

S89°55'57"W 5308.31'
(BASIS OF BEARING)

S0°00'00"E 775.84'

LEGEND

Summit County Monument as Noted

Set 24" Rebar and Cap
Marked 1070886

Lot Line

Neighboring Lots

Monument Line

Fence (See Survey for Type)

Scale in Feet

1" = 40'

LEGEND

Summit County Monument as Noted

Set 24" Rebar and Cap
Marked 1070886

Lot Line

Neighboring Lots

Monument Line

Fence (See Survey for Type)

Scale in Feet

1" = 40'

PROPERTY SURVEY FOR MOUNTAIN LANDS

COMMUNITY HOUSING TRUST

LOCATED IN THE NORTHEAST 1/4 OF SECTION 9,

TOWNSHIP 2 SOUTH, RANGE 4 EAST, S.L.B. & M.



LAYTON SURVEYS LLC
Professional Land Surveying
(801) 463-7441 www.laytonsurveys.com

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SCALE: 1" = 40'

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Mountainlands Community Housing

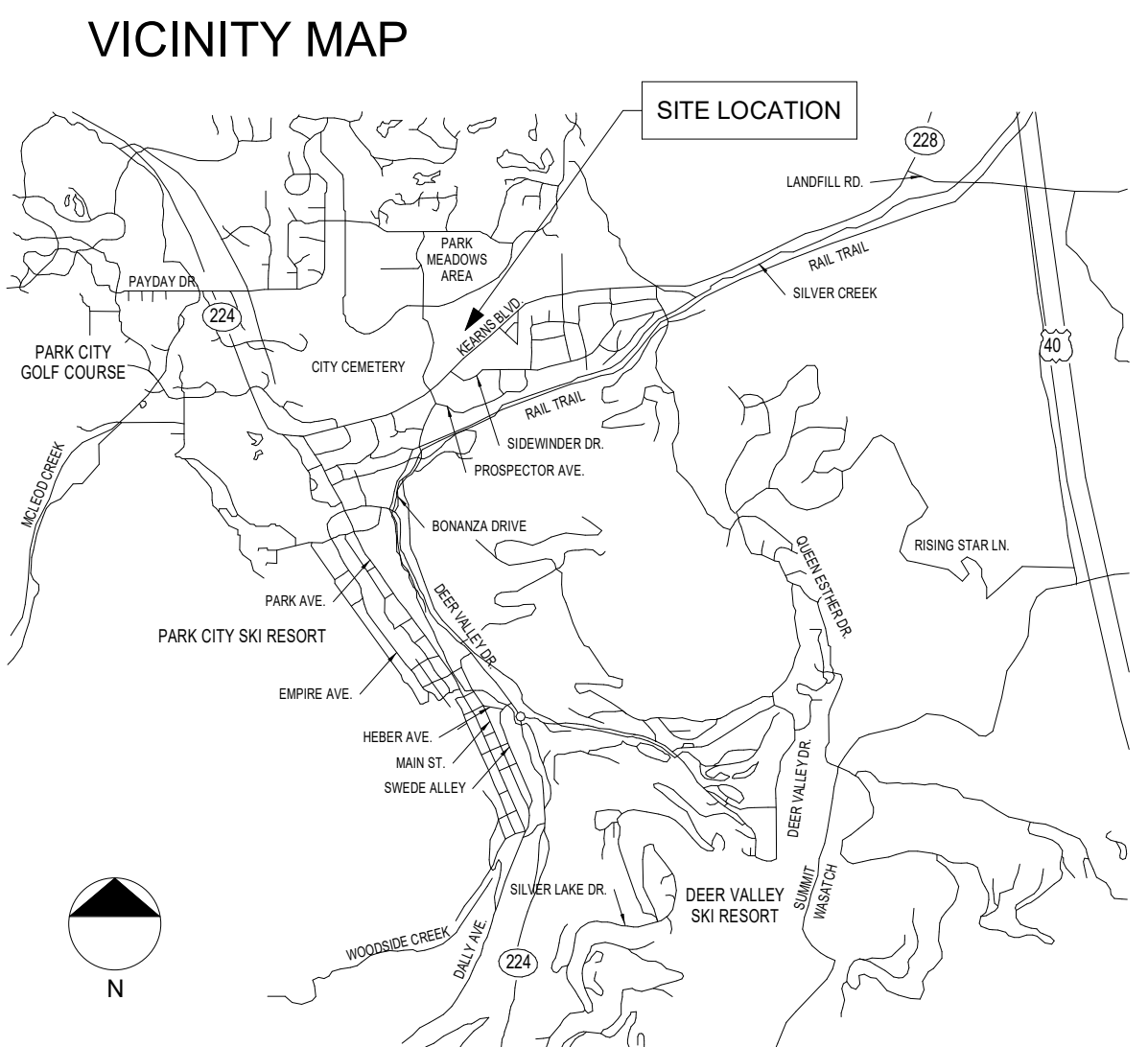
HOPA Affordable Housing - AMPD

2200 Monitor Dr. / 2776 Kearns Blvd., Park City, UT 84060

Affordable Master Plan Development

2023/06/16

EWG Project # 22-028



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT
MOUNTAINLANDS COMMUNITY HOUSING 1960 SIDEWINDER DR. SUITE 107 PARK CITY, UTAH 84060 CONTACT: PAT MATHESON PHONE: 801.403.7747	ELLIOTT WORKGROUP, LLC 1441 WEST UTE BLVD. SUITE 100 PARK CITY, UTAH 84098 CONTACT: CARLA LEHIGH PHONE: 435.649.0092 EXT. 316
CIVIL ENGINEER	LANDSCAPE ARCHITECTURE
ALTITUDE ENGINEERING 1960 SIDEWINDER DR. SUITE 107 PARK CITY, UTAH 84060 CONTACT: BLADE MCINTIRE PHONE: 307.679.8620	ELLIOTT WORKGROUP, LLC 1441 WEST UTE BLVD. SUITE 100 PARK CITY, UTAH 84098 CONTACT: SID OSTERGAARD PHONE: 435.649.0092 EXT. 307
ELECTRICAL ENGINEER	TRANSPORTATION ENGINEER
VAN BOERUM & FRANK ASSOCIATES 330 S 300 E SUITE 200 SALT LAKE CITY, UTAH 84111 CONTACT: LEWIS WONG PHONE: 801.530.3148	HALES ENGINEERING 1220 NORTH 500 WEST, STE 202 LEHI, UTAH 84043 CONTACT: JOSEPH BROWNING PHONE: 801.766.4343

LMC ANALYSIS

Existing Zone
Residential Development (RD) District

Total Site Area
- Parcel 1: 0.80 Acres
- Parcel 2: 0.74 Acres
- Parcel 3: 0.74 Acres
- Parcel 4: 1.11 Acres
- Parcel 5: 0.60 Acres
- Parcel 6: 1.74 Acres
- Parcel 7: 1.16 Acres

Lot and Site Requirements

*** Density: 319 Affordable Units**
- Building A: 45 Affordable Units
- Building B: 44 Affordable Units
- Building C: 32 Affordable Units
- Building D: 60 Affordable Units
- Building E: 36 Affordable Units
- Building F: 50 Affordable Units
- Building G: 50 Affordable Units

*** Set Backs per LMC 15-6.1-7 & 15-2.13.2:**
Exterior Boundary: 25'
Proposed Interior Set Back: 10'
Accessory Buildings: 5'

*** Building Height:**
Per AMP (LMC 15-6.1): 45' with a 10' step back
Per RD (LMC 15-2.13): 28' with a 5' Screening Exception

*** Facade Variation per LMC 15-6.1-8**
Facade Length between 60' < 120' = Shift 10'
Facade Length 120' < = Shift 15'

*** Parking per LMC 15-6.1-9:**
Affordable Units
<600 SF = None
600-1000 SF = 0.5 Spaces per Unit
1000-2000 SF = 1 Spaces per Unit
>2000 SF = 1.5 Spaces per Unit

*** Parking per LMC 15-3-6:**
Multi-Unit Dwelling
<1000 SF = 1 per unit
1000-2000 SF = 1.5 Spaces per Unit
>2000 SF = 2 Spaces per Unit

*** Open Space:**
Minimum twenty percent (20%)

Total Building Areas
- Building A: 44,178 SF
- Building B: 41,349 SF
- Building C: 38,109 SF
- Building D: 47,083 SF
- Building E: 29,782 SF
- Building F: 45,302 SF
- Building G: 45,638 SF
Total.....291,185 SF

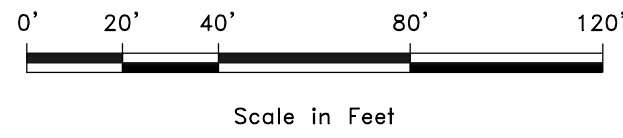
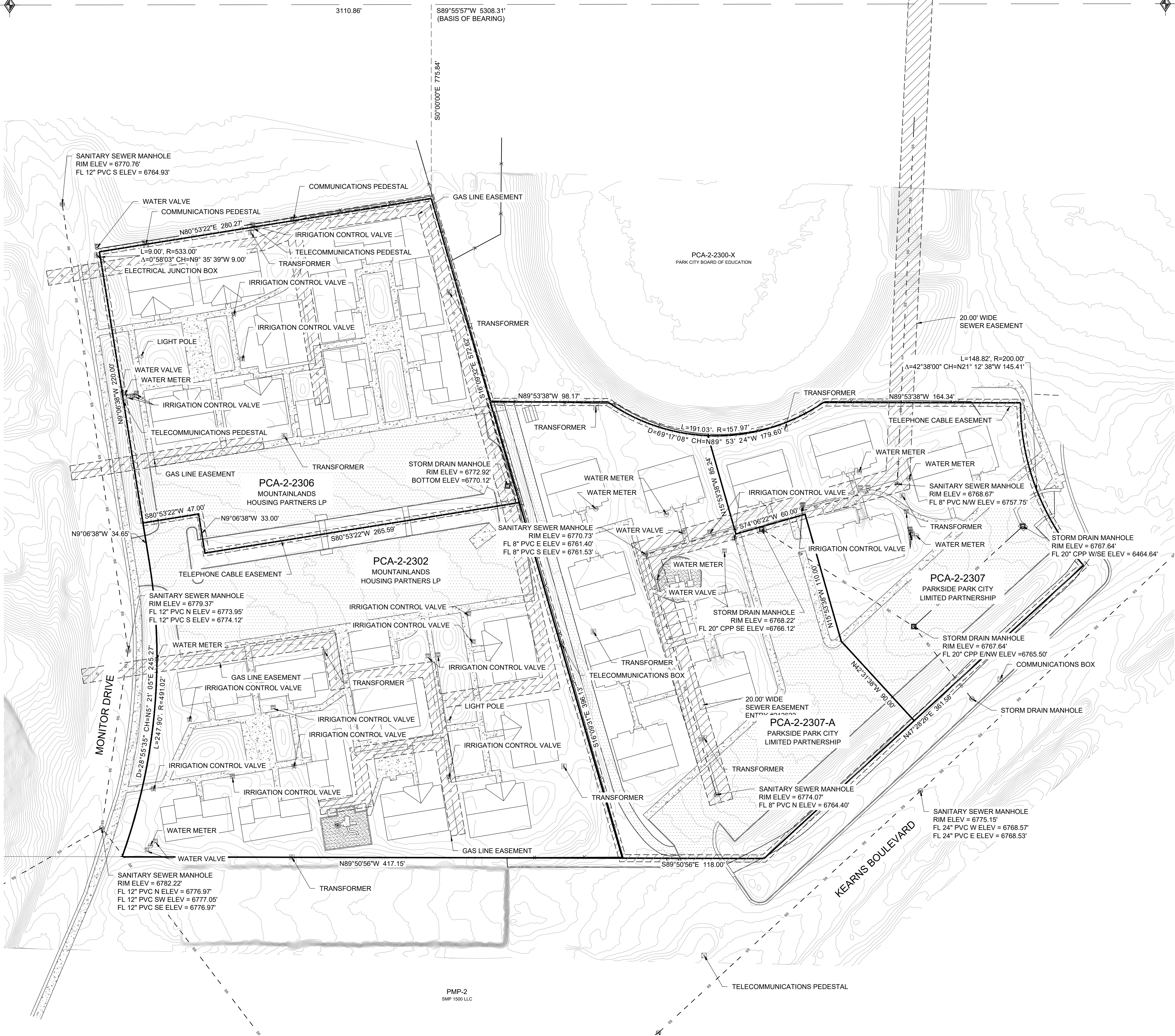


DRAWING INDEX

AFFORDABLE MPD			
AMPD-001	Cover Sheet	AMPD-017	Lighting Cut Sheet
AMPD-002	Existing Conditions / Survey	AMPD-018	Sustainability
AMPD-003	Aerial View	AMPD-018.1	Sustainability Req. and Comparison
AMPD-004	Site Suitability Analysis	AMPD-019	Public Outreach
AMPD-005	Site Plan	AMPD-020	Underground Parking
AMPD-006	Phasing Plan	AMPD-021	Unit Plans
AMPD-006.1	Plat & Easement Phasing Plan	AMPD-021.1	(E) Unit Plans
AMPD-006.2	Parking Management Plan	AMPD-022	(E) and (N) Building Height Analysis
AMPD-007	Grading Plan	AMPD-023	Dumpster Enclosure
AMPD-008	Utility Plan	AMPD-100	Building A - Floor Plans
AMPD-009	Landscape Plan	AMPD-101	Building A - Roof Over Topo
AMPD-009.1	Landscape Phasing Plan	AMPD-102	Building A - Elevations
AMPD-010	Site Plan - Trees	AMPD-103	Building A - Facade Variation
AMPD-011	Snow Storage Calculation	AMPD-110	Building B - Floor Plans
AMPD-012	Open Space Calculation	AMPD-111	Building B - Floor Plans
AMPD-012.1	(E) Open Space Calculation	AMPD-112	Building B - Roof Over Topo
AMPD-013	Contextual Analysis	AMPD-113	Building B - Elevations
AMPD-014	Transportation	AMPD-114	Building B - Facade Variation
AMPD-015	Walk/Bike/Childcare Study	AMPD-120	Building C - Floor Plans
AMPD-015.1	Parking Management - Survey Results	AMPD-121	Building C - Roof Over Topo
AMPD-016	Photometric Plan	AMPD-122	Building C - Elevations

NORTHWEST CORNER OF SEC. 9,
TOWNSHIP 2 SOUTH, RANGE 4
EAST, S.L.B. & M.

NORTHEAST CORNER OF SEC. 9,
TOWNSHIP 2 SOUTH, RANGE 4
EAST, S.L.B. & M.



- LEGEND**
- SUMMIT COUNTY MONUMENT AS NOTED
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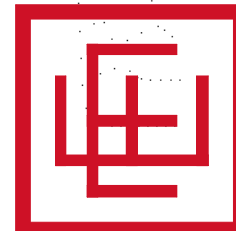
PROPERTY SURVEY FOR MOUNTAIN LANDS
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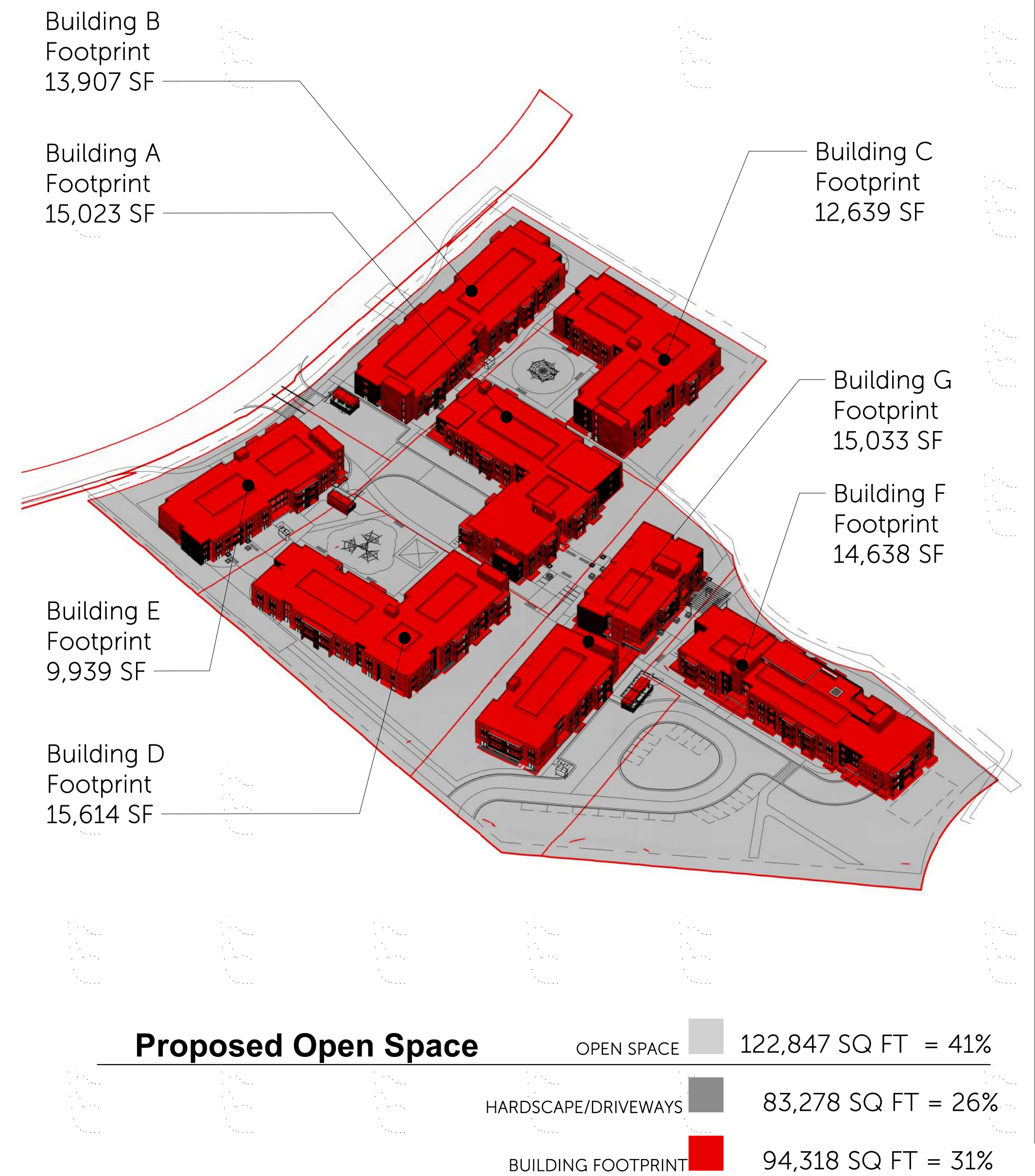
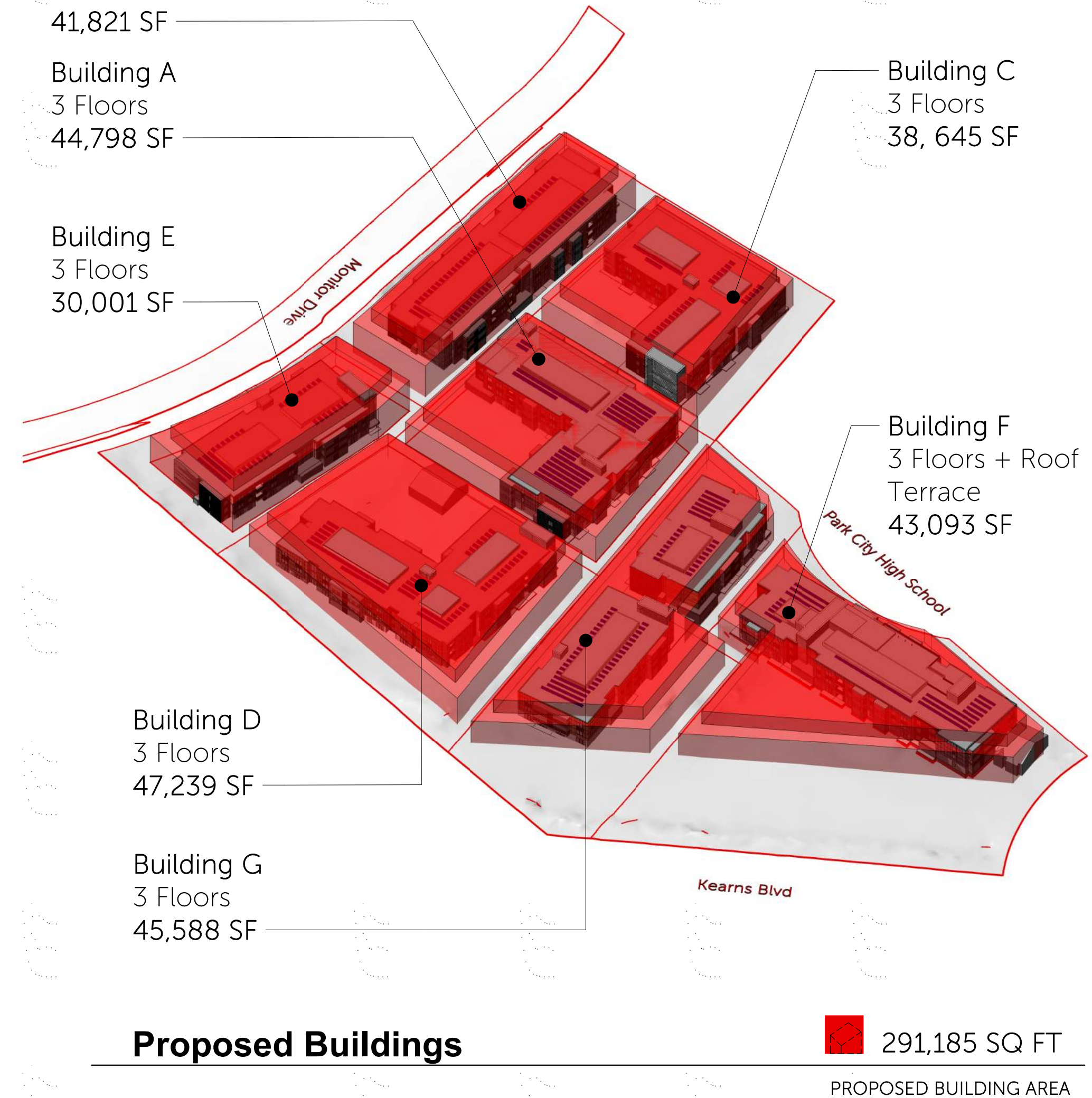
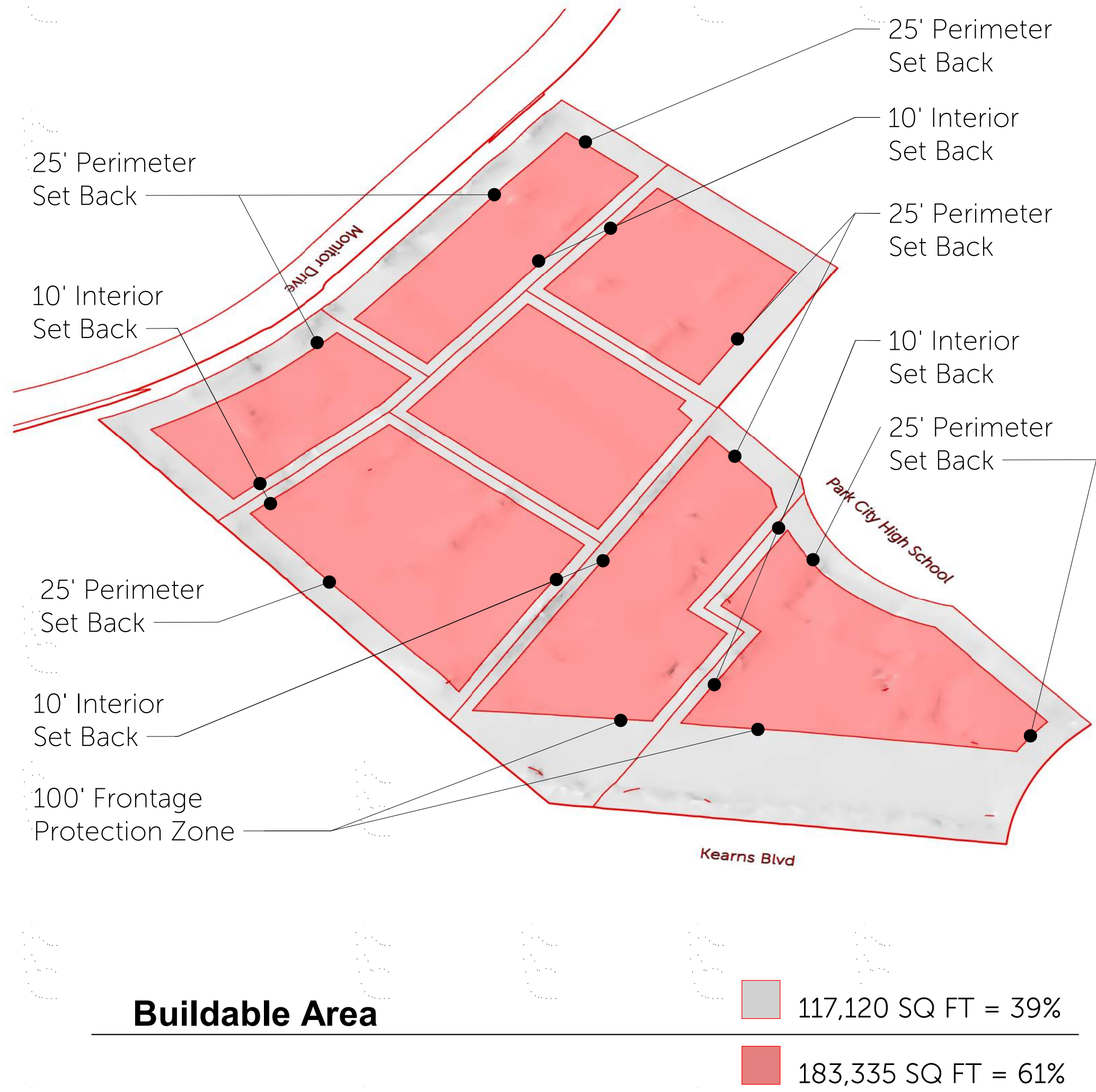
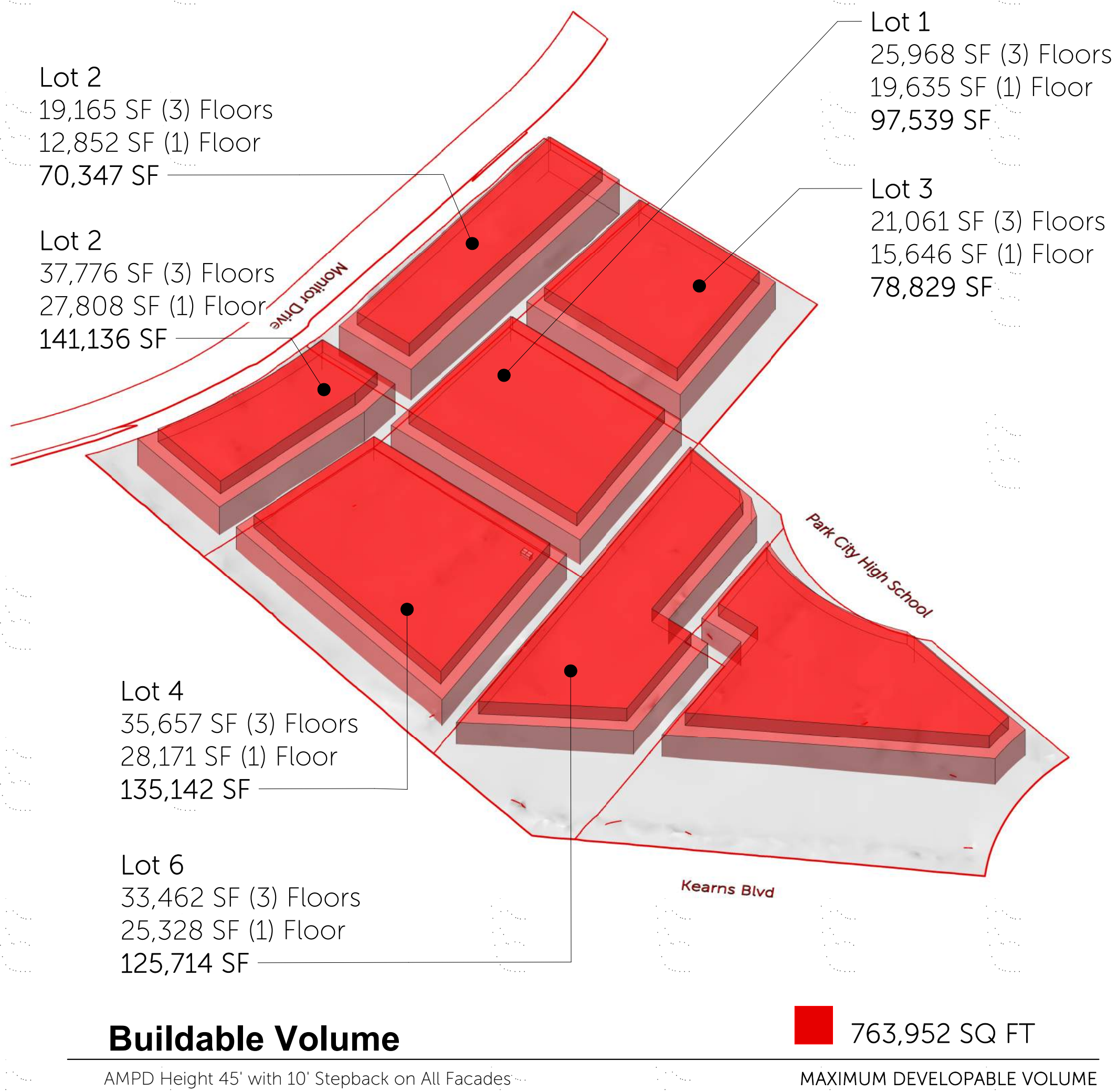
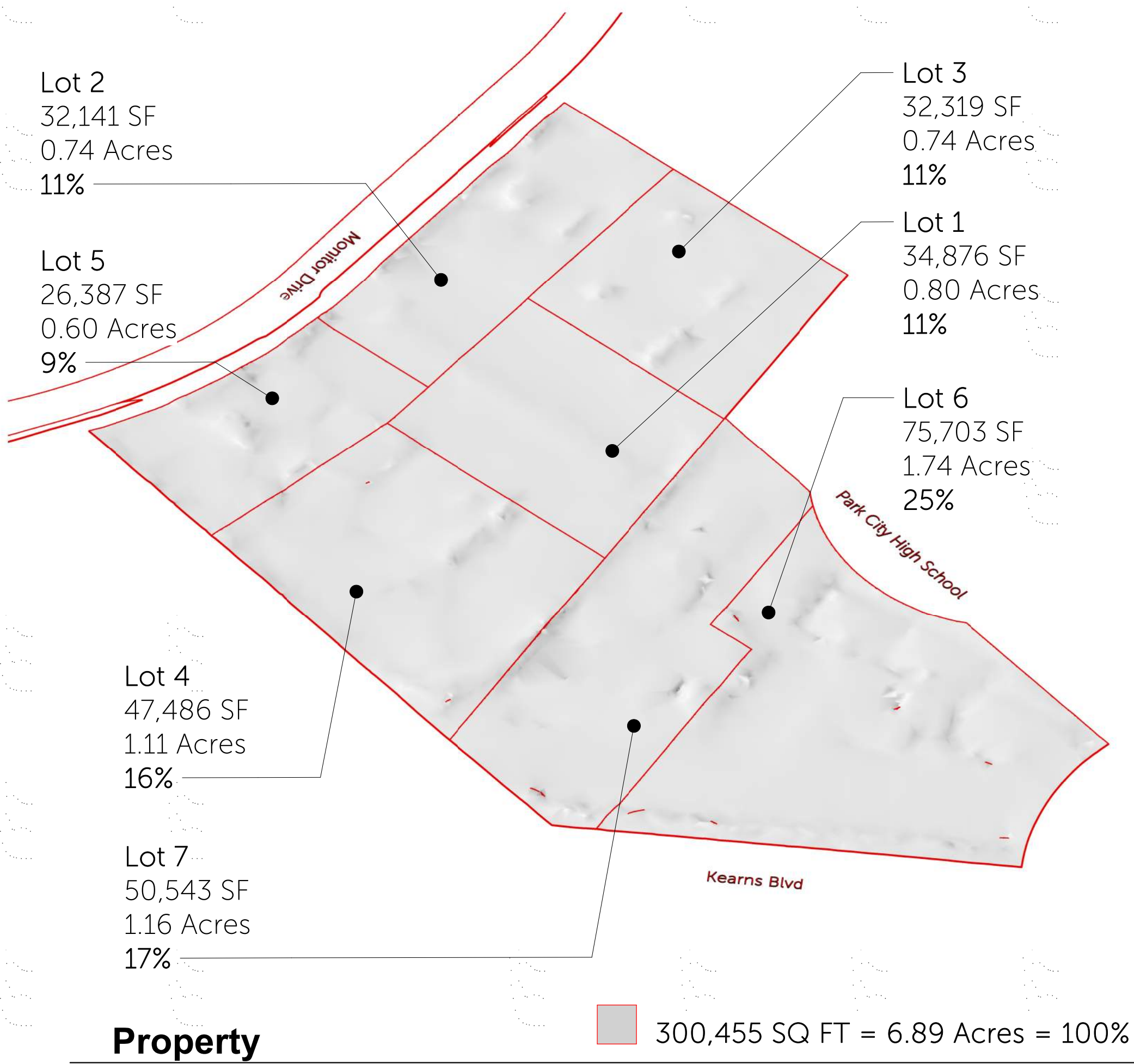


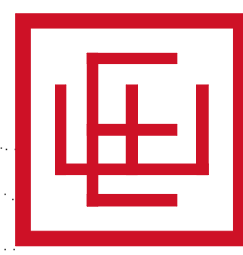
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Professional Land Surveying
(801) 463-7441 www.laytonsurveys.com

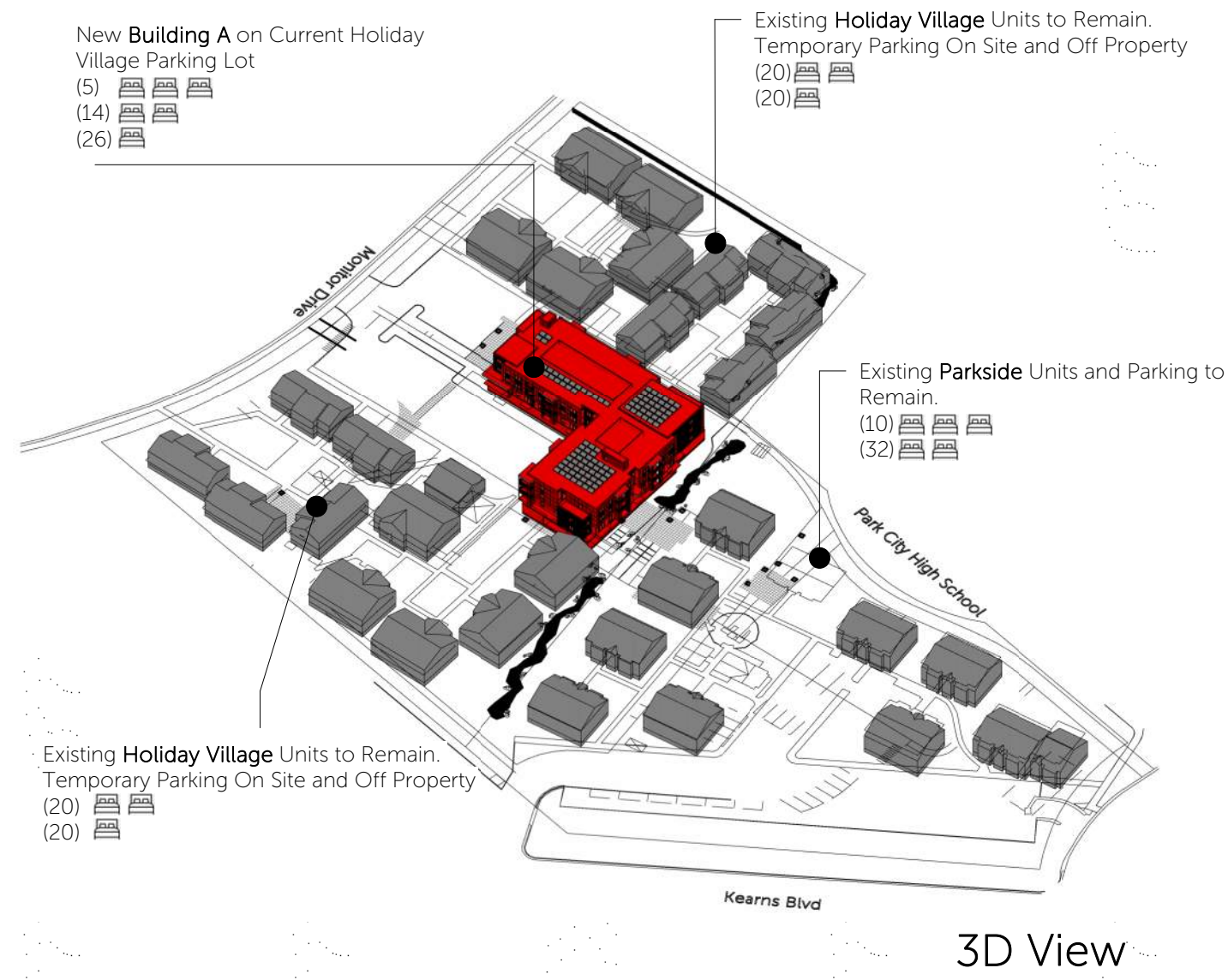
1857 N 1000 W STE. 1
CLEARFIELD, UT 84015

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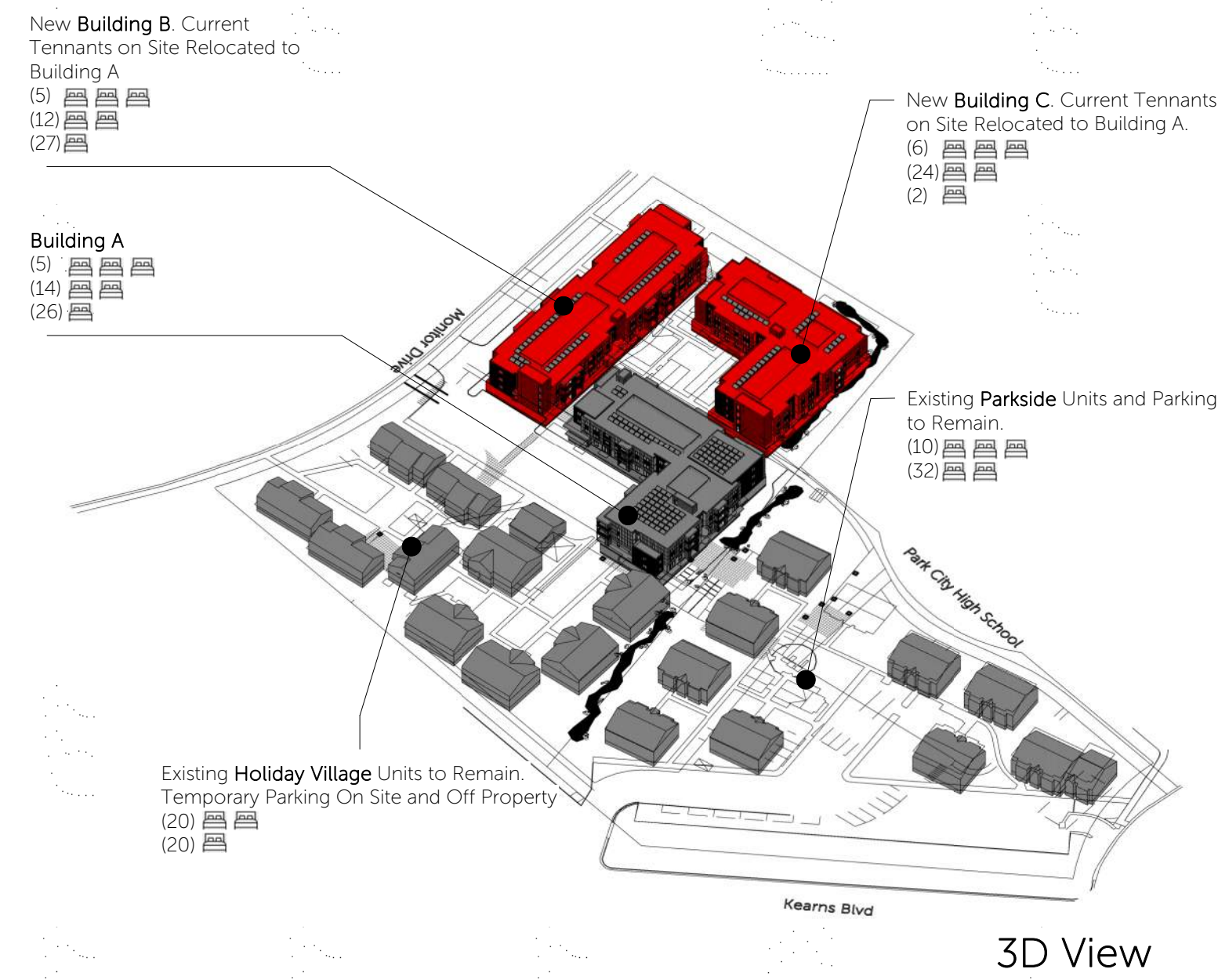


Phase 1 - (1 Year)

Secure Adequate Temporary Parking on and off Site for Current Tenants.

Build Building "A" in Current Holiday Village Parking Lot.

At Completion of Building "A" Move Current Tenants on the North side of the Holiday Village into "A".

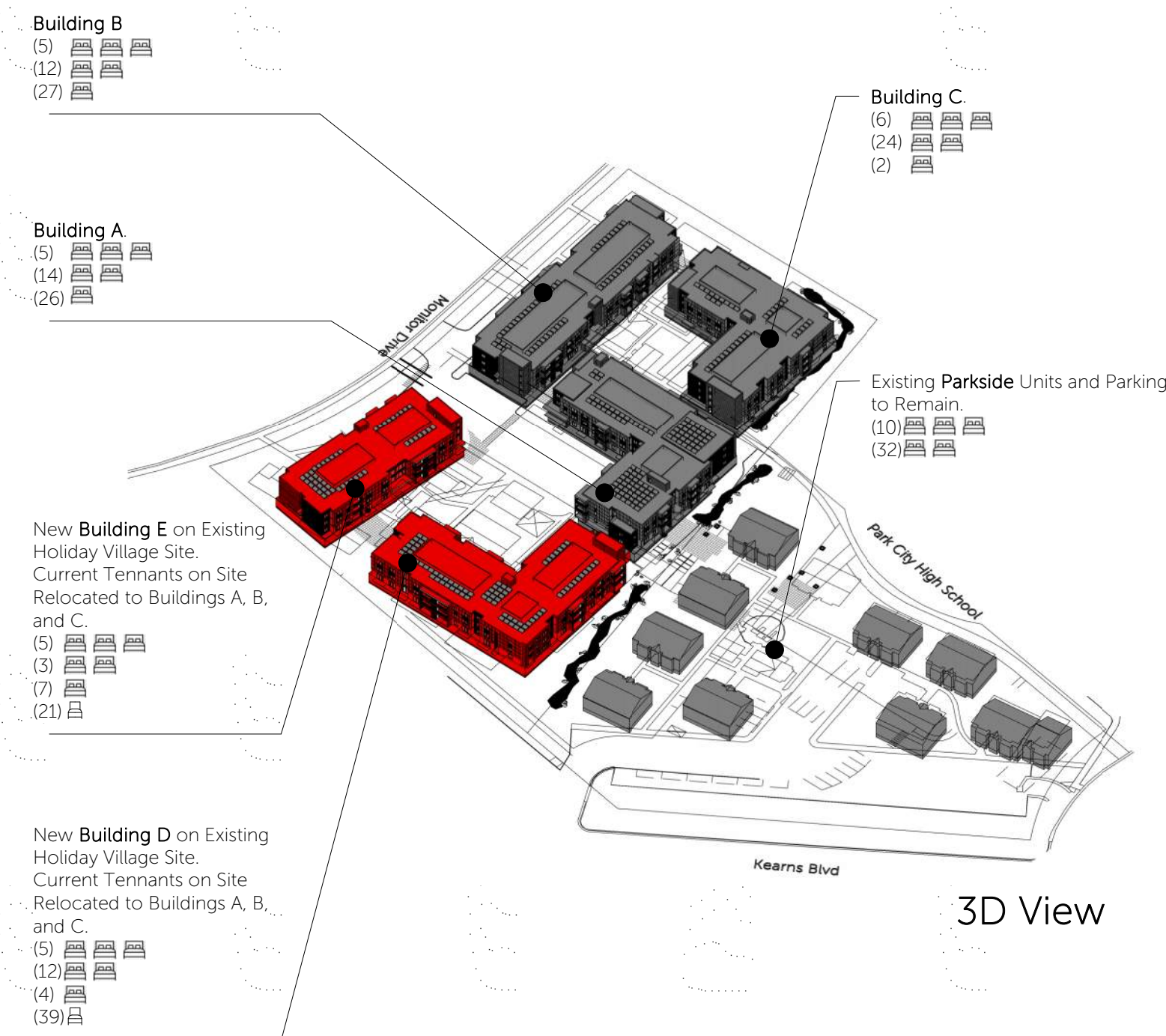


Phase 2 - (1.5 Years)

Demolish Current Units on North Side of the Existing Holiday Village (40 Units).

Build Building "B" as Phase 2a and Building "C" as Phase 2b, and Connect Underground Parking for Buildings "A", "B", and "C".

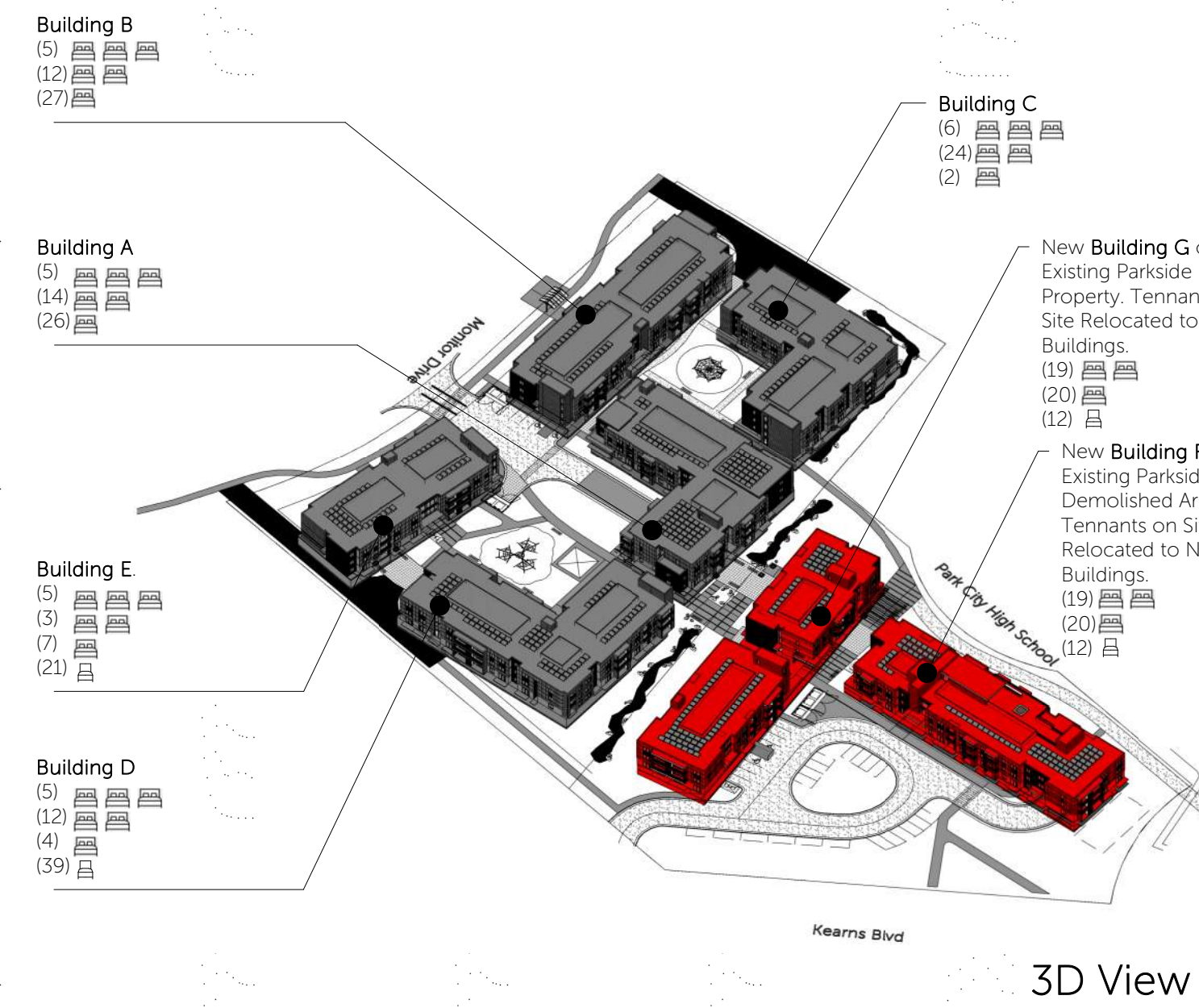
At Completion of Building "B" Move Remaining Holiday Village Tenants into Buildings "A" and "B".
At Completion of Building "C" Possibly Move All Parkside Tenants into Buildings "B", and "C".



Phase 3 - (1.5 Years)

Demolish Current Units on South Side of the Existing Holiday Village (40 Units).

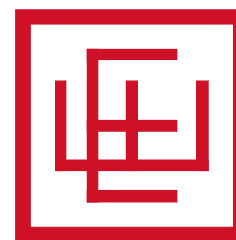
Build Building "D" as Phase 3a and Building "E" as Phase 3b, and Connect Underground Parking for Buildings "A", "D", and "E".

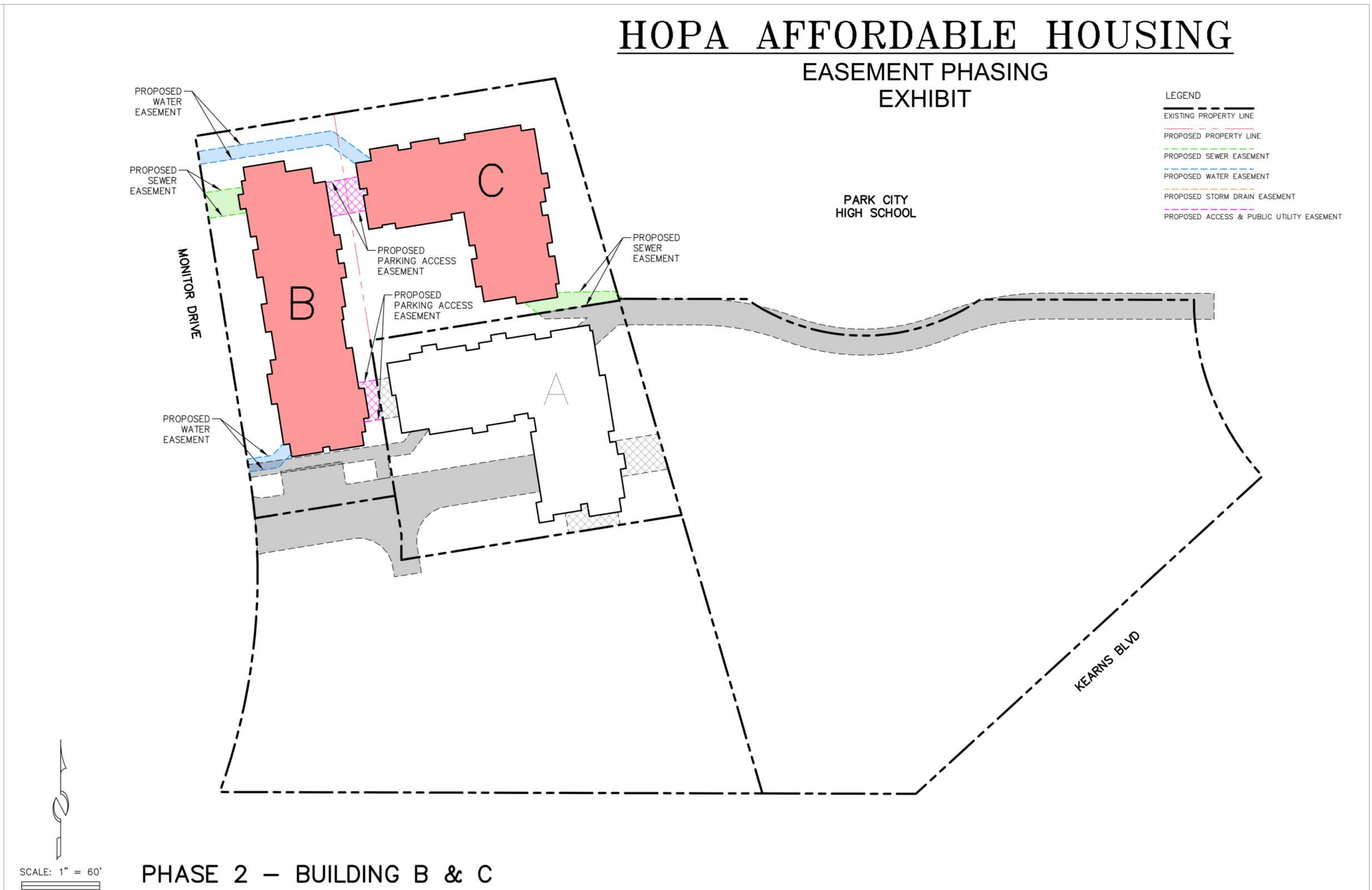
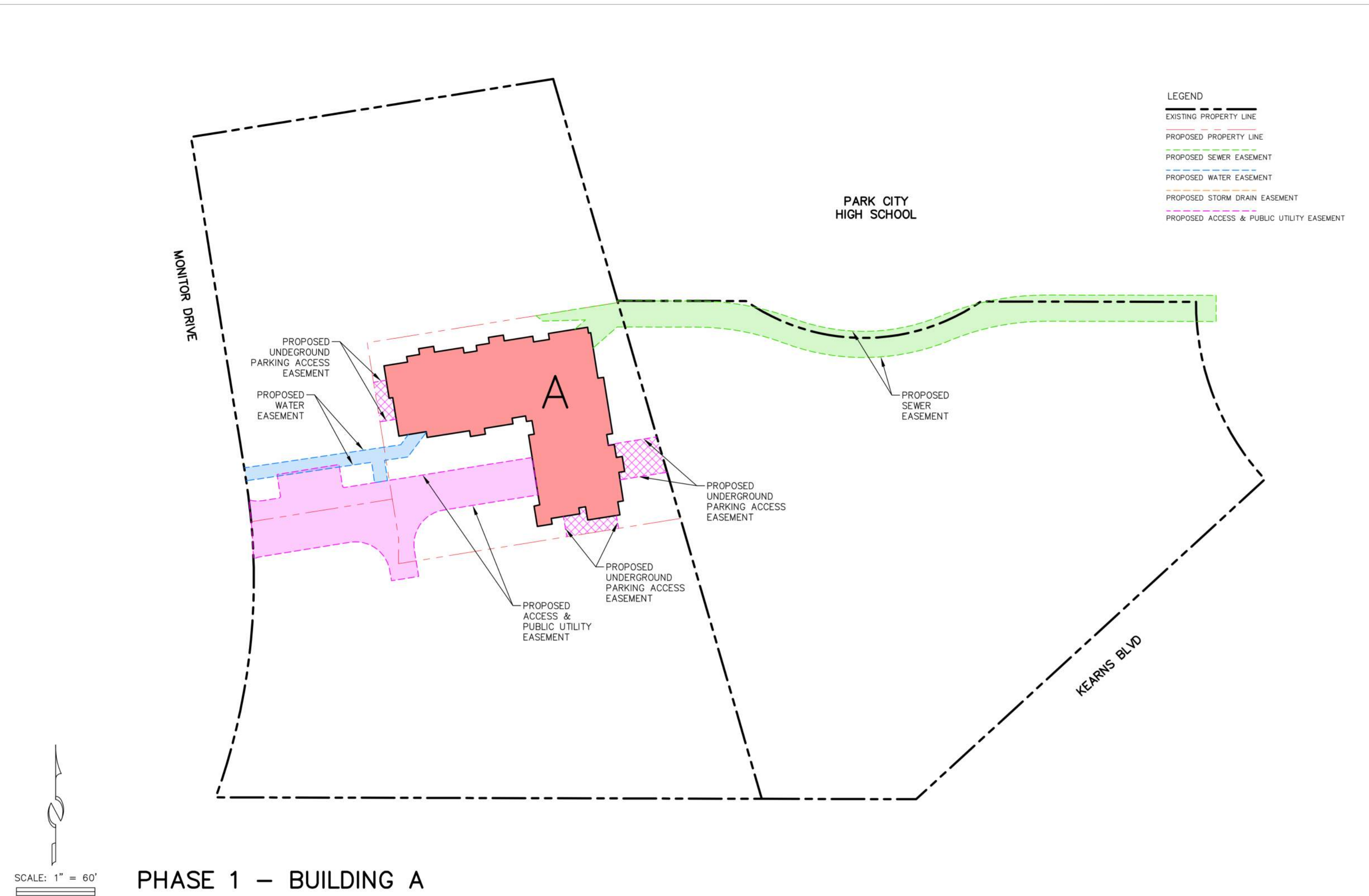


Phase 4 - (1.5 Years)

Demolish Current Units on Parkside (42 Units).

Build Building "F" as Phase 4a and Building "G" as Phase 4b, and Connect Underground Parking for Buildings "A", "F", and "G".







PARKING PRE-CONSTRUCTION
Holiday Village = 80 Units = 102 Existing Parking Stalls
(73 Cars Registered)

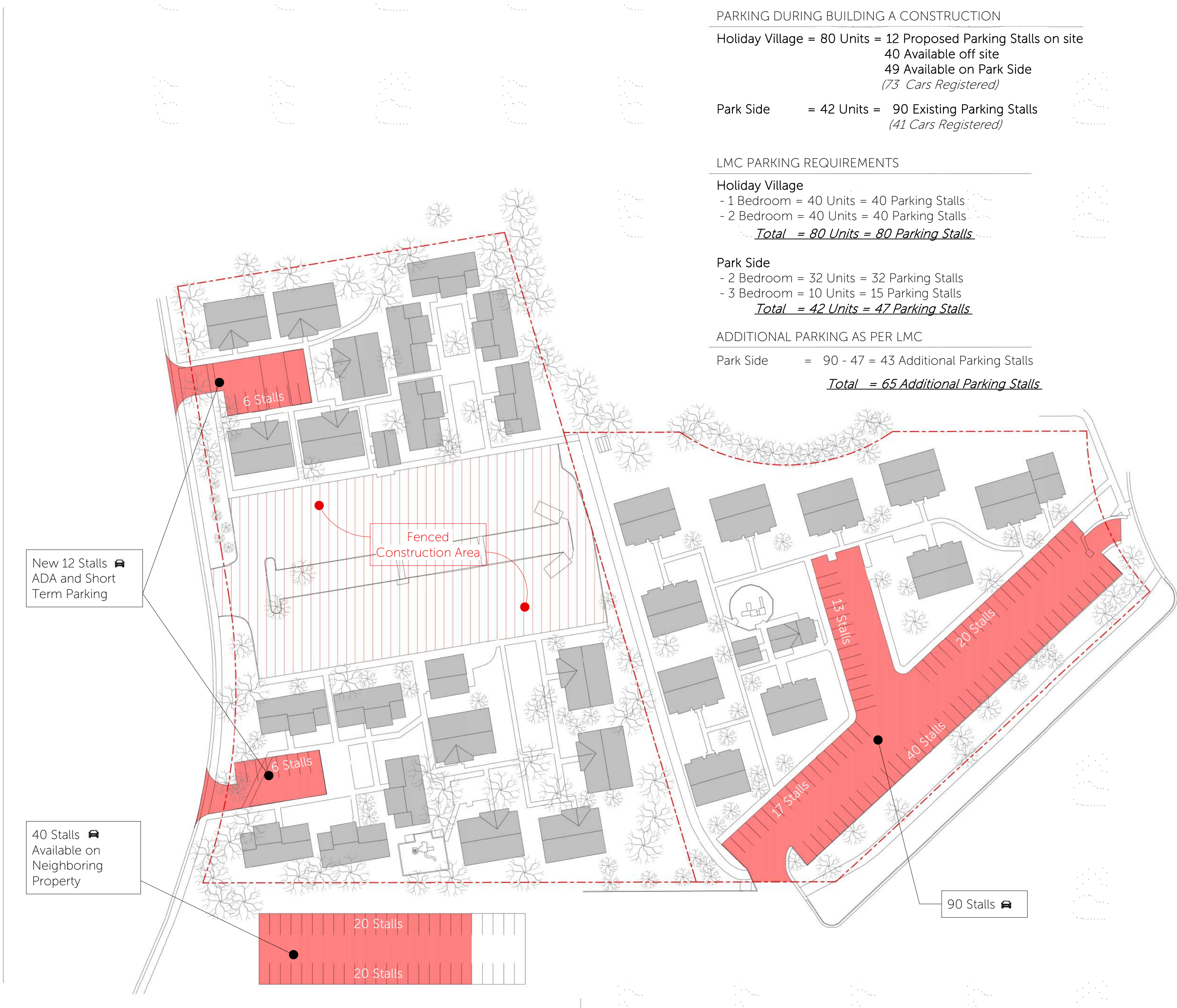
Park Side = 42 Units = 90 Existing Parking Stalls
(41 Cars Registered)

LMC PARKING REQUIREMENTS

Holiday Village
- 1 Bedroom = 40 Units = 40 Parking Stalls
- 2 Bedroom = 40 Units = 40 Parking Stalls
Total = 80 Units = 80 Parking Stalls

Park Side
- 2 Bedroom = 32 Units = 32 Parking Stalls
- 3 Bedroom = 10 Units = 15 Parking Stalls
Total = 42 Units = 47 Parking Stalls

ADDITIONAL PARKING AS PER LMC
Holiday Village = 102 - 80 = 22 Additional Parking Stalls
Park Side = 90 - 47 = 43 Additional Parking Stalls
Total = 65 Additional Parking Stalls



PARKING DURING BUILDING A CONSTRUCTION
Holiday Village = 80 Units = 12 Proposed Parking Stalls on site
40 Available off site
49 Available on Park Side
(73 Cars Registered)

Park Side = 42 Units = 90 Existing Parking Stalls
(41 Cars Registered)

LMC PARKING REQUIREMENTS

Holiday Village
- 1 Bedroom = 40 Units = 40 Parking Stalls
- 2 Bedroom = 40 Units = 40 Parking Stalls
Total = 80 Units = 80 Parking Stalls

Park Side
- 2 Bedroom = 32 Units = 32 Parking Stalls
- 3 Bedroom = 10 Units = 15 Parking Stalls
Total = 42 Units = 47 Parking Stalls

ADDITIONAL PARKING AS PER LMC
Park Side = 90 - 47 = 43 Additional Parking Stalls
Total = 65 Additional Parking Stalls

Stage #1- Pre-Construction

Existing tenants have been asked to register their cars to obtain current car count.

Results	# Spaces Available	# Units	# Bdrms	# Cars Registered
HV N =	51	40	60	37
HV S =	51	40	60	36
PS =	90	42	96	41
Totals	192	122	216	114

MCHT collected additional survey information from current HOPA residents to get more information regarding their current transportation methods, habits and usage. Results as May of 2023 are summarized below.

Survey Results as of May 2023 (56 Respondents)

- More than half tenants walk for daily needs.
- 75% take public transportation for daily needs.
- Nearly half responders are willing to participate on a bike and/or car share program.
- Vast majority use alternative transit daily or weekly basis.
- Many other respondents use a bike, scooter, ride share and public transportation.

Refer to AMF-006.2 for key findings from surveys.

Stage #2- During Construction

Prior to construction start HOPA parking stickers will be issued for registered cars only, and cars without stickers will be towed if left more than 24 hours. Parking spaces for both projects will be assigned to tenants. No guest parking will be available during the first construction phases.

Building A Construction:

Residents of Holiday Village (currently 73 cars) will be asked to park in the following locations:

- Parkside excess parking stalls – 49 stalls
- Parking garage owned by KIC – 40 stalls
 - LOI for 2024 with possible extension to June 2025.
- 12 temporary stalls would be provided on the existing courtyards for ADA tenants and for short term parking.

Buildings B&C Construction –

Existing tenants of HV-N w/cars registered will be given an assigned parking spot in new building when they take occupancy – 38 stalls created

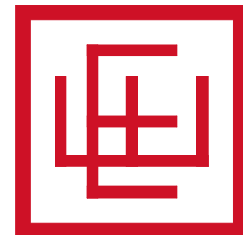
Existing tenants who don't have a car registered will be given the following incentives:

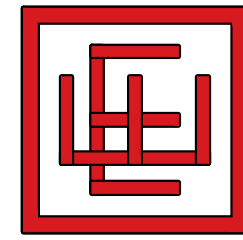
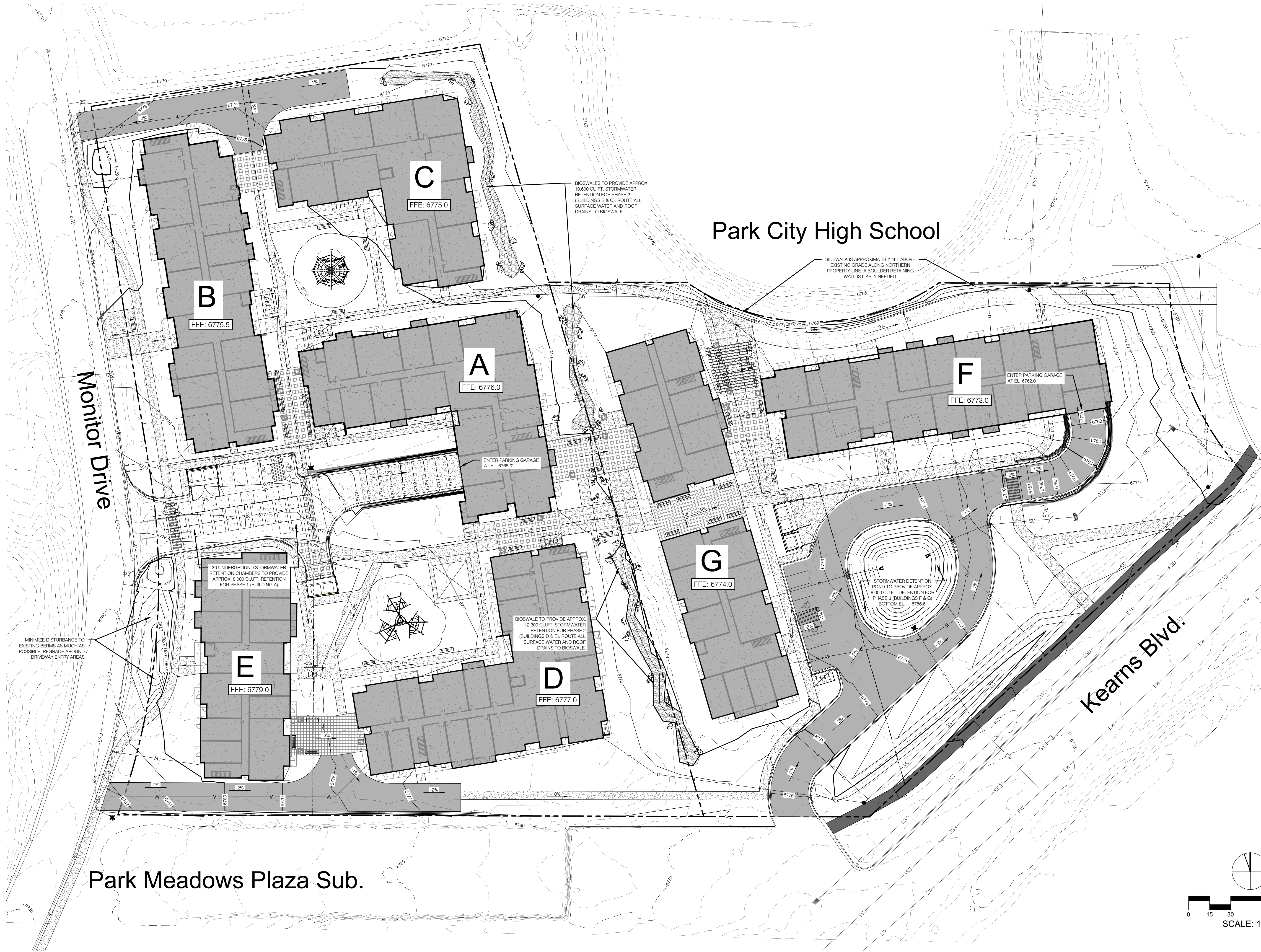
- First choice of new unit location of appropriate size in appropriate building
- Designated bike, scooter or motorcycle parking spot of their choice (or maybe two spots if they need them)
- The additional 5 units after all HV-N residents are relocated will first be offered to HV-S residents who don't own a car, if remaining unit sizes are appropriate, since no additional parking spaces are available in that building
- HV-S residents will continue to park in PS Parking Lot, which should have sufficient spaces for all HV-S residents

If future parking demands warrant, additional parking can be added in the FPZ on the Parkside side. Once Buildings B&C are completed, remaining HV and PS tenants should be permanently relocated (76 cars).

Stage #3- Permanent Parking Plan (Refer to sheet AMPD-020)

- All underground parking spaces will be assigned, and tenants will have to keep their vehicles registered with management. No household will be allowed to store more than one car onsite.
- The project will be marketed as ideal for local workers and their families who use transit and active transportation instead of cars.
- MCHT will keep two separate waiting lists for households who do and do not OWN cars and allow people to get on both lists. If their name comes to the top of the "no car" list, they have the option to accept the spot and get rid of their car if they choose.
- Optional surface parking in Frontage Protection Zone will be Conditionally Approved until the last building(s) are completed to give an additional parking option if the demand for parking is high enough.
- Paratransit and microtransit turnarounds will be located on the current Parkside side of the development.
- There will be indoor and outdoor (but enclosed) bike storage.
- Annual PC Bikeshare pass for those without a car. A future PC Bikeshare location could be placed with FPZ. Mountainlands is working with County and City Staff to coordinate the Bike Share options.
- Mountainlands is willing to agree to a Condition of Approval that should a County Carshare program become available, it will be accommodated on site.
- The development will help the City to enhance the Monitor Drive bus stop to encourage further transit usage. Mountainlands continues to meet with City Staff to coordinate.



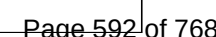


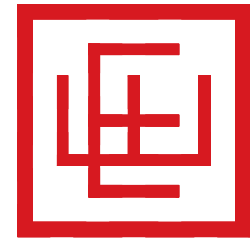
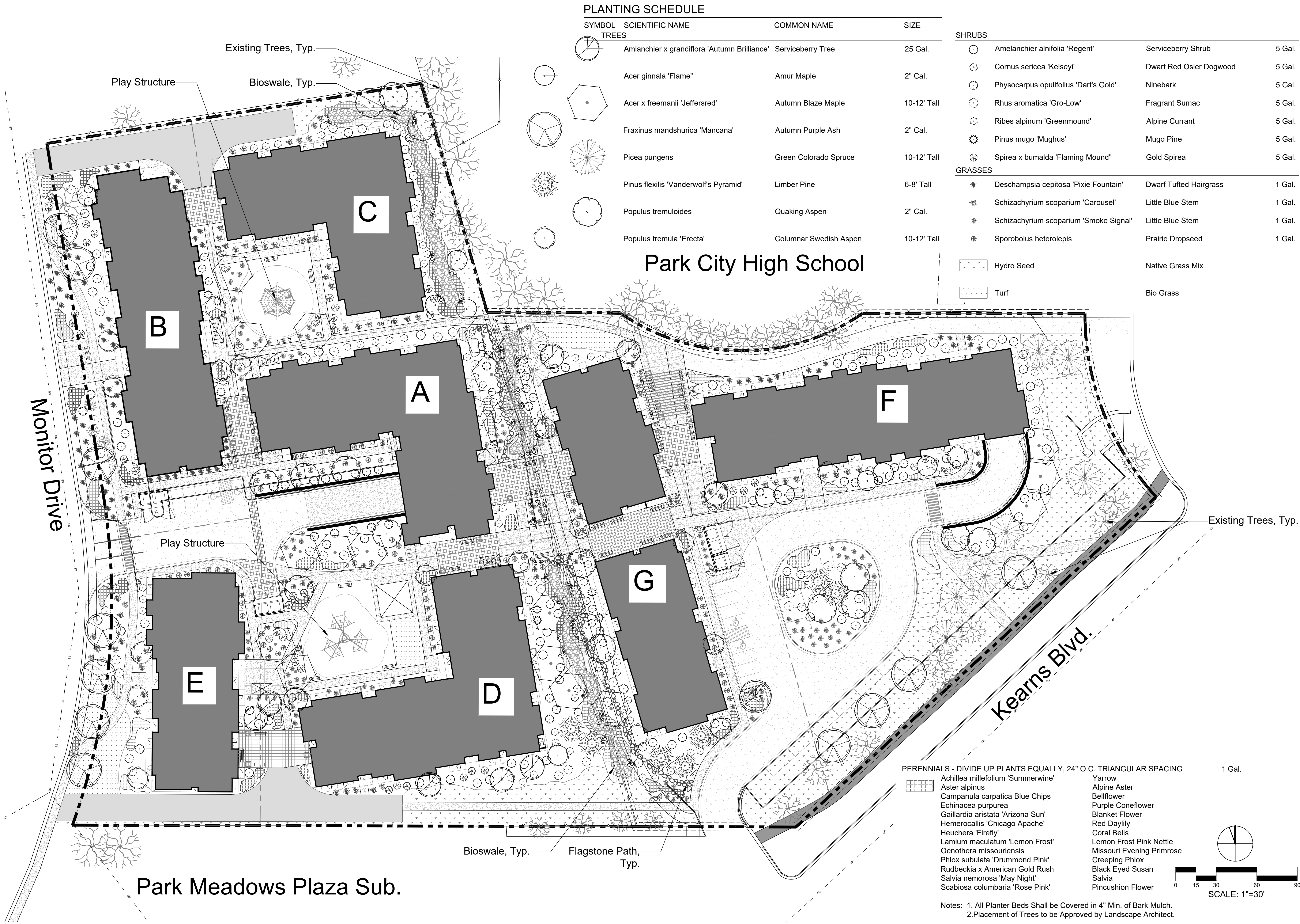
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**HOPA
AMPD-007**

Grading Plan

06/16/23
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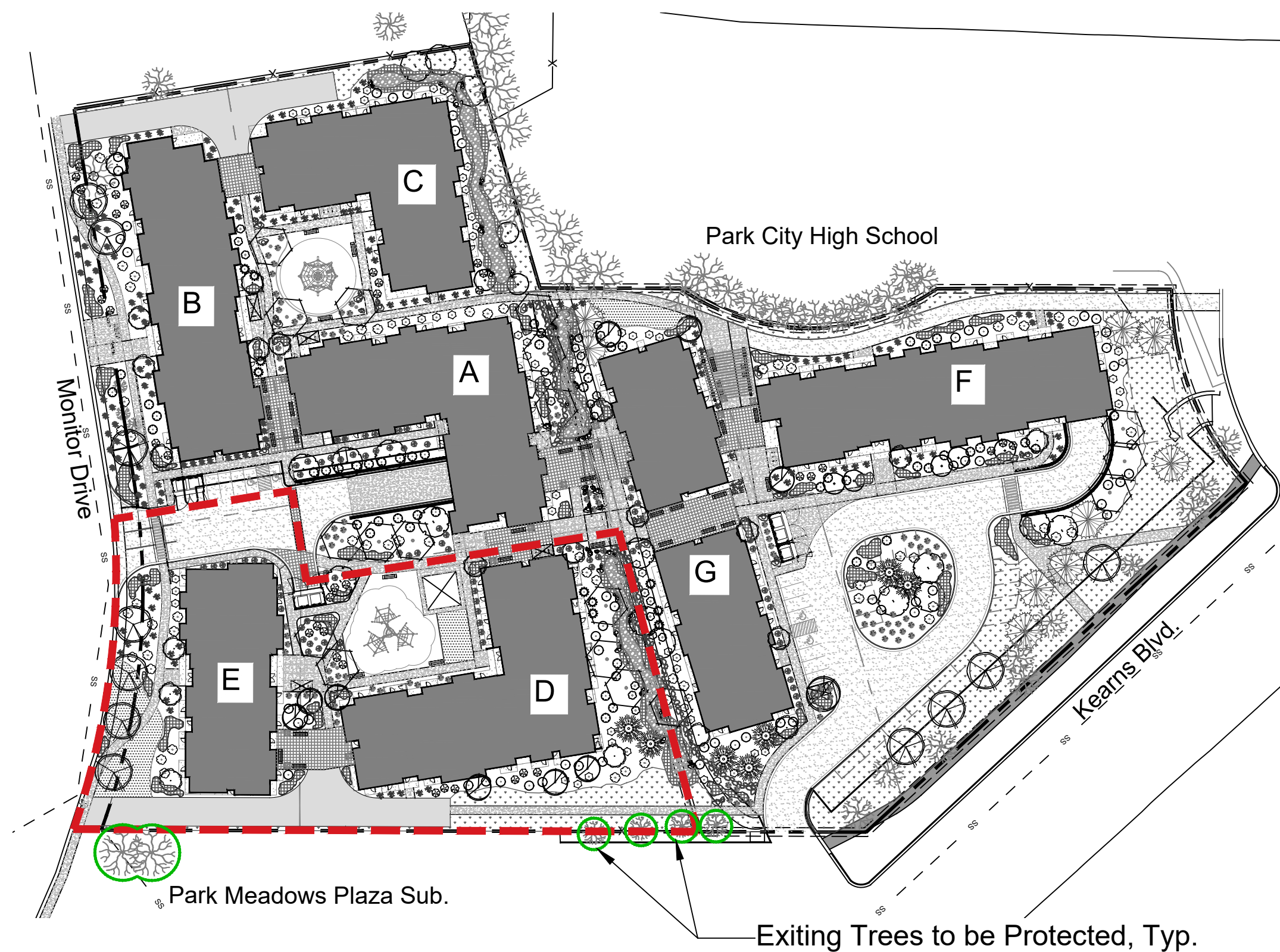






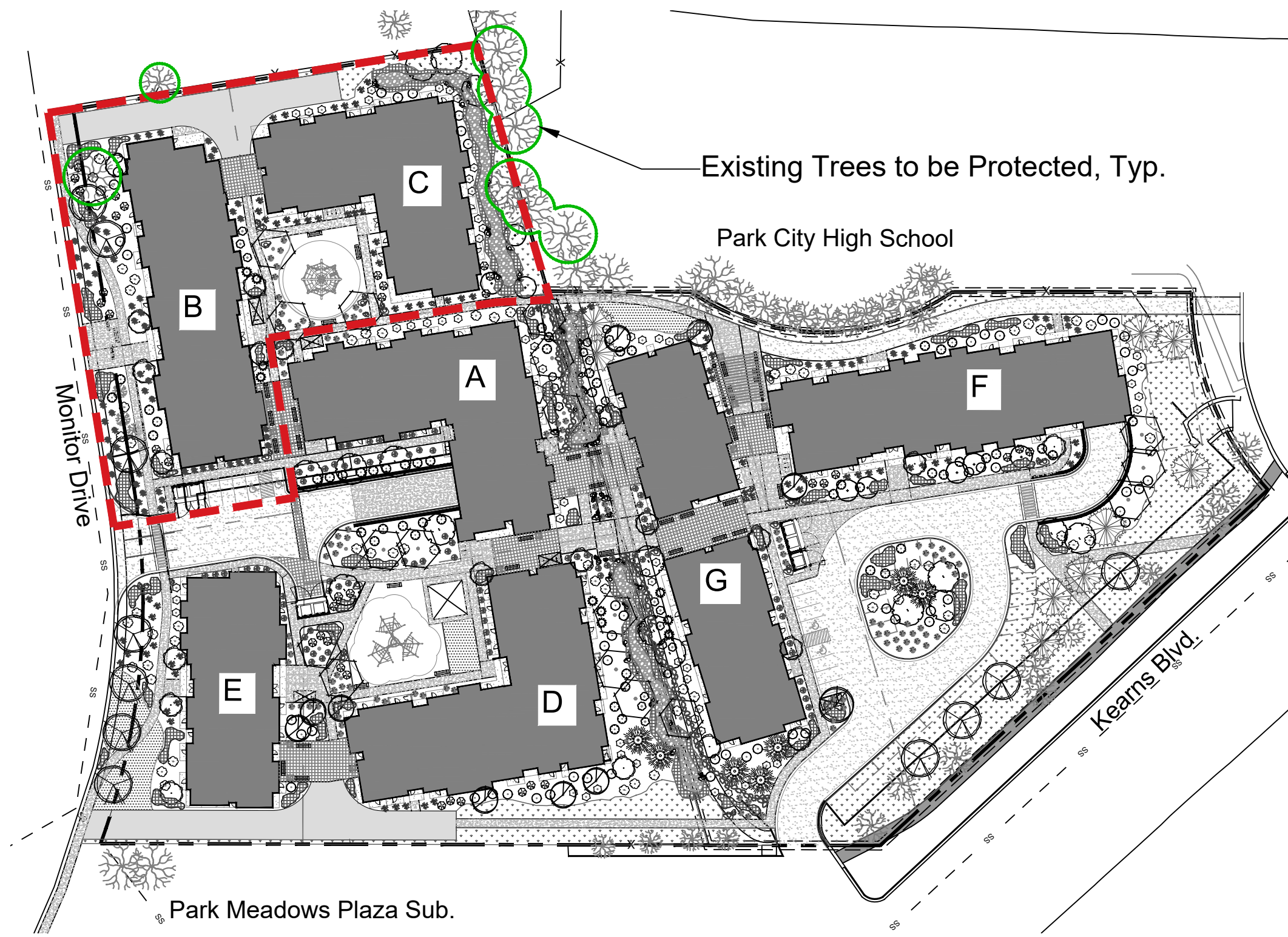
Phase 1 - (1 Year)

- Remove Trees Infested with Bark Beetle per Arborist Recommendations.
- Treat Trees That are to Remain per Site Plan - Trees AMPD-010.
- Provide Tree Protection to "Existing Trees To Remain" During Construction.
- Maintain Existing Landscape Around Existing Buildings During Construction.
- Coordinate with Civil on Bioswale Installation to Help with Drainage During Phases.



Phase 3 - (1.5 Years)

- Provide Tree Protection to "Existing Trees To Remain" During Construction.
- Maintain Existing Landscape Around Existing Buildings During Construction.
- Repair Any Impacts Due to Construction to the Landscaping Around Building A.
- Coordinate with Civil on Bioswale Installation to Help with Drainage During Phases.
-



Phase 2 - (1.5 Years)

- Provide Tree Protection to "Existing Trees To Remain" During Construction.
- Maintain Existing Landscape Around Existing Buildings During Construction.
- Repair Any Impacts Due to Construction to the New Landscaping Around Building A.
- Coordinate with Civil on Bioswale Installation to Help with Drainage During Phases.
-

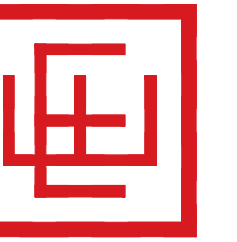


Phase 4 - (1.5 Years)

- Provide Tree Protection to "Existing Trees To Remain" During Construction
- Maintain Existing Landscape Around Existing Buildings During Construction
- Repair Any Impacts Due to Construction to the Landscaping Around Building A and D

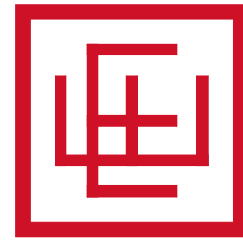
NOTES:

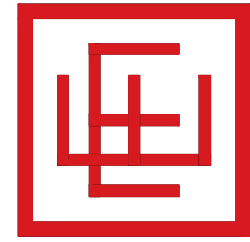
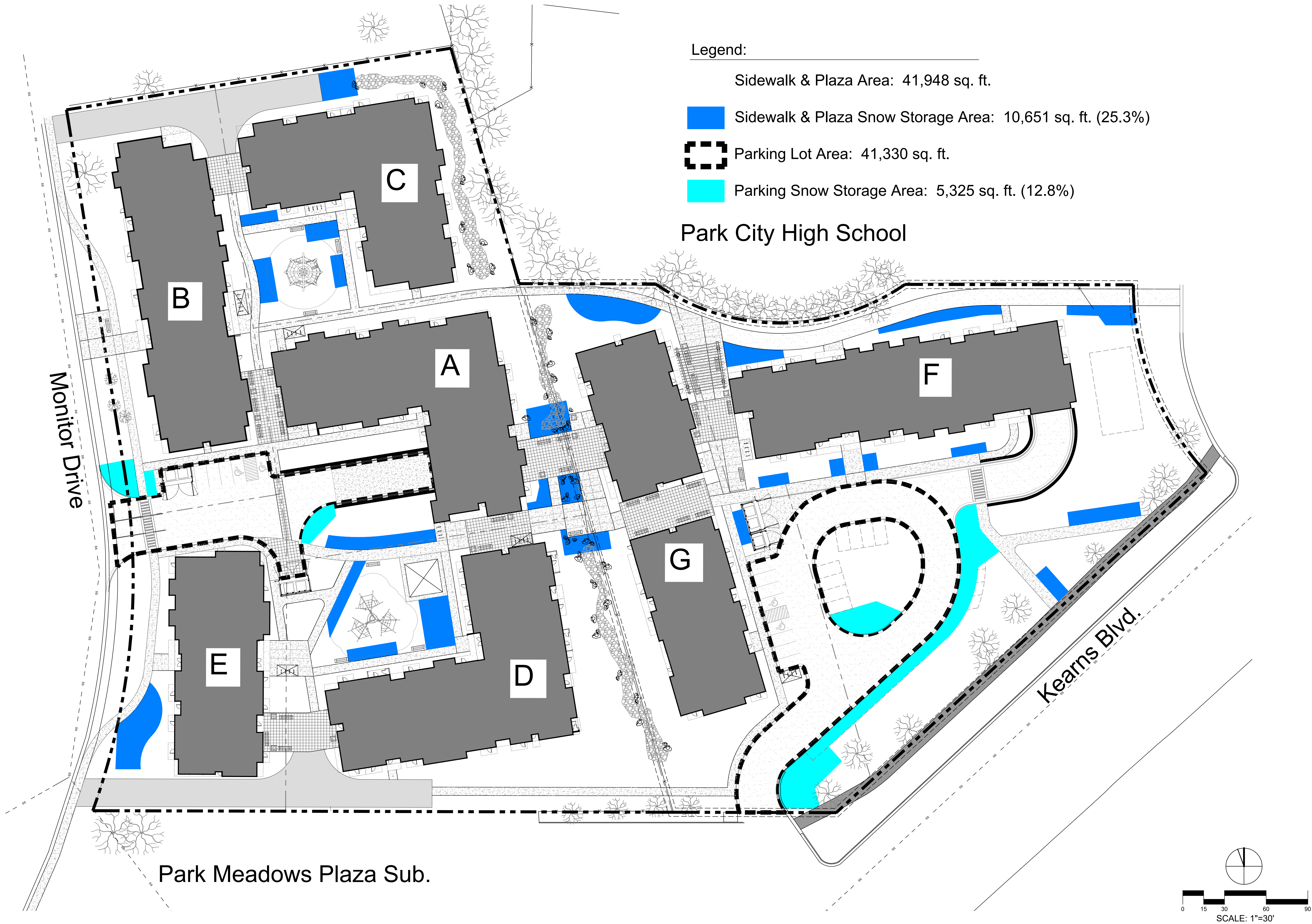
1. Phasing lines typically will be along property lines and centerlines of hardscape. They will need to be verified prior to landscape installation.
2. 3 years after completion, a review of the installed landscape material will be done.
3. Specifications and Guidelines will be provided to the Contractor and will include but are not limited to the following items.
4. Tree Damage During Construction
 - a. The status of the remaining existing trees shall be inspected regularly during site visits. Damaged trees shall be assessed and documented to help direct any remedial action required.
 - b. Trees damaged beyond recovery due to lack of care during construction, the contractor shall be responsible to replace the trees.
4. Tree Protection on Construction Site
 - a. Refer to drawings, specifications, and guidelines which shall be established outlining the Contractor's responsibility to care for and protect each tree which will remain on site, or face penalties for damage.
 - b. General Requirement for Tree Protection to Include:
 - b.a. Above Ground Protection
 - b.b. Root Protection to Limit Damage to Root Zone
 - c. Protected Root Zone (TPZ - Tree Protection Zone)
 - c.a. Determine the area needed for the tree protection zone ("TPZ") for each tree, including trees which could be affected adjacent to the construction site.
 - c.b. Specify that nothing inside the TPZ is to be raked, cut, stored, or otherwise disturbed.
 - c.c. Specify regular watering during construction.
 - d. TPZ Fence Specifications
 - d.a. Direct the Contractor to install protective fencing around each tree or group of trees, at the marked TPZ perimeter. Specified fencing shall be sturdy and highly visible to discourage entrance and disturbance of the area within the TPZ.
 - d.b. Specify either chain-link, or sturdy wire mesh, or wood fencing. Require the Contractor to solidly anchor the fencing into the ground.
 - d.c. Fencing height to be specified as well.
 - e. Trunk Protection
 - e.a. Specifications on what materials are acceptable for protecting the tree trunk.
 - f. Root Protection Measures
 - f.a. Specification on what methods are acceptable for protecting roots.

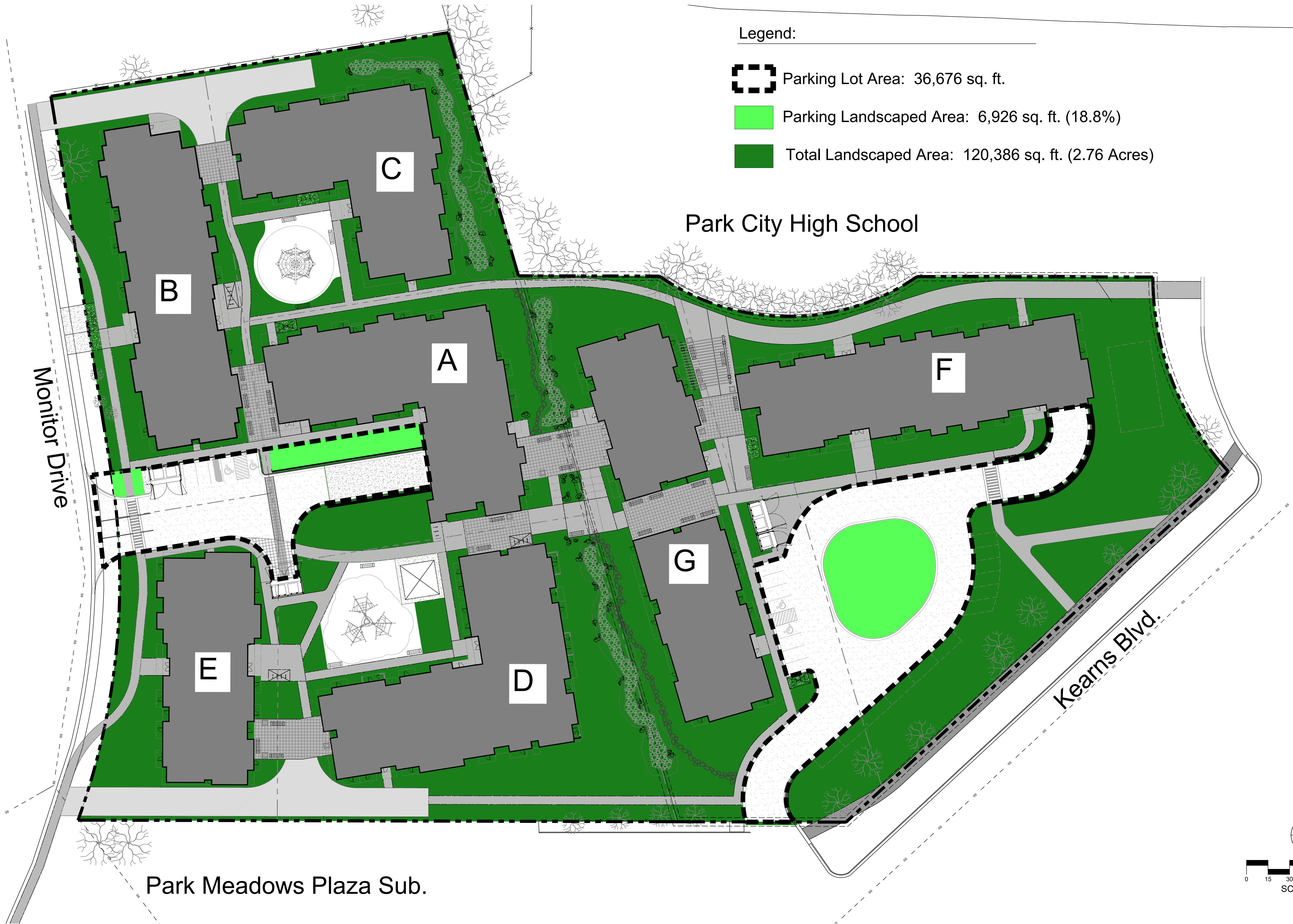




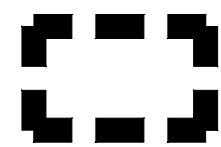
Legend	
	Trees to be Removed (104)
	Trees to be Treated (4)
	Existing Trees (44)
	Proposed Trees (102)







Legend:



Parking Lot Area: 36,676 sq. ft.



Parking Landscaped Area: 6,926 sq. ft. (18.8%)



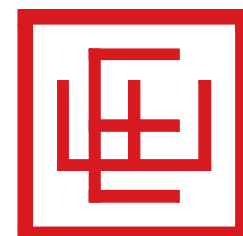
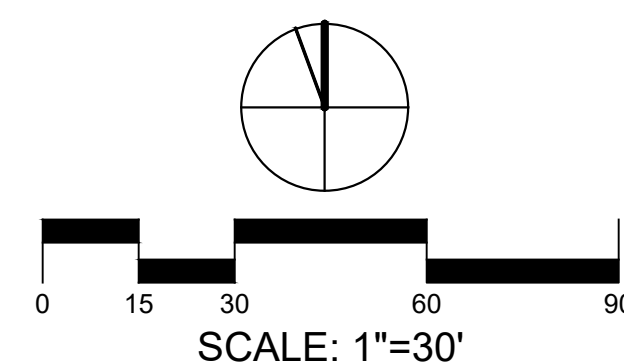
Total Landscaped Area: 120,386 sq. ft. (2.76 Acres)

Park City High School

Monitor Drive

Kearns Blvd.

Park Meadows Plaza Sub.

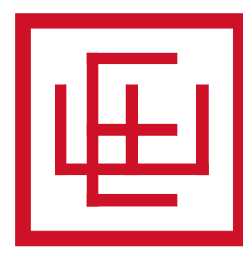


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Open Space Calculations

HOPA
AMPD-012





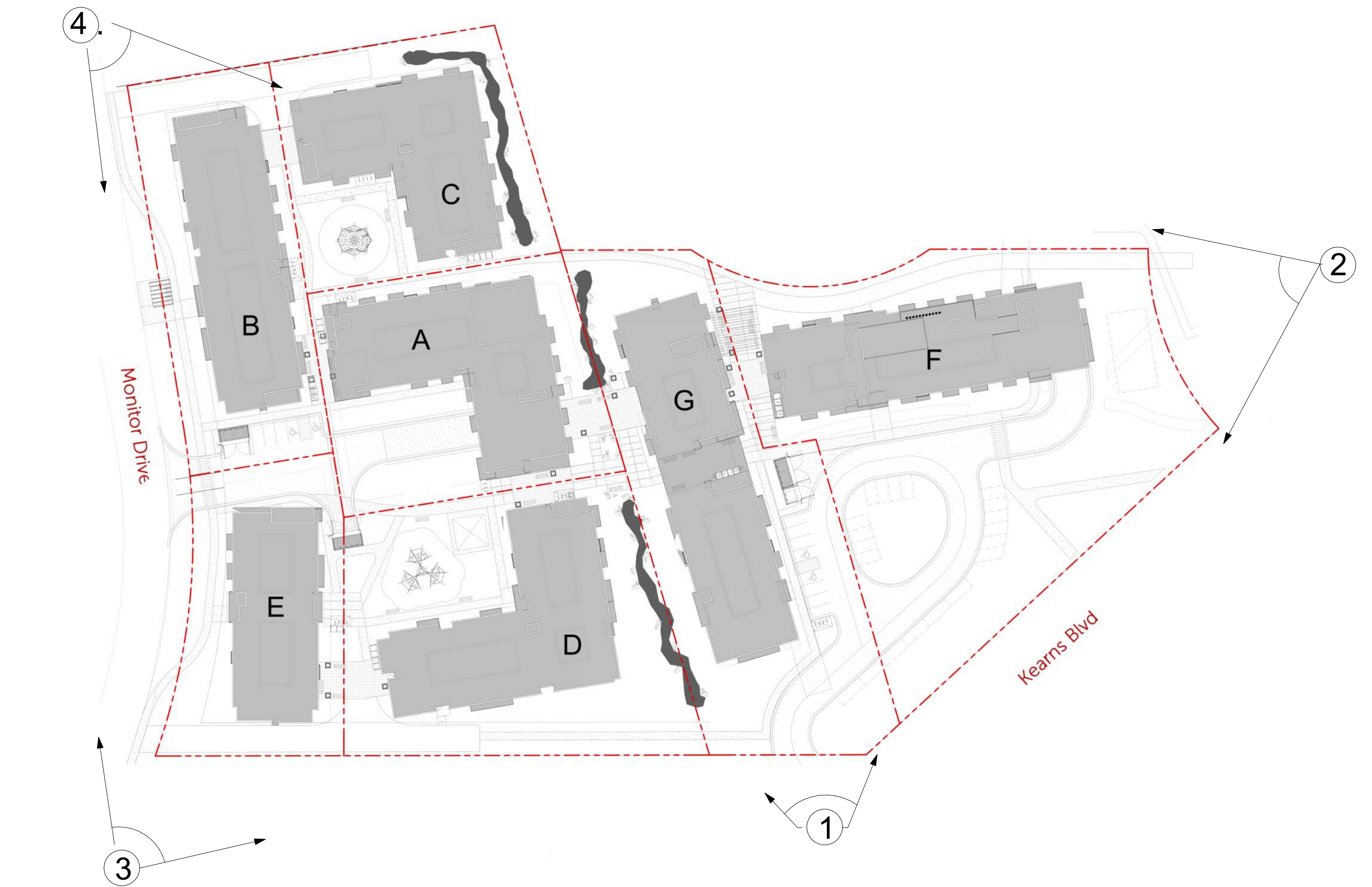
1 View from Kearns Blvd 1
1" = 10'-0"



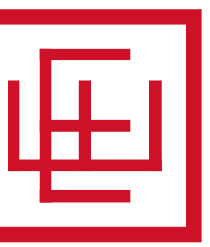
2 View from Kearns Blvd 2
1" = 10'-0"

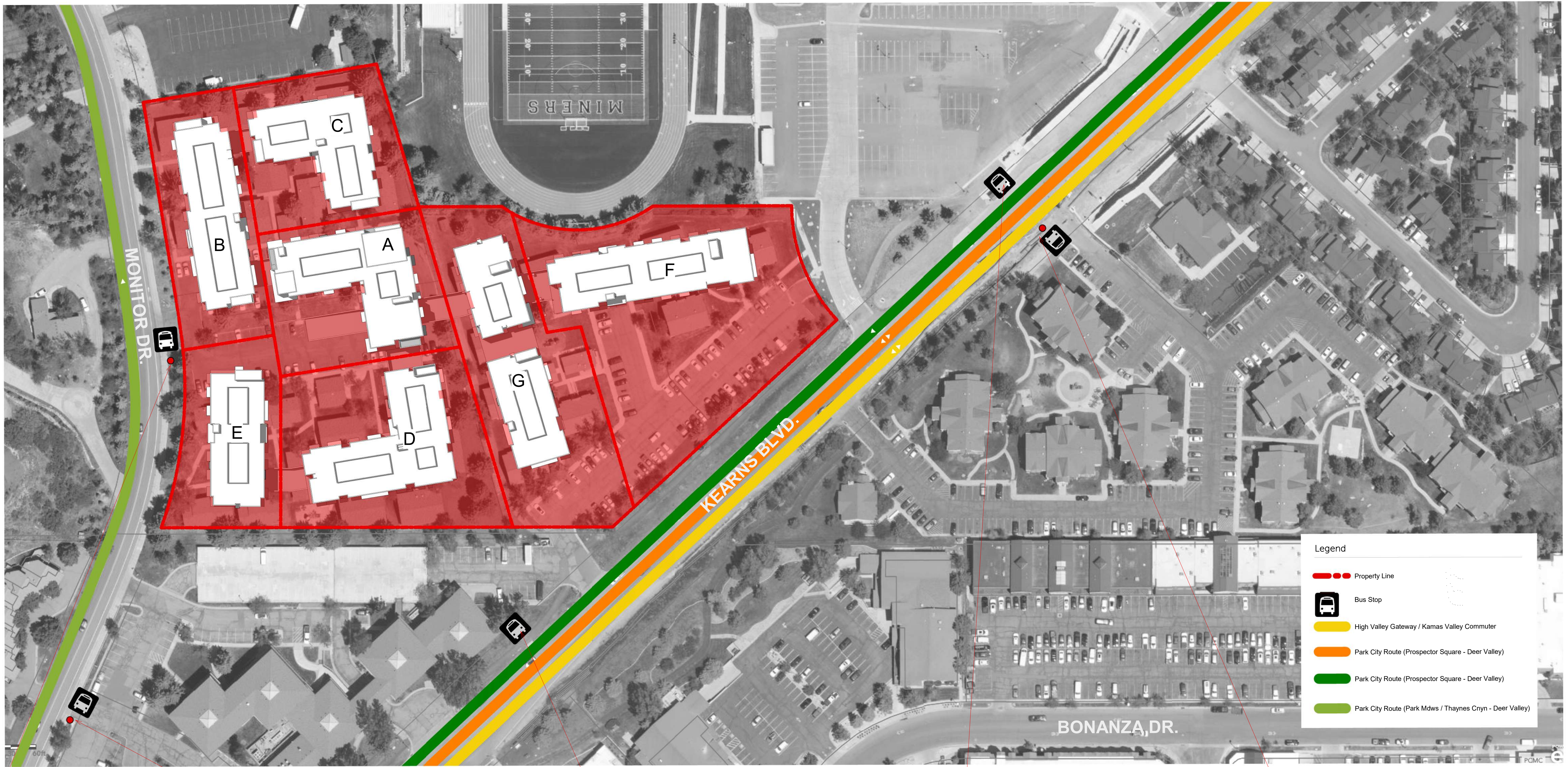


3 View from Monitor Dr 1
1" = 10'-0"



4 View from Monitor Dr 2
1" = 10'-0"





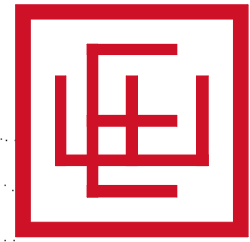
Existing Bus Stop

Existing Bus Stop

Existing Bus Stop

Existing Bus Stop / Transfer Between Routes

Existing Bus Stop



1/4 mi

 5 Minutes

 2 Minutes

3/4 mi

 15 Minutes

 3 Minutes

1 mi

 20 Minutes

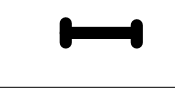
 5 Minutes

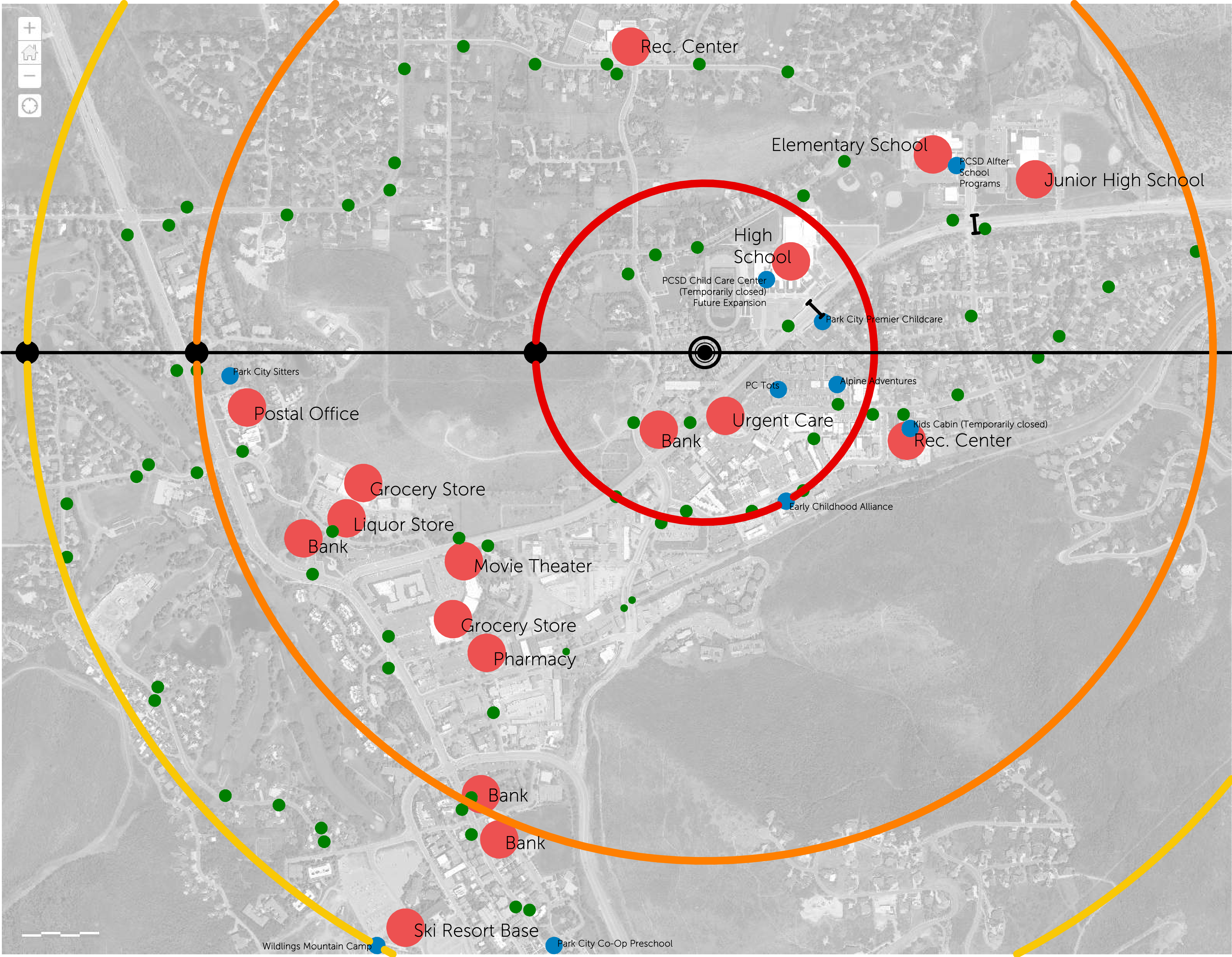
 Site Location

 Amenities

 Bus Stops

 Child Care

 Underpass



Children on Existing Units

Totals from existing data below:

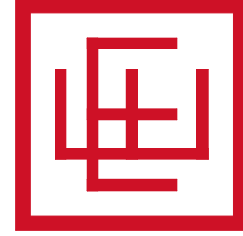
Existing Tennants		
0 to 5 years old	=	16 (6%)
5 to 10 years old	=	18 (7%)
10 to 15 years old	=	25 (10%)
15 to 18 years old	=	23 (9%)
Totals		82 (32%)

Seeing as there are currently very few children under 5 years of age, a in-house daycare would not best serve existing residents. Future units will also include more studio and 1-bedroom units, which are less likely to have young children as well. A child-focused community room, or a computer-room that could serve older children, is a more fitting solution to our resident population.

Census Data Household Size and Children

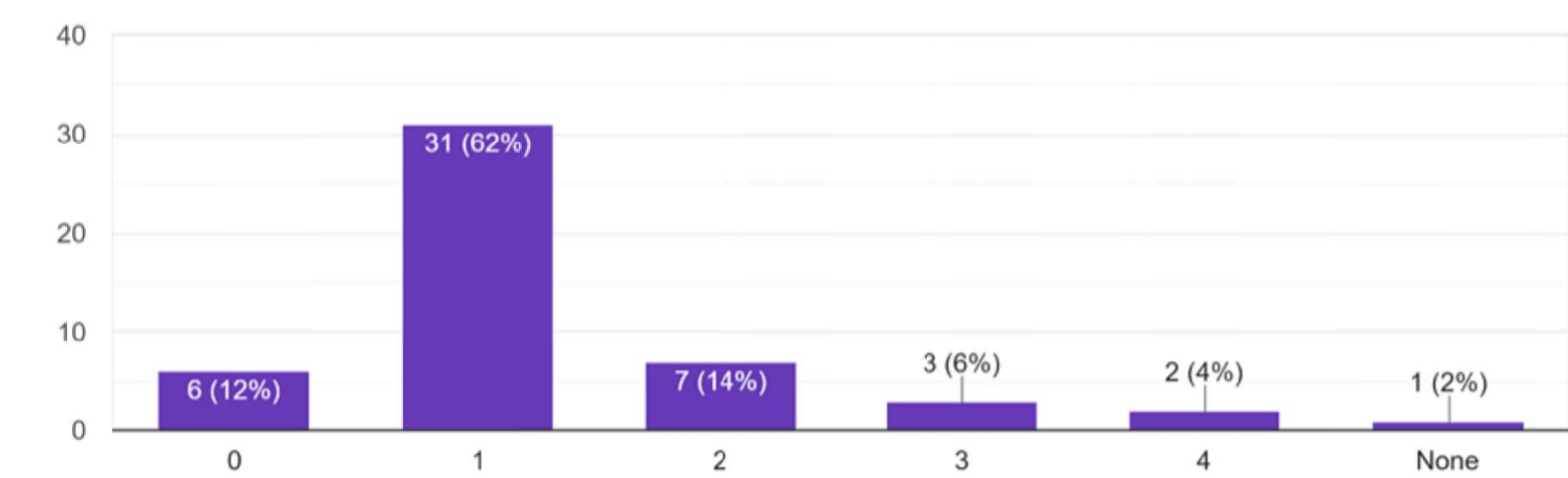
Summit County's household size is consistent with Utah's, but the population of children is significantly lower than in the rest of the state, and, for children under 5, is even lower than the national average.

	Summit County	Utah	US
Household Size	= 3.1 %	3.1%	2.6%
0 to 5 years old	= 4.8 %	7.1%	5.7%
6 to 18 years old	= 23.1%	28.4%	16.8%
15 to 18 years old	= 14.7 %	11.7%	16.8%
% in poverty	5.8%	8.6%	8.6%
Totals	82		



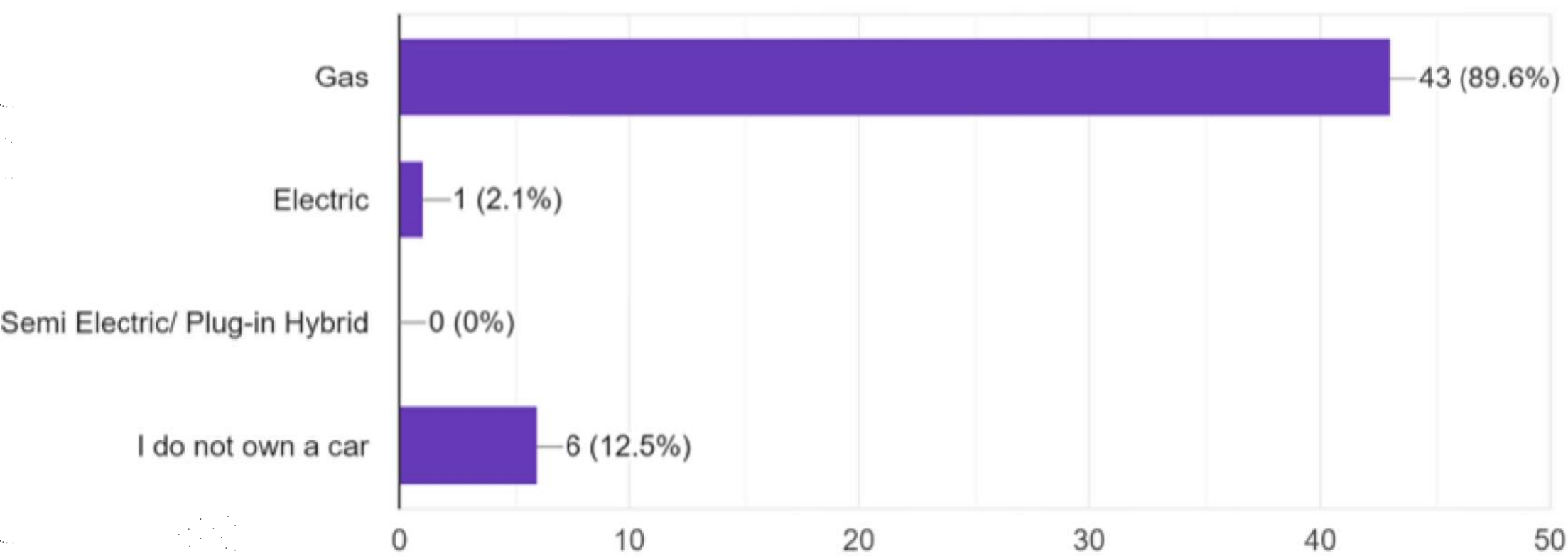
How many cars do you have parked in the lots at Holiday Village or Parkside?

50 responses



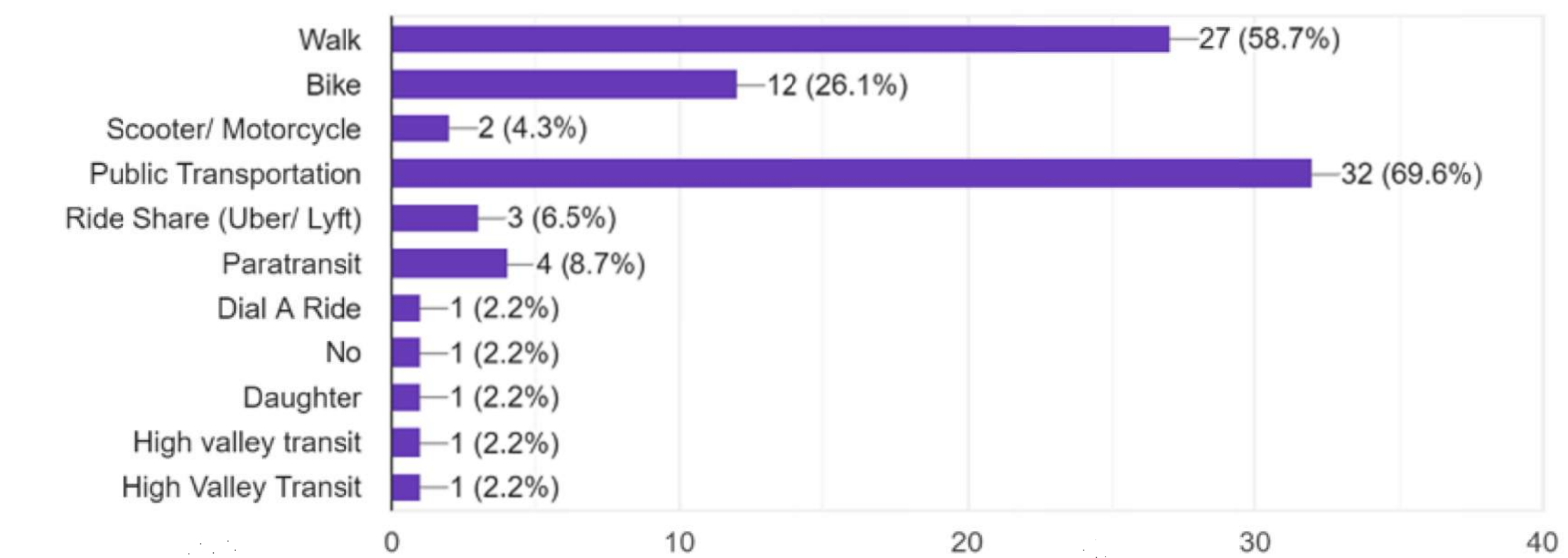
What type of car do you own?

48 responses



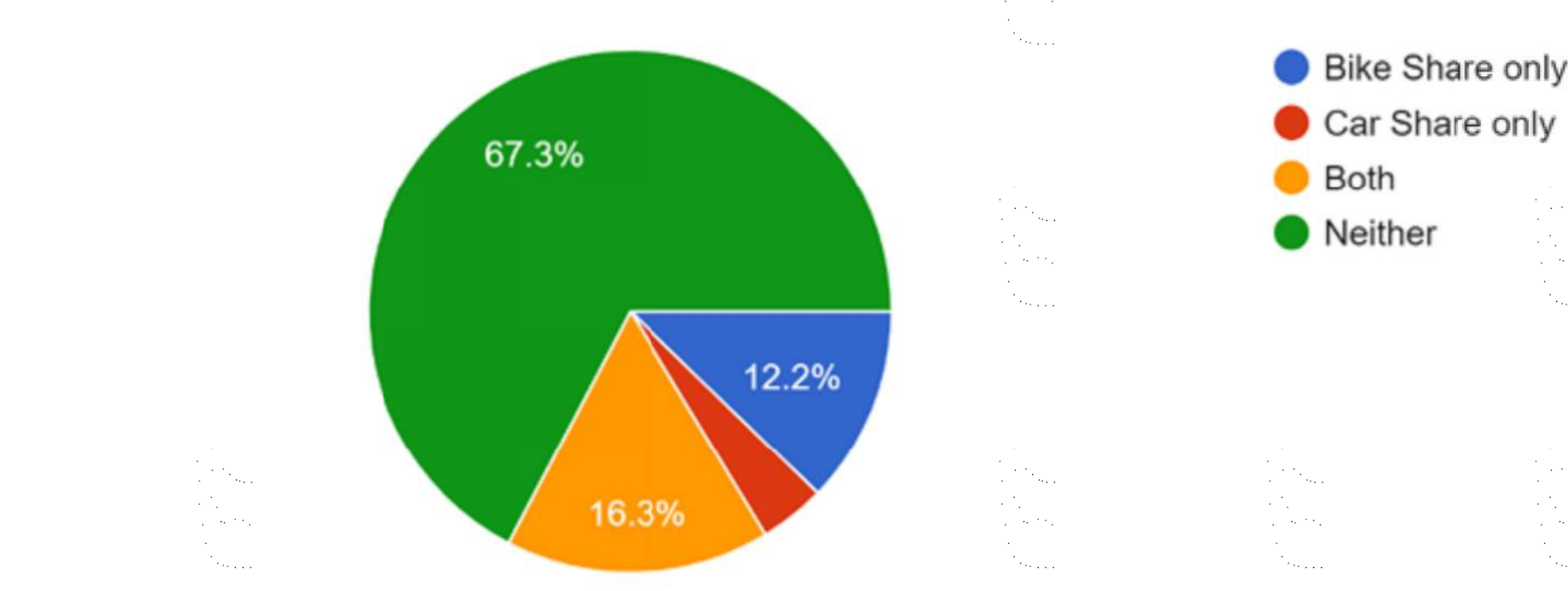
Do you have another form of transportation that you use to access daily needs. Please select all applicable from the options below.

46 responses



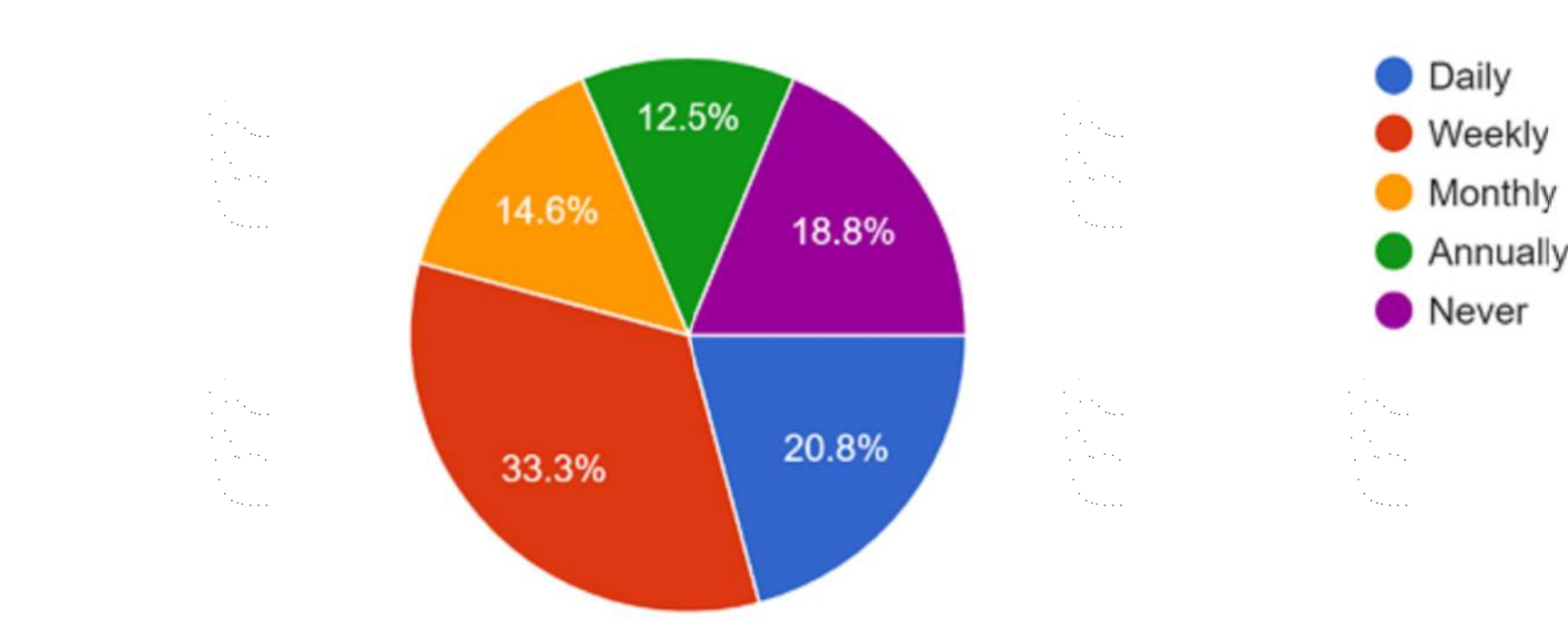
Would you be open to participating in a bikeshare or carshare program if it was available?

49 responses



How often do you use alternative forms of transit (walking, biking, bus)?

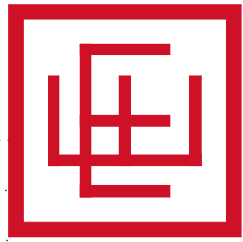
48 responses



Survey Results

Commission and staff requested merged survey results from our resident survey conducted in May of 2023. There were 56 responses out of the existing 122 units, yielding a 46% response rate. There were 50 responses in English, and 6 in Spanish. Mountainlands staff knocked on every door in Holiday Village and Parkside and QR codes to the survey were left for those who were not home. Here are some key findings from the surveys.

https://docs.google.com/spreadsheets/d/1bylyUOv1qEPFBQc1q5mrcrEX_05cgFLxdtycsC4r07E/edit?usp=sharing



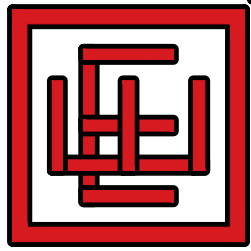


Statistics						
Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Calc Zone #1	+	0.5 fc	4.0 fc	0.0 fc	N/A	N/A

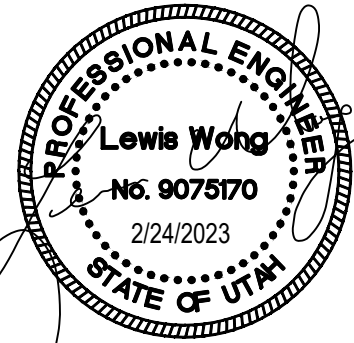
Schedule												
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Number Lamps	Lumens Per Lamp	Lumen Multiplier	Wattage	Efficiency
☐	WL3	13	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR18-Y	CROSSTOUR WALL MOUNT LED	EATON LED 3000K	XTOR18-Y.ses	1	1326	1	12.2	100%
○	AL1	16	Holophane	GSLF3 P10 30K XXXXX ASY	GlasWerks Luminescent LED Halbrook, P10 Performance Package, 3000K CCT, Asymmetric distribution		GSLF3_P10_30 K_XXXXX_ASY1.es	1	2500	1	30	100%
○	AL2	35	Holophane	GSLF3 P10 30K XXXXX ASY	GlasWerks Luminescent LED Halbrook, P10 Performance Package, 3000K CCT, Asymmetric distribution		GSLF3_P10_30 K_XXXXX_ASY1.es	1	2000	1	30	100%

GENERAL NOTES

A. THE PHOTOMETRIC CALCULATION WAS PERFORMED DURING THE DESIGN DEVELOPMENT PROCESS AND THE REFLECTANCE VALUES USED ARE DESIGNER AVERAGES AND ARE CALCULATED USING THE LUMINARIES SELECTED DURING THAT PROCESS. A MORE ACCURATE PHOTOMETRIC CALCULATION CAN BE PERFORMED ONCE THE FIXTURE HAS BEEN SELECTED AND LOCATED DURING CONSTRUCTION.



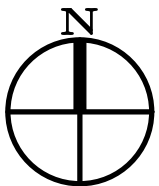
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PHOTOMETRIC PLAN

HOPA
AMPD-16



1
AMPD-16
SCALE: 1"=30'-0"

Kearns Blvd.

Monitor Drive

Park City High School

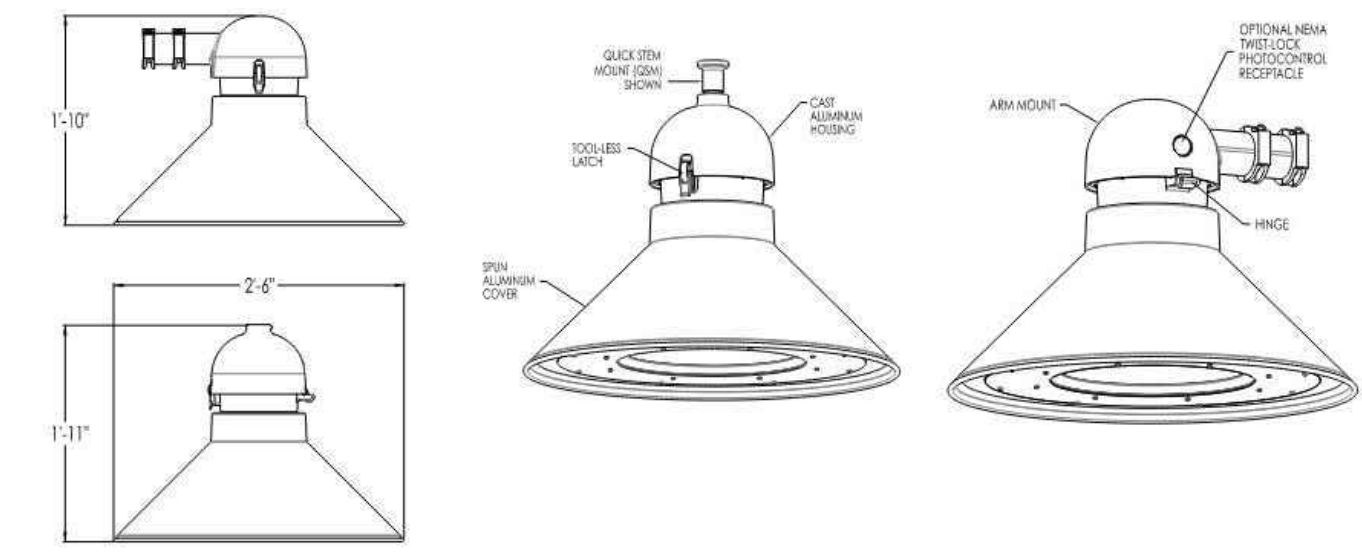


GELF3

GlasWerks® Luminescent LED Hallbrook® Extended



DIMENSIONAL DATA



Maximum Weight - 51 lbs
Maximum Effective Projected Area - 1.2 ft²

AcuityBrands | HoloPhane | 3825 Columbus Rd., Granville, OH 43023 | Phone: 866-HOLOPHANE | www.holophane.com | HOLOPHANE ARCH OUTDOOR HALLBROOK EXTENDED GELF3 PENDANT
© 2018-2021 Acuity Brands Lighting, Inc. All rights reserved. Rev. 08/23/21 Specifications subject to change without notice. Page 2 of 4

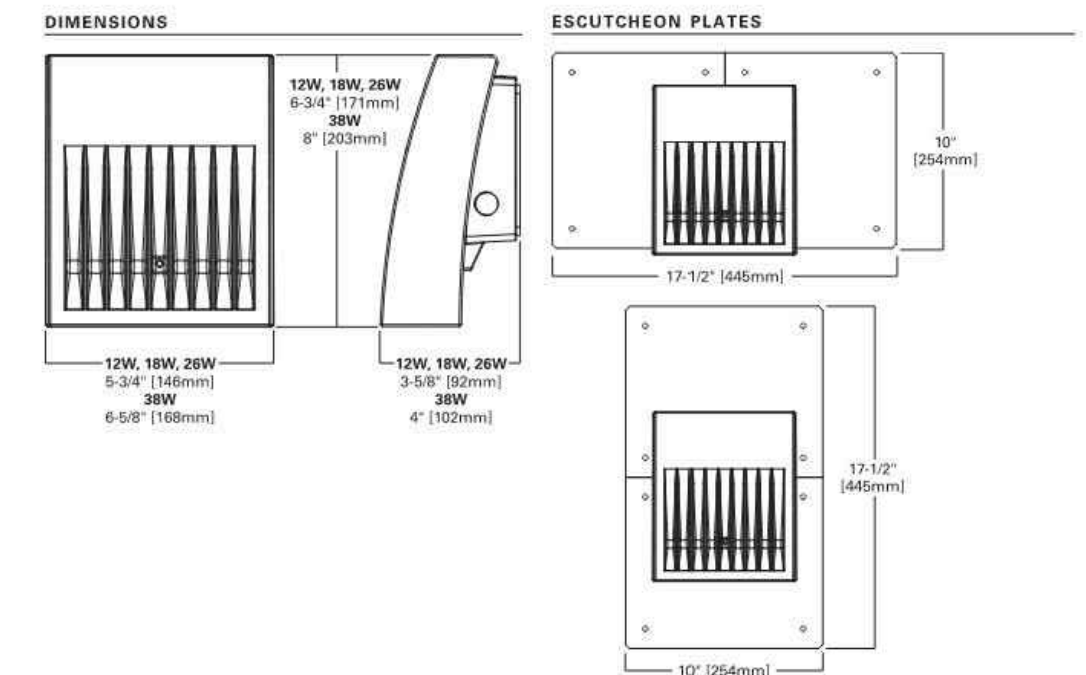
DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall surface, inverted mount for facade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages: 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized applications.



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GELF3

GlasWerks® Luminescent LED Hallbrook® Extended



ORDERING INFORMATION

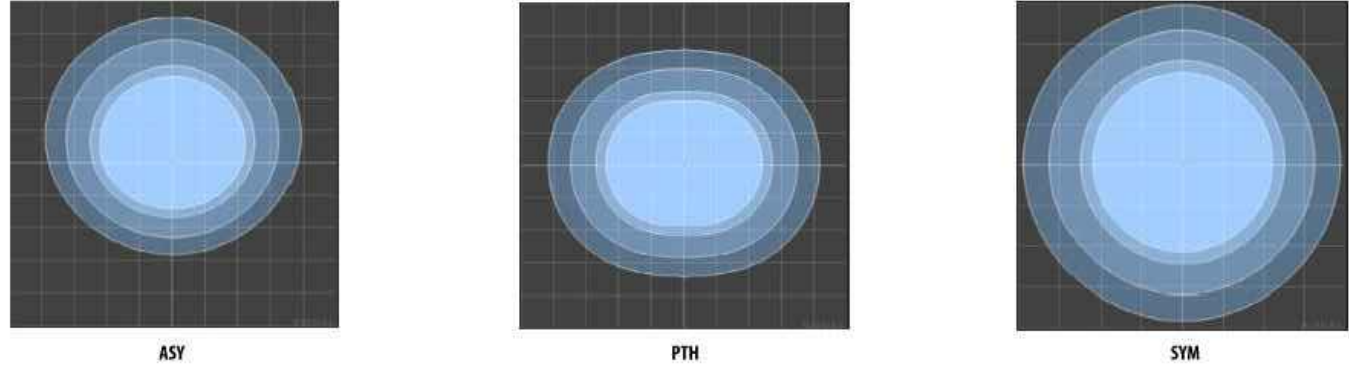
Example: GELF3 P30 40K MVOLT ASY QSM BK

Cover Type	LED Lumen Package	Color Temperature	Voltage	Optics	Mounting Style	Finish Color
GELF3 Hallbrook® Extended	P10 P10 Performance Package	27K 2700K, 70 CRI	MVOLT 120-277V	ASY Asymmetric	ARM Horizontal Arm Mount	BK Black
	P20 P20 Performance Package	30K 3000K, 70 CRI	MVOLT 347-480V	SYM Symmetric	NPT 1.5" NPT Thread	BZ Bronze
	P30 P30 Performance Package	40K 4000K, 70 CRI		PTH Pathway	QSM Quick Stem Mount	GH Graphite
	P40 P40 Performance Package					GR Green
	P50 P50 Performance Package					GR Gray
	P60 P60 Performance Package					WH White
	P70 P70 Performance Package					
	P80 P80 Performance Package					

Options	Prewire Lead Options:
Control Options:	
PR3 3 pin NEMA photocell receptacle	L03 3ft prewire leads
PR7 7 pin NEMA photocell receptacle	L10 10ft prewire leads
PR8 3 pin NEMA photocell external	L20 20ft prewire leads
PR7E 7 pin NEMA photocell external	L25 25ft prewire leads
P34 Solid state long life photocell (347V)	L30 30ft prewire leads
P48 Solid state long life photocell (480V)	
PELL DLI photocell	NEMA Label Options:
SH Shorting cap	NL1X1 1" x 1" NEMA label
AO Adjustable Output Module	NL3X3 3" x 3" NEMA label
DALI DALI dimming	
WG Wire guard (ships separately)	
HSS House side shield (ships separately)	

Accessories: Order as separate catalog number.
GBLF3HSS House side shield
GBLF3WG Wire guard

OPTICAL DISTRIBUTIONS



AcuityBrands | HoloPhane | 3825 Columbus Rd., Granville, OH 43023 | Phone: 866-HOLOPHANE | www.holophane.com | HOLOPHANE ARCH OUTDOOR HALLBROOK EXTENDED GELF3 PENDANT
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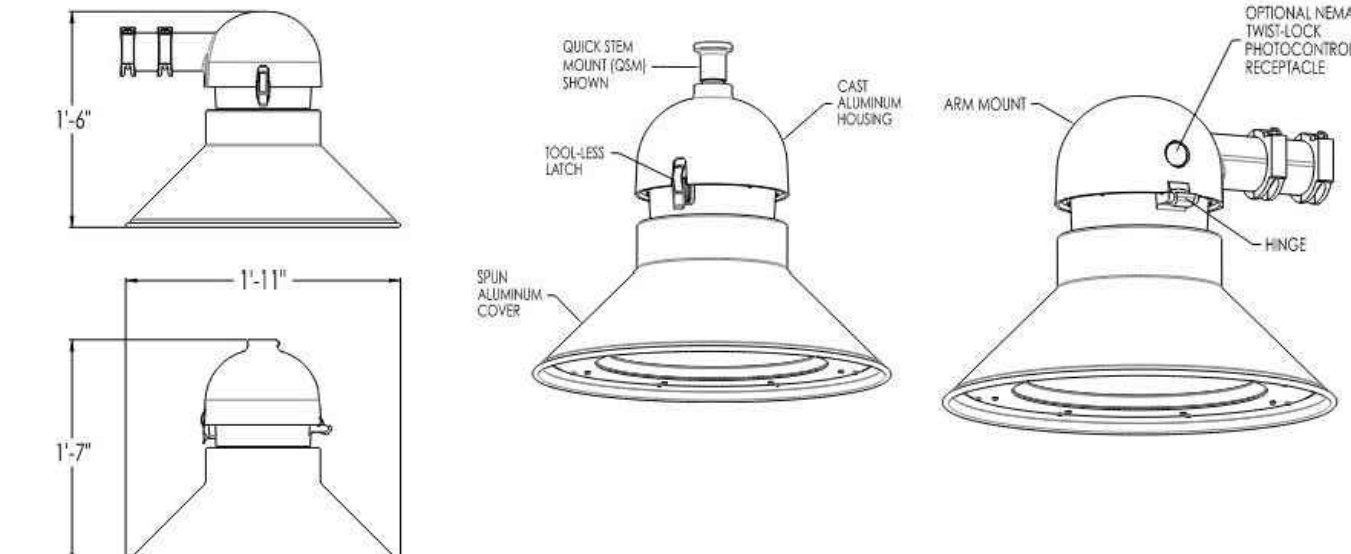


GSLF3

GlasWerks® Luminescent LED Hallbrook®



DIMENSIONAL DATA



Maximum Weight - 47 lbs
Maximum Effective Projected Area - 0.8 ft²

AcuityBrands | HoloPhane | 3825 Columbus Rd., Granville, OH 43023 | Phone: 866-HOLOPHANE | www.holophane.com | HOLOPHANE ARCH OUTDOOR HALLBROOK GSELF3 PENDANT
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Catalog Number	Type
	AL2

General Description

The architectural luminaire consists of a flat LED optical assembly shrouded by a decorative formed housing and a top mounted cast aluminum electrical assembly. The optical assembly is seamlessly integrated into the form factor for beautiful daytime appearance and exceptionally uniform lighting at night.

Optical Assembly
The optical assembly consists of an edge lit waveguide light engine for unmatched visual comfort. Light from the LED module is distributed by proprietary wave guide technology to maximize uniformity and minimize glare. Configurable with CCT options of 2700K, 3000K, and 4000K. CRI is 70 minimum. Available with asymmetric, symmetric, or pathway distributions.

Mounting Style
Optional mounting styles include Quick Lock Stem, NPT threads, and horizontal arm.

Quick Lock Stem Mounting style is compatible with the following leveling features:

- Boston Harbor Decorative Arm Fitter (BHDF)
- GlasWerks Decorative Arm Fitter (GDWF)
- West Liberty Decorative Arm Fitter (WLDF)
- Ball Style Decorative Fitter (BADF)

Electrical Assembly
The cast aluminum electrical housing has a smooth domed contour. A (3) station terminal block is provided to accept #14 through #2 size wire. The electrical housing is hinged with a tool-less latch to provide easy access to the gear assembly. The unitized electrical assembly, containing the electronic driver and other electrical components, plugs into the quick disconnect receptacle. The pendant mount version has a welded stem (Quick Lock Stem Mounting), which aids in installation speed. The arm mount version is provided with two U-bolts with washers and nuts and two leveling set screws that lock the housing to a 2 inch nominal (2-3/8" O.D.) horizontal arm and allow a ±5° degree adjustment from horizontal to the cover.

Electrical System

Programmable LED driver with 0-10V dimming. Optional DALI dimming. Driver life is rated to at least 100,000 hours. Luminaire surge protection rating of 20kV/10kA per ANSI/IEEE 62.41.2.

Finish
The luminaire is finished with corrosion resistance super durable powder coat paint to ensure maximum durability. Finish is rated to 5,000 hours salt spray per ASTM B117.

Listing
The luminaire is CSA certified to US and Canadian standards. IP55 rated electrical chamber. IP66 rated LED optic chamber. 20kV/10kA extreme surge protection per ANSI/IEEE C136.2. Suitable for operation in ambient temperatures from -40°C to 40°C.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DPL to confirm which versions are qualified.

Buy American Act
This product is assembled in the USA and meets the Buy American Act's government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty
This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Limited warranty located at: www.acuitybrands.com/support/warranty-terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

GSLF3

GlasWerks® Luminescent LED Hallbrook®



ORDERING INFORMATION

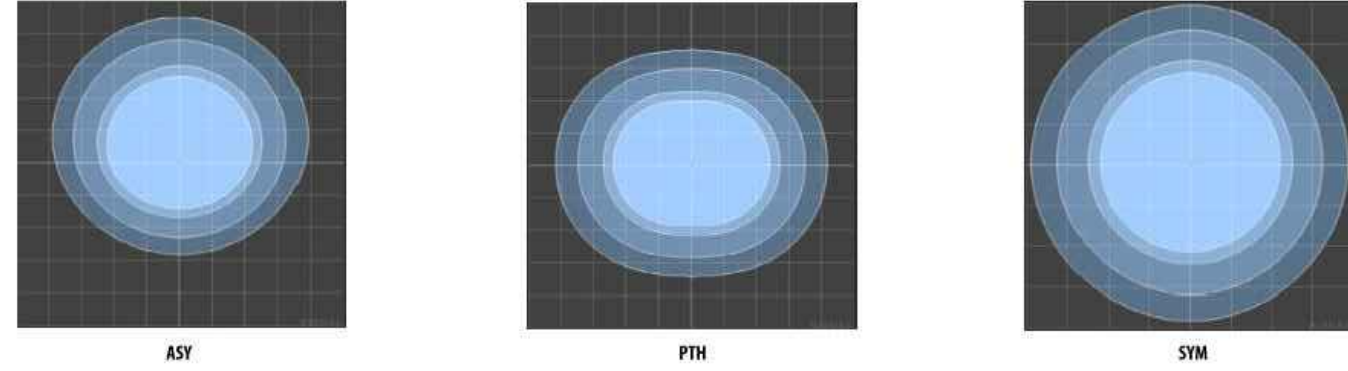
Example: GSELF3 P30 40K MVOLT ASY QSM BK

Cover Type	LED Lumen Package	Color Temperature	Voltage	Optics	Mounting Style	Finish Color
GSLF3 Hallbrook®	P10 P10 Performance Package	27K 2700K, 70 CRI	MVOLT 120-277V	ASY Asymmetric	ARM Horizontal Arm Mount	BK Black
	P20 P20 Performance Package	30K 3000K, 70 CRI	MVOLT 347-480V	SYM Symmetric	NPT 1.5" NPT Thread	BZ Bronze
	P30 P30 Performance Package	40K 4000K, 70 CRI		PTH Pathway	QSM Quick Stem Mount	GH Graphite
	P40 P40 Performance Package					GR Green
	P50 P50 Performance Package					GR Gray
	P60 P60 Performance Package					WH White
	P70 P70 Performance Package					
	P80 P80 Performance Package					

Options	Prewire Lead Options:
Control Options:	
PR3 3 pin NEMA photocell receptacle	L03 3ft prewire leads
PR7 7 pin NEMA photocell receptacle	L10 10ft prewire leads
PR8 3 pin NEMA photocell external	L20 20ft prewire leads
PR7E 7 pin NEMA photocell external	L25 25ft prewire leads
P34 Solid state long life photocell (347V)	L30 30ft prewire leads
P48 Solid state long life photocell (480V)	
PELL DLI photocell	NEMA Label Options:
SH Shorting cap	NL1X1 1" x 1" NEMA label
AO Adjustable Output Module	NL3X3 3" x 3" NEMA label
DALI DALI dimming	
WG Wire guard (ships separately)	
HSS House side shield (ships separately)	

Accessories: Order as separate catalog number.
GBLF3HSS House side shield
GBLF3WG Wire guard

OPTICAL DISTRIBUTIONS



AcuityBrands | HoloPhane | 3825 Columbus Rd., Granville, OH 43023 | Phone: 866-HOLOPHANE | www.holophane.com | HOLOPHANE ARCH OUTDOOR HALLBROOK GSELF3 PENDANT
© 2018-2022 Acuity Brands Lighting, Inc. All rights reserved. Rev. 11/16/22 Specifications subject to change without notice. Page 2 of 4

Lumark

Catalog #	XTORBYPC1	Type
Project		WL3
Comments		Date
Prepared by		



XTOR CROSSTOUR LED

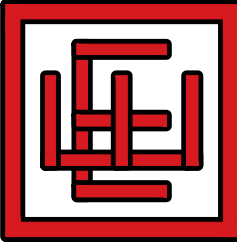
APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING



CERTIFICATION DATA
UL/ULC, Wet Location Listed
LMV-1 (LMV) Compliant
RHPS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingress Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
EPA
Effective Projected Area (Sq. Ft.):
XTOR18, XTOR26, XTOR38=0.34
XTOR48=0.46

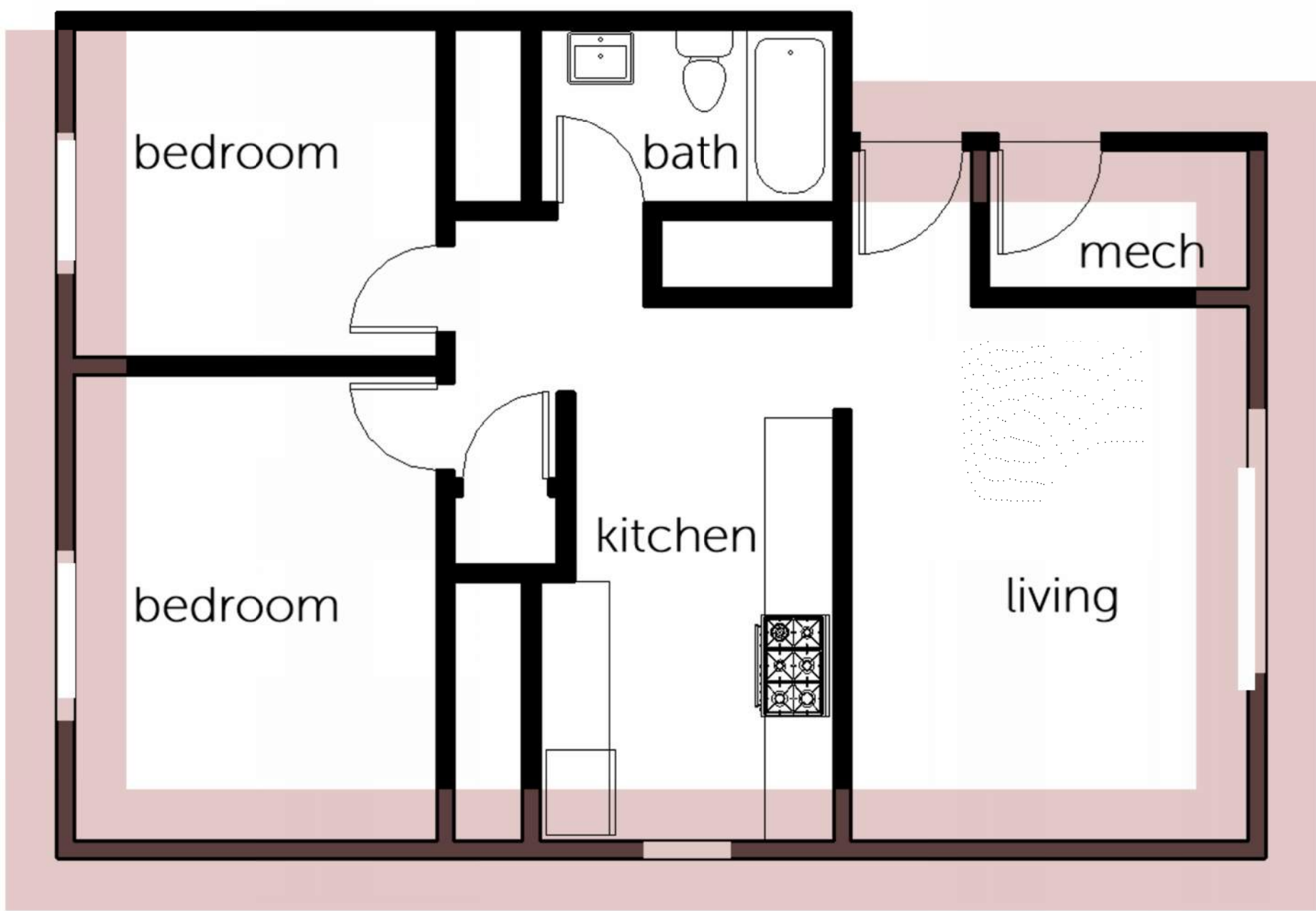
SHIPPING DATA:
Approximate Net Weight:
3.7 - 5.25 lbs. (1.7 - 2.4 kgs.)



11/16/22
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LIGHTING CUT SHEET

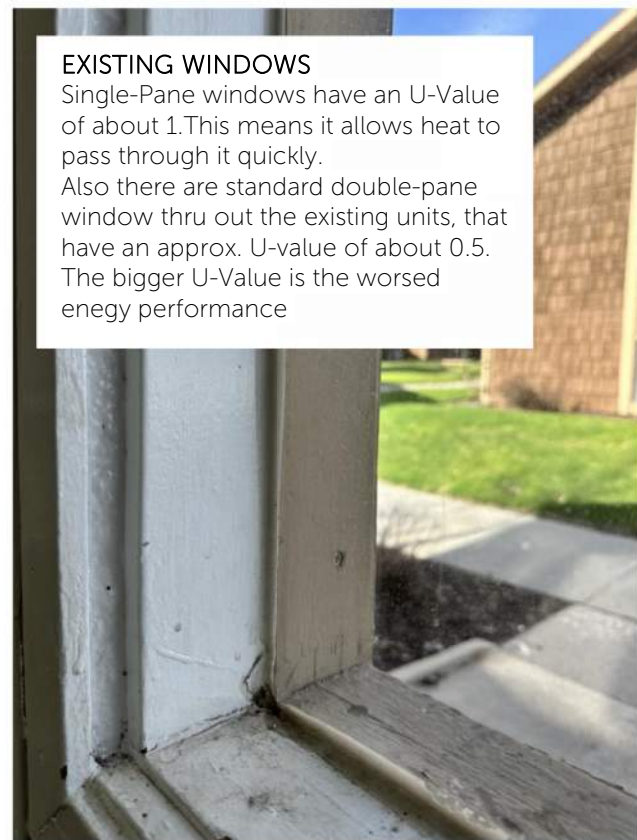
HOPA
AMPD-17



EXISTING EXTERIOR WALLS (90 Feet)
Expose to exterior elements.
Existing 2"x4" wood frame, possible to have cellulose insulation with and R-Value of around R-11



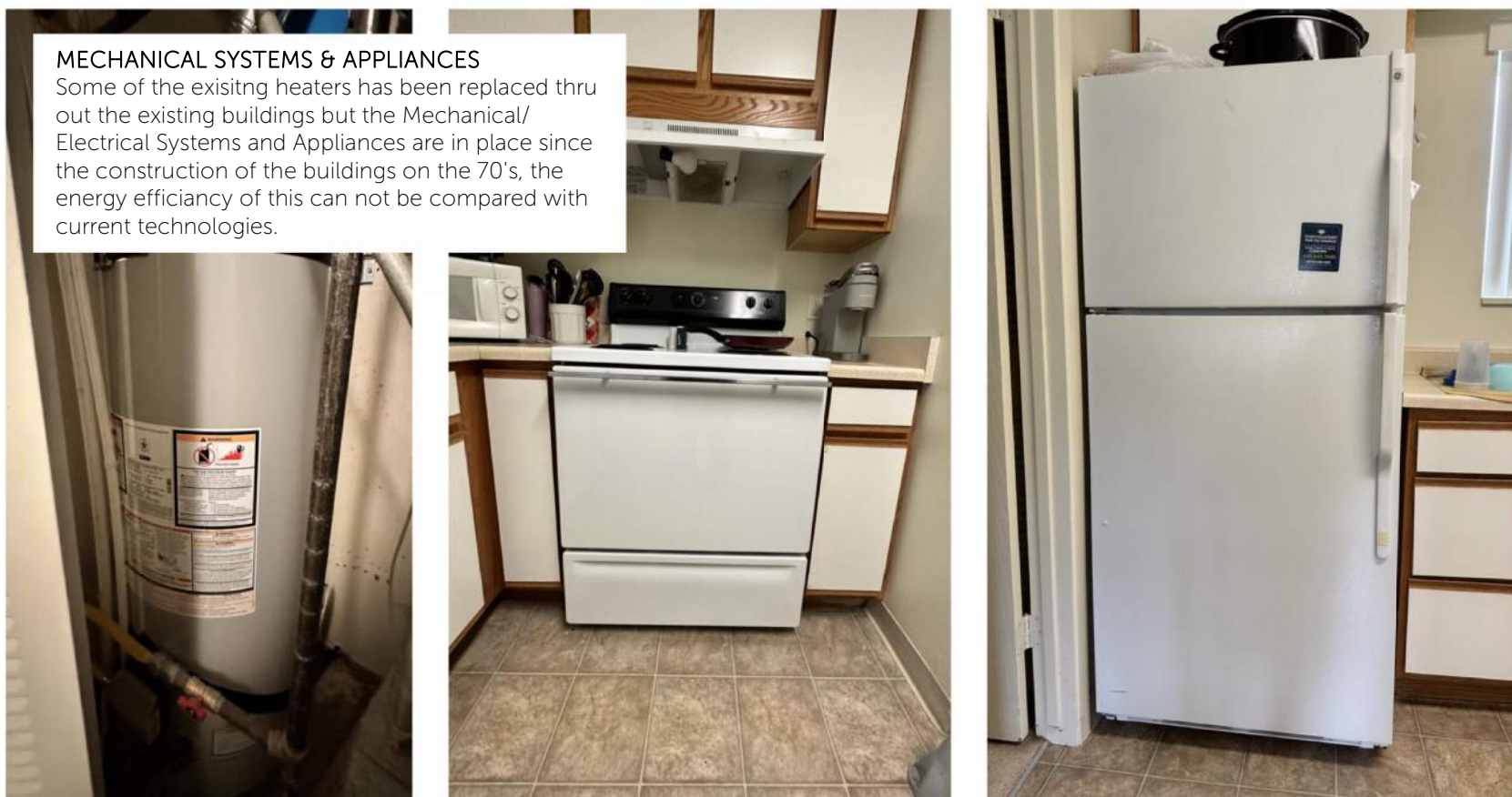
EXISTING WINDOWS
Single-Pane windows have an U-Value of about 1. This means it allows heat to pass through it quickly.
Also there are standard double-pane window thru out the existing units, that have an approx. U-value of about 0.5. The bigger U-Value is the worst energy performance



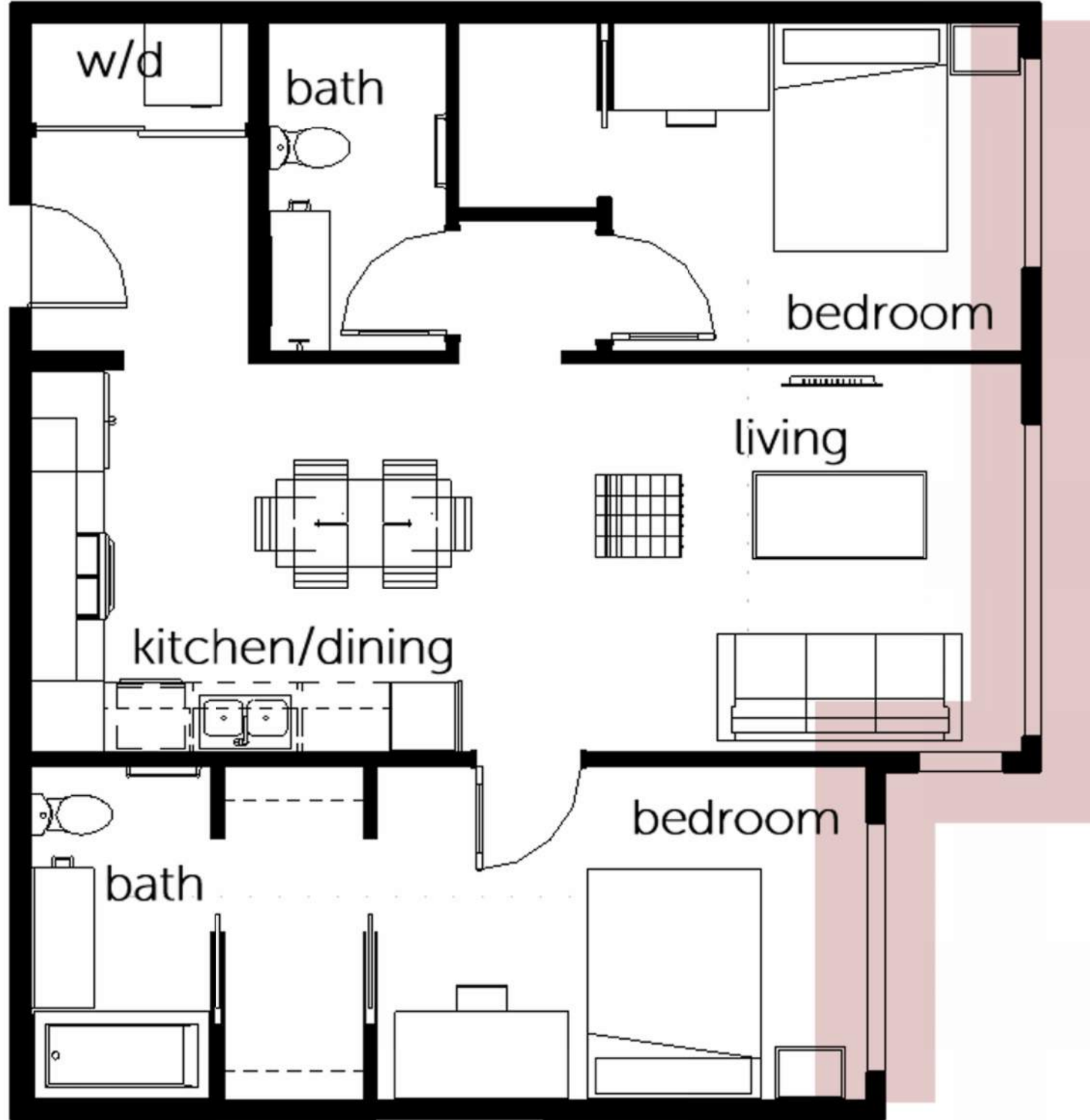
EXISTING FOUNDATION WALLS
Half of the Existing Units are part way underground. Most likely the foundation walls are not insulated. There wasn't a requirement at the time of construction



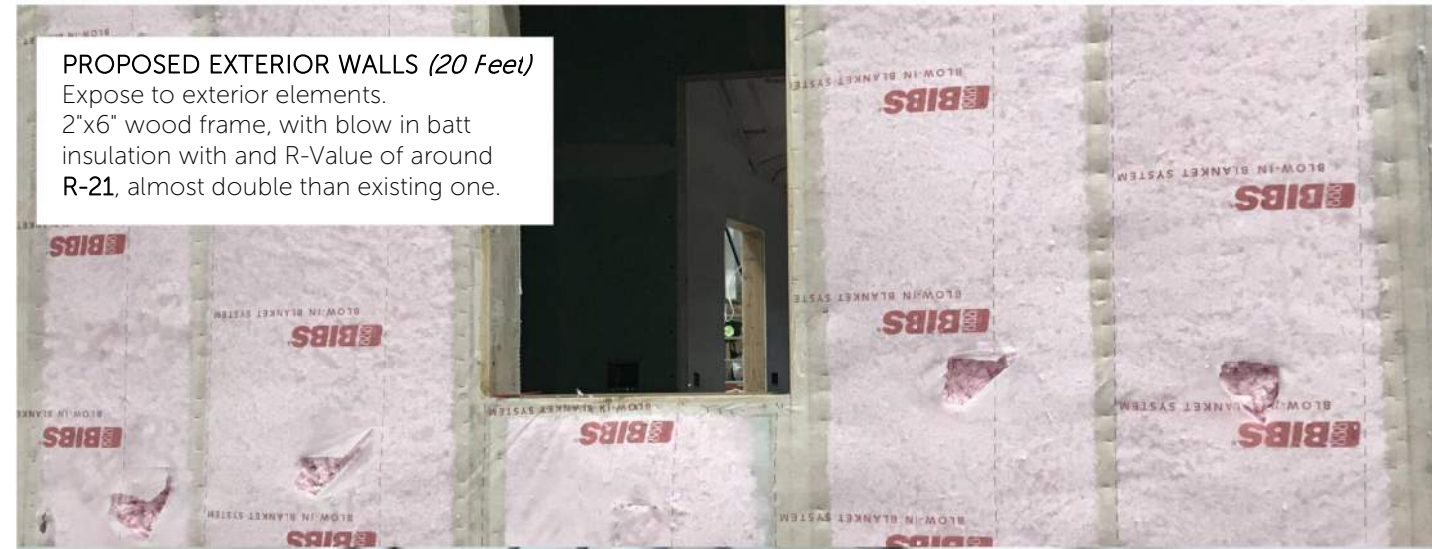
MECHANICAL SYSTEMS & APPLIANCES
Some of the existing heaters has been replaced thru out the existing buildings but the Mechanical/ Electrical Systems and Appliances are in place since the construction of the buildings on the 70's, the energy efficiency of this can not be compared with current technologies.



EXISTING TWO BEDROOM UNIT



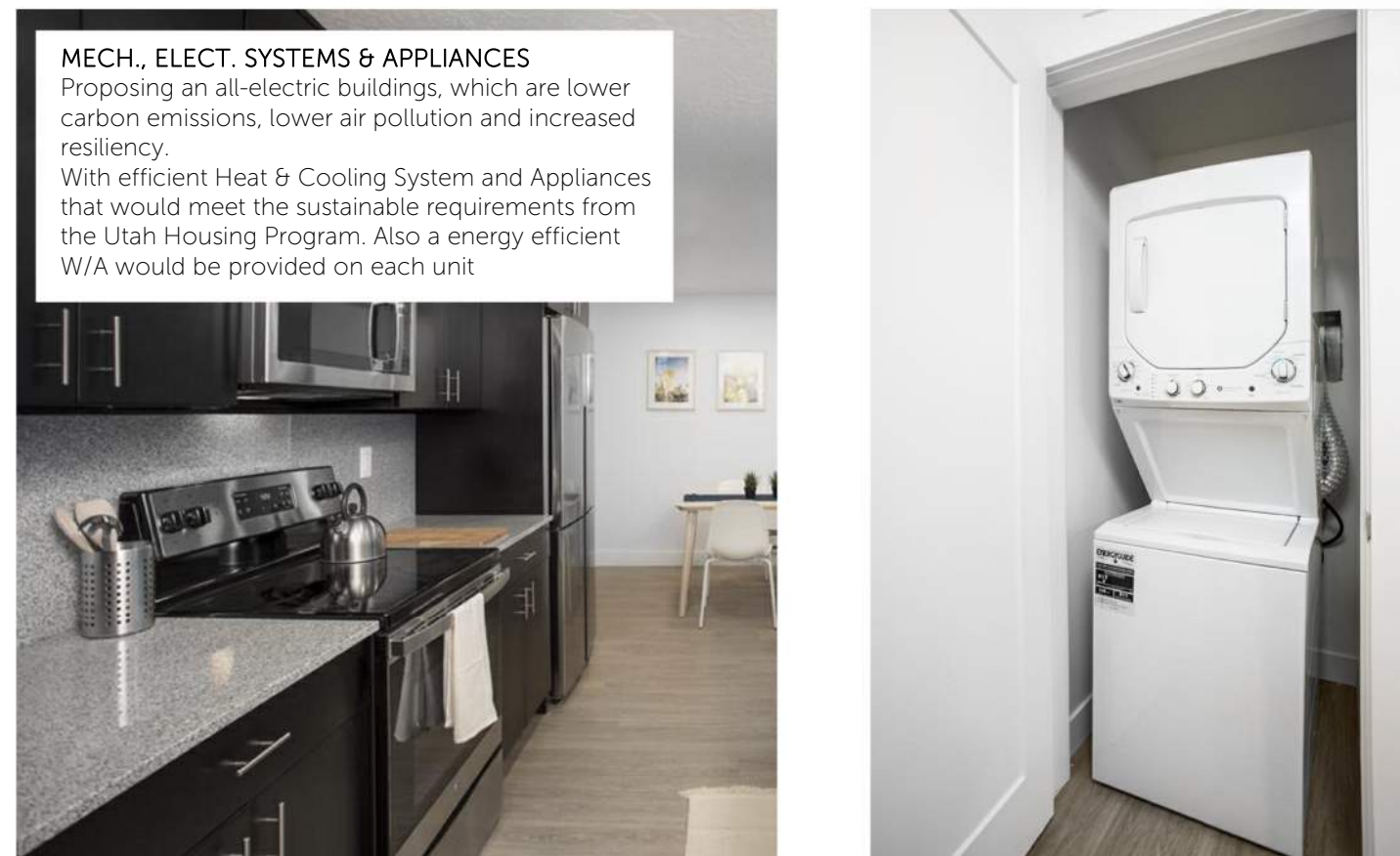
PROPOSED EXTERIOR WALLS (20 Feet)
Expose to exterior elements.
2"x6" wood frame, with blow in batt insulation with and R-Value of around R-21, almost double than existing one.



PROPOSED WINDOWS
The proposed window Systems are locally built high performance. The windows specifically designed for our unique Mountain climate. Providing more comfortable, energy efficient product than the existing one. Full frame performance from U-0.2 to U-0.11. High performance, enduring quality, and low maintenance.



MECH., ELECT. SYSTEMS & APPLIANCES
Proposing an all-electric buildings, which are lower carbon emissions, lower air pollution and increased resiliency. With efficient Heat & Cooling System and Appliances that would meet the sustainable requirements from the Utah Housing Program. Also a energy efficient W/A would be provided on each unit



PROPOSED TWO BEDROOM UNIT

SUSTAINABLE DESIGN REQUIREMENTS

State of Utah Housing Credit Program Qualified Allocation Plan

A. Energy Star Requirements

Energy Star is a nationally recognized standard for housing construction and appliances used to foster more energy-efficient housing. The Energy Star Certification requires a 15% improvement over Utah's current residential energy code. UHC believes that energy efficiency is important because increasing utility costs will affect the future feasibility of Housing Credit projects.

UHC Requirements:

- using the most current Energy Star for single family homes or multifamily housing new construction.
- Usage of Energy Star Guidance for Home and Buildings Undergoing Gut Rehab is recommended; and
- , or LEED certification, or Alternative certifications listed below are not exempt from Energy Star Certification.

New construction and rehabilitation projects must receive a plan review analysis from the Utah Energy Conservation Coalition (UECC) or other certified reviewer and upon completion of construction receive Energy Star Certification. The Application must include the Energy Star submittal form with expected cost increases and savings. (See Exhibit 6C for the Energy Star Submittal Form and follow-up procedures). Because Energy Star improvements are part of Eligible Basis, rebates from utility companies that result from Energy Star Certification must go back to the project and be reflected in the sources and uses at the time of Application (if known) and at the time of final cost certification.

See the Energy Star website for more information at www.energystar.gov.

B. Submit Energy Star Certification

Projects that are Energy Star Certified must submit a UECC (or other) Certification at the time of Final Cost Certification.

Projects that do not receive Energy Star Certification must submit a confirmation that the project was built according to the Energy Star specifications or required enhancements represented in the Energy Star submittal, its performance test results, and the HERS score. Rehabilitation projects must be improved to obtain an Energy Star Certification or be Energy Star enhanced if certification cannot feasibly be achieved. The owner must work with the rating organization to implement certain construction enhancements to obtain an Energy Star Certification. A certified rating organization's analysis for a current HERS score and plan review analysis must be submitted with the Application. UHC will require test results using Energy Star sampling requirements from the rater at the completion of the project.

C. Enterprise Green Communities Initiative

Projects claiming points for this certification must submit a copy of the Enterprise Green Communities Certification Request Form Criteria Checklist with the Application. If the project fails to achieve a successful certification from the Enterprise Green Communities Initiative, at the time of Final Cost Certification, UHC may reduce the amount of Housing Credit up to an amount that when multiplied by the purchase price of the credits equals the full amount of Developer fee. UHC may request copies of all documentation submitted to Enterprise Green Communities in support of the certification application.

Projects claiming points in this category must submit with the Application a narrative detailing the upgrades that are considered "green," over and above costs that would be incurred for the baseline standards of building to Energy Star requirements. For example, Low-E windows are baseline Energy Star enhancements, and therefore would not be considered an enhancement for the Enterprise Green Communities Initiative. (This example is for purposes of differentiating costs only. The Applicant may in fact receive credit toward certification for Low-E windows through the Enterprise Green Initiatives Certification program.) A reflective white roof, however, is not an Energy Star minimum standard and therefore would be considered an enhancement for purposes of claiming points in this scoring category.

The narrative must contain a detailed itemization of such improvements and an estimate of the additional cost. The total cost of the improvements will be entered on a separate line in the construction budget portion of the Application and will be included in Eligible Basis for purposes of calculating the amount of credits requested.

D. Alternative Certifications

- Energy Star NextGen Certification
- U.S. Department of Energy's Zero Energy Ready Home cCertification

E. LEED and National Green Building Standards (NGBS)

Other available certification which may require a fee:
If an Applicant elects to undertake a LEED or NGBS certification, a self-certifying written statement must be provided at the time of Application. The statement must contain a detailed itemization of the specific improvements and an estimate of the costs that are expected to be incurred over and above those costs that would be incurred for the baseline standards of building to Energy Star requirements. The statement must also itemize costs related to the certification of the project. The total cost of the improvements must be entered on a separate line in the construction budget portion of the Application and will be included in Eligible Basis for purposes of calculating the amount of credits requested. Please note that the cost of the LEED or NGSB certification, including additional architectural or general contractor documentation, must be accounted for separately and will not be included in Eligible Basis. Subsequently, at the time of the closing with the Equity partner, a certification letter from the architect must be provided.

F. Other Sustainable Opportunities

Certain grants and financing may be available to projects through programs such as the Enterprise Green Communities program, State of Utah Weatherization, renewable energy tax credits, state and local tax credits and incentives, and utility company incentives. If the project is utilizing such grants or financing, the source and amount must be stated in the Application and(CW4) will be required to be disclosed at final cost certification.

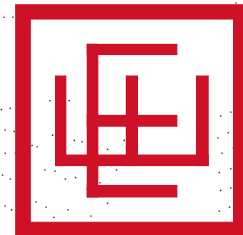
Examples:

1. Dominion Energy and Rocky Mountain Power offer impactful financial rebates for energy-efficient multifamily housing projects as described in the table below. UHC encourages utilizing all available rebates.
2. Inflation Reduction Act/45 L Tax Credit
3. The Inflation Reduction Act has extended and modified the Alternative Fueling Infrastructure Tax Credit, making certain electric vehicle charging stations eligible for a tax credit up to 30% of the cost.
4. Energy Certification: To encourage sustainable design of affordable housing, in addition to the required Energy Star Certification or Enhancement.

ENERGY STAR PROCEDURES

When applying for Housing Credits:

1. All new construction must be ENERGY STAR Certified using the most current Energy Star single family new homes or Multifamily housing new construction certification version;
2. All rehabilitation projects must be ENERGY STAR certified or ENERGY STAR enhanced if certification cannot be achieved. Utilization of the Energy Star Guidance for Home and Buildings Undergoing Gut Rehab is recommended; and
3. Rehabilitation projects must be ENERGY STAR certified when using OWHLF funds unless a waiver is granted from the Division of Housing and Community Development (DHCD).





Electric Car Charging Stations

The project will meet the LMC requirements of 20% of the provided stalls to have the infrastructure for an Electric Vehicle Charging station



All Electric Buildings

Ultimate benefits of all-electric built environment are lower carbon emissions, lower air pollution and increased resiliency. An all-electric project encompasses not just the actual buildings, but also the site including distributed energy sources. The impact of decisions made at the building & community level have serious implication on electricity transmission network and ultimately on the carbon emissions of power plants. We proposed to use a VTAC system for the Heat and Cooling Systeem which is an all Electric technology.



Windows with High U-Values

The proposed window Systems are locally built high performance. The windows specifically designed for our unique Mountain climate. Providing more comfortable, energy efficient, and look it's best ! Full frame performance from **R-5** (U.20) to **R-9** (U.11). High performance, enduring quality, and low maintenance.



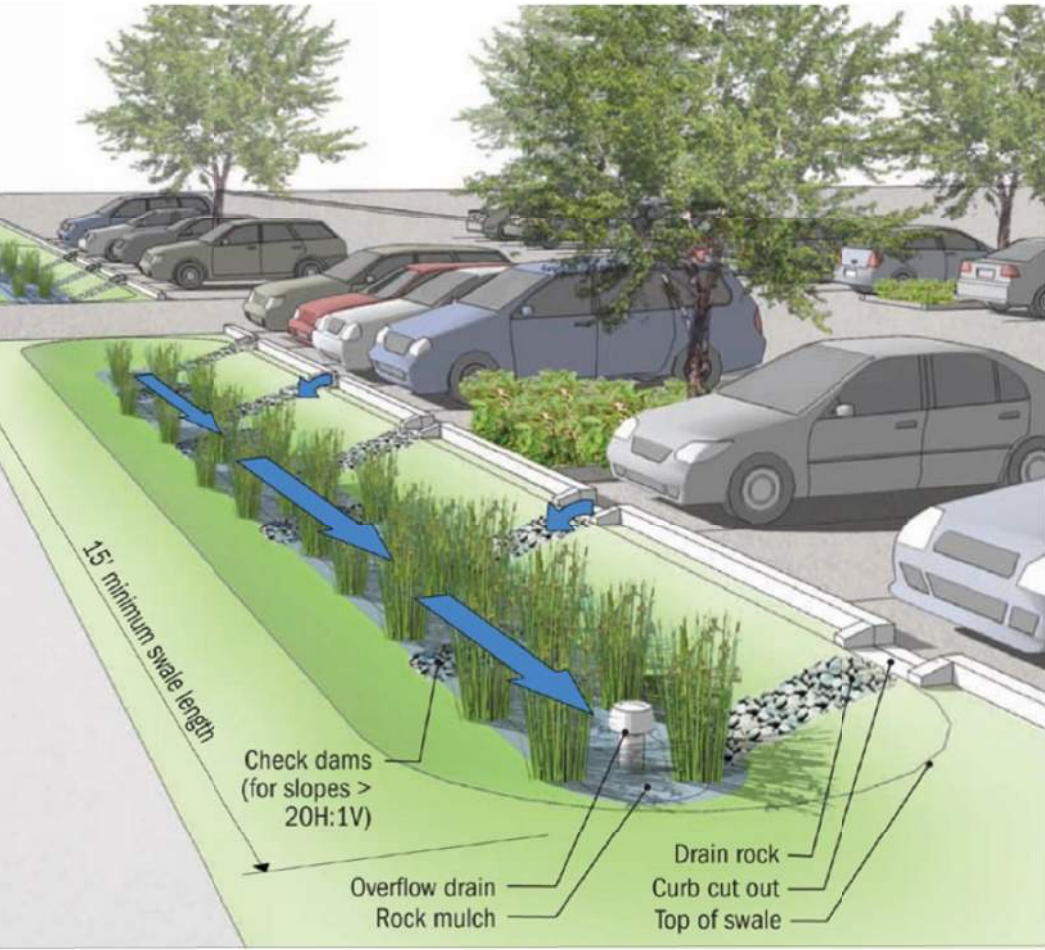
Possibility of Solar PV Panels on Roofs

Installing Solar Panels for the direct or indirect benefit of the tenants is really sustainable on an Affordable Housing Program. Utility bills are usually the largest and most volatile portion of an affordable housing development's budget. Stabilizing utility bills through solar and other measures makes it easier to maintain operating budgets, retain tenant services and avoid raising rents.



Sustainable Storm Water System (Bioswale)

Bioswales are channels designed to concentrate and convey stormwater runoff while removing debris and pollution. Bioswales can also be beneficial in recharging groundwater. Bioswales are typically vegetated, mulched, or xeriscaped. They consist of a swaled drainage course with gently sloped sides (less than 6%). Bioswale design is intended to safely maximize the time water spends in the swale, which aids the collection and removal of pollutants, silt and debris. Depending on the site topography, the bioswale channel may be straight or meander. Check dams are also commonly added along the bioswale to increase stormwater infiltration. A bioswale's make-up can be influenced by many different variables, including climate, rainfall patterns, site size, budget, and vegetation suitability



Promote Car Free Community

In addition to reducing air pollution, car-free initiatives have other benefits. They have also increased physical activity and reduced obesity, which can both improve quality of life. Car-free initiatives also reduce noise levels and increase community cohesion. HOPA is the perfect location to start with this initiatives because its strategic location. Refer to Walk/Bike study. This project is proposing to have designated stalls for car share vehicles. Bike storage will be provided on the surface and underground (Protected from weather), well above the required by Code. Also underground scooter and motorcycle stalls are assigned through out the garage.



Over Insulate Exterior Walls

The Required R Value on Exterior Walls by Code is R-17, the proposed insulation in exterior walls is R-23. By taking this route the building envelope becomes tighter and the energy loss transfer get reduced. The proposed insulations is BIBS fibers, which incorporates materials with at least 25% recycled content. The remaining 75% is still raw materials primarily include silica sand, limestone, and soda ash, extracted from the Earth's crust and have their footprints associated with extraction and manufacturing. BIBS fiberglass insulation can result in less installation waste because only the amount of fiber necessary to fill the wall cavities is used. In contrast, batting insulation might result in scraps left over from cutting pieces to size. Old or dirty fiberglass insulation is seldom able to be recycled at the end of its service life. The most likely end place for this product is a landfill, like a spray foam insulation. Blown-in cellulose and sheep's wool insulation win on this front by being biodegradable. From an energy efficiency standpoint, BIBS insulation offers superior R-value to fiberglass batt insulation. Its thermal resistance lasts for the product's lifetime. In contrast, other types of insulation like foams can reduce in R-value as they off-gas ze.





Coffee with Residents at Holiday Village - October 5th, 2022 - (10) Residents

- Terry: a tenant, works at PCMR - I talked to her boyfriend Dave P.. terry has three kids, including a three-year-old with autism. Dave is very complimentary of the free transit system.
- Laura: lived there 13 years
- Veronica: housekeeper
- Howie: Angelica's friend. Elyse and I went through his house with Angie to take measurements.
- Mary: nicest lady in the world. Keeps an extremely tidy house. Has lived in Parkside for almost 20 years and raised her sons there who are now at the university of Utah pursuing a masters and PhD. She would love to have an elevator so that she can continue to get upstairs to her unit as she ages.
- Mia: lived here 15 years. Lived in town since '75. Not in favor of tearing down units. She was very nice and apologized for dissenting. I did talk to her about possibly having some homage or acknowledgment of the existing units as we redevelop in a way that recognizes the history. Her son is a real estate attorney and told her that she is not getting all the information. We assured her that our purpose on site was to listen to her concerns so that we could take them into account. She wants to be involved as we move forward. She is 85 years old.
- Lishelle: so excited to have a neurodiverse community. Excited about washer and dryer. Concerned about internet rates.
- Constanza: been here a few months. Nanny to three kids.
- Marty: He also said he dog sits a lot. He's in his 70's.



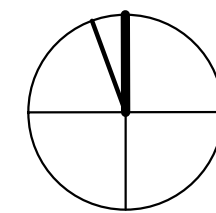
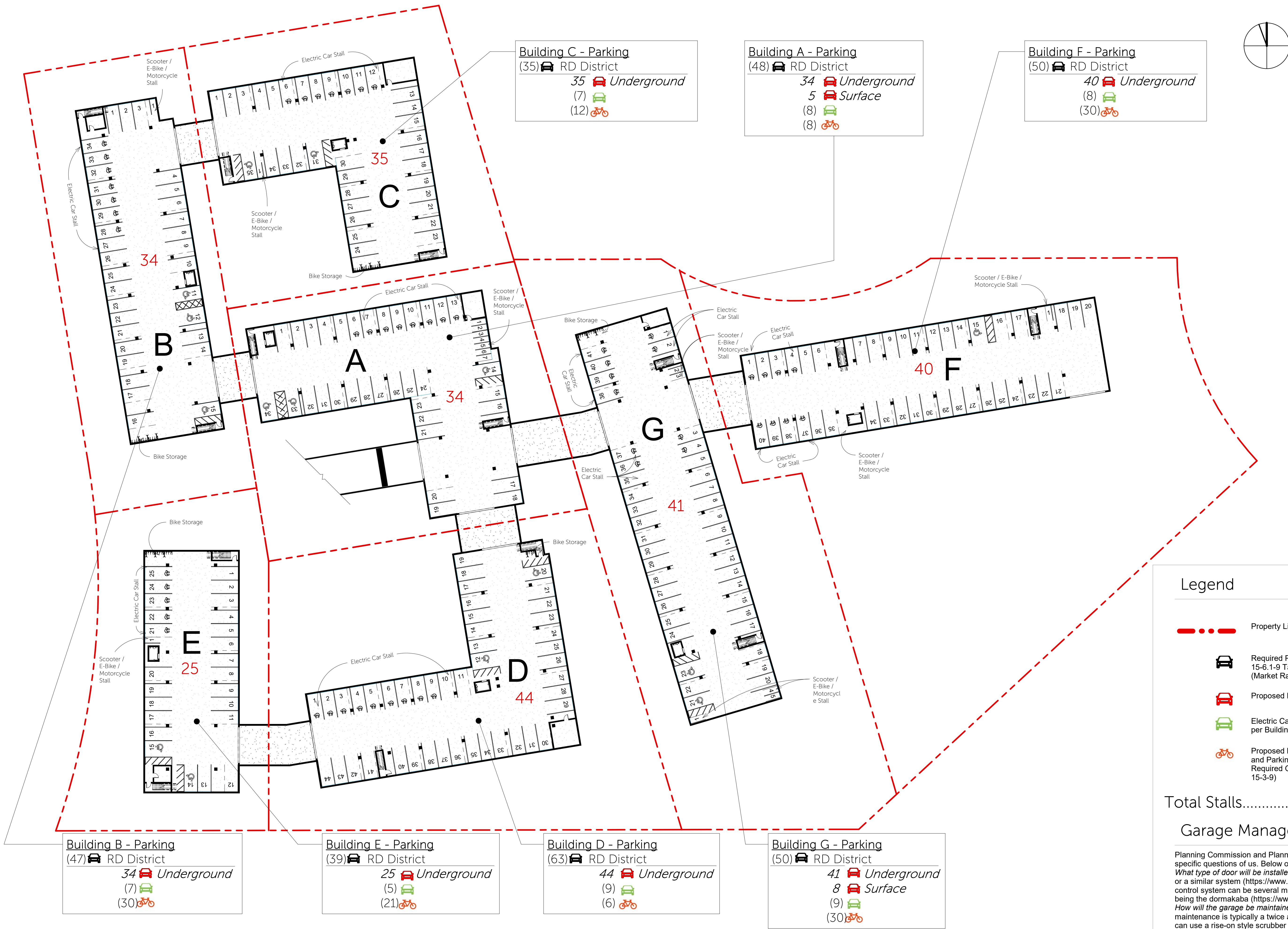
Pizza Party at Parkside - October 12th, 2022 - (14) Residents

- Jordia: Really woud like balcony storage, many others also felt that this was a priority
- Karina: Wanted to better understand rent increases and how rental assistance would look, and wanted to know if the recertification would still look the same
- Rose: wanted to know if there would be compensation for moving, and if 3-bedroom units would be 1 floor instead of the current loft set up, also asked how many new units there would be and how many units per building
- Marilu: mother of a disabled resident, wanted to know more about funding sources, was grateful for community effort around this
- Hudson: Expressed that parking was a key issue and wanted to see their parking monitored into the future
- Roman: wanted covered parking or garages (many others agreed) and worried about snow removal issues, also wanted to know if the resorts would be using the new project for their workers.
- Ana: wants more ADA parking spots
- Lisa: wanted an email for additional thoughts and concerns, was curious what the playgrounds would look like
- Riley: was curious about the garages and clubhouse (said no garages, yes clubhouse)
- Ana: wondered if income limits would change in the new project
- Maria Elena: wanted to see if an additional 1/2 bathroom could be incorporated into 2 bed design, many agreed
- Placido: wondered if the existing waitlist would change, and if current residents could have priority .
- Liz: wants to keep a ground floor unit as she currently has, if possible
- Catherine Ann: I just want to put my two cents in about insulation. I live in a downstairs apartment at Holiday Village and I hear everything my neighbor does upstairs. There is absolutely no insulation between the flooring and my apartment other than the drywall on my ceiling. Her cats play all night and she goes to bed late. So I've got like two hours of silence. Just an FYI That it's extremely important that the walls and the ceilings be insulated really well.



24 Hours Charette at Laundry Rooms - November 15th, 2022 - (16) Comments

- Owned Parking?
- When will we see a blue print for actual units
- Sidewalks?
- Balconies?
- When will we see "apples to apples" look like?
- Will there be guest parking?
- Laundry hook ups in rooms?
- Playground grass or sand?
- New playground equipment?
- Washer, Dryer, Dish Washer in Units?
- Additional 3 bedroom units?
- Basketball Court?
- When is each plan time estimated?
- Since this is going to take a long time, will there be any repairs to the current buildings? Some of our windows and gutters are literally falling apart
- What will be in the clubhouse?
- How many parking spots will each apartment have?



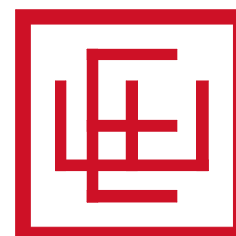
Legend

- Property Line
- Required Parking Stalls per LMC 15-6.1-9 Table 1 (Market Rate & Affordable Housing)
- Proposed Parking Stalls per Building
- Electric Car Charging Stations Provided per Building as per LMC 15-3-11
- Proposed Bike Storage inside Buildings and Parking Garage (Minimum of 10% of Required Off-Street Parking Per LMC 15-3-9)

Total Stalls.....266

Garage Management Plan

Planning Commission and Planning Staff asked a few garage specific questions of us. Below our answers:
What type of door will be installed: Rytec high speed coiling door, or a similar system (<https://www.rytecdoors.com/>). The access control system can be several manufacturers, with one example being the dormakaba (<https://www.dormakaba.com/us-en>).
How will the garage be maintained: The parking garage maintenance is typically a twice a year power wash/clean, or you can use a rise-on style scrubber (they look like miniature zambonis). Interim weekly trash pickup is necessary, but that is part of the general maintenance of the property. Every 5-8 years the concrete will need to be sealed for longevity.
Garage Security Details: We will likely employ a 3rd party consultant to design our access controls to parking. This will happen at the construction document phase of the project, but there will certainly be camera monitoring.

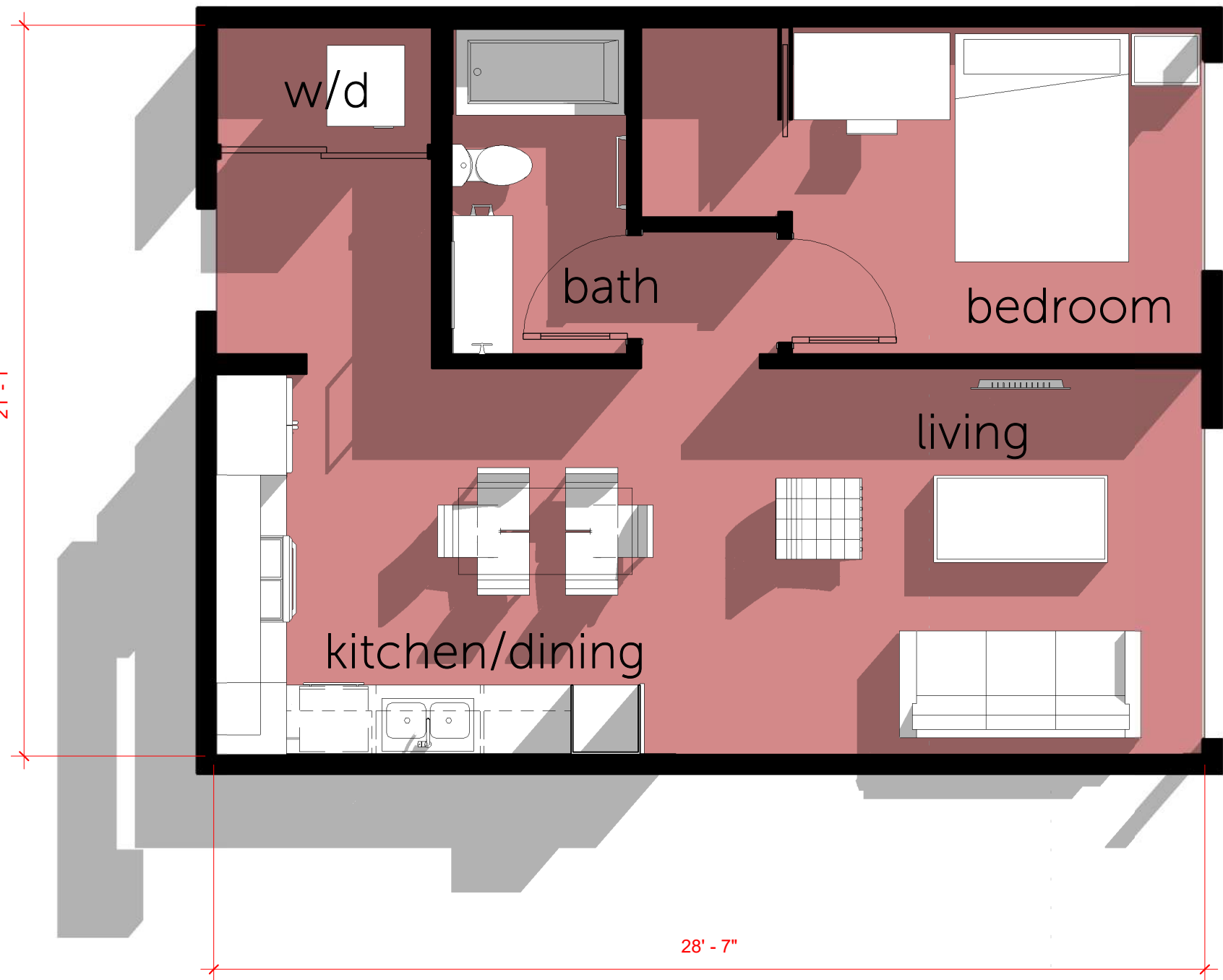




Studio427 SF



Three Bedroom Unit.....1125 SF



One Bedroom Unit.....600 SF



Two Bedroom Unit.....837 SF

OCCUPANCY PER UTAH HOUSING CORPORATION

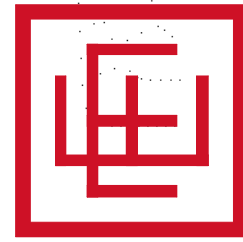
Unit Type	Average Household Size Utah LIHTC	Proposed Units	Estimated Occupancy
• Studio	1.06	84	89
• One Bedroom	1.09	108	118
• Two Bedroom	1.79	99	177
• Three Bedroom	2.56	26	67
TOTAL		317	451

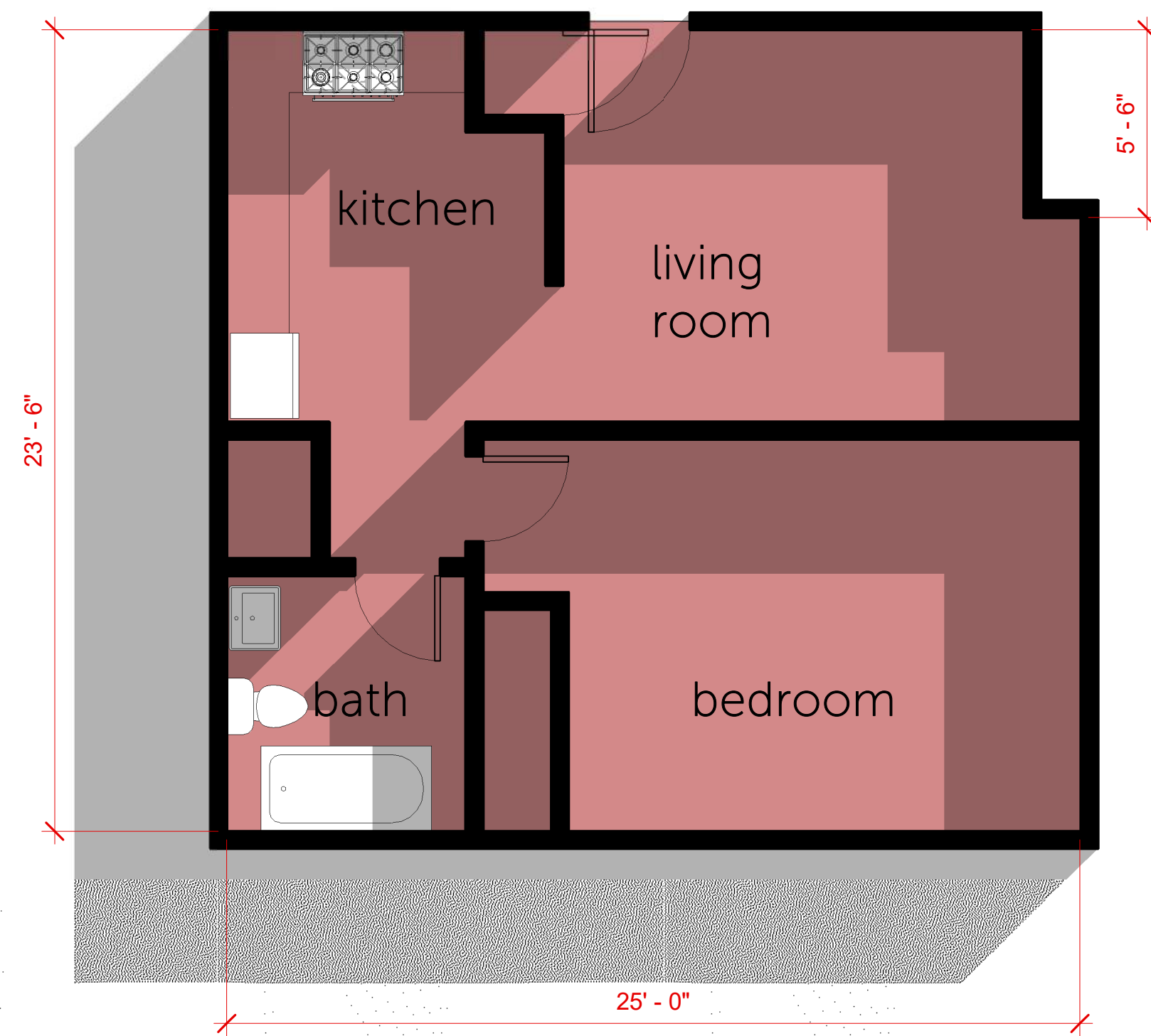
**Noticed that the majority of the proposed units will have fewer bedrooms than the existing buildings, and most of the larger households already live in the existing buildings.*

OCCUPANCY PER IBC 2021 (Means of Egress 200 SF per Occupant)

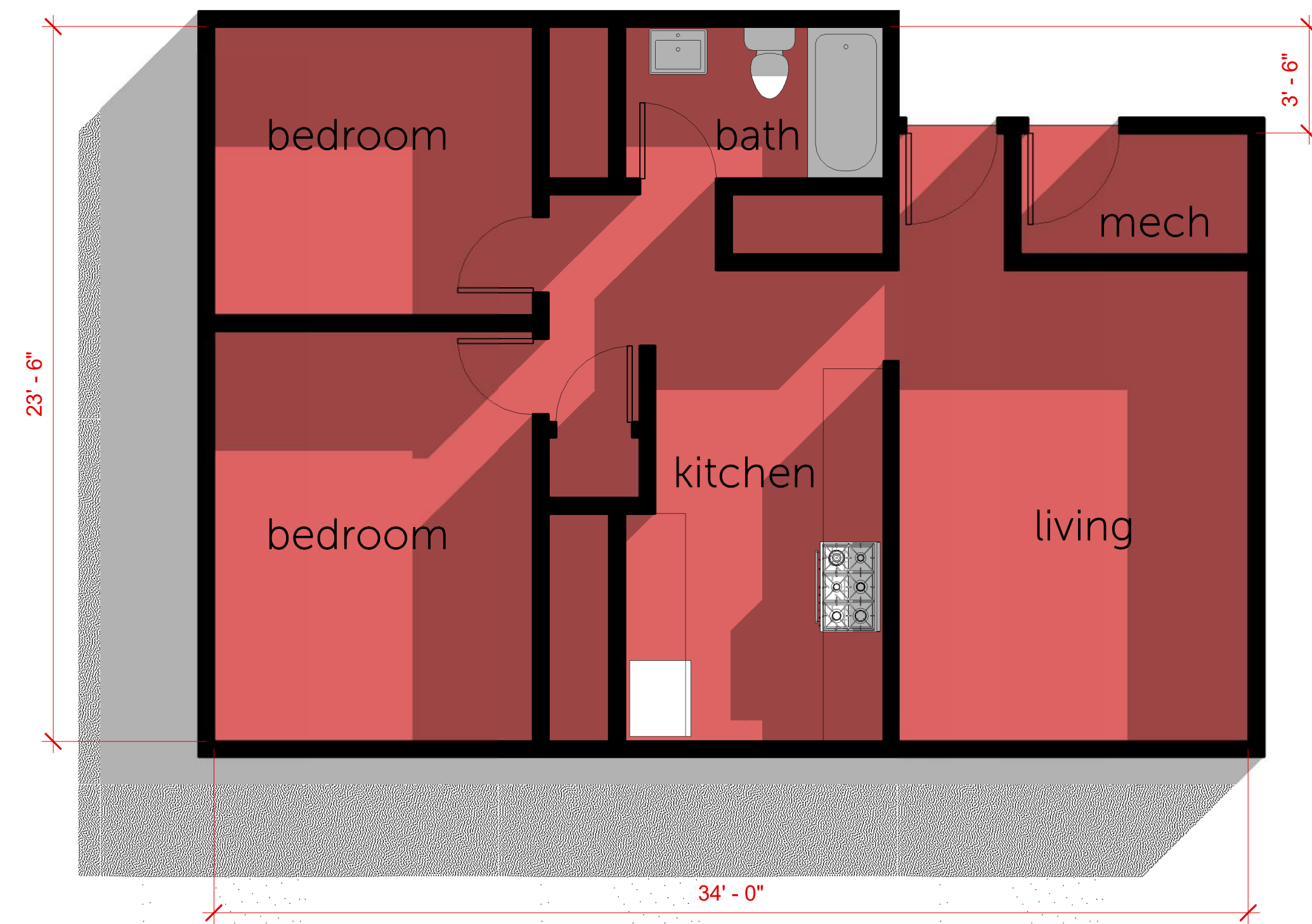
Function of Space	Gross Area Per Unit	Occupancy Per Unit	Occupancy Per Project
• Studio	427 SF	2	168
• One Bedroom	600 SF	3	324
• Two Bedroom	837 SF	4	396
• Three Bedroom	1125 SF	5	130
TOTAL			1018

**Noticed that the International Building Code provides occupancy calculations for Means of Egress and Plumbing Fixture counts*

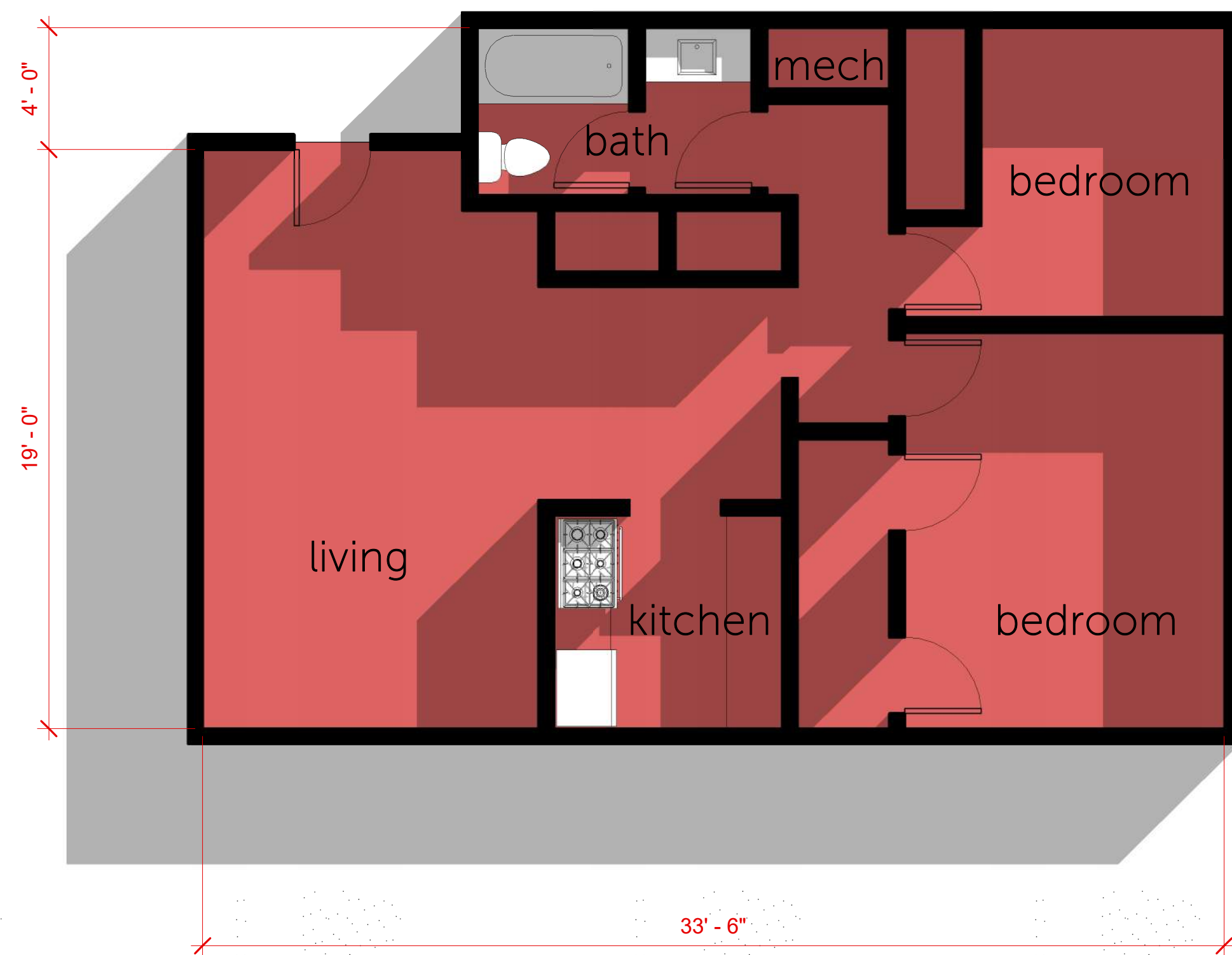




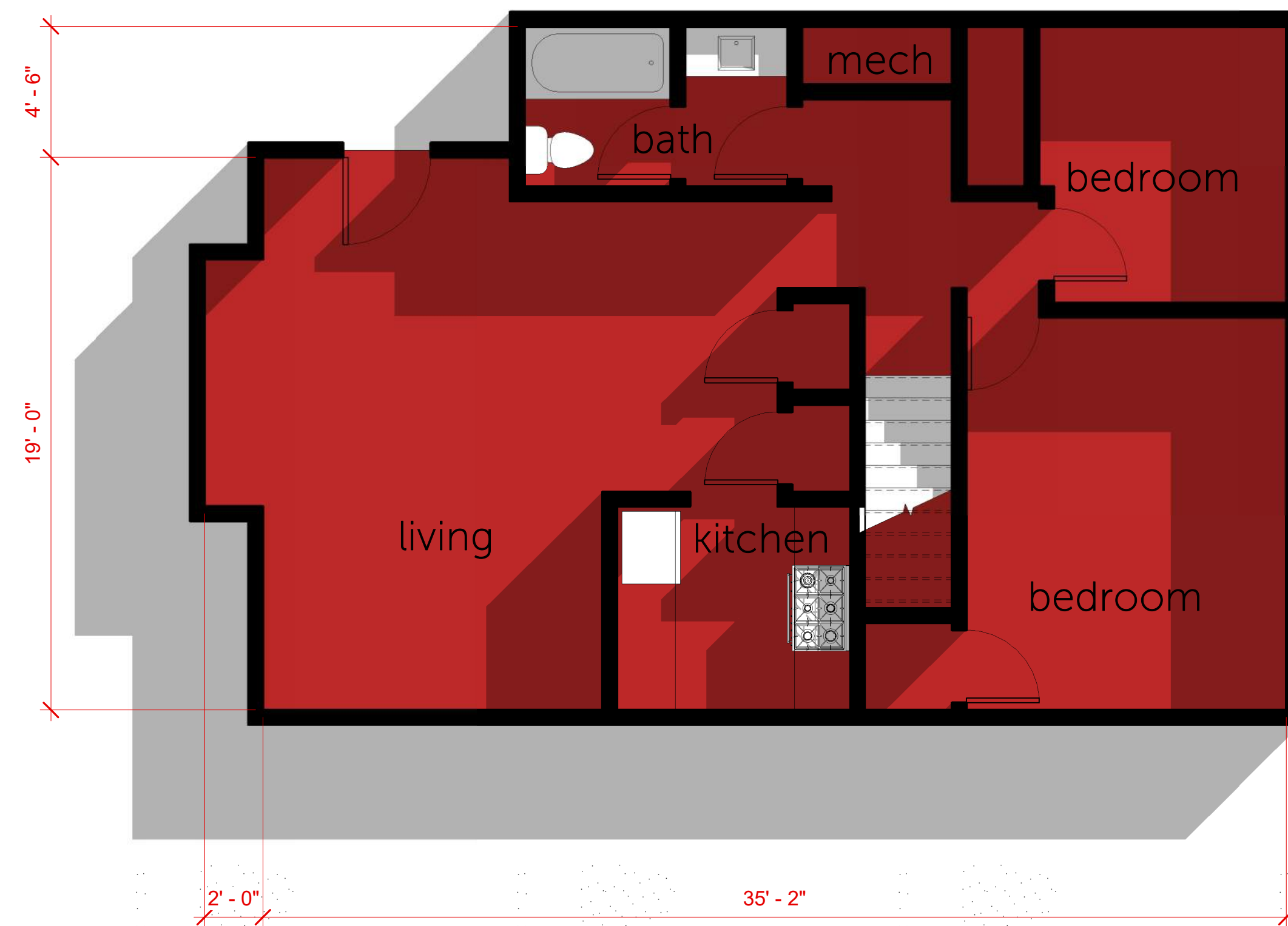
Holiday Village One Bedroom578 SF



Holiday Village Two Bedroom757 SF



Parkside Two Bedroom735 SF



Parkside Three Bedroom1,329 SF

EXISTING OCCUPANCY

Unit Type	Existing Units	Current Occupancy	Average Household Size Utah LIHTC
• One Bedroom	40	43	44
• Two Bedroom	61	159	109
• Three Bedroom	21	46	54

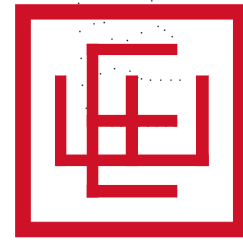
TOTAL 122 248 207
**Current Occupancy at Holiday Village and Parkside has an average of 1.08 residents per bedroom.*

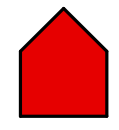
OCCUPANCY PER IBC 2021
 (Means of Egress 200 SF per Occupant)

Function of Space	Gross Area Per Unit	Occupancy Per Unit	Occupancy Per Project
• One Bedroom HV	578 SF	2	80
• Two Bedroom HV	757 SF	3	120
• Two Bedroom PS	735 SF	3	96
• Three Bedroom PS	1329 SF	6	60

TOTAL 356

**Noticed that the International Building Code provides occupancy calculations for Means of Egress and Plumbing Fixture counts*

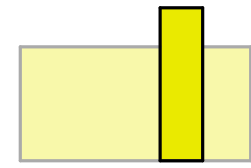




Existing Buildings Ridge Height.....22'

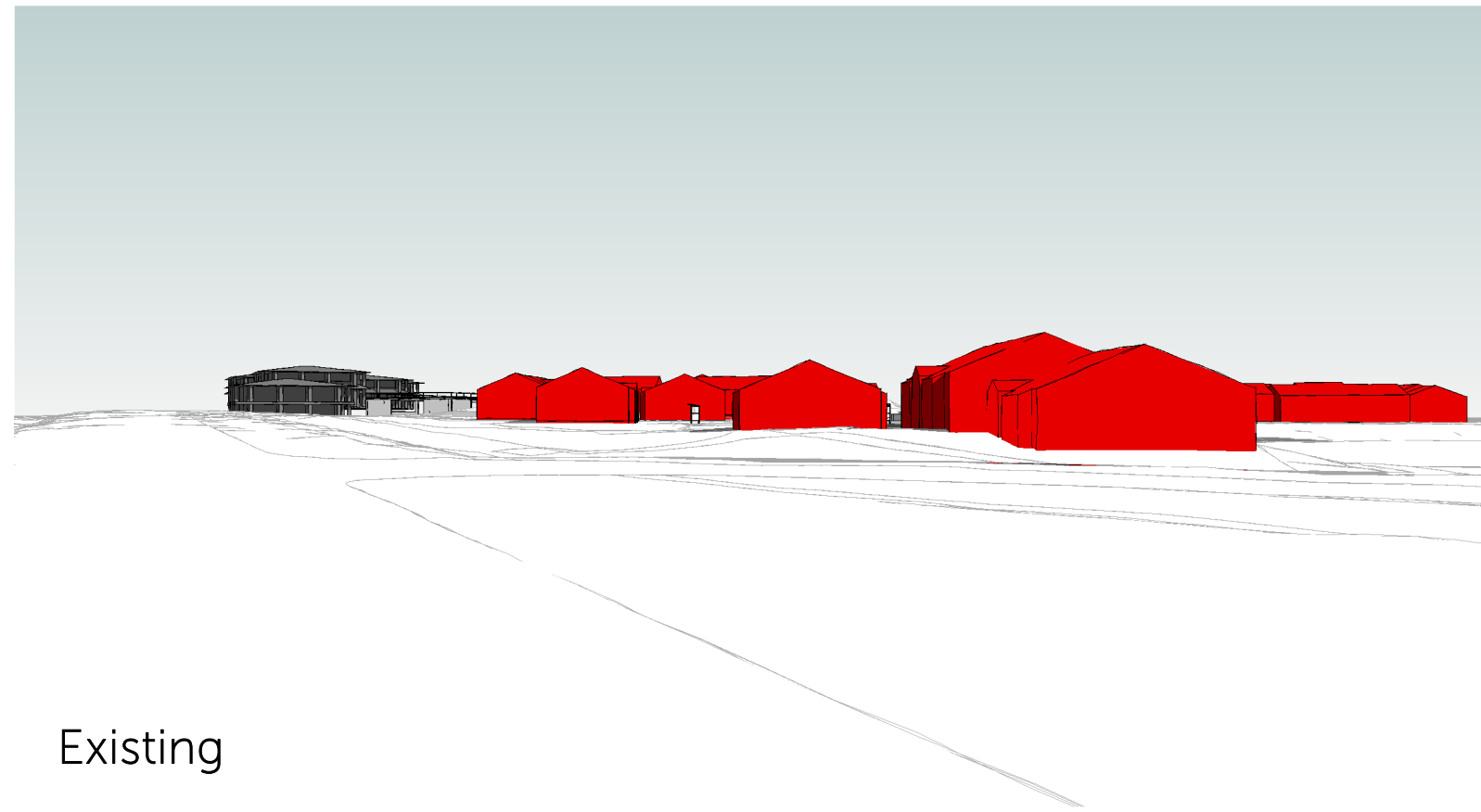


Proposed Buildings Parapet Height.....30'

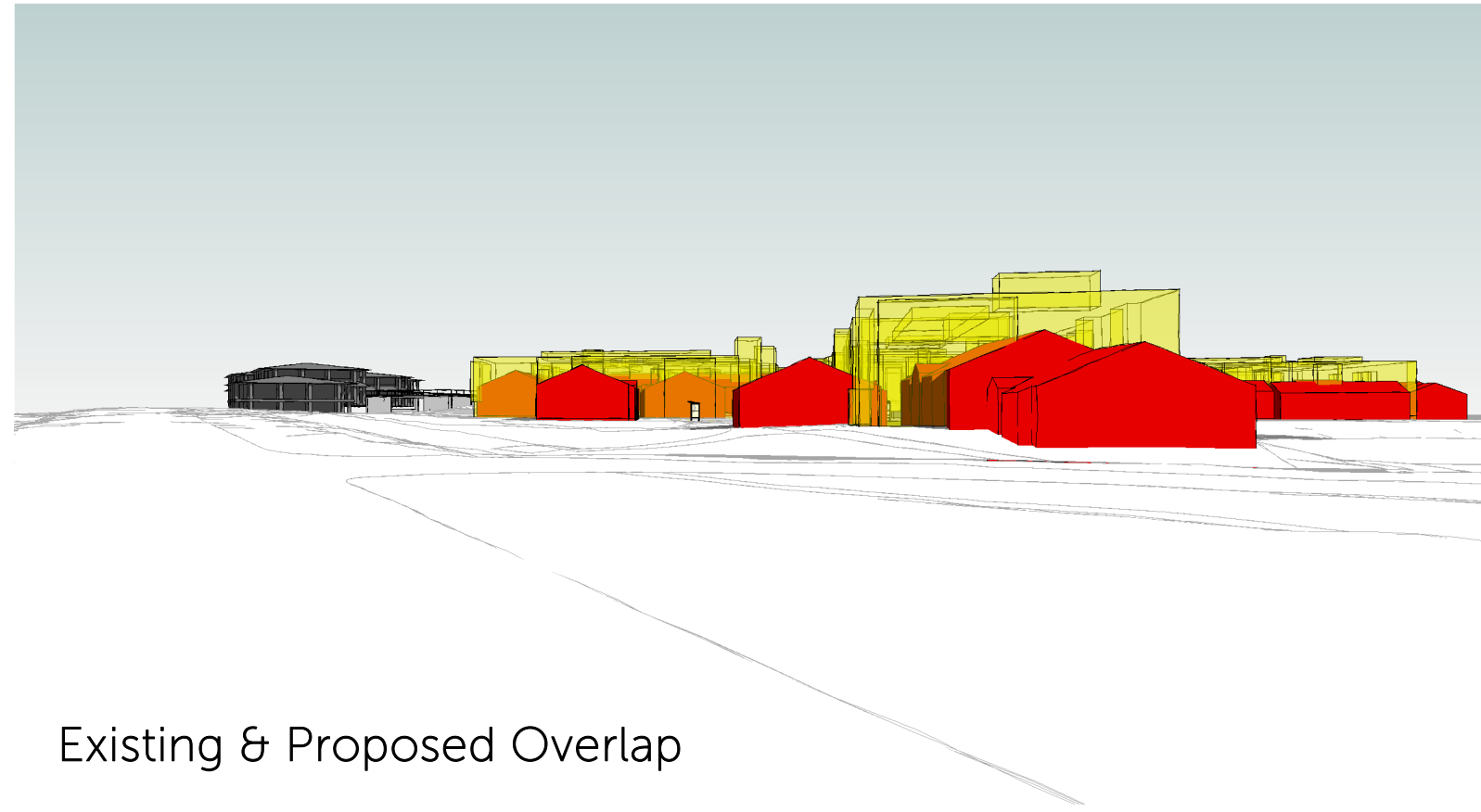


Proposed Vertical Circualtion Height.....38'

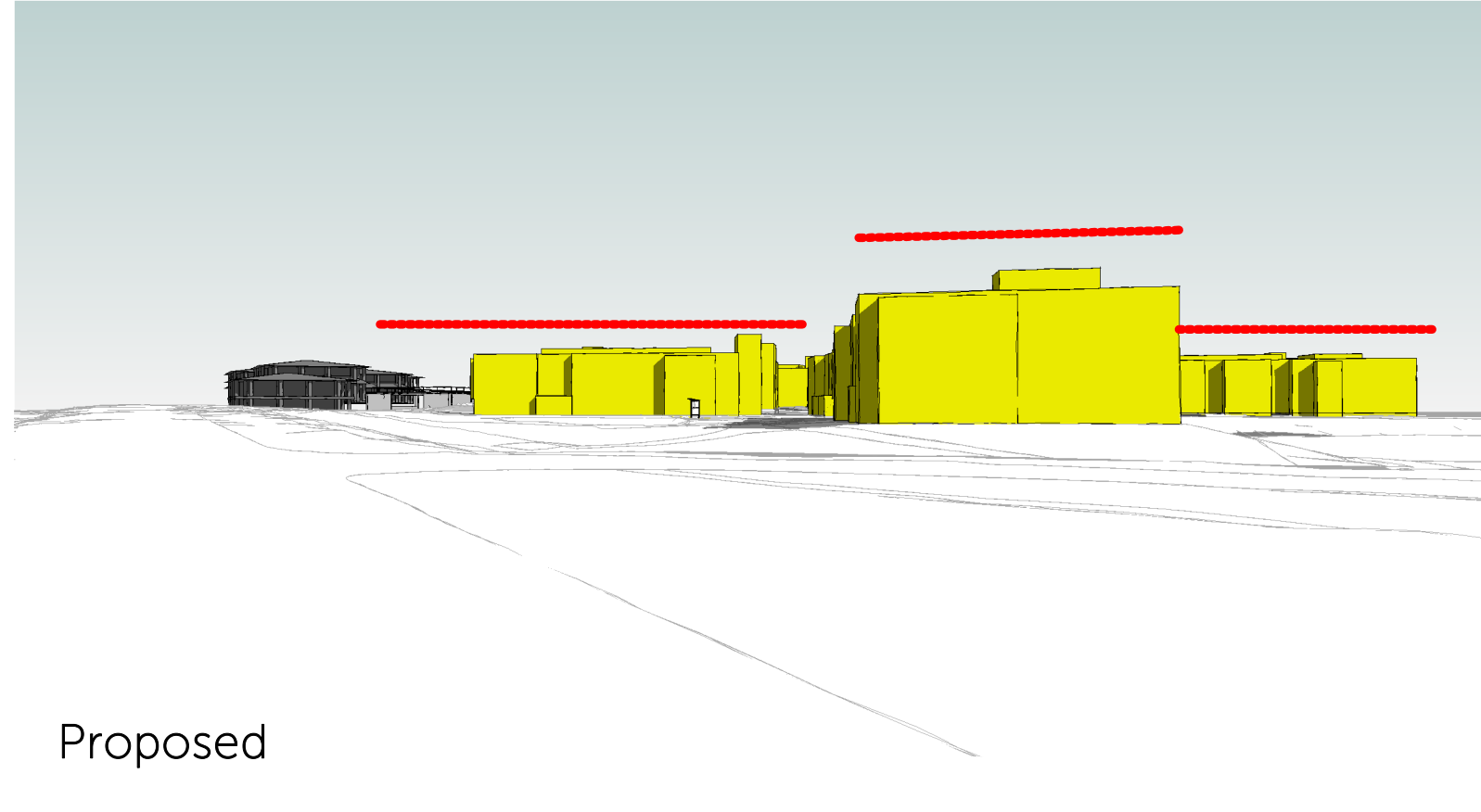
Allowable Height per AMPD.....45'



Existing



Existing & Proposed Overlap

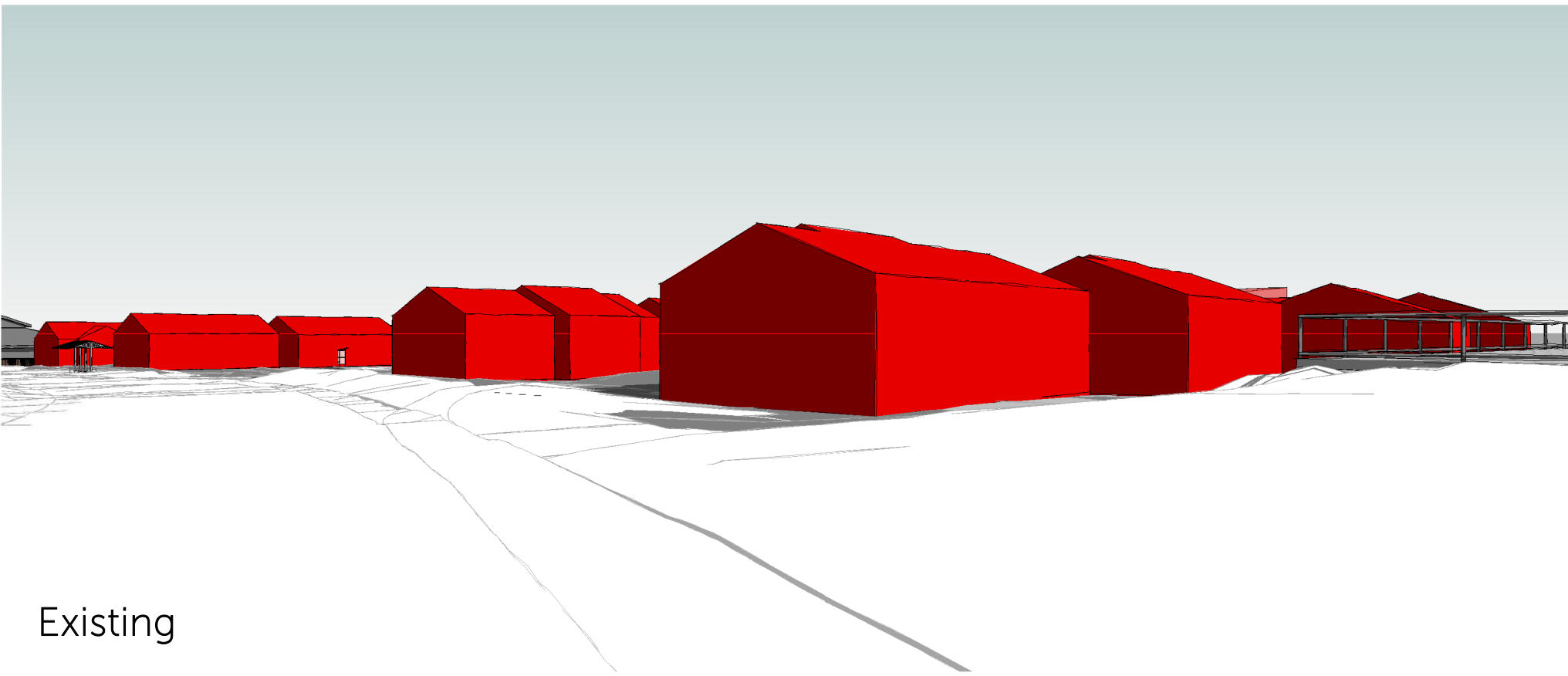


Proposed

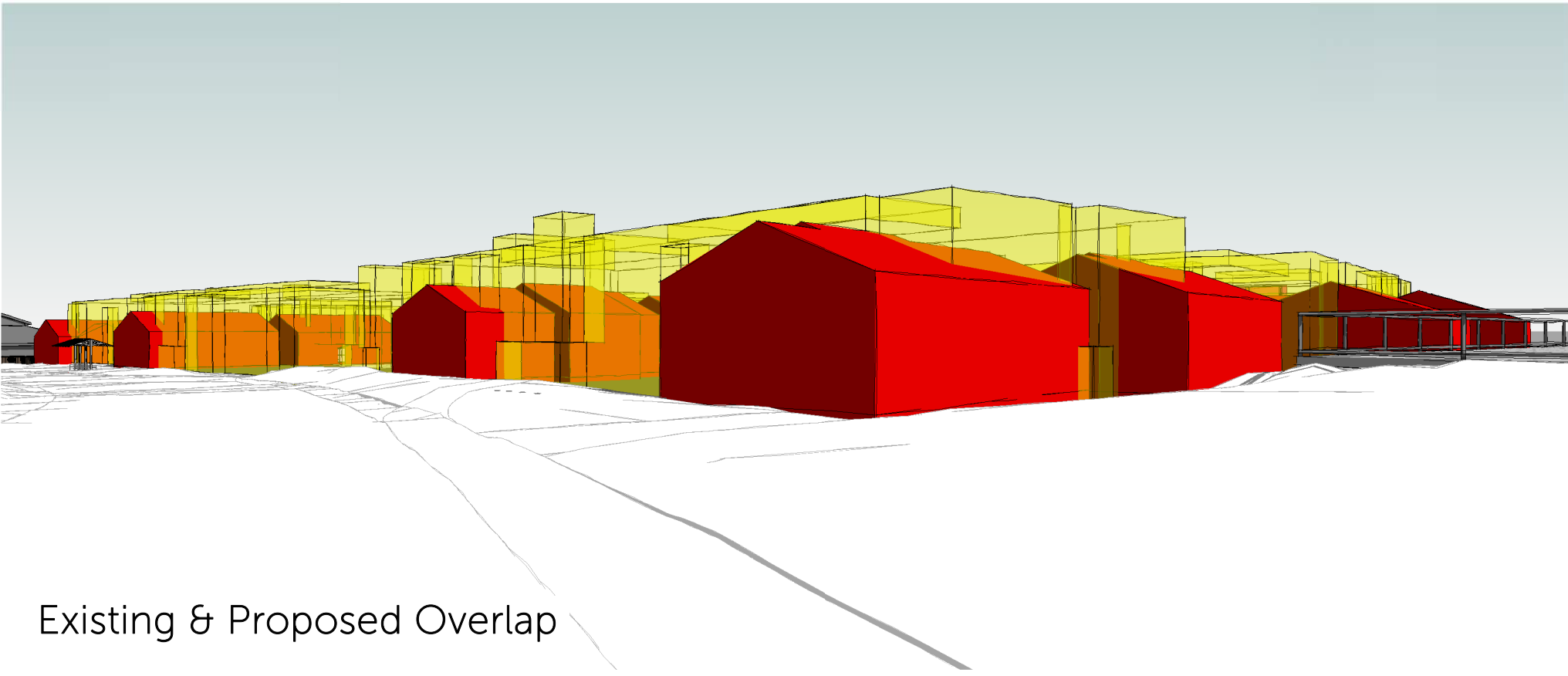


Proposed

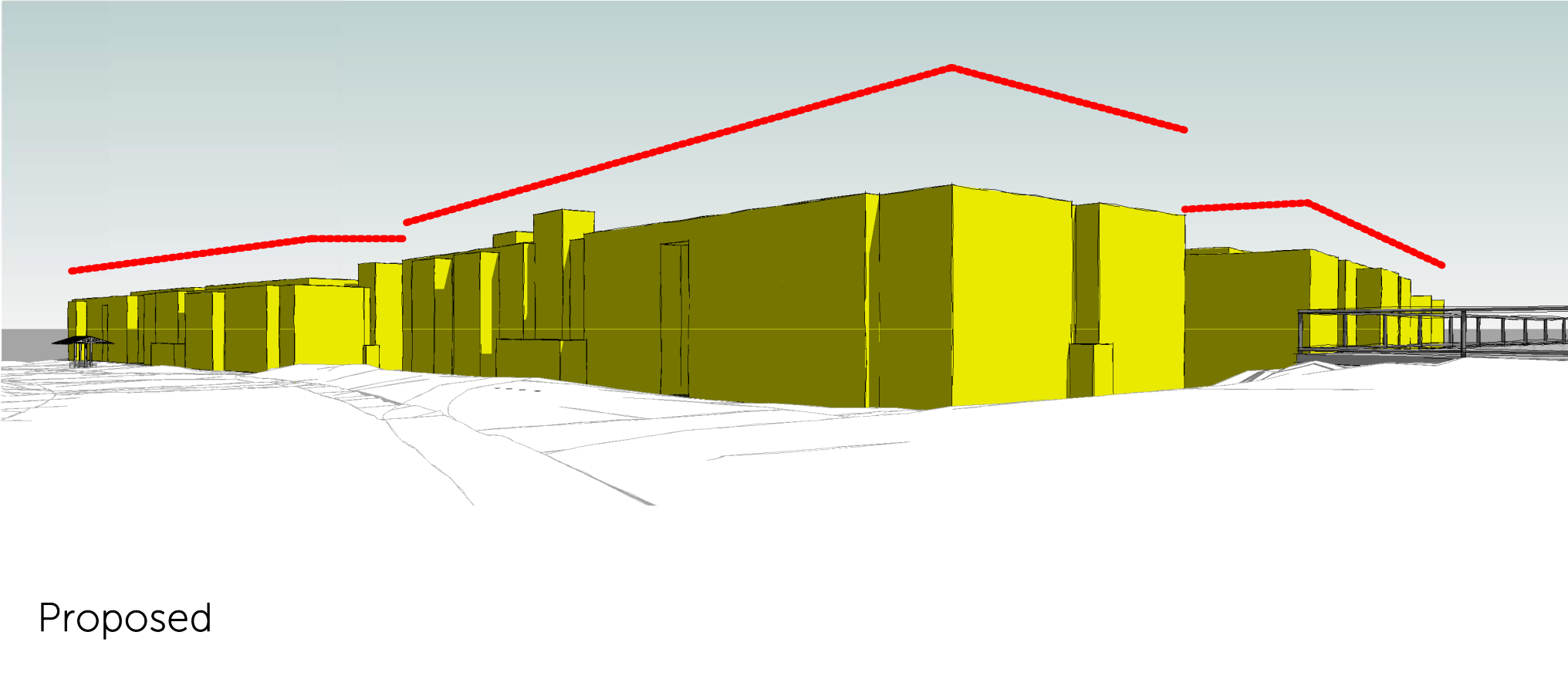
View From Kearns Boulevard



Existing



Existing & Proposed Overlap

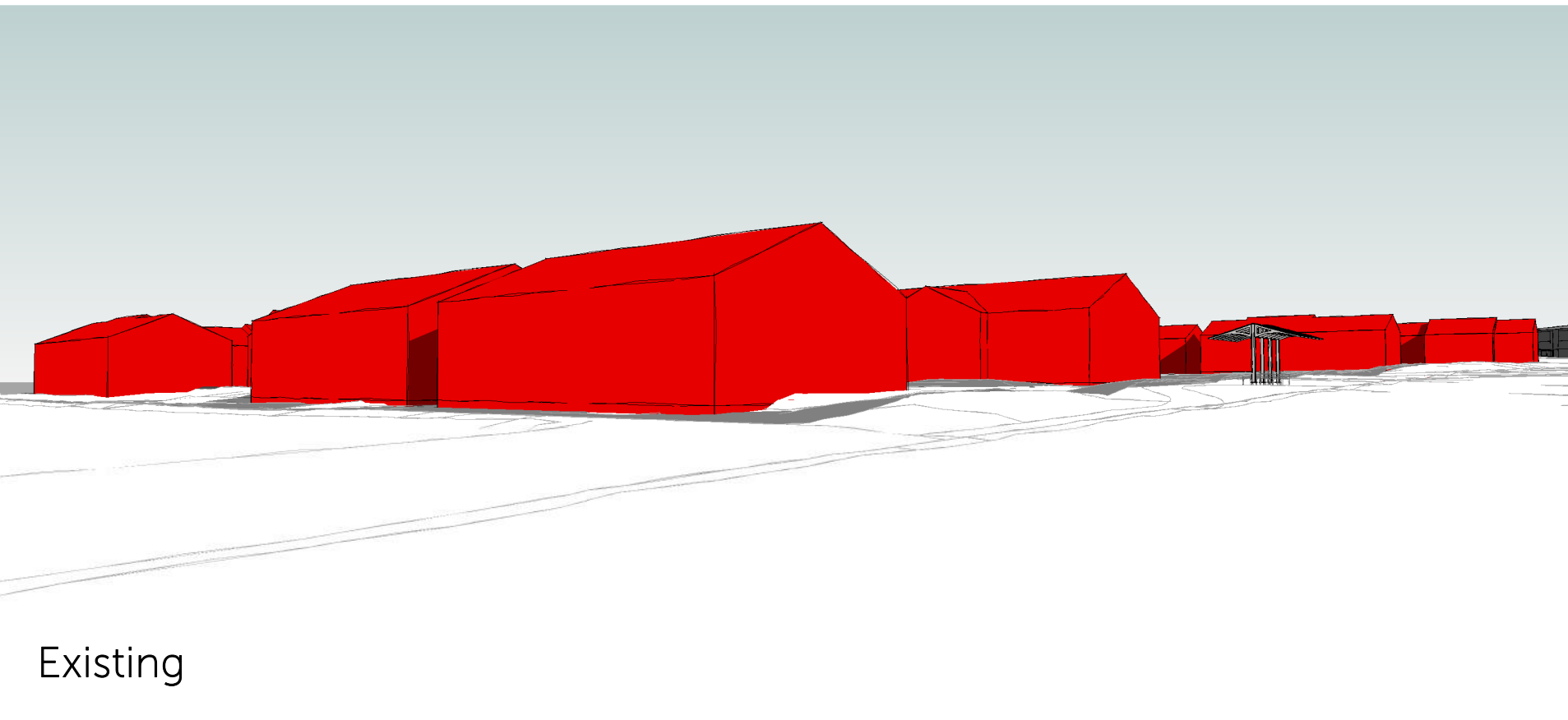


Proposed

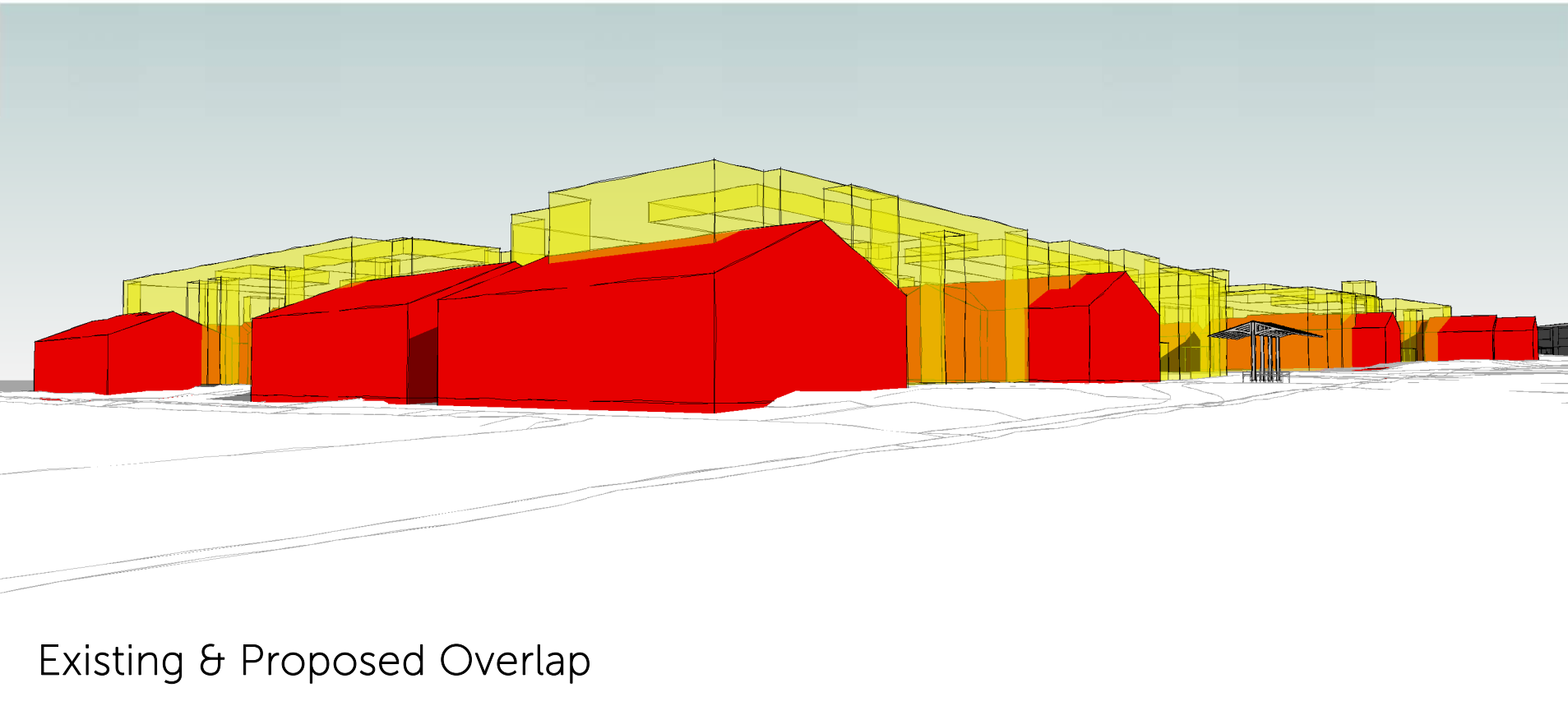


Proposed

View from Monitor Drive



Existing



Existing & Proposed Overlap

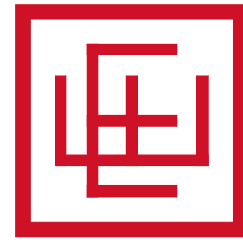


Proposed



Proposed

View from Monitor Drive 2

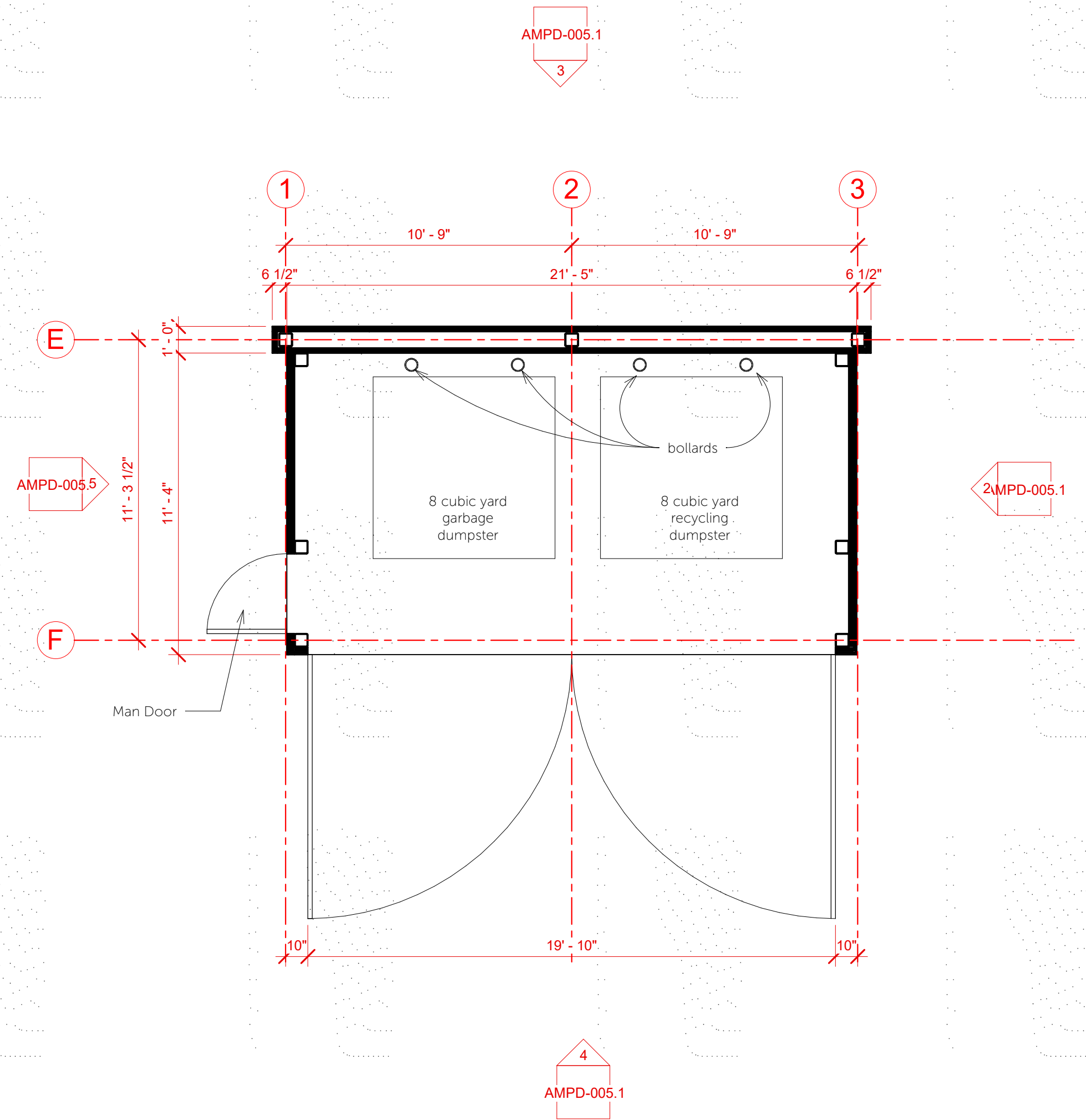


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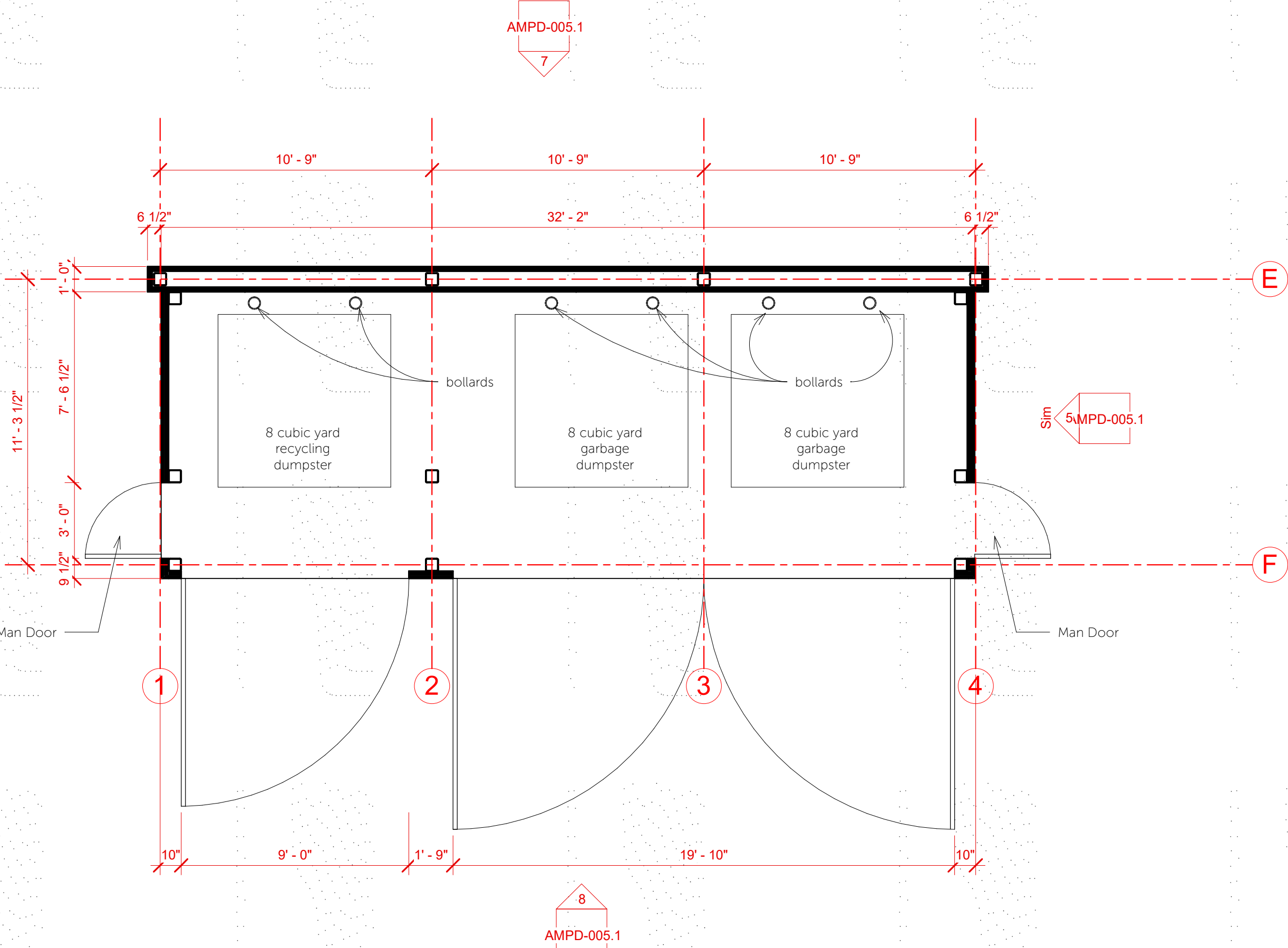
(E) and (N) Building Height Analysis

HOPA
AMPD-022



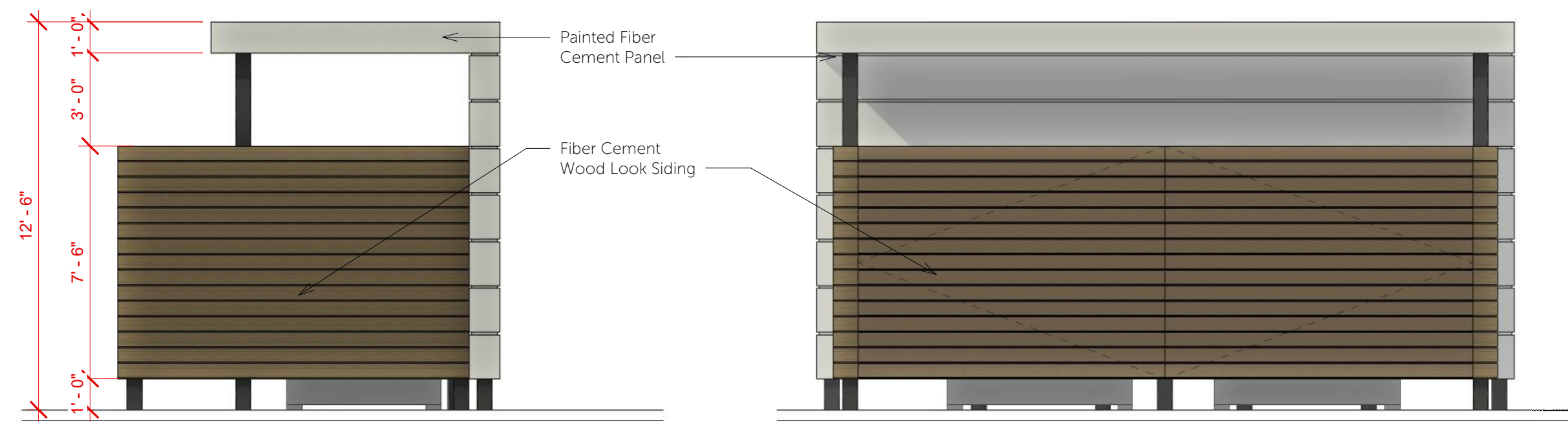
Dumpster Enclosure 1

SCALE: 1/4" = 1'-0"



Dumpster Enclosure 2

SCALE: 1/4" = 1'-0"

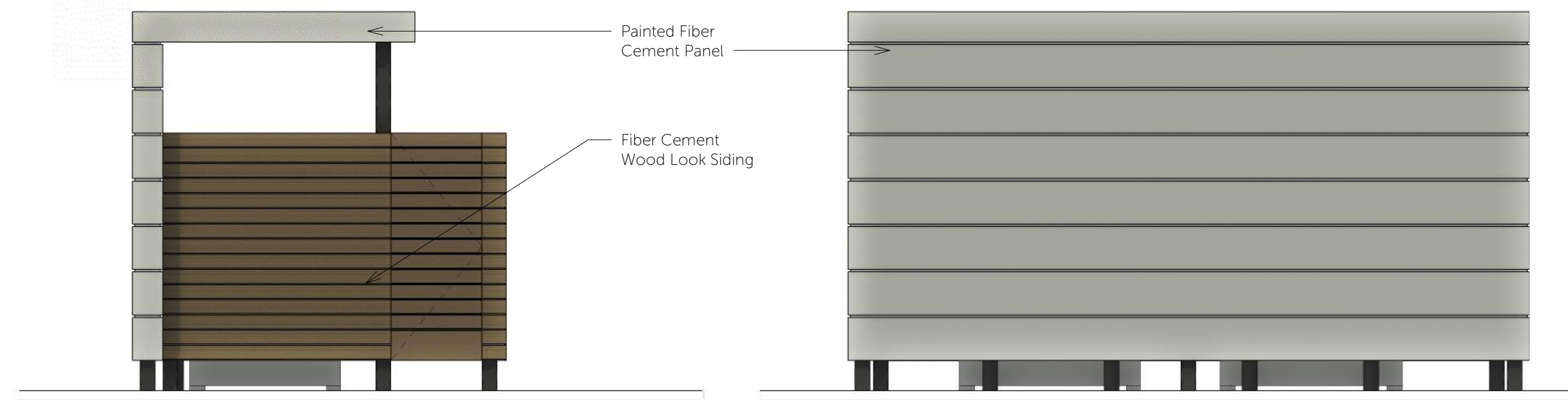


Dumpster Enclosure 1 & 2- Side Elevation 1

SCALE: 1/4" = 1'-0"

Dumpster Enclosure 1 - Front Elevation

SCALE: 1/4" = 1'-0"

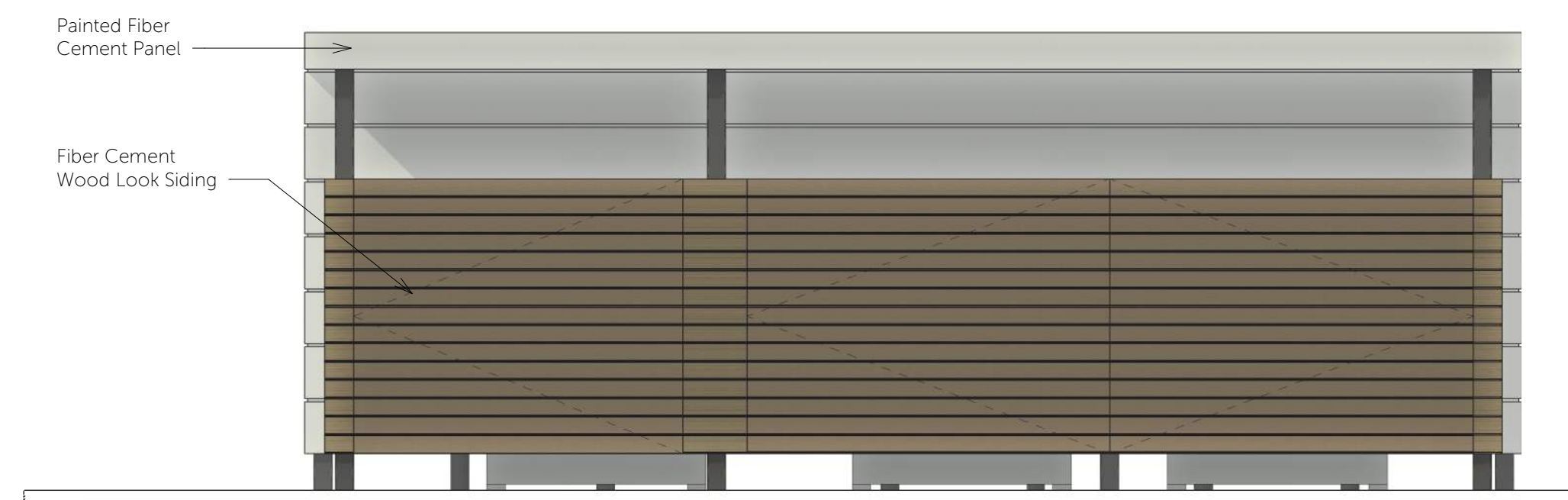


Dumpster Enclosure 1 & 2- Side Elevation 2

SCALE: 1/4" = 1'-0"

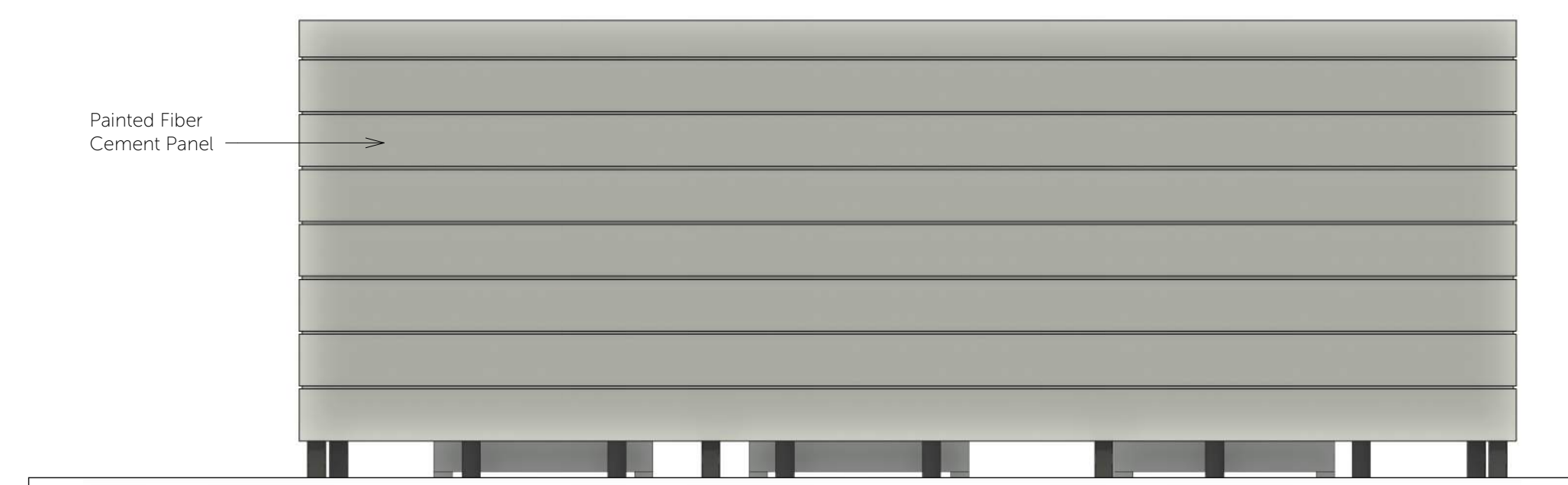
Dumpster Enclosure 1 - Back Elevation

SCALE: 1/4" = 1'-0"



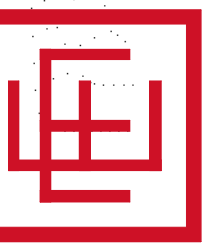
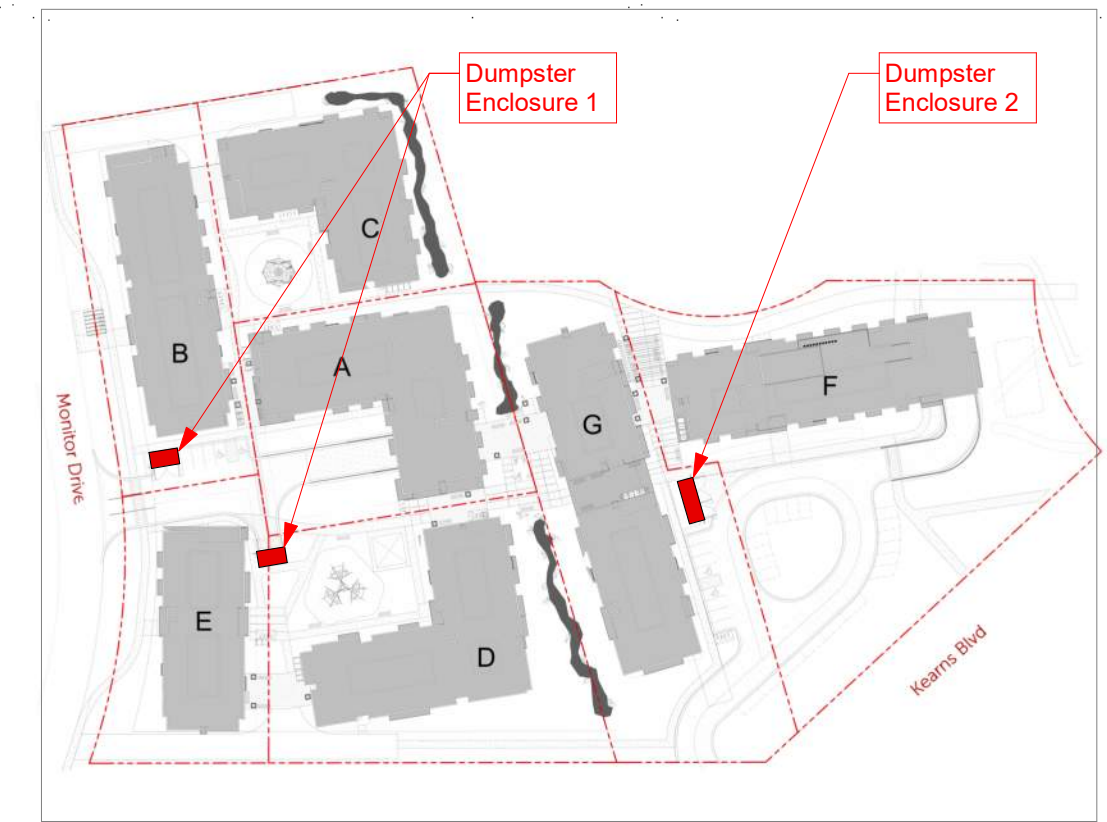
Dumpster Enclosure 2 - Front Elevation

SCALE: 1/4" = 1'-0"



Dumpster Enclosure 2 - Back Elevation

SCALE: 1/4" = 1'-0"

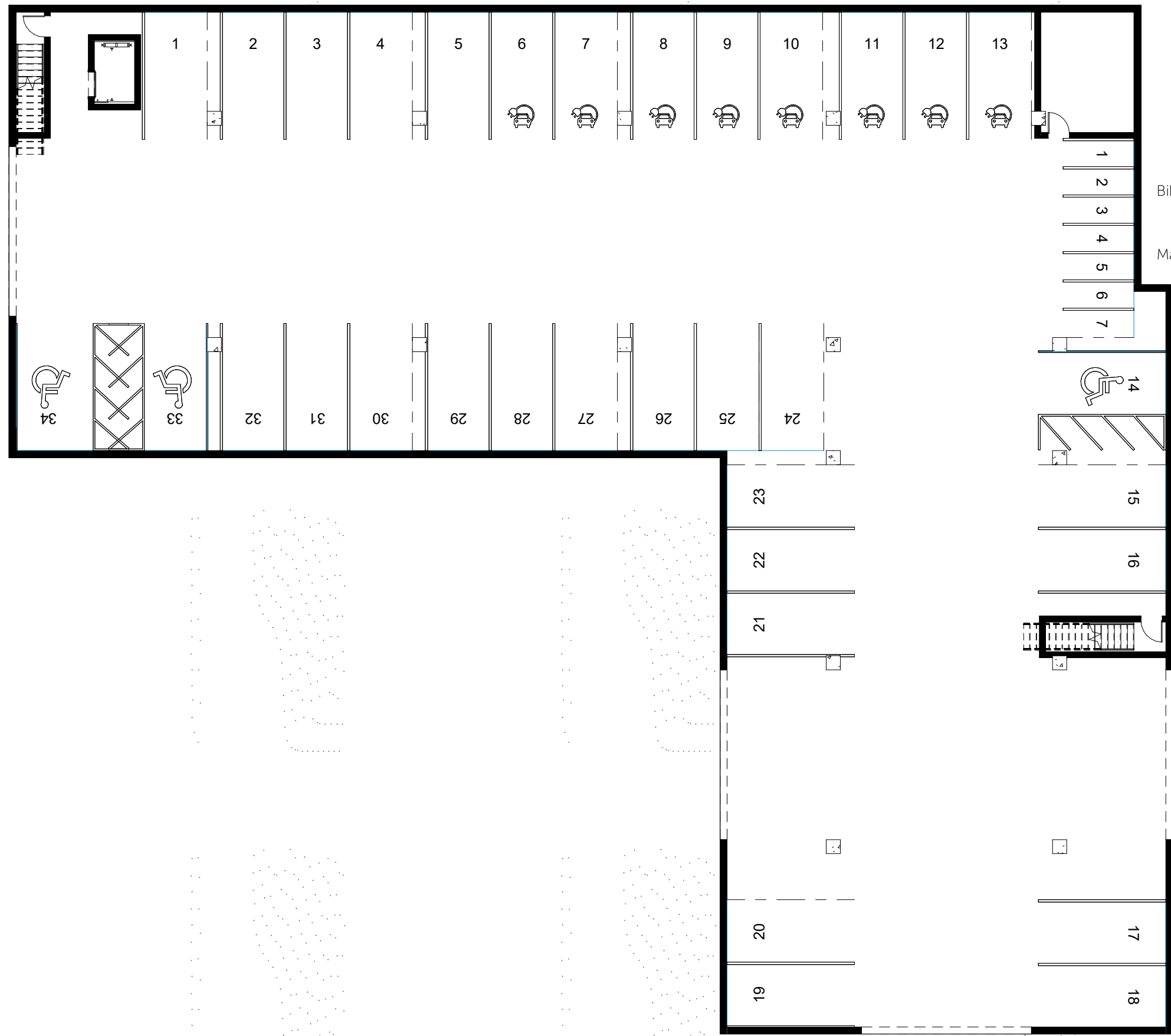


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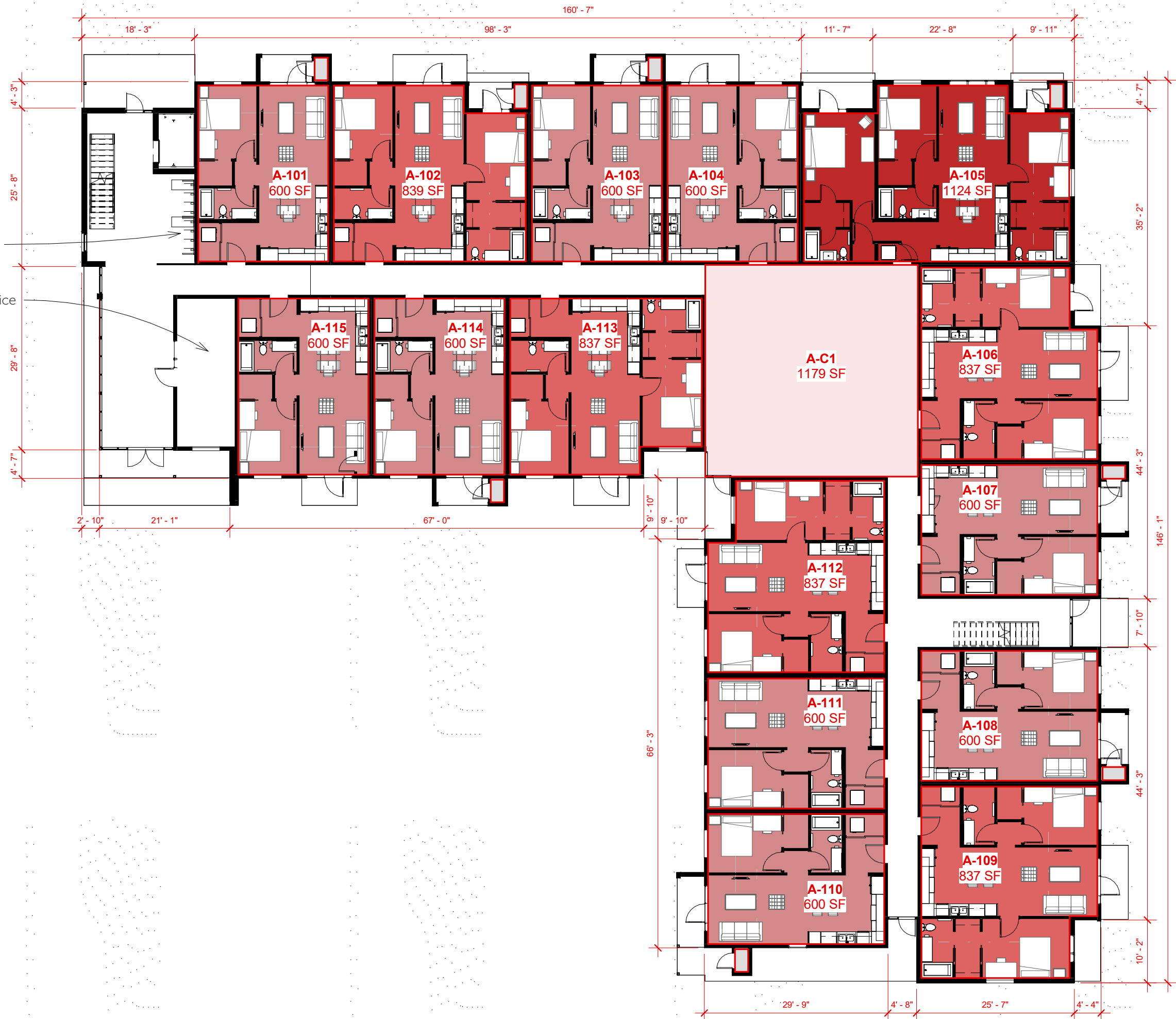
08/24/18
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Dumpster Enclosure

HOPA
AMPD-023



Building A - Level P
SCALE: 1/16" = 1'-0"



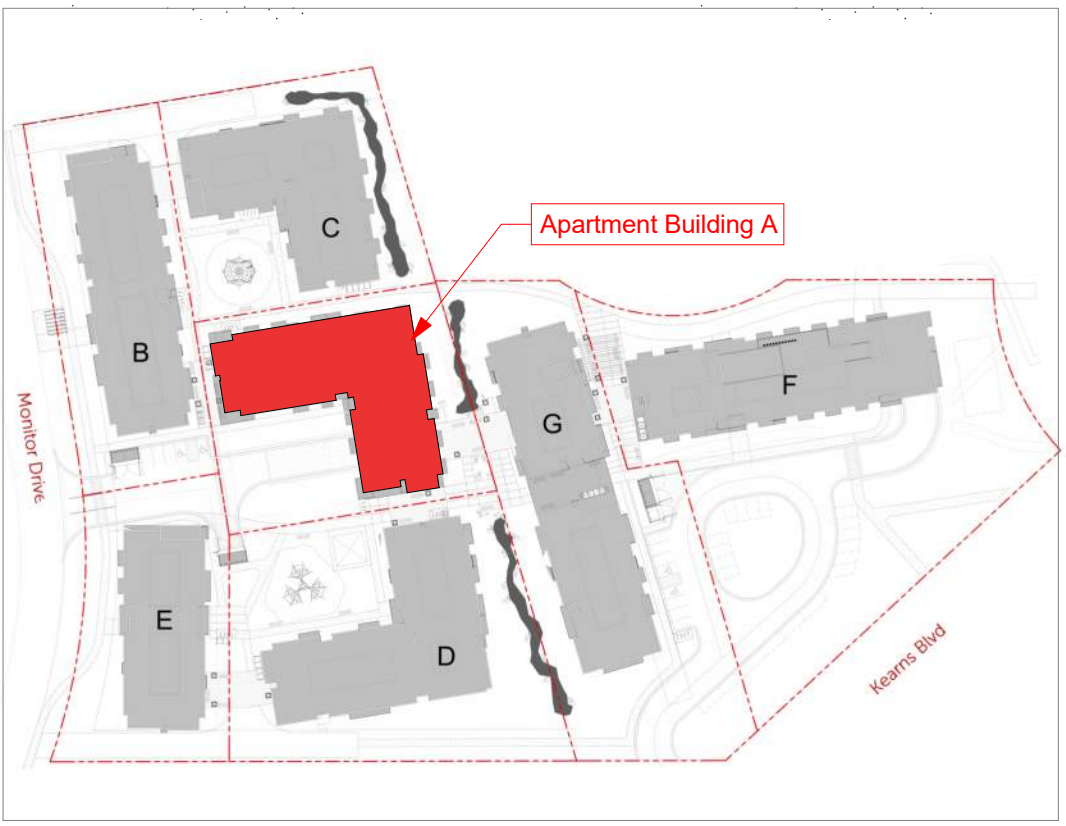
Building A - Level 1
SCALE: 1/16" = 1'-0"



Building A - Level 2
SCALE: 1/16" = 1'-0"



Building A - Level 3
SCALE: 1/16" = 1'-0"



- General Notes:**
1. Datum Elevation 6776' = Architectural 100' - 0"
 2. See Building Elevations for Proposed Materials
 3. See AMPD-009 for Landscape Plan
 4. Dimensions on Level 2 and 3 are Similar to Level 1
 5. See Facade Variation Elevations for Facade Breaks and Variation

- Building Data:**
- * (35) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
 - * (12) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
 - * **(34) Parking Stalls Provided**
 - * (7) Scooter / E-Bike / Motorcycle Parking Stalls Provided
 - * **(24) Sheltered Securable Bike Parking Stalls Provided**

- * 45' Allowed Building Height per LMC 15-6.1-8
- * **29' 6" Proposed Building Height**

*Total Building Area: 44,798 SF

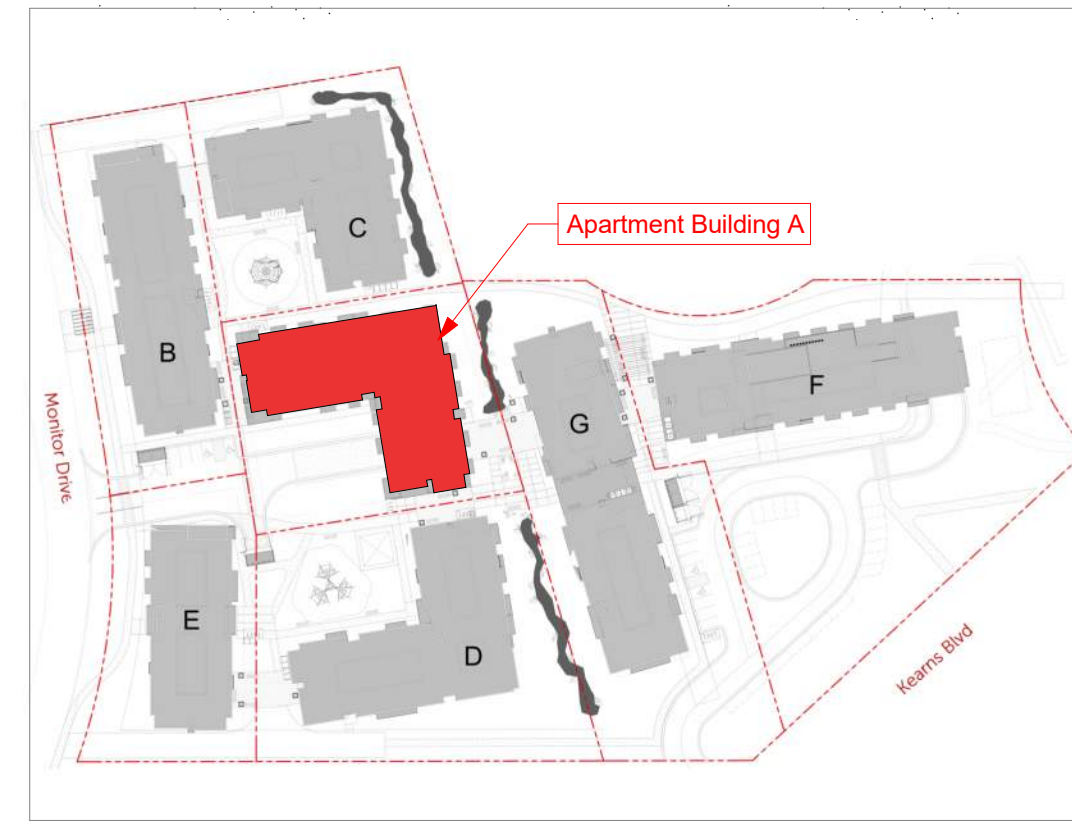
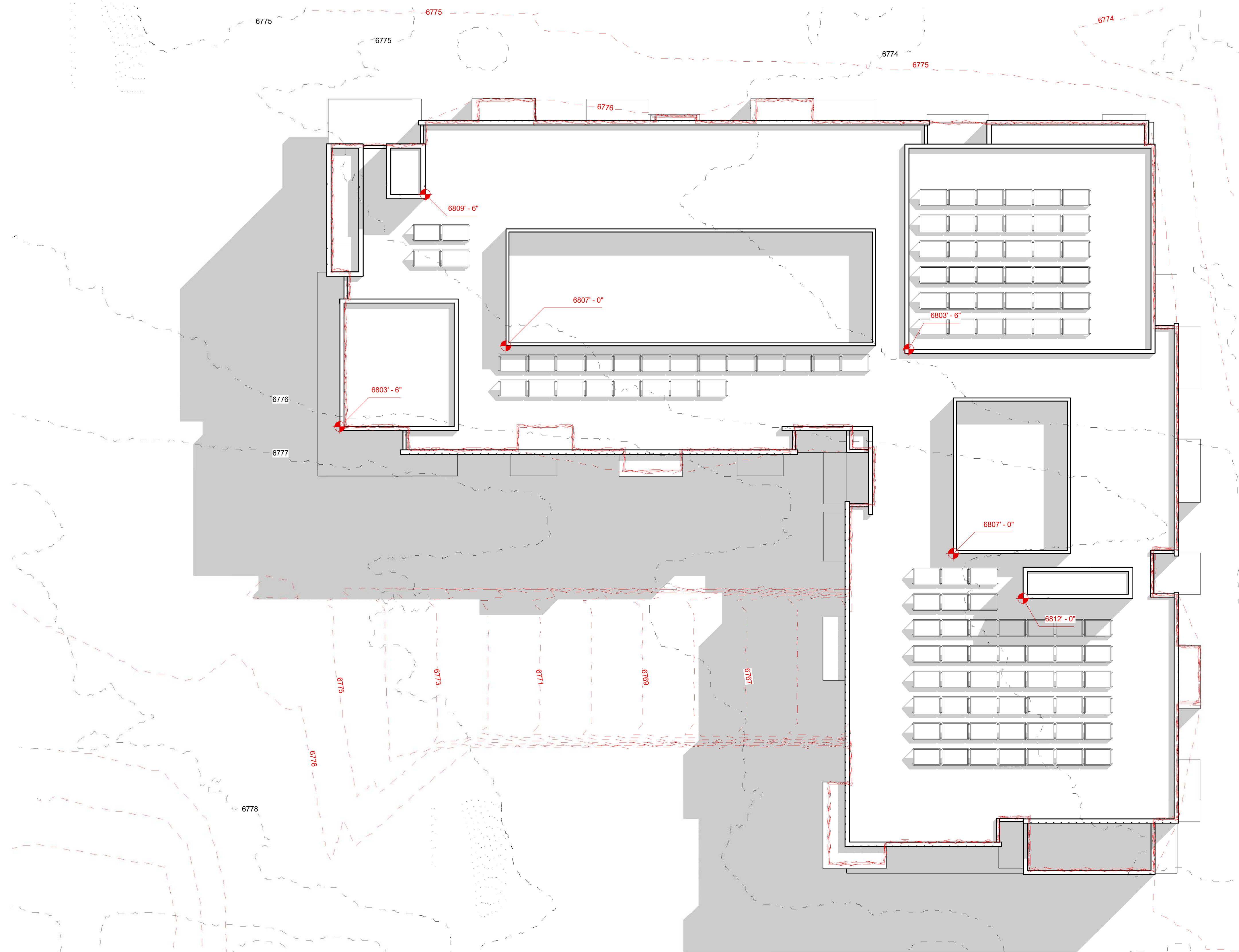
*Total (N) Unit Equivalents: 44,798 / 2000 = 22.40

Unit Type and Count	Unit Area
1 Bed	600 Sq. Ft.
26	
2 Bed	837 Sq. Ft.
14	
3 Bed	1125 Sq. Ft.
5	
Total: 45	

Type	Total Area
- Common Space	2427 SF
- Storage Area	492 SF

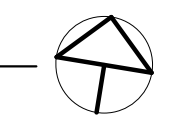
Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space	0	0
- Storage Area	0	0
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	13	0
2 Bed	14	7
3 Bed	7.5	5
45	34.5	12



Roof Plan

SCALE: $3/32" = 1'-0"$





Elevation 4

SCALE: 3/32" = 1'-0"



Elevation 3

SCALE: 3/32" = 1'-0"



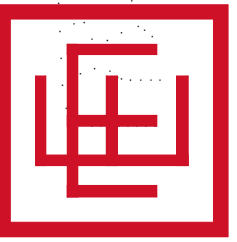
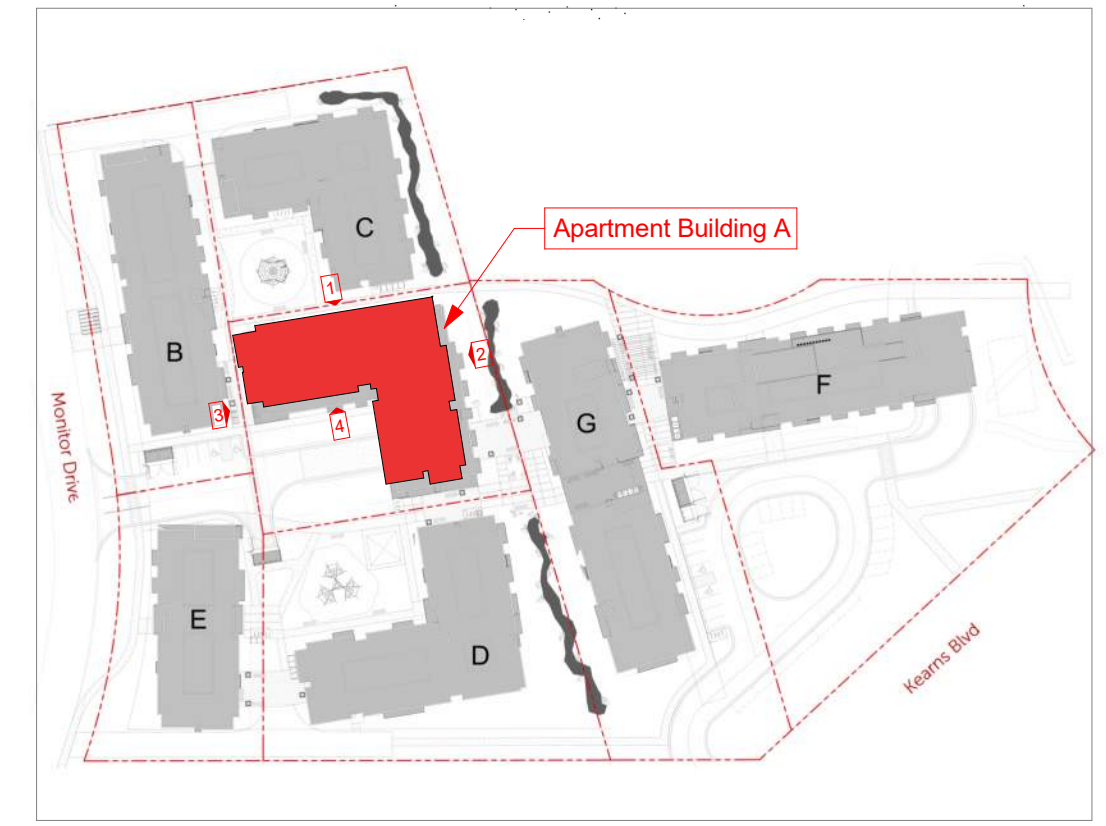
Elevation 2

SCALE: 3/32" = 1'-0"



Elevation 1

SCALE: 3/32" = 1'-0"

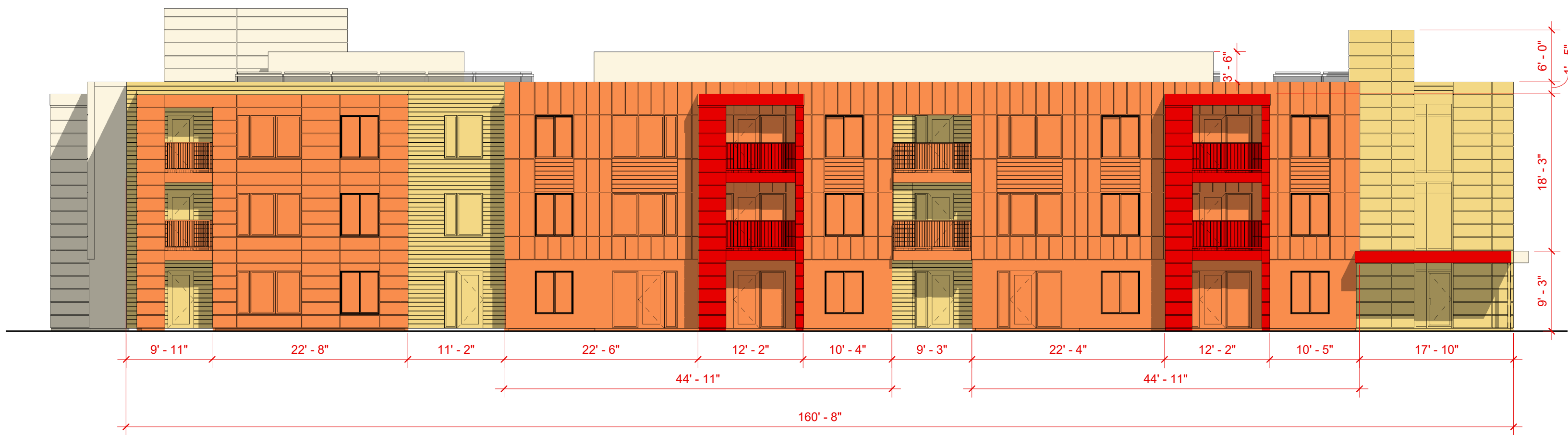


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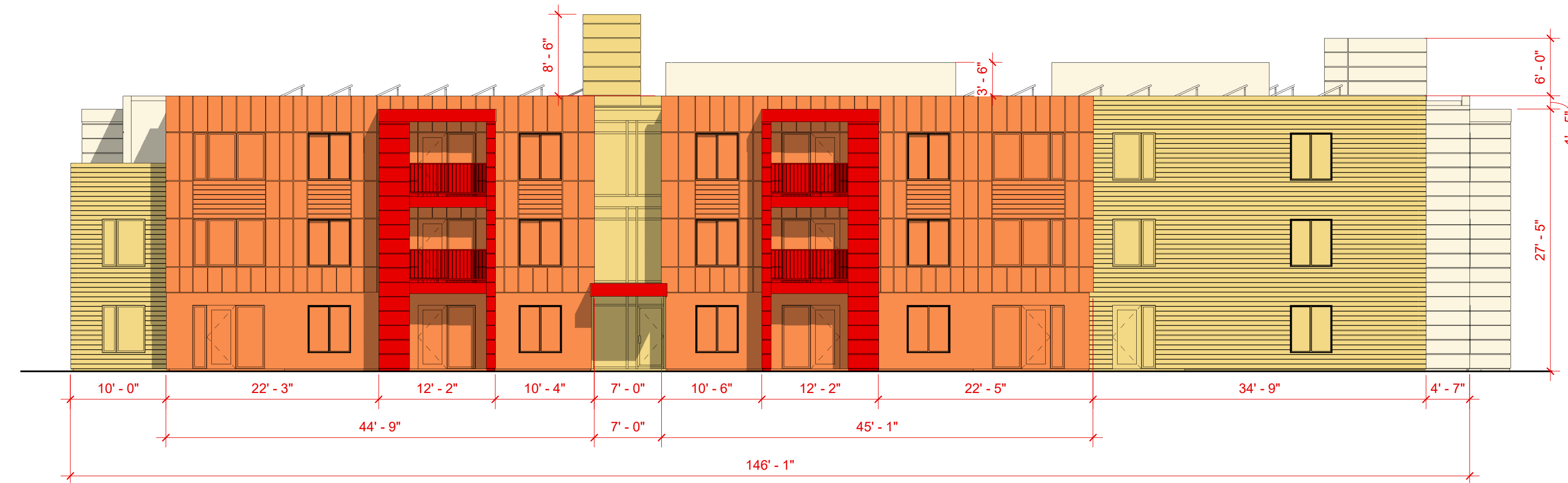
Apt. Bldg. A - Elevations

HOPA
AMPD-102



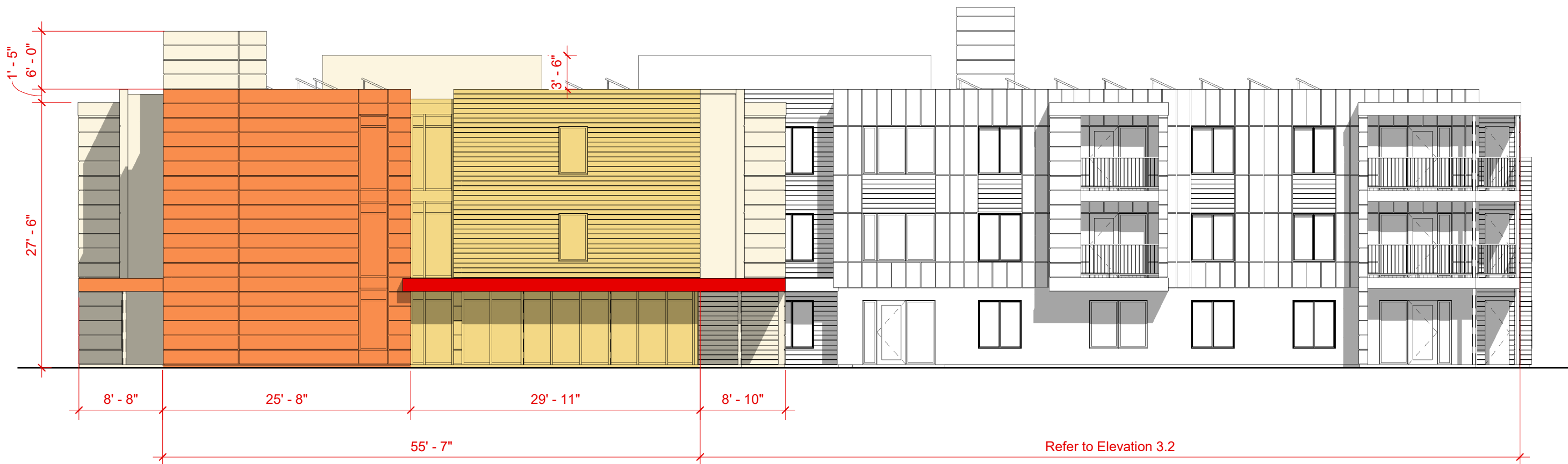
Elevation 1 Facade Variation

SCALE: 3/32" = 1'-0"



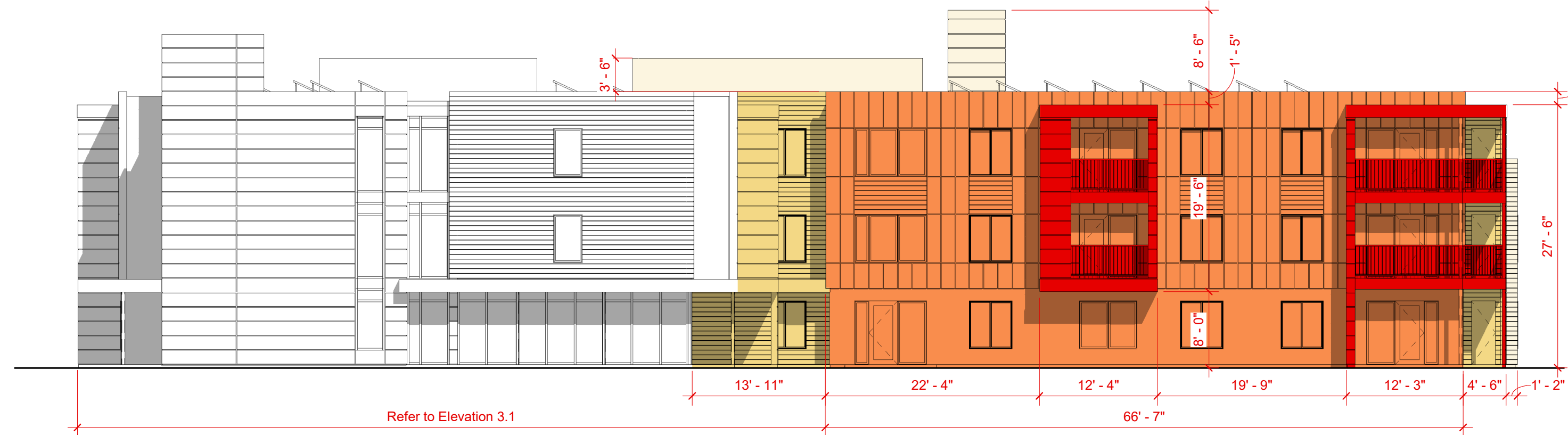
Elevation 2 Facade Variation

SCALE: 3/32" = 1'-0"



Elevation 3.1 Facade Variation

SCALE: 3/32" = 1'-0"



Elevation 3.2 Facade Variation

SCALE: 3/32" = 1'-0"



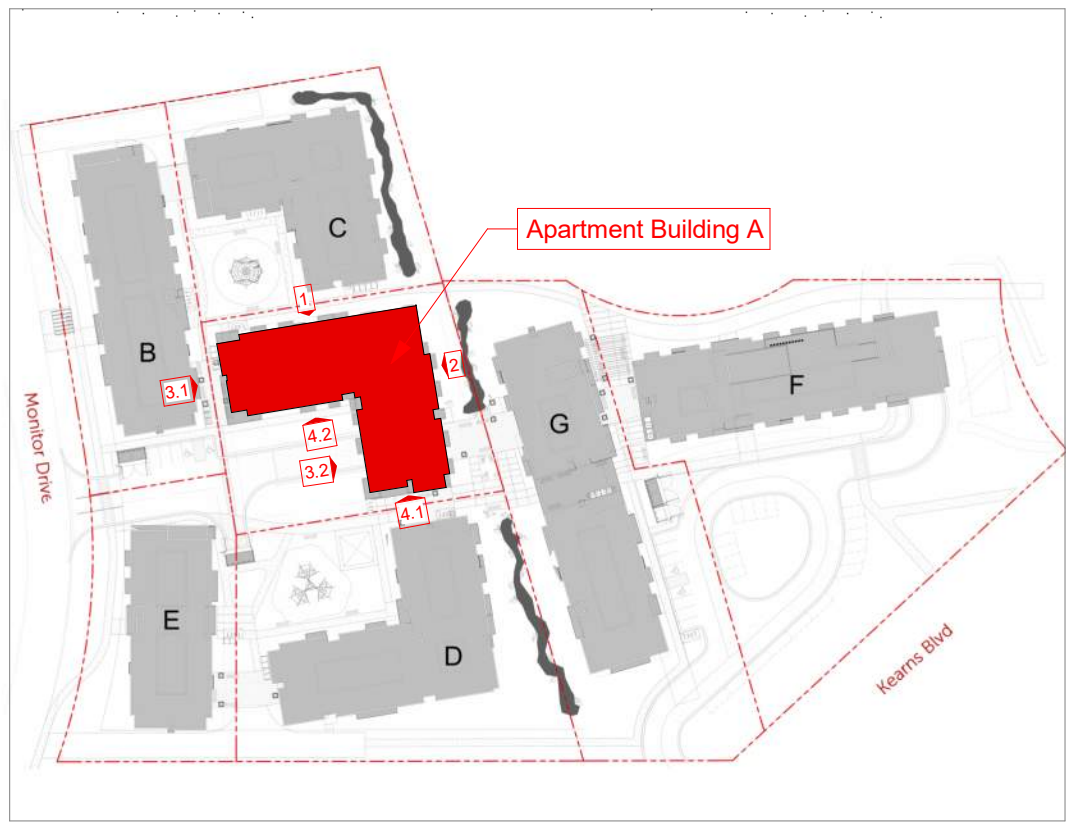
Elevation 4.1 Facade Variation

SCALE: 3/32" = 1'-0"



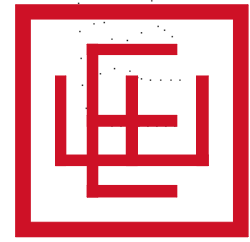
Elevation 4.2 Facade Variation

SCALE: 3/32" = 1'-0"



Facade Shift Legend

- Facade Bumpout Area.....4' to 5'
- Primary Facade Area.....0'
- Recessed Facade Area.....4' to 5'
- Recessed Facade Area.....15'+

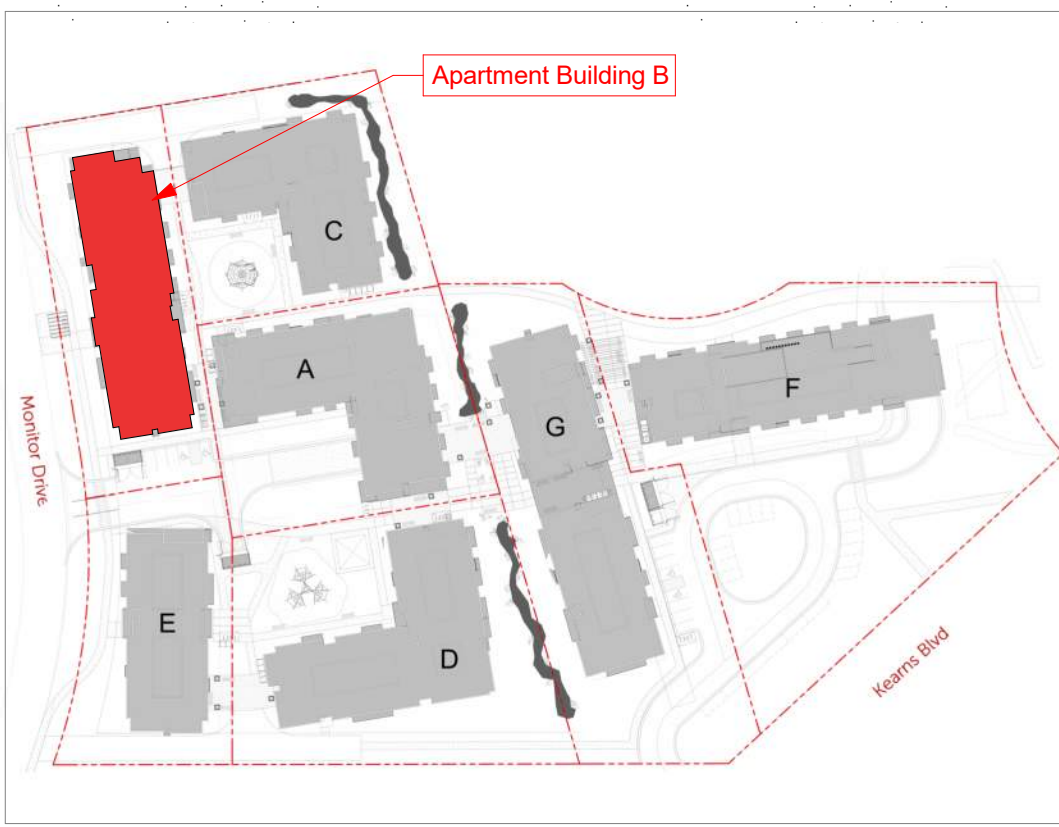
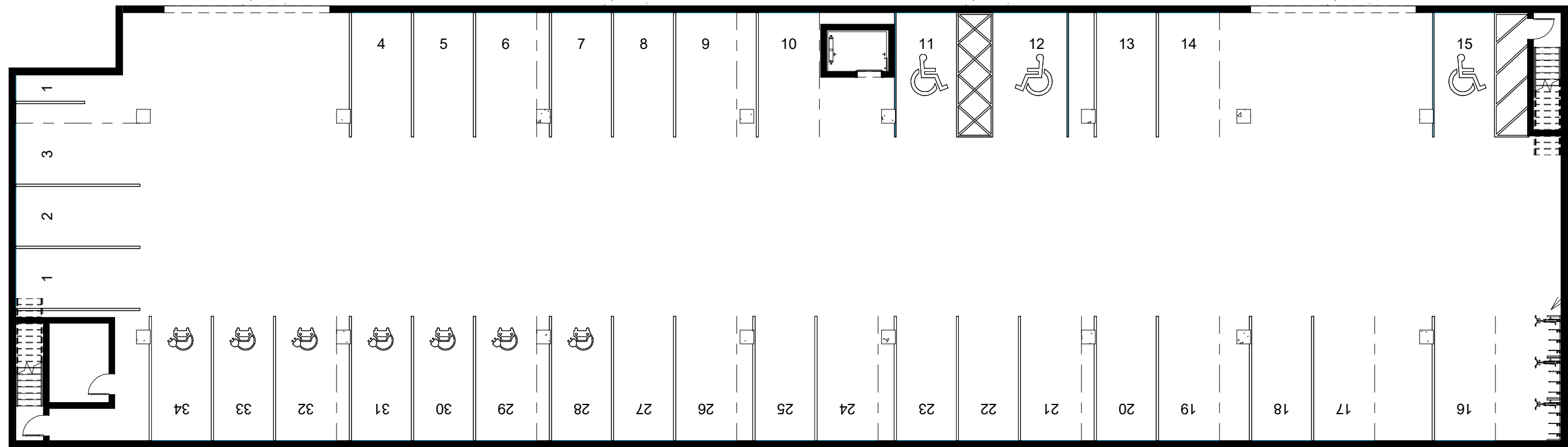


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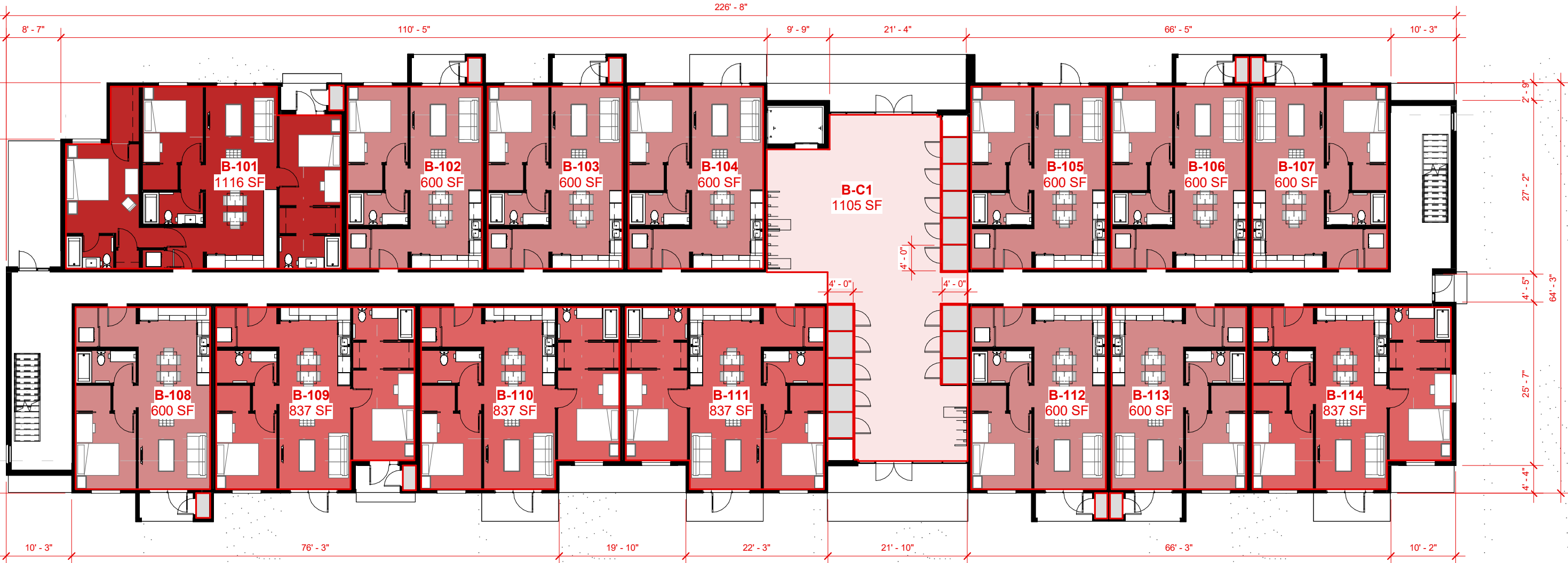
Apt. Bldg. A -Facade Variation

HOPA
AMPD-103



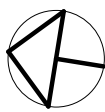
Building B - Level P

SCALE: 1/16" = 1'-0"



Building B - Level 1

SCALE: 1/16" = 1'-0"



Building B - Level 2

SCALE: 1/16" = 1'-0"



General Notes:

1. Datum Elevation 6775' 6" = Architectural 100' - 0"
2. See Building Elevations for Proposed Materials
3. See AMPD-009 for Landscape Plan
4. Dimensions on Level 2 and 3 are Similar to Level 1
5. See Facade Variation Elevations for Facade Breaks and Variation

Building Data:

- * (33) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
- * (11) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
- * (34) Parking Stalls Provided
- * (1) Scooter / E-Bike / Motorcycle Parking Stalls Provided
- * (24) Sheltered Securable Bike Parking Stalls Provided

- * 45' Allowed Building Height per LMC 15-6.1-8
- * 29' 6" Proposed Building Height

*Total Building Area: 41,821 SF

*Total (N) Unit Equivalents: 41,821 / 2000 = 20.91

Units:

Unit Type and Count	Unit Area
1 Bed	600 Sq. Ft.
27	
2 Bed	837 Sq. Ft.
12	
3 Bed	1125 Sq. Ft.
5	
Total: 44	

Common Spaces:

Type	Total Area
- Common Space	1105 SF
- Storage Area	495 SF

Parking:

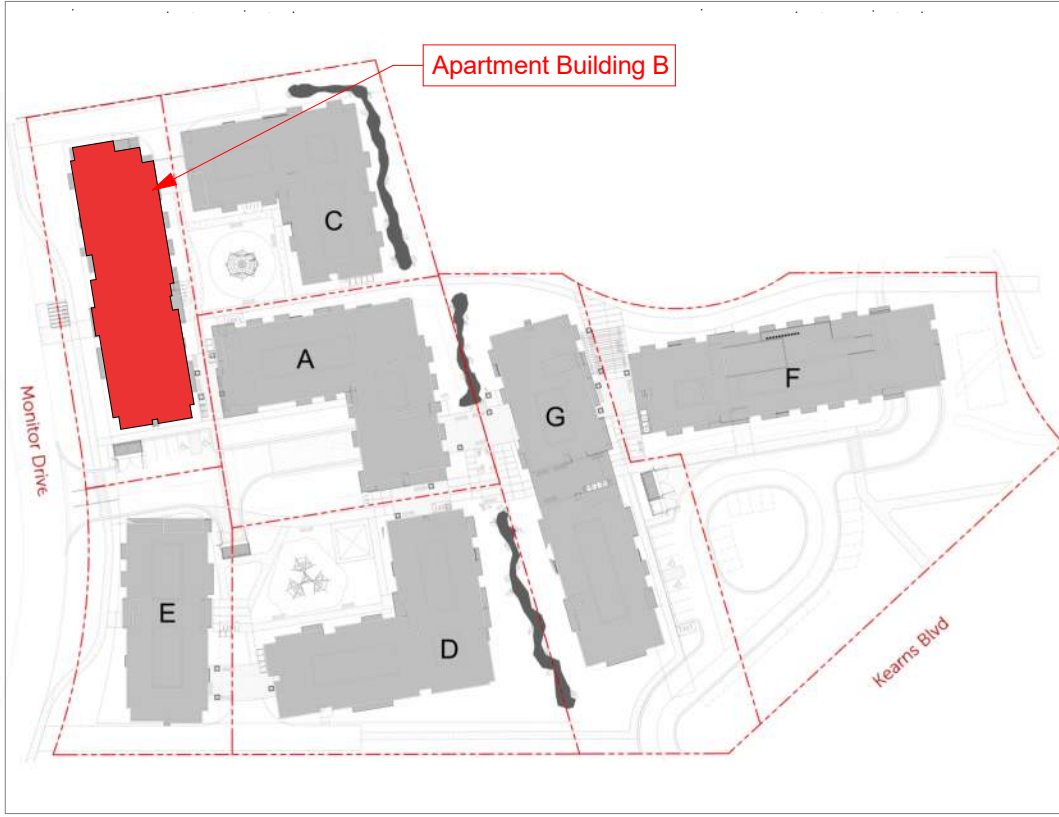
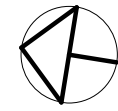
Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space	0	0
- Storage Area	0	0
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	13.5	0
2 Bed	12	6
3 Bed	7.5	5
44	33	11



Building B - Level 3

SCALE: 1/16" = 1'-0"



General Notes:

- 1. Datum Elevation 6775' 6" = Architectural 100' - 0"
- 2. See Building Elevations for Proposed Materials
- 3. See AMPD-009 for Landscape Plan
- 4. Dimensions on Level 2 and 3 are Similar to Level 1
- 5. See Facade Variation Elevations for Facade Breaks and Variation

Building Data:

- * (33) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
- * (11) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
- * (33) Parking Stalls Provided
- * (1) Scooter / E-Bike / Mortorcycle Parking Stalls Provided
- * (30) Sheltered Securable Bike Parking Stalls Provided

- * 45' Allowed Building Height per LMC 15-6.1-8
- * 29' 6" Proposed Building Height

*Total Building Area: 41,821 SF

*Total (N) Unit Equivalents: 41,821 / 2000 = 20.91

Units:

Unit Type and Count	Unit Area
1 Bed 27	600 Sq. Ft.
2 Bed 12	837 Sq. Ft.
3 Bed 5	1125 Sq. Ft.
Total: 44	

Common Spaces:

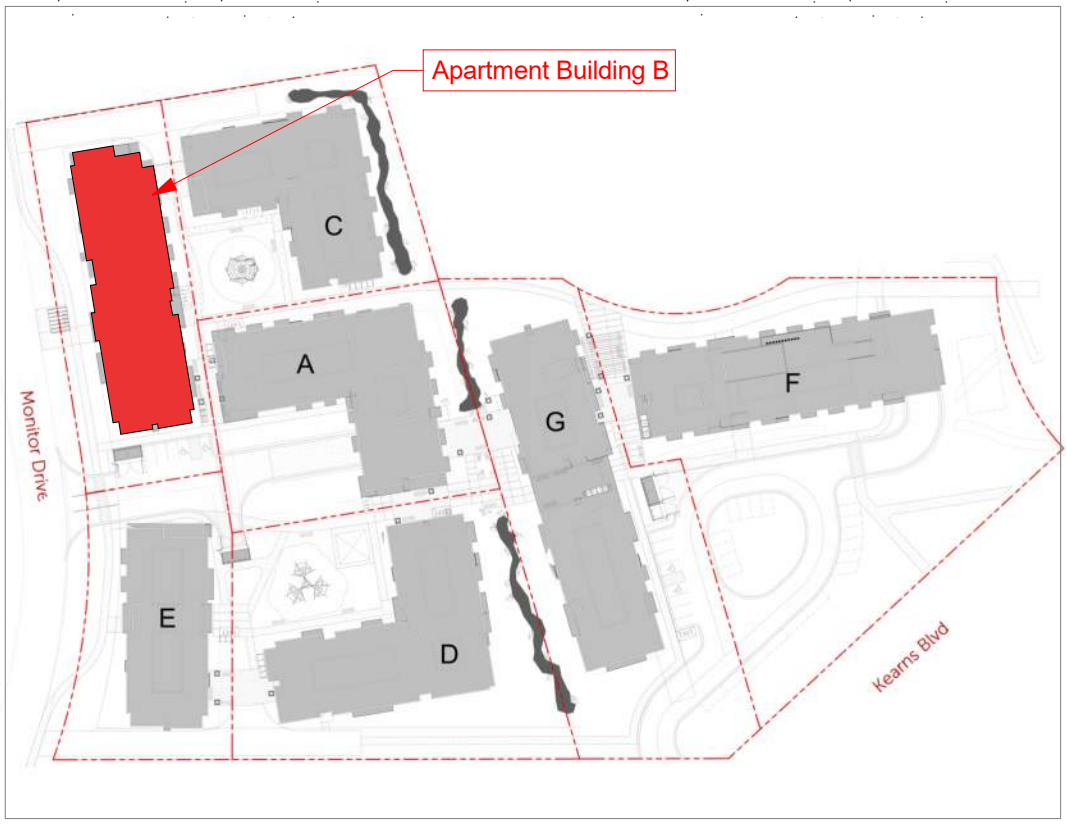
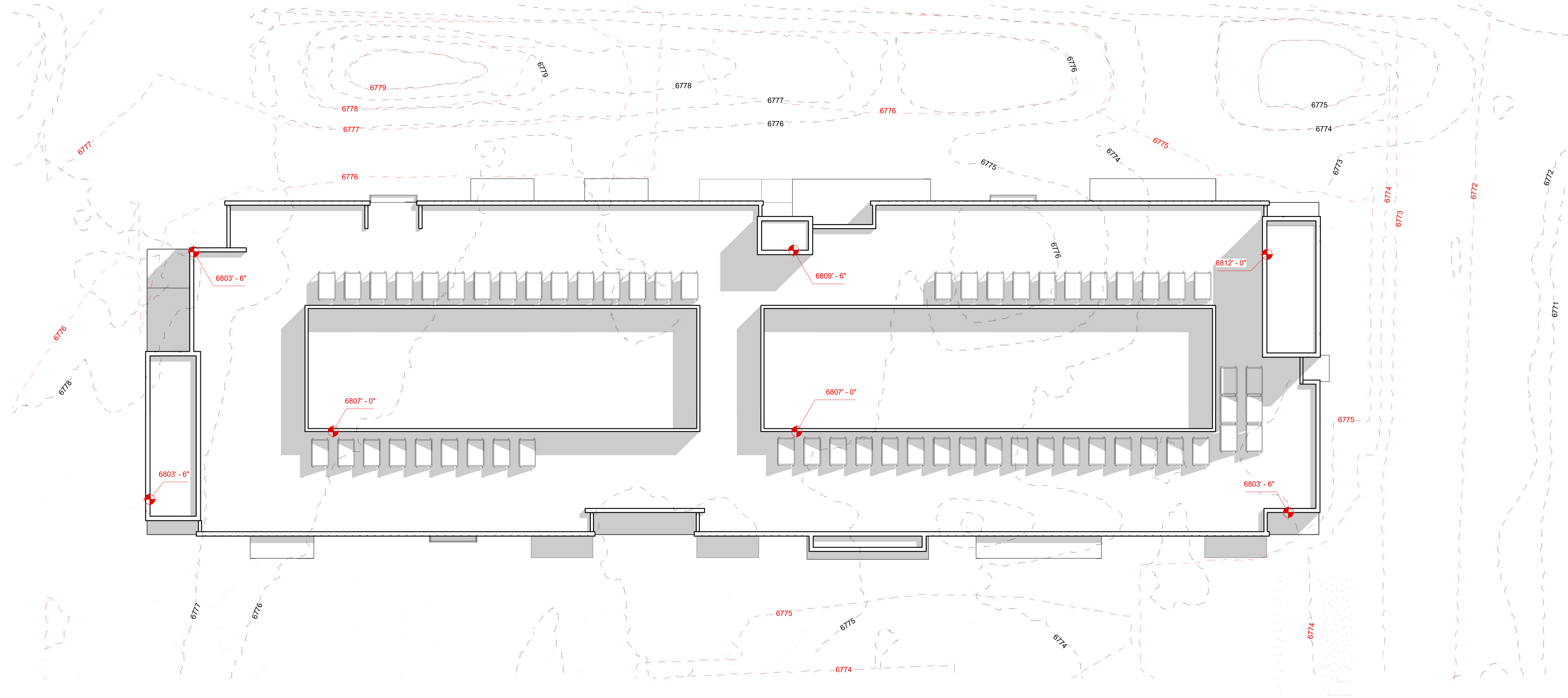
Type	Total Area
- Common Space	1105 SF
- Storage Area	495 SF

Parking:

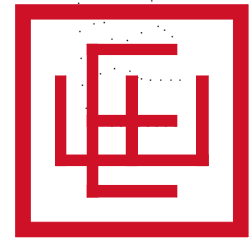
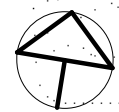
Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space	0	0
- Storage Area	0	0
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	13.5	0
2 Bed	12	6
3 Bed	7.5	5
44	33	11





Roof Plan
SCALE: 3/32" = 1'-0"



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AMPD-112

Apt. Bldg. B - Roof Over Topography

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Elevation 4

SCALE: 3/32" = 1'-0"



Elevation 3

SCALE: 3/32" = 1'-0"



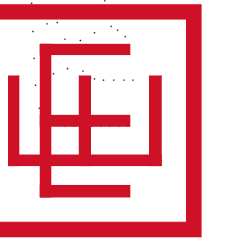
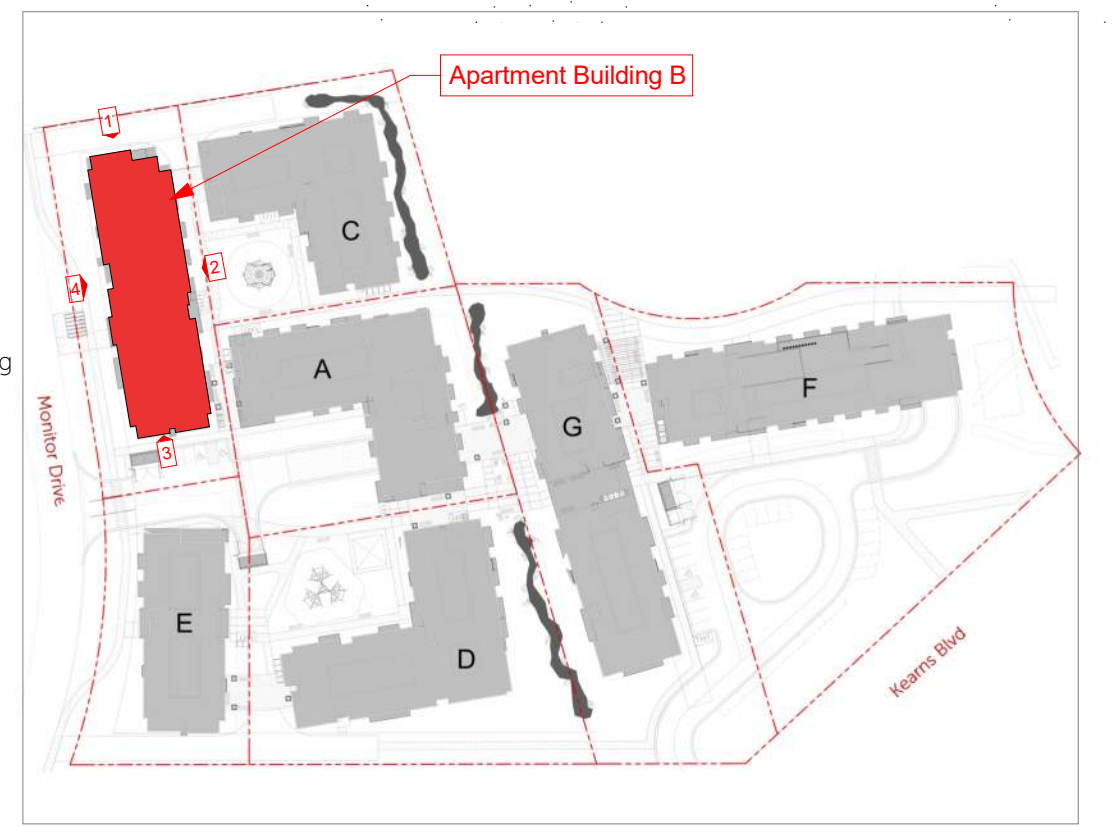
Elevation 2

SCALE: 3/32" = 1'-0"



Elevation 1

SCALE: 3/32" = 1'-0"

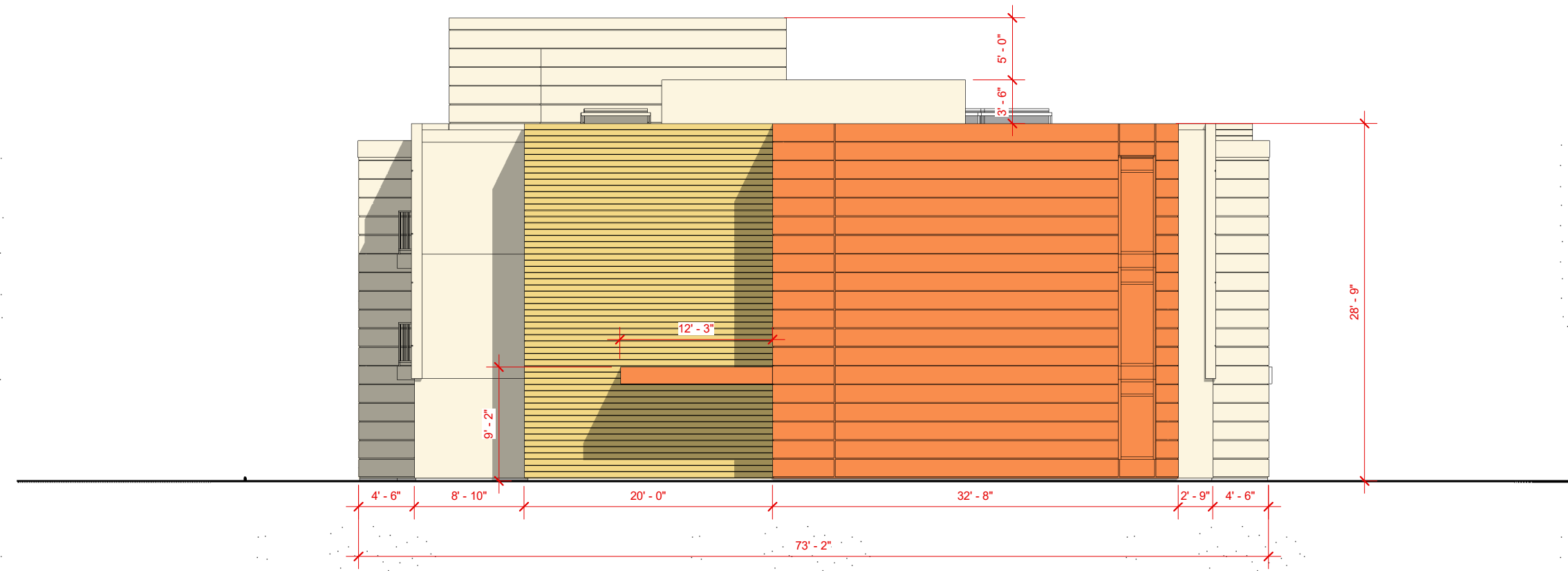


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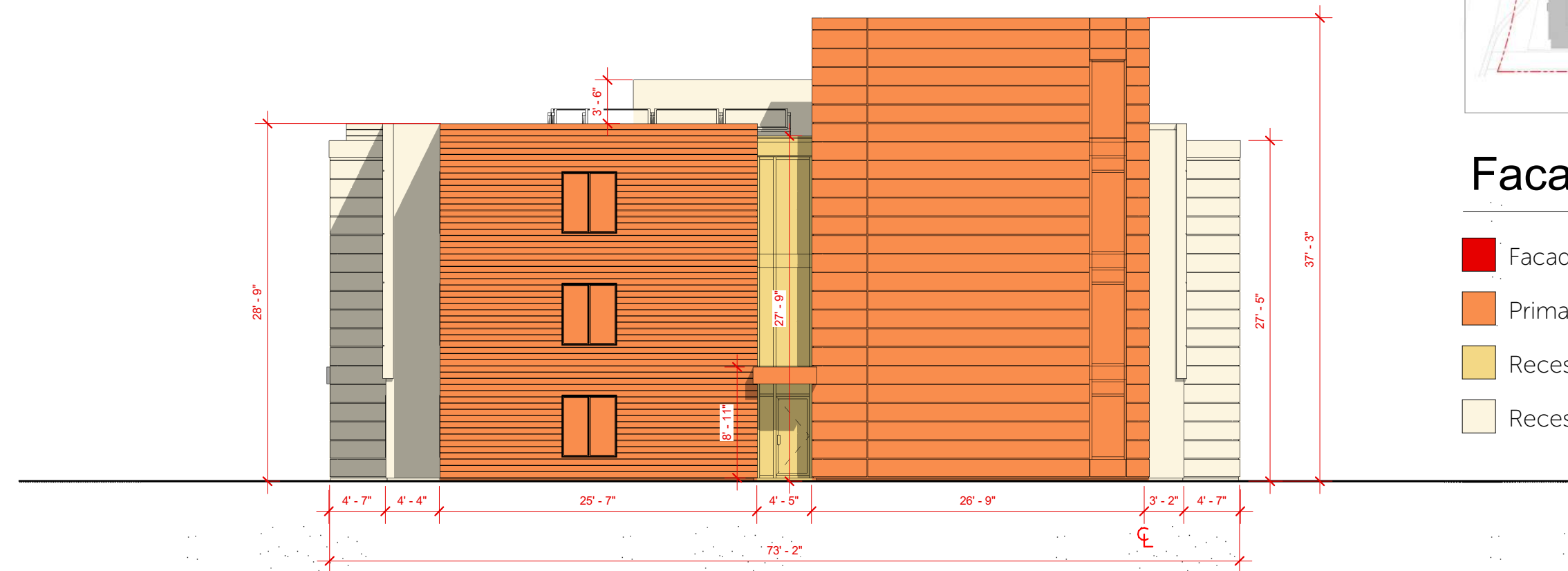
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Apt. Bldg. B - Elevations

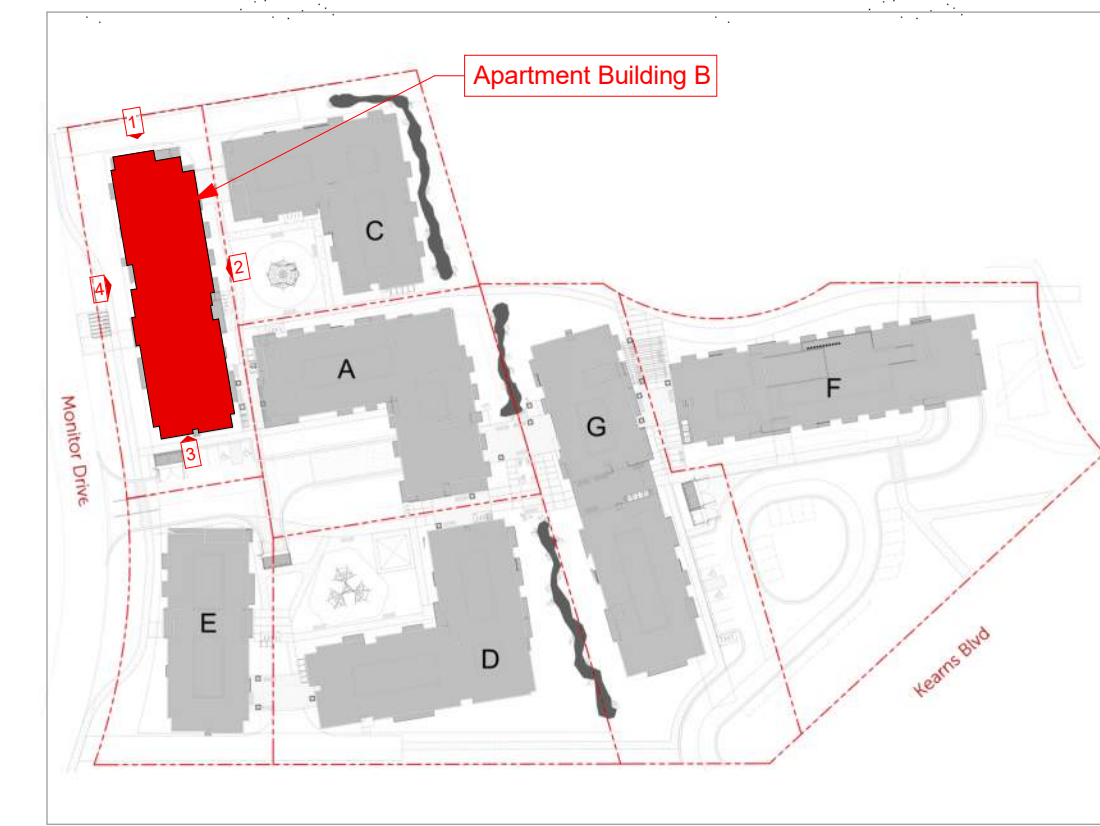
HOPA
AMPD-113



1 Elevation 1 Facade Variation
SCALE: 3/32" = 1'-0"

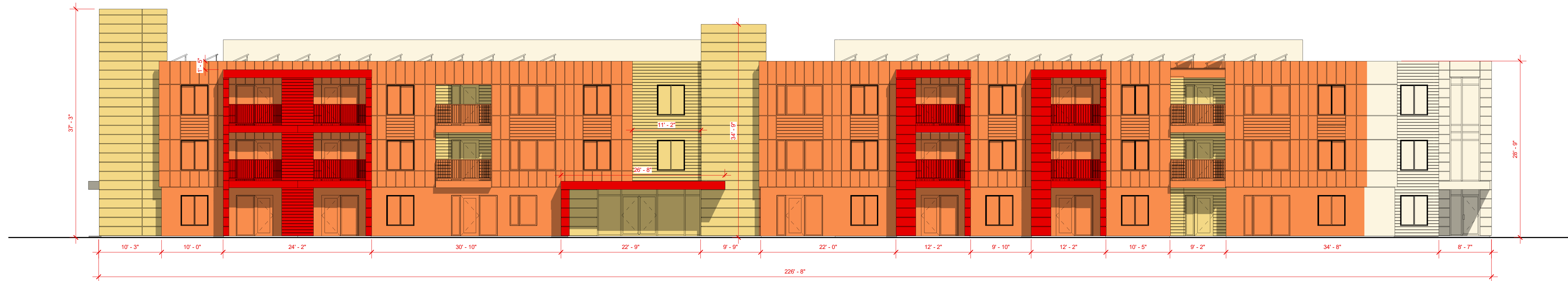


3 Elevation 3 Facade Variation
SCALE: 3/32" = 1'-0"



Facade Shift Legend

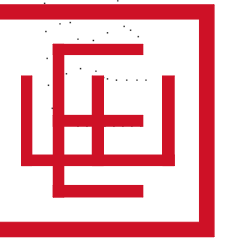
- Facade Bumpout Area.....4' to 5'
- Primary Facade Area.....0'
- Recessed Facade Area.....4' to 5'
- Recessed Facade Area.....15'+



2 Elevation 2 Facade Variation
SCALE: 3/32" = 1'-0"



4 Elevation 4 Facade Variation
SCALE: 3/32" = 1'-0"

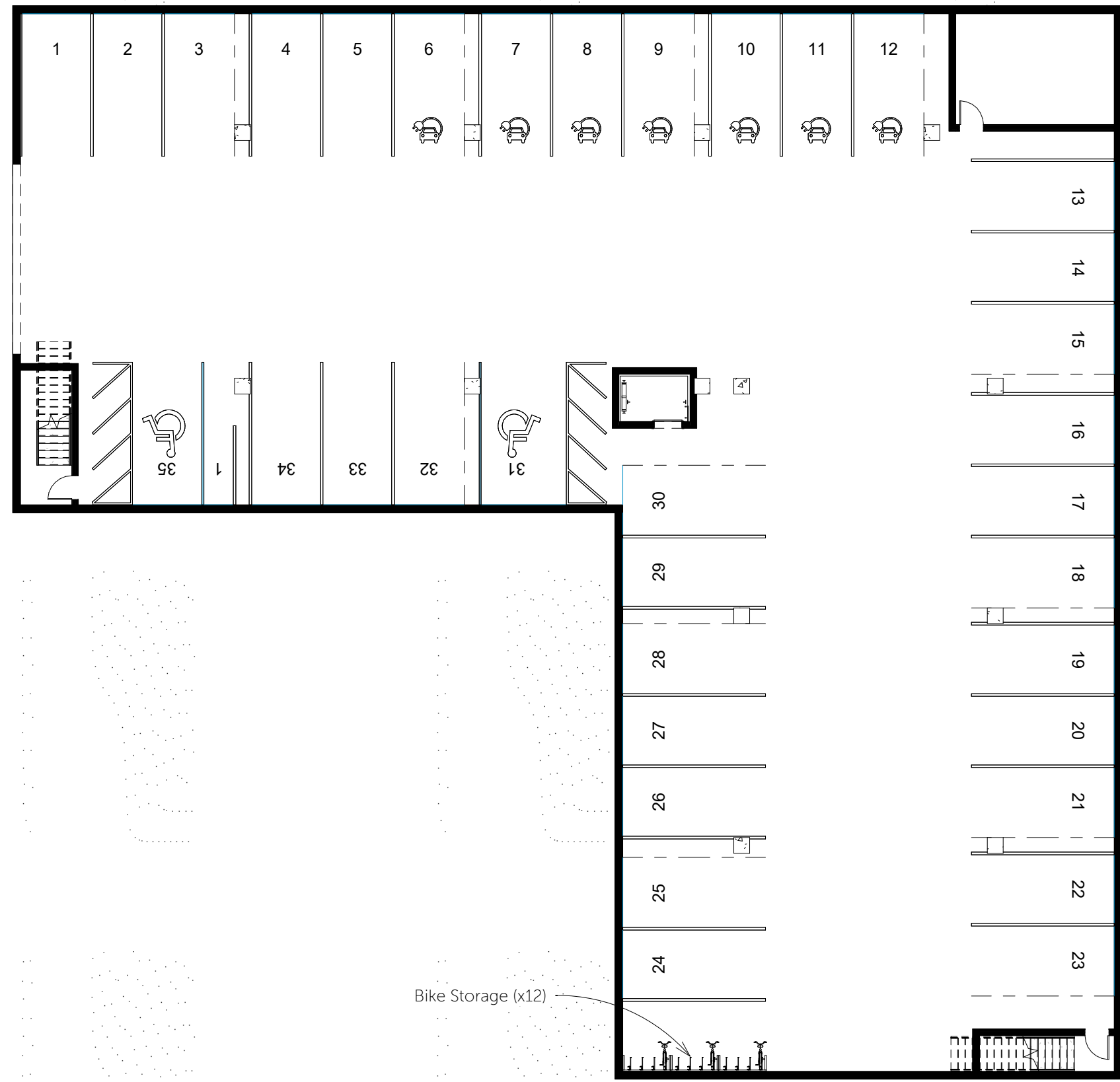


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Apt. Bldg. B - Facade Variation

HOPA
AMPD-114



Building C - Level P
SCALE: 1/16" = 1'-0"



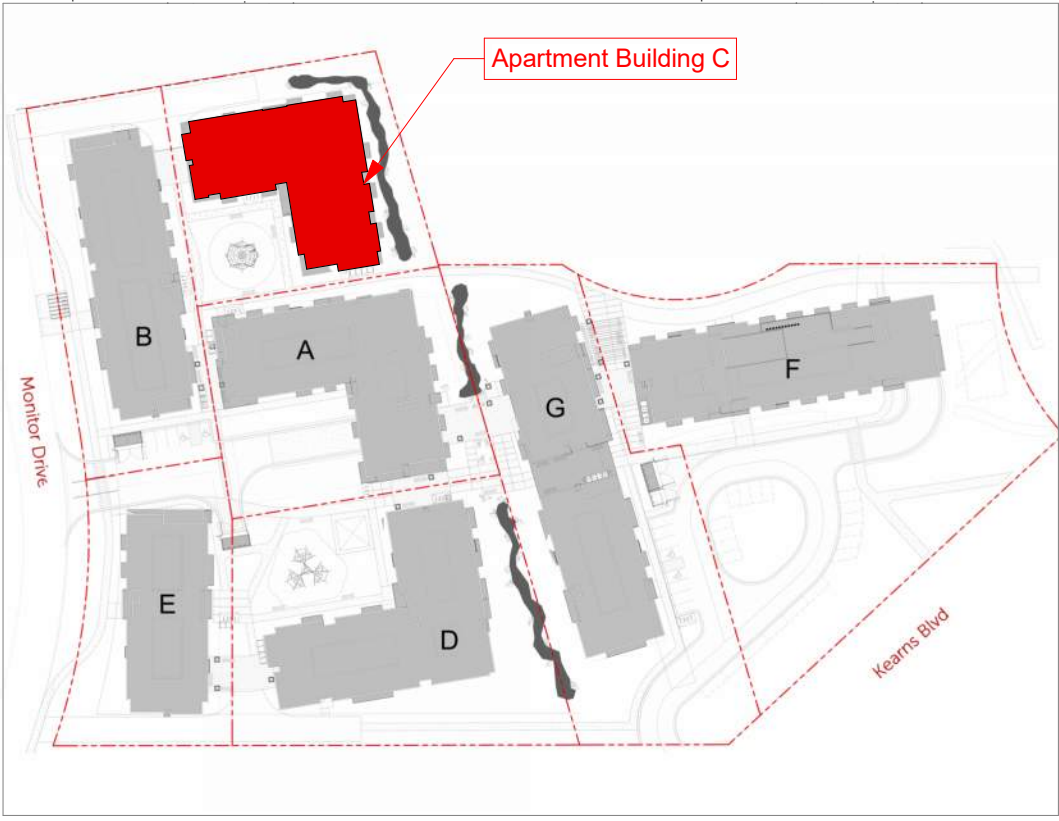
Building C - Level 2
SCALE: 1/16" = 1'-0"



Building C - Level 1
SCALE: 1/16" = 1'-0"



Building C - Level 3
SCALE: 1/16" = 1'-0"



- General Notes:**
1. Datum Elevation 6775' = Architectural 100' - 0"
 2. See Building Elevations for Proposed Materials
 3. See AMPD-009 for Landscape Plan
 4. Dimensions on Level 2 and 3 are Similar to Level 1
 5. See Facade Variation Elevations for Facade Breaks and Variation

- Building Data:**
- * (34) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
 - * (18) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
 - * **(35) Parking Stalls Provided**
 - * **(1) Scooter / E-Bike / Motorcycle Parking Stalls Provided**
 - * **(24) Sheltered Securable Bike Parking Stalls Provided**

* 45' Allowed Building Height per LMC 15-6.1-8
* **29' 6" Proposed Building Height**

***Total Building Area: 38,645 SF**

***Total (N) Unit Equivalents: 38,645 / 2000 = 19.32**

Units:

Unit Type and Count	Unit Area
1 Bed	600 Sq. Ft.
2	
2 Bed	837 Sq. Ft.
24	
3 Bed	1125 Sq. Ft.
6	
Total: 32	

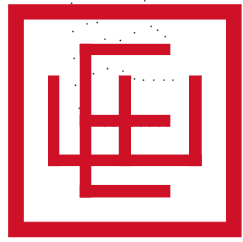
Common Spaces:

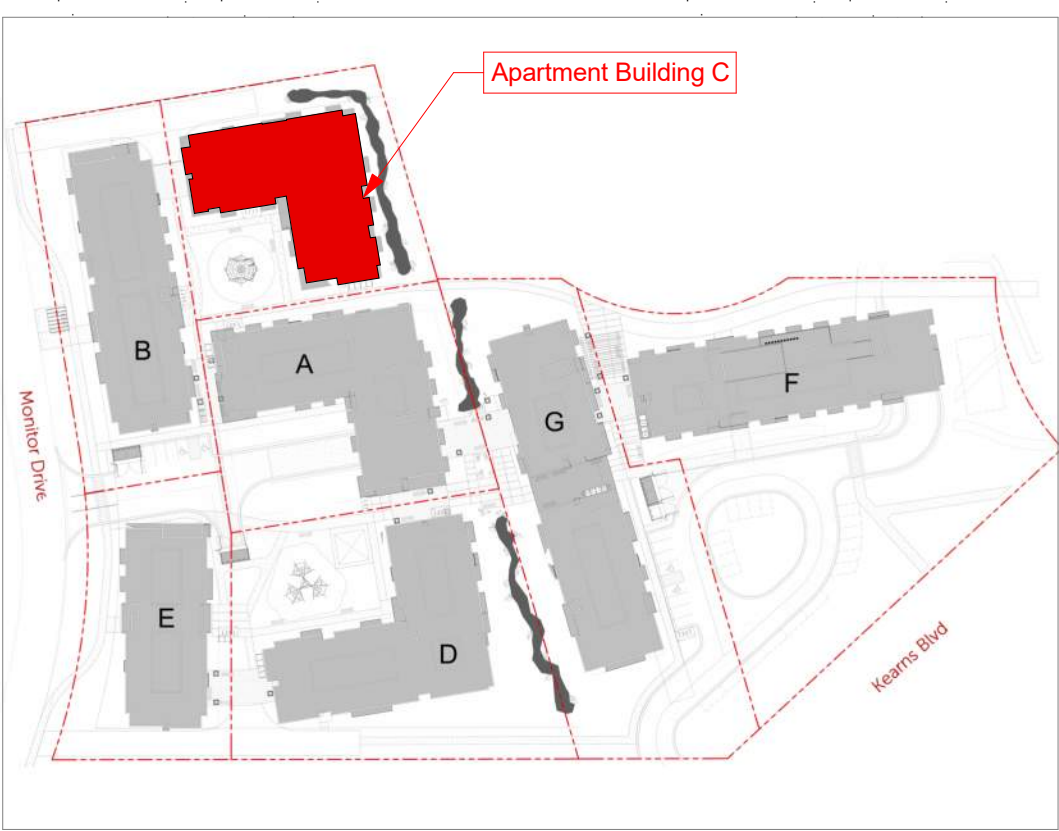
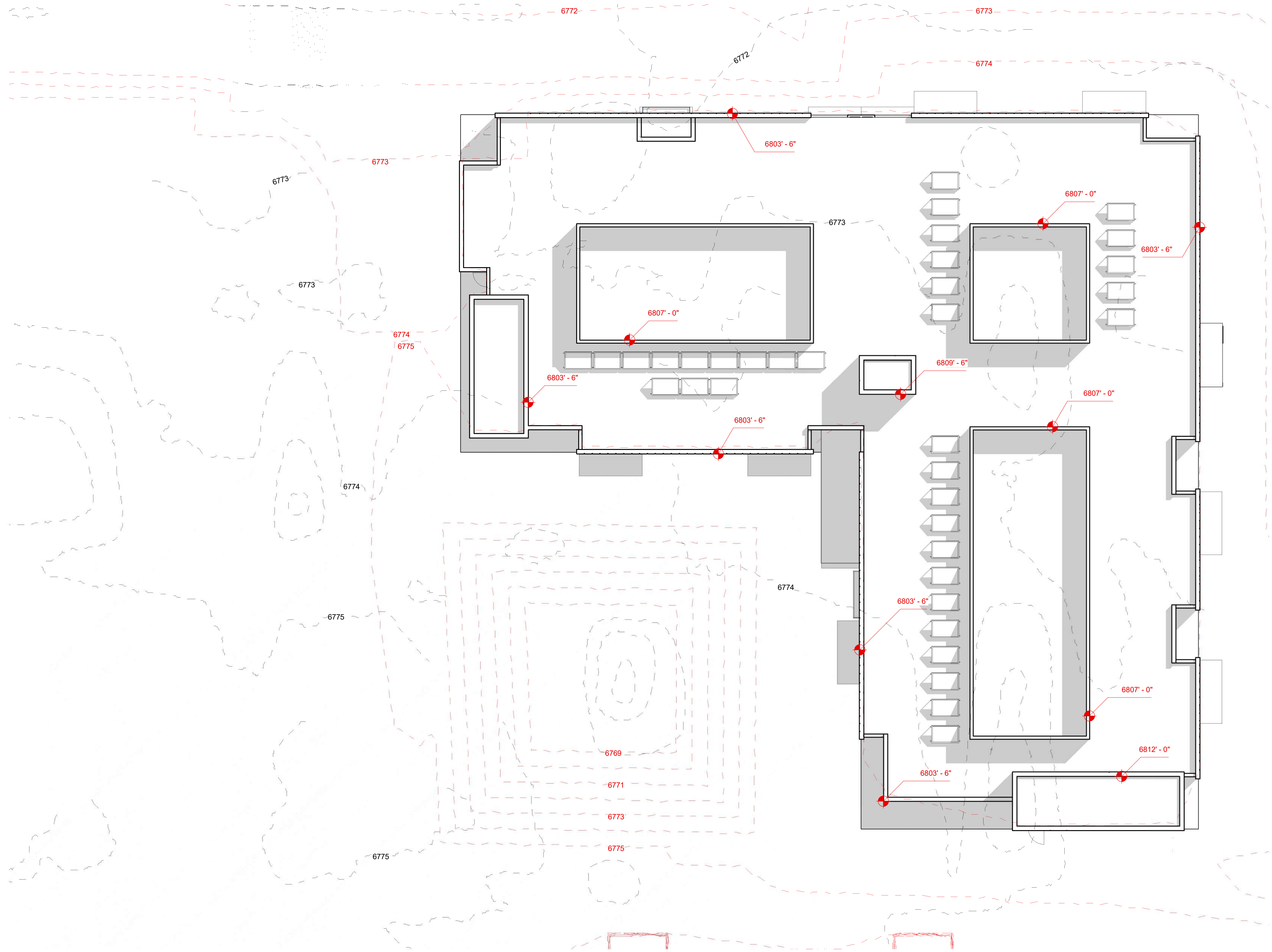
Type	Total Area
- Common Space	3281 SF
- Storage Area	615 SF

Parking:

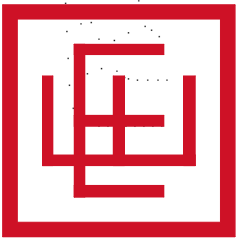
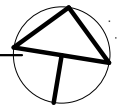
Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space	0	0
- Storage Area	0	0
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	1	0
2 Bed	24	12
3 Bed	9	6
32	34	18





Roof Plan
SCALE: 3/32" = 1'-0"





Elevation 4
SCALE: 3/32" = 1'-0"



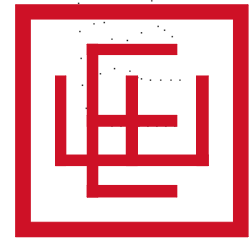
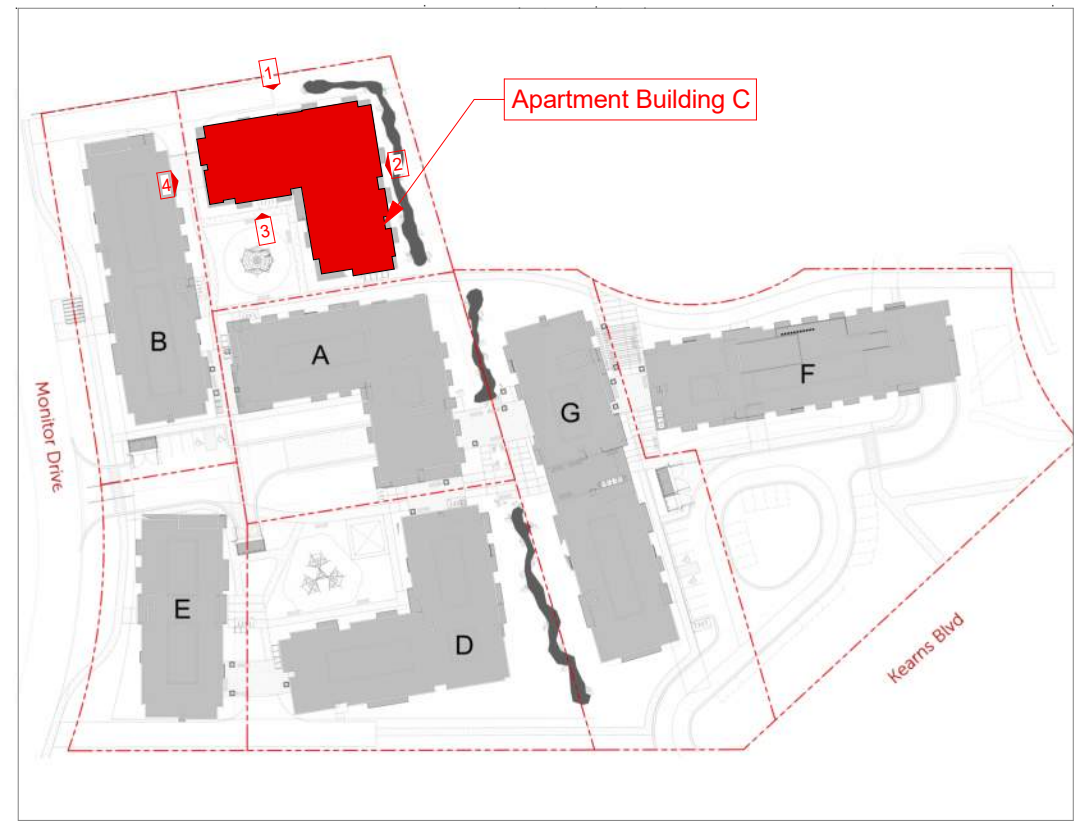
Elevation 3
SCALE: 3/32" = 1'-0"



Elevation 2
SCALE: 3/32" = 1'-0"



Elevation 1
SCALE: 3/32" = 1'-0"

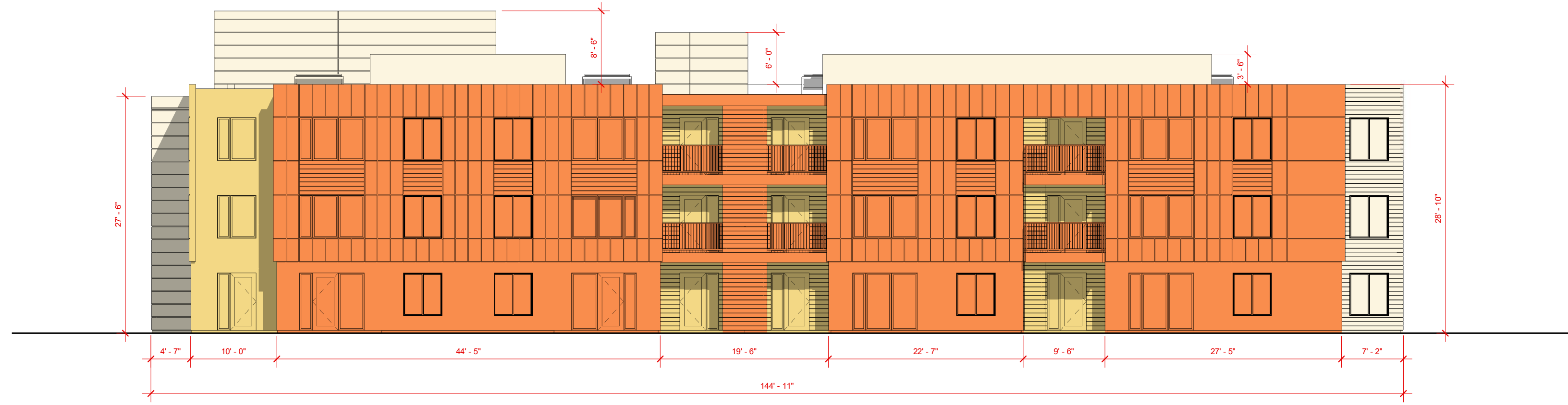


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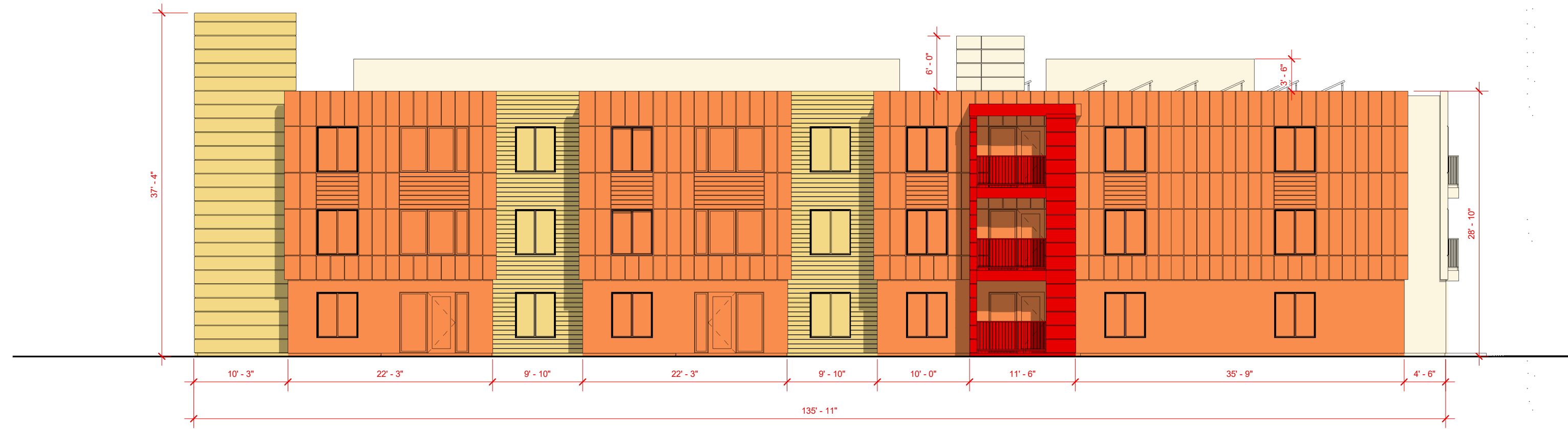
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Apt. Bldg. C - Elevations

HOPA
AMPD-122



① Elevation 1 Facade Variation
SCALE: 3/32" = 1'-0"



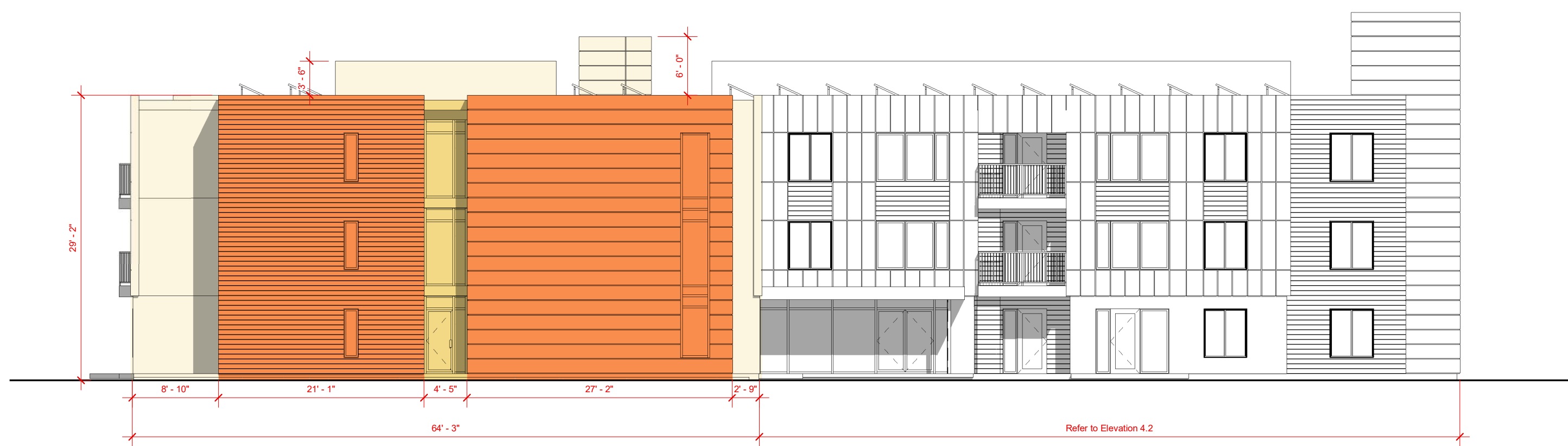
② Elevation 2 Facade Variation
SCALE: 3/32" = 1'-0"



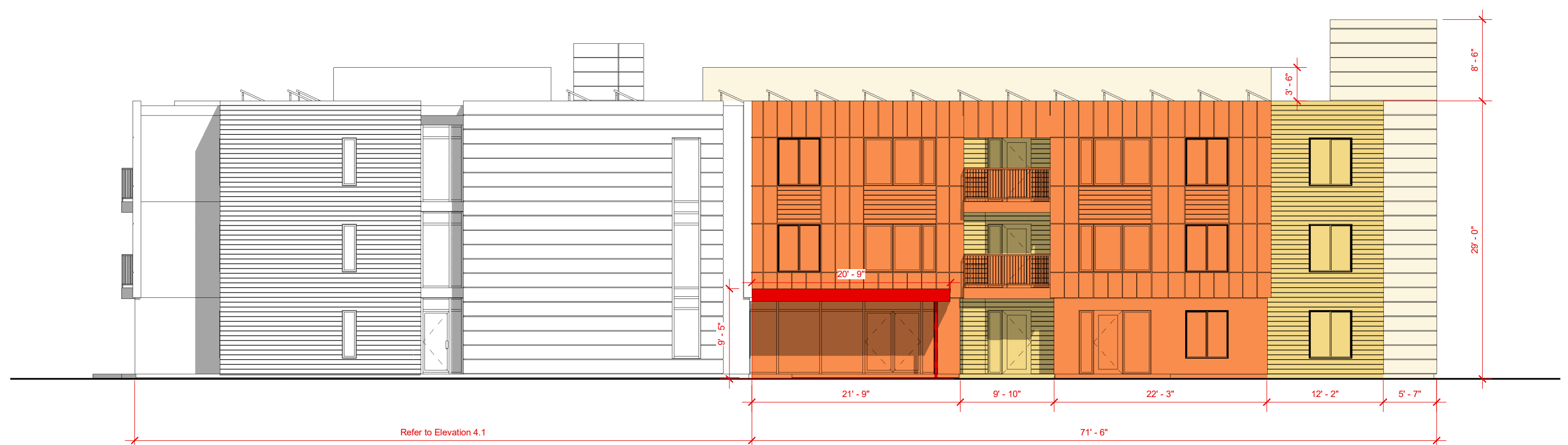
③.1 Elevation 3.1 Facade Variation
SCALE: 3/32" = 1'-0"



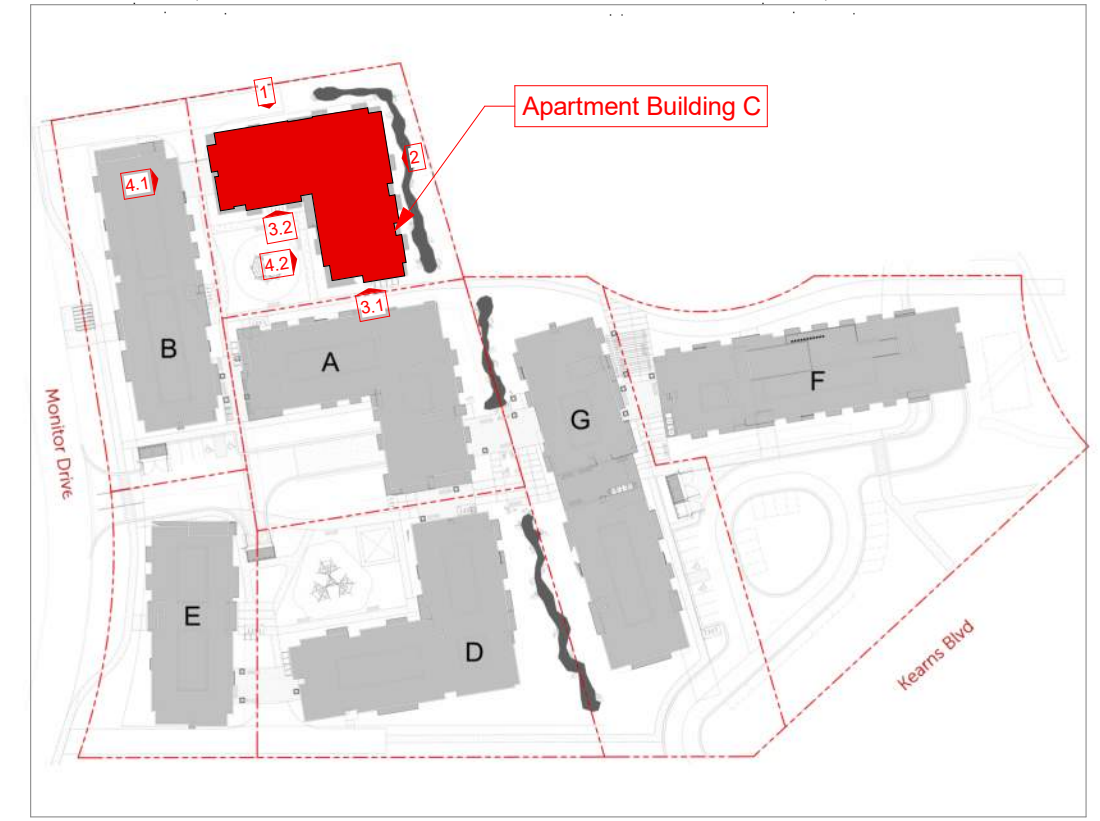
③.2 Elevation 3.2 Facade Variation
SCALE: 3/32" = 1'-0"



④.1 Elevation 4.1 Facade Variation
SCALE: 3/32" = 1'-0"

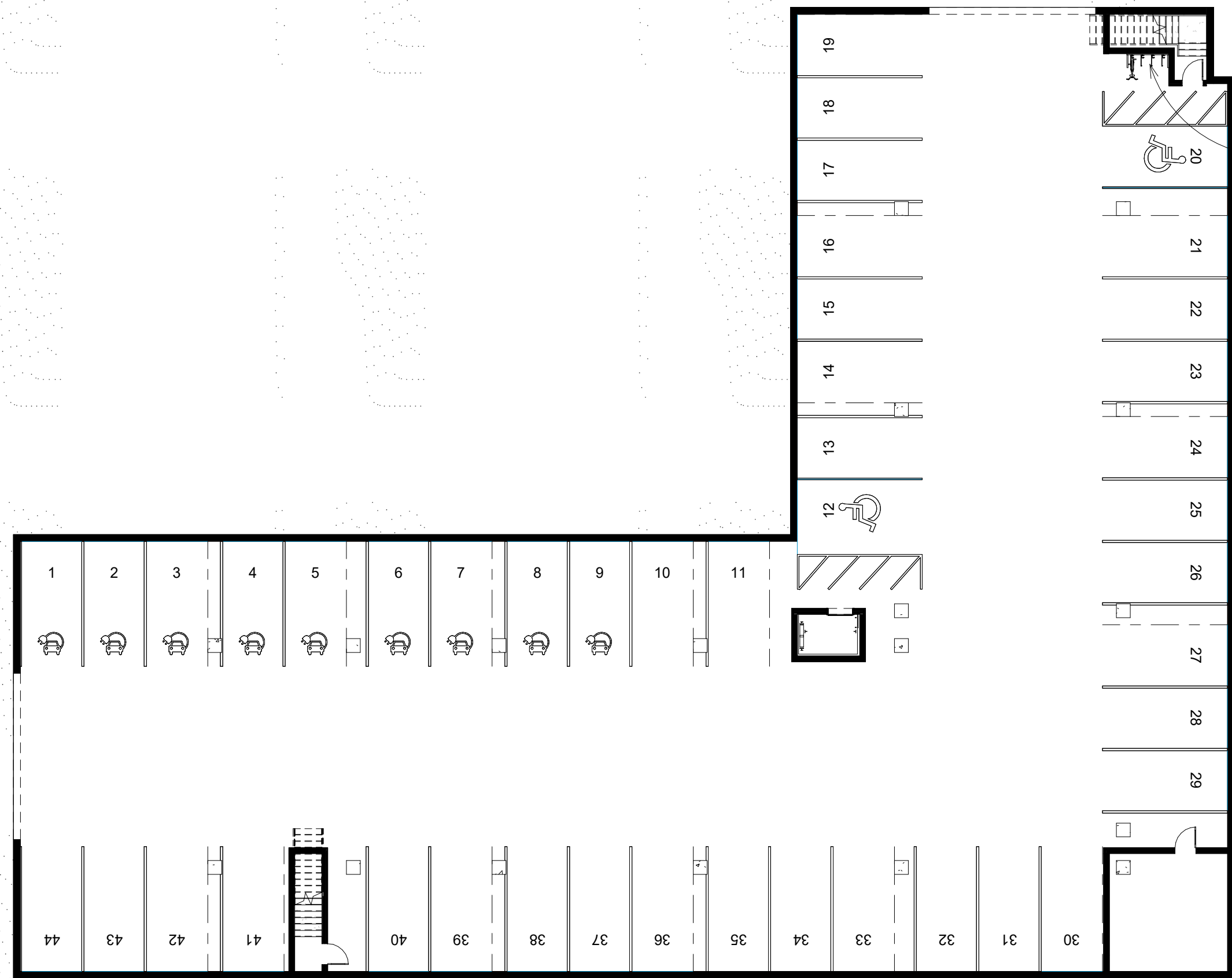


④.2 Elevation 4.2 Facade Variation
SCALE: 3/32" = 1'-0"



Facade Shift Legend

- Facade Bumpout Area.....4' to 5'
- Primary Facade Area.....0'
- Recessed Facade Area.....4' to 5'
- Recessed Facade Area.....15' +



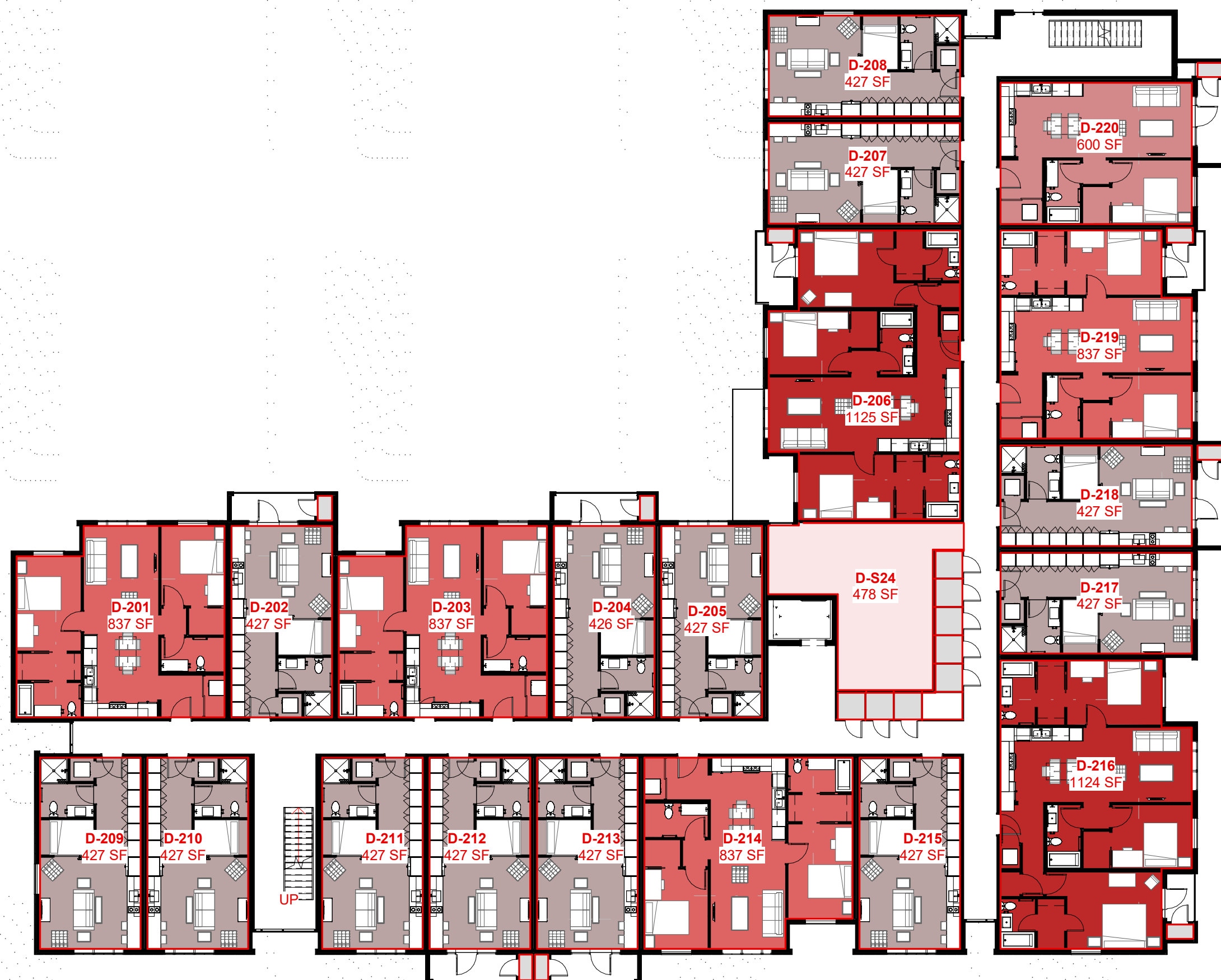
Building D - Level P

SCALE: 1/16" = 1'-0"



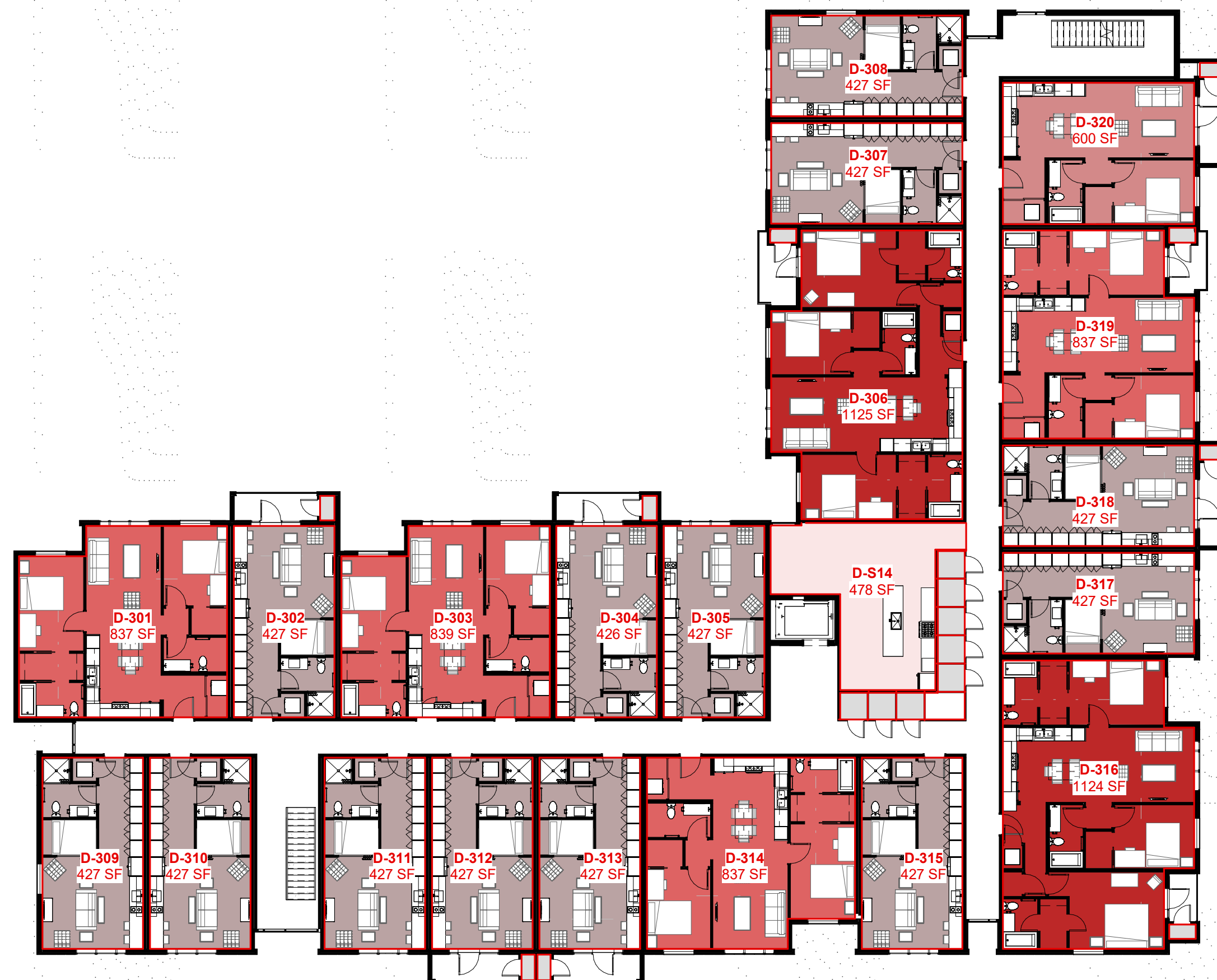
Building D - Level 1

SCALE: 1/16" = 1'-0"



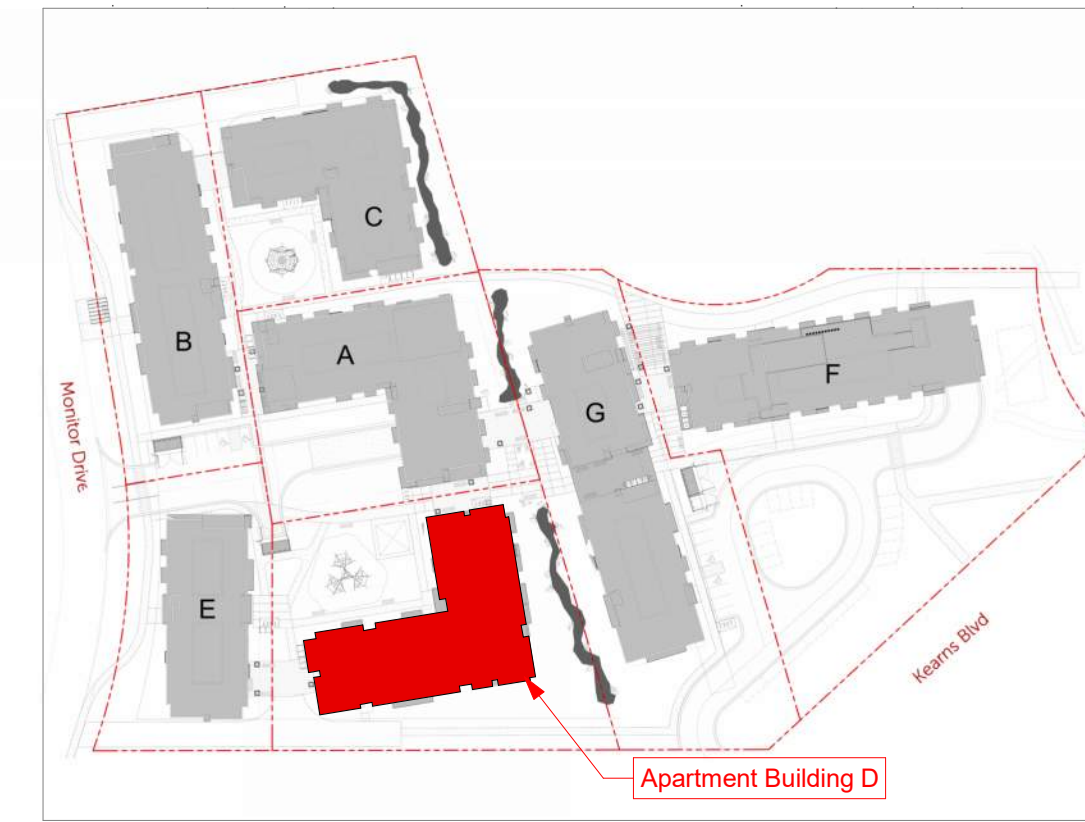
Building D - Level 2

SCALE: 1/16" = 1'-0"



Building D - Level 3

SCALE: 1/16" = 1'-0"



General Notes:

1. Datum Elevation 6777' = Architectural 100' - 0"
2. See Building Elevations for Proposed Materials
3. See AMPD-009 for Landscape Plan
4. Dimensions on Level 2 and 3 are Similar to Level 1
5. See Facade Variation Elevations for Facade Breaks and Variation

Building Data:

- * (41) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
- * (11) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
- * **(44) Parking Stalls Provided**
- * **(0) Scooter / E-Bike / Motorcycle Parking Stalls Provided**
- * **(18) Sheltered Securable Bike Parking Stalls Provided**

- * 45' Allowed Building Height per LMC 15-6.1-8
- * **29' 6" Proposed Building Height**

***Total Building Area: 47,239 SF**

***Total New Unit Equivalents: 47,239 / 2000 = 23.62**

Units:

Unit Type and Count	Unit Area
1 Bed 4	600 Sq. Ft.
2 Bed 12	837 Sq. Ft.
3 Bed 5	1125 Sq. Ft.
Studio 39	427 Sq. Ft.
Total: 60	

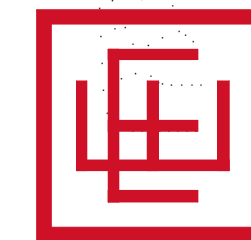
Common Spaces:

Unit Type and Count	Area
- Common Space	3160 SF
- Storage Area	610 SF

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space		
- Storage Area		
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	2	0
2 Bed	12	6
3 Bed	7.5	5
Studio	19.5	0
60	41	11

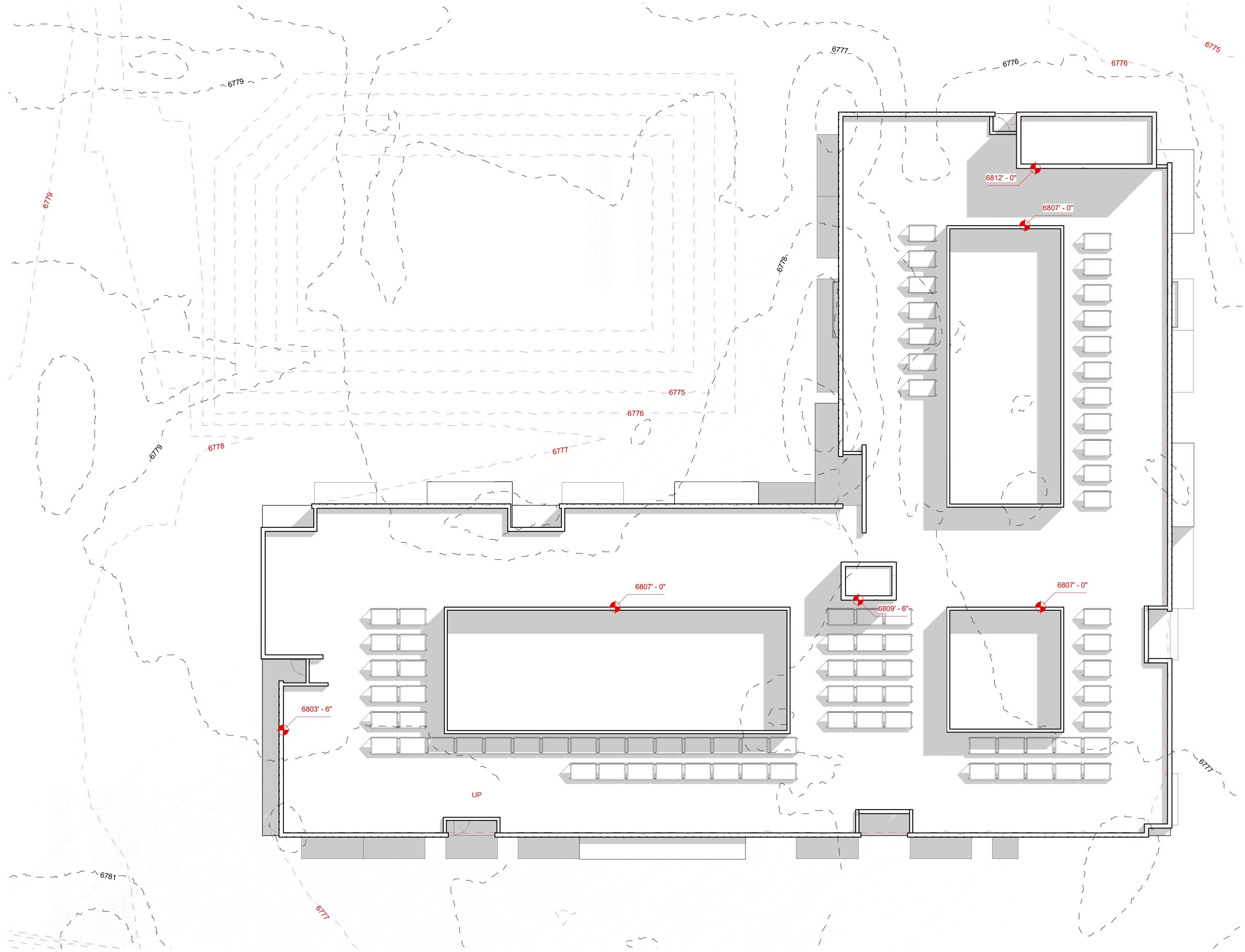


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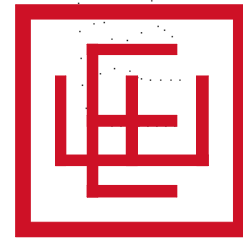
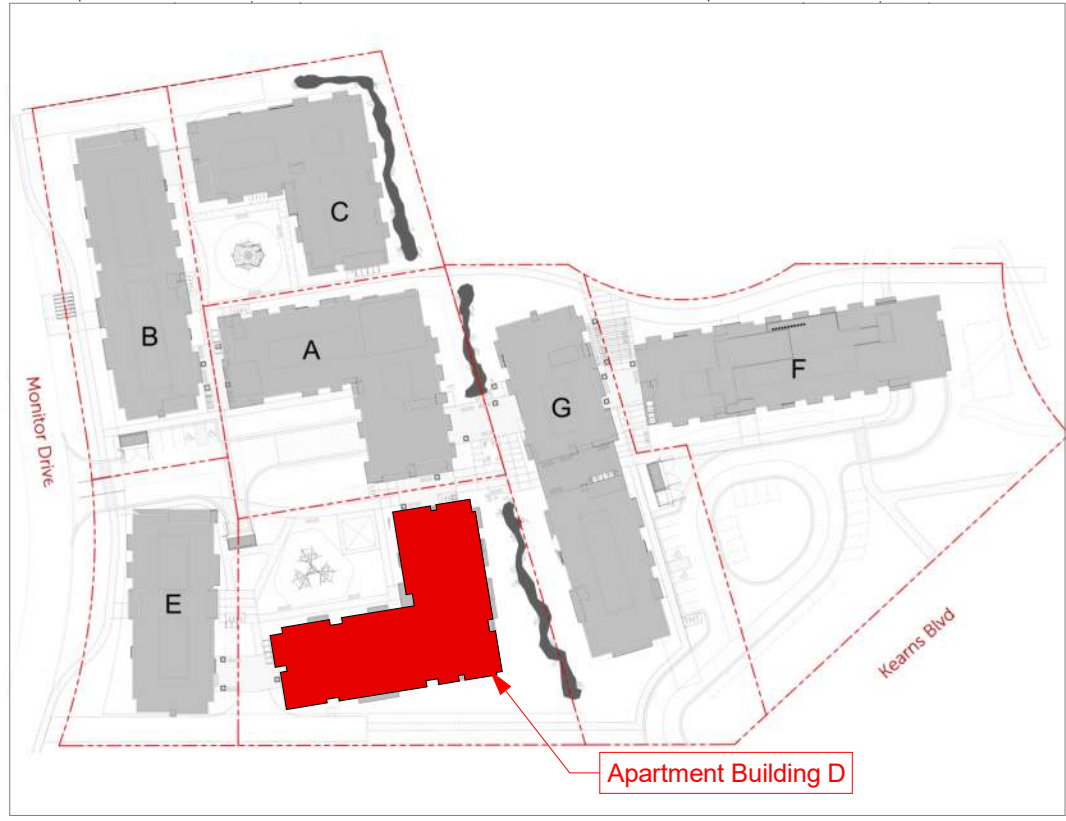
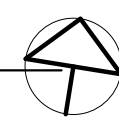
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Apt. Bldg. D - Floor Plans

HOPA
AMPD-130



Roof Plan
SCALE: 3/32" = 1'-0"





Elevation 4

SCALE: 3/32" = 1'-0"



Elevation 3

SCALE: 3/32" = 1'-0"

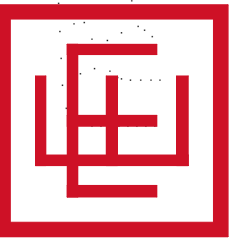
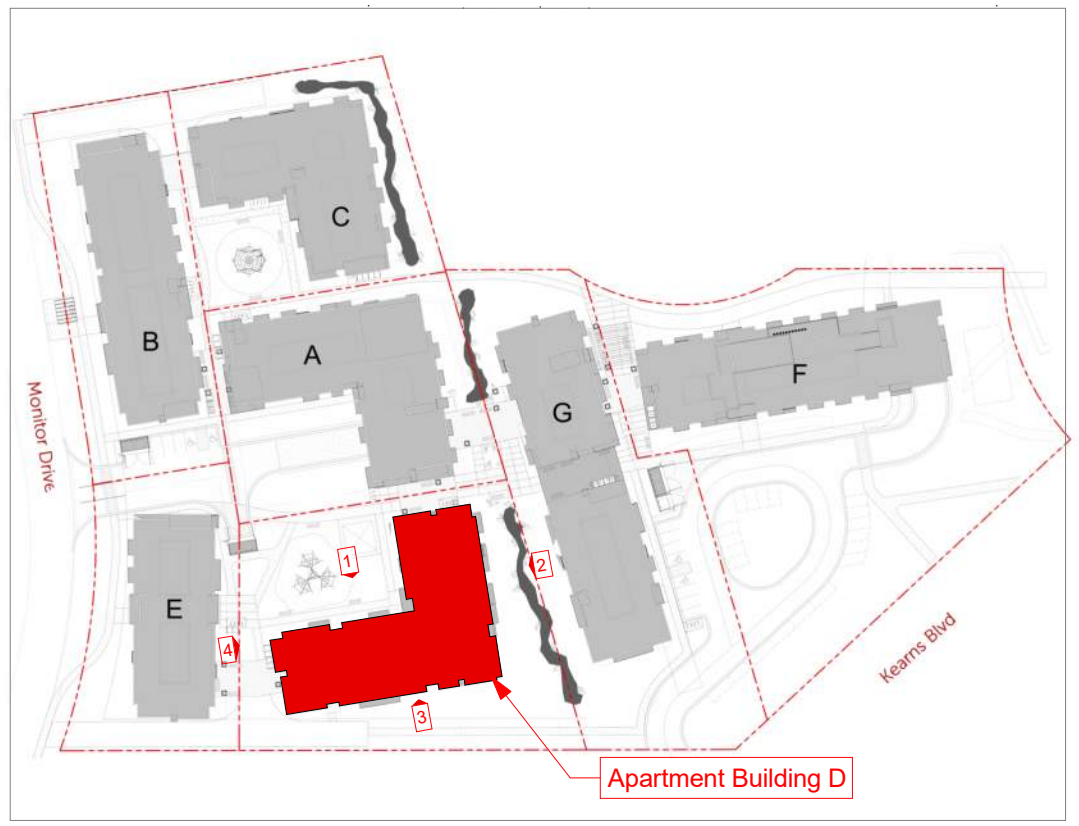


Elevation 2

SCALE: 3/32" = 1'-0"

Elevation 1

SCALE: 3/32" = 1'-0"



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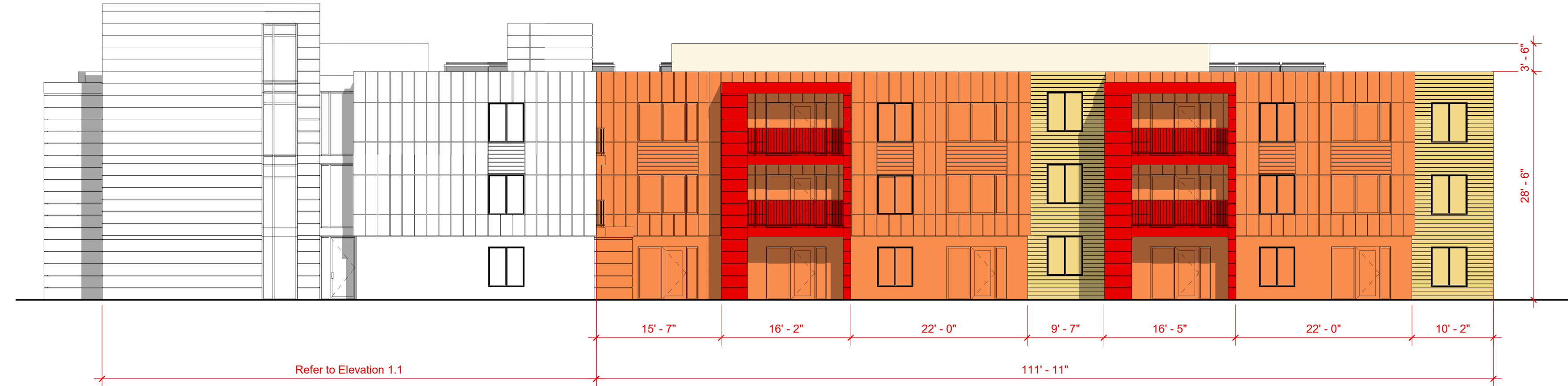
Apt. Bldg. D - Elevations

HOPA
AMPD-132



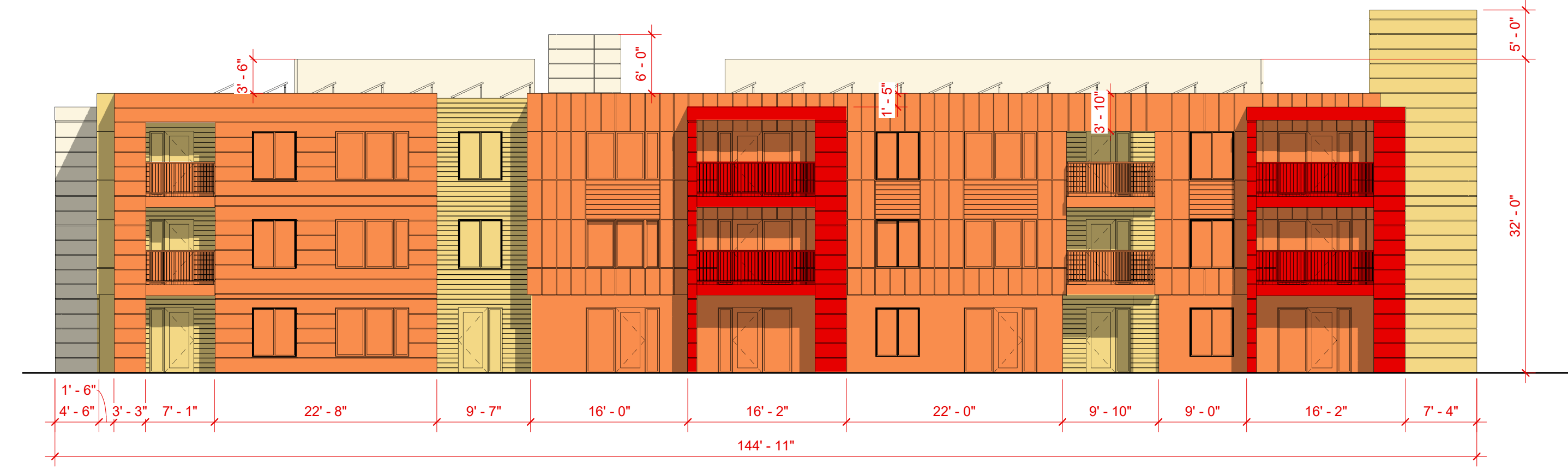
Elevation 1.1 Facade Variation

SCALE: 3/32" = 1'-0"



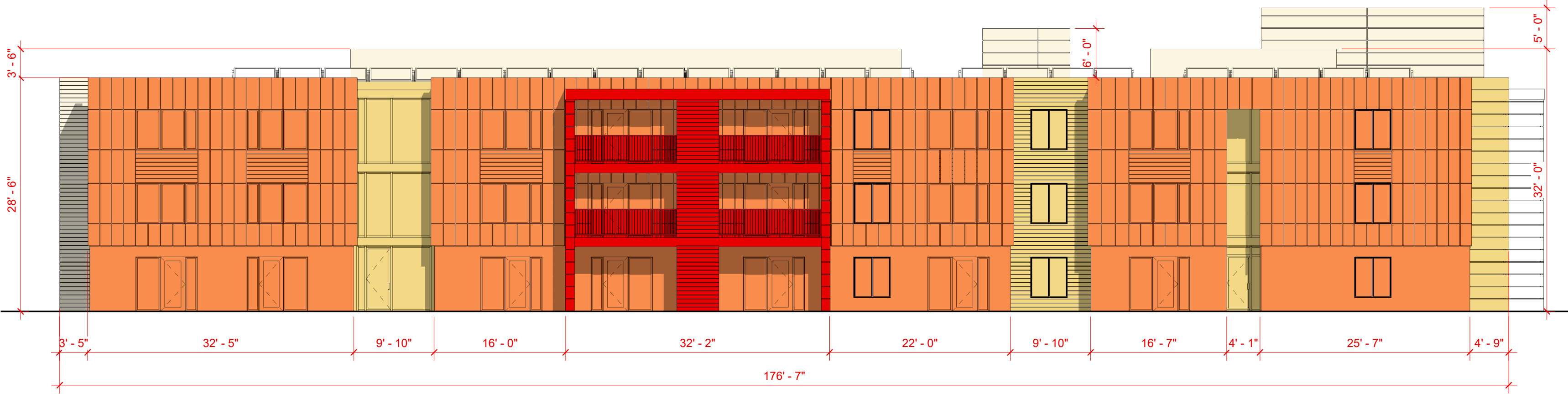
Elevation 1.2 Facade Variation

SCALE: 3/32" = 1'-0"



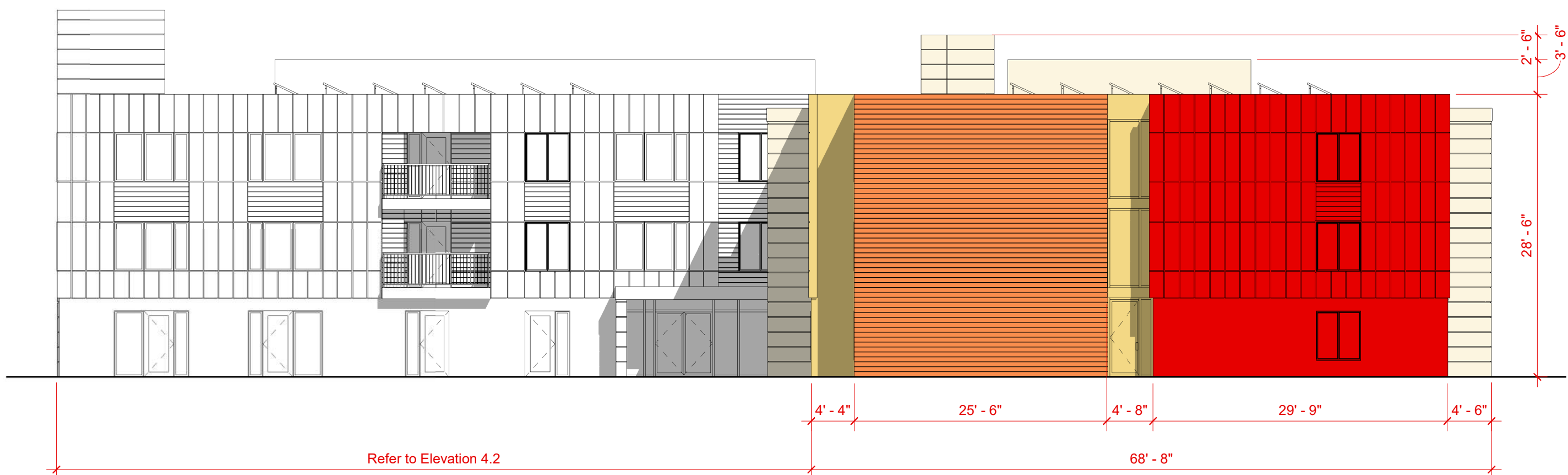
Elevation 2 Facade Variation

SCALE: 3/32" = 1'-0"



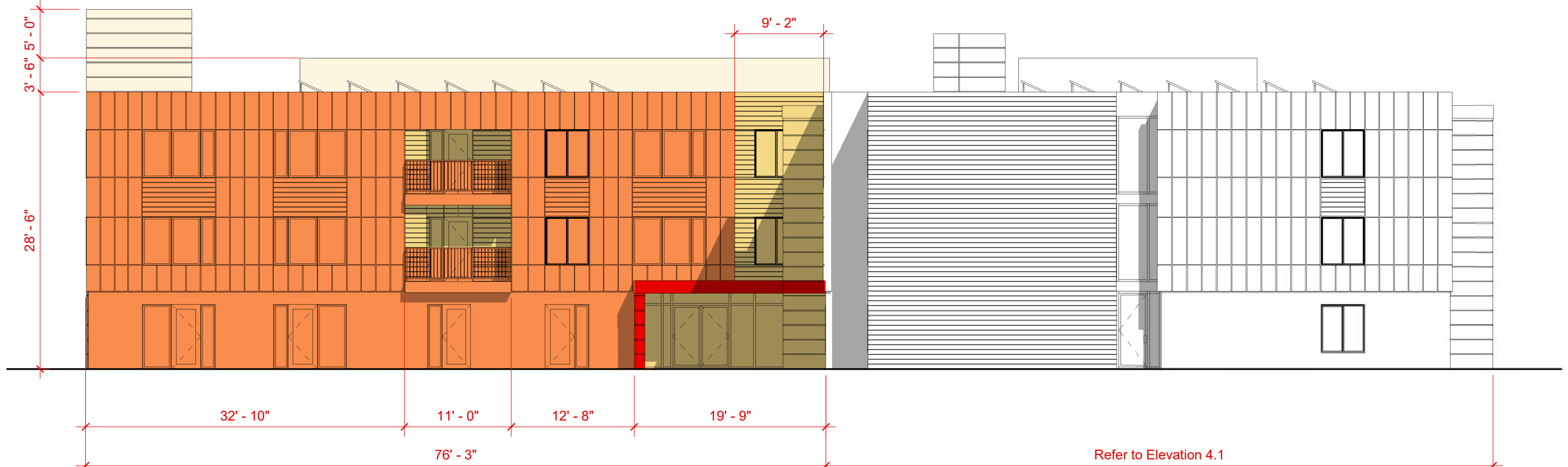
Elevation 3 Facade Variation

SCALE: 3/32" = 1'-0"



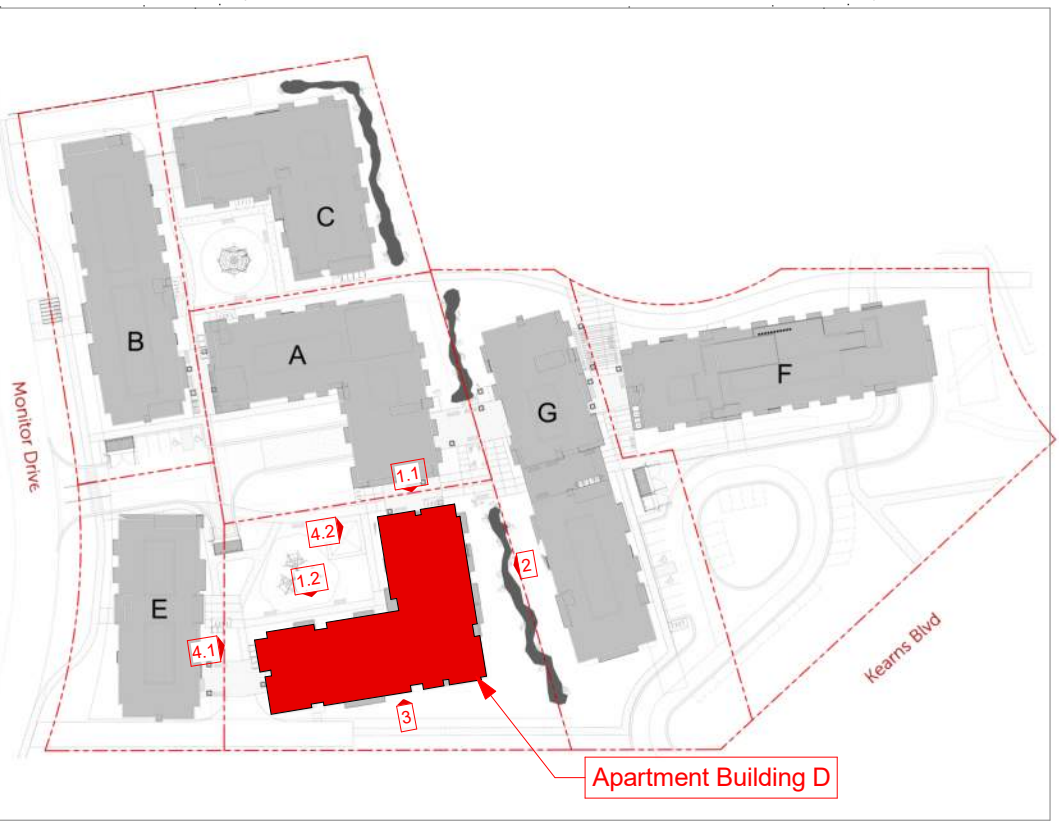
Elevation 4.1 Facade Variation

SCALE: 3/32" = 1'-0"



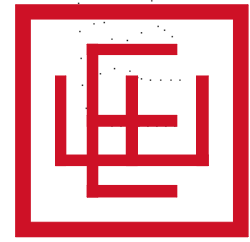
Elevation 4.2 Facade Variation

SCALE: 3/32" = 1'-0"



Facade Shift Legend

- Facade Bumpout Area.....4' to 5'
- Primary Facade Area.....0'
- Recessed Facade Area.....4' to 5'
- Recessed Facade Area.....15'+

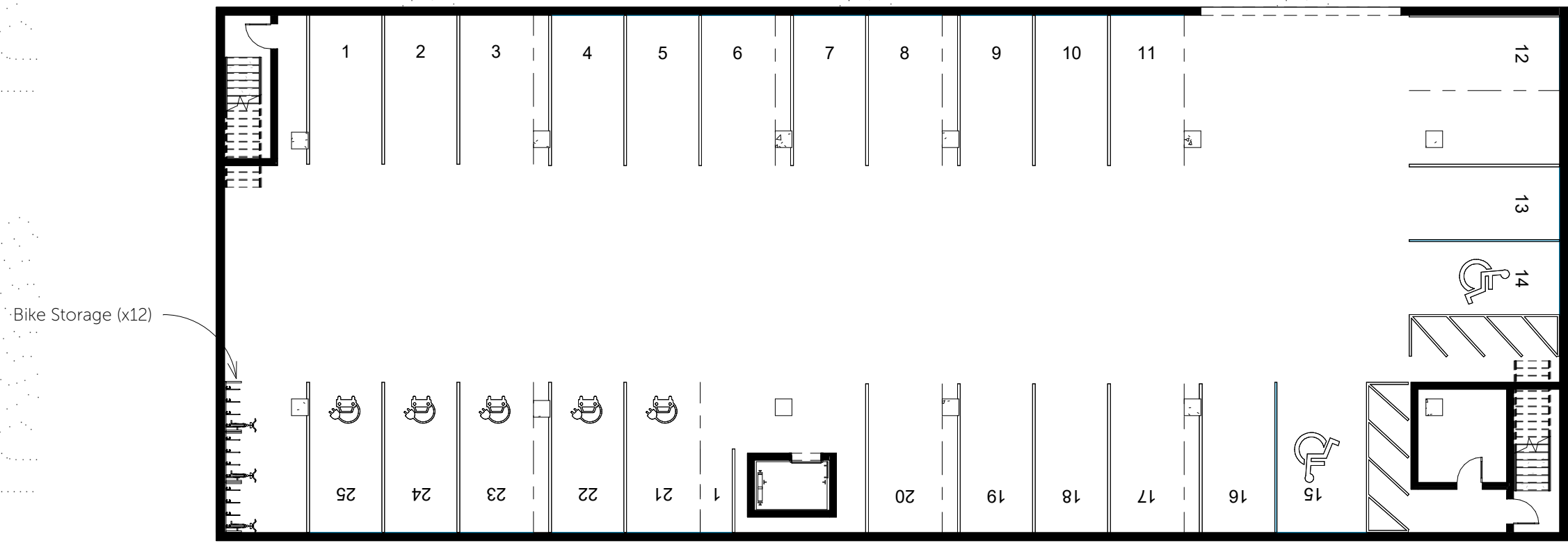


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Apt. Bldg. D - Facade Variation

HOPA
AMPD-133



- General Notes:**
1. Datum Elevation 6779' = Architectural 100' - 0"
 2. See Building Elevations for Proposed Materials
 3. See AMPD-009 for Landscape Plan
 4. Dimensions on Level 2 and 3 are Similar to Level 1
 5. See Facade Variation Elevations for Facade Breaks and Variation

- Building Data:**
- * (24) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
 - * (6) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
 - * **(25) Parking Stalls Provided**
 - * **(1) Scooter / E-Bike / Motorcycle Parking Stalls Provided**
 - * **(24) Sheltered Securable Bike Parking Stalls Provided**

- * 45' Allowed Building Height per LMC 15-6.1-8
- * **29' 6" Proposed Building Height**

***Total Building Area: 30,001 SF**

***Total (N) Unit Equivalents: 30,001 / 2000 = 15.00**

Units:

Unit Type and Count	Unit Area (L1, L2, & L3)
1 Bed	600 Sq. Ft.
9	
2 Bed	837 Sq. Ft.
1	
3 Bed	1125 Sq. Ft.
5	
Studio	427 Sq. Ft.
21	
Total: 36	

Common Spaces:

Unit Type and Count	Area
- Common Space	2262 SF
- Storage Area	428 SF

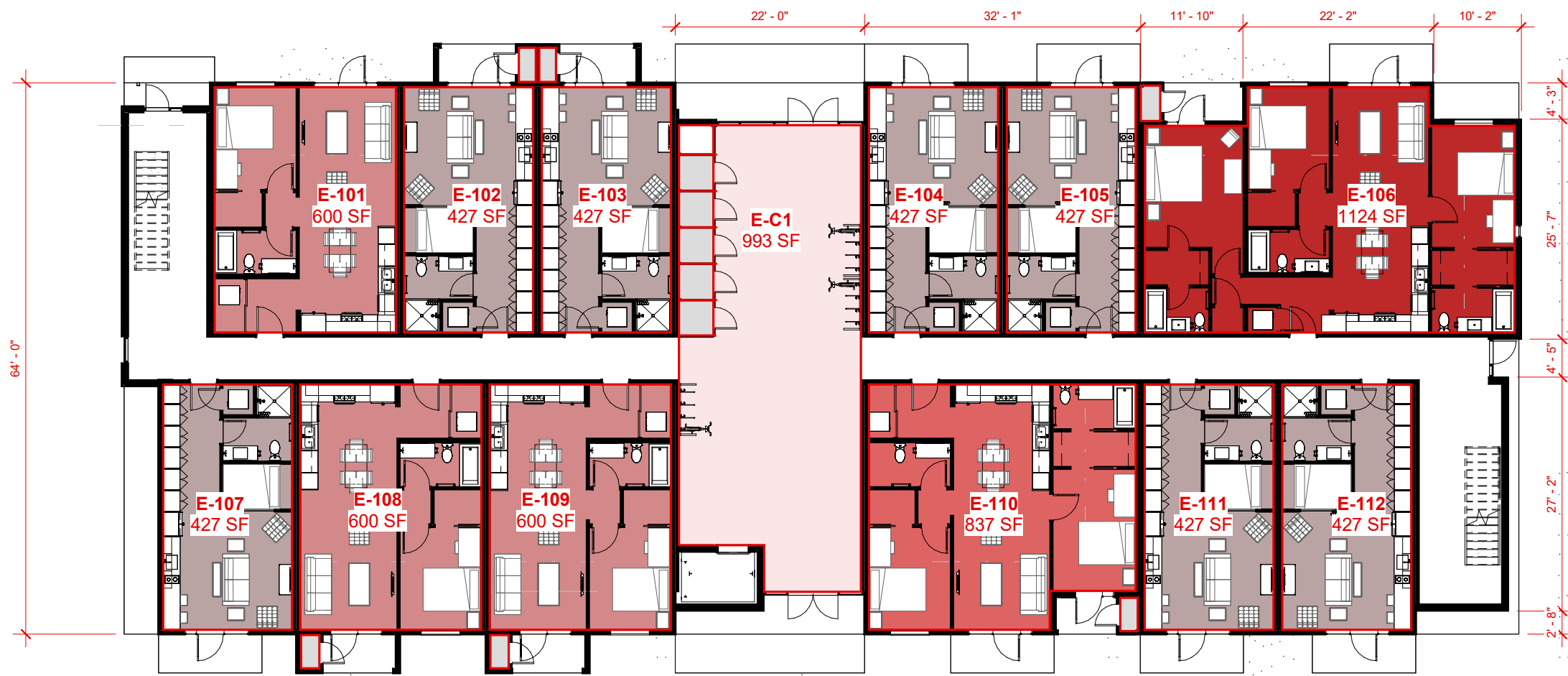
Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space	0	0
- Storage Area	0	0
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	4.5	0
2 Bed	1	0.5
3 Bed	7.5	5
Studio	10.5	0
36	23.5	5.5

Building E - Level P

SCALE: 1/16" = 1'-0"



Building E - Level 1

SCALE: 1/16" = 1'-0"



Building E - Level 2

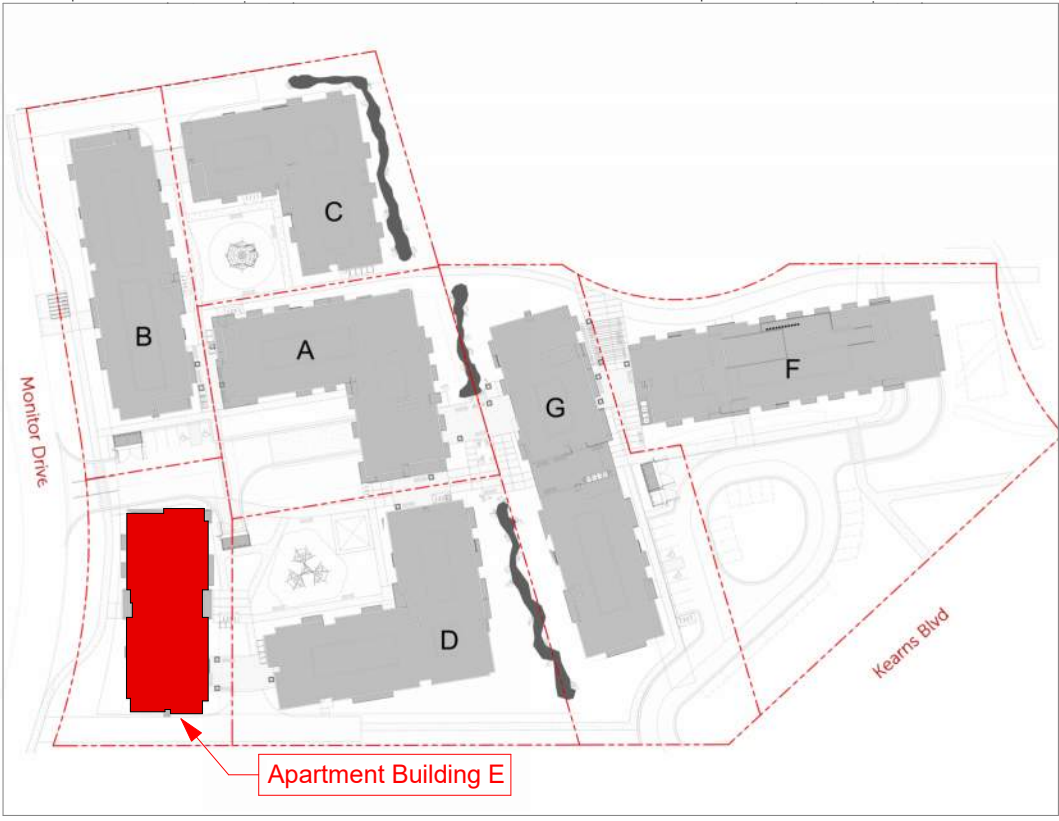
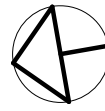
SCALE: 1/16" = 1'-0"





Building E - Level 3

SCALE: 1/16" = 1'-0"



General Notes:

1. Datum Elevation 6779' = Architectural 100' - 0"
2. See Building Elevations for Proposed Materials
3. See AMPD-009 for Landscape Plan
4. Dimensions on Level 2 and 3 are Similar to Level 1
5. See Facade Variation Elevations for Facade Breaks and Variation

Building Data:

- * (24) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
- * (6) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
- * (25) Parking Stalls Provided
- * (1) Scooter / E-Bike / Mortorcycle Parking Stalls Provided
- * (24) Sheltered Securable Bike Parking Stalls Provided

- * 45' Allowed Building Height per LMC 15-6.1-8
- * 29' 6" Proposed Building Height

*Total Building Area: 30,001 SF

*Total (N) Unit Equivalents: 30,001 / 2000 = 15.00

Units:

Unit Type and Count	Unit Area (L1, L2, & L3)
1 Bed	600 Sq. Ft.
9	
2 Bed	837 Sq. Ft.
1	
3 Bed	1125 Sq. Ft.
5	
Studio	427 Sq. Ft.
21	
Total: 36	

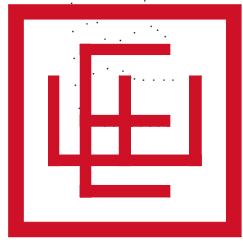
Common Spaces:

Unit Type and Count	Area
- Common Space	2262 SF
- Storage Area	428 SF

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space	0	0
- Storage Area	0	0
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	4.5	0
2 Bed	1	0.5
3 Bed	7.5	5
Studio	10.5	0
36	23.5	5.5

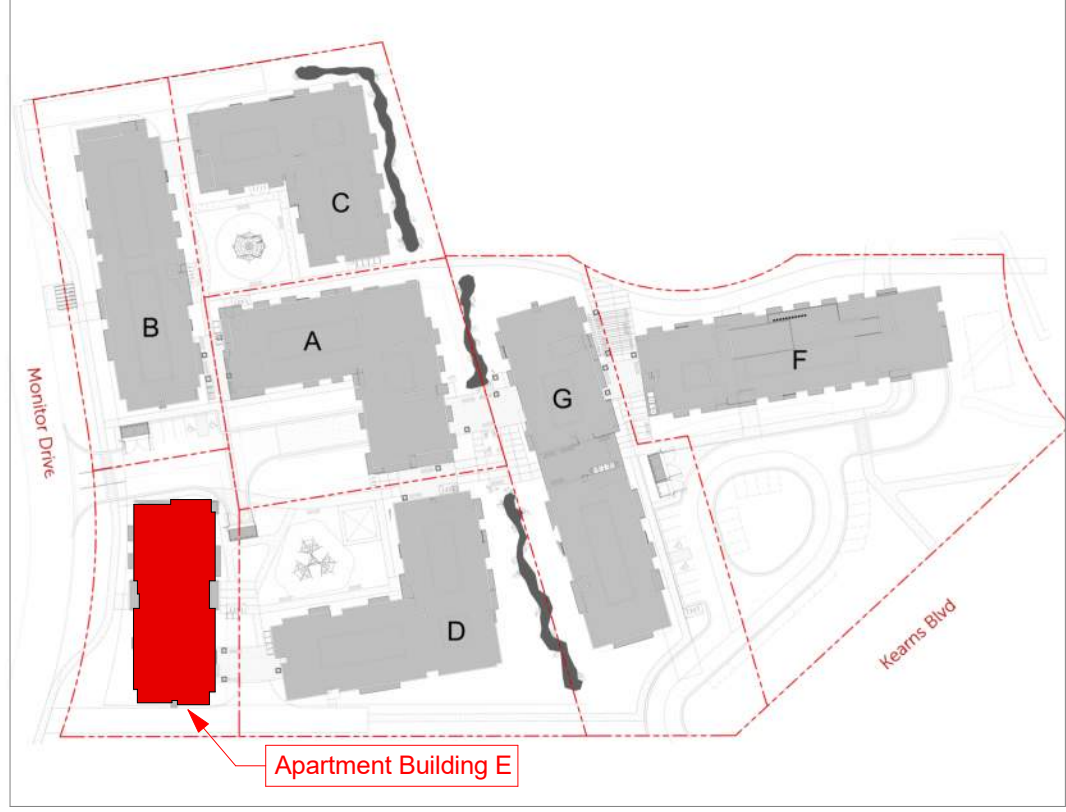
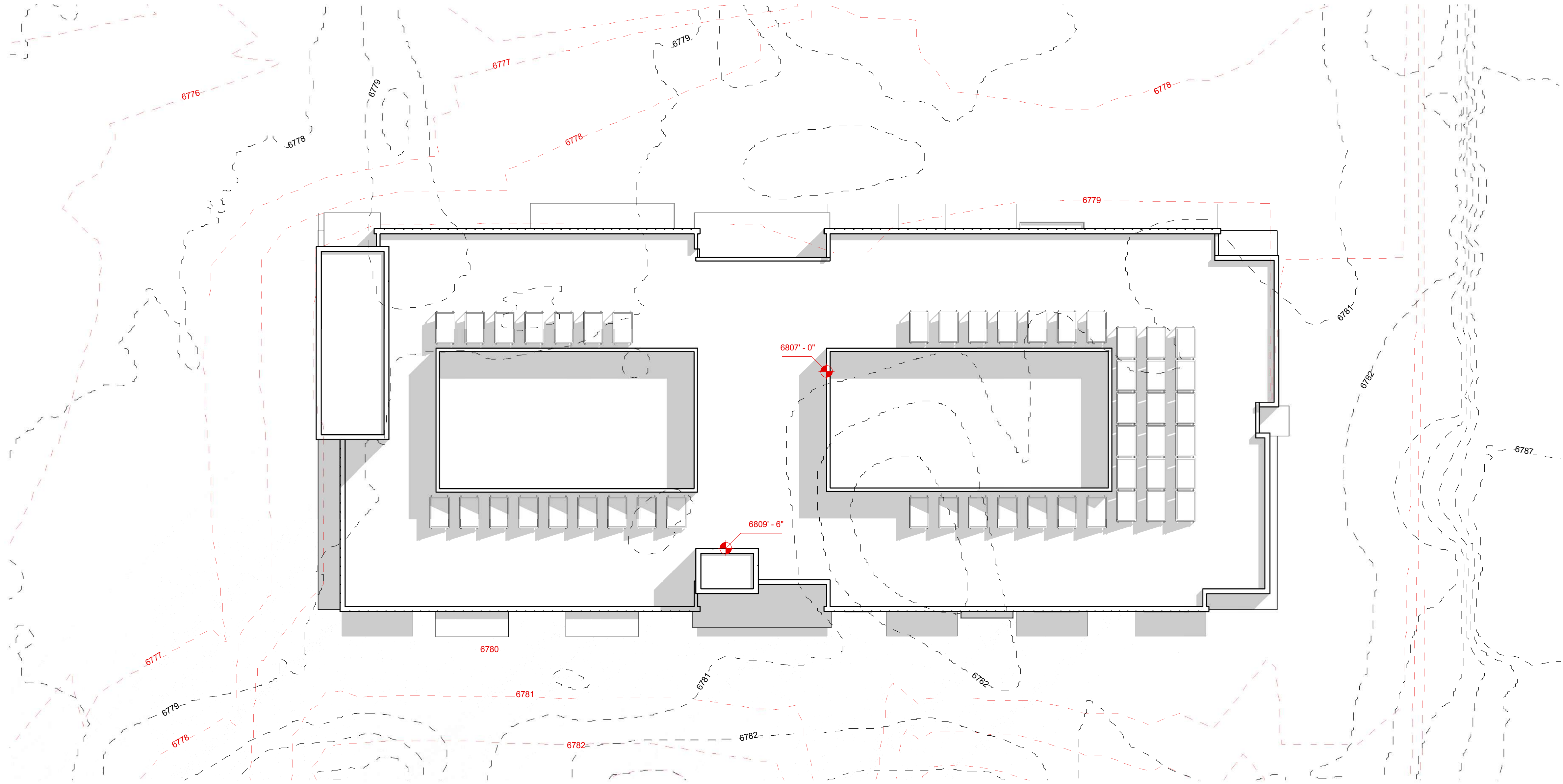


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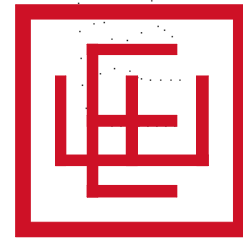
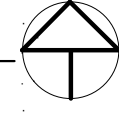
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Apt. Bldg. E - Floor Plans

HOPA
AMPD-141



Roof Plan
SCALE: 3/32" = 1'-0"





Elevation 4

SCALE: 3/32" = 1'-0"



Elevation 3

SCALE: 3/32" = 1'-0"



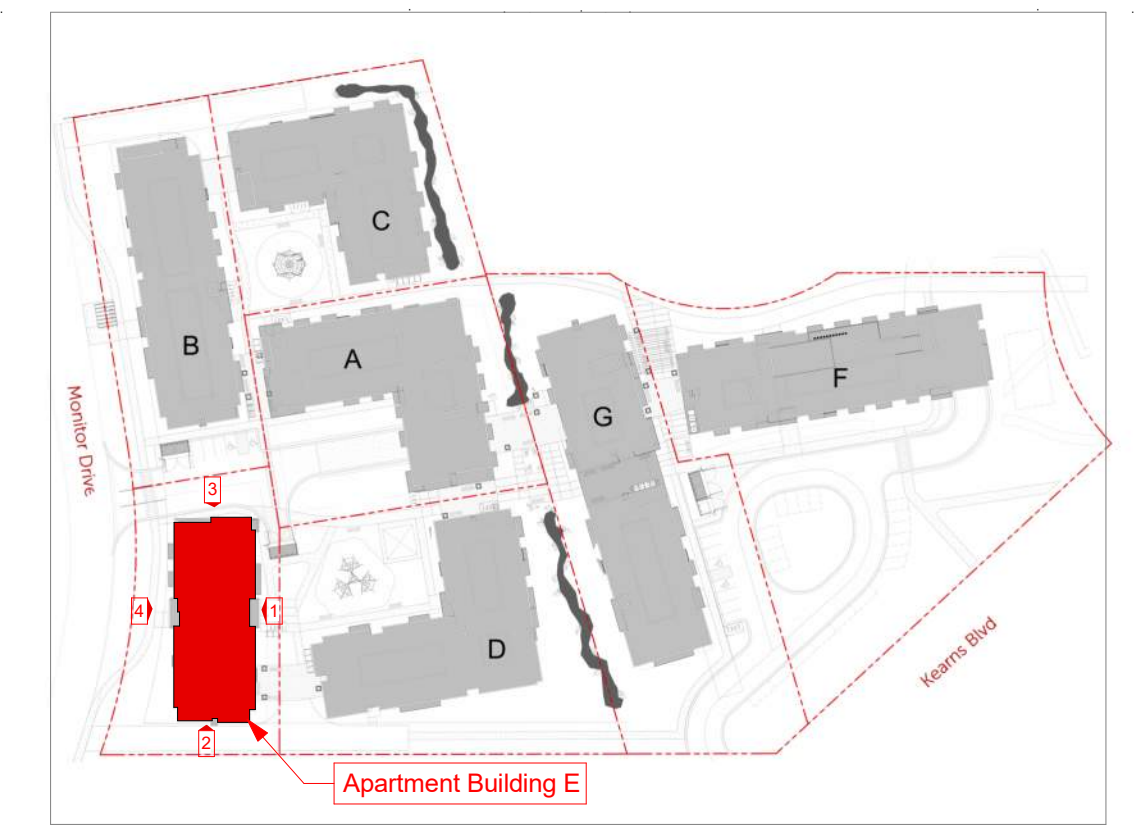
Elevation 2

SCALE: 3/32" = 1'-0"



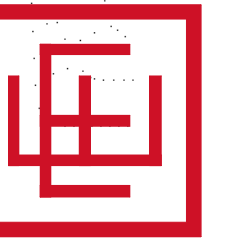
Elevation 1

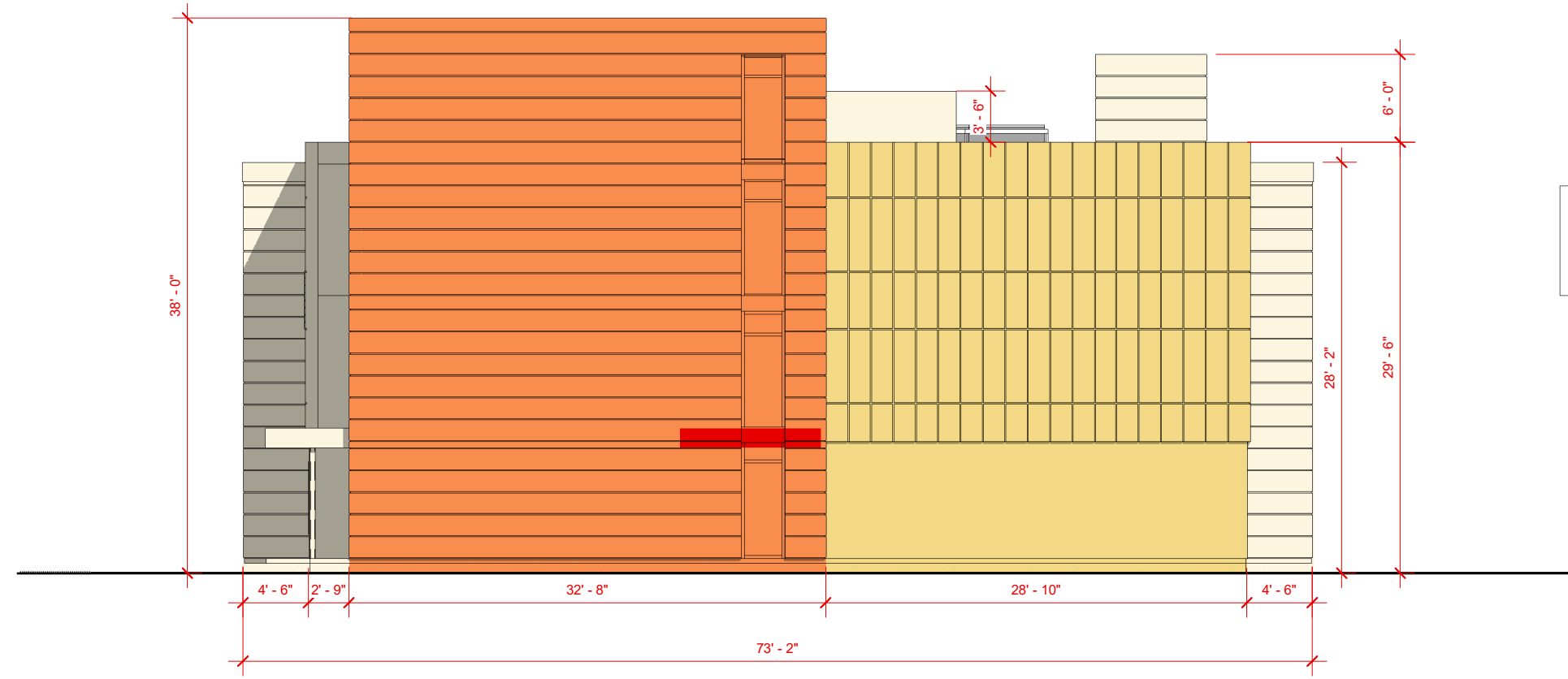
SCALE: 3/32" = 1'-0"



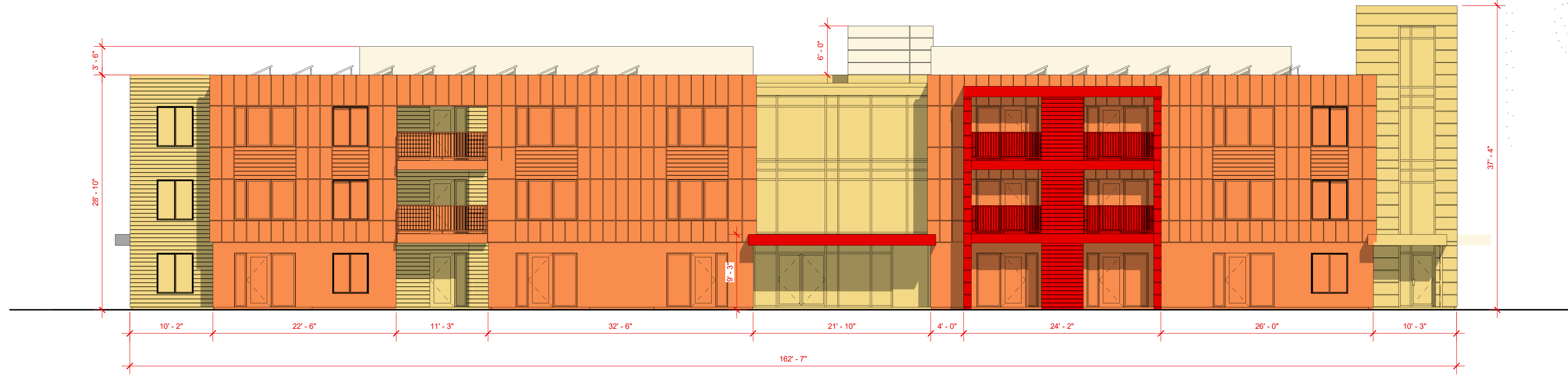
Facade Shift Legend

- Facade Bumpout Area.....4' to 5'
- Primary Facade Area.....0'
- Recessed Facade Area.....4' to 5'
- Recessed Facade Area.....15'+

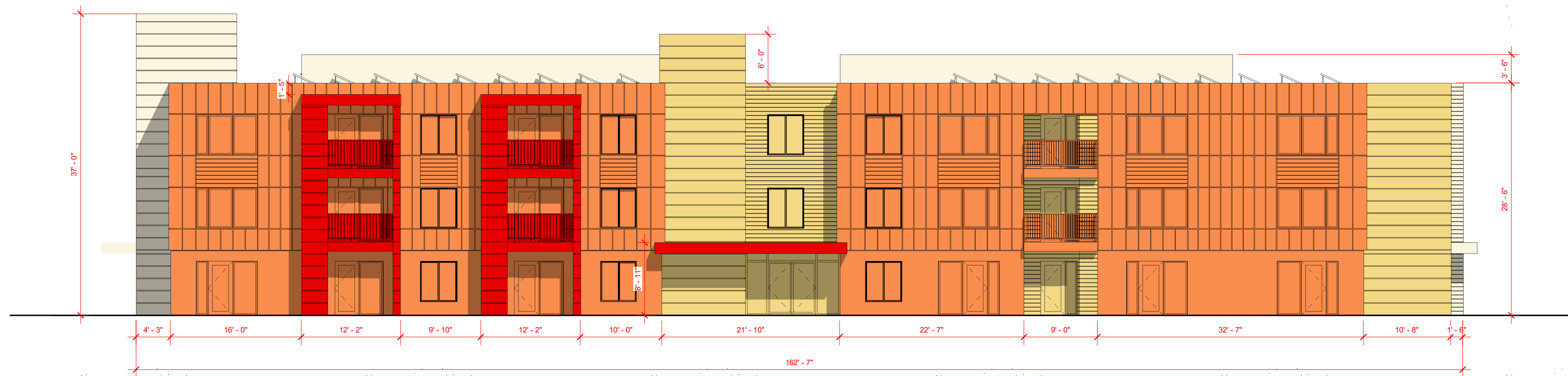




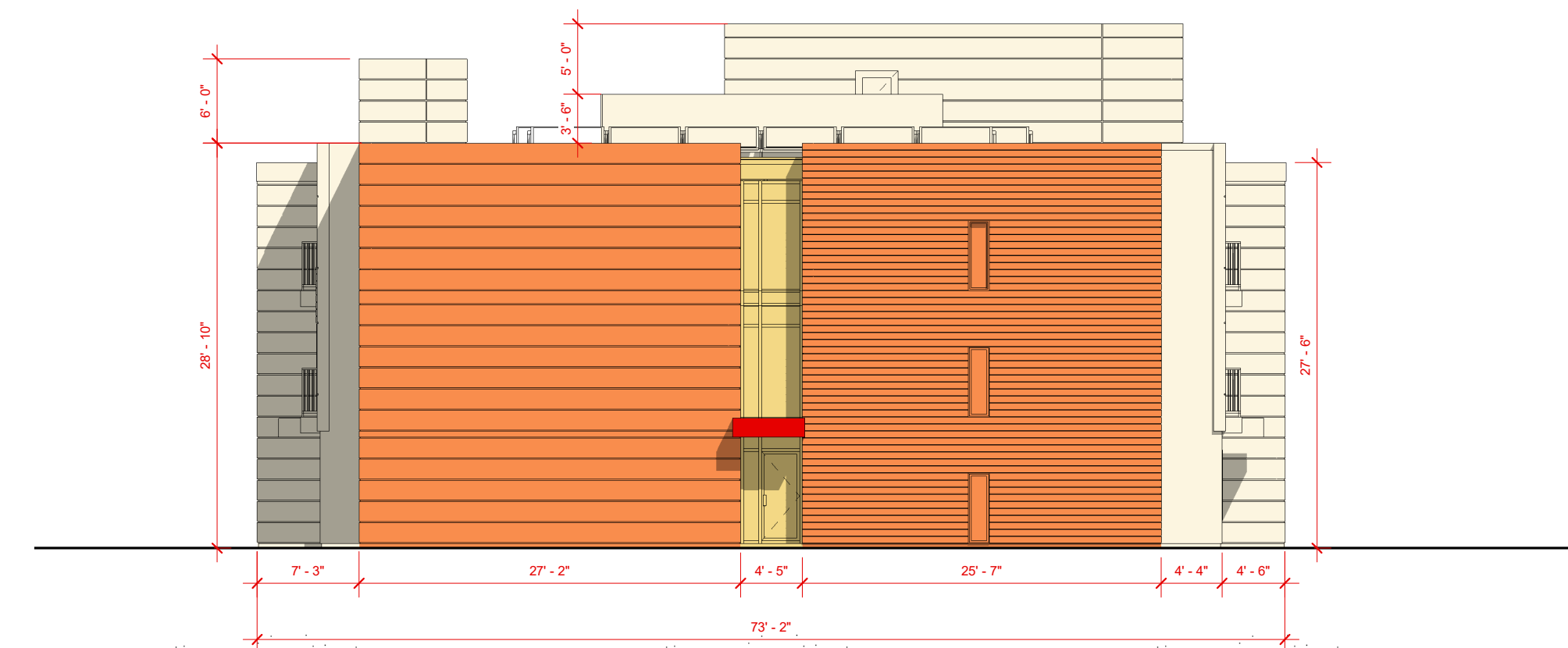
① Elevation 1 Facade Variation
SCALE: 3/32" = 1'-0"



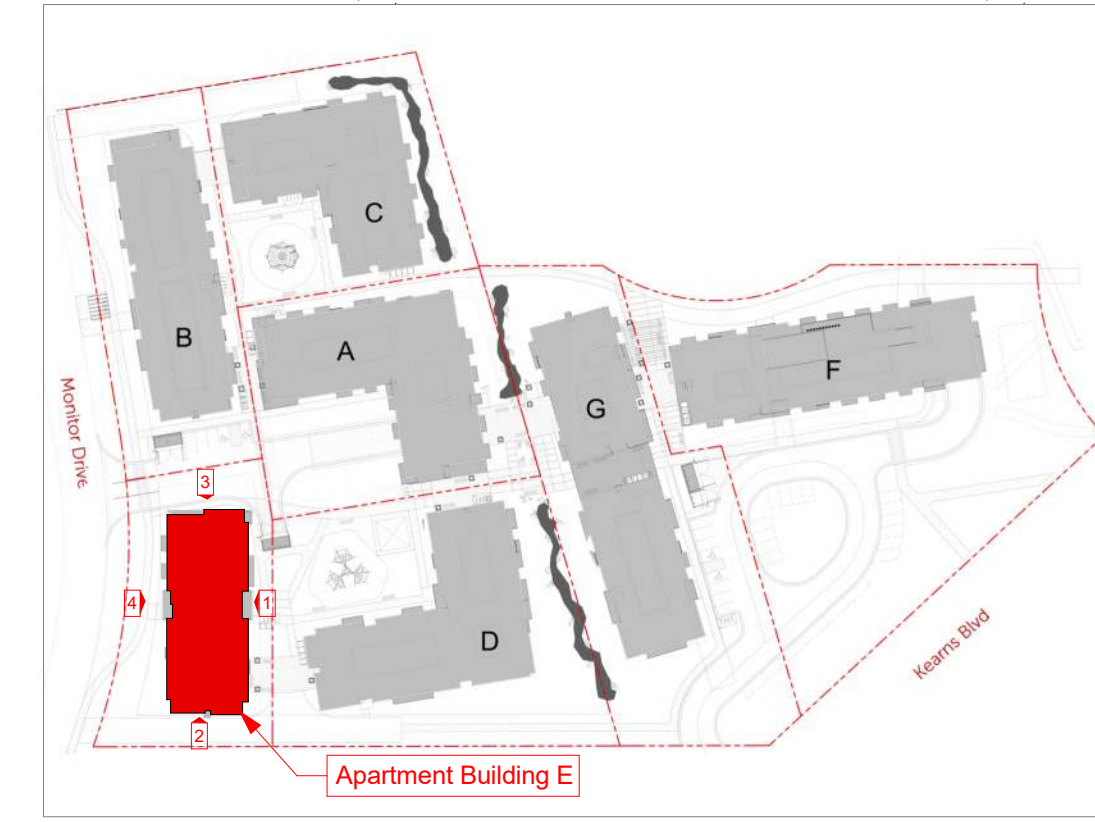
② Elevation 2 Facade Variation
SCALE: 3/32" = 1'-0"



③ Elevation 3 Facade Variation
SCALE: 3/32" = 1'-0"

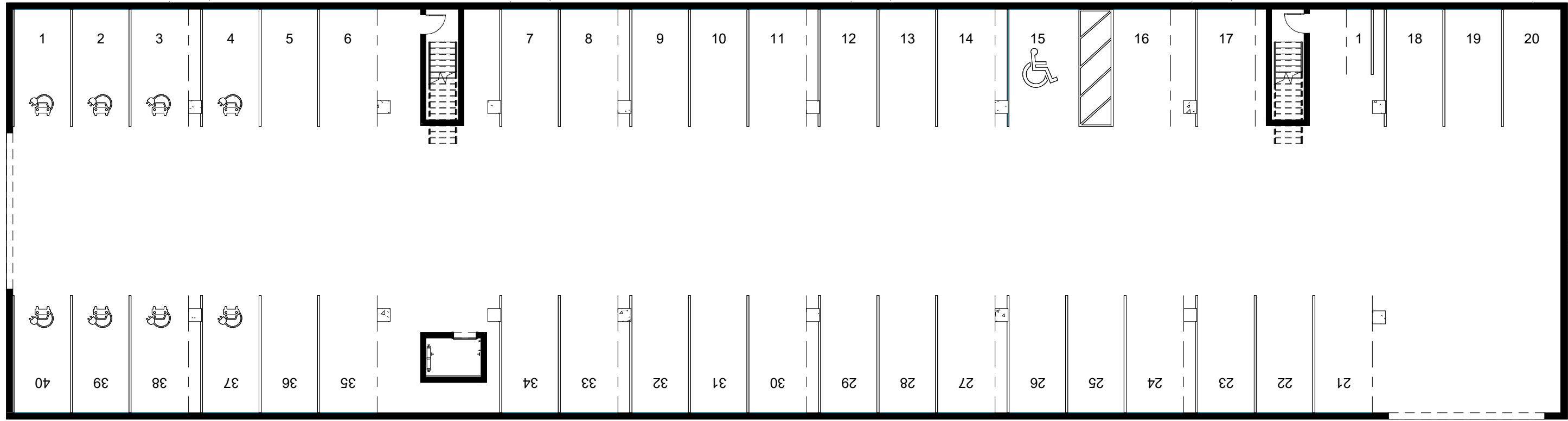


④ Elevation 4 Facade Variation
SCALE: 3/32" = 1'-0"



Facade Shift Legend

- Facade Bumpout Area.....4' to 5'
- Primary Facade Area.....0'
- Recessed Facade Area.....4' to 5'
- Recessed Facade Area.....15' +



- General Notes:**
1. Datum Elevation 6771' = Architectural 100' - 0"
 2. See Building Elevations for Proposed Materials
 3. See AMPD-009 for Landscape Plan
 4. Dimensions on Level 2 and 3 are Similar to Level 1
 5. See Facade Variation Elevations for Facade Breaks and Variation

- Building Data:**
- * (35) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
 - * (10) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
 - * **(43) Parking Stalls Provided**
 - * **(1) Scooter / E-Bike / Motorcycle Parking Stalls Provided**
 - * **(36) Sheltered Securable Bike Parking Stalls Provided**

- * 45' Allowed Building Height per LMC 15-6.1-8
- * **29' 6" Proposed Building Height**

***Total Building Area: 44,093 SF**

***Total (N) Unit Equivalents: 43,093 / 2000 = 22.05**

Units:

Unit Type and Count	Unit Area
1 Bed	600 Sq. Ft.
20	
2 Bed	837 Sq. Ft.
18	
Studio	427 Sq. Ft.
12	
Total: 50	

Common Spaces:

Unit Type and Count	Area
- Common Space	5161 SF
- Storage Area	1020 SF

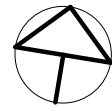
Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space		
- Storage Area		
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	10	0
2 Bed	18	9
Studio	6	0
50	34	9

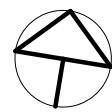
Building F - Level P

SCALE: 1/16" = 1'-0"



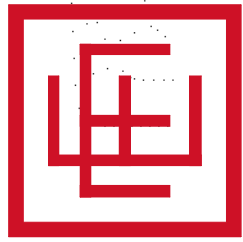
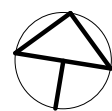
Building F - Level 1

SCALE: 1/16" = 1'-0"



Building F - Level 2

SCALE: 1/16" = 1'-0"

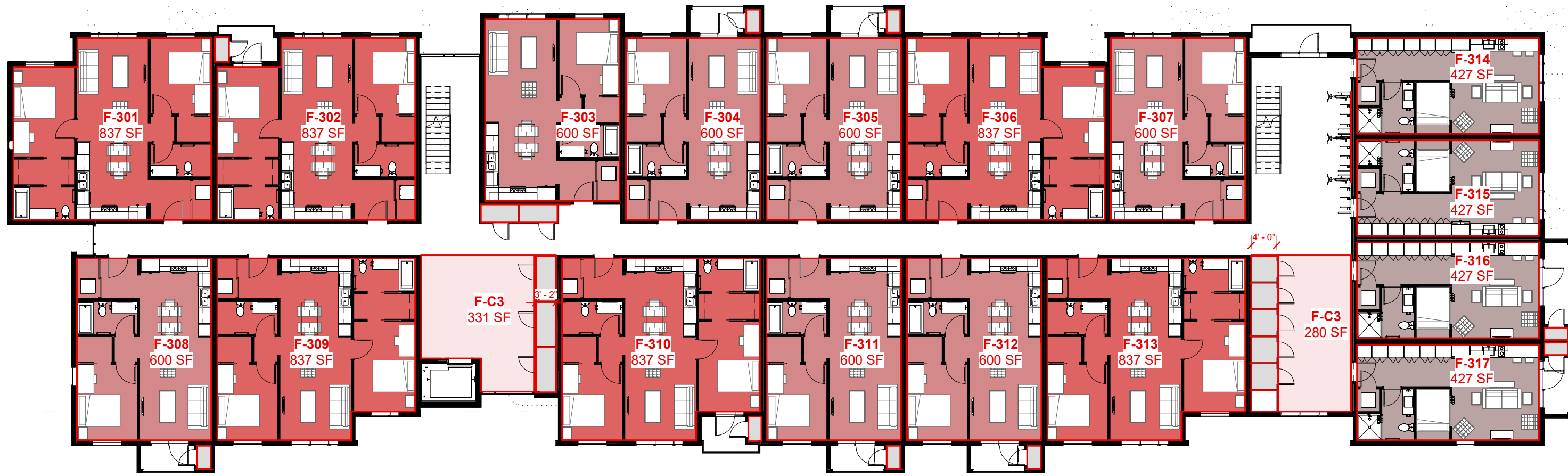


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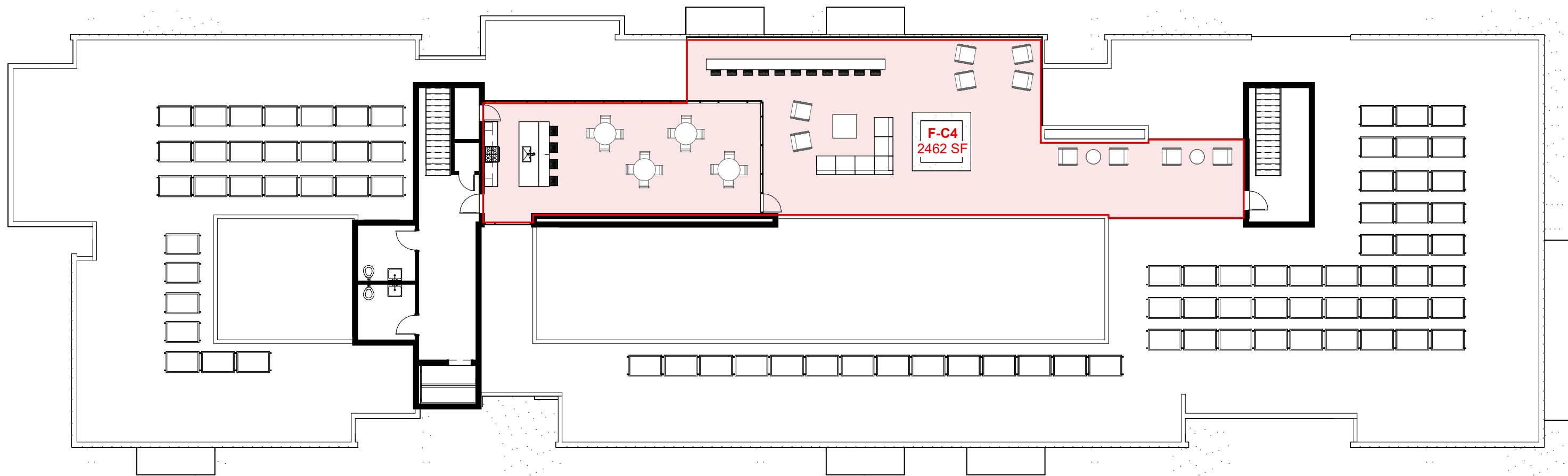
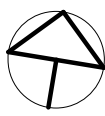
Apt. Bldg. F - Floor Plans

HOPA
AMPD-150

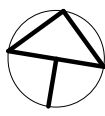


Building F - Level 3

SCALE: 1/16" = 1'-0"



2 Building F - Level 4
SCALE: 1/16" = 1'-0"



General Notes:

1. Datum Elevation 6771' = Architectural 100' - 0"
2. See Building Elevations for Proposed Materials
3. See AMPD-009 for Landscape Plan
4. Dimensions on Level 2 and 3 are Similar to Level 1
5. See Facade Variation Elevations for Facade Breaks and Variation

Building Data:

- * (35) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
- * (10) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
- * (43) Parking Stalls Provided
- * (1) Scooter / E-Bike / Motorcycle Parking Stalls Provided
- * (36) Sheltered Securable Bike Parking Stalls Provided

- * 45' Allowed Building Height per LMC 15-6.1-8
- * 29' 6" Proposed Building Height

*Total Building Area: 44,093 SF

*Total (N) Unit Equivalents: 43,093 / 2000 = 22.05

Units:

Unit Type and Count	Unit Area
1 Bed 20	600 Sq. Ft.
2 Bed 18	837 Sq. Ft.
Studio 12	427 Sq. Ft.
Total: 50	

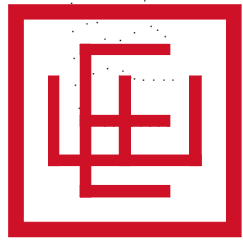
Common Spaces:

Unit Type and Count	Area
- Common Space	5161 SF
- Storage Area	1020 SF

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space		
- Storage Area		
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	10	0
2 Bed	18	9
Studio	6	0
50	34	9

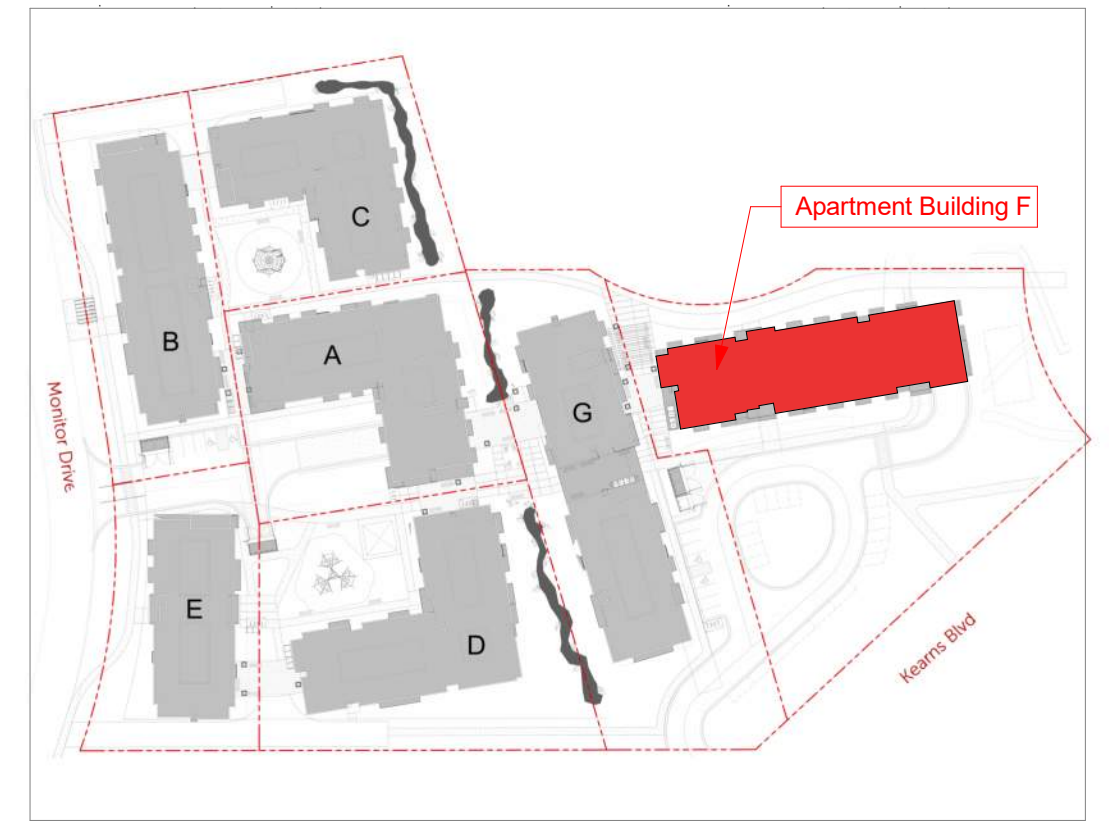
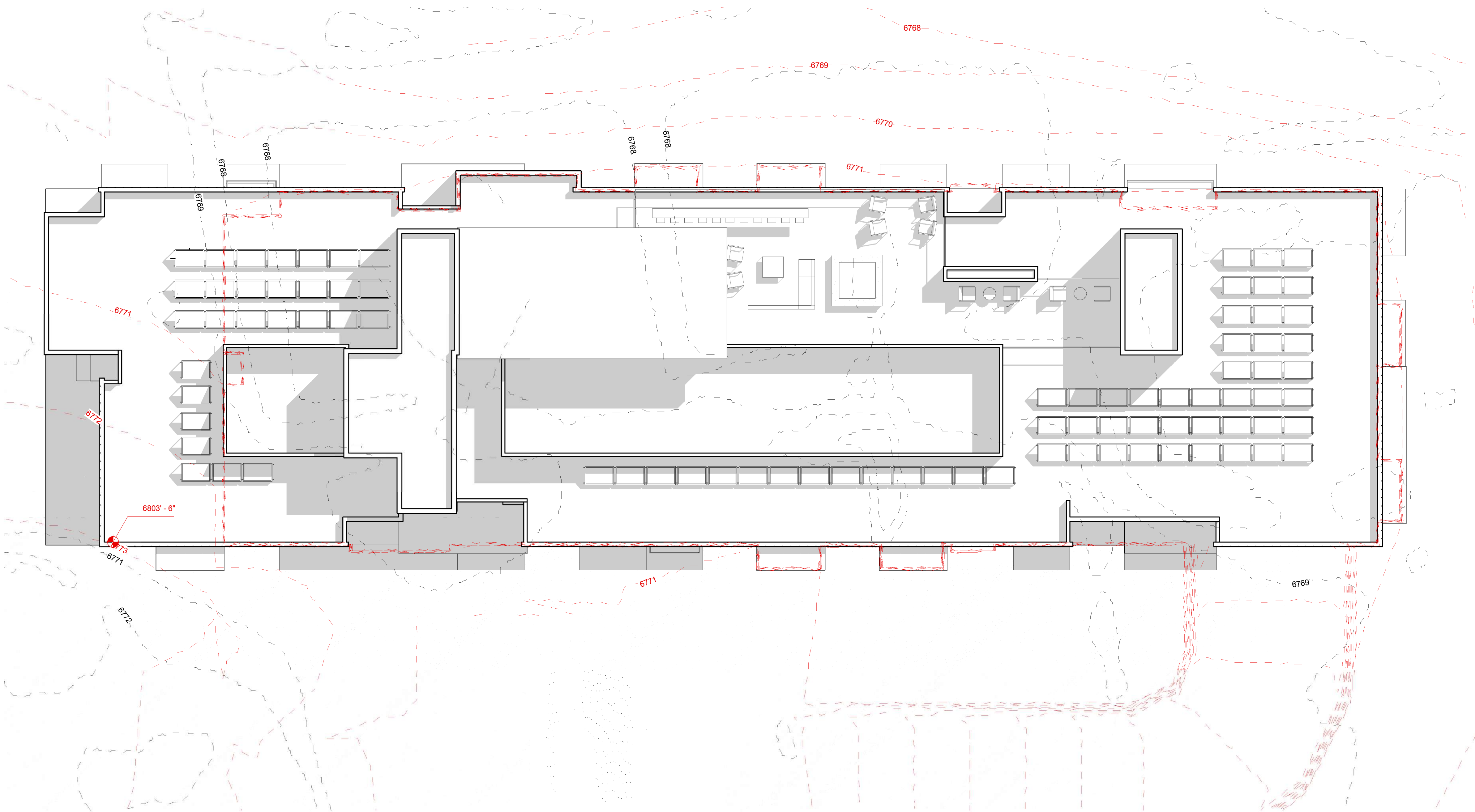


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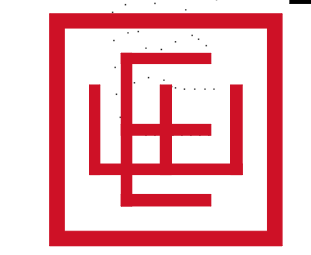
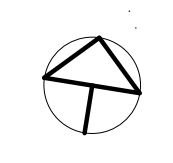
12/15/17
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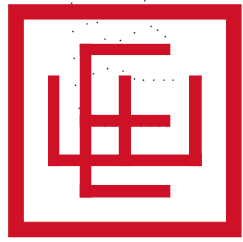
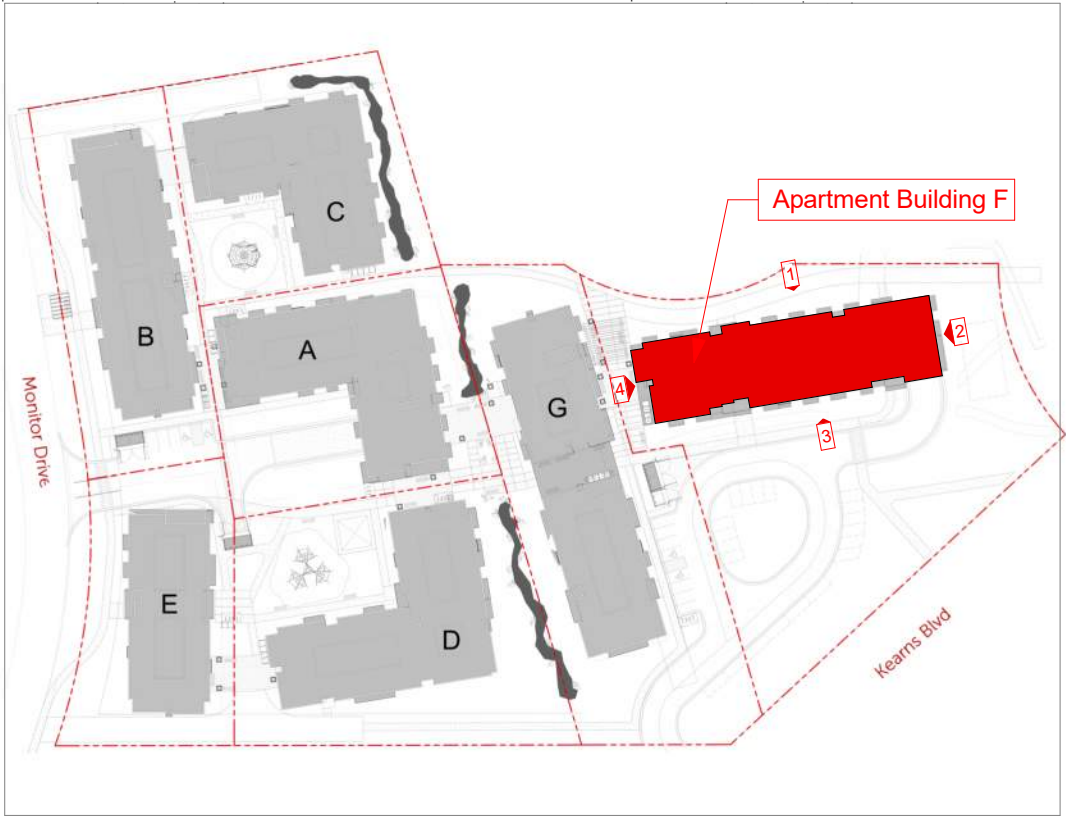
Apt. Bldg. F - Floor Plans

HOPA
AMPD-151



Roof Plan
SCALE: 3/32" = 1'-0"





Elevation 4

SCALE: 3/32" = 1'-0"



Elevation 3

SCALE: 3/32" = 1'-0"



Elevation 2

SCALE: 3/32" = 1'-0"

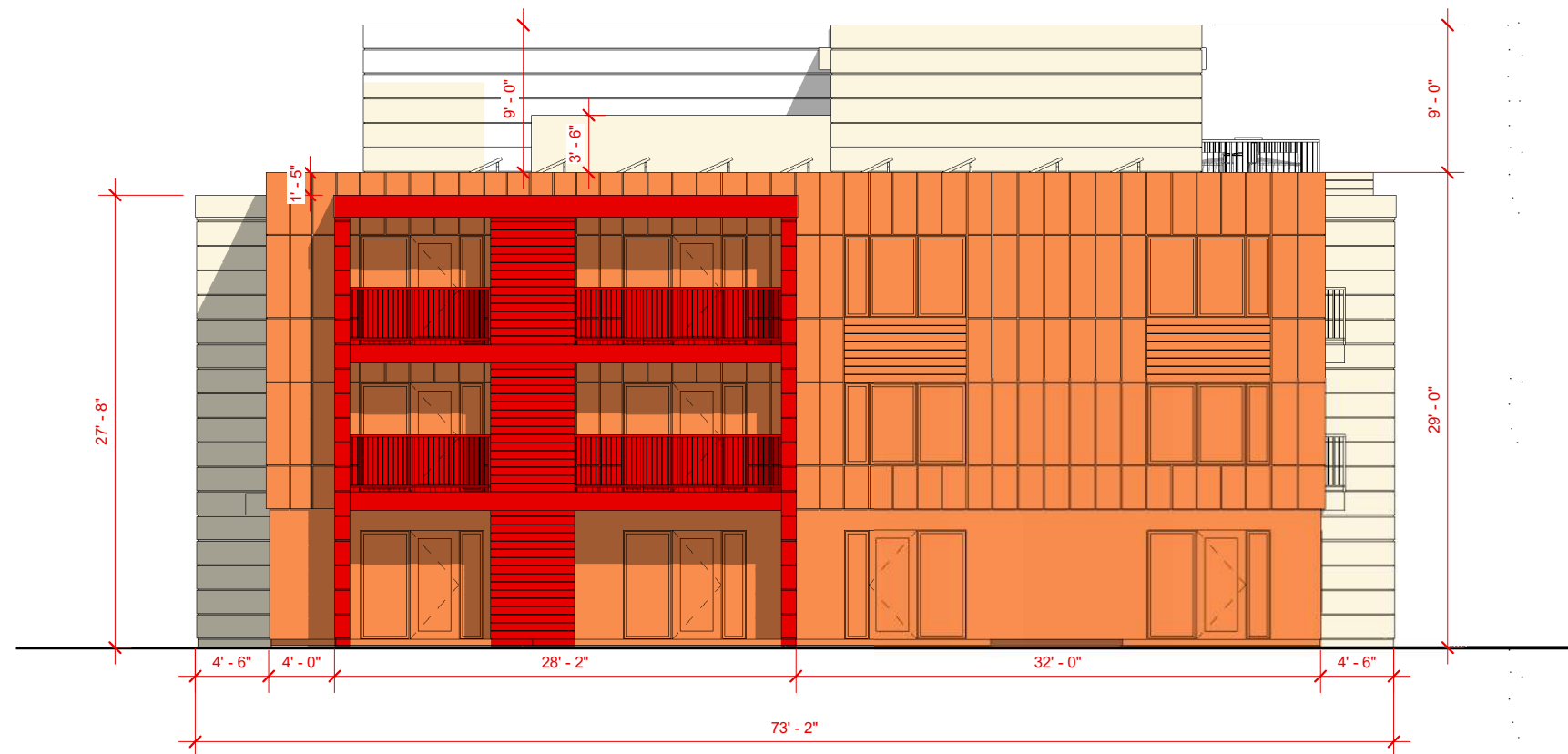


Elevation 1

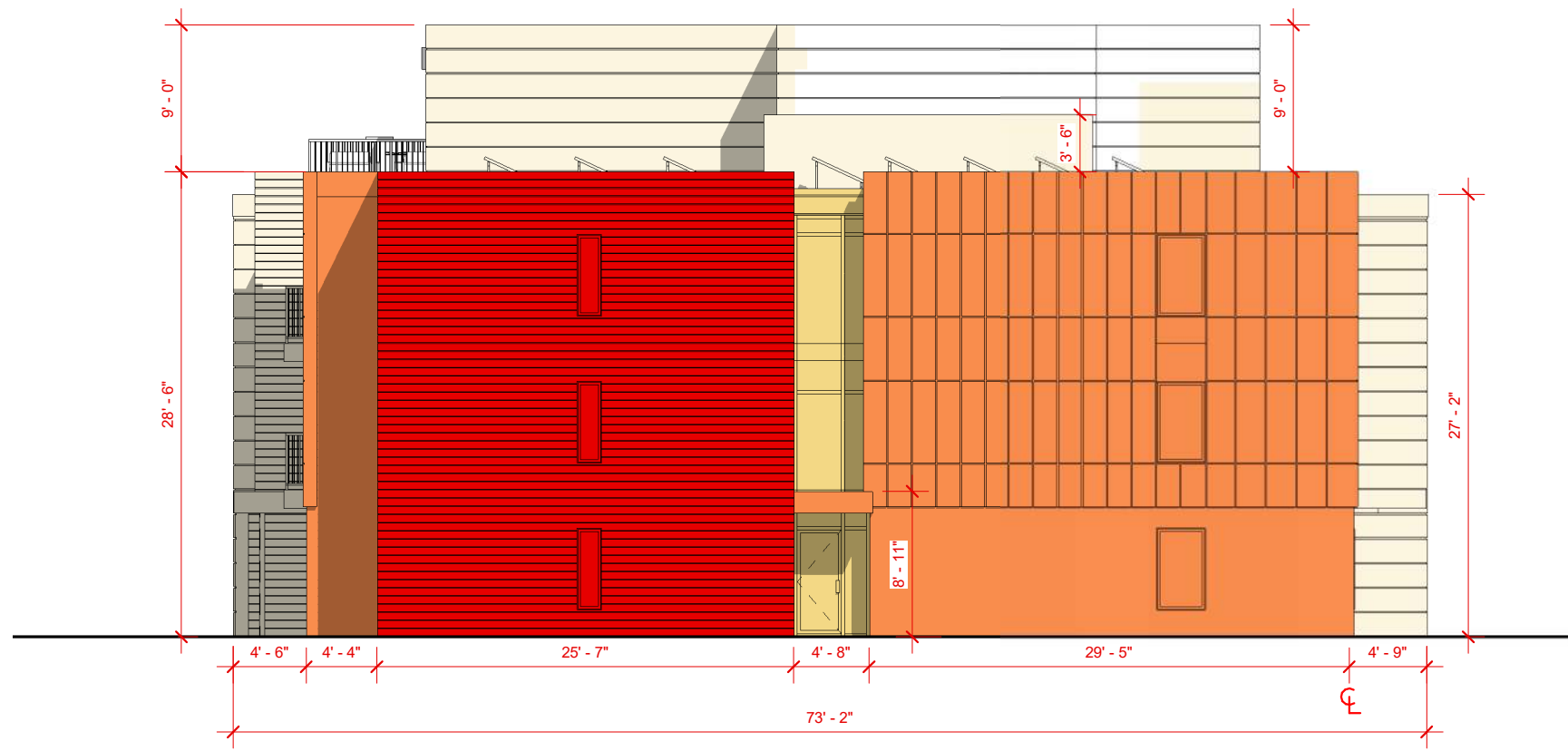
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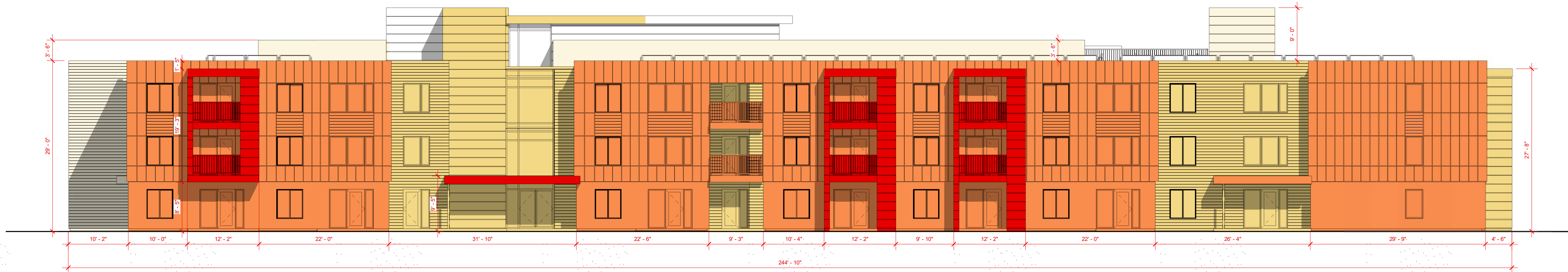
① Elevation 1 Facade Variation
SCALE: 3/32" = 1'-0"



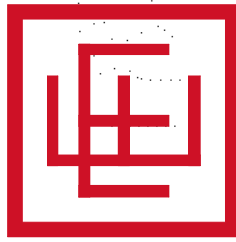
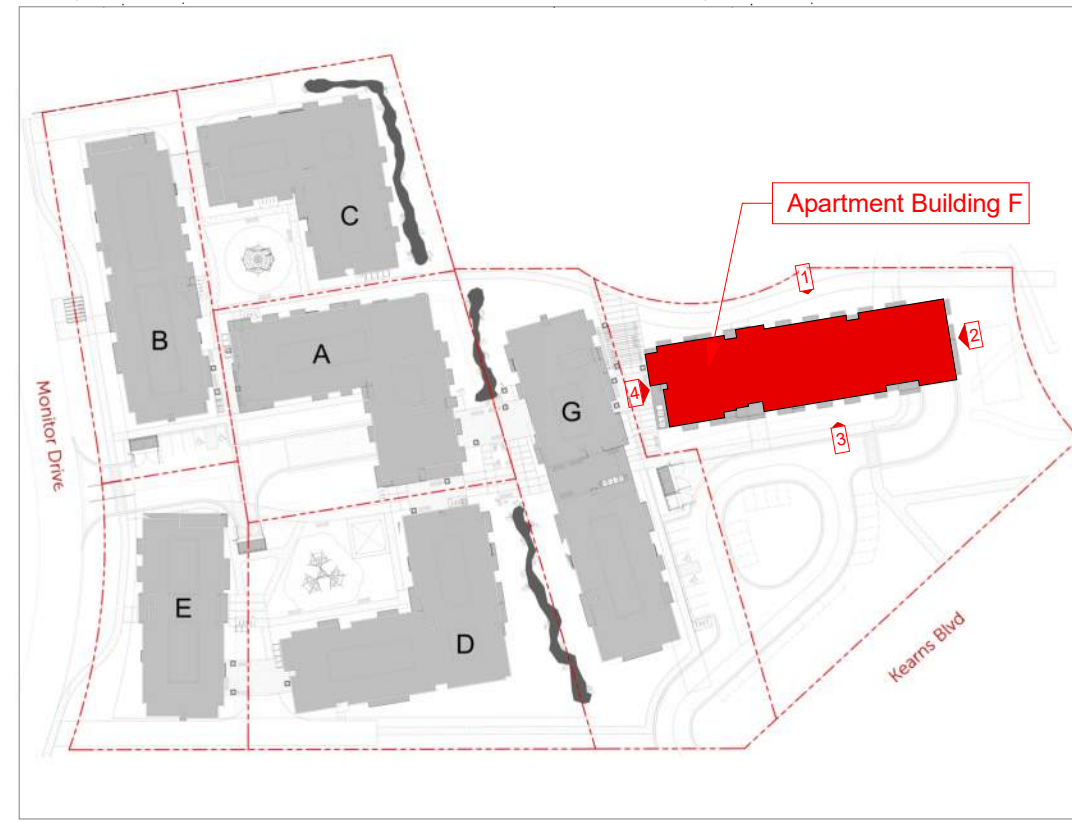
② Elevation 2 Facade Variation
SCALE: 3/32" = 1'-0"



④ Elevation 4 Facade Variation
SCALE: 3/32" = 1'-0"



③ Elevation 3 Facade Variation
SCALE: 3/32" = 1'-0"

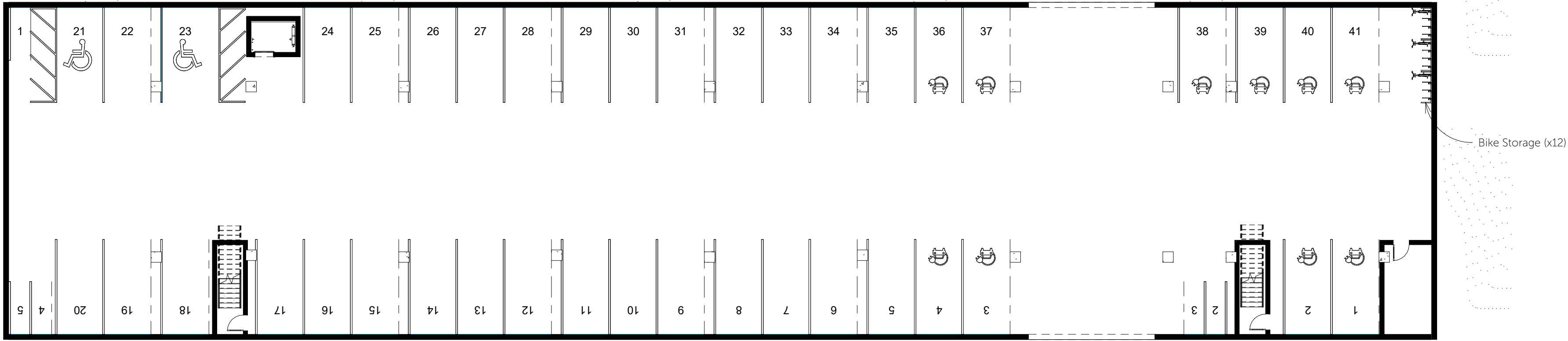


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Apt. Bldg F - Elevations Facade
Variation

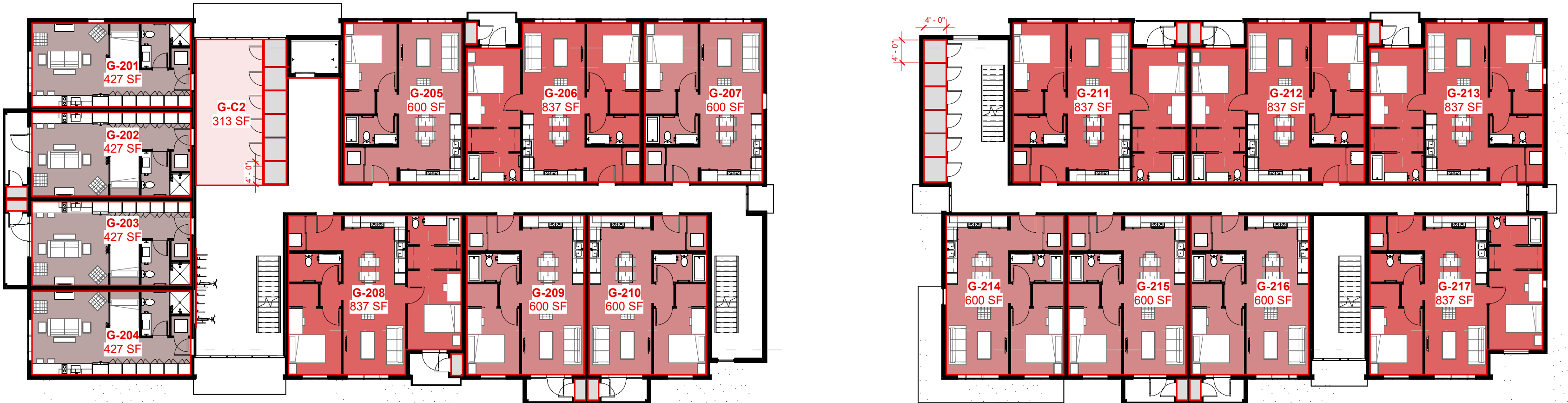
HOPA
AMPD-154



Building G - Level P
SCALE: 1/16" = 1'-0"



Building G - Level 1
SCALE: 1/16" = 1'-0"



Building G - Level 2
SCALE: 1/16" = 1'-0"

- General Notes:**
1. Datum Elevation 6774' = Architectural 100' - 0"
 2. See Building Elevations for Proposed Materials
 3. See AMPD-009 for Landscape Plan
 4. Dimensions on Level 2 and 3 are Similar to Level 1
 5. See Facade Variation Elevations for Facade Breaks and Variation

- Building Data:**
- * (35) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
 - * (10) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
 - * (41) Parking Stalls Provided
 - * (5) Scooter / E-Bike / Motorcycle Parking Stalls Provided
 - * (44) Sheltered Securable Bike Parking Stalls Provided

- * 45' Allowed Building Height per LMC 15-6.1-8
- * 29' 6" Proposed Building Height

*Total Building Area: 45,588 SF

*Total (N) Unit Equivalents: 45,588 / 2000 = 22.79

Units:

Unit Type and Count	Unit Area
1 Bed 20	600 Sq. Ft.
2 Bed 18	837 Sq. Ft.
Studio 12	427 Sq. Ft.
Total: 50	

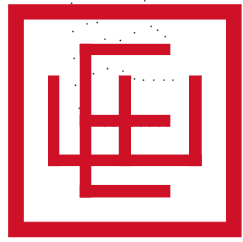
Common Spaces:

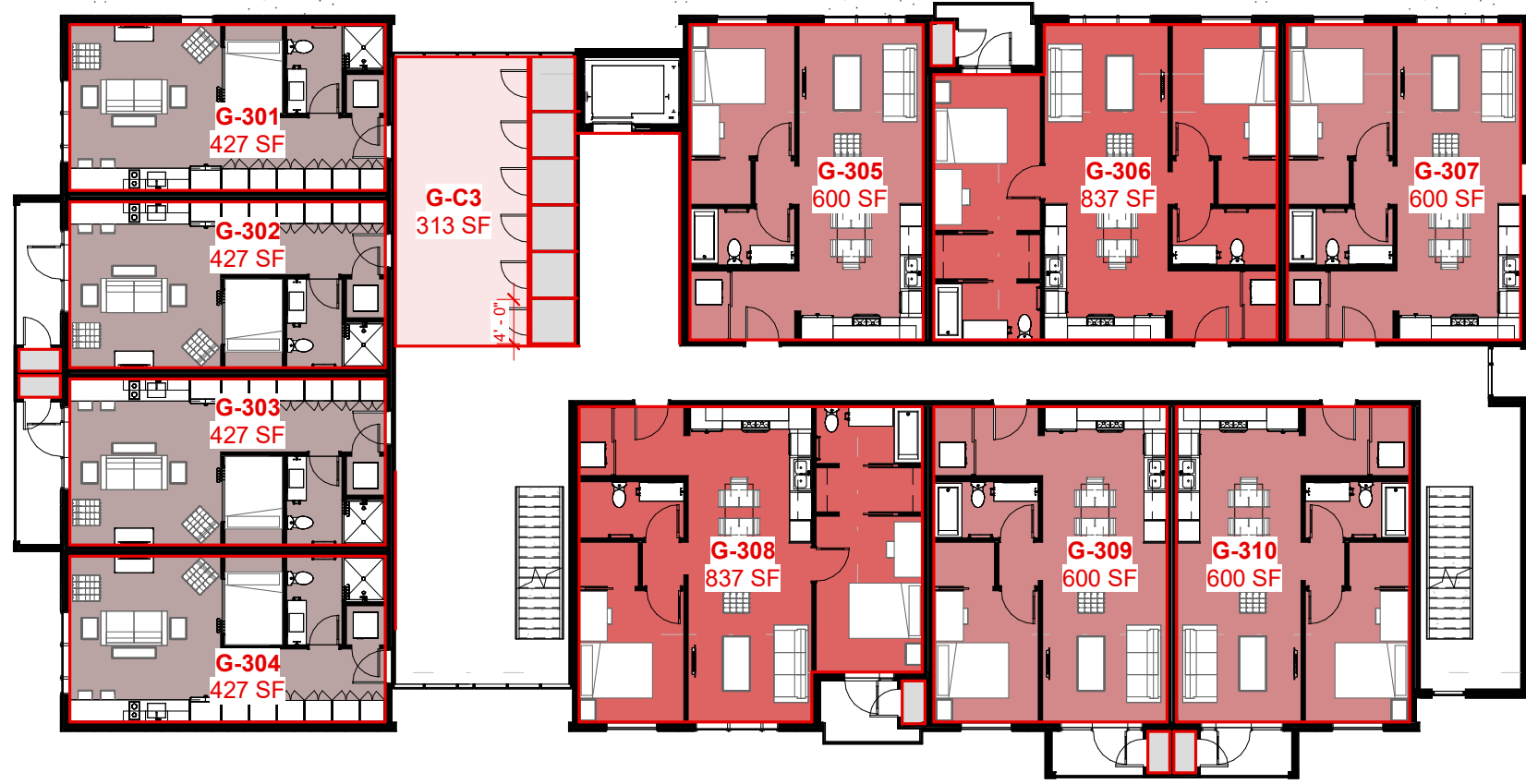
Unit Type and Count	Area
- Common Space	1432 SF
- Storage Area	1349 SF

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space	0	0
- Storage Area	0	0
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

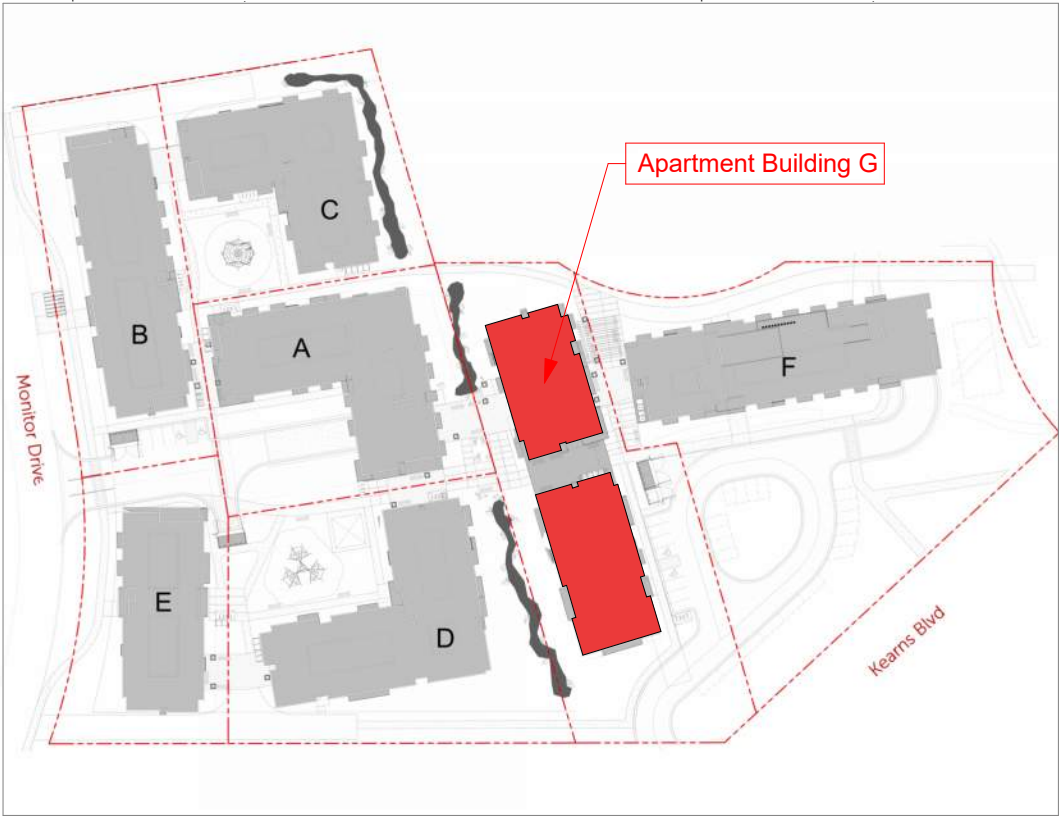
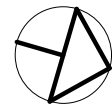
Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	10	0
2 Bed	18	9
Studio	6	0
50	34	9





Building G - Level 3

SCALE: 1/16" = 1'-0"



General Notes:

- 1. Datum Elevation 6774' = Architectural 100' - 0"
- 2. See Building Elevations for Proposed Materials
- 3. See AMPD-009 for Landscape Plan
- 4. Dimensions on Level 2 and 3 are Similar to Level 1
- 5. See Facade Variation Elevations for Facade Breaks and Variation

Building Data:

- * (35) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
- * (10) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
- * (41) Parking Stalls Provided
- * (5) Scooter / E-Bike / Mortorcycle Parking Stalls Provided
- * (44) Sheltered Securable Bike Parking Stalls Provided

- * 45' Allowed Building Height per LMC 15-6.1-8
- * 29' 6" Proposed Building Height

*Total Building Area: 45,588 SF

*Total (N) Unit Equivalents: 45,588 / 2000 = 22.79

Units:

Unit Type and Count	Unit Area
1 Bed 20	600 Sq. Ft.
2 Bed 18	837 Sq. Ft.
Studio 12	427 Sq. Ft.
Total: 50	

Common Spaces:

Unit Type and Count	Area
- Common Space	1432 SF
- Storage Area	1349 SF

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space	0	0
- Storage Area	0	0
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	10	0
2 Bed	18	9
Studio	6	0
50	34	9

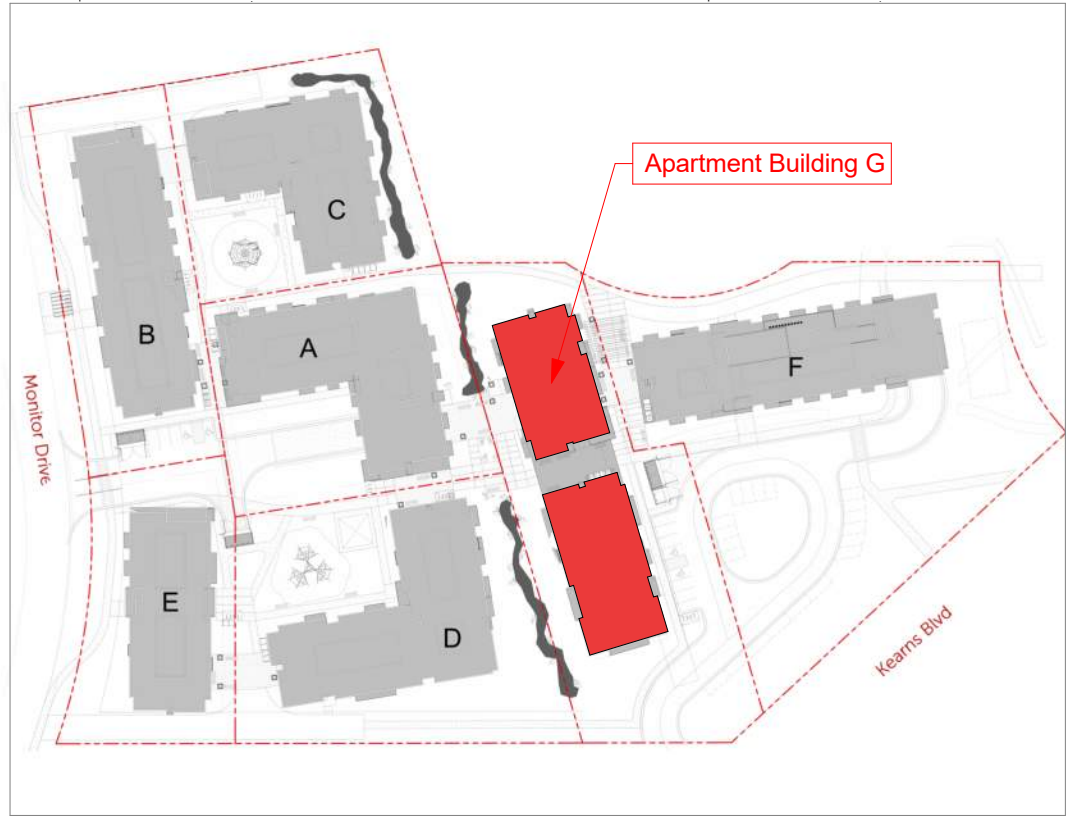
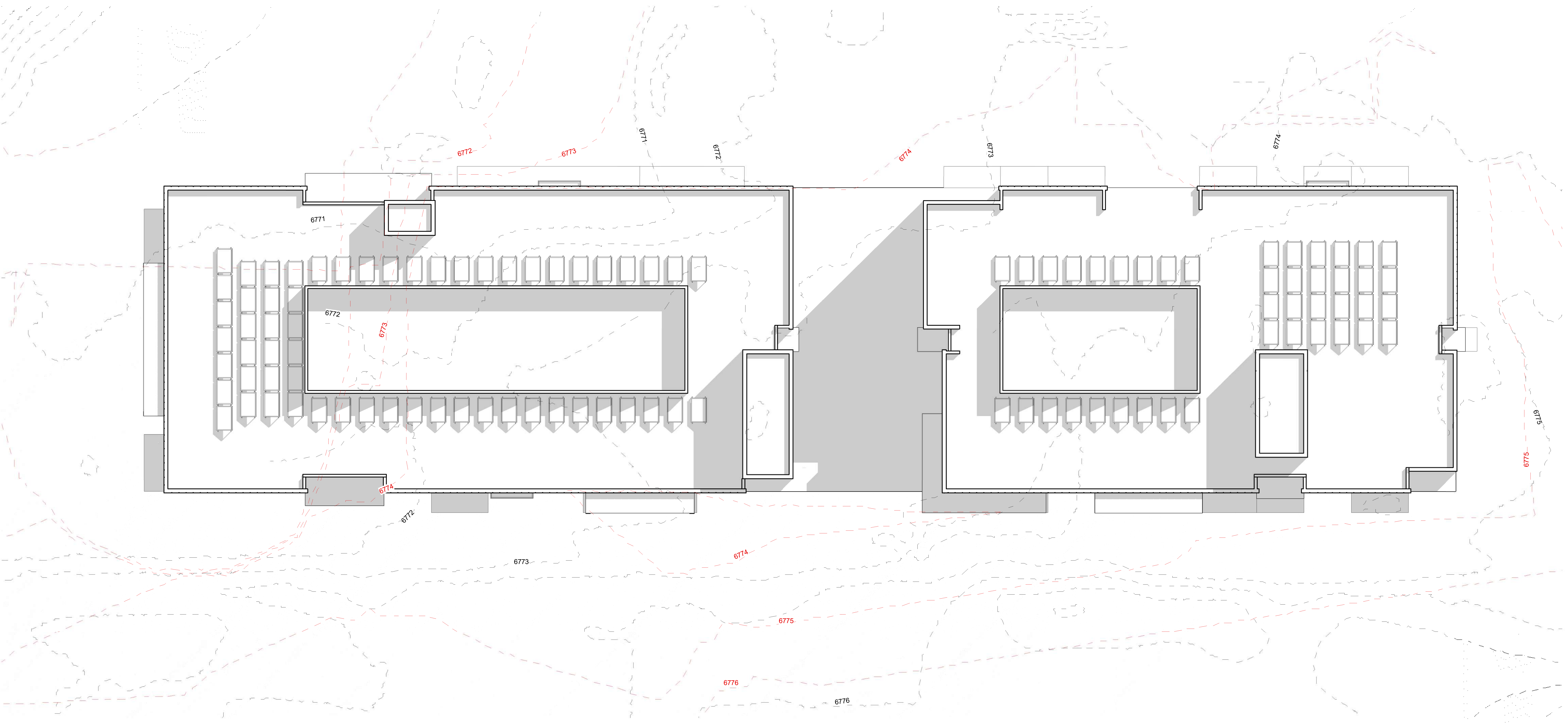


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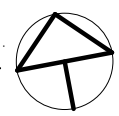
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Apt. Bldg. G - Floor Plans

HOPA
AMPD-161



Roof Plan
SCALE: 3/32" = 1'-0"





Elevation 4
SCALE: 3/32" = 1'-0"



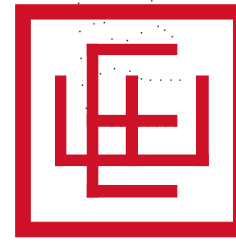
Elevation 3
SCALE: 3/32" = 1'-0"

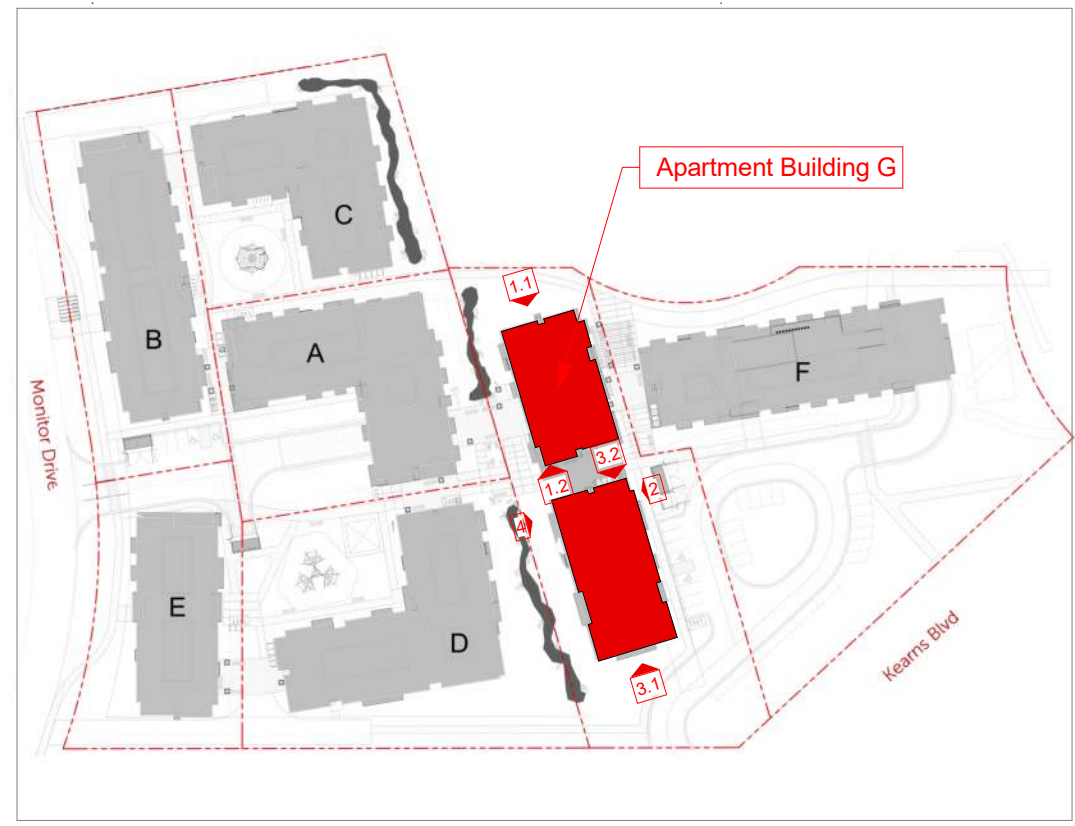


Elevation 2
SCALE: 3/32" = 1'-0"



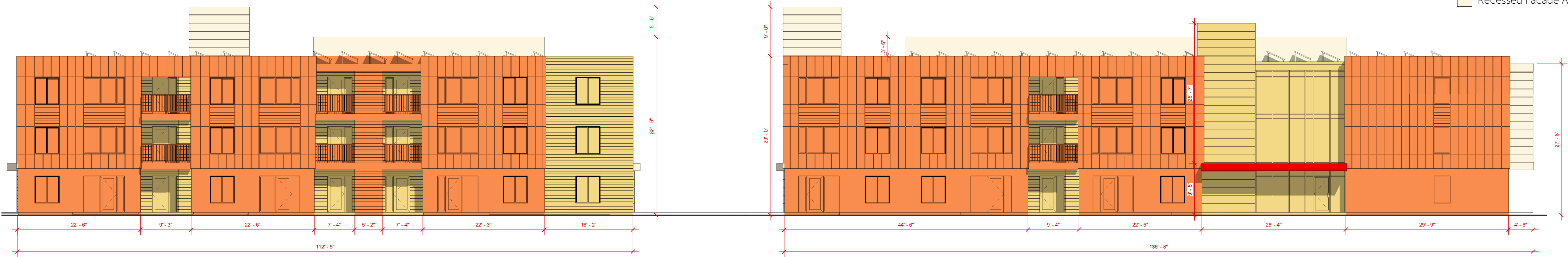
Elevation 1
SCALE: 3/32" = 1'-0"



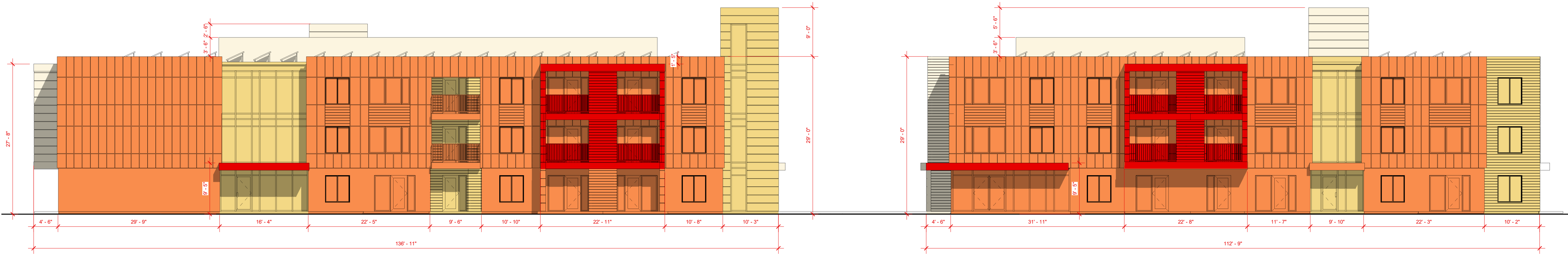


Facade Shift Legend

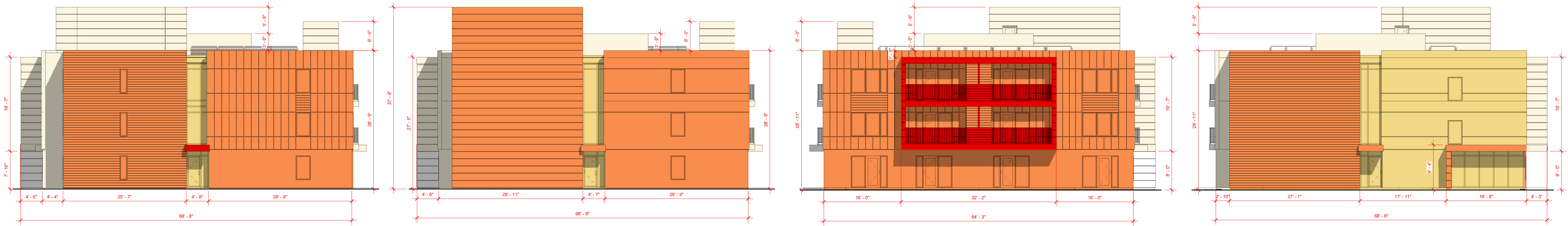
- Facade Bumpout Area.....4' to 5'
- Primary Facade Area.....0'
- Recessed Facade Area.....4' to 5'
- Recessed Facade Area.....15+



2 Elevation 2 Facade Variation
SCALE: 3/32" = 1'-0"



4 Elevation 4 Facade Variation
SCALE: 3/32" = 1'-0"

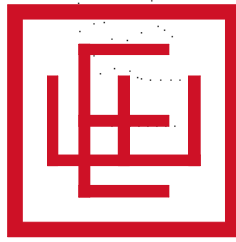


3.1 Elevation 3.1 Facade Variation
SCALE: 3/32" = 1'-0"

3.2 Elevation 3.2 Facade Variation
SCALE: 3/32" = 1'-0"

1.1 Elevation 1.1 Facade Variation
SCALE: 3/32" = 1'-0"

1.2 Elevation 1.2 Facade Variation
SCALE: 3/32" = 1'-0"



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Apt. Bldg G - Elevations Facade
Variation

HOPA
AMPD-164

Planning Commission Staff Report



Subject: 4807 Legacy Court
Application: PL-23-05913
Author: Lillian Zollinger, Planner II
Date: March 27, 2024
Type of Item: Conditional Use Permit

Recommendation

(1) Review the requested Conditional Use Permit (CUP) for a Guest House; (2) hold a Public Hearing; and (3) consider approving the CUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Kyle and Sarah Ryland, represented by Tyler Call, Annex Architecture
Location: 4807 Legacy Court
Zoning District: Residential Development
Sensitive Land Overlay
Adjacent Land Uses: Single Family Dwellings, Resort, Recreation and Open Space
Reason for Review: The Planning Commission reviews and takes Final Action on Conditional Use Permits¹

LMC	Land Management Code
LOD	Limits of Disturbance
RD	Residential Development
SFD	Single-Family Dwelling
SLO	Sensitive Land Overlay

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

Summary

4807 Legacy Way is a 3.04-acre Lot (132,339 square feet) located in the Residential Development (RD) Zoning District. The site is Lot 2 of the 15-Lot Huntsman Estates First Amended Subdivision. The Huntsman Estates Subdivision was approved by the City Council on July 9, 2020 (Ordinance No. [2020-31](#), [Staff Report](#), [Minutes](#) beginning on page 14). On July 13, 2023, a Plat Amendment was approved by the City Council (Ordinance No. [2023-35](#), [Staff Report](#), [Minutes](#) page 14), and was recorded with Summit County on September 25, 2023 as Entry No. [1210092](#).

¹ LMC [§ 15-1-8\(G\)\(B\)](#)

A Guest House is defined in the Land Management Code (LMC) Section [15-15-1](#) as “[a]n Accessory Building and dwelling intended for non-rent paying guests of the primary Dwelling Unit’s residents. Guest Houses are not a lodging Use where typical lodging services are provided. Payment is not allowed.”

The site plan for Lot 02, Huntsman Estates (Stein Eriksen Estates), shows a large main house and a smaller guest house. The main house is labeled 'MAIN HOUSE PERMIT #23-1253' and the guest house is labeled 'GUEST HOUSE'. The lot is situated between Legacy Court to the west and Royal Street to the east. The plan includes various setbacks, easements, and landscaping details. The lot area is 3.04 acres. The surrounding area includes Lot 01 (0.69 acres) to the north and Lot 03 (2.78 acres) to the south. The plan also shows the location of the main house, guest house, and various setbacks and easements.

Analysis

Guest Houses require a CUP in the Residential Development Zoning District.² The Planning Commission takes Final Action on CUPs.³

(I) The proposal for a Guest House complies with LMC Chapter 15-2.13, *Residential Development*.

The proposal complies with the criteria outlined in LMC Chapter [15-2.13](#):

Requirement	Analysis of Proposal for Guest House
Density: 3 Units per acre; Guest Houses are only permitted on Lots of one acre or greater	Complies: The Lot is 3.04 acres
Front Setback: 20'	Complies: 93'
Rear Setback: 15'	Complies: ~350'
Side Setback: 12 ft'	Complies: ~64+'
Building Height: 28'	Complies: 17'

Pursuant to LMC [Section 15-4-6](#), the Applicant must record a deed restriction with the County Recorder prior to Certificate of Occupancy issuance stating the Guest House may not be sold or leased separate from the main house (See Condition of Approval 1).

(II) The proposal for a Guest House complies with LMC § 15-3-6(A), *Parking Requirements*.

Pursuant to LMC [§ 15-3-6\(A\)](#), two parking spaces are required for a SFD, and one parking space for a Guest House. The SFD has three parking spaces in the garage, which is compliant with the total required parking of three spaces.

(III) The proposal for a Guest House complies with LMC Section 15-4-6, *Guest Houses*.

The proposal, as conditioned, complies with the criteria outlined in LMC Section [15-4-6](#):

Requirement	Analysis of Proposal
Size – Guest Houses are only permitted on Lots of one (1) acre or greater	Complies – The Lot is 3.04 acres.
Building Size – Guest Houses may be no larger than one third (1/3) the size of the main dwelling and are limited to a maximum floor area of 1,500 sq. ft.	Complies –The Single-Family Dwelling is 10,263 sf. The proposed Guest House is 773 sf and compliant.

² LMC [§ 15-2.13-2\(B\)](#)

³ LMC [§ 15-1-8\(G\)](#)

Deed Restriction – Prior to Certificate of Occupancy issuance, a deed restriction “Notice to Purchaser” stating that the Guest House may not be sold or leased separate from the main house, shall be recorded at the County Recorder’s Office	See Condition of Approval 1
---	------------------------------------

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

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Commission shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning Commission may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards. LMC [§ 15-1-10](#).

CUP Review Criteria	Analysis of Proposal
Size and location of the Site - Guest Houses are only permitted on Lots of one (1) acre or greater	Complies: The Lot is 3.04 acres.
Traffic considerations	No Required Mitigation: The one-bedroom Guest House is not expected to generate a significant number of vehicle trips, and does not trigger a Traffic Impact Study . The Subdivision is served by an on-call van shuttle service during peak vacation/holiday weeks.
Utility capacity	See Condition of Approval 2: No change to utility capacity is anticipated. The Lot exceeds one (1) acre and is required to obtain a MS4 storm water permit prior to any construction activity.
Emergency vehicle access	No Required Mitigation: On December 4, 2023, the Park City Fire District confirmed the location of the Guest House does not change or impede emergency vehicle access.
Off-Street Parking	No Required Mitigation: The SFD has three garage parking spaces and complies with parking requirements.
Vehicular and pedestrian circulation	No Required Mitigation: No change to circulation is proposed.

Fencing, screening, and landscaping	No Required Mitigation: The Forestry Board reviewed the Applicant's Arborist Assessment on January 4, 2024, and approved the location of the Guest House and vegetation removal.
Orientation to buildings on adjoining Lots	No Required Mitigation: The Guest House is located between Royal Street and the SFD and will be minimally visible to adjoining Lots or the public Right-of-Way.
Open Space	No Required Mitigation: The Guest House is located within the LOD for Lot 2 and no changes to Open Space are proposed.
Signs and lighting	See Condition of Approval 3: Signs are prohibited. The outdoor lighting shall comply with to the Dark Sky Code in LMC § 15-5-5(J) .
Compatibility with surrounding Structures	No Required Mitigation: The Guest House is designed with the same exterior materials as the main residence, which include wood siding, metal accents, shingles, and stone.
Noise and mechanical factors	See Condition of Approval 5: The Guest House Use shall comply with the Municipal Code of Chapter 6-3, Noise .
Control of delivery and service vehicles	See Condition of Approval 4: Trash and recycling receptacles shall be stored on site and placed for trash pickup according to the requirements of Municipal Code of Park City § 6-1-11 .
Ownership	See Conditions of Approval 1 and 7: Prior to Certificate of Occupancy issuance, a deed restriction "Notice to Purchaser" stating that the Guest House may not be sold or leased separate from the main house, shall be recorded at the County Recorder's Office. Long-Term Rental and Nightly Rental of the Guest House is prohibited.
Sensitive Land	No Required Mitigation: The property is within the Sensitive Land Overlay. LODs were evaluated by the Planning Commission as part of the Huntsman Estates Subdivision plat review. The Guest House is located within the LOD. An arborist assessment was submitted with the building permit for the SFD and was reviewed by the Forestry Board on January 4, 2024. The Forestry Board approved the proposed plans.
Consistency with the General Plan	Complies: The Upper Deer Valley Neighborhood (pg. 14-24) Section of the General Plan notes that much of the area consists of second homes and resort-oriented development surrounded by open space. The Guest House is consistent with the surrounding neighborhood and the Guest House cannot be rented or sold separately.

(V) The Development Review Committee does not require Conditions of Approval.⁴

⁴ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering

The Development Review Committee reviewed the proposal on December 4, 2023, and did not identify any issues with the Guest House.

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 13, 2024. Staff mailed courtesy notice to property owners within 300 feet on March 13, 2024. The *Park Record* published courtesy notice on March 13, 2024.⁵

Public Input

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

Alternatives

- The Planning Commission may approve the CUP for a Guest House with Conditions; or
- The Planning Commission may deny the CUP and direct staff to make Findings for the denial; or
- The Planning Commission may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Action Letter
Exhibit B: Proposed Plans
Exhibit C: HOA Notification Letter
Exhibit D: Applicant's Project Description
Exhibit E: Huntsman Estates First Amended Plat

Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

⁵ LMC [§ 15-1-21](#)



Planning Department

March 27, 2024

Kyle and Sarah Ryland
3763 Fox Tail Trail
Park City, Utah 84060

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 4807 Legacy Court
Zoning District: Residential Development
Sensitive Land Overlay
Project Number: PL-23-05913
Action: APPROVED WITH CONDITIONS (See Below)
Date of Final Action: March 27, 2024
Project Summary: Conditional Use Permit for a Guest House

Action Taken

On March 27, 2024, the Planning Commission conducted a public hearing and approved a Conditional Use Permit (CUP) for a 773-square-foot Guest House at 4807 Legacy Court according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 4807 Legacy Way is a 3.04 acre Lot (132,339 square feet) located in the Residential Development (RD) Zoning District.
2. The site is Lot 2 of the Huntsman Estates First Amended Subdivision.
3. On October 4, 2023, the City issued Building Permit No. 23-1253 for a Single-Family Dwelling (SFD) at 4807 Legacy Way.
4. The Applicant proposes to construct a 773-square-foot Guest House.
5. A Guest House is a Conditional Use in the RD Zoning District and requires a Conditional Use Permit (CUP) approval by the Planning Commission.
6. Guest Houses are only permitted on Lots of one (1) acre or greater; the Lot is 3.04 acres.
7. The Front Setback for the Lot is 20'; the Guest House will be at least 93' from the Front Lot Line.
8. The Rear Setback for the Lot is 15'; the Guest House will be at least 350' from the Rear Lot Line.
9. The Side Setbacks for the Lot are 12'; the Guest House will be at least 64' from the Front Lot Line.
10. The maximum Building Height for the RD Zoning District is 28'; the Guest House will be 17' in height.



Planning Department

11. The SFD has a three-car garage. Two parking spaces are required pursuant to LMC § 15-3-6(A) for a SFD. One parking space is required for a Guest House and one parking space will be provided in the third space in the SFD garage.
12. Guest Houses may be no larger than one third the size of the main dwelling. The SFD is 10,263 square feet and the proposed Guest House is 773 square feet and compliant.
13. The Guest House will connect to the main house via a stone pathway and is restricted to non-rent paying guests of the property owners.
14. The Guest House contains one bedroom, a living room, a bathroom, and a kitchenette.
15. The proposal complies with all Plat Notes and Conditions of Approval of Ordinance No. 2023-35, approving the Huntsman Estates First Amended Plat.
16. The Guest House is located east of the SFD and is within the Limits of Disturbance (LOD) for the Lot.
17. No easements on the Lot are impacted by the Guest House.
18. The Homeowner Association approved the proposed Guest House on August 18, 2023.
19. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E):

CUP Review Criteria	Analysis of Proposal
Size and location of the Site - Guest Houses are only permitted on Lots of one (1) acre or greater	Complies: The Lot is 3.04 acres.
Traffic considerations	No Required Mitigation: The one-bedroom Guest House is not expected to generate a significant number of vehicle trips, and does not trigger a Traffic Impact Study . The Subdivision is served by an on-call van shuttle service during peak vacation/holiday weeks.
Utility capacity	See Condition of Approval 2: No change to utility capacity is anticipated. The Lot exceeds one (1) acre and is required to obtain a MS4 storm water permit prior to any construction activity.
Emergency vehicle access	No Required Mitigation: On December 4, 2023, the Park City Fire District confirmed the location of the Guest House does not change or impede emergency vehicle access.
Off-Street Parking	No Required Mitigation: The SFD has three garage parking spaces and complies with parking requirements.
Vehicular and pedestrian circulation	No Required Mitigation: No change to circulation is proposed.



Planning Department

Fencing, screening, and landscaping	No Required Mitigation: The Forestry Board reviewed the Applicant's Arborist Assessment on January 4, 2024, and approved the location of the Guest House and vegetation removal.
Orientation to buildings on adjoining Lots	No Required Mitigation: The Guest House is located between Royal Street and the SFD and will be minimally visible to adjoining Lots or the public Right-of-Way.
Open Space	No Required Mitigation: The Guest House is located within the LOD for Lot 2 and no changes to Open Space are proposed.
Signs and lighting	See Condition of Approval 3: Signs are prohibited. The outdoor lighting shall comply with to the Dark Sky Code in LMC § 15-5-5(J) .
Compatibility with surrounding Structures	No Required Mitigation: The Guest House is designed with the same exterior materials as the main residence, which include wood siding, metal accents, shingles, and stone.
Noise and mechanical factors	See Condition of Approval 5: The Guest House Use shall comply with the Municipal Code of Chapter 6-3, Noise .
Control of delivery and service vehicles	See Condition of Approval 4: Trash and recycling receptacles shall be stored on site and placed for trash pickup according to the requirements of Municipal Code of Park City § 6-1-11 .
Ownership	See Conditions of Approval 1 and 7: Prior to Certificate of Occupancy issuance, a deed restriction "Notice to Purchaser" stating that the Guest House may not be sold or leased separate from the main house, shall be recorded at the County Recorder's Office. Long-Term Rental and Nightly Rental of the Guest House is prohibited.
Sensitive Land	No Required Mitigation: The property is within the Sensitive Land Overlay. LODs were evaluated by the Planning Commission as part of the Huntsman Estates Subdivision plat review. The Guest House is located within the LOD. An arborist assessment was submitted with the building permit for the SFD and was reviewed by the Forestry Board on January 4, 2024. The Forestry Board approved the proposed plans.
Consistency with the General Plan	Complies: The Upper Deer Valley Neighborhood (pg. 14-24) Section of the General Plan notes that much of the area consists of second homes and resort-oriented development surrounded by open space. The Guest House is consistent with the surrounding neighborhood and the Guest House cannot be rented or sold separately.



Planning Department

Conclusions of Law

1. The Application, as conditioned, complies with LMC § 15-1-10(E), *Conditional Use Permit Criteria*, LMC Chapter 15-2.13, *Residential Development*, LMC § 15-3-6(A), *Parking Requirements*, and LMC Chapter 15-4-6, *Guest Houses*.
2. The proposed Use, as conditioned, is compatible with the surrounding structures in Use, scale, mass, and circulation.
3. The proposed Use is consistent with the Park City General Plan.
4. The effect of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. Prior to Certificate of Occupancy issuance, the Applicant shall record a deed restriction "Notice to Purchaser" stating that the Guest House may not be sold or leased separate from the main house with the Summit County Recorder's Office.
2. The Lot exceeds one (1) acre and is required to obtain a MS4 storm water permit prior to any construction activity.
3. All outdoor lighting must be down-directed, fully shielded, with bulbs 3000 degrees Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final lighting details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation.
4. Trash and recycling receptacles shall be stored on site and placed for trash and recycling pickup according to the Municipal Code of Park City § 6-1-11.
5. Fire sprinklers are required on the inside and outside of the Guest House and main residence.
6. Use of the Guest House shall comply with the Municipal Code of Park City § 6-1-11, *Noise*.
7. Payment for Use of the Guest House is prohibited. Long-Term Rentals and Nightly Rental of the Guest House are prohibited.
8. The Applicant shall apply for a separate building permit for the construction of the Guest House.

If you have questions or concerns regarding this Final Action Letter, please call Lillian Zollinger, at 435-615-5068, or email lillian.zollinger@parkcity.org.

Sincerely,



Planning Department

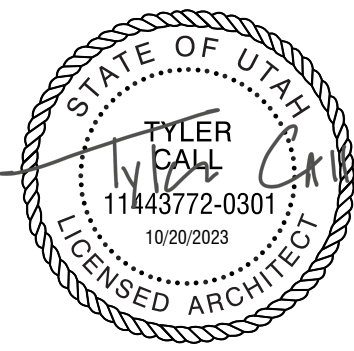
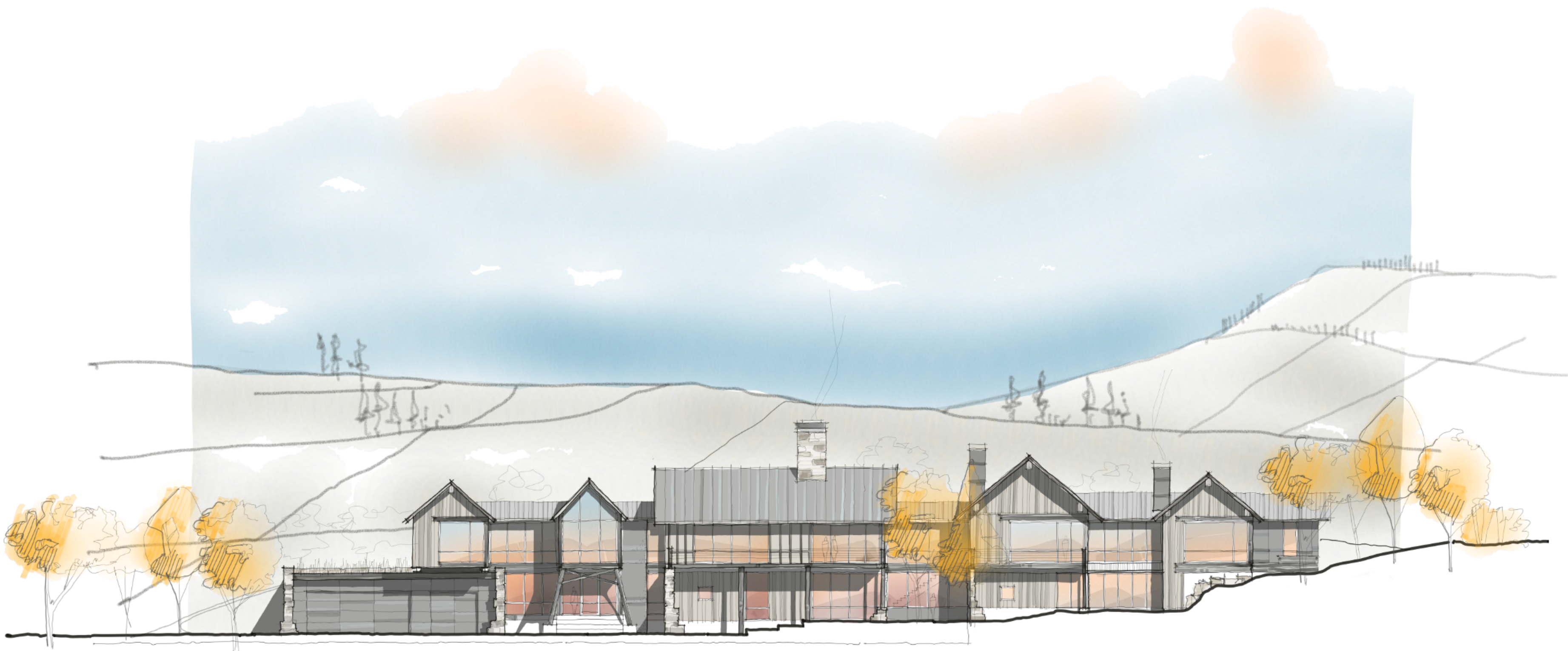
Sarah Hall
Planning Commission Chair

CC: Lillian Zollinger, Planner II

DRAFT

LEGACY COURT

PARK CITY, UT



LEGACY COURT
4807 LEGACY COURT
LOT 2: STEIN ERIKSEN ESTATES

PROJECT TEAM

ARCHITECT:

TYLER CALL, AIA
ANNEX ARCHITECTURE
PO BOX 83
BOZEMAN, MT 59771
(406) 595-7791

LANDSCAPE ARCHITECT:

TROY SCHERER
DESIGN 5
111 N. TRACY AVE.
BOZEMAN, MT 59715
(406) 587-4873

BUILDER:

BIG-D SIGNATURE
1389 CENTER DRIVE SUITE 360
PARK CITY, UT 84098
(435)658-2443

CIVIL/ SURVEY ENGINEER:

MICHAEL DEMKOWICZ
ALLIANCE ENGINEERING
323 MAIN STREET
PARK CITY, UT
(435) 649-9467

STRUCTURAL ENGINEER:

TY MONKS
IMEG CORP.
1143 STONERIDGE DR. SUITE 2
BOZEMAN, MT 59718
(406) 582-9901

M/E/P ENGINEER:

ENERGY-1
744 HORIZON CT. SUITE 100
GRAND JUNCTION, CO 81506
(406) 587-2917

PROJECT INFORMATION

ADDRESS:

4807 LEGACY COURT
PARK CITY, UT 84060

LEGAL DESCRIPTION:

HUNTSMAN ESTATES, LOT 2
PARCEL HME-2 (PARENT PARCEL: PC-900-1)

ZONING:

RD

FLOOD ZONE:

NO

CONSTRUCTION TYPE:

TYPE V

OCCUPANCY GROUP:

RESIDENTIAL, DETACHED SINGLE FAMILY

FIRE SUPPRESSION:

YES

MAIN HOUSE:

PERMIT NUMBER: 23-1253

GUEST HOUSE:

FIREPLACES: 1 (ELECTRIC)
BEDROOMS: 1
BATHROOMS: 1
KITCHENETTE: 1

REVISIONS

#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

GUEST HOUSE
COVER

GH-A100

GENERAL INFORMATION

DIVISION 01 - GENERAL REQUIREMENTS

APPLICABLE CODES (ALL DRAWINGS AND CONSTRUCTION TO COMPLY WITH THE FOLLOWING APPLICABLE CODES)

- 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2020 NATIONAL ELECTRIC CODE

DRAWINGS ARE THE PROPERTY ANNEX ARCHITECTURE WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED AND CONSTRUCTED OR NOT.

THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM AND ARE NOT TO BE USED BY THE PROJECT OWNER OR ANY OTHER ENTITY ON ANY OTHER PROJECTS OR FOR ANY EXTENSIONS, ADDITIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION GRANTED FROM ARCHITECT.

WHERE THERE IS CONFLICT OR DISCREPANCY BETWEEN THE DESIGN DOCUMENTS AND THE CONTRACT AGREEMENT BETWEEN OWNER AND CONTRACTOR, THE CONTRACTOR OR THE OWNER WILL NOTIFY THE ARCHITECT.

DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY TO ONE ANOTHER AND IMPLIED TO CORRESPOND WITH ONE ANOTHER. ANY AMBIGUITIES, DISCREPANCIES, OR CONFLICTS DISCOVERED THROUGH THE USE OF THESE DRAWINGS SHALL BE REPORTED IN WRITING IMMEDIATELY TO THE ARCHITECT. FAILURE TO PROVIDE NOTICE TO THE ARCHITECT PRIOR TO ANY SUBSEQUENT CONSTRUCTION ACTIVITY SHALL RELIEVE THE ARCHITECT OF ALL LIABILITIES AND/OR ANY OTHER CONSEQUENCE.

ARCHITECT IS NOT RESPONSIBLE FOR ANY UNAUTHORIZED CHANGES MADE TO DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR ANY UNAUTHORIZED CHANGES TO THE DRAWINGS AND WILL BE HELD LIABLE FOR ANY CONSEQUENCES ASSOCIATED WITH THE CHANGES.

CONTRACTOR IS RESPONSIBLE FOR DETERMINING MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALTERNATIVES TO MEANS AND METHODS WITH ARCHITECT PRIOR TO EXECUTING.

THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS REQUIRED TO COMPLETE THE CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE OWNER/CONTRACTOR AGREEMENT AND IN CONFORMANCE WITH THE GOVERNING CODES AND ORDINANCES HAVING JURISDICTION OVER THE PROJECT.

CONTRACTOR MUST COMPLY WITH THE RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL CONSTRUCTION, SAFETY, AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES.

DO NOT SCALE DRAWINGS. USE ANNOTATED DIMENSIONS. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE DRAWINGS. CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF THAT PORTION OF THE WORK.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.

ARCHITECT MAY GRANT CONTRACTOR OR ITS SUBCONTRACTORS ACCESS TO THE 3D MODEL, HOWEVER, THE PRINTED CONTRACT DOCUMENTS STILL PREVAIL AS THE GOVERNING DOCUMENT FOR THE EXECUTION OF THE WORK.

ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE, AND IN PROPER ALIGNMENT.

CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTIONS OF WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS AT NO EXPENSE TO THE ARCHITECT OR OWNER.

THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT OR ENGINEER. CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE THROUGHOUT CONSTRUCTION.

THERE SHALL BE NO SUBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED UNLESS THE TERMS "EQUAL," "EQUIVALENT," OR "APPROVED EQUAL" ARE USED. WRITTEN DATA REGARDING THE SUBSTITUTED PRODUCTS HAS BEEN SUBMITTED TO ARCHITECT, AND WRITTEN APPROVAL HAS BEEN GIVE BY ARCHITECT.

"TYPICAL" OR "TYP-" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE. "SIMILAR" OR "SIM-" MEANS COMPARABLE CHARACTERISTICS TO THE ELEVATION OR DETAIL NOTED, UNLESS NOTED OTHERWISE. VERIFY DIMENSIONS AND ORIENTATIONS OF PLAN.

PRIOR TO ORDERING CASEWORK, PLUMBING FIXTURES, LIGHTING FIXTURES, AND CUSTOM METAL WORK, THE CONTRACTOR SHALL FIELD VERIFY ALL NECESSARY DIMENSIONS.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/SUBMITTALS FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO ORDERING CASEWORK, COUNTERTOPS, PLUMBING FIXTURES, LIGHTING FIXTURES, AND CUSTOM METAL WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF CONTRACT DOCUMENTS (DRAWINGS, SPECIFICATIONS, ETC.) TO THE TRADES UNDER THEIR JURISDICTION. WHEN EDITS ARE MADE TO DRAWINGS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND THEIR SUBCONTRACTORS TO WORK FROM THE MOST RECENT DOCUMENTS. ANY WORK DONE BASED ON OUTDATED DRAWINGS SHALL BE FIXED BY THE CONTRACTOR AT NO EXPENSE TO THE ARCHITECT OR OWNER.

ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THOSE TRADES INVOLVED, AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES, OR ORDINANCES CONCERNING THE USE OF UNION LABOR.

CONTRACTOR SHALL MAINTAIN A DAILY LOG CONTAINING ALL INFORMATION REGARDING CONSTRUCTION OPERATIONS AND OTHER OCCURRENCES PERTAINING TO THE PROJECT. DAILY LOG SHALL INCLUDE PHOTOS OF THE WORK IN PROGRESS AND SHALL BE TRANSMITTED ELECTRONICALLY AT LEAST WEEKLY TO THE ARCHITECT AND OWNER FOR THEIR REVIEW AND USE.

VISITS TO THE JOBSITE BY REPRESENTATIVES OF THE ARCHITECT OR ITS CONSULTANTS DO NOT CONSTITUTE APPROVAL OF THE WORK PERFORMED BY THE CONTRACTORS OR ITS SUBCONTRACTORS AND ARE MERELY FOR THE PURPOSE OF OBSERVING THE WORK PERFORMED.

ANY SPECIAL INSPECTION REQUIRED BY THE BUILDING OFFICIAL OR BY CODE ARE THE RESPONSIBILITY OF CONTRACTOR AND PAID FOR BY THE OWNER UNLESS NOTED OTHERWISE.

CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE CLEANLINESS, ORGANIZATION, SAFETY, AND PROTECTION WITHIN AND ADJACENT TO THE PROJECT SITE IN COMPLIANCE, AT A MINIMUM, WITH LOCAL GUIDELINES.

PROVIDE TEMPORARY PROTECTION FOR ADJACENT AREAS TO PREVENT DAMAGE BY INSTALLATION OF NEW WORK OR DEMOLITION OF EXISTING CONSTRUCTION. PROMPTLY REPAIR ANY DAMAGE AT NO ADDITIONAL COST TO THE OWNER. PROTECT ADJACENT AREAS FROM CONTAMINATION BY CONSTRUCTION DUST AND DEBRIS. PROVIDE TEMPORARY BARRICADES AS NECESSARY TO ENSURE PROTECTION OF THE PUBLIC. MAINTAIN EGRESS WITHIN AND AROUND CONSTRUCTION AREAS.

DO NOT USE PRODUCTS WHICH HAVE DETERIORATED, BECOME DAMAGED, OR ARE OTHERWISE UNFIT FOR USE. RESTORE UNITS DAMAGED DURING INSTALLATION. REPLACE UNITS WHICH CANNOT BE RESTORED AT NO ADDITIONAL EXPENSE TO THE OWNER.

PROVIDE MEANS AND MEASURES TO PROTECT WORK FROM UNAUTHORIZED ENTRY, VANDALISM, AND THEFT. CONDUCT OPERATIONS IN A MANNER TO AVOID RISK OF LOSS, THEFT, OR DAMAGE BY VANDALISM.

REMOVE TEMPORARY FACILITIES AND PROVIDE FINAL CLEANING OF PROJECT. RESTORE SITE IMPROVEMENTS, LANDSCAPING, TEMPORARY PARKING OR STORAGE AREAS, AND OTHER OTHER AREAS OR ITEMS DAMAGED BY CONSTRUCTION OPERATIONS TO THE SATISFACTION OF THE OWNER.

AT SUBSTANTIAL COMPLETION OF THE PROJECT, SCHEDULE AND ATTEND A PUNCH LIST WALK THROUGH OF REMAINING WORK FOR REVIEW WITH THE ARCHITECT AND OWNER. COMPLETE ALL REMAINING WORK WITHIN THE TIME PERIOD AGREED UPON WITH THE OWNER, INCLUDING ALL DEFECTS AND/OR OMISSIONS NOTED IN THE FINAL PUNCH LIST. PROVIDE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT, INCLUDING COPIES OF PERMITS AND SIGNED INSPECTION CARDS FOR ALL PERTINENT AGENCIES AS REQUIRED.

PROVIDE MAINTENANCE MANUALS AND WARRANTIES, INCLUDING INSTRUCTIONS FOR OPERATIONS OF ALL EQUIPMENT SPECIFIED HEREIN OR SHOWN ON DRAWINGS, AND PROVIDE APPROPRIATE TRAINING FOR OWNERS OR ITS REPRESENTATIVES IN THE USE OF BUILDING SYSTEMS.

DIVISION 3 - CONCRETE

ALSO SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

DIVISION 4 - MASONRY

ALSO SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

ARCHITECT WILL PROVIDE INFORMATION TO CONTRACTOR TO PROVIDE A FULL SCALE MOCKUP OF STONE MASONRY WHICH SHOULD BE ASSUMED TO INCORPORATE ALL EXTERIOR MATERIALS.

CONTRACTOR SHALL COORDINATE WITH ARCHITECT FOR EITHER IN-PERSON OR VIA ELECTRONIC MEANS TO REVIEW OF INCREMENTAL WORK OF DECORATIVE OR ARCHITECTURAL METAL ELEMENTS.

DIVISION 5 - METALS

ALSO SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS

CONTRACTOR SHALL COORDINATE WITH ARCHITECT FOR EITHER IN-PERSON OR VIA ELECTRONIC MEANS TO REVIEW INCREMENTAL WORK OF DECORATIVE OR ARCHITECTURAL METAL ELEMENTS.

DIVISION 6 - WOODS, PLASTICS & COMPOSITES

ALSO SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS

ARCHITECT WILL PROVIDE INFORMATION TO CONTRACTOR TO PROVIDE A FULL SCALE MOCKUP OF EXTERIOR SIDING & TRIM WHICH SHOULD BE ASSUMED TO INCORPORATE ALL EXTERIOR MATERIALS.

ALL LUMBER, PLYWOOD, PARTICLEBOARD, STRUCTURAL GLUED-LAMINATED TIMBER AND JOINTED LUMBER, FIBERBOARD SHEATHING (WHEN USED STRUCTURALLY), HARDBOARD SIDING (WHICH USED STRUCTURALLY), PILES AND POLES SHALL CONFORM TO THE APPLICABLE STANDARDS OR GRADING RULES SPECIFIED IN THE INTERNATIONAL RESIDENTIAL CODE.

DELIVERED AND STORED MATERIALS ARE TO BE KEPT UNDER COVER AND DRY. PROTECT AGAINST EXPOSURE TO WEATHER AND CONTACT WITH DAMP OR WET SURFACES. STACK LUMBER AS WELL AS PLYWOOD AND OTHER PANELS. PROVIDE FOR AIR CIRCULATION WITHIN AND AROUND STACKS AND UNDER TEMPORARY COVERINGS.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

IF REQUIRED, ALL VAPOR BARRIERS TO BE INSTALLED ON THE WARM SIDE OF INSULATION UNLESS NOTED OTHERWISE.

INTEGRATED EXTERIOR SHEATHING (I.E. "2IP SYSTEM" OR SIM.) IS PREFERRED. ANY ALTERNATIVES TO BE REVIEWED AND APPROVED BY ARCHITECT.

ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT APPLICABLE BUILDING CODE.

ROOF COVERINGS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT APPLICABLE BUILDING CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE.

ROOF FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE-PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS.

A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION GREATER THAN 30 INCHES AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

GENERAL CONTRACTOR SHALL SUBMIT TO ARCHITECT RECOMMENDATION ON ROOFING SUBSTRATE MATERIALS WHICH ARE CONSIDERED TO BE OF HIGH QUALITY FOR THE REGION IN WHICH BUILDING IS LOCATED. RECOMMENDATION SHALL INCLUDE LOCATIONS AND AREAS FOR ICE AND WATER SHIELD APPLICATION, IF NO RECOMMENDATIONS OR ALTERNATIVES ARE SUBMITTED, CONTRACTOR TO ASSUME FULL ICE AND WATER SHIELD UNDERLAYMENT ON ALL ROOFS.

IN AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG THE EAVES CAUSING A BACKUP OF WATER, AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

ALL INSULATION R-VALUES TO COMPLY WITH APPROVED RES-CHECK ANALYSIS, IF PROVIDED

CONTRACTOR SHALL SEAL ALL GAPS, HOLES, AND CRACKS IN BUILDING CONSTRUCTION INCLUDING BUT NOT LIMITED TO FOAMING SOLID ALL VOIDS AT DOOR AND WINDOW HEADERS, SHIM SPACES, FLOOR TO FLOOR PENETRATION, WALL TO WALL PENETRATIONS, BLOCKING AT EXTERIOR WALLS, BEHIND ELECTRICAL JUNCTION BOXES ON EXTERIOR WALLS, AND ANY OTHER AREAS TO MITIGATE INSECT OR RODENT ENTRANCE TO THE BUILDING.

ALL EXPOSED SPRAY INSULATION IN CRAWL SPACES AND UNFINISHED ATTICS TO USE AN INTEGRATED IGNITION BARRIER

ALL SPRAY FOAM INSULATION TO BE CLOSED CELL MEDIUM DENSITY AND BE RATED AS A CLASS II VAPOR RETARDER, AT R-7 PER INCH

EXTERIOR WALLS

- IF SPRAY FOAM INSULATION (CAVITY), 5.5" THICK EQUAL TO R-33 OR GREATER
- IF BATT INSULATION (CAVITY), EQUAL TO R-21 OR GREATER
- AT GARAGE EXTERIOR WALLS ONLY (CAVITY), BATT INSULATION EQUAL TO R-19 OR GREATER
- INCLUDES WALL BETWEEN GARAGE AND HABITABLE SPACE

CRAWLSPACE WALLS (INTERIOR FACE OF CONCRETE)

- IF SPRAY FOAM INSULATION, 3" SPRAY FOAM EQUAL TO R-19 OR GREATER
- TRUSSED ROOFS OVER CONDITIONED SPACE
- IF SPRAY FOAM INSULATION, 9.5" THICK EQUAL TO R-60 OR GREATER
- IF BLOW-IN INSULATION, EQUAL TO R-49 OR GREATER

TRUSSED ROOFS OVER GARAGE (IF NO HABITABLE OR NON-HABITABLE SPACE ABOVE)

- IF BLOW-IN INSULATION, EQUAL TO R-19 OR GREATER
- FRAMED ROOF OVER CONDITIONED SPACE ("STICK FRAMED" AND "FLAT ROOFS")
- IF SPRAY FOAM INSULATION, 9.5" THICK EQUAL TO R-60 OR GREATER

FLOORS OVER EXTERIOR SPACES (CANTILEVERED FLOORS)

- IF CLOSED CELL SPRAY FOAM INSULATION, 9.5" THICK EQUAL TO R-60 OR GREATER

FLOORS ABOVE GARAGE SPACE

- IF CLOSED CELL SPRAY FOAM INSULATION, 9.5" THICK EQUAL TO R-60 OR GREATER

FLOORS OVER CRAWL SPACES

- IF BLOW-IN INSULATION TO FILL CAVITY

ALL INTERIOR WALLS

- SOUND BATT INSULATION TO FILL CAVITY
- IF AT PERIMETER OF BEDROOMS, BATHROOMS, OR LAUNDRY THEN SOUND BATT TO BE UPGRADED TO "ROCKWOOL" OR SIMILAR

ALL INTERIOR CEILINGS WITH HABITABLE SPACE ABOVE

- SOUND BATT INSULATION TO FILL CAVITY
- IF AT BEDROOMS, BATHROOMS, OR LAUNDRY THEN SOUND BATT TO BE UPGRADED TO "ROCKWOOL" OR SIMILAR

RIM JOISTS

- IF SPRAY FOAM INSULATION, 4.5" THICK EQUAL TO R-28 OR GREATER W/ IGNITION BARRIER

SLAB ON GRADE

- IF SPRAY FOAM INSULATION, 3" THICK EQUAL TO R-19 OR GREATER UNDER SLAB
- IF SLAB IS BELOW FROST DEPTH (BASEMENT), A STANDARD VAPOR BARRIER IS ACCEPTABLE

ROOF EAVES

- ROOF EAVES ON SOUTHERN AND WESTERN EXPOSURES TO BE SPRAY FOAMED WITHIN THE FRAMING CAVITY, 3.5" MINIMUM

DIVISION 8 - OPENINGS

A 20 MIN RATED FIRE DOOR ON AN AUTOMATIC CLOSER IS REQUIRED BETWEEN THE GARAGE AND THE HOUSE.

DIVISION 9 - FINISHES

TYPE 'X' DRYWALL TO BE INSTALLED ON ALL WALLS AND CEILINGS BETWEEN THE GARAGE AND HABITABLE SPACE.

DIVISION 10 - SPECIALTIES

DIVISION 11 - EQUIPMENT

DIVISION 12 - FURNISHINGS

DIVISION 13 - SPECIAL CONSTRUCTION

DIVISION 14 - CONVEYING EQUIPMENT

ALL ELEVATOR OPENINGS SHALL BE VERIFIED AND APPROVED BY THE ELEVATOR SUBCONTRACTOR PRIOR TO FORMING OR FRAMING.

DIVISIONS 21 THRU 23 - MECHANICAL & PLUMBING

SEE MECHANICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS

CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATIONS OF DUCT AND PLUMBING RUNS WITH MECHANICAL CONTRACTOR PRIOR TO FRAMING WALLS AND CEILINGS. IF DISCREPANCIES OCCUR WITH ARCHITECTURAL DRAWINGS, CONTACT THE ARCHITECT.

INTAKE AND EXHAUST VENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE IRC/IRC AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

CONTRACTOR SHALL ENGAGE AN APPROPRIATE THIRD PARTY ENTITY TO PROVIDE TESTING, BALANCING, AND COMMISSIONING OF THE MECHANICAL AND PLUMBING SYSTEMS. ENTITY SHALL PROVIDE DOCUMENTATION TO ARCHITECT CONFIRMING PROPER FUNCTION OF SYSTEMS PRIOR TO RECEIVING FINAL PAYMENT OR RELEASE OF RETAINED AMOUNTS ON THE PROJECT.

DIVISION 26 - ELECTRICAL

SEE ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS

PROVIDE A CARBON MONOXIDE DETECTOR AT EACH FLOOR. IF LOCATED IN AN UPPER FLOOR, IT SHALL BE PLACED IN A HALLWAY.

ALL RECEPTACLES TO BE TAMPER RESISTANT.

ALL EXTERIOR RECEPTACLES TO BE WEATHER RESISTANT.

PROVIDE ARC FAULT PROTECTION FOR ALL OUTLETS.

GFCI OUTLETS TO BE PROVIDED IN GARAGE, BATHROOMS, OUTDOORS, KITCHEN, LAUNDRY ROOM AND WITHIN 6'-0" OF SINKS.

DIVISIONS 30 THRU 33 - SITE

ALSO SEE CIVIL, LANDSCAPING, AND GRADING PLANS FOR REQUIREMENTS.

FINISH GRADES TO SLOPE AWAY FROM BUILDING A MIN. OF 2%.

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	J.H.	JOIST HANGER
A.B.	ANCHOR BOLT	J.B.	JUNCTION BOX
ABV.	ABOVE	JST.	JOIST
A.C.	AIR CONDITIONING	JT.	JOINT
ADJ.	ADJUSTABLE	K.D.	KILN DRIED
ALUM.	ALUMINUM	LH	LEFT HAND
ASPH.	ASPHALT	LAV.	LAVATORY
B.O.	BOTTOM OF	L.T.	LIGHT
B.D.	BOARD	MAX.	MAXIMUM
B.D.G.	BUILDING	MED.	MEDIUM
B.K.G.	BLOCKING	MFR.	MANUFACTURER
BL.W.	BELOW	MIN.	MINIMUM
BM.	BEAM	MIR.	MIRROR
BRZ.	BRONZE	MTD.	MOUNTED
BTW.	BETWEEN	MTL.	METAL
CPT.	CARPET	(N)	NEW
C.I.	CAST IRON	N.T.S.	NOT TO SCALE
C.I.P.	CAST IN PIPE	N.I.C.	NOT IN CONTRACT
C.O.	CLEAN OUT	O.C.	ON CENTER
CAB.	CABINET	OPG.	OPENING
C.L.	CENTER LINE	P.T.	PRESSURE TREATED
CLG.	CEILING	PL.	PLATE
CLO.	CLOSET	PLAM.	PLASTIC LAMINATE
CL.R.	CLEAR	PLYWD.	PLYWOOD
CMU	CONCRETE MASONRY UNIT	PNL.	PANEL
COL.	COLUMN	PR.	PAIR
CONC.	CONCRETE	PTD./PT.	PAINTED, PAINT
CONT.	CONTINUOUS	R.H.	RIGHT HAND
CSK.	COUNTERSINK	R.O.	ROUGH OPENING
CSMT.	CASEMENT	R.W.L.	RAIN WATER LEADER
CTR.	CENTER	RAD. / R.	RADIUS
D.F.	DOUGLAS FIR	REINF.	REINFORCED
D.H.	DOUBLE HUNG	REQD.	REQUIRED
DIA.	DIAMETER	RESIL.	RESILIENT
DIM.	DIMENSION	RM.	ROOM
DISP.	GARBAGE DISPOSAL	RWD.	REDWOOD
DN.	DOWN	SCHED.	SCHEDULE
DR.	DOOR	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DTL.	DETAIL	S.C.	SOLID CORE
D.W.	DISHWASHER	S.C.D.	SEE CIVIL DRAWINGS
DWG.	DRAWING	S.L.D.	SEE LANDSCAPE DRAWINGS
DWR.	DRAWER	S.P.	SOLID PIPE
(E)	EXISTING	S.S.	STAINLESS STEEL
EA.	EACH	S.S.D.	SEE STRUCTURAL DRAWINGS
EL.	ELEVATION	SH.	SHELF
ELEV.	ELEVATOR (OR ELEVATION)	SHWR.	SHOWER
EO.	EQUAL	SIMR.	SIMILAR
EXP.	EXPOSED	SPK.	SPEAKER
EXT.	EXTERIOR	STL.	STEEL
F.G.	FINISHED GRADE / FIXED GLASS	STN.	STAIN
F.O.C.	FACE OF CONCRETE	ST.	STONE
F.O.F.	FACE OF FINISH	T&G.	TONGUE & GROOVE
F.O.S.	FACE OF STUD	T.O.	TOP OF
F.D.	FLOOR DRAIN	T.O.C.	TOP OF CONCRETE
FDN.	FOUNDATION	T.O.P.	TOP OF PLATE
FIN.	FINISH	T.O.S.	TOP OF STEEL / SLAB
FLR.	FLOOR	T.O.W.	TOP OF WALL
FTG.	FOOTING	T.S.	TUBE STEEL
G.W.B.	GYPSSUM WALLBOARD	THK.	THICKNESS
GA.	GAUGE	TYP.	TYPICAL
GL.	GLASS	U.N.O.	UNLESS NOTED OTHERWISE
H.C.	HOLLOW CORE	V.I.F.	VERIFY IN FIELD
H.W.	HOT WATER	V.T.R.	VENT THROUGH ROOF
HB.	HOSEBIB	V.P.	VENT PIPE
HDR.	HEADER	W.O.	WHERE OCCURS
HDR.	HORIZONTAL	W.P.	WATERPROOFING
HT.	HEIGHT	W.S.	WEATHER STRIPPING
HTR.	HEATER	W/.	WITH
I.D.	INSIDE DIAMETER	W.C.	WATER CLOSET
INS.	INSULATION	WD.	WOOD
INT.	INTERIOR	WDW.	WINDOW
		W.H.	WATER HEATER

SHEET INDEX - GUEST HOUSE

GENERAL - GUEST HOUSE

GH-A100	GUEST HOUSE COVER
GH-A101	GUEST HOUSE PROJECT INFO

CIVIL - GUEST HOUSE

GH-C00	CIVIL COVER
GH-C01	EXISTING CONDITIONS
GH-C02	SITE PLAN
GH-C03	GRADING PLAN
GH-C04	STORM WATER MANAGEMENT PLAN
GH-C05	CMP & SWPP
GH-C06	DETAILS

LANDSCAPE - GUEST HOUSE

GH-L000	GUEST HOUSE SITE PLAN
GH-L100	GUEST HOUSE GRADING ENLARGEMENT
GH-L300	GUEST HOUSE LANDSCAPE PLAN & WUI PLAN
GH-L500	LANDSCAPE DETAILS

STRUCTURAL - GUEST HOUSE

GH-S000	GENERAL STRUCTURAL NOTES
GH-S001	GENERAL STRUCTURAL NOTES
GH-S203	FOUNDATION PLAN -GUEST WING
GH-S223	UPPER LEVEL FRAMING PLAN -GUEST WING
GH-S233	ROOF FRAMING PLAN -GUEST WING
GH-S500	GUEST HOUSE DETAILS

ARCHITECTURAL - GUEST HOUSE

GH-A104	GUEST HOUSE AREA PLAN
GH-A105	GUEST HOUSE MAX BUILDING HEIGHT
GH-A200	GUEST HOUSE FOUNDATION PLAN
GH-A201	GUEST HOUSE FLOOR PLAN
GH-A202	GUEST HOUSE ROOF PLAN
GH-A230	GUEST HOUSE LIGHTING PLAN
GH-A300	GUEST HOUSE ENLARGED BUILDING ELEVATIONS
GH-A400	GUEST HOUSE BUILDING SECTIONS
GH-A600	GUEST HOUSE FIREPLACE ELEVATIONS & SECTIONS
GH-A801	GUEST HOUSE DOOR & WINDOW SCHEDULE & ELEVATIONS
GH-A810	GUEST HOUSE WG 123A, 124A ELEV'S & DETAILS
GH-A811	GUEST HOUSE WG 1236A ELEV'S & DETAILS
GH-A900	GUEST HOUSE BUILDING DETAILS

PLUMBING - GUEST HOUSE

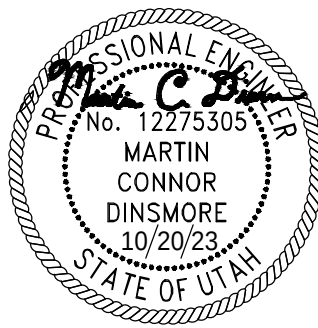
GH-P000	PLUMBING COVER SHEET
GH-P101	SANITARY PLUMBING CRAWLSPACE -GUEST SUITE
GH-P102	SANITARY PLUMBING UPPER LEVEL -GUEST SUITE
GH-P103	SANITARY PLUMBING ROOF -GUEST SUITE
GH-P201	DOMESTIC PLUMBING CRAWLSPACE -GUEST SUITE
GH-P202	DOMESTIC PLUMBING UPPER LEVEL -GUEST SUITE
GH-P300	PLUMBING SCHEDULES

MECHANICAL - GUEST HOUSE

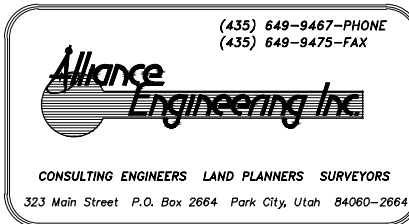
GH-M000	MECHANICAL COVER SHEET
GH-M101	MECHANICAL ZONING -GUEST SUITE
GH-M201	FORCED AIR CRAWLSPACE -GUEST SUITE
GH-M202	FORCED AIR UPPER LEVEL -GUEST SUITE
GH-M301	HYDRONICS CRAWLSPACE -GUEST SUITE
GH-M302	HYDRONICS UPPER LEVEL -GUEST SUITE
GH-M400	MECHANICAL SCHEDULES

ELECTRICAL - GUEST HOUSE

GH-E000	ELECTRICAL COVER SHEET
GH-E100	ELECTRICAL POWER -CRAWLSPACE
GH-E200	ELECTR



CIVIL ENGINEER



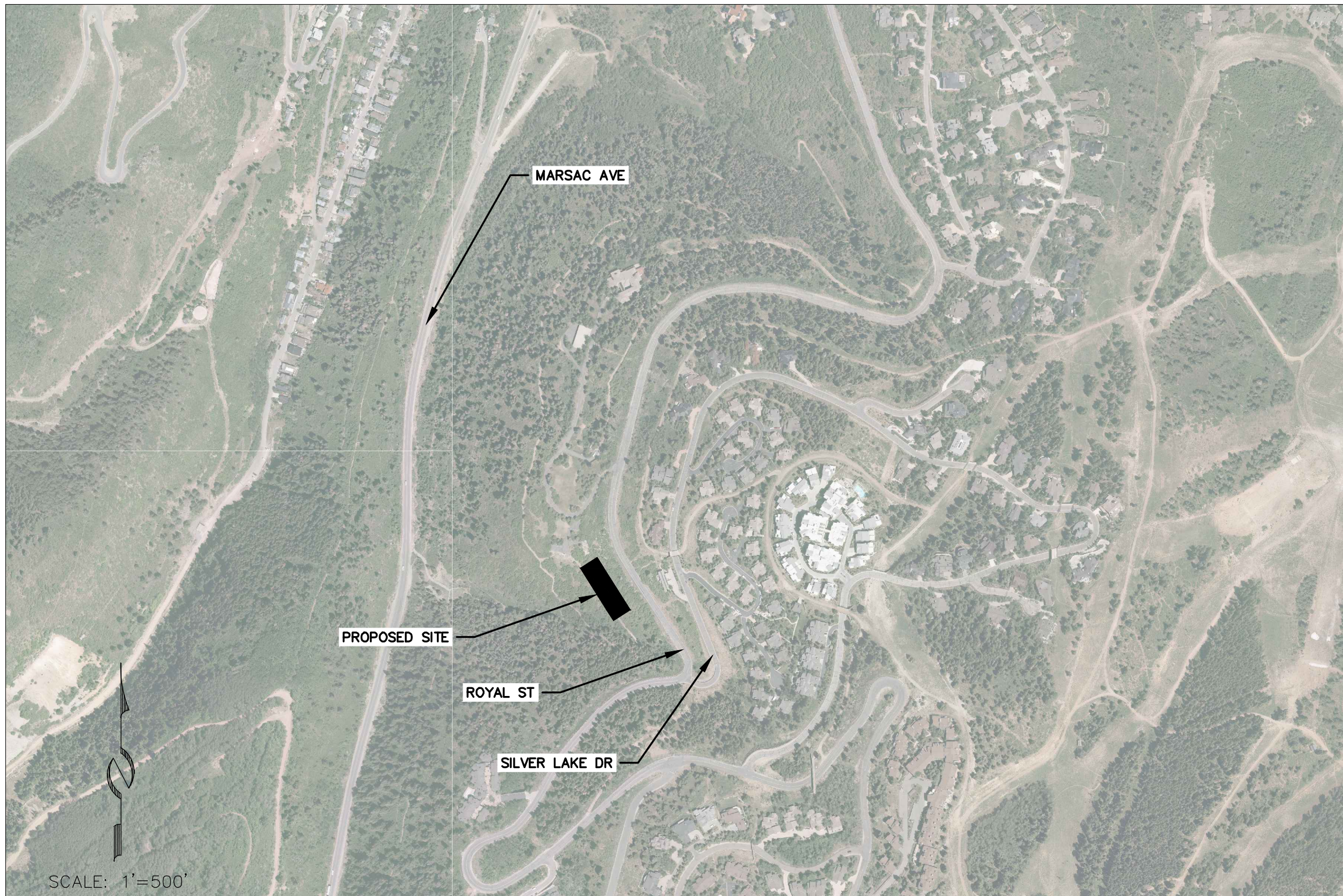
RYLAND RESIDENCE
LOT2, STEIN ERIKSEN ESTATES, 4807 LEGACY COURT
PARK CITY, UT

RYLAND RESIDENCE LOT 2, STEIN ERIKSEN ESTATES 4807 LEGACY COURT PARK CITY, UTAH

SHEET INDEX

1. EXISTING CONDITIONS
2. SITE PLAN
3. GRADING PLAN
4. STORM WATER MANAGEMENT PLAN
5. CMP & SWPP
6. DETAILS

VICINITY MAP



GENERAL NOTES

- G-1** ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING PLANS & SPECIFICATIONS:
- A. Park City Design Standards, Construction Specifications, and Standard Drawings, Latest Edition.
 - B. Snyderville Basin Water Reclamation District (S.B.W.R.D.) Development Procedures, Design Standards and Construction Specifications, February 22, 2016 or latest edition.
 - C. Manual of Uniform Traffic Control Devices 2003 Edition, Revision #1 November 2004, Revision #2 December 2007.
 - D. Special conditions of approval and/or permits as required and/or issued by regulatory bodies.
 - E. Approved construction plans and details.
 - F. Approved Traffic Control Plan.
 - G. Storm Water Pollution Prevention Plan. (SWPPP)
- G-2** Contractor/Bidder shall obtain a copy of the specifications, at his cost. Copies of the specifications shall be kept at the job site by the contractor and be available for the contractor, subcontractor, owner or his agent, design engineer, P.C.M.C. engineer, and their designated representatives and inspectors.
- G-3** The Contractor shall be responsible for ground and surface water control during construction. This requirement shall include, but not be limited to the installation of utilities, manholes, vaults, catch basins, earthwork operations, and road construction.
- G-4** The contractor shall maintain accurate records of "As Built" conditions of all underground work. The "As Builts" shall be tied to easily defined monuments and/or surface improvements or as required by accuracy for the as-built conditions. The as-built information shall be given to the owner and be incorporated in the final "As Built" drawings. Special as-built requirements for HDPE sewer mains are required per as outlined on the drawings.
- G-5** Prior to any excavation work, the contractor shall contact Blue Stakes for location of existing utilities. The contractor shall be responsible for determining the location of utilities, whether shown on the plans or not, and protecting the utilities during construction. If existing utility lines conflict in location with new construction, the contractor shall notify the engineer in order to resolve the conflict.
- G-6** The contractor shall have a qualified representative to handle grade determination, drainage flow, and connections to existing features using proper grade setting techniques such as, but not limited to, string line, rod and level, GPS, or Surveying.
- G-7** All work performed shall be guaranteed by the contractor and/or his surety against all defects in materials and workmanship of whatever nature for a period of one (1) year from the date of final acceptance of the work by the project owner.
- G-8** The contractor shall be responsible for the installation and maintenance of adequate signs, traffic devices, and warning devices to inform and protect the public during all phases of construction. The contractor shall submit to the Owner and Design Engineer for approval.
- G-9** Compaction testing shall be an integral part of the project. Compaction testing shall include, but shall not be limited to earthwork, trench back-fill, base course, and asphalt pavement. Compaction testing shall be performed by a qualified, independent testing company retained by the contractor.

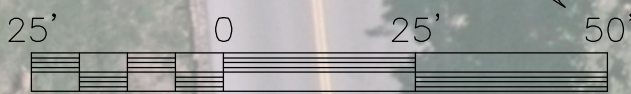


REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

EXISTING
CONDITIONS

GH-C01

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	50.00'	40.00'	45°50'12"
C2	435.00'	82.57'	10°52'30"
C3	45.00'	100.15'	127°30'40"
C4	364.61'	126.59'	19°53'34"





ANNEXARCHITECTURE

PROFESSIONAL ENGINEER

MARTIN CONNOR DINSMORE

10/20/23

STATE OF UTAH

CIVIL ENGINEER

AltaceEngineering Inc

(435) 648-8487-PHONE
(435) 648-8425-FAX

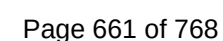
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2864 Park City, Utah 84060-2864

RYLAND RESIDENCE
LOT2, STEIN ERIKSEN ESTATES, 4807 LEGACY COURT
PARK CITY, UT

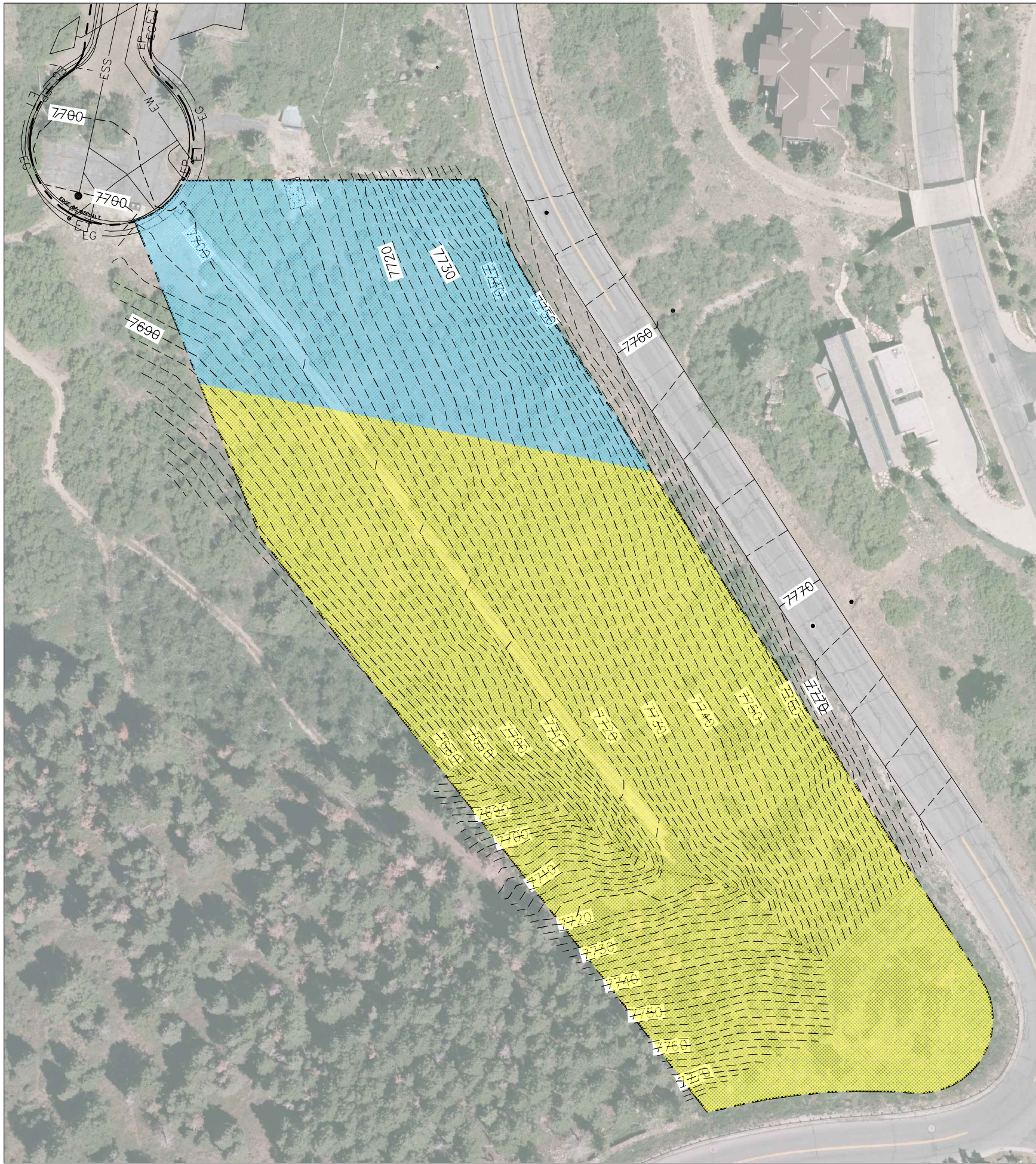
REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

SITE PLAN

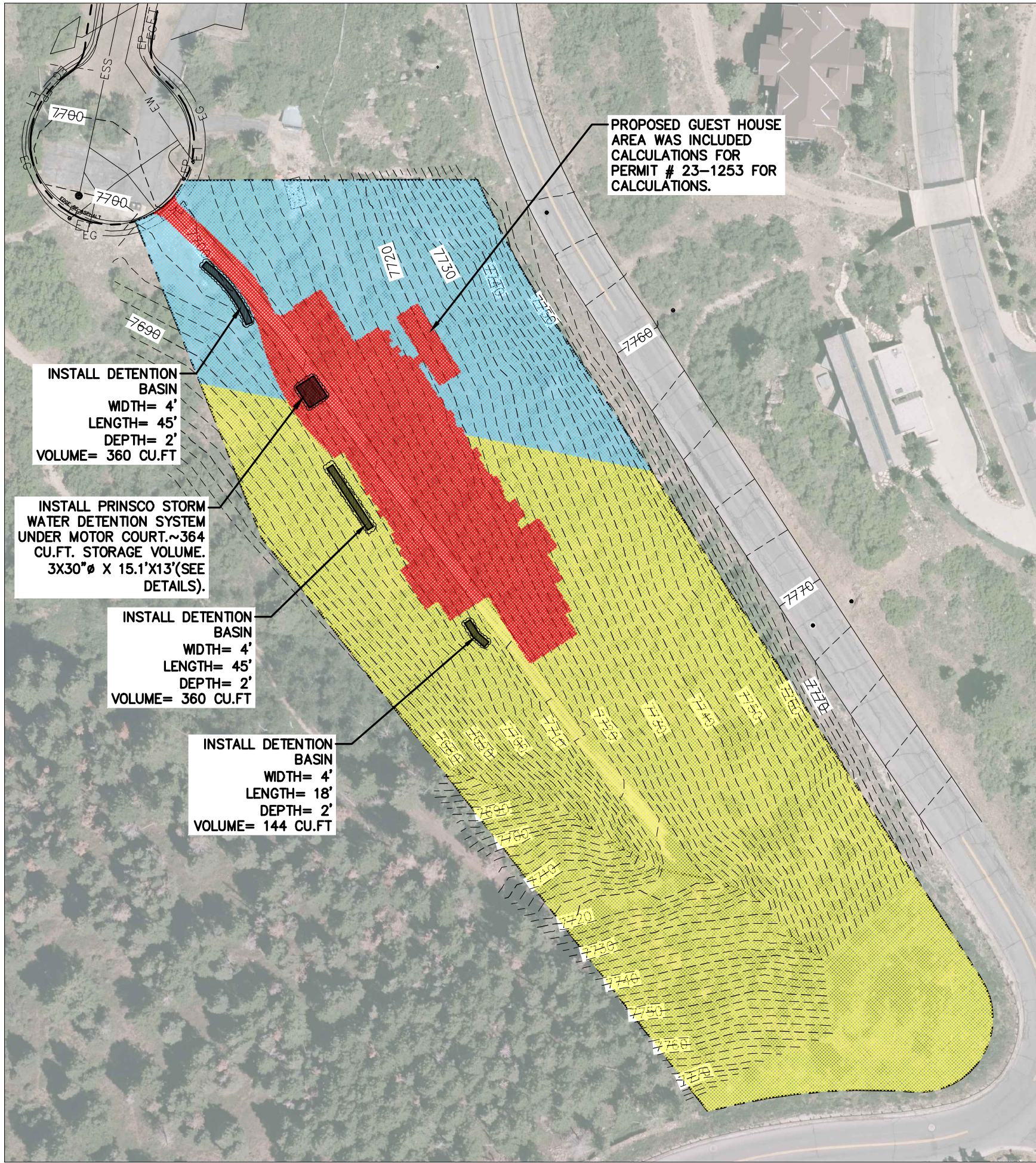
GH-C02



PRE-DEVELOPMENT CONDITIONS



POST-DEVELOPMENT CONDITIONS



PRINSCO WATER MANAGEMENT SOLUTIONS **Stormwater Pipe Retention/Detention System Design Aid**

PROJECT DESCRIPTION

Project Name: Ryland Residence Date: 9 / 6 / 2023 City / State: Park City / UT Phone #: 435-649-9467
Engineer: Alliance Engineering, Inc Contractor: TBD Designed By: Prinsco Rep:

DESIGN CRITERIA

Units: Standard Pipe Type: Perforated Number of Headers: 1 Header Diameter: 24 in Lateral Diameter: 30 in Include Header Volume: Yes
Number of Laterals: 3 Min. Depth to Invert of Pipe: 4 (ft) Stone Porosity: 40 % System Length: 10 (ft) OR Lateral Length: 0 (ft)
Max. Depth to Invert of Pipe: 5 (ft) Additional Stone Below Pipe: 0 (in) Additional Stone Side of Pipe: 0 (in)
Additional Stone Above Pipe: 6 (in)

CALCULATE SYSTEM
(Click here after updating system variables)

SYSTEM LAYOUT

UNDISTURBED SOIL, NON-WOVEN GEOTEXTILE, PAVEMENT, FINAL BACKFILL, INITIAL BACKFILL, BEDDING, SUITABLE FOUNDATION

System details do not depict actual number of laterals, stone of pipe or riser/cleanouts.

NOTES:
Recommended riser diameter: 12 in
Recommended cleanout size: 6 or 8 in

SYSTEM STORAGE

System Footprint	Stone Storage	Product Storage	Total System Storage	Required Stone (For Initial Backfill)	Non-Woven Geotextile (When Required - Includes 20% Overlap)
190 (sf)	223 (cf)	141 (cf)	364 (cf)	21 (cy)	80 (sf)

ASSISTANCE: For assistance with design, drawings or pricing please have your completed system design aid ready, and contact your Prinsco sales representative
Prinsco, Inc. 1 1717 16th St NE | Willmar, MN 56201 | 320.222.6800 | 800.992.1725 | prinsco.com
This tool is intended to be used in sizing stormwater management systems using Prinsco products. It should be used for estimating purposes only and is not intended to be a final design tool. The design engineer needs to verify all the values and ensure they meet all project design criteria.

V 3.0

LEGEND

	SOIL GROUP B
	SOIL GROUP C
	IMPERVIOUS AREA

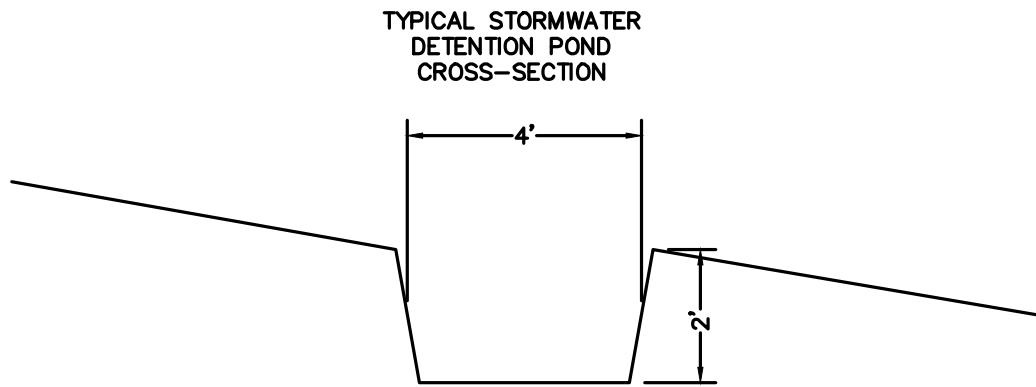
WATER QUALITY VOLUME CALCULATIONS																																													
ASSUMPTIONS		PRE-DEVELOPMENT WATER QUALITY VOLUME			GROUNDWATER RECHARGE VOLUME																																								
METHOD OF ANALYSIS: $WQ_v = CITA$ DESIGN STORM: 90TH PERCENTILE EVENT NOTE: INTENSITY = 0.60 IN/HR PER SUMMIT COUNTY MS4.		AREAS FOR WEIGHT AVERAGE "C":			$\Delta WQ_v =$ 648 CU FT																																								
VARIABLES		<table><tr><th rowspan="2">SLOPE</th><th colspan="4">HYDROLOGIC SOIL GROUP</th></tr><tr><th>A</th><th>B</th><th>C</th><th>D</th></tr><tr><td>FLAT (0-2%)</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>AVERAGE (2-6%)</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>STEEP (>6%)</td><td></td><td>98,345</td><td>33,994</td><td></td><td></td></tr><tr><td>SURFACING</td><td></td><td colspan="2">PERVIOUS</td><td colspan="2">IMPERVIOUS</td></tr><tr><td>HARDSCAPE</td><td></td><td></td><td></td><td colspan="2">-</td></tr></table> $A =$ 132,339 FT ² $C =$ 0.23 $i =$ 0.05 FT/HR $t =$ 1.00 HR $\Delta WQ_v =$ 1,492 CU FT					SLOPE	HYDROLOGIC SOIL GROUP				A	B	C	D	FLAT (0-2%)						AVERAGE (2-6%)						STEEP (>6%)		98,345	33,994			SURFACING		PERVIOUS		IMPERVIOUS		HARDSCAPE				-	
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PEAK RUNOFF CALCULATIONS																																									
ASSUMPTIONS		PRE-DEVELOPMENT PEAK DISCHARGE			EXCESS RUNOFF STORAGE VOLUME																																				
METHOD OF ANALYSIS: RATIONAL METHOD $Q=CiA$ STORM RETURN PERIOD: 100 YEARS NOTE: FOR THE 100 YR RECURRENCE INTERVAL, THE COMPOSITE "C" VALUE IS ADJUSTED BY A FACTOR OF 1.25 BEFORE COMPUTING Q. STORM DURATION: 10 MIN. SOURCE: NOAA ATLAS 14 - PARK CITY RADIO STATION 42-6648		AREAS FOR WEIGHT AVERAGE "C":			$\Delta Q = 1.88 \text{ CFS}$ $t = 600 \text{ SEC.}$ $V = 1,131 \text{ CU FT}$																																				
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HARDSCAPE			0.43																																						

STORMWATER DETENTION REQUIRED = 1,131 CU. FT.
STORMWATER DETENTION PROVIDED ≈ 1,228 CU. FT.

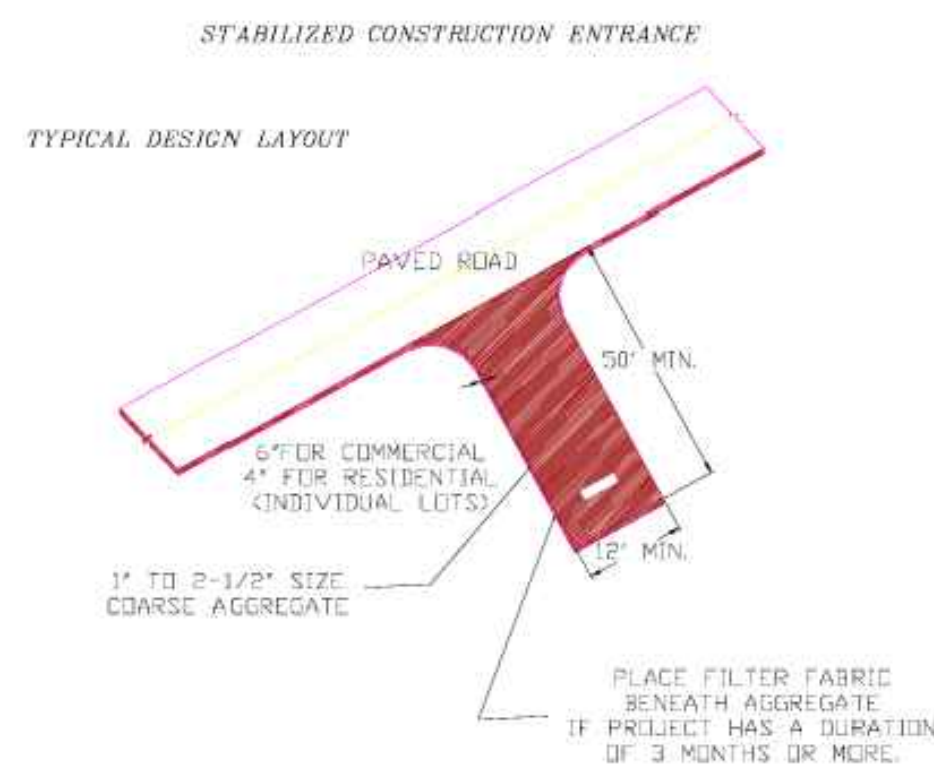
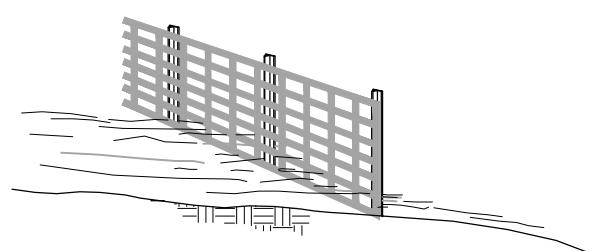
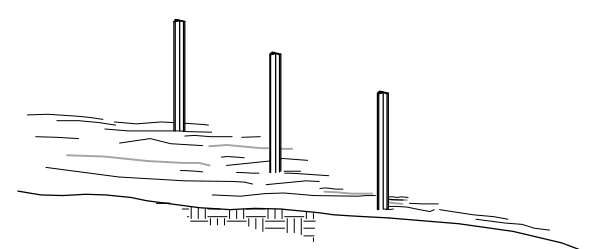
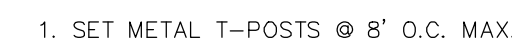
NOTES:

1. PEAK RUNOFF VOLUME OF 1,131 CU. FT. IS TO BE 100% RETAINED IN PROPOSED POND. THE DIMENSIONS OF THE DETENTION BASIN IS NOTED ON THE ABOVE PLAN. CUMULATIVE DETENTION VOLUME = 1,228 CU. FT.
2. OUTLET ROOF DRAINS SO THAT THE STORM WATER FLOWS FROM HOUSE DOWN GRADING AND INTO DETENTION BASIN.
3. STORMWATER DETENTION POND ALIGNMENT MAY VARY, FOLLOW EXISTING CONTOUR.
4. THE DETENTION POND HAVE BEEN SIZED TO DETAIN 100% OF THE WATER QUALITY VOLUME (PER SUMMIT COUNTY ORDINANCE NO. 381-A, APPENDIX F) MEETING THE COUNTY REQUIREMENTS FOR TSS REMOVAL AND GROUNDWATER RECHARGE.



REVISIONS

#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

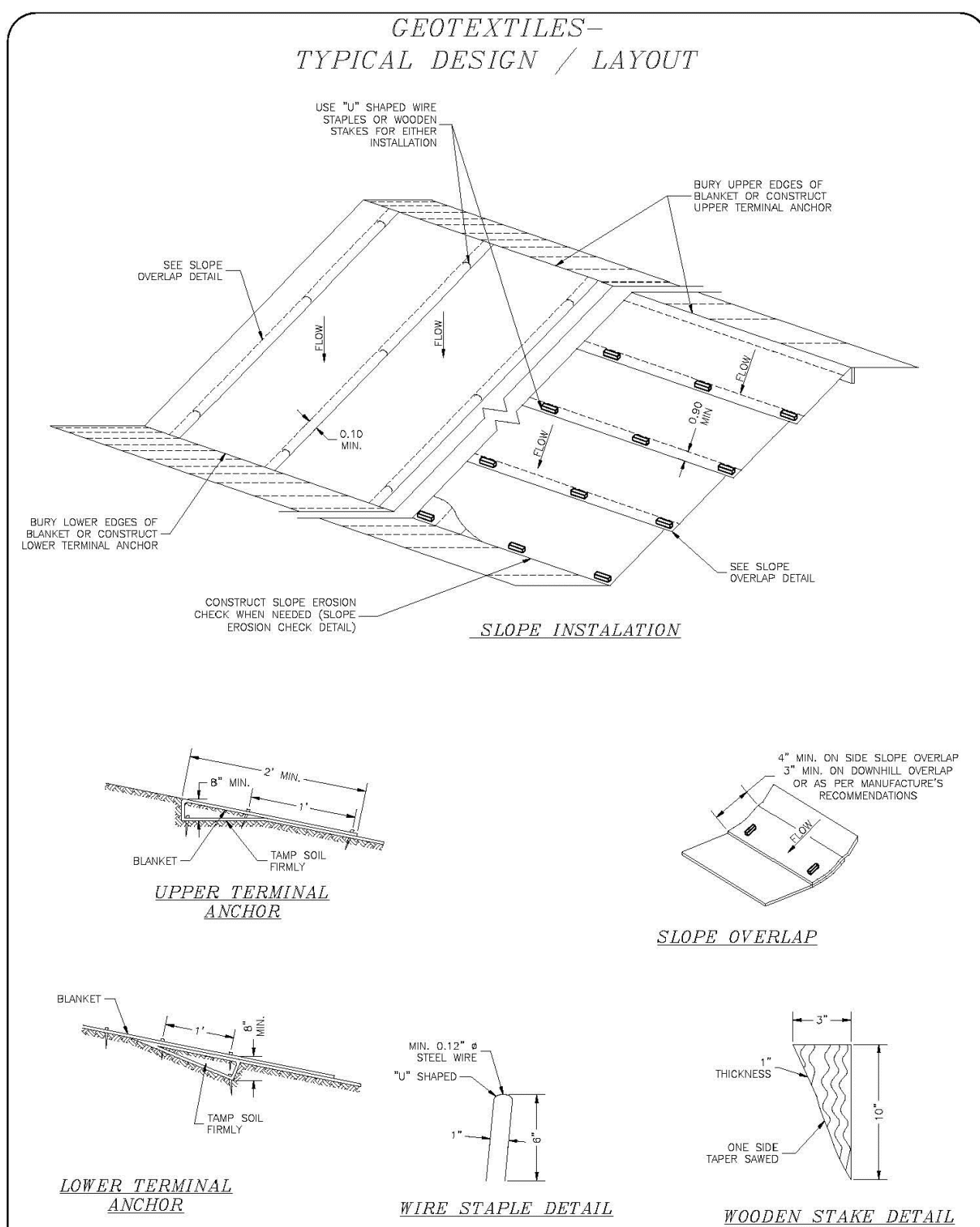


INSTALLATION:

1. Install at any point of ingress or egress at a construction site where adjacent traveled way is paved.
2. Clear and grub area and grade to provide slope shown for driveway, or access/intersection. If adjacent to waterway, use a maximum slope of 2%.
3. Compact subgrade and place filter fabric if required.
4. Place coarse aggregate, 1 to 2 ½ inches size, to a minimum depth of 6 inches for commercial projects, and 4 inches for residential projects.

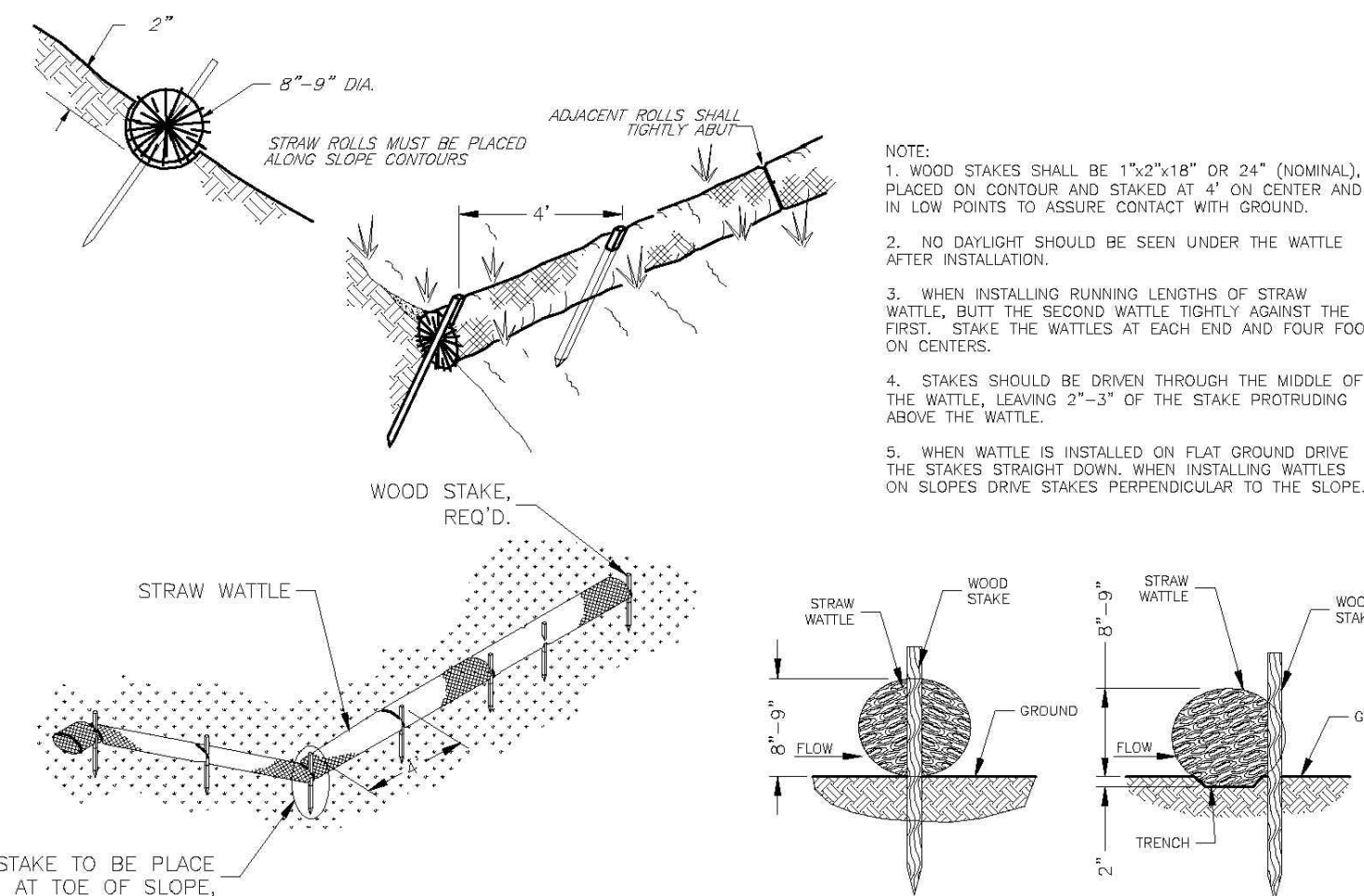
MAINTENANCE:

1. Inspect daily for loss of gravel or sediment buildup.
2. Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
3. Repair entrance and replace gravel as required to maintain control in good working condition.
4. Expand stabilized area as required to accommodate traffic, and off site street parking and prevent erosion at driveway.



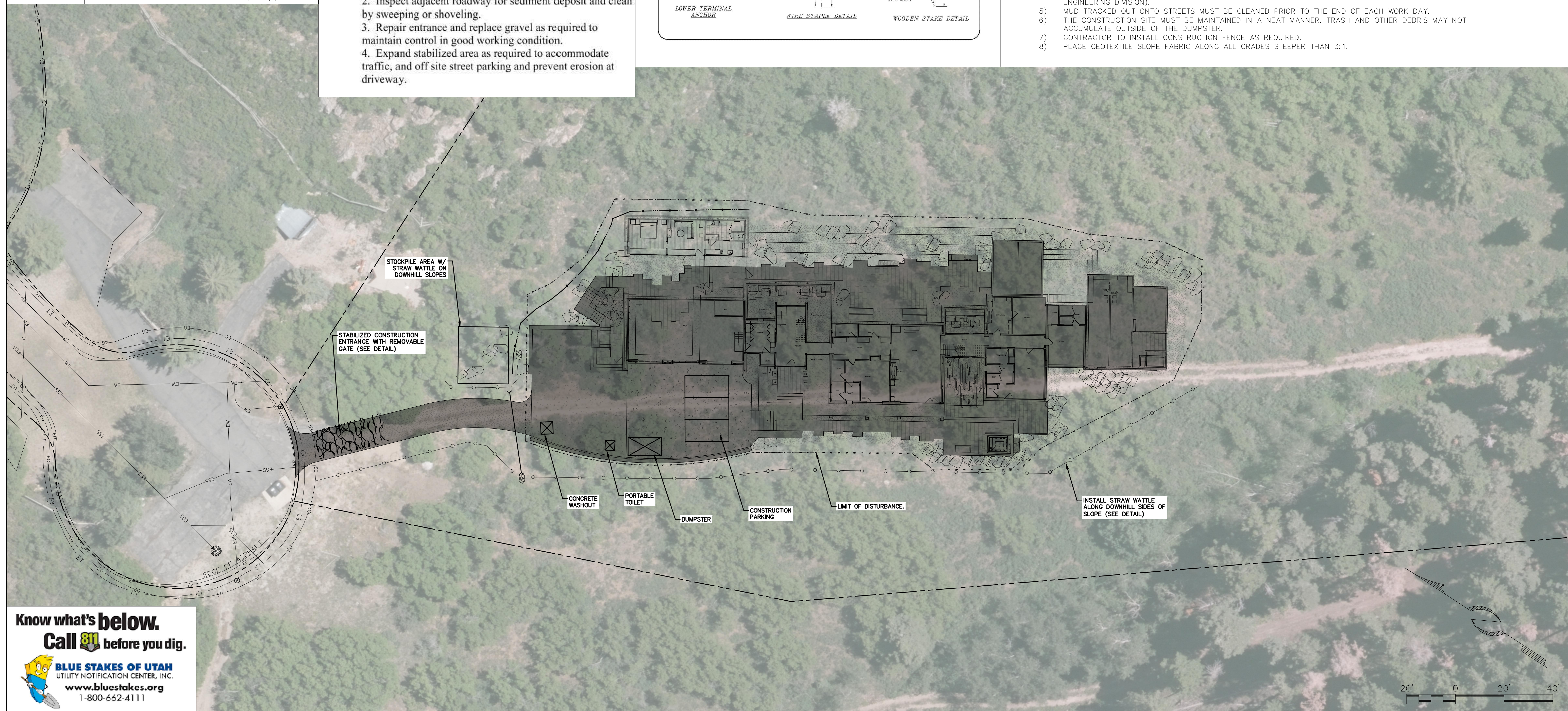
STRAW WATTLE DETAIL
NO. SCALE

NO SCALM



NOTES:

- 1) CONTRACTOR TO CONTACT BLUE STAKES AND DOMINION ENERGY TO ENSURE NO GAS LINES ARE NEAR EARTHWORK.
- 2) CONTRACTOR TO LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION THROUGH BLUE STAKES AND/OR OTHER MEANS.
- 3) CONTRACTOR TO CONTACT PARK CITY WATER AND SNYDERVILLE BASIN WATER RECLAMATION DISTRICT TO CONFIRM ALL EXISTING UTILITIES WITHIN THE RIGHTS-OF-WAY ARE LOCATED AND PROTECTED.
- 4) CONSTRUCTION PARKING/TRAFFIC MAY NOT BLOCK STREETS WITHOUT A PERMIT (AVAILABLE FROM THE ENGINEERING DIVISION).
- 5) NEW TRACKED ONTO STREETS MUST BE CLEANED PRIOR TO THE END OF EACH WORK DAY.
- 6) THE CONSTRUCTION SITE MUST BE MAINTAINED IN A NEAT MANNER. TRASH AND OTHER DEBRIS MAY NOT ACCUMULATE OUTSIDE OF THE DUMPER.
- 7) CONTRACTOR TO INSTALL CONSTRUCTION FENCE AS REQUIRED.
- 8) PLACE GEOTEXTILE SLOPE FABRIC ALONG ALL GRADES STEEPER THAN 3:1.



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checked by: TMS
drawn by: KHM/HU



PROJECT DATA

PARCEL NUMBER:
HUNTSMAN ESTATES,
PARCEL HME-2
LOT AREA: 3.04 ACRES
ZONING: RD RESIDENTIAL
DEVELOPMENT DISTRICT
LOD: REPRESENTS 23% OF
TOTAL LOT AREA

PROJECT OWNER

Sarah & Kyle Ryland
4807 Legacy Court
Park City, UT 84060

ENGINEER

ALLIANCE ENGINEERING
Michael Demkowicz
323 Main Street
P.O. Box 2664
Park City, UT 84060
(435) 649 - 9467

ARCHITECT

ANNEX ARCHITECTURE
Tyler Call
PO Box 83
Bozeman, MT 59771
(406) 595 - 7791

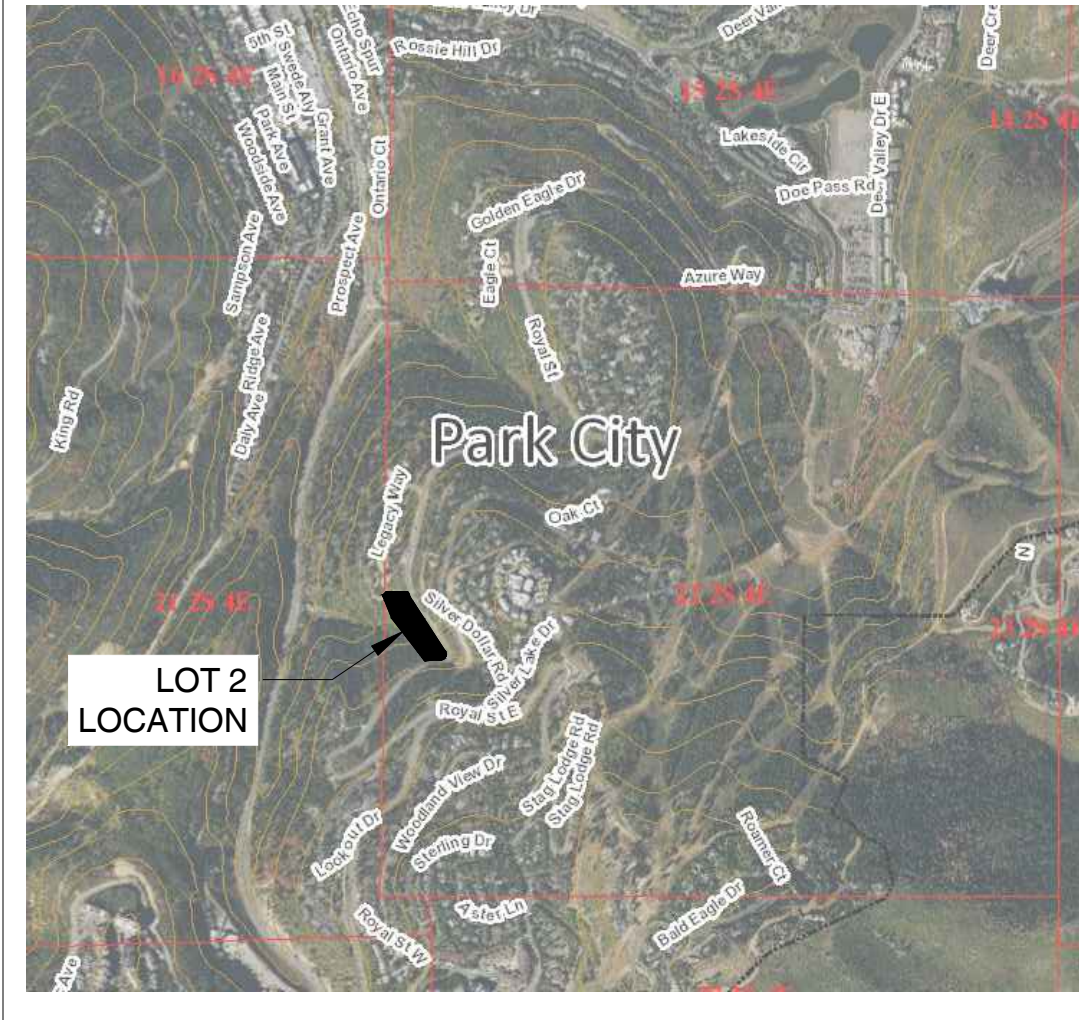
LANDSCAPE ARCHITECT

DESIGN 5, LLC
Troy Scherer
111 N. Tracy
Bozeman, MT 59715
(406) 587 - 4873

SHEET INDEX

GH-L000- GUEST HOUSE SITE PLAN
GH-L100- GUEST HOUSE GRADING ENLARGEMENT
GH-L300- GUEST HOUSE LANDSCAPE PLAN & WUI PLAN
GH-L500- LANDSCAPE DETAILS

VICINITY MAP

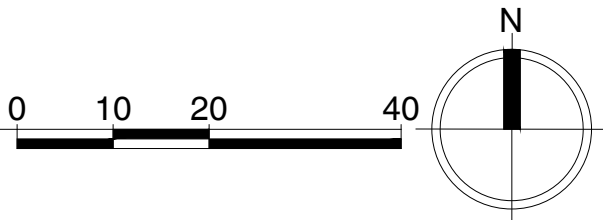


HATCH PATTERN AND LINE TYPE LEGEND

	ASPHALT DRIVE
	SNOWMELTED CONCRETE MOTORCOURT
	CUSTOM RECLAIM SEED MIX
	GREEN ROOF
	PERENNIAL BED WITH FINE SHREDDED BARK DUST
	MEDIUM ROCK BARK
	LINEAR STONE PAVERS
	BE/LOD
	PROPANE GAS LINE, SEE CIVL
	SEWER LINE, SEE CIVIL
	WATER LINE, SEE CIVIL
	UNDERGROUND POWER, SEE CIVIL
	TELEPHONE
	SILT FENCING
	PROPERTY LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	SNOW STORAGE

KEYNOTES

- 1 NATIVE SEEDING
- 2 PROPOSED GUEST HOUSE
- 3 EXISTING TREES TO REMAIN
- 4 BE/LIMIT OF DISTURBANCE



GUEST HOUSE
PERMIT SET

Stein Eriksen Estates
Lot 2 - Guest House
Park City, Utah



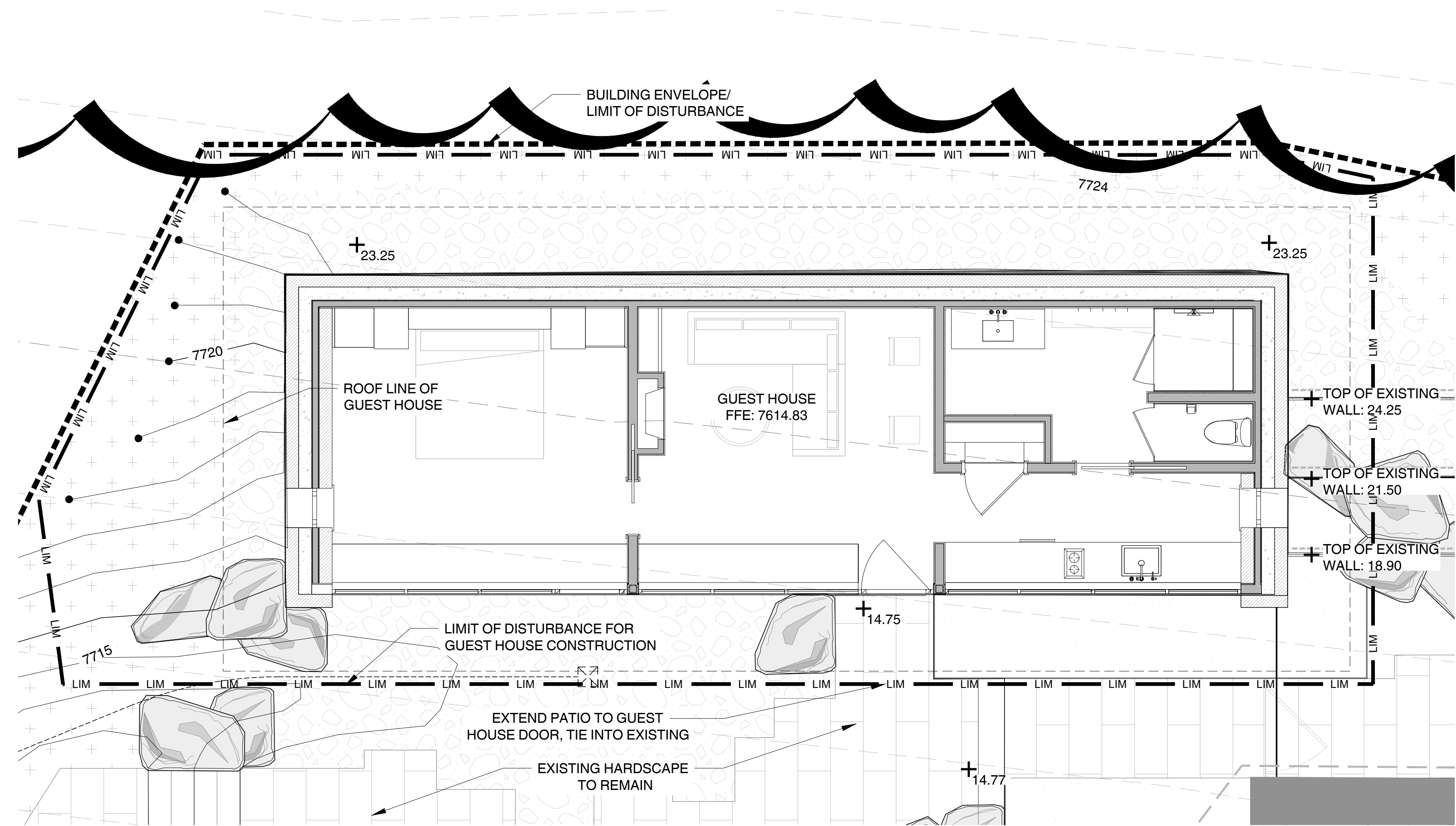
design5a.com
406.587.4873

date	issue
23.10.20	Guest House Permit Set - P

Guest House
Site Plan

GH-
L 000

drawn by: KHM/HU
checked by: TMS
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SITE MATERIAL SCHEDULE
GUEST HOUSE

SYMBOL	PRODUCT	QUANTITY	DESCRIPTION	CONTACT
	MEDIUM ROCK BARK	480 SF	MEDIUM ROCK BARK MULCH AT 4" DEPTH WITH NATURAL EDGE; ALL ROCK MULCH TO BE WASHED & CLEAN OF SEDIMENT BEFORE INSTALLING; SEE SHEET L500: DETAIL 4	SCENIC CITY TRUCKING & LANDSCAPING PRODUCTS BELGRADE, MT 59714 406-388-7771
	LANDSCAPE BOULDERS	4 TOTAL	BIGHORN GRANITE BOULDERS, ROUNDED & LICHEN COVERED IN CHARACTER, VARIOUS SIZES AT 3'-7' LENGTHS & 2.5'X4' WIDTHS, PER PLAN; SEE SHEET L500: DETAIL 6	SELECT STONE 1-888-237-1000 CONTACT@SELECTSTONE.COM
	BARK DUST MULCH	115 SF	INSTALL AT 3"-4" DEPTH; PROVIDE 17" TOPSOIL WITH 1" COMPOST TILLED INTO ENTIRE PLANTING BED; SEE SHEET L500: DETAIL 5	SCENIC CITY TRUCKING & LANDSCAPING PRODUCTS BELGRADE, MT 59714 406-388-7771
	LINEAR STONE PAVERS	20 SF	2" THICK MORTAR SET PAVERS, SELECTION TBD, SAWN EDGES WITH NATURAL CLEFT; SEE SHEET L500: DETAIL 7	SELECT STONE 1-888-237-1000 CONTACT@SELECTSTONE.COM

NOTE:
ALL BOULDERS 36" - 48" ABOVE GRADE

date	issue
23.10.20	Guest House Permit Set - D

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checked by: TMS

drawn by: KHM/HU

PLANT SCHEDULE - GUEST HOUSE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	TYPE	NOTES	QTY
	<u>CONIFEROUS TREES</u>				
	POPULUS TREMULOIDES QUAKING ASPEN - MULTI-STEM	3" CAL	B&B	PER PLAN	1
	<u>DECIDUOUS SHRUBS</u>				
	RIBES ALPINUM ALPINE CURRANT	5 GAL	POT	PER PLAN	4
	<u>PERENNIALS & ORNAMENTAL GRASSES</u>				
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL	POT	PER PLAN	1
	ECHINACEA ANGUSTIFOLIA PURPLE CONEFLOWER	1 GAL	POT	PER PLAN	2
	SALVIA NEMOROSA 'CARADONNA' MEADOW SAGE	1 GAL	POT	PER PLAN	14
	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	1 GAL	POT	PER PLAN	11
	SEDUM SPECTABILE 'AUTUMN JOY' AUTUMN JOY STONECROP	1 GAL	POT	PER PLAN	3

PLANT SCHEDULE - SEED
GUEST HOUSE

SYMBOL	BOTANICAL NAME COMMON NAME
	NATIVE GRASS CABIN BLEND MOUNTAIN BROME (BROMUS MARGINATUS) - 7.50 PLS / ACRE SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS) - 6.25 PLS / ACRE SANDBERG BLUEGRASS (POA SECUNDA SSP. SANDBERGII) - 1.25 PLS / ACRE BIG BLUEGRASS (POA SECUNDA SSP. AMPLA) - 1.25 PLS / ACRE SHEEP FESCUE (FESTUCA OVINA) - 1.25 PLS /ACRE WESTERN WHEATGRASS (PASCOPYRUM SMITHII) - 5.00 PLS /ACRE BEARDLESS BLUEBUNCH WHEATGRASS (PSEUDOROEGNERIA SPICATA SSP. INERMIS) - 2.50 PLS /ACRE TOTAL: 25.00 PLS / ACRE
315 SF	CONTACT GRANITE SEED COMPANY, LEHI, UTAH - 801 - 768 - 4422

HARDSCAPE SCHEDULE
GUEST HOUSE

SYMBOL	PRODUCT
	MEDIUM ROCK BARK
	PERENNIAL BED WITH BARK DUST
	LINEAR STONE PAVERS
	NATIVE GRASS CABIN BLEND
	LANDSCAPE BOULDERS

LANDSCAPE INSTALL NOTES

GENERAL

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL 811.
- PLACE TREES, SHRUBS, AND PLANT MATERIAL WITH LANDSCAPE ARCHITECT PRESENT. LANDSCAPE ARCHITECT TO BE NOTIFIED 48 HOURS IN ADVANCE.
- PLACE ALL BOULDERS WITH LANDSCAPE ARCHITECT PRESENT. LANDSCAPE ARCHITECT TO BE NOTIFIED 48 HOURS IN ADVANCE.
- THE LOCATION OF ALL FLAGSTONE, STEPS, AND PATIO AREAS SHALL BE COORDINATED ON SITE WITH THE LANDSCAPE ARCHITECT, WHEN APPLICABLE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL DECIDUOUS TREES AND SHRUBS OUTSIDE OF DEDICATED PLANTING BEDS TO BE FENCED FOR MIN. 2 YEARS
 - ALL TREES AND SHRUBS OUTSIDE OF DEDICATED PLANTING BEDS TO HAVE 3" DIAMETER MULCH RING.
 - ALL TREES TO BE STAKED FOR MIN. 2 YEARS.
- VERIFY ALL QUANTITIES. ILLUSTRATED PLAN SHALL DICTATE COUNT.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. ALL REQUESTS SHOULD BE SUBMITTED TO DESIGN 5 LANDSCAPE ARCHITECTURE. 406-587-4873 OR TROY@DESIGN5LA.COM.
- LANDSCAPE ARCHITECT SHALL MEET WITH LANDSCAPE CONTRACTOR ON SITE, AT PREDETERMINED INTERVALS TO DISCUSS PROGRESS, QUESTIONS, AND PRODUCT PLACEMENT.
- ALL EDGING SHALL BE 3/16" X 4" NATURAL STEEL ON STRAIGHT RUNS AND 1/2" X 4" NATURAL STEEL FOR CURVED RUNS (OR AS OTHERWISE SPECIFIED IN DETAILS). TAC WELD TO #4 REBAR DRIVEN A MINIMUM OF 18" DEEP.
- ALL AREAS ON SITE DISTURBED BY CONSTRUCTION ACTIVITIES NOT INDICATED ON LANDSCAPE PLAN ARE TO BE RECLAIMED AND RE-ESTABLISHED TO PRE-DISTURBANCE CONDITION. VERIFY DISTURBANCE AREAS IN FIELD. CONTRACTOR IS RESPONSIBLE FOR THE COST OF RESTORING ANY DISTURBANCE OUTSIDE OF THE AGREED UPON LIMIT OF WORK BOUNDARY INDICATED ON THE PLANS.
- VERIFY ALL CUSTOM SEED MIXES. THOSE PROCURED THROUGH WILD HARVEST METHODS (WIND RIVER SEED, BLAKE NURSERY, BIG SKY SEED, GREAT BASIN SEED) REQUIRE ORDERING A MINIMUM OF ONE YEAR IN ADVANCE OF INSTALLATION OR OTHER AS SPECIFIED BY SEED PROVIDER.
- ALL ROCK MULCH IS TO BE WASHED PRIOR TO INSTALLATION

SITE SOIL PREP

- ALL BACKFILLED AND DISTURBED AREAS TO BE RAKED SMOOTH. ALL ROCKS GREATER THAN 3" DIAMETER AND ALL CONSTRUCTION DEBRIS TO BE PICKED UP AND REMOVED FROM SITE BEFORE SOIL AMENDMENTS ARE ADDED.
- SEED AREAS(WHEN APPLICABLE)- LIGHTLY SCARIFY SURFACE OR LIGHTLY TILL AND RAKE SMOOTH PRIOR TO ADDING SOIL.
 - SEEDED AREA AMENDED TOPSOIL: MIX 1" COMPOST WITH MIN. 3" NEW TOPSOIL (COMBINED SETTLED DEPTH OF 4"). HYDROSEED WITH "FLEX TERRA TACKIFIER". ADD EROSION CONTROL MAT TO ALL AREAS WITH SLOPES STEEPER THAN 3:1 PER MANUFACTURER'S SPECIFICATION
- SOD AREAS(WHEN APPLICABLE) - LIGHTLY SCARIFY SURFACE OR LIGHTLY TILL AND RAKE SMOOTH PRIOR TO ADDING SOIL.
 - SOD AREA AMENDED SOIL: MIX 1" COMPOST WITH MIN. 5" NEW TOPSOIL (COMBINED SETTLED DEPTH OF 6"). TOPSOIL SHALL BE DRUM ROLLED OR TRACK-PACKED AND GRADED SMOOTHLY AND EVENLY PRIOR TO LAYING SOD. RAKE SMOOTH TO MATCH FINAL GRADING PLAN.
- ALL PLANTING BEDS TO BE EXCAVATED 18" DEEP. SCARIFY SIDES AND BOTTOM TO REMOVE GLAZING.
- ALL PLANTING BEDS TO RECEIVE NEW, AMENDED SOIL: MIX 1" COMPOST WITH MIN. 17" NEW TOPSOIL (COMBINED SETTLED DEPTH OF 18"). RAKE SMOOTH TO MATCH FINAL GRADING PLAN.

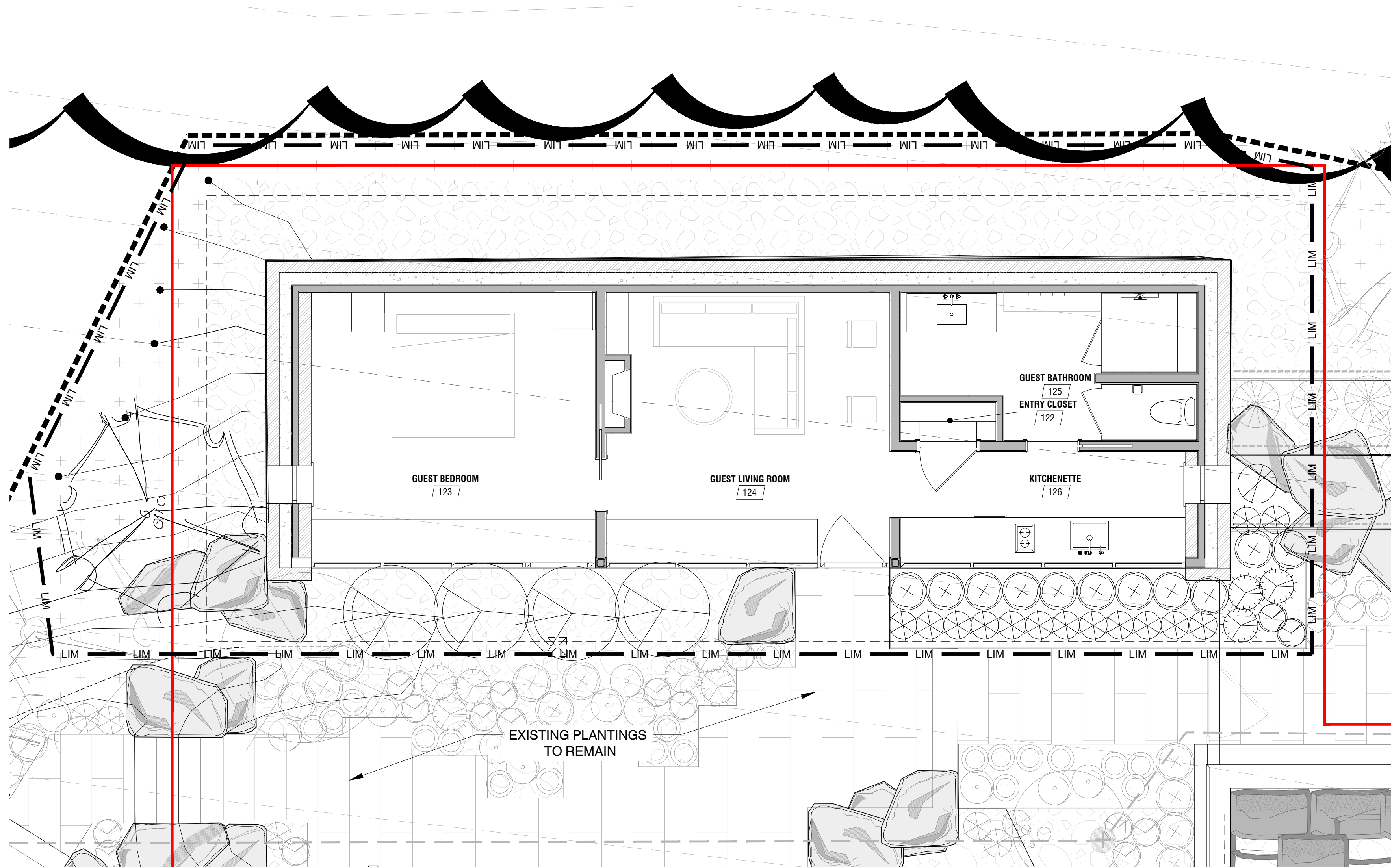
IRRIGATION

- PERMANENT UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED AT TIME OF LANDSCAPE INSTALLATION. MAIN LINE, LATERAL LINE, AND SPRINKLERS NOT BURIED AT TIME OF PROJECT COMPLETION WILL NOT BE ACCEPTED.
- IRRIGATION TO BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES.

PARK CITY WILDLAND URBAN INTERFACE CODE

IMMEDIATE IGNITION ZONE: 0-5 FT FROM STRUCTURE, AND ANY OVERHANG OR DECK ATTACHED TO STRUCTURE

- ALL DEAD AND DYING VEGETATION MUST BE REMOVED FROM WITHIN 5 FT OF THE STRUCTURE.
- ALL VEGETATION MUST BE ON THE APPROVED LIST (SEE PARK CITY WILDLAND URBAN INTERFACE CODE).
- ALL TREES MUST BE TRIMMED SO AS TO BE NO CLOSER THAN 10 FT FROM AN ACTIVE WOOD BURNING CHIMNEY. DISTANCE FROM NATURAL GAS DIRECT VENT SHALL FOLLOW MANUFACTURER RECOMMENDATIONS.



1
L300
Guest House Landscape Plan & WUI Plan
1/4" = 1'-0"

GUEST HOUSE
PERMIT SET

Stein Eriksen Estates
Lot 2 - Guest House
Park City, Utah

DESIGN.5
landscape architecture

design5la.com
406.587.4873

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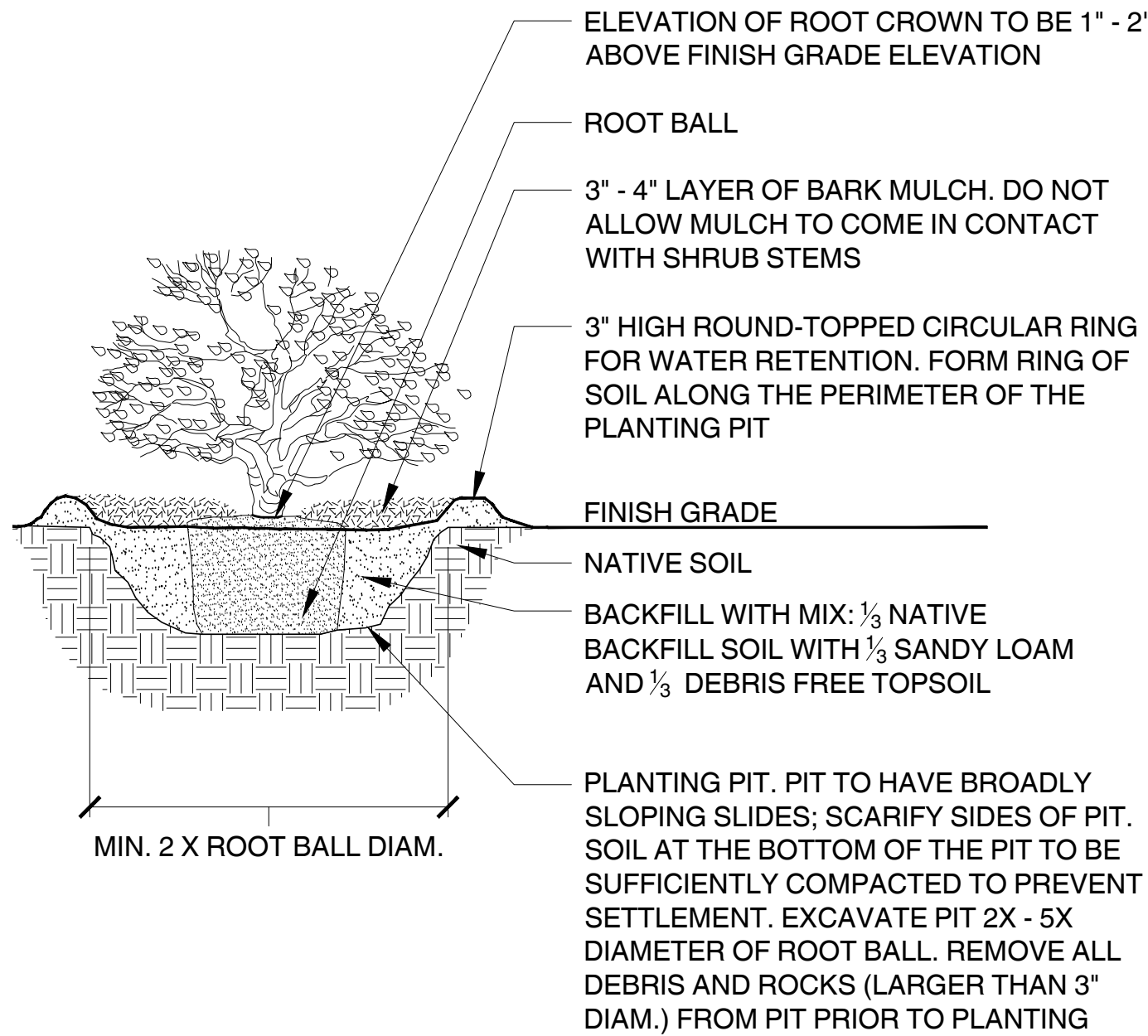
Guest House
Landscape Plan
& WUI Plan

GH-
L 300

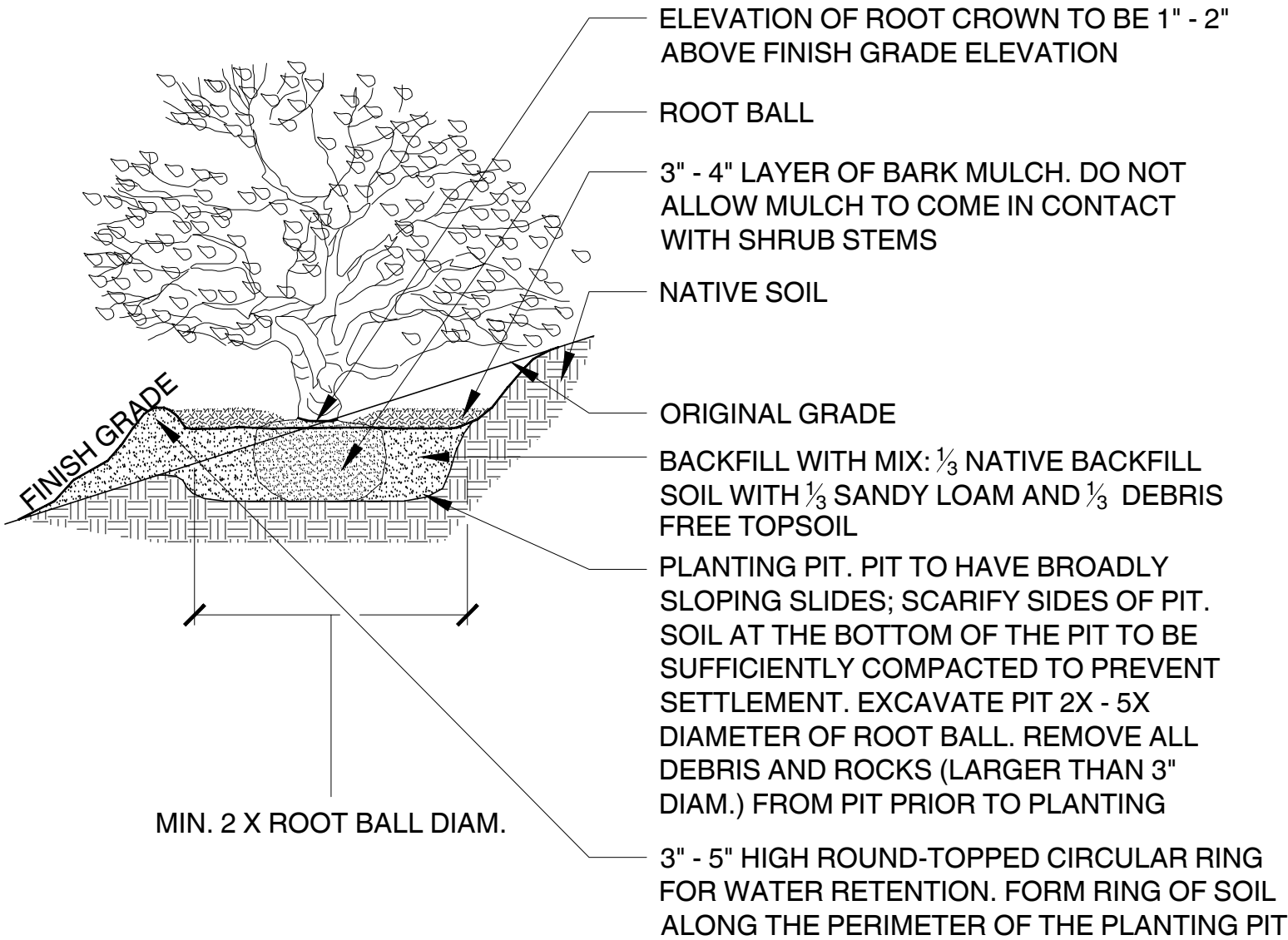
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drawn by: KHM/HU



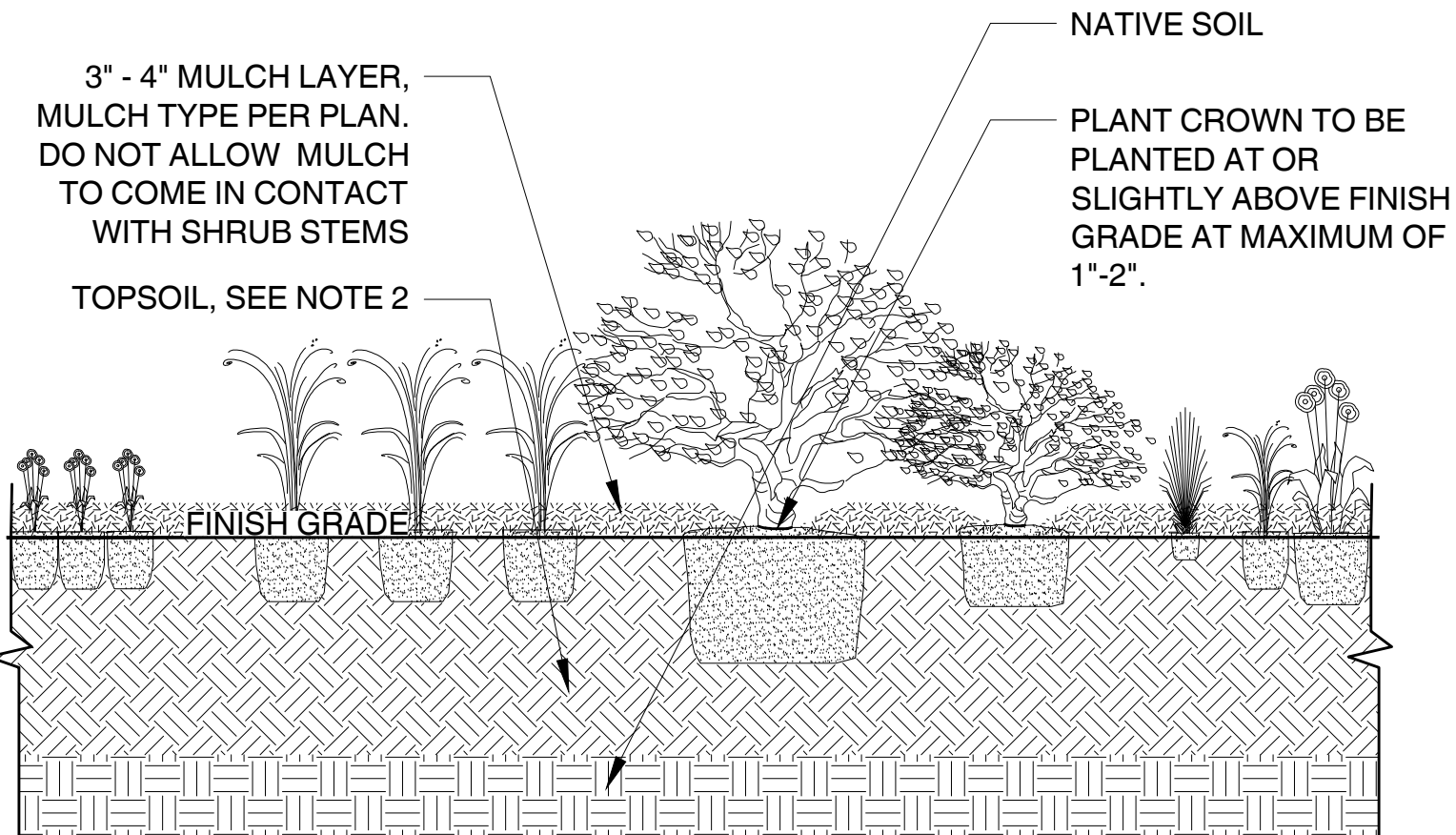
1
L500
Typ. Shrub Planting, Individual Planting Pit
3/4" = 1'-0"



2
L500
Typ. Shrub Planting, Individual Planting Pit - On Slope
1/2" = 1'-0"

NOTE:

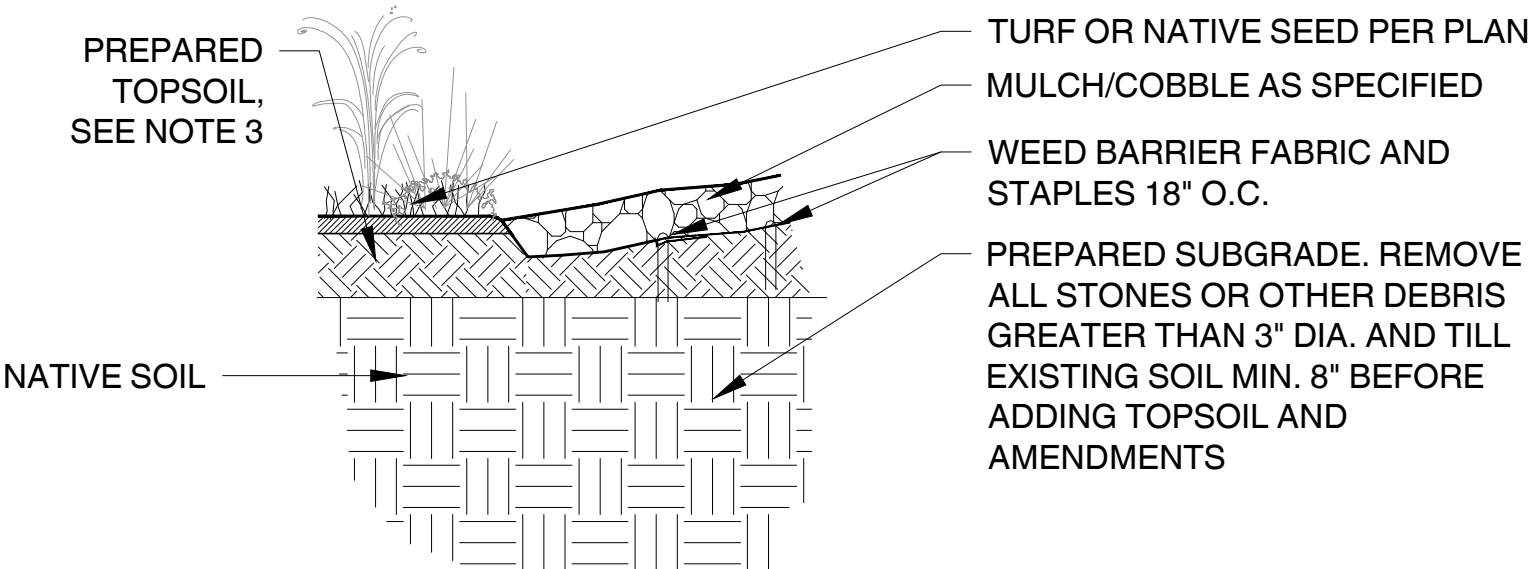
1. REMOVE ALL DEBRIS AND STONES (LARGER THAN 3" DIAMETER)
2. ALL PLANTING BEDS TO BE EXCAVATED 18" DEEP. SCARIFY SIDES AND BOTTOM TO REMOVE GLAZING. ALL BEDS TO RECEIVE NEW, AMENDED SOIL: MIX 1" COMPOST WITH MIN. 17" NEW TOPSOIL, FOR A COMBINED SETTLED DEPTH OF 18". RAKE SMOOTH TO MATCH FINAL GRADING PLAN



3
L500
Typ. Planting Bed
3/4" = 1'-0"

NOTE:

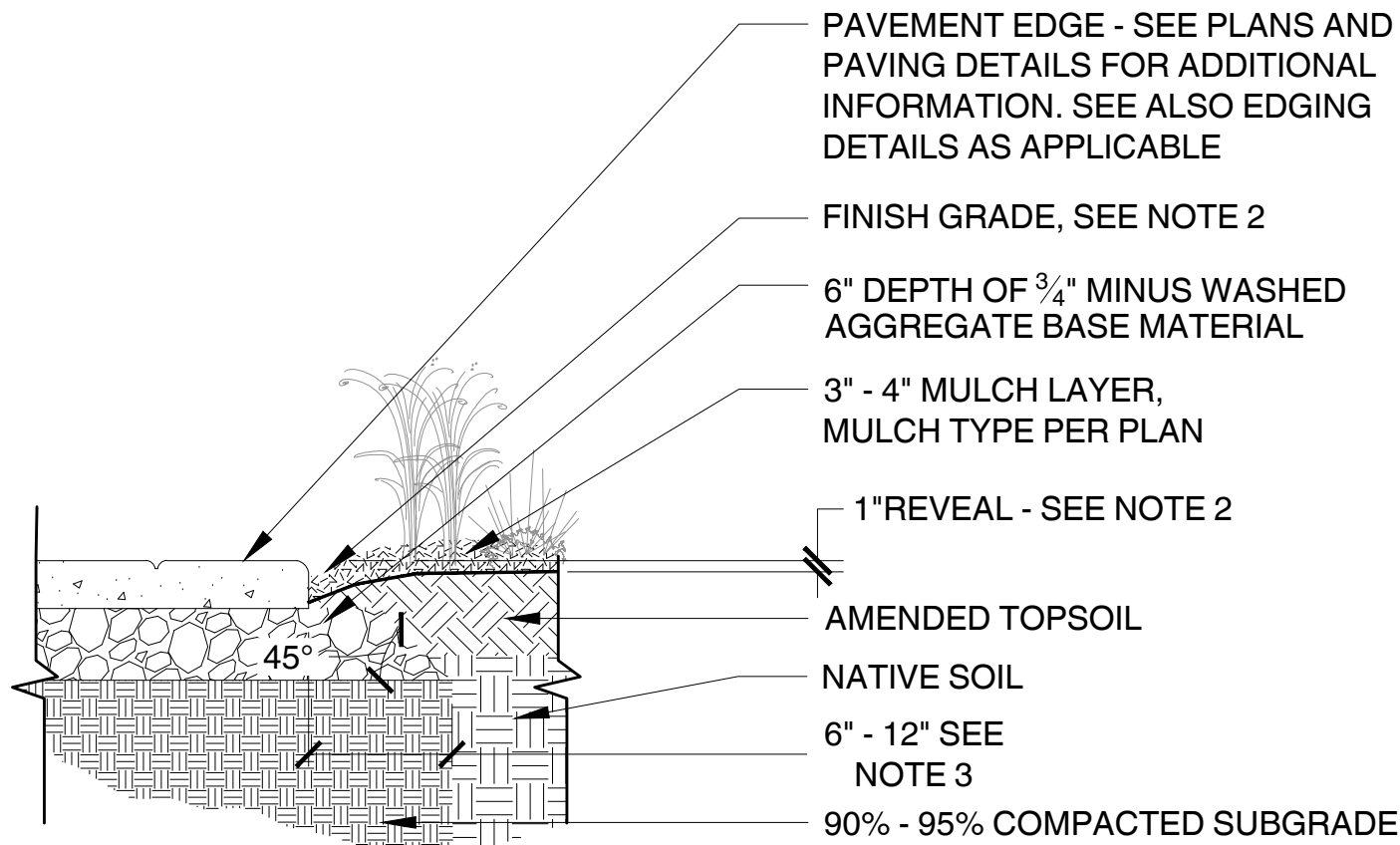
1. SLOPE PLANTED AREAS AWAY FROM BUILDINGS, IF PLANTED AREA IS NOT BY A BUILDING SLOPE AWAY FROM PAVED SURFACES
2. MULCH TO APPEAR BLENDED WITH NATURAL EDGE. WEED FABRIC UNDER MULCH AND FOLD BACK 10" TO 16" BEFORE NATURAL EDGE TO ALLOW NATIVE SEED/GRASS TO CREEP INTO ROCK OVERTIME FOR AN INFORMAL BLENDED APPEARANCE.
3. ALL SEED AREA SURFACES TO BE LIGHTLY SCARIFIED OR LIGHTLY TILLED AND RAKED SMOOTH PRIOR TO ADDING SOIL. SEED AREAS TO RECEIVE NEW, AMENDED SOIL: MIX 1" COMPOST WITH MIN. 3" NEW TOPSOIL FOR A COMBINED SETTLED DEPTH OF 4". HYDROSEED WITH "FLEXTERRA TACKIFIER" AND ADD EROSION CONTROL MAT TO ALL AREAS WITH SLOPES STEEPER THAN A 3:1 GRADIENT



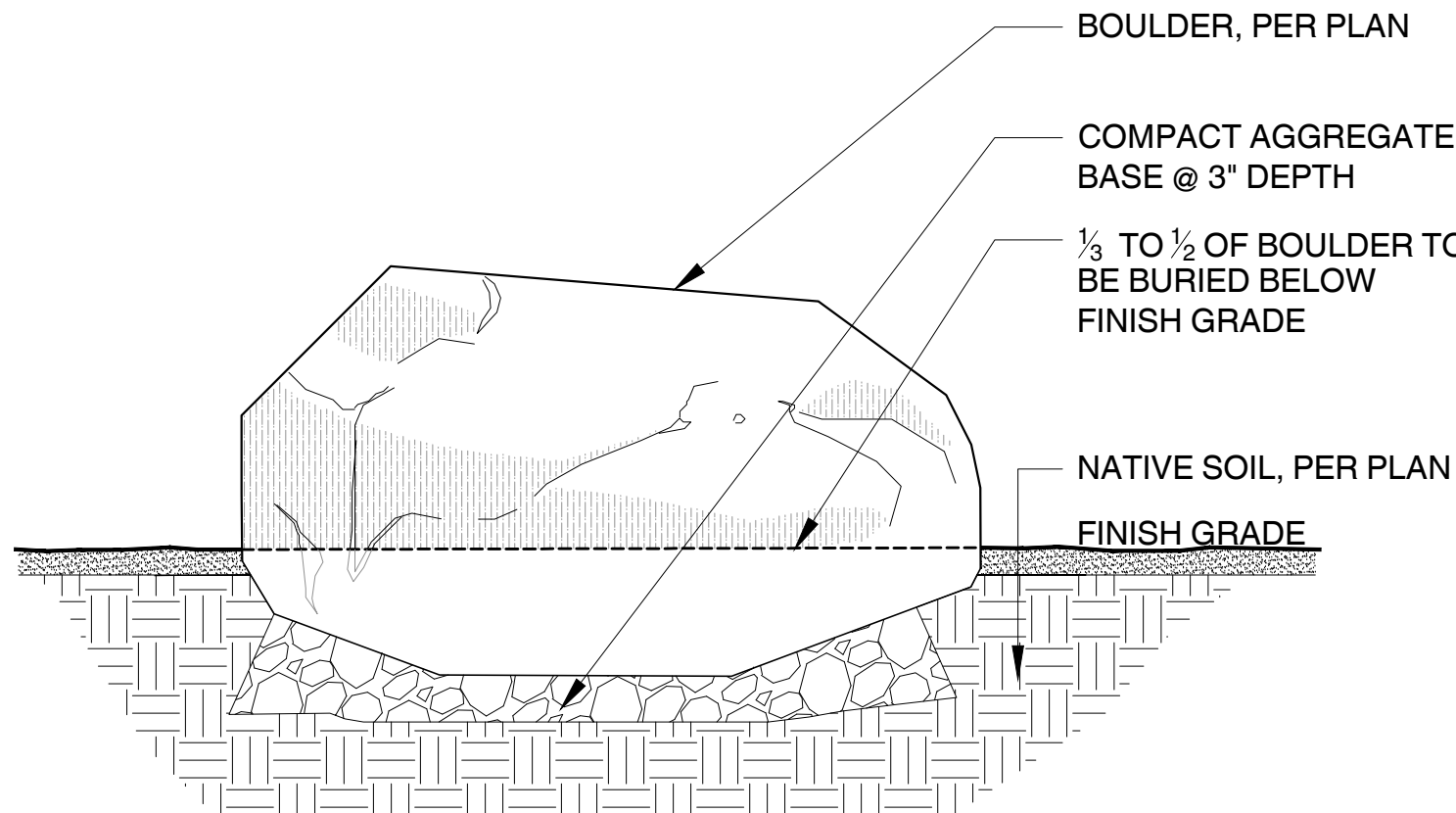
4
L500
Natural Edge along Seed & Butler Strip
1" = 1'-0"

NOTE:

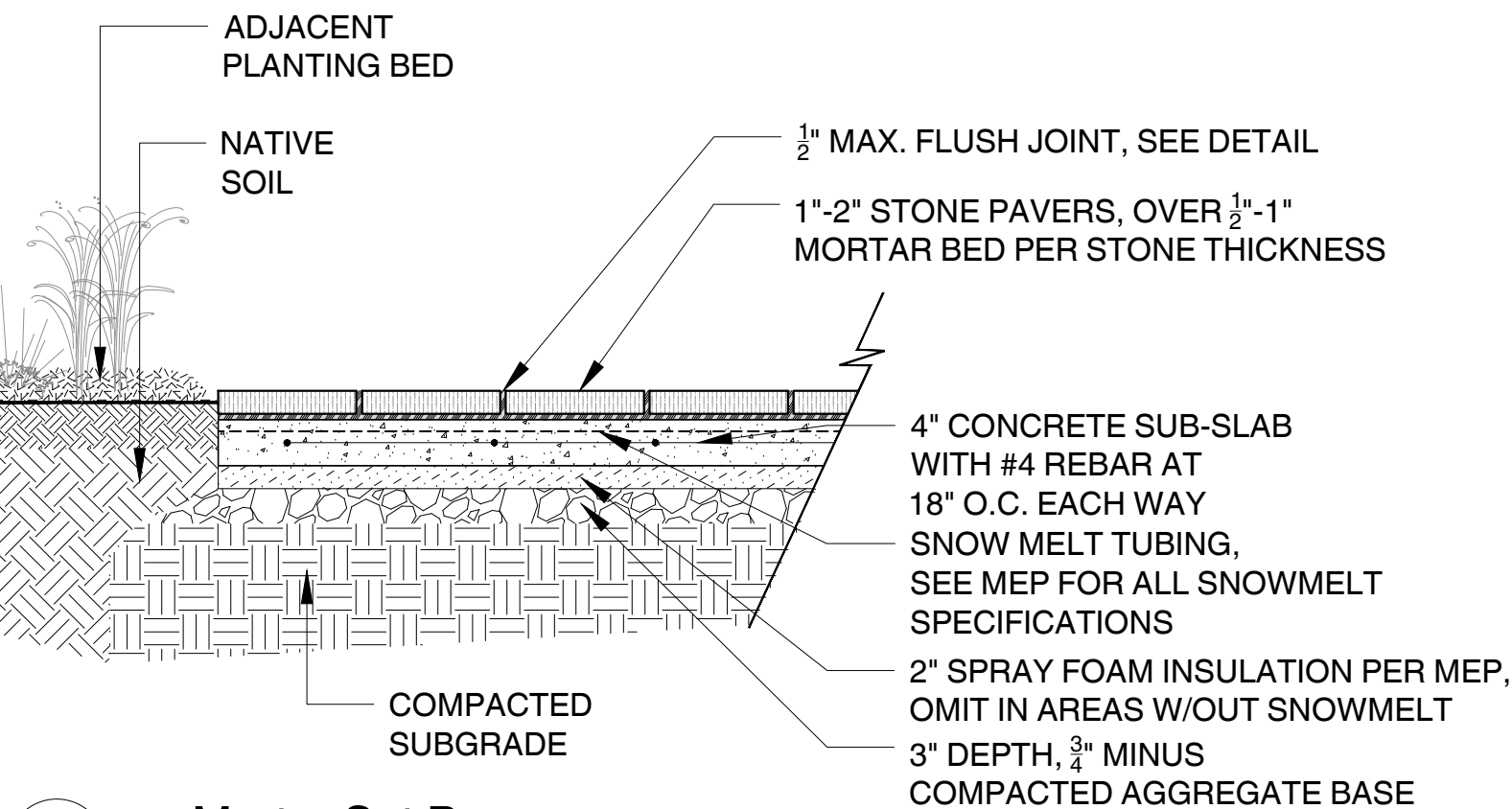
1. SLOPE PLANTED AREAS AWAY FROM PAVED AREAS
2. FINISH GRADE AT PAVEMENT EDGE MUST BE AT A LEVEL SUCH THAT THE ESTABLISHED PLANTED SURFACE WILL BE ONE (0.5-1) INCH BELOW TOP OF PAVEMENT FOR A MINIMUM DISTANCE OF SIX (6) FEET FROM THE EDGE
3. BASE MATERIAL AND COMPACTED SUBGRADE TO BE EXTENDED 1X-2X THE DEPTH OF THE BASE MATERIAL BEYOND THE EDGE OF THE PAVEMENT SYSTEM. TAPER BASE MATERIAL TOWARD THE COMPACTED SUBGRADE AT A 45° ANGLE



5
L500
Planting Bed at Pavement Edge
3/4" = 1'-0"



6
L500
Boulder Placement
1" = 1'-0"



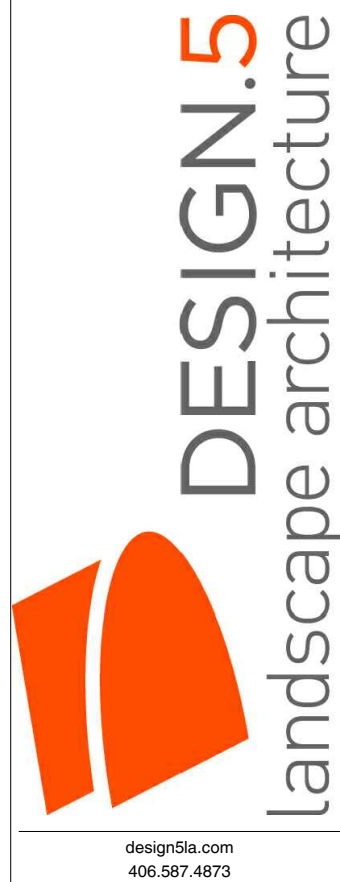
7
L500
Mortar Set Pavers
3/4" = 1'-0"

SHEETS L500 LANDSCAPE DETAILS NOTES:

1. LANDSCAPE CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION
2. ALL CONTAINMENT MATERIALS AROUND ROOT BALL TO BE REMOVED PRIOR TO INSTALLATION
 - 2.1. CAREFULLY REMOVE ENTIRE WIRE BASKETS AT PLANTING
 - 2.2. CAREFULLY REMOVE ALL TREATED BURLAP (ROT-PROOF) AT PLANTING
 - 2.3. UNTREATED BURLAP MAY PARTIALLY REMAIN ON ROOT BALL. REMOVE BURLAP FROM TOP HALF OF ROOT BALL BEFORE COMPLETION OF PLANTING
3. CONTAINER PLANTS: CAREFULLY CUT ANY CIRCLING ROOTS TO PREVENT PLANT FROM BECOMING ROOT BOUND
4. PRUNE ALL PLANT MATERIAL PRIOR TO PLANTING, ON AN AS NEEDED BASIS. REMOVE DEAD AND / OR DAMAGED BRANCHES, LIMBS, AND LEAVES
5. ALL TREES TO BE STAKED, REMOVE STAKES AFTER TWO YEARS
6. ALL DECIDUOUS TREES AND SHRUBS NOT PLANTED IN FOUNDATION BEDS TO BE FENCED FOR PROTECTION FROM UNGULATES AND OTHER HERBIVORES
7. PROVIDE TREE GUARDS ON ALL DECIDUOUS TREES OUTSIDE OF PLANTING BEDS

GUEST HOUSE
PERMIT SET

Stein Eriksen Estates
Lot 2 - Guest House
Park City, Utah



date	issue
23.10.20	Guest House Permit Set - P

Landscape
Details

GH-
L 500



REVISIONS

#	DATE	DESCRIPTION
A	23.07.17	PERMIT SET
C	23.09.12	PERMIT SET UPDATES
D	23.10.20	GUEST HOUSE PERMIT SET

GENERAL STRUCTURAL NOTES

GH-S000

DESIGN CRITERIA

1. STRUCTURE HAS BEEN DESIGNED TO COMPLY WITH:
- IBC 2018
 - ASCE 7-16
 - ACI 318-14
 - AISC 360-16
 - AISC 341-16, INCLUDING SUPPLEMENTS
 - AWS D1.1, D1.3 AND D1.8
 - NDS-18 AND SDPW-15
 - PTI TAB. 1-06
 - TMS 402/602-16
2. RISK CATEGORY II
3. SUPERIMPOSED LOADS ARE LISTED ON PLANS.
- LIVE LOADS:
- | | |
|---------------|--------------------|
| TYPICAL ROOF | 20 PSF (REDUCIBLE) |
| TYPICAL FLOOR | 40 PSF (REDUCIBLE) |
| | 60 PSF (BALCONIES) |
- HANDRAILS
- | | |
|--|--|
| | MAXIMUM OF SIMULTANEOUS VERTICAL AND HORIZONTAL THRUST OF 50 PLF APPLIED AT THE TOP OF THE RAILING OR 200 LBS IN ANY DIRECTION |
|--|--|
4. SNOW:
- | | |
|------------------------|-----------|
| GROUND SNOW | 139 PSF |
| SNOW EXPOSURE FACTOR | 1.2 |
| THERMAL FACTOR | 1.1 |
| IMPORTANCE FACTOR | 1.0 |
| FLAT-ROOF SNOW | 128.4 PSF |
| DESIGN SNOW | 130 PSF |
| RAIN-ON-SNOW SURCHARGE | 0 PSF |

5. SEISMIC:
- a. LATERAL DESIGN IS BASED ON SITE-SPECIFIC RESPONSE SPECTRUM PROVIDED IN THE GEOTECHNICAL REPORT.
- SEISMIC DESIGN CATEGORY D
- IMPORTANCE FACTOR 1.0
- SOIL CLASS C
- | | |
|-----|--------|
| Ss | 0.58 g |
| S1 | 0.21 g |
| Sds | 0.49 g |
| Sd1 | 0.21 g |
- SEISMIC FORCE RESISTING SYSTEM A-15 LIGHT FRAME (WOOD) WALLS WITH STRUCTURAL WOOD PANELS
- ALLOWABLE STORY DRIFT 2%
- | | |
|----|-----|
| R | 6.5 |
| Cd | 4.0 |
| Do | 2.5 |
| p | 1.0 |
- ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE
- DESIGN BASE SHEAR, STRENGTH LEVEL
- V = Cs x W = 0.075 x 1057 KIPS = 79.8 KIPS, E-W
- V = Cs x W = 0.075 x 1057 KIPS = 79.8 KIPS, N-S
6. WIND:
- BASIC WIND SPEED V ULT = 115 MPH
- IMPORTANCE FACTOR 1.0
- EXPOSURE CLASS C
- INTERNAL PRESSURE COEFFICIENT, GcP ±0.18
- ROOF COMPONENTS:
- | | | |
|----------------------------|-----------|-----------|
| ZONE 1 | ZONE 2 | ZONE 3 |
| SUPPORT BEAMS (A > 100 SF) | -21 PSF | -27.3 PSF |
| ROOF SHEATHING (A = 50 SF) | -27.4 PSF | -35.1 PSF |
| DECK FASTENERS (A ≤ 10 SF) | -42.4 PSF | -46.6 PSF |
- WALL COMPONENTS:
- | | |
|------------|-----------|
| ZONE 4 | ZONE 5 |
| A = 200 SF | -22.5 PSF |
| A = 50 SF | -24 PSF |
| A ≤ 20 SF | -24.7 PSF |
| | -28.5 PSF |
| | -31.5 PSF |
- BASE SHEAR, STRENGTH LEVEL
- V = 71.86 KIPS, E-W
- V = 112.7 KIPS, N-S

- C & C NOTES:
- a. THE PRESSURES LISTED ARE IN ACCORDANCE IBC AND ASCE 7. AND THE DESIGN FORCES USED BY THE SUBCONTRACTOR FOR A SPECIFIC APPLICATION ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR.
- b. WIND PRESSURES ARE ULTIMATE DESIGN LEVEL.
- c. SEE ASCE 7 FOR ZONE DEFINITIONS AND EXTENT OF ZONES.
- d. SUBMIT DESIGN CALCULATIONS PREPARED BY A QUALIFIED PROFESSIONAL STRUCTURAL ENGINEER, REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED, FOR ANY DESIRED MODIFICATION TO THE STATED PRESSURES.
7. ALL LATERAL LOAD RESISTANCE AND STABILITY OF THE BUILDING IN THE COMPLETED STRUCTURE IS PROVIDED BY LIGHT FRAME SHEAR WALLS IN EACH ORTHOGONAL DIRECTION. SEE PLANS FOR LOCATIONS. THE ROOF AND FLOOR SHEATHING SERVES AS A HORIZONTAL DIAPHRAGM DISTRIBUTING THE LATERAL FORCES TO THE VERTICAL LATERAL ELEMENTS WHICH IN TURN CARRY THE LOAD TO THE BUILDING FOUNDATIONS.

GENERAL

1. DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONNEL AND PROPERTY ON AND AROUND THE JOBSITE. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, GUYS, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
2. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT
3. STRUCTURAL SUBSTITUTIONS MAY BE ALLOWED WITH THE APPROVAL OF THE STRUCTURAL ENGINEER. SUPPLIER SHALL PROVIDE SEALED DESIGN CALCULATIONS OR SUITABLE PRODUCT LITERATURE FOR THE COMPONENTS.
4. ALL DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE JOBSITE PRIOR TO CONSTRUCTION. START OF SHOP DRAWINGS, START OF CONSTRUCTION, AND/OR FABRICATION OF MATERIALS. IF DISCREPANCIES ARE ENCOUNTERED, OR CONDITIONS DEVELOP THAT ARE NOT COVERED BY THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
5. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ADJACENT EXISTING SURFACES AND AREAS WHICH MAY BE DAMAGED AS A RESULT OF NEW WORK.
6. STRUCTURAL DRAWINGS INCLUDE DESIGN REQUIREMENTS AND DIMENSIONS FOR STRUCTURAL INTEGRITY BUT DO NOT SHOW ALL DETAIL DIMENSIONS TO FIT INTRICATE ARCHITECTURAL AND MECHANICAL DETAILS. CONTRACTOR SHALL SO CONSTRUCT THE WORK SO IT WILL CONFORM TO THE CLEARANCES REQUIRED BY ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DESIGN.
7. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CLARIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
8. DO NOT SCALE DRAWINGS. PRINTED DIMENSIONS HAVE PRECEDENCE OVER SCALED DRAWINGS AND LARGE-SCALE OVER SMALL-SCALE DRAWINGS. CONTRACTOR TO DETERMINE FINAL DIMENSION WITH ARCHITECT.

9. TYPICAL DETAILS SHALL APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
10. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND SAFETY OF WORKMEN DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OR APPROVAL OF THE ABOVE ITEMS AND DO NOT IN ANY WAY RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITIES FOR THE ABOVE.
11. SEE ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR DETAILS, CONDITIONS, FITS, TRENCHES, PADS, DEPRESSIONS, ROOF/FLOOR OPENINGS, STAIRS, SLEEVES, ITEMS TO BE EMBEDDED OR ATTACHED TO STRUCTURAL ELEMENTS, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS.
12. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE TRADE CONTRACTORS. OPENING SIZES AND LOCATIONS SHOWN FOR DUCTS, PIPE, INSERTS AND OTHER PENETRATIONS WHEN SHOWN ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED PRIOR TO FORMING.
13. NO HOLES, NOTCHES, BLOCK-OUTS, ETC. ARE ALLOWED IN STRUCTURAL ELEMENTS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.
14. BEFORE SUBMITTING A PROPOSAL FOR THIS WORK, EACH PARTY SHALL VISIT THE PREMISES AND BECOME FULLY ACQUAINTED WITH CONDITIONS IN FIELD. TEMPORARY CONSTRUCTION REQUIRED, QUANTITIES AND TYPE OF EQUIPMENT, ETC. THE PROPOSAL SHALL INCLUDE ALL SUMS REQUIRED TO DO THE WORK.

SUBMITTALS

1. SUBMITTALS ARE:
- a. CONCRETE MIX DESIGNS
 - b. MATERIAL PRODUCT DATA FOR STRUCTURAL MATERIALS
 - c. CONCRETE AND MASONRY REINFORCING
 - d. ENGINEERED LUMBER
 - e. HEAVY TIMBER
 - f. PANELIZED WALLS FOR WOOD BUILDINGS
 - g. STEEL FABRICATION AND MISCELLANEOUS METALS
 - h. PREMANUFACTURED ROOF TRUSSES
2. SUBMITTALS SHALL BE REVIEWED AND COORDINATED PRIOR TO SUBMITTING TO THE ARCHITECT. EACH SHOP DRAWING SUBMITTED SHALL BE STAMPED INDICATING REVIEW BY THE CONSTRUCTION MANAGER/GENERAL CONTRACTOR AND REVIEW BY THE ARCHITECT SHALL NOT BEGIN UNTIL THIS IS COMPLETE. WORK SHALL NOT BEGIN WITHOUT REVIEW BY THE ARCHITECT/STRUCTURAL ENGINEER.
3. SUBMITTALS SHALL BE REVIEWED BY THE ARCHITECT/STRUCTURAL ENGINEER FOR GENERAL CONFORMANCE WITH DESIGN CONCEPT ONLY. NOTATIONS MADE BY THE ARCHITECT/STRUCTURAL ENGINEER ON THE SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE REQUIREMENTS OF THE DRAWINGS.
4. FOR ADDITIONAL INFORMATION ON REQUIRED SUBMITTALS, SEE INDIVIDUAL MATERIAL SECTIONS.

EARTHWORK

1. FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT DATED JULY 6, 2022 BY AGEC APPLIED GEOTECH. REPORT IS ON FILE WITH THE ARCHITECT.
2. SOIL PROPERTIES PER THE GEOTECHNICAL REPORT:
- ALLOWABLE NET SOIL BEARING PRESSURE:
- | | |
|----------|---------------------------------|
| FOOTINGS | 3500 PSF |
| | 3500 PSF DL |
| | 3500 PSF DL+LL 4600 PSF SEISMIC |
- EQUIVALENT FLUID PRESSURE
- | | |
|-------------------------|---------------------|
| ACTIVE PRESSURE | 40 PSF/FT, DRAINED |
| AT REST PRESSURE | 55 PSF/FT, DRAINED |
| PASSIVE PRESSURE | 300 PSF/FT OF DEPTH |
| COEFFICIENT OF FRICTION | 0.45 |
3. ALL EXCAVATIONS SHALL BE PROPERLY AND SAFELY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING/BASEMENT WALLS BEFORE CONCRETE HAS ATTAINED SPECIFIED COMPRESSIVE STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL WALLS BELOW GRADE FROM LATERAL LOADS UNTIL SUPPORTING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED 7-DAY STRENGTH MINIMUM. BACKFILLING IS NOT PERMITTED FOR FOUNDATION WALLS UNTIL SUPPORTED SLAB TOP AND BOTTOM IS IN PLACE OR THE WALL IS ADEQUATELY BRACED TO RESIST LATERAL LOADS. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS, AND INSTALLATION OR SHORING AND/OR SHEETING.
4. CONTRACTOR SHALL PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER OR SEEPAGE. FREE GROUND WATER WAS NOT ENCOUNTERED IN THE BORINGS. DETAILS OF GROUND WATER INFORMATION CAN BE OBTAINED FROM THE ABOVE-MENTIONED GEOTECHNICAL REPORT. IF GROUND WATER SHOULD OCCUR DURING EXCAVATION, SPECIAL PROCEDURES SHALL BE IMPLEMENTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
5. WHERE THERE IS NOT SUFFICIENT SPACE FOR SLOPED EMBANKMENTS, SHORING WILL BE REQUIRED. SEE THE GEOTECHNICAL REPORT FOR INFORMATION REGARDING THE DESIGN AND INSTALLATION OF THE SHORING. SHORING THAT IS NOT PART OF THE PERMANENT BUILDING SUPPORT IS THE CONTRACTOR'S RESPONSIBILITY AND OUTSIDE THIS PERMIT.
6. CARE SHALL BE EXERCISED WHEN EXCAVATING OR GRADING ADJACENT TO EXISTING STRUCTURES OR IMPROVEMENTS TO NOT DAMAGE OR UNDERMINE FOUNDATIONS, WALLS, SLABS, UTILITIES, ETC.
7. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILL MATERIAL OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS AND FOUNDATIONS. IF ANY SUCH MATERIAL OR STRUCTURES ARE FOUND, ARCHITECT/ENGINEER SHALL BE NOTIFIED IMMEDIATELY. ALL ABANDONED FOUNDATIONS, UTILITIES AND OTHER STRUCTURES THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
8. ALL FOOTINGS AND SLABS ON GRADE SHALL BE PLACED ONTO FIRM UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL, REMOVING ANY EXISTING FILL, ORGANIC MATERIAL, OR UNSUITABLE SOILS, AS RECOMMENDED BY THE GEOTECHNICAL REPORT. EXPOSED NATURAL SOIL SHALL BE PROOF ROLLED BELOW SLABS ON GRADE.
9. FOUNDATION ELEVATIONS SHOWN DESIGNATE A MINIMUM DEPTH WHERE AN ADEQUATE SOIL BEARING PRESSURE IS EXPECTED. FOOTINGS, PIERS AND/OR WALLS SHALL BE LOWERED OR EXTENDED AS REQUIRED TO REACH SOIL MEETING THE DESIGN BEARING PRESSURE.
10. ALL REQUIRED BACKFILL AND UTILITY TRENCH BACKFILL WITHIN THE BUILDING AREA SHALL BE MECHANICALLY COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D1557 AND TO THE APPROVAL OF THE INSPECTION AGENCY.
11. THE MOISTURE CONTENT OF ONSITE CLAYEY SOILS AT THE TIME OF COMPACTION SHALL BE BETWEEN 2-3% ABOVE OPTIMUM MOISTURE CONTENT.
12. ANY REQUIRED IMPORT FILL SOIL SHALL HAVE A LOW POTENTIAL FOR EXPANSION AND SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO IMPORTING.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN CONFORMANCE WITH THE AMERICAN CONCRETE INSTITUTE "ACI DETAILING MANUAL" (SP-066) EXCEPT AS OTHERWISE SHOWN, NOTED OR SPECIFIED.
2. CONCRETE REINFORCING STEEL SHALL BE HIGH STRENGTH NEW BILLET STEEL CONFORMING TO THE FOLLOWING STANDARDS:
- | | | |
|-------------------------|------------------|-------------|
| DEFORMED BARS | ASTM A615, GR 60 | Fy = 60 KSI |
| WELDED WIRE REINFORCING | ASTM A1064 | Fy = 65 KSI |
| STEEL WIRE | ASTM A1064 | Fy = 60 KSI |
| DEFORMED BAR ANCHORS | ASTM A1064 | Fy = 70 KSI |
| WELDABLE BARS, DEFORMED | ASTM A706, GR 60 | Fy = 60 KSI |
3. MINIMUM CONCRETE COVER SHALL BE PROVIDED AS FOLLOWS TO THE OUTERMOST REINFORCING BARS:

- CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND 3"
- EXPOSED TO WEATHER OR IN CONTACT WITH GROUND 2"
- #6 BARS OR LARGER 1 1/2"
- #5 BARS OR SMALLER
- NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND 1 1/2"
- SLABS, JOIST AND WALLS WITH #14 AND #18 BARS 3/4"
- SLABS, JOISTS AND WALLS WITH #11 BARS OR SMALLER 1 1/2"
- BEAMS, COLUMNS, PEDESTALS AND TENSION TIES 2"
- COLUMN VERTICAL BARS 1 1/2"
- BOUNDARY ELEMENTS
4. WELDING OF REINFORCING BARS TO BE IN ACCORDANCE WITH AWS D1.4.
5. DEFORMED BAR ANCHORS (DBA) SHALL BE AUTOMATICALLY END WELDED WITH SUITABLE WELDING EQUIPMENT IN THE SHOP OR IN THE FIELD. WELDING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER.
6. SUPPORTS FOR REINFORCEMENT SHALL HAVE CLASS 2 PROTECTION AS DEFINED IN THE CRSI MANUAL OF STANDARD PRACTICE, UNLESS OTHERWISE NOTED.
7. ALL WELDED WIRE REINFORCING (WWR) SHALL BE LAPPED 2 PANELS AT EDGES AND ENDS.
8. CONTINUOUS HORIZONTAL REINFORCING SHALL BE LAPPED AT MIDSPAN FOR TOP BARS AND DIRECTLY OVER SUPPORTS FOR BOTTOM BARS. AT DISCONTINUOUS ENDS, THE TOP STEEL SHALL BE BENT DOWN 12 BAR DIAMETERS OR 12" MINIMUM, WHICHEVER IS GREATER.
9. WHERE REINFORCEMENT LENGTH IS SPECIFIED, NO SPLICES ARE PERMITTED WITHIN THE SPECIFIED LENGTH WITHOUT APPROVAL BY THE STRUCTURAL ENGINEER.
10. DOVELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE AND SPACING OR NUMBER AS THE VERTICAL REINFORCING, RESPECTIVELY, UNLESS OTHERWISE NOTED. PROVIDE FOUNDATION DOVELS TO MATCH SIZE AND SPACING OF WALL OR COLUMN REINFORCEMENT. EXTEND DOVELS A LAP SPLICE LENGTH INTO WALL OR COLUMN AND TERMINATE WITH STANDARD HOOK AT BOTTOM OF FOOTING, UNLESS OTHERWISE NOTED.
11. REINFORCING IN WALL FOOTINGS AND GRADE BEAMS BETWEEN COLUMNS SHALL BE DEVELOPED (Ld) INTO COLUMN FOOTINGS.
12. CUTTING OF REINFORCING WHICH CONFLICTS WITH EMBEDDED OBJECTS OR SLEEVES IS NOT ACCEPTABLE.
13. REINFORCING BARS SHALL BE BENT COLD, AND NO METHOD OF FABRICATION SHALL BE USED WHICH WOULD BE INJURIOUS TO THE MATERIAL. HEATING OF BARS FOR BENDING IS NOT PERMITTED.
14. FIELD WELDING OR BENDING OF REINFORCING IS NOT PERMITTED EXCEPT AS INDICATED ON THE DRAWINGS OR AS APPROVED BY THE STRUCTURAL ENGINEER.
15. USE TEMPLATES TO SET ALL EMBEDDED ANCHOR BOLTS, LEVELING PLATES, AND DOWEL BARS AS REQUIRED OR INDICATED ON THE DRAWINGS.
16. ALL CONCRETE NOT OTHERWISE SPECIFIED SHALL BE REINFORCED TO THE MINIMUM REQUIREMENT OF ACI 318.
17. REINFORCE ALL ARCHITECTURAL CONCRETE TOPPING SLABS WITH 6x6-W1.4xW1.4 WWR UNLESS OTHERWISE NOTED.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE CORRESPONDING EDITION OF THE AMERICAN CONCRETE INSTITUTE PUBLICATIONS: ACI 117, ACI 301, ACI 305.1, ACI 306.1, ACI 308.1, ACI 318 AND SP-066, UNLESS OTHERWISE NOTED.
2. CONCRETE MATERIALS SHALL CONFORM TO:
- | | |
|---------------------------|-------------------------|
| CEMENT | ASTM C150, TYPE I OR II |
| FLY ASH | ASTM C618, TYPE C OR F |
| FINE AND COARSE AGGREGATE | ASTM C33 |
| LIGHTWEIGHT AGGREGATE | ASTM C330 |
| WATER | POTABLE |
| AIR-ENTRAINING ADMIXTURE | ASTM C260 |
| WATER REDUCING ADMIXTURE | ASTM C494 |

CONCRETE STRENGTHS SHALL CONFORM TO:

INTENDED USE	STRENGTH (PSI)	EXPOSURE CLASS
FOOTINGS	3000	N/A
FOUNDATIONS	4000	N/A
SLAB ON GRADE	4000	N/A
UNLESS OTHERWISE NOTED	4000	N/A

- NORMAL-WEIGHT 28-DAY STRENGTH UNLESS OTHERWISE NOTED.
3. THE MODULUS OF ELASTICITY OF ALL CONCRETE SHALL EXCEED 57,000 SQRT(f'c) FOR NORMAL-WEIGHT CONCRETE OR 45,000 SQRT(f'c) FOR LIGHTWEIGHT CONCRETE.
4. SLAB-ON-GRADE CONSTRUCTION: LOCATE SAW-CUT CONTROL JOINTS ALONG COLUMN LINES WITH INTERMEDIATE JOINTS SPACED PER THE TABLE BELOW, UNLESS OTHERWISE NOTED. SLAB PANELS SHALL HAVE A MAXIMUM LENGTH TO WIDTH RATIO OF 1.5:1. PROVIDE ADDITIONAL CONTROL JOINTS AT ALL RE-ENTRANT CORNERS. SEE PLAN FOR SPECIAL CASES.

THICKNESS (IN)	MAXIMUM JOINT SPACING EACH WAY (FT)
4	12
5	13
6	15

5. CROSS REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS TO ENSURE PROPER DIMENSIONS AND PLACEMENT OF ALL ANCHOR BOLTS, INSERTS, NOTCHES, AND EDGES OF WALLS/FOUNDATIONS PRIOR TO PLACING CONCRETE.
6. UNLESS OTHERWISE NOTED, ALL FOOTINGS SHALL BE CENTERED UNDER WALLS, PIERS OR COLUMNS.
7. PRIOR TO PLACING CONCRETE, THE CONTRACTOR SHALL ENSURE ALL REINFORCING AND EMBEDMENTS, INCLUDING COLUMN ANCHOR BOLTS, ARE PROPERLY LOCATED AND SECURELY TIED IN PLACE.
8. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL PENETRATIONS THROUGH CONCRETE BEFORE PLACING. SECURE SLEEVES TO PREVENT MOVEMENT DURING PLACING OPERATIONS. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS. CONFIRM WITH ARCHITECT THAT MATERIALS TO BE EMBEDDED ARE SUITABLE FOR EMBEDMENT IN CONCRETE.
9. CONDUIT, PIPES, AND SLEEVES EMBEDDED IN CONCRETE SHALL CONFORM TO REQUIREMENTS OF ACI 318, SECTIONS 20.7 AND 26.8.
11. DO NOT PLACE VERTICAL CONDUIT IN CONCRETE COLUMNS WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.
12. NO ALUMINUM SHALL BE ALLOWED IN THE CONCRETE WORK UNLESS COATED TO PREVENT ALUMINUM-CONCRETE REACTION.
13. PROJECTING CORNERS OF BEAMS, WALLS, COLUMNS, ETC., SHALL BE FORMED WITH A 3/4 INCH CHAMFER, UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.
14. SLOPE SLABS TO DRAINS OR FOR POSITIVE DRAINAGE IF NO DRAINS ARE PRESENT AND PROVIDE DEPRESSIONS WHERE SHOWN ON THE STRUCTURAL AND/OR ARCHITECTURAL DRAWINGS WITHOUT REDUCING THE THICKNESS OF SLAB INDICATED. FOR SLAB-ON-GRADE DEPRESSIONS GREATER THAN 1 INCH, SEE DETAILS FOR ADDITIONAL REINFORCING.
15. INTERNALLY VIBRATE ALL CAST-IN-PLACE CONCRETE EXCEPT SLABS-ON-GRADE WHICH NEED ONLY BE VIBRATED AROUND UNDER FLOOR DUCTS AND OTHER EMBEDDED ITEMS. VIBRATE TOPS OF COLUMNS.
16. PROVIDE VERTICAL CONTROL JOINTS IN EXPOSED CONCRETE WALLS AT A MINIMUM UNIFORM SPACING NOT TO EXCEED 25 FEET PER ACI 224.3. COORDINATE JOINT LOCATIONS WITH ARCHITECTURAL DRAWINGS.
17. CONCRETE SHALL NOT BE PERMITTED TO DROP MORE THAN 5 FEET.
18. IF CONCRETE IS PLACED BY PUMPING, SUPPORT SHALL BE PROVIDED FOR THE HOSE. THE HOSE SHALL NOT BE ALLOWED TO RIDE ON THE REINFORCING AND OTHER EMBEDDED ITEMS.
19. NOTIFY THE ARCHITECT/STRUCTURAL ENGINEER 48 HOURS MINIMUM PRIOR TO ALL POURS.
20. CONTRACTOR SHALL SURVEY ALL CONCRETE WORK WITHIN 48 HOURS OF PLACING CONCRETE TO ENSURE PLACEMENT IS IN ACCORDANCE WITH PROJECT REQUIREMENTS.

21. THE DESIGN AND ENGINEERING OF FORMWORK, SHORING AND RESHORING, AS WELL AS THEIR CONSTRUCTION, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. FORMS SHALL BE DESIGNED TO HAVE SUFFICIENT STRENGTH TO SAFELY WITHSTAND THE LOADS RESULTING FROM PLACEMENT AND VIBRATION OF THE CONCRETE AND SHALL ALSO BE DESIGNED FOR SUFFICIENT RIGIDITY TO MAINTAIN SPECIFIED TOLERANCES. CONTRACTOR SHALL SUBMIT DETAILED FORMWORK SHOP DRAWINGS TO THE ARCHITECT TO BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT ONLY.
22. CONCRETE FILL THICKNESS SHOWN ON FRAMING PLANS AND DETAIL SHEETS IS MINIMUM THICKNESS. NO ALLOWANCES HAVE BEEN SHOWN FOR ADDITIONAL CONCRETE FILL REQUIRED TO COMPENSATE FOR BEAM OR DECK DEFLECTIONS AND TO MAINTAIN SURFACE TOLERANCES SPECIFIED.
23. CORING OF CONCRETE IS NOT PERMITTED UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
24. NO CONCRETE SHALL BE PLACED ONTO OR AGAINST SUBGRADES CONTAINING FREE WATER, FROST, ICE OR SNOW.
25. DURING WINTER CONSTRUCTION, ALL FOOTINGS SHALL BE PROTECTED FROM FROST PENETRATION UNTIL THE BUILDING IS ENCLOSED AND TEMPORARY HEAT IS PROVIDED.
26. THE PROPOSED MATERIALS AND MIX DESIGN SHALL BE FULLY DOCUMENTED AND REVIEWED BY THE TESTING AGENCY. RESPONSIBILITY FOR OBTAINING THE REQUIRED DESIGN STRENGTH IS THE CONTRACTOR'S. SUBMIT TEST DATA ON EACH PROPOSED MIX FOR REVIEW IN ACCORDANCE WITH THE APPLICABLE CODE. MIX DESIGNS SUBMITTED WITHOUT THE REQUIRED TEST DATA WILL BE RETURNED WITHOUT REVIEW.

MASONRY

1. CMU CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH TMS 402/602 "BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES".
2. MINIMUM 28-DAY COMPRESSIVE STRENGTHS FOR CMU CONSTRUCTION SHALL BE:
- | | |
|-----------------------------------|----------|
| DESIGN ASSEMBLY STRENGTH, f'm | 1500 PSI |
| INDIVIDUAL CONCRETE MASONRY UNITS | 1900 PSI |
| GROUT | 2000 PSI |
3. CMU MATERIALS SHALL CONFORM TO THE FOLLOWING STANDARDS:
- | | |
|------------------------|-------------------------|
| CONCRETE MASONRY UNITS | ASTM C90, NORMAL WEIGHT |
| MORTAR | ASTM C270, TYPE S |
| GROUT | ASTM C476 |
| JOINT REINFORCING | ASTM A82 |
4. ALL LOAD BEARING CMU WALLS TO HAVE FULL MORTAR BED, HEAD, AND COLLAR JOINTS.
5. GROUT SOLID ALL JAMBS FULL HEIGHT IN LOAD BEARING CMU WALLS TO UNDERSIDE OF UNTEL PLUS ONE CELL BEYOND BEARING LENGTH.
6. PROVIDE MINIMUM 1 INCH GROUT BETWEEN MAIN REINFORCING AND/OR BOLTS AND CMU UNIT FACE. VERTICAL REINFORCING SHALL BE CENTERED IN WALL, UNLESS OTHERWISE NOTED. VERTICAL REINFORCING BARS SHALL SECURELY BE HELD IN POSITION BY WIRE TIES OR OTHER APPROVED MEANS TO ENSURE DESIGN LOCATION AND LAP. PLACE BARS AND LAP PRIOR TO GROUTING.
7. HORIZONTAL BOND BEAM AND VERTICAL REINFORCING SHALL BE CONTINUOUS UNLESS OTHERWISE NOTED.
8. CELLS SHALL BE IN VERTICAL ALIGNMENT. DOVELS IN FOOTINGS SHALL BE SET TO ALIGN WITH VERTICAL REINFORCING STEEL.
9. GROUT CELLS SOLID IN ALL WALLS, UNLESS OTHERWISE NOTED. GROUT IN 4'-0" MAXIMUM LIFTS.
10. LIFTS OF GROUT SHALL BE KEYS 1 1/2 INCHES INTO THE PREVIOUS COURSE BELOW.
11. HORIZONTAL BAR REINFORCEMENT SHALL BE FULLY EMBEDDED IN GROUT IN AN UNINTERRUPTED POUR.
12. EXCEPT FOR WALL PLASTERS, VERTICAL REINFORCEMENT SHALL BE FIELD CUT FOR 4'-0" LIFTS AND LAP SPLICED PER LAP LENGTH SCHEDULE.
13. COORDINATE ANY UNIDENTIFIED PIPE OR DUCT PASSING THROUGH STRUCTURAL CMU WALLS WITH TYPICAL DETAILS, UNLESS OTHERWISE NOTED.
14. SEE ARCHITECTURAL DRAWINGS FOR SURFACE AND HEIGHT OF UNITS, LAYING PATTERN, AND JOINT TYPE. ALL BLOCK SHALL BE LAID IN RUNNING BOND, UNLESS OTHERWISE NOTED.
15. ALL MULTIPLE WYTHE CMU WALLS SHALL BE GROUTED SOLID BETWEEN EACH WYTHE.
16. PROVIDE HORIZONTAL TIES WHERE CMU ABUTS CONCRETE.

STEEL

1. STRUCTURAL STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "DETAILING FOR STEEL CONSTRUCTION" AND FABRICATED AND ERECTED IN ACCORDANCE WITH THE "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".
2. STRUCTURAL STEEL SHALL CONFORM TO ASTM STANDARDS AS NOTED BELOW:
- | | | |
|-------------------------------|----------------------|--------------|
| WIDE FLANGE SHAPES | ASTM A992 | Fy = 50 KSI |
| OTHER ROLLED SHAPES | ASTM A588 | Fy = 36 KSI |
| HSS SECTION, SQUARE | ASTM A500, GR C | Fy = 50 KSI |
| BASE AND CONNECTION PLATES | ASTM A36 | Fy = 36 KSI |
| ANCHOR RODS | ASTM F1554, GR 55 | Fy = 55 KSI |
| HIGH STRENGTH BOLTS | ASTM F3125, GR A325 | Fv = 120 KSI |
| HIGH STRENGTH TWIST-OFF BOLTS | ASTM F3125, GR F1852 | Fv = 120 KSI |
| HEAVY HEX NUTS | ASTM A563 | |
| WASHERS | ASTM F438 | |
| HEADED STUD ANCHORS | ASTM A108, TYPE B | |
| ELECTRODES FOR ARC WELDING | AWS 5.1, E70XX | |
3. HIGH STRENGTH BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS". SEE DETAILS FOR BOLT SIZE AND MATERIAL ASTM DESIGNATION.
4. ALL BOLTED CONNECTIONS SHALL BE GRADE A325S BEARING TYPE BOLTS, UNLESS OTHERWISE NOTED. ALL BOLTS SHALL BE INSTALLED TO A MINIMUM "SNUG TIGHT" CONDITION, UNLESS OTHERWISE NOTED.
5. FULLY TENSIONED HIGH STRENGTH BOLTS AND SLIP CRITICAL HIGH STRENGTH BOLTS SHALL USE TENSION-CONTROL "TWIST-OFF" BOLTS OR BE INSTALLED USING THE TURN OF THE NUT METHOD.
6. WELD LENGTHS INDICATED ON THE DRAWINGS ARE THE NET EFFECTIVE LENGTH REQUIRED, WHERE WELD LENGTH IS NOT SPECIFIED, PROVIDE WELD ALONG ENTIRE INTERSECTION OF THE JOINED PARTS. WHERE FILLET WELD SYMBOL IS GIVEN WITHOUT INDICATION OF SIZE, USE MINIMUM WELD SIZE AS SPECIFIED IN AISC 360, TABLE J2.4.
7. ALL WELDING OF STRUCTURAL STEEL SHALL BE PERFORMED BY CERTIFIED WELDERS WITH EXPERIENCE AND CERTIFICATION IN THE TYPES OF WELDING CALLED FOR. WELDERS SHALL HAVE BEEN RECENTLY QUALIFIED AS PRESCRIBED IN "QUALIFICATION PROCEDURES" OF THE AMERICAN WELDING SOCIETY (AWS).
8. BEAMS SHALL BE CAMBERED UPWARD WHERE SHOWN ON THE DRAWINGS. WHERE NO UPWARD CAMBER IS INDICATED, ANY MILL CAMBER SHALL BE DETAILED UPWARD IN THE BEAMS.

STRUCTURAL SHEET INDEX - GUEST HOUSE

SHEET NUMBER	SHEET NAME
GH-S000	GENERAL STRUCTURAL NOTES
GH-S001	GENERAL STRUCTURAL NOTES
GH-S203	FOUNDATION PLAN - GUEST WING
GH-S223	UPPER LEVEL FRAMING PLAN - GUEST WING
GH-S233	ROOF FRAMING PLAN - GUEST WING
GH-S600	GUEST HOUSE DETAILS
GRAND TOTAL: 6	



REVISIONS

#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

GENERAL
STRUCTURAL
NOTES

GH-S001

POST-INSTALLED ANCHORS

- ANCHORS SERVING AS THE BASIS OF DESIGN ARE SHOWN ON THE DRAWINGS. ACCEPTABLE ALTERNATIVE ANCHORS MAY BE SUPPLIED PROVIDED THE QUANTITY AND CONFIGURATION MATCH THE CAPACITY OF THE DESIGN ANCHOR QUANTITY AND CONFIGURATION. ANY ALTERNATES ARE TO BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW. INSTALL IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. BELOW SUMMARIZES EACH ANCHOR TYPE USED ON THE PROJECT.
- MECHANICAL ANCHORS:
 - EXPANSION ANCHORS

ANCHORED INTO	BASIS OF DESIGN	ACCEPTABLE ALTERNATES
GROUTED MASONRY	HILTI KB3 (ESR-1385)	DEWALT POWER STUD+ SD1 (ESR-2966) SIMPSON WEDGE-ALL (ESR-1396)
UNCRACKED CONCRETE	HILTI KB3 (ESR-2302)	DEWALT POWER STUD+ SD2 (ESR-2502) RED HEAD TRUBOLT+ (ESR-2427) SIMPSON STRONG BOLT 2 (ESR-3037)
CRACKED CONCRETE	HILTI KBTZ (ESR-1917)	DEWALT POWER STUD+ SD2 (ESR-2502) RED HEAD TRUBOLT+ (ESR-2427) SIMPSON STRONG BOLT 2 (ESR-3037)

ANCHORED INTO	BASIS OF DESIGN	ACCEPTABLE ALTERNATES
GROUTED MASONRY	HILTI KWIK HUS-EZ (ESR-3056)	DEWALT WEDGE-BOLT+ (ESR-1678) SIMPSON TITEN HD (ESR-1056)
UNCRACKED CONCRETE	HILTI KWIK HUS-EZ (ESR-3027)	DEWALT POWER SCREW-BOLT+ (ESR-3889) SIMPSON TITEN HD (ESR-2713)
CRACKED CONCRETE	HILTI KWIK HUS-EZ (ESR-3027)	DEWALT POWER SCREW-BOLT+ (ESR-3889) SIMPSON TITEN HD (ESR-2713)

- ADHESIVE ANCHORS: SHALL CONSIST OF DEFORMED REINFORCING BARS OR ASTM A193 GRADE B7 RODS, HEAVY DUTY NUTS AND WASHERS AND A TWO COMPONENT STRUCTURAL ADHESIVE. WHERE ANCHORING INTO HOLLOW MASONRY, A SCREEN TUBE SHALL BE PROVIDED.

ANCHORED INTO	BASIS OF DESIGN	ACCEPTABLE ALTERNATES
HOLLOW MASONRY	HILTI HIT-HY 270 (ESR-4143)	DEWALT AC 100+ GOLD (ESR-3200) SIMPSON SET-XP (ESR-0265)
GROUTED MASONRY	HILTI HIT-HY 270 (ESR-4143)	DEWALT AC 100+ GOLD (ESR-3200) RED HEAD A7 ACRYLIC (ESR-3951) SIMPSON SET-XP (ESR-0265)
CONCRETE	HILTI HIT-HY 200 (ESR-3187)	DEWALT AC 200+ (ESR-4027) SIMPSON SET-3G (ESR-4057)

- CRACKED CONCRETE REPRESENTS ALL CONCRETE FOR PROJECTS LOCATED IN SEISMIC DESIGN CATEGORY C OR HIGHER. TENSILE ZONES SUCH AS BOTTOMS OF BEAMS AND SLABS, OR WHERE NOTED ON THE DRAWINGS.

- ALL ROUGH CARPENTRY SHALL PRODUCE JOINTS TRUE, TIGHT, AND WELL NAILED WITH MEMBERS ASSEMBLED IN ACCORDANCE WITH THE DRAWINGS AND ALL PERTINENT BUILDING CODES. THE SHIMMING OF SILLS, JOISTS, SHORT STUDS, TRIMMERS, HEADERS, OR OTHER FRAMING MEMBERS SHALL NOT BE PERMITTED. ALL WALLS AND PARTITIONS SHALL BE STRAIGHT, PLUMB, AND ACCURATELY LOCATED. CAREFULLY SELECT ALL STRUCTURAL MEMBERS SO KNOTS AND OBVIOUS MINOR DEFECTS WILL NOT INTERFERE WITH MAKING SOUND CONNECTIONS.
- INSTALL ALL BLOCKING AS REQUIRED TO SUPPORT ALL REQUIRED FINISHES AND EQUIPMENT. PROVIDE 2x FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL, BETWEEN CEILING AND FLOOR AREAS. VERIFY ALL REQUIRED BLOCKING WITH ARCHITECTURAL DRAWINGS AND LOCAL BUILDING OFFICIAL.
- ALL LUMBER AND PRODUCTS SHALL BE HANDLED AND STORED TO PREVENT MARRING AND MOISTURE ABSORPTION. NO DIRECT CONTACT WITH THE GROUND IS PERMITTED.
- PROTECTION AGAINST DECAY AND TERMITES:
 - ALL LUMBER: WHEN IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED WOOD. BOTTOM OF SILLS AT EXTERIOR WALLS SHALL NOT BE LESS THAN 8" ABOVE OUTSIDE GRADE EXCEPT WHERE GRADE IS PAVED OVER FOR 18" MINIMUM WIDTH AND DRAINING AWAY FROM THE BUILDING. FOR THAT CONDITION, SILL MAY BE 2" ABOVE.
 - EXTERIOR COLUMNS AND POSTS: IN AREAS EXPOSED TO WATER SPLASH AND EXTERIOR CONDITIONS, COLUMN/POST SHALL BE SUPPORTED BY A METAL CONNECTOR AND BE TREATED IN ACCORDANCE WITH AWWA UC3.
 - STRUCTURAL SUPPORTS OF BALCONIES, PORCHES, OR SIMILAR APPURTENANCES: WHEN MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE ROOF PROTECTION PREVENTING WATER ACCUMULATION, THEY SHALL BE TREATED WOOD IN ACCORDANCE WITH AWWA UC3.
 - MOISTURE CONTENT: WHEN WOOD IS PRESSURE TREATED WITH A WATERBORNE PRESERVATIVE AND LOCATED IN ENCLOSED SPACES WHERE DRYING IN SERVICE CANNOT READILY OCCUR, SUCH WOOD SHALL BE AT A MOISTURE CONTENT OF 19% OR LESS BEFORE BEING COVERED.
 - USE AWWA UC4 AT ALL WOOD IN CONTACT WITH SOIL.
- NOTCHES AND BORED HOLE PENETRATIONS IN WOOD STUD WALLS SHALL CONFORM TO SECTION 2308 OF THE IBC AND TYPICAL DETAIL, WHICHEVER IS MORE RESTRICTIVE.
- ALL APPLICABLE FRAMING STANDARDS OR GRADING RULES SPECIFIED SHALL BE IDENTIFIED BY THE GRADE MARK OR A CERTIFICATE OF INSPECTION BY AN APPROVED AGENCY. ALL LUMBER AND PLYWOOD REQUIRED TO BE TREATED WOOD SHALL BE IDENTIFIED BY THE QUALITY MARK OF AN APPROVED INSPECTION AGENCY WHICH MAINTAINS CONTINUED SUPERVISION, TESTING, AND INSPECTION OVER THE QUALITY OF THE PRODUCT.
- ALL APPLICABLE FRAMING STANDARDS OR GRADING RULES SPECIFIED SHALL BE IDENTIFIED BY THE GRADE MARK OR A CERTIFICATE OF INSPECTION BY AN APPROVED AGENCY. ALL LUMBER AND PLYWOOD REQUIRED TO BE TREATED WOOD SHALL BE IDENTIFIED BY THE QUALITY MARK OF AN APPROVED INSPECTION AGENCY WHICH MAINTAINS CONTINUED SUPERVISION, TESTING, AND INSPECTION OVER THE QUALITY OF THE PRODUCT.
- WALL STUD CONSTRUCTION IS DESIGNED TO BE BRACED BY THE WALL SHEATHING (WOOD STRUCTURAL PANEL OR GYPSUM BOARD). CONTRACTOR TO PROVIDE TEMPORARY BRACING, AS REQUIRED, UNTIL SHEATHING IS INSTALLED.
- ALL DRYWALL, WINDOWS, EXTERIOR CLADDING, MEP, ETC. SHALL BE ARCHITECTURALLY DETAILED AND CONSTRUCTED BY THE CONTRACTOR TO ACCOMMODATE ESTIMATED VERTICAL MOVEMENT DUE TO CRUSHING, SHRINKAGE, AND CONSTRUCTION GAPS. STRUCTURAL ENGINEER SHALL NOT BE HELD LIABLE FOR ANY POST-CONSTRUCTION REMEDIATION REQUIRED AS A RESULT OF DIFFERENTIAL MOVEMENT.

METAL PLATE CONNECTED WOOD TRUSSES

- DESIGN, FABRICATE, TRANSPORT, AND ERECT METAL PLATE CONNECTED WOOD TRUSSES IN ACCORDANCE WITH LATEST STRUCTURAL BUILDING COMPONENTS ASSOCIATION (SBCA) STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- DESIGN FOR LOADS, IN ADDITION TO MEMBER WEIGHTS, AS NOTED ON THE DRAWINGS AND PER APPLICABLE CODE REQUIREMENTS.
- PREFABRICATED PRE-ENGINEERED TRUSSES ARE PERFORMANCE SPECIFIED. WOOD GRADE, SECTION, BRACING, CONNECTIONS, AND SIMILAR DETAILS ARE THE RESPONSIBILITY OF THE MANUFACTURER BASED ON REQUIRED LOADING.
- ALL TRUSS-TO-TRUSS CONNECTIONS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER.
- ALL PERMANENT AND TEMPORARY BRACING SHALL BE DESIGNED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- COMPONENT DESIGN SHALL BE SIGNED AND SEALED BY A QUALIFIED PROFESSIONAL STRUCTURAL ENGINEER, REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED. SUBMIT DESIGN CALCULATIONS AND SHOP DRAWINGS FOR REVIEW BY THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT. FABRICATION SHALL NOT BEGIN WITHOUT APPROVED SHOP DRAWINGS.
- SHOP DRAWINGS SHALL SHOW THE TRUSS DESIGN LOADS, SIZE AND GRADE OF THE CHORDS AND WEBS, TRUSS DEFLECTION, LOCATIONS OF THE JOINTS AND CONNECTIONS, SIZE AND TYPE AND LOCATION OF THE METAL PLATES, AND ALL BRACING AND BLOCKING REQUIREMENTS.
- ROOF TRUSS LIVE LOAD DEFLECTION SHALL NOT EXCEED SPAN/360. TOTAL LOAD DEFLECTION SHALL NOT EXCEED SPAN/240.
- FLOOR TRUSS LIVE LOAD DEFLECTION SHALL NOT EXCEED SPAN/480. TOTAL LOAD DEFLECTION SHALL NOT EXCEED SPAN/360.
- TRUSSES SUPPORTING MASONRY TO BE DESIGNED FOR A MAXIMUM TOTAL LOAD DEFLECTION OF SPAN/600 OR 3/8", WHICHEVER IS SMALLER.
- MAXIMUM DIFFERENTIAL DEFLECTION SHALL BE 1/2" MAXIMUM BETWEEN ADJACENT TRUSSES (LIVE LOAD ONLY OR TOTAL LOAD).
- TRUSS MANUFACTURER SHALL NOT EXCEED THE ALLOWABLE BEARING STRESS PERPENDICULAR TO GRAIN OF THE SUPPORTING MEMBER.
- TRUSS MANUFACTURER TO CONFIRM CEILING SLOPES AND CONFIGURATION WITH ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION.
- TRUSS MANUFACTURER IS RESPONSIBLE FOR MAINTAINING WEB OPENING ALIGNMENT BETWEEN ADJACENT TRUSSES AT TYPICAL AND ATYPICAL SPANS. GENERAL CONTRACTOR SHALL COORDINATE WEB OPENING MIS-ALIGNMENT WITH MECHANICAL, ELECTRICAL AND PLUMBING ROUTING.

- SPLICING OF STEEL MEMBERS WHERE NOT DETAILED ON THE DRAWINGS IS PROHIBITED WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AS TO LOCATION, TYPE OF SPLICE AND CONNECTION TO BE MADE.
- ALL STEEL EXPOSED TO WEATHER OR AS NOTED ON PLAN SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 G60 ABRADED AREAS TO BE TOUCHED UP WITH COLD GALVANIZING COMPOUND IN ACCORDANCE WITH ASTM A780.
- ALL GALVANIZED HOLLOW SECTIONS SHALL HAVE WELDED CAP PLATES TO SEAL EXPOSED ENDS.
- CUTS, HOLES, OPENINGS, ETC., REQUIRED IN STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES SHALL BE SHOWN ON THE SHOP DRAWINGS. BURNING OF HOLES AND CUTS IN THE FIELD SHALL NOT BE ALLOWED, EXCEPT BY WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER.
- FURNISH AND INSTALL MISCELLANEOUS STEEL (CURBS, HANGERS, EXPANSION JOINT ANGLES, STRUTS, ETC.) AS CALLED FOR OR AS NECESSARY PER ARCHITECTURAL AND MECHANICAL/ELECTRICAL DRAWINGS.
- GROUT FOR BASE AND BEARING PLATES SHALL BE A NON-SHRINK, NON-METALLIC PRODUCT. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 7000 PSI. INSTALL GROUT PRIOR TO APPLYING SIGNIFICANT LOADING TO MEMBER.
- THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS OF ALL STRUCTURAL STEEL FOR ARCHITECT/STRUCTURAL ENGINEER'S REVIEW BEFORE FABRICATION.

WOOD

- STRUCTURAL SHEATHING
 - ALL PANELS TO BE PLYWOOD OF MINIMUM 5 PLY CONSTRUCTION. EACH PANEL SHALL BEAR THE QUALITY TRADEMARK STAMP OF THE AMERICAN PLYWOOD ASSOCIATION (APA). DO NOT USE ANY PIECE WITH LEAST DIMENSION LESS THAN 2'-0"
 - ROOFS:
 - GRADE:
 - 8/8", "C-D", GROUP 1, SPAN INDEX 40/20, EXPOSURE 1
 - PANEL EDGE SUPPORT SHALL BE EITHER TONGUE-AND-GROOVE EDGE, PANEL EDGE CLIP MIDWAY BETWEEN SUPPORTS, OR LUMBER BLOCKING (MIN 2x4 SIZE).
 - FLOORS:
 - GRADE:
 - 3/4", STURD-I-FLOOR, SPAN RATING 24" OC, EXPOSURE 1
 - FLOORS SHALL BE NAILED AND GLUED PER APA GLUED FLOOR SYSTEM REQUIREMENTS. THE GLUE SHALL CONFORM TO PERFORMANCE SPECIFICATION ASTM D3498. FOLLOW MANUFACTURER'S SPECIFIC APPLICATION RECOMMENDATIONS.
 - WALLS:
 - SEE ARCHITECTURAL DRAWINGS FOR TYPICAL WALL SHEATHING, UNLESS OTHERWISE NOTED. SEE PLANS FOR SHEAR WALL SHEATHING.
 - MINIMUM NAILING REQUIREMENTS UNLESS OTHERWISE NOTED:
 - ROOF:
 - NAIL SIZE: USE 0.131" x 2 1/4" GUN NAIL
 - SPACING:
 - PANEL EDGES @ 6" OC
 - INTERIOR BEARINGS @ 12" OC
 - GLULAM BEAMS AND SHEAR COLLECTORS @ 6" OC
 - FLOOR:
 - NAIL SIZE: USE 0.131" x 2 1/4" GUN NAIL
 - SPACING:
 - PANEL EDGES @ 6" OC
 - INTERIOR BEARINGS @ 12" OC
 - GLULAM BEAMS AND SHEAR COLLECTORS @ 6" OC
 - WALL (AT SHEAR WALL, PROVIDE NAILING PER SCHEDULE OR MINIMUM LISTED BELOW):
 - NAIL SIZE: USE 0.148" x 2 1/4" GUN NAIL
 - SPACING:
 - PANEL EDGES @ 6" OC
 - INTERIOR BEARINGS @ 12" OC
 - PROVIDE MINIMUM 2x SOLID BLOCKING AT PANEL EDGES OF WALL SHEATHING WHERE REQUIRED BY SHEAR WALL SCHEDULE OR AT PANEL EDGES OF ROOF/FLOOR SHEATHING WHERE REQUIRED ON PLAN.
 - SHEATHING FASTENERS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE FACE PLY.
 - HOT-DIP GALVANIZED NAILS SHALL BE USED WHEN NAILING TO PRESSURE TREATED MEMBERS.
- PANEL LAYOUT:
 - LONG DIMENSION OF PANEL TO BE PERPENDICULAR TO FRAMING MEMBERS, EXCEPT PANELS AT WALLS MAY BE INSTALLED WITH LONG DIMENSION PARALLEL TO STUDS UNLESS OTHERWISE NOTED.
 - END JOINTS IN ADJACENT RUNS SHALL BE STAGGERED 4 FEET.
- MINIMUM PANEL WIDTH SHALL BE 12"
- EDGES OF ALL PANELS LESS THAN 24" WIDE SHALL BE BACKED BY BLOCKING (MIN 2x4 SIZE).
- PROVIDE 1/8" GAP AT ALL SHEATHING JOINTS FOR FLOORS AND WALLS UNLESS OTHERWISE NOTED ON PLAN OR DETAILS.
- IF SHEATHING PANELS EXHIBIT SWELLING, NAIL HEAD PULL-THROUGH, SOFT SPOTS OR OTHER CONDITIONS WHEREBY REDUCING THE STRUCTURAL CAPACITY, REMOVE AND REPLACE.
 - LUMBER:
 - COMPLY WITH ANSI/AWC NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION.
 - ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH, GRADED BY WESTERN WOOD PRODUCTS ASSOCIATION. NOTED ALLOWABLE STRESSES ARE MINIMUMS AND FOR NONREPETITIVE USES PRIOR TO ALLOWABLE STRESS INCREASES AND CONFORMING TO THE NDS AS FOLLOWS:
2" THICK - 4" TO 6" WIDE (WALL STUD ONLY) NO. 2 Fb = 900 PSI, E = 1,600,000 PSI
2" TO 4" THICK - 6" AND WIDER NO. 2 Fb = 900 PSI, E = 1,600,000 PSI
5" THICK - 5" AND WIDER NO. 1 Fb = 1350 PSI, E = 1,600,000 PSI
 - ALL LUMBER STRESSES SHOWN ABOVE ARE FOR VISUALLY STRESS-RATED LUMBER USED AT 19% MAXIMUM MOISTURE CONTENT WHEN BUILDING IS ENCLOSED, SINGLE MEMBER USE. ALL LUMBER SHALL BE GRADE MARKED.
 - PROVIDE A MINIMUM OF 1 1/2" JOIST BEARING UNLESS OTHERWISE NOTED.
 - NOTCHING OR DRILLING HOLES IN LUMBER FRAMING MEMBERS MUST BE AS APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
- MANUFACTURED WOOD PRODUCTS:
 - WOOD I-JOISTS
 - SIZES SHOWN ARE AS MANUFACTURED BY TRUS JOIST. MATERIALS, FABRICATION, HANDLING, AND INSTALLATION SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.
 - JOISTS BY OTHER MANUFACTURERS MAY BE USED PROVIDED THEY HAVE THE SAME DEPTH AND EQUIVALENT ICC APPROVED LOAD CAPACITIES AND STIFFNESS. SUBMIT SUBSTITUTION REQUEST FOR STRUCTURAL ENGINEER APPROVAL.
 - LAMINATED VENEER LUMBER (LVL)
 - SIZES SHOWN ARE AS MANUFACTURED BY TRUS JOIST. MATERIALS, FABRICATION, HANDLING, AND INSTALLATION SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.
 - MATERIAL STRENGTHS:

MODULUS OF ELASTICITY, E	2000 KSI
BENDING STRENGTH, Fb	2900 PSI
SHEAR STRENGTH, Fv	285 PSI
- LAMINATED STRAND LUMBER (LSL)
 - SIZES SHOWN ARE AS MANUFACTURED BY TRUS JOIST. MATERIALS, FABRICATION, HANDLING, AND INSTALLATION SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.
 - MATERIAL STRENGTHS:

MODULUS OF ELASTICITY, E	1500 KSI
BENDING STRENGTH, Fb	2250 PSI
SHEAR STRENGTH, Fv	400 PSI
AXIAL STRENGTH, Fc	1950 PSI

CONNECTION	FASTENING
JOIST TO SILL, TOP PLATE OR GIRDER	(3) 8d TOENAILS
BRIDGING OR BLOCKING BETWEEN JOISTS OR TRUSSES NOT AT WALL TOP PLATE	(2) 8d TOENAILS, EACH END OR (2) 16d END NAILS
SILL PLATE TO JOIST, RIM JOIST OR BLOCKING	16d @ 16" OC, FACE NAIL
TOP PLATE TO STUD AND STUD TO SILL PLATE	(2) 16d END NAILS FOR 2x (3) 16d END NAILS FOR 3x
2x STUD TO TOP OR SILL PLATE	(4) 8d TOENAILS OR (2) 16d END NAILS
3x STUD TO SOLE PLATE	(6) 8d TOENAILS OR (3) 16d END NAILS
STUD TO STUD	16d @ 24" OC, FACE NAIL
DOUBLE TOP PLATES	16d @ 16" OC, FACE NAIL
DOUBLE TOP PLATES, LAP SPLICE	(12) 16d EACH SIDE OF SPLICE
BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE	(3) 8d TOENAILS
RIM JOIST TO TOP PLATE OR FRAMING BELOW	8d @ 6" OC, TOENAIL
JOIST TO RIM JOIST	(3) 16d END NAILS
TOP PLATE LAPS AT CORNERS AND INTERSECTIONS	(2) 16d, FACE NAIL
BUILT-UP HEADER	16d @ 16" OC ALONG EACH EDGE
CEILING JOIST TO TOP PLATE	(3) 8d TOENAILS
CONTINUOUS HEADER TO STUD	(4) 8d, TOENAIL
CEILING JOIST, LAPS OVER PARTITIONS	(3) 16d FACE NAILS
CEILING JOISTS TO PARALLEL RAFTERS	SEE TABLE 2308.7.3.1
RAFTER OR ROOF TRUSS TO PLATE	(3) 10d TOENAILS
BUILT-UP CORNER STUDS	16d @ 24" OC
BUILT-UP GIRDER AND BEAMS, 2x LUMBER LAYERS	20d FACE NAILS @ 32" OC ALONG T&B, STAGGERED OPPOSITE SIDES, AND (2) 20d AT ENDS AND AT EACH SPLICE
FLAT BLOCKING TO TRUSS AND WEB FILLER	16d @ 16" OC, FACE NAIL
MULTI-PLY LAMINATED VENEER LUMBER (LVL)	SEE PLAN

- PILOT HOLES SHALL BE PROVIDED FOR ALL NAILS 20d AND LARGER. PILOT HOLES SHALL HAVE A DIAMETER OF APPROXIMATELY 75% OF THE NAIL SHANK DIAMETER.
- USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOBSITE DEMONSTRATION AND THE APPROVAL OF THE ARCHITECT/STRUCTURAL ENGINEER.
- CONTRACTOR TO AVOID SPLITTING WOOD MEMBERS DURING FASTENER INSTALLATION. NAIL HEADS SHOULD BE DRIVEN NO GREATER THAN 1/16 OF AN INCH BELOW WOOD SURFACE.
- ALL BOLTED WOOD CONNECTIONS SHALL BE MADE WITH A307 BOLTS CONFORMING TO THE REQUIREMENTS OF THE CURRENT VERSION OF ANSI/ASME UNLESS OTHERWISE NOTED. BOLT HOLES SHALL BE 1/32" TO 1/16" LARGER THAN THE BOLT. FORCIBLE DRIVING OF BOLTS IS NOT ALLOWED. RETIGHTEN ALL BOLTS BEFORE CONCEALING CONNECTION.
- USE STANDARD CUT WASHERS BETWEEN THE BOLTS HEADS, BOLT NUTS AND LAG SCREW HEADS AND WOOD FRAMING, UNLESS OTHERWISE NOTED.
- ALL WOOD CONNECTIONS MADE WITH LAG SCREWS SHALL BE MADE WITH SCREWS CONFORMING TO THE REQUIREMENTS OF THE CURRENT VERSION OF ANSI/ASME. LEAD HOLES FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK AND THE SAME DEPTH AS THE LENGTH OF UNTHREADED SHANK. THE LEAD HOLE SHALL HAVE A DIAMETER EQUAL TO 60-75% OF THE SHANK DIAMETER.
- WHERE THERE ARE CONNECTOR NAILING ALTERNATIVES LISTED IN THE MANUFACTURER'S CATALOG, THE NAILING PROVIDING THE HIGHEST LOAD CAPACITY SHALL BE USED, UNLESS OTHERWISE NOTED.
- GENERAL CONSTRUCTION REQUIREMENTS:
 - METAL FRAMING CONNECTORS NOTED ON THE DRAWINGS USE SIMPSON STRONG-TIE AS BASIS OF DESIGN, UNLESS OTHERWISE NOTED. SUBSTITUTIONS OF ALTERNATE MANUFACTURERS WILL BE ACCEPTABLE AS LONG AS LOAD CAPACITIES ARE MET OR EXCEEDED AND ARE SUBSTANTIATED BY AN ICC REPORT.
 - FRAMING PLANS INDICATE GENERAL LAYOUT AND DIMENSIONAL CONTROL ONLY. SEE SHOP DRAWINGS FOR ENGINEERING AND ERECTION.
 - SOLID-SAWN LUMBER BEAMS, RAFTERS AND JOISTS SHALL HAVE LATERAL SUPPORT PREVENTING ROTATION OR DISPLACEMENT BASED UPON SPAN-TO-DEPTH RATIOS AS FOLLOWS:
 - 2:1, NO LATERAL SUPPORT IS REQUIRED.
 - 3:1 OR 4:1, THE ENDS SHALL BE HELD IN POSITION BY FULL-DEPTH BLOCKING, BRIDGING, NAILING, OR BOLTING TO OTHER FRAMING MEMBERS.
 - 5:1, ONE EDGE SHALL BE HELD IN LINE FOR ITS ENTIRE LENGTH.
 - 6:1, FULL-DEPTH BLOCKING, BRIDGING, OR CROSS-BRACING SHALL BE INSTALLED AT INTERVALS NOT EXCEEDING 8 FEET UNLESS BOTH EDGES ARE HELD IN LINE.
 - 7:1, BOTH EDGES SHALL BE HELD IN LINE FOR THE ENTIRE LENGTH.
- ALL LUMBER, UNLESS NOTED, SHALL BE MILL SIZED AND SURFACED ON FOUR SIDES AND SHALL BE STRAIGHT STOCK, FREE FROM WARP OR CUP, AND SINGLE LENGTH PIECES.

REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

FOUNDATION
PLAN - GUEST
WING

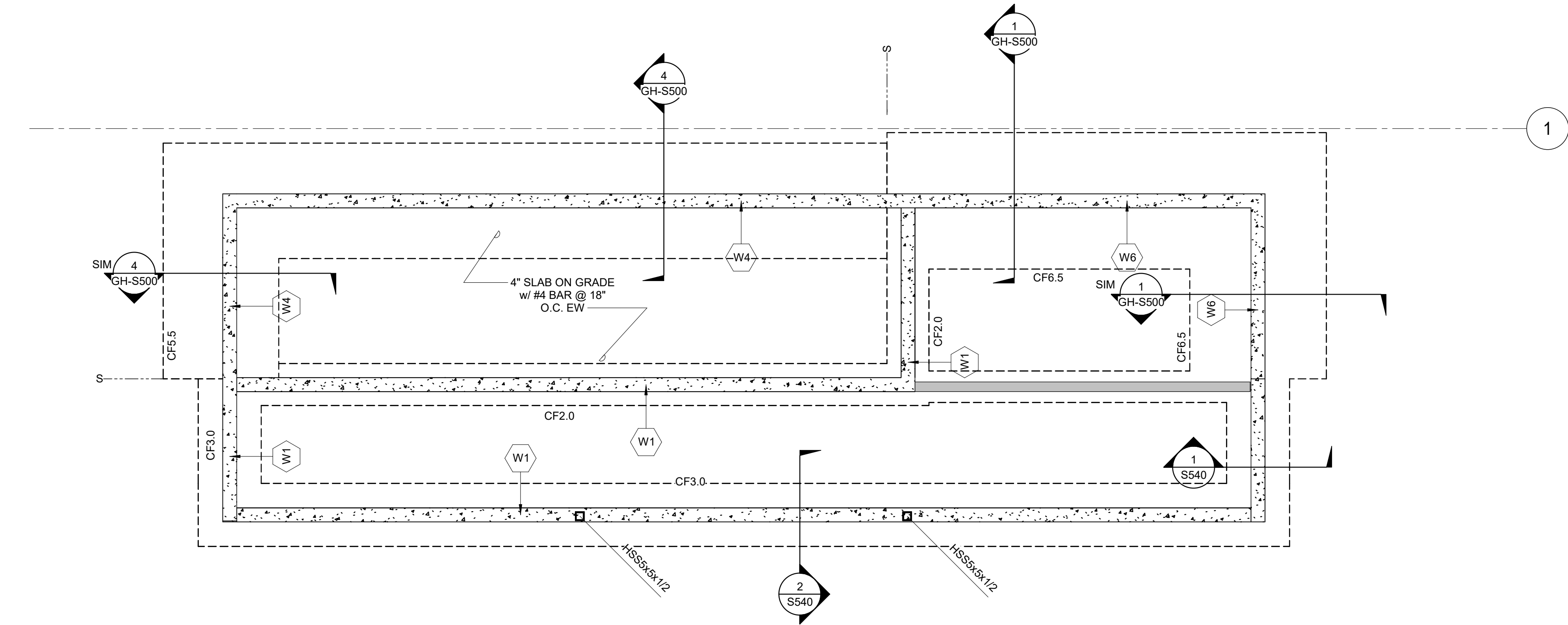
GH-S203

FOUNDATION PLAN NOTES:

- SEE SHEETS S000-S002 FOR GENERAL STRUCTURAL NOTES.
- SEE SHEETS S510-S511 FOR TYPICAL CONCRETE DETAILS
SEE SHEETS S521-S524 FOR TYPICAL STEEL DETAILS
SEE SHEETS S531-S535 FOR TYPICAL WOOD DETAILS
- SEE ARCHITECTURAL DRAWINGS FOR WALL AND OPENING LOCATIONS.
- ELEVATIONS ARE BASED ON THE UPPER FINISH FLOOR ELEVATION OF (+100'+0")
- SEE GENERAL NOTES SECTIONS FOR ADDITIONAL INFORMATION.
- CONTRACTOR VERIFY ALL DIMENSIONS WITH ARCH DRAWINGS. NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALL UNTIL THE WALL HAD SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE UPPER FLOOR FRAMING OR HAS BEEN SUFFICIENTLY BRACED AGAINST OVERTURNING (NO BRACING REQUIRED FOR WALLS SUPPORTING LESS THAN 4' OF BACKFILL)
- SEE ARCHITECTURAL DRAWINGS FOR WATERPROOFING
- SEE ARCHITECTURAL DRAWINGS FOR CONDITIONS AT SLAB EDGES AND CURBS.
- PROVIDE 4" SLAB ON GRADE w/ #4 BAR @ 18" O.C. IN CRAWLSPACE. PREP SUBGRADE PER GEOTECH. VAPOR BARRIER AND DRAIN ROCK PER ARCH

LEGEND:

- W# SEE CONCRETE WALL SCHEDULE FOR SIZE AND REINF.
- INDICATES CONCRETE STEMWALL ON FOOTING
- HD INDICATES SHEAR WALL HOLDOWN ANCHOR. SEE 5/S531 FOR HOLDOWN SCHEDULE AND ANCHORAGE.
- INDICATES STEP IN FOOTING, PER 11/S510
- SFX.X SPREAD FOOTING, SEE SCHEDULE
- CFX.X CONTINUOUS FOOTING, SEE SCHEDULE
- HSS COLUMN AT THIS LEVEL, BASE PLATE PER 7/S521 WHERE SWEP IS INDICATED
PROVIDE BASE PLATE AND ANCHORAGE PER 5/S511
- WIDE FLANGE COLUMN AT THIS LEVEL
- TOP OF FDTN WALL/PEDESTAL ELEVATION
- TOP OF FOOTING ELEVATION



1 FOUNDATION PLAN - GUEST WING

1/4" = 1'-0"

CONTINUOUS FOOTING SCHEDULE - GH

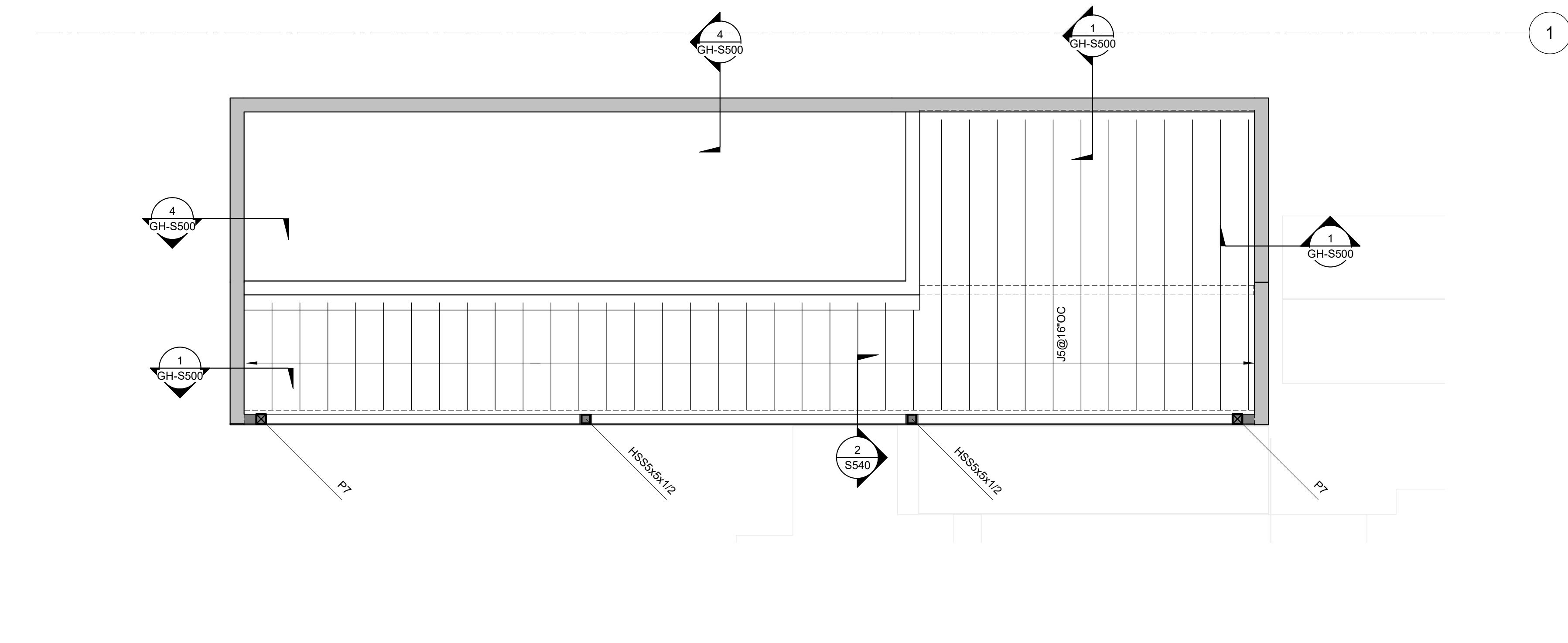
MARK	WIDTH	THICKNESS	REINFORCING	
			LONG DIRECTION	SHORT DIRECTION
CF1.5	1'-6"	1'-0"	(2) #4 BAR CONT	#4 BAR @ 12" O.C
CF2.0	2'-0"	1'-0"	(3) #4 BAR CONT	#4 BAR @ 12" O.C
CF3.0	3'-0"	1'-0"	(3) #5 BAR CONT	#4 BAR @ 12" O.C
CF5.5	5'-6"	1'-0"	PER DETAILS	PER DETAILS
CF6.5	6'-6"	1'-6"	PER DETAILS	PER DETAILS

CONCRETE WALL SCHEDULE - GH

TYPE	WIDTH	HORIZONTAL REINFORCING	VERTICAL REINFORCING	REMARKS
W1	8"	#4 BAR @ 12" O.C.	#4 BAR @ 12" O.C.	
W4	8"	#4 BAR @ 12" O.C.	#6 BAR @ 8" O.C.	
W6	8"	#4 BAR @ 12" O.C.	#7 BAR @ 8" O.C.	

- WOOD FLOOR FRAMING NOTES:**
- SEE SHEETS S000-S002 FOR GENERAL STRUCTURAL NOTES.
 - SEE SHEETS S510-S535 FOR TYPICAL DETAILS.
 - SEE ARCHITECTURAL DRAWINGS FOR WALL AND OPENING LOCATIONS.
 - SEE ARCHITECTURAL DRAWINGS FOR WATERPROOFING.
 - SEE ARCHITECTURAL DRAWINGS FOR T.O. FINISHED FLOOR ELEVATIONS.
 - SEE ARCHITECTURAL DRAWINGS FOR EXTENTS OF STONE VENER.
 - ALL LOAD BEARING, SHEAR, AND EXTERIOR WALLS SHALL BE 2x6 STUDS @ 16" OC AS A MINIMUM. WHERE STUD HEIGHT EXCEEDS 14' PROVIDE 1-1/2"x5-1/2" LSL STUDS @ 16" O.C., WHERE STUD HEIGHT EXCEEDS 18' PROVIDE (2)1-1/2"x5-1/2" LSL STUDS @ 16" O.C. ACTUAL WALL MAY NEED TO BE ENLARGED DUE TO PLUMBING, INSULATION RATING OF ARCH CONSIDERATIONS. SAD FOR WALL ASSEMBLIES.
 - SEE ARCHITECTURAL DRAWINGS FOR T.O. TOP PLATE/TRUSS BEARING ELEVATION UON.
 - SW# INDICATES WOOD SHEAR WALL, SEE 1/S531 FOR SCHEDULE.
 - CONTINUE ALL TRIMMERS/KING STUDS THROUGH THE FLOOR SYSTEM DOWN TO THE FOUNDATION. PROVIDE MINIMUM (2) STUDS, OR MATCH PLIES OF THE GIRDER TRUSS, FULL HEIGHT.
 - ALL LOAD BEARING WALLS SHOWN ARE TO BE STACKED DIRECTLY ABOVE LOAD BEARING WALLS AND STEEL BEAMS BELOW. NOTIFY THE STRUCTURAL ENGINEER OF ALL CONDITIONS WHERE WALLS DO NOT STACK FOR REVIEW AND RESPONSE.
 - ALL COLUMNS SHALL BE (3) 2x6 AT 2x6 WALLS OR (3) 2x4 AT 2x4 WALLS UON.
 - UNO FLOOR SHEATHING IS 3/4" STURD-I-FLOOR WITH APA RATING OF 32/16. GLUED AND NAILED w/ 10d COMMONS AT 6" OC AT EDGES AND 12" OC IN THE FIELD

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J2020 IMEG CORP. PROJECT # 22004796.00
0 REF. SCALE IN INCHES 1 2

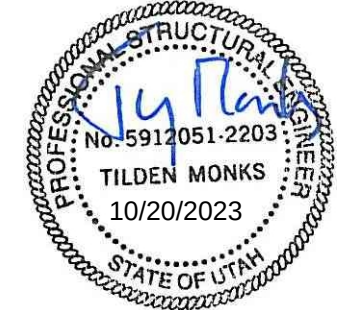


1 UPPER LEVEL FRAMING PLAN - GUEST WING
1/4" = 1'-0"

LEGEND:

- BEARING WALL FRAMING ABOVE
- BEARING WALL FRAMING BELOW
- INDICATES PLYWOOD SHEARWALL & MINIMUM SHEAR WALL LENGTH, SEE SHEAR WALL SCHEDULE, 1/S531
- INDICATES SHEAR WALL ABOVE
- INDICATES INTERIOR BEARING WALL
- INDICATES HOLDOWN, SEE DETAIL ON 5/S531
- POST AT THIS LEVEL
- POST AT LEVEL BELOW
- JOIST
- BEAM
- WINDOW / DOOR HEADER
- INDICATES BLOCKED DIAPHRAGM w/ 10d @ 3" O.C. EDGE NAILING AND 10d @ 12" O.C. FIELD NAILING
- COMPOSITE STEEL DECK SLAB
- INDICATES COMPOSITE STEEL DECK SLAB, LOOPS INDICATE SPAN, ARROWS INDICATE EXTENTS

LEGACY COURT
4807 LEGACY COURT
LOT 2: STEIN ERIKSEN ESTATES



REVISIONS

#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

STRUCTURAL POST SCHEDULE - GH

TYPE	COLUMN SIZE	COMMENTS
P7	6 x 6	

STRUCTURAL FLOOR JOIST SCHEDULE - GH

TYPE	SIZE	HANGERS WHERE REQ'D	COMMENTS
J1@24"OC	2 x 6	HU26 AT INTERIOR LUS26Z AT EXTERIOR	
J5@16"OC	11 7/8 TJI 110	IUS1.81/11.88 ITS1.81/11.88	
J15@12"OC	1-3/4 x 5-1/2 LVL	IUS1.81/5.5 ITS1.81/5.5	

UPPER LEVEL
FRAMING PLAN -
GUEST WING

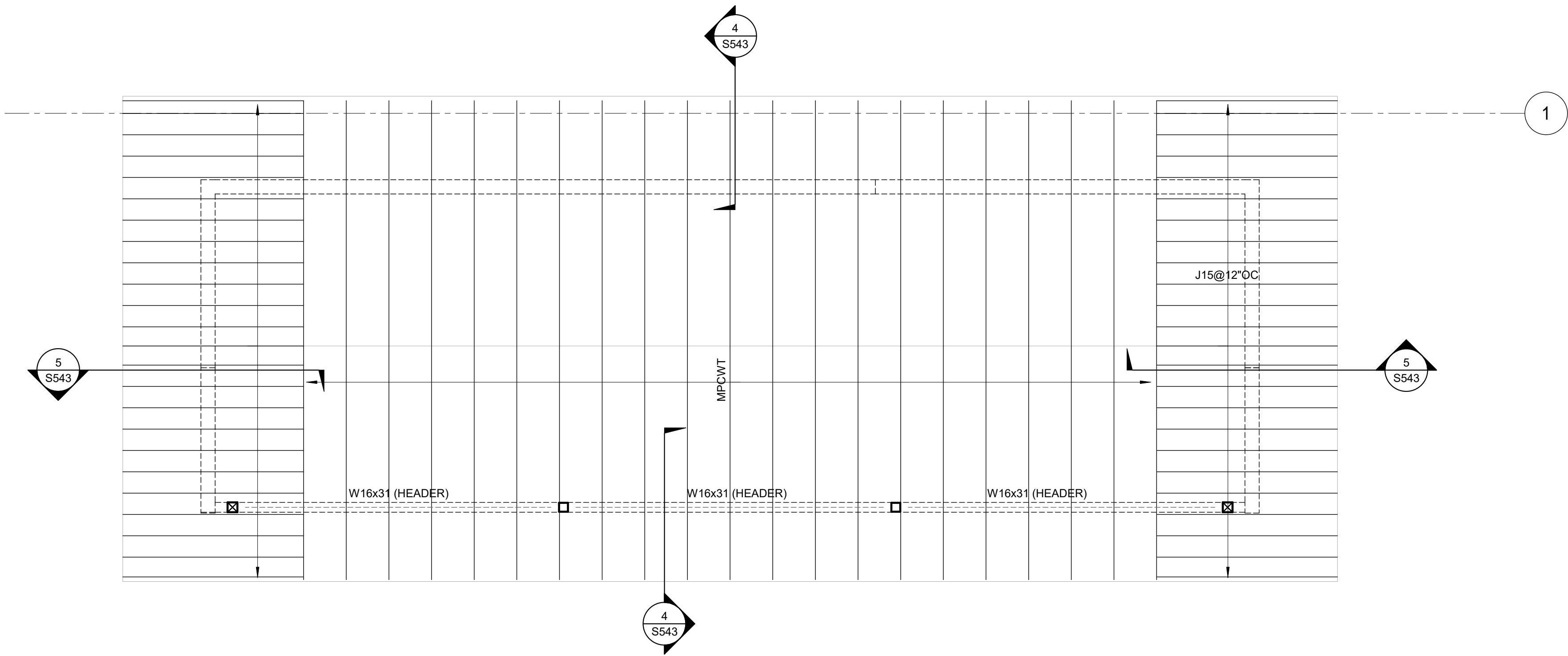
GH-S223

- WOOD ROOF FRAMING NOTES:**
- SEE SHEETS S000-S002 FOR GENERAL STRUCTURAL NOTES.
 - SEE SHEETS S510-S511 FOR TYPICAL CONC. DETAILS. SEE SHEETS S521-S525 FOR TYPICAL STEEL DETAILS. SEE SHEETS S531-S535 FOR TYPICAL WOOD DETAILS.
 - SEE ARCHITECTURAL DRAWINGS FOR WALL AND OPENING LOCATIONS.
 - SEE ARCHITECTURAL DRAWINGS FOR WATERPROOFING.
 - SEE ARCHITECTURAL DRAWINGS FOR ROOF ELEVATIONS AND SLOPES.
 - SEE ARCHITECTURAL DRAWINGS FOR EXTENTS OF STONE VENEER.
 - SEE ARCHITECTURAL DRAWINGS FOR T.O. TOP PLATE/TRUSS BEARING ELEVATION UNO.
 - TRUSS MANUFACTURER TO COORDINATE ALL OPENINGS WITH MECHANICAL. PROVIDE FRAMING AS REQUIRED.
 - TRUSS MANUFACTURER IS RESPONSIBLE FOR MAINTAINING WEB OPENING ALIGNMENT BETWEEN ADJACENT TRUSSES AT TYPICAL AND ATYPICAL SPANS. GENERAL CONTRACTOR SHALL COORDINATE WEB OPENING MISALIGNMENT WITH MEP ROUTING.
 - BLOCK ALL TRIMMERS/POSTS SOLID THROUGH THE FLOOR SYSTEM DOWN TO THE FOUNDATION. PROVIDE MINIMUM (2) STUDS, OR MATCH PLIES OF THE GIRDER TRUSS, FULL HEIGHT.
 - PROVIDE SIMPSON H2.5T ROOF TRUSS/JOIST TIES AT ALL BEARING LOCATIONS, UON. SEE PLAN FOR ADDITIONAL TIEDOWNS.
 - ALL LOAD BEARING WALLS SHOWN ARE TO BE STACKED DIRECTLY ABOVE LOAD BEARING WALLS AND BEAMS BELOW. NOTIFY THE STRUCTURAL ENGINEER OF ALL CONDITIONS WHERE WALLS DO NOT STACK FOR REVIEW AND RESPONSE.
 - ALL COLUMNS SHALL BE (3) 2x6 AT 2x6 WALLS OR (3) 2x4 AT 2x4 WALLS UON.

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J2020 IMEG CORP. PROJECT # 22004796.00
0 REF. SCALE IN INCHES 1 2

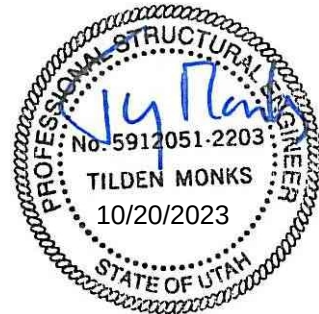
LEGEND:

- BEARING WALL FRAMING BELOW
- POST AT LEVEL BELOW
- JOIST / TRUSS
- BEAM / GIRDER TRUSS
- WINDOW / DOOR HEADER
- ROOF CRICKET / OVERFRAMING
SEE DETAIL 9/S535
- INDICATES MOMENT CONNECTION
PER 1/S525



1 ROOF FRAMING PLAN - GUEST WING
1/4" = 1'-0"

LEGACY COURT
4807 LEGACY COURT
LOT 2: STEIN ERIKSEN ESTATES



REVISIONS

#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

STRUCTURAL POST SCHEDULE - GH

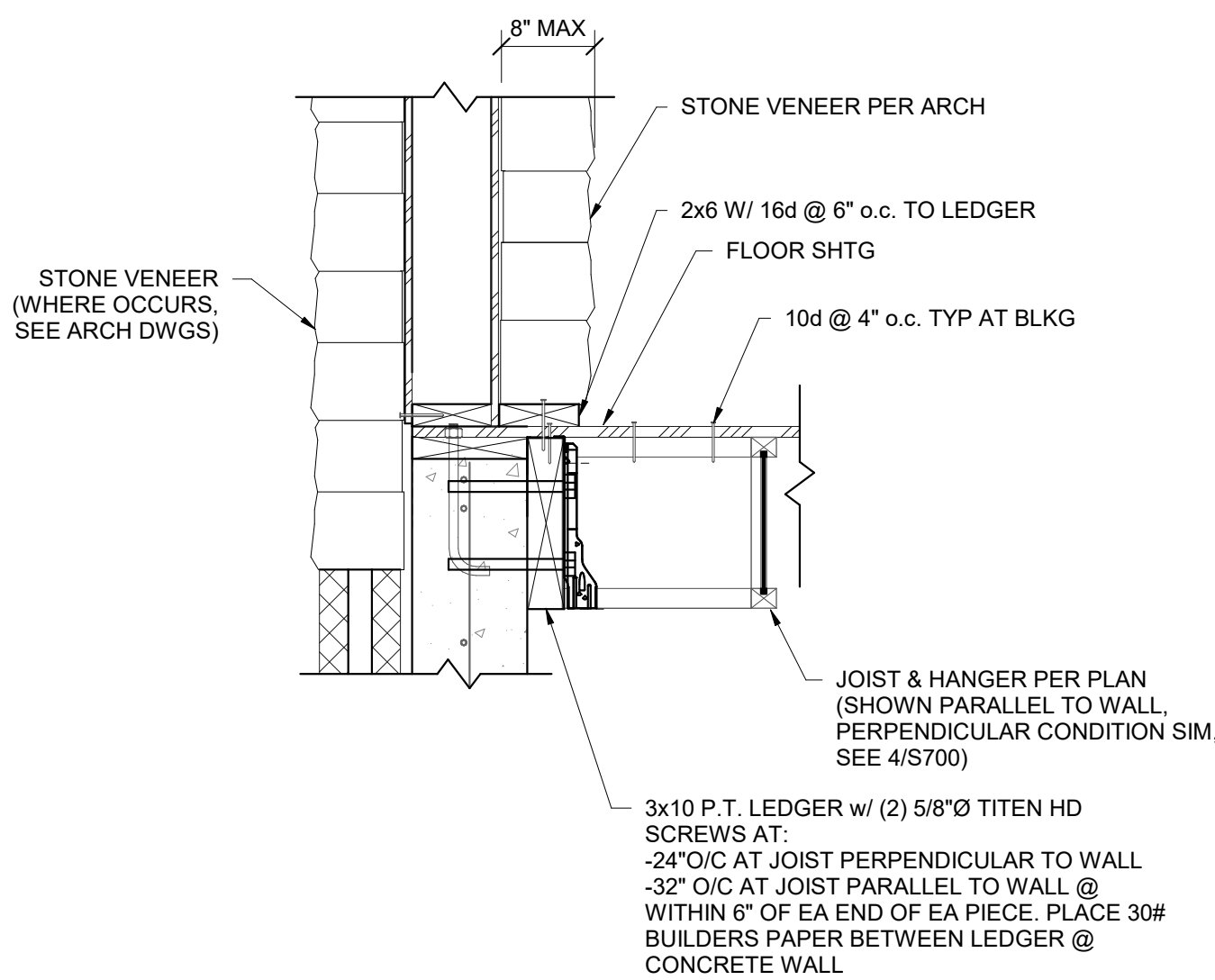
TYPE	COLUMN SIZE	COMMENTS
P7	6 x 6	

STRUCTURAL FLOOR JOIST SCHEDULE - GH

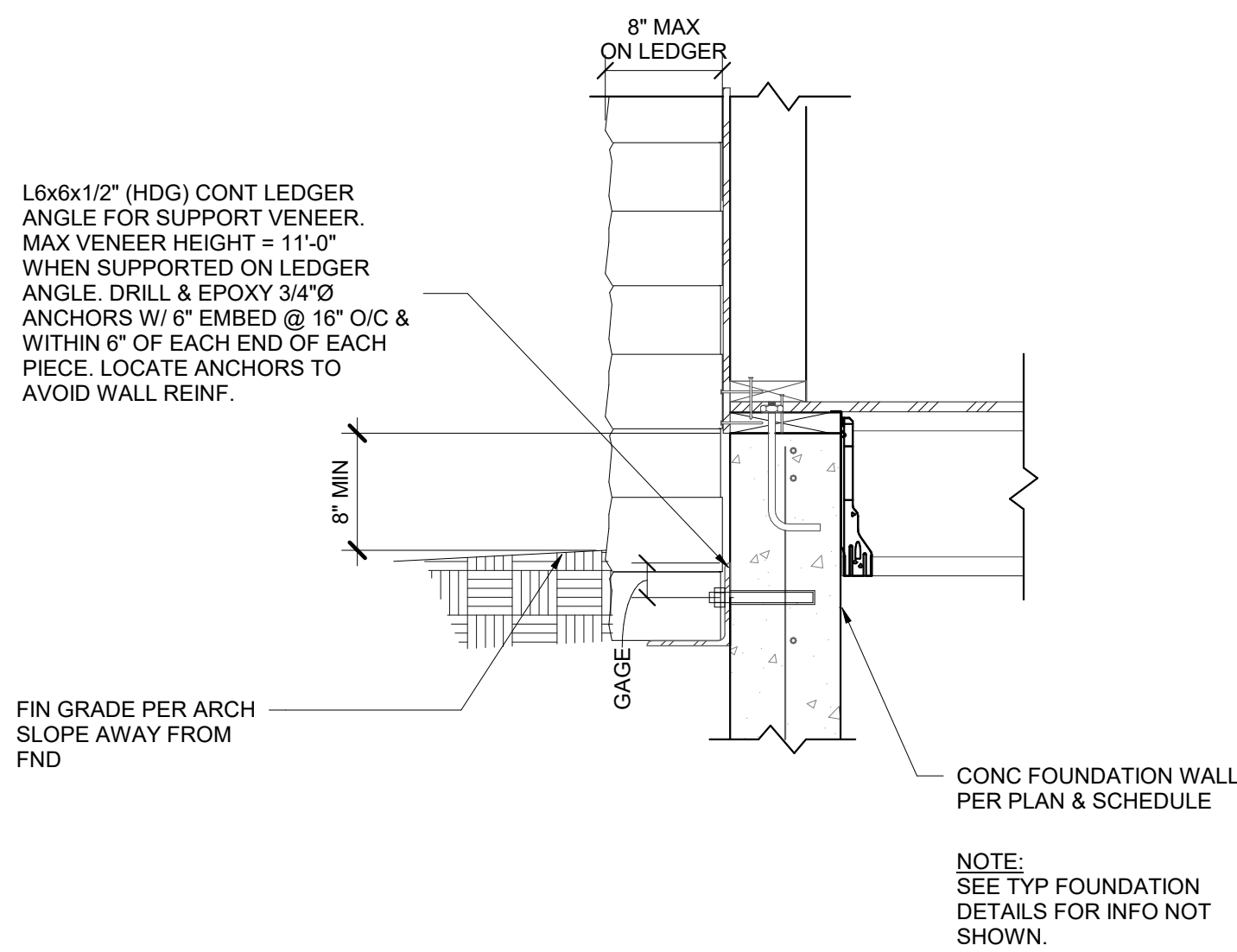
TYPE	SIZE	HANGERS WHERE REQ'D	COMMENTS
J1@24"OC	2 x 6	HU26 AT INTERIOR LUS26Z AT EXTERIOR	
J5@16"OC	11 7/8 TJI 110	IUS1.81/11.88 ITS1.81/11.88	
J15@12"OC	1-3/4 x 5-1/2 LVL	IUS1.81/5.5 ITS1.81/5.5	

ROOF FRAMING
PLAN - GUEST
WING

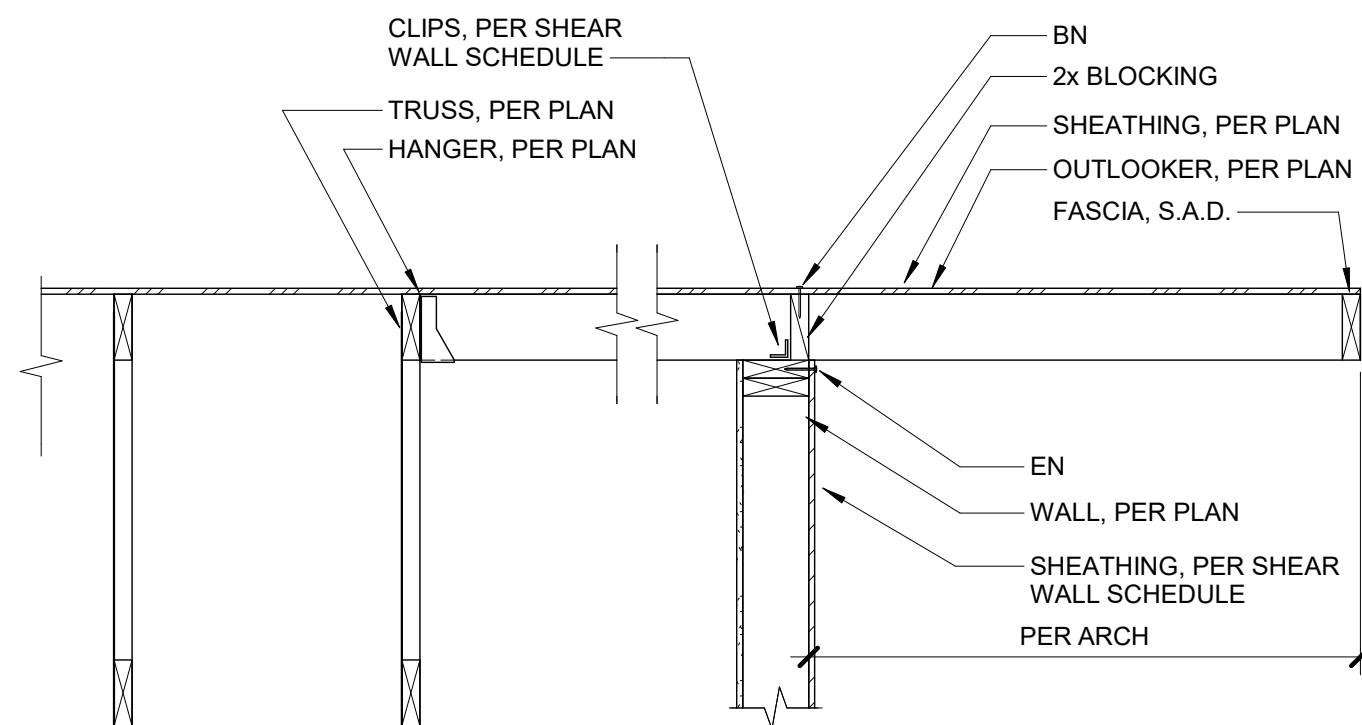
GH-S233



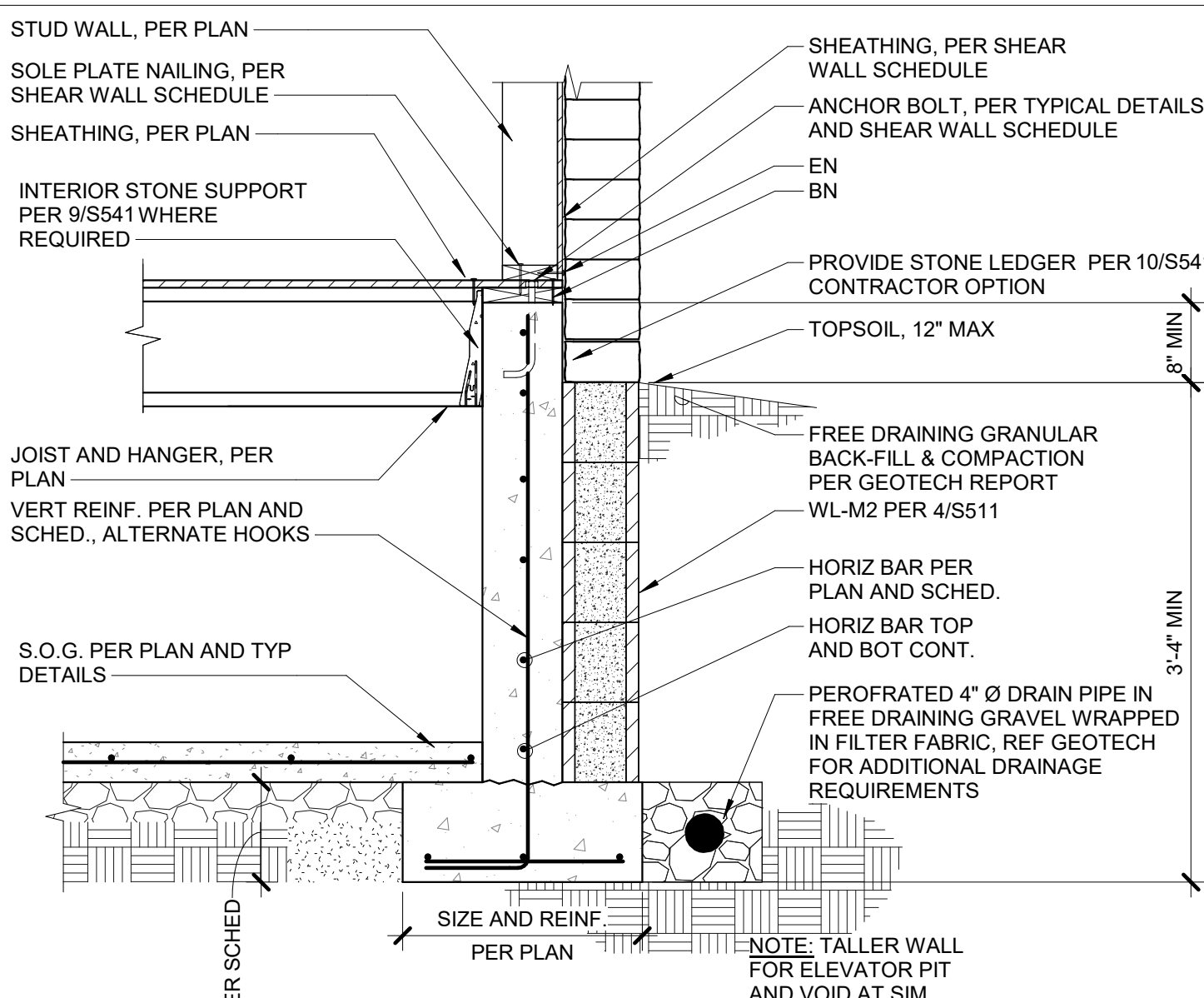
9 **STONE VENEER SUPPORT AT INTERIOR**
1" = 1'-0"



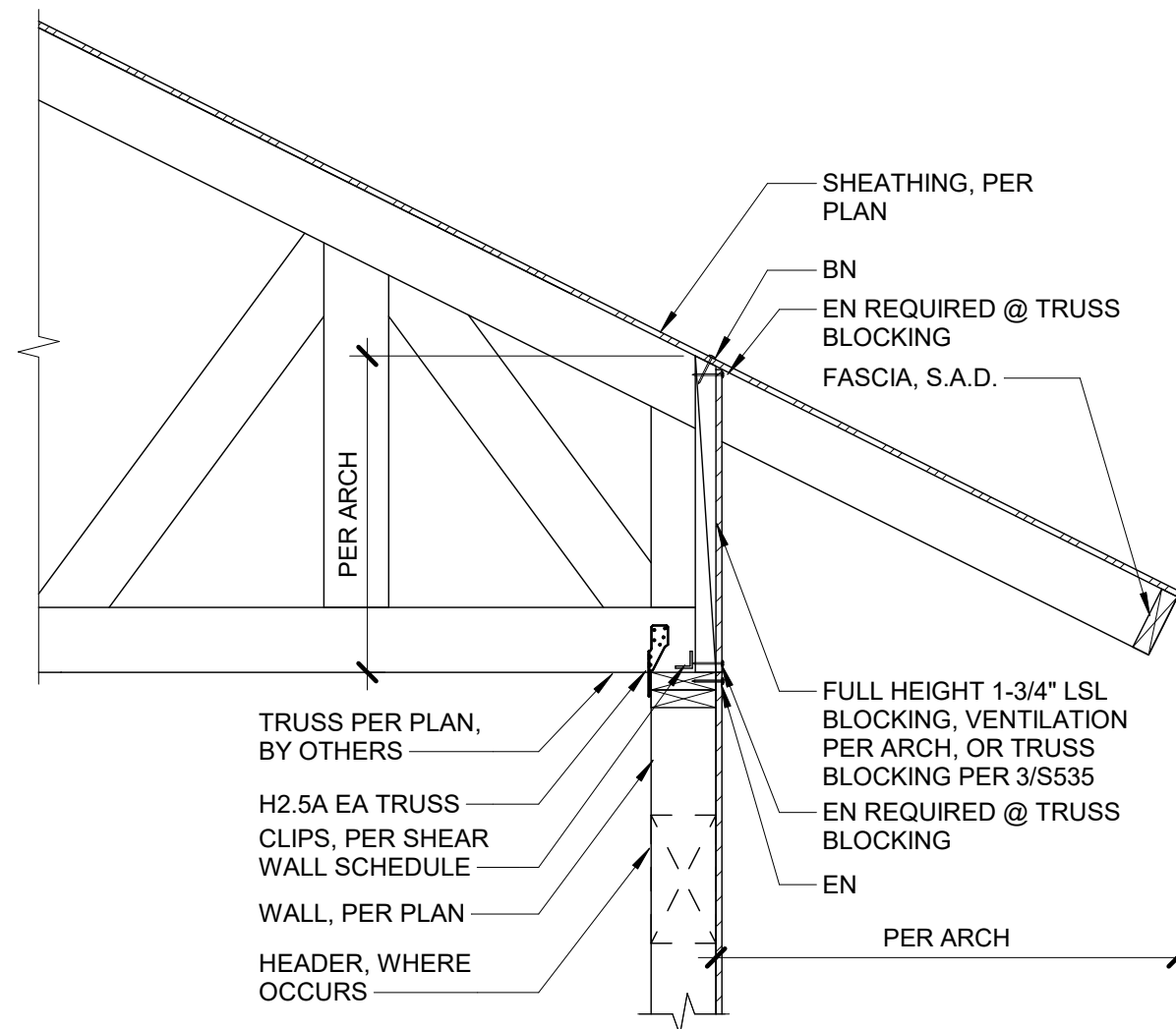
6 **TYP LEDGER ANGLE FOR VENEER SUPPORT**
1" = 1'-0"



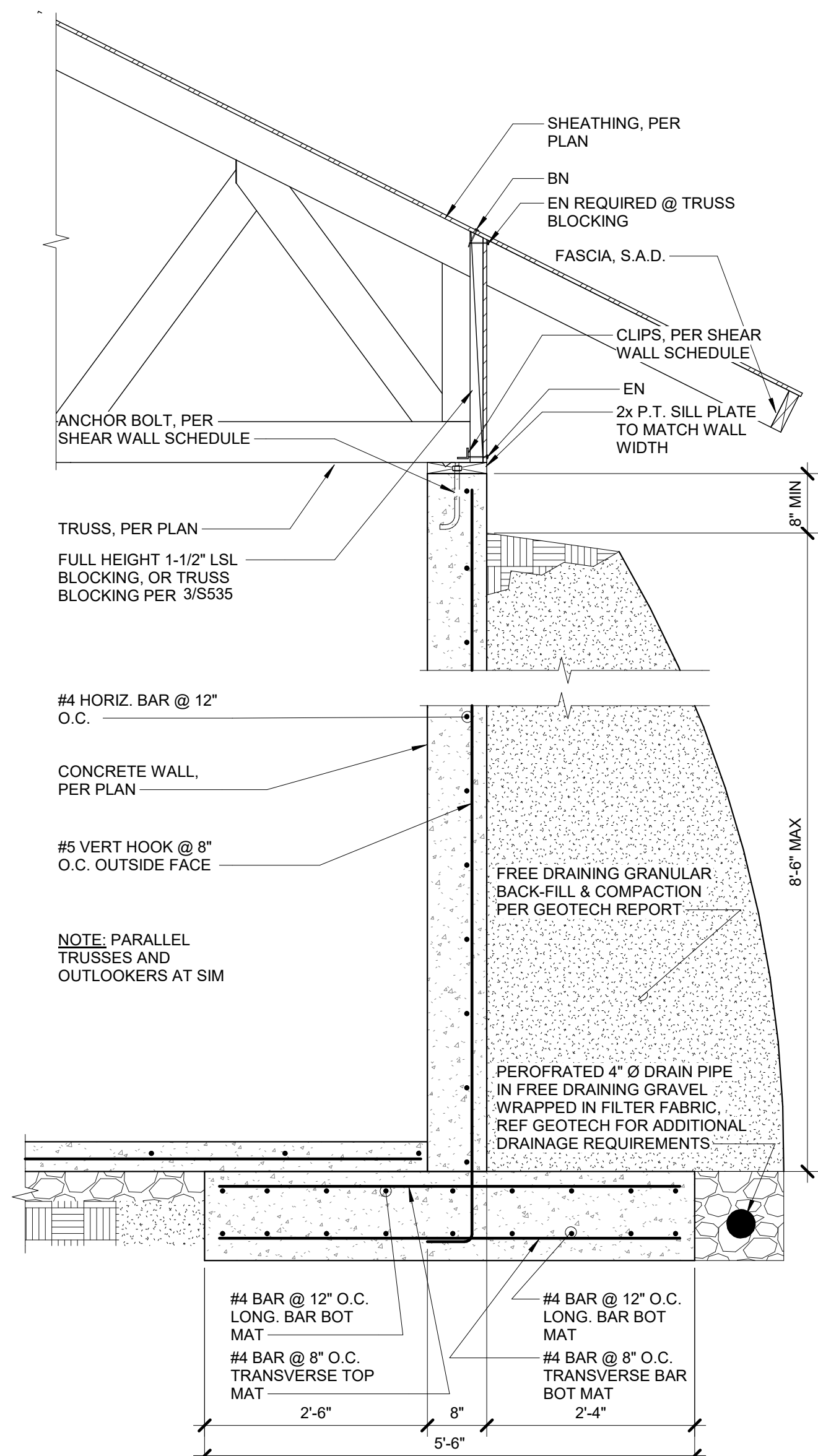
8 **TYPICAL OUTLOOKERS @ GABLE END**
3/4" = 1'-0"



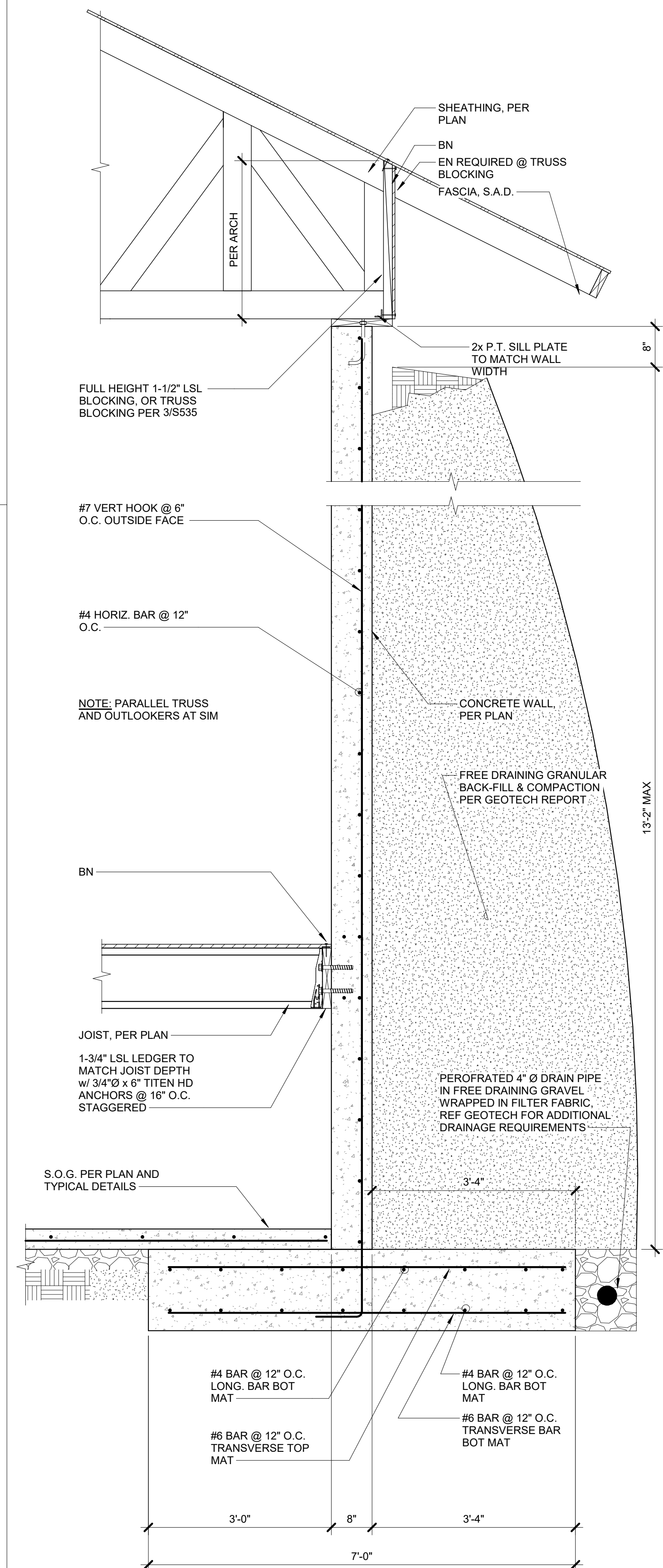
10 **TYPICAL FROST WALL AT PERPENDICULAR JOIST**
3/4" = 1'-0"



7 **FLAT TRUSS AT BEARING WALL**
3/4" = 1'-0"



4 **GUEST SUITE RETAINING AT SLAB**
3/4" = 1'-0"



1 **RETAINING WALL AT GUEST SUITE CRAWL**
3/4" = 1'-0"

REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

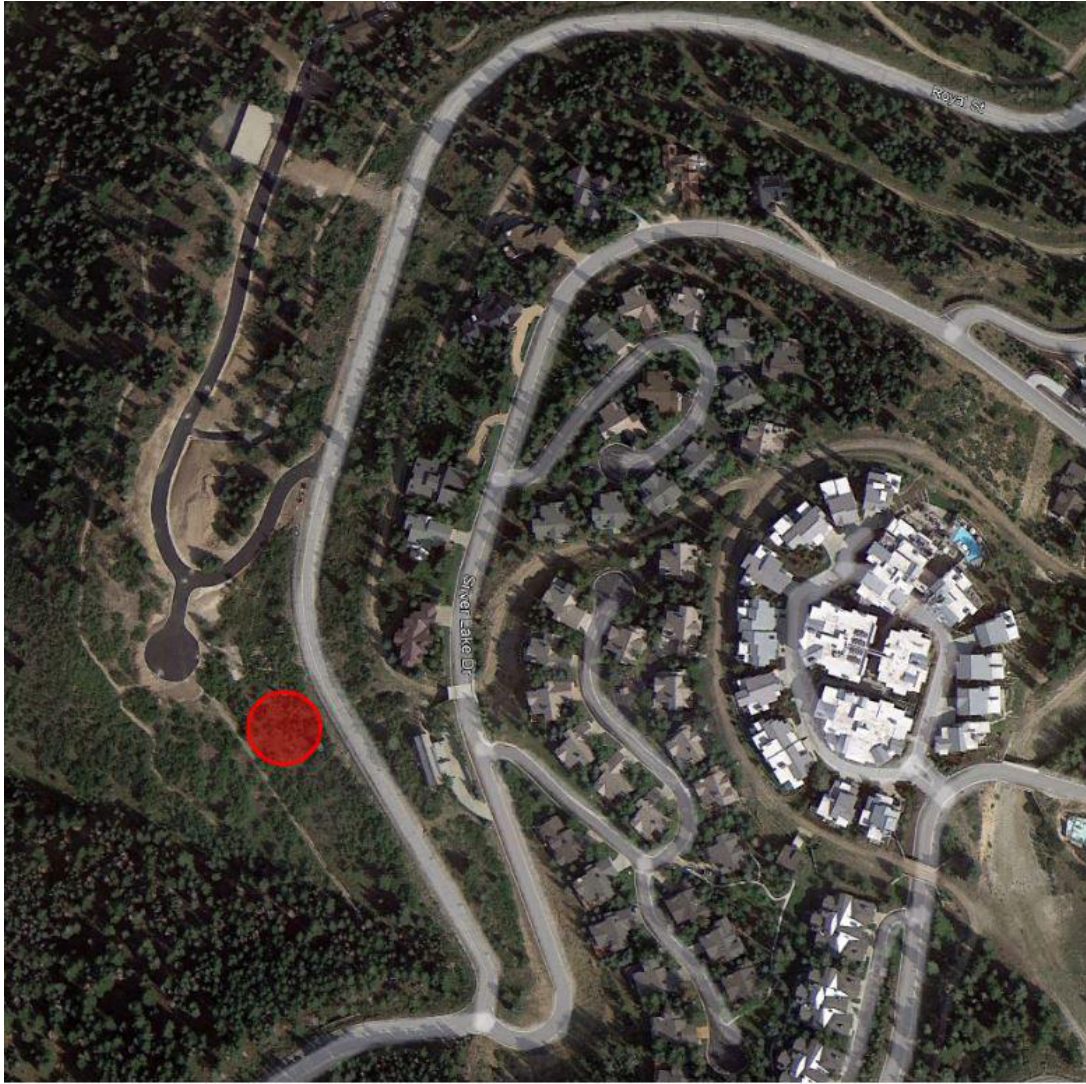
SITE PHOTOS



PANO FROM ROYAL STREET LOOKING DOWN ON LOT 2

VICINITY MAP

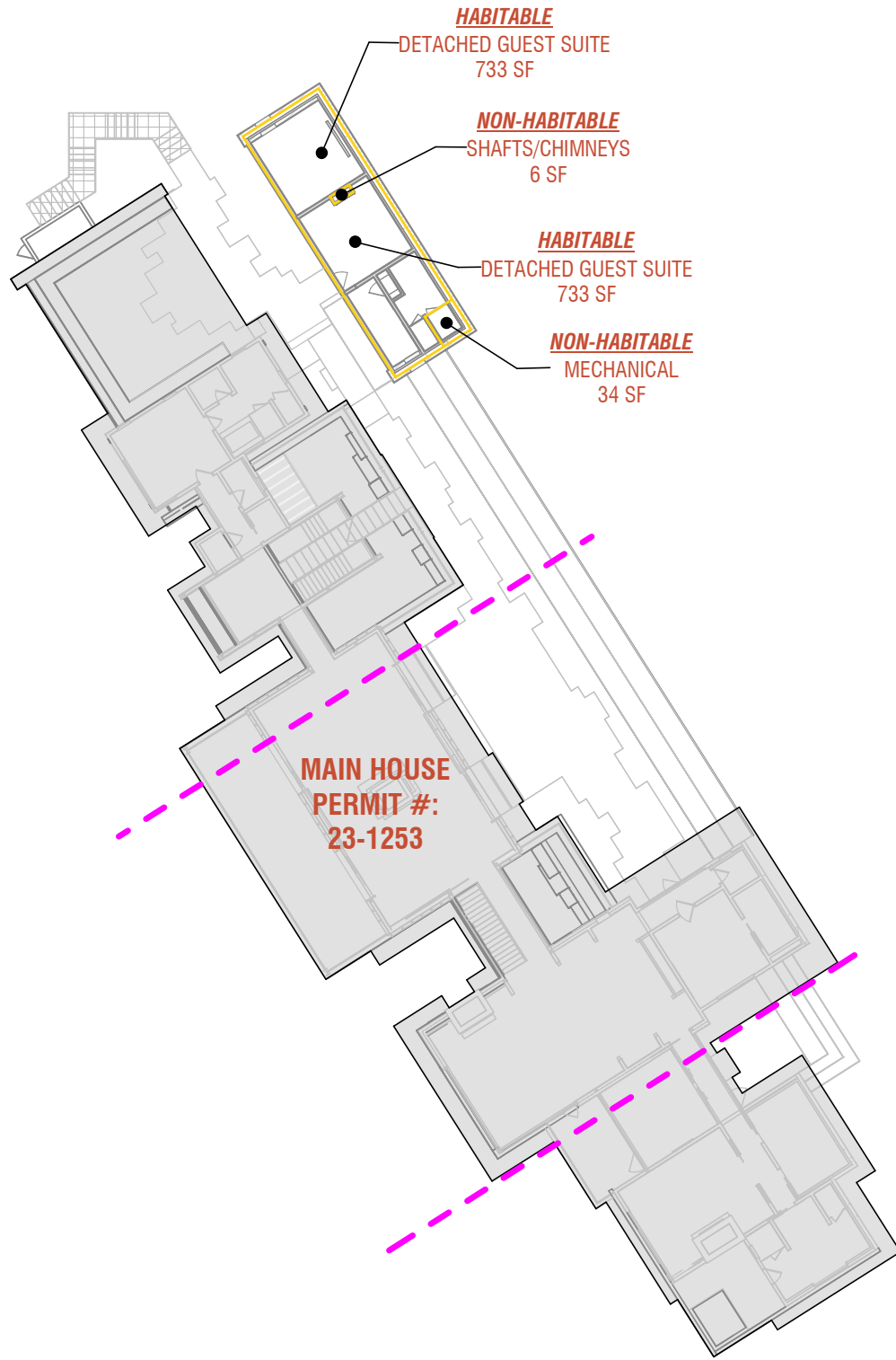
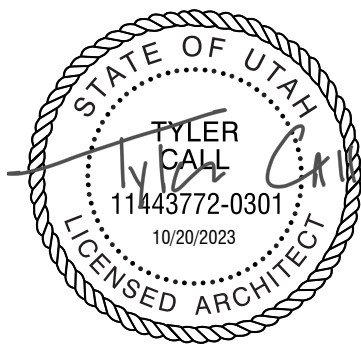
4807 LEGACY COURT
LOT 2: STEIN ERIKSEN ESTATES



AREA & SITE DETAIL

- PROPERTY**
- TOTAL PROPERTY AREA = 3.04 ACRES (132,339 SQFT.)
 - BUILDING ENVELOPE = 0.56 ACRES (24,240 SQFT.)
 - ZONE: RD
- BUILDING AREA**
- ALLOWABLE = NO LIMIT
 - ACTUAL = SEE TABLE BELOW
- SITE IMPERVIOUS AREA**
- ALLOWABLE = NO LIMIT WITHIN B.E.
 - ACTUAL = SEE LANDSCAPE DRAWINGS

AREA SCHEDULE - GUEST HOUSE		
Name	Comments	Area
DETACHED GUEST SUITE	HABITABLE	733 SF
HABITABLE: 1		733 SF
MECHANICAL	NON-HABITABLE	34 SF
SHAFTS/CHIMNEYS	NON-HABITABLE	6 SF
NON-HABITABLE: 2		40 SF
TOTALS		773 SF



1
GH-A104

AREA PLAN - GUEST HOUSE

1" = 30'-0"

REVISIONS		
#	DATE	DESCRIPTION

GUEST HOUSE
AREA PLAN

GH-A104

FROM PARK CITY MUNICIPAL CODE (ZONE: RD)
15-2.13-4 BUILDING HEIGHT

NO STRUCTURE SHALL BE ERECTED TO A HEIGHT GREATER THAN TWENTY-
EIGHT FEET (28') FROM EXISTING GRADE. THIS IS THE ZONE HEIGHT.

MAXIMUM BUILDING VOLUME AND BUILDING HEIGHT EXCEPTIONS. THE
FOLLOWING HEIGHT EXCEPTIONS APPLY:

- GABLE, HIP, BARREL, AND SIMILAR PITCHED ROOFS MAY EXTEND UP TO
FIVE FEET (5') ABOVE THE ZONE HEIGHT, IF THE ROOF PITCH IS 4:12 OR
GREATER.
- ANTENNAS, CHIMNEYS, FLUES, VENTS, AND SIMILAR STRUCTURES MAY
EXTEND UP TO FIVE FEET (5') ABOVE THE HIGHEST POINT OF THE
BUILDING TO COMPLY WITH INTERNATIONAL BUILDING CODE (IBC)
REQUIREMENTS.

GUEST HOUSE

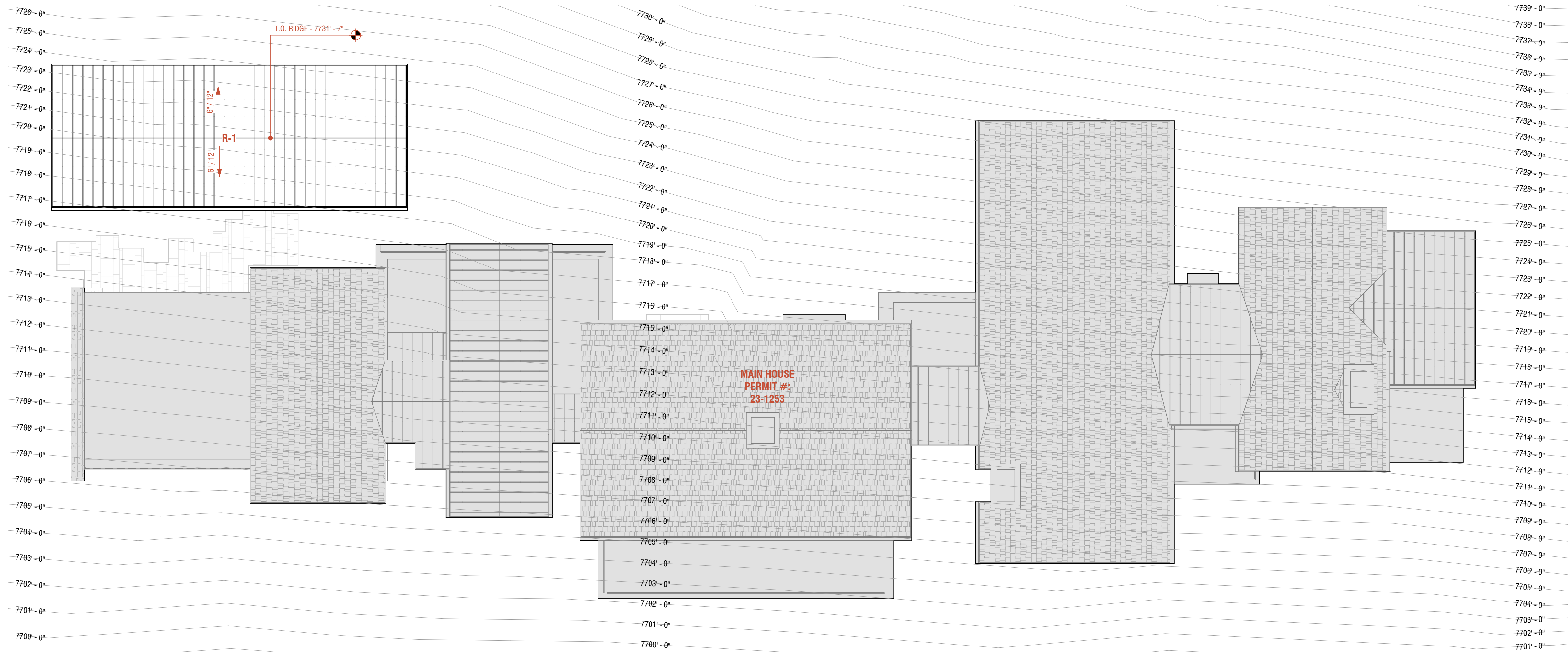
FOG LAYER SHOWING 28' OFFSET FROM EXISTING GRADE

MAIN HOUSE, PERMIT NO: 23-1253

ZONE HEIGHT 1			
ROOF #	ROOF ELEVATION	LOWEST INTERSECTING CONTOUR ELEVATION	ZONE HEIGHT
R-1	7731' - 7"	7720' - 0"	11' - 7"

2
GH-A105

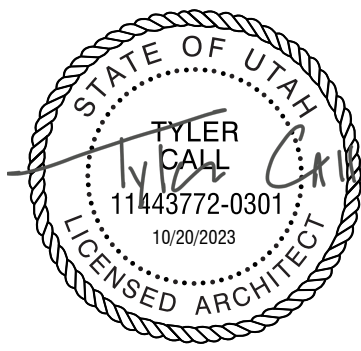
MAX BUILDING HEIGHT DIAGRAM



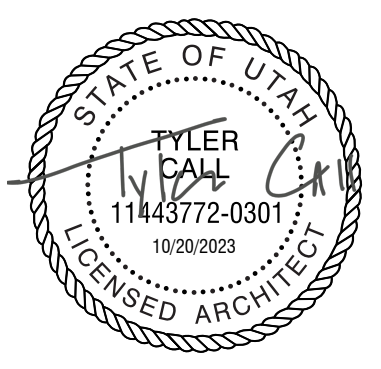
1
GH-A105

ROOF PLAN (HEIGHT LIMITATIONS DIAGRAM) 1

1" = 10'-0"



REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

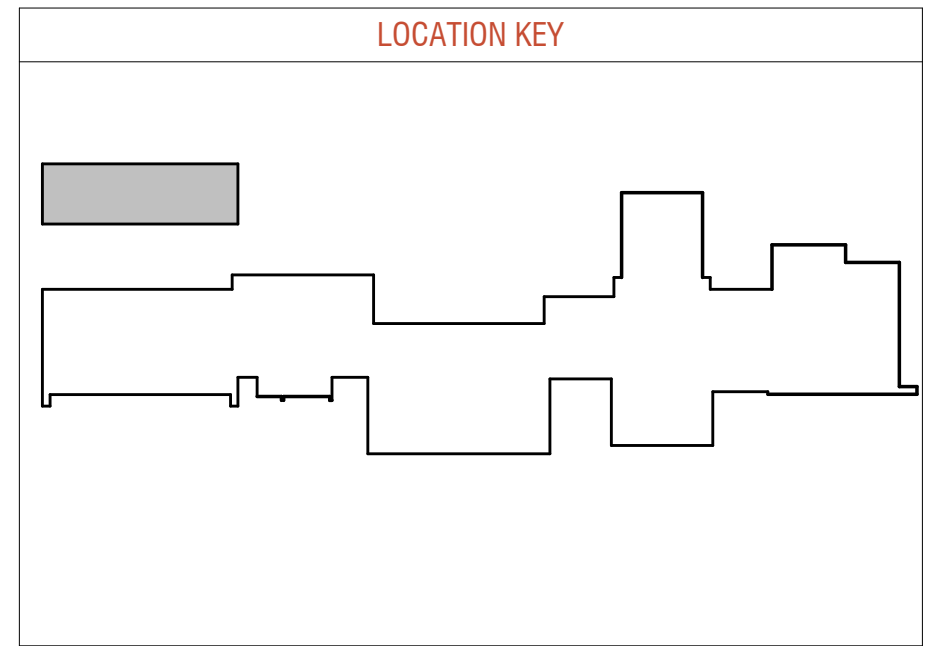
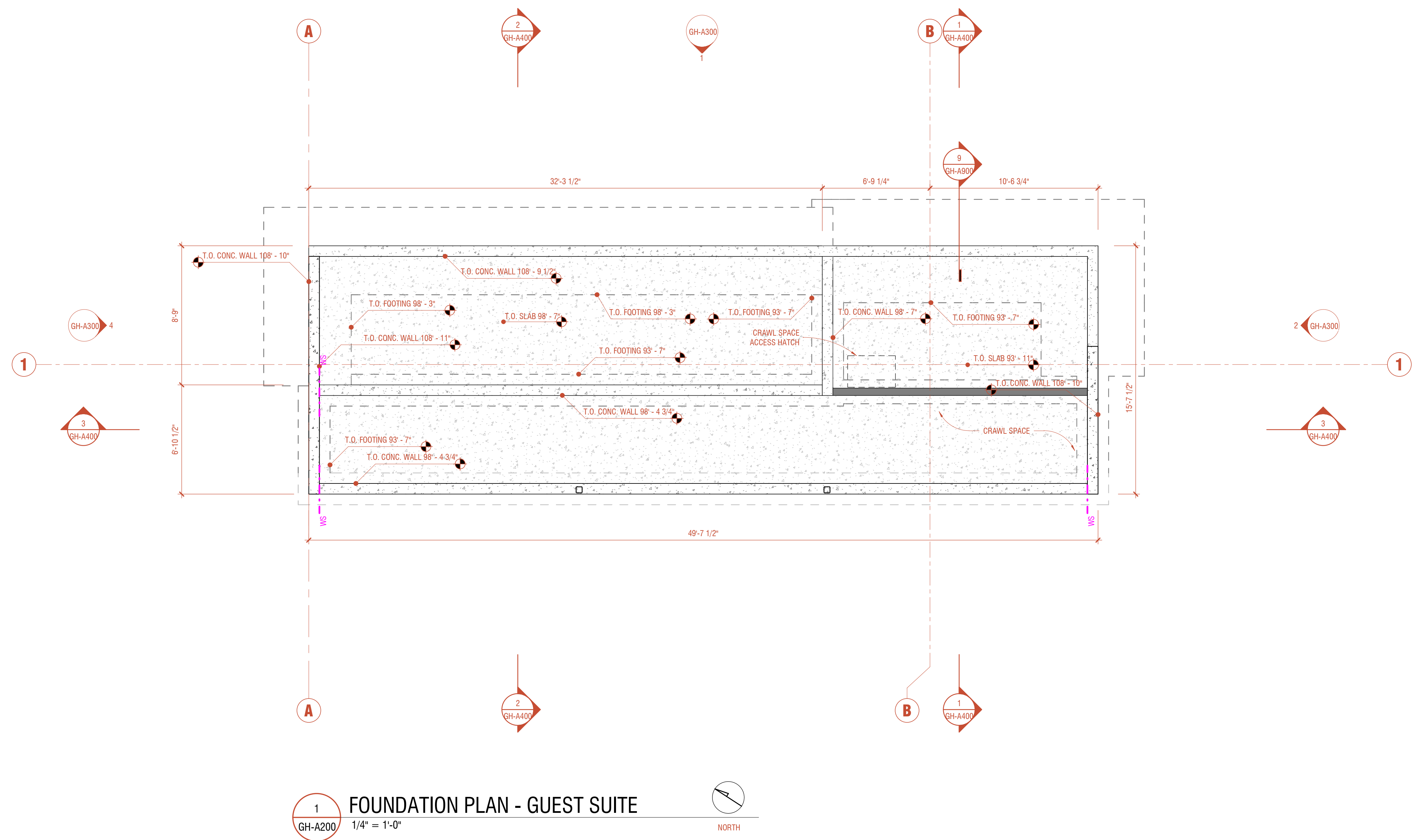


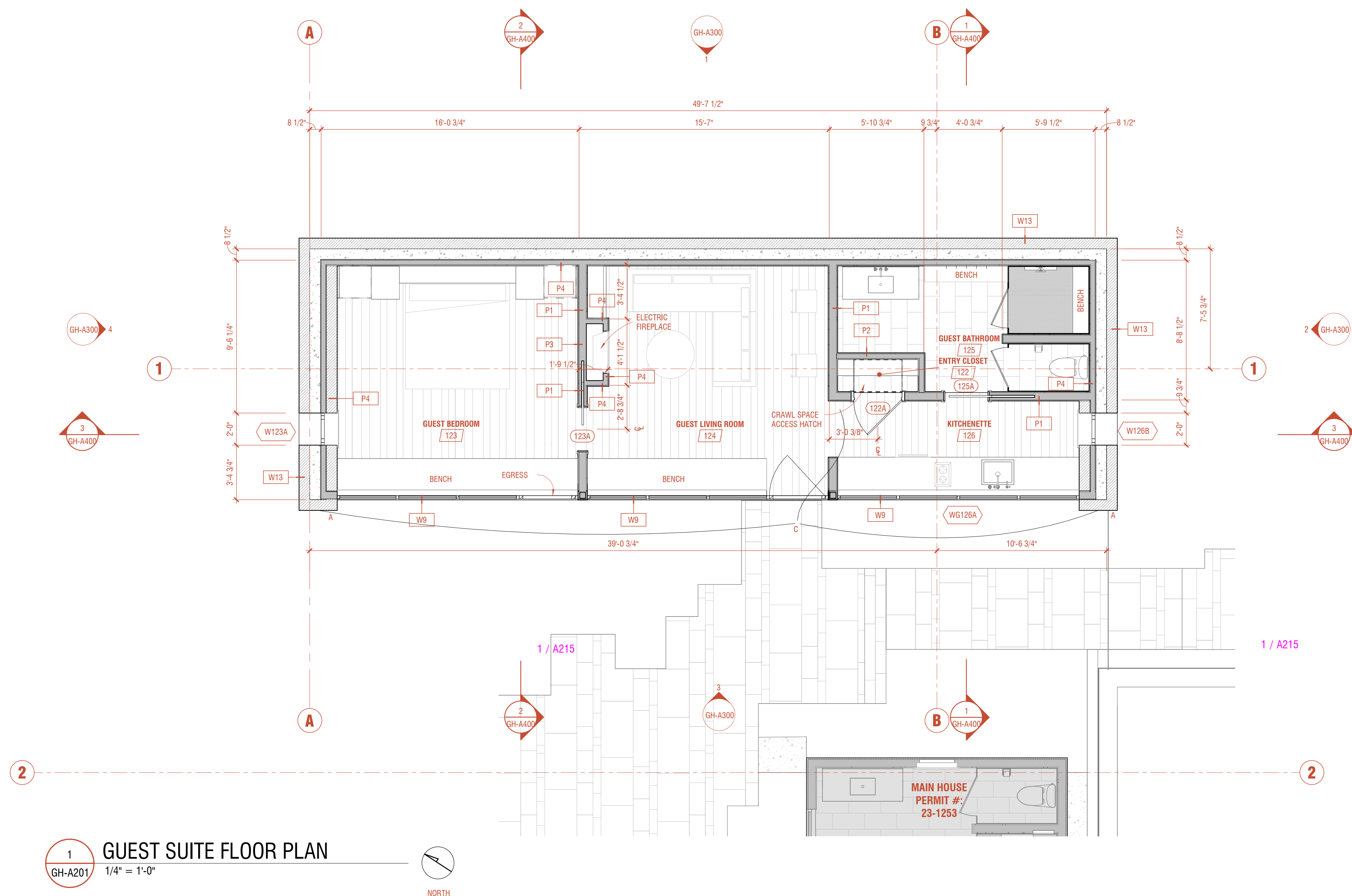
LEGACY COURT
4807 LEGACY COURT
LOT 2- STEIN ERIKSEN ESTATES

REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

GUEST HOUSE
FOUNDATION
PLAN

GH-A200

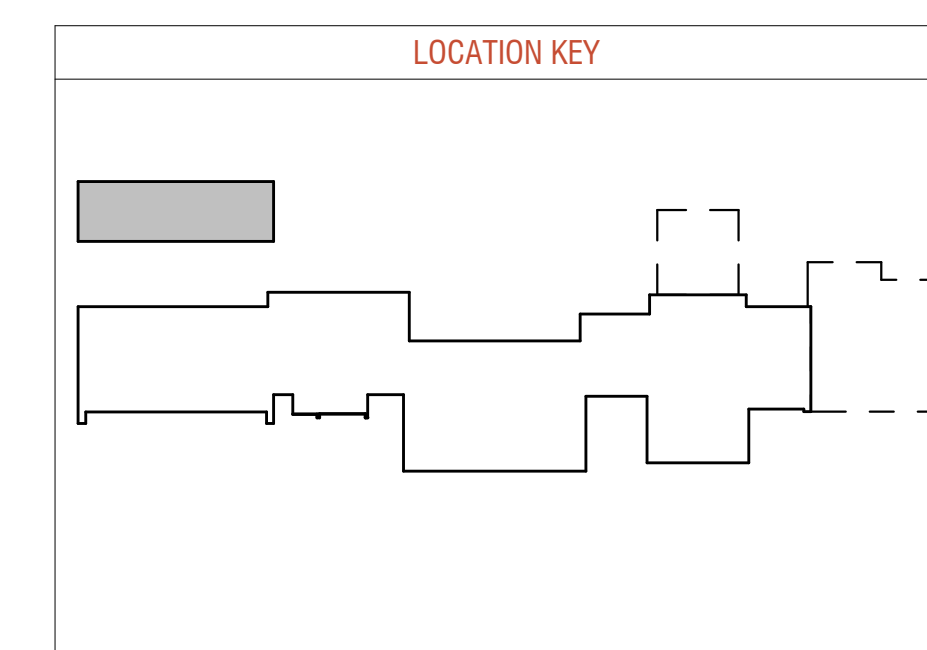


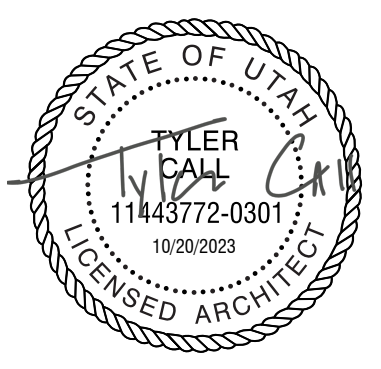


1
GH-A201

GUEST SUITE FLOOR PLAN

1/4" = 1'-0"



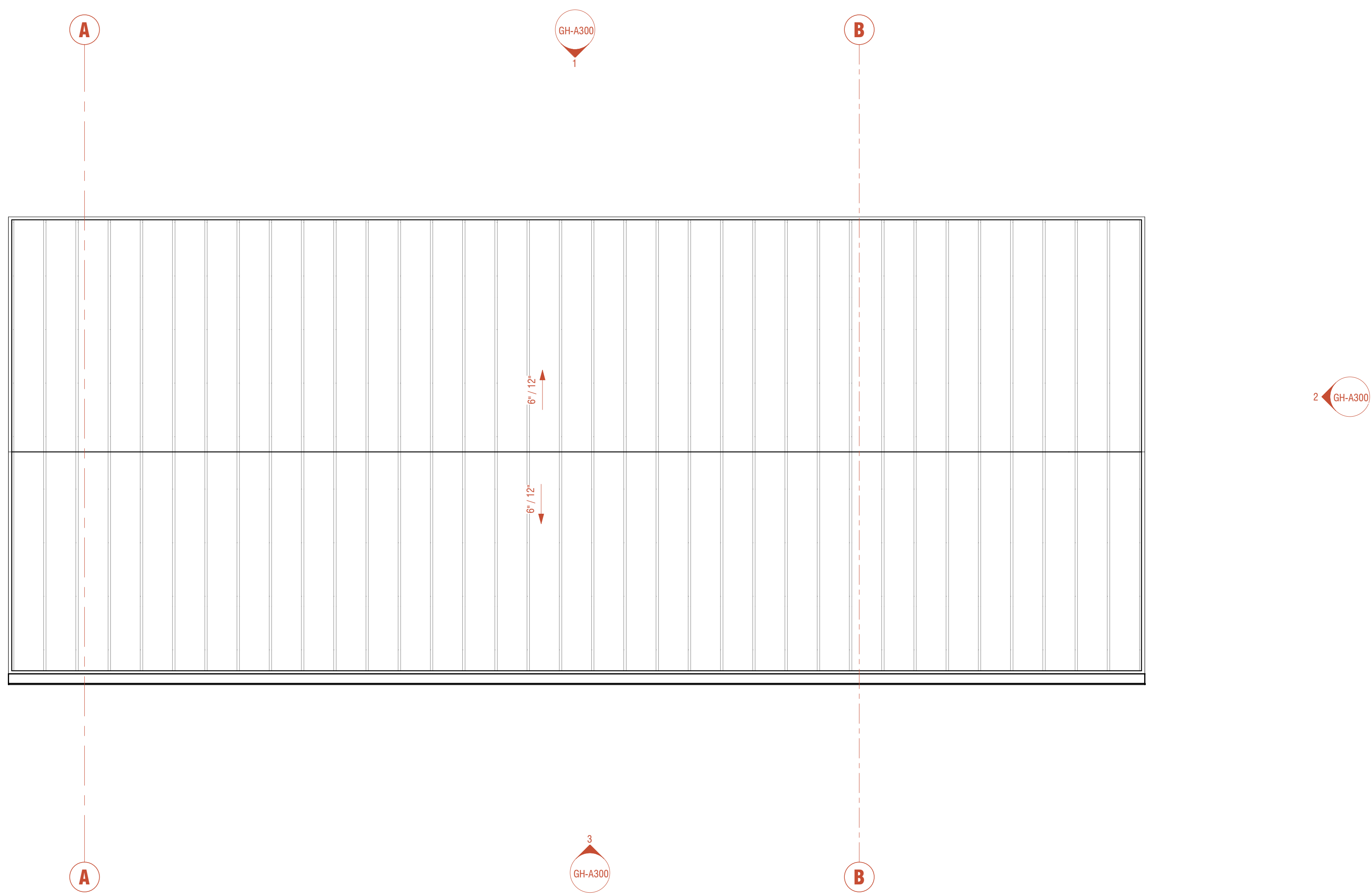


LEGACY COURT
4807 LEGACY COURT
LOT 2: STEIN ERIKSEN ESTATES

REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

GUEST HOUSE
ROOF PLAN

GH-A202

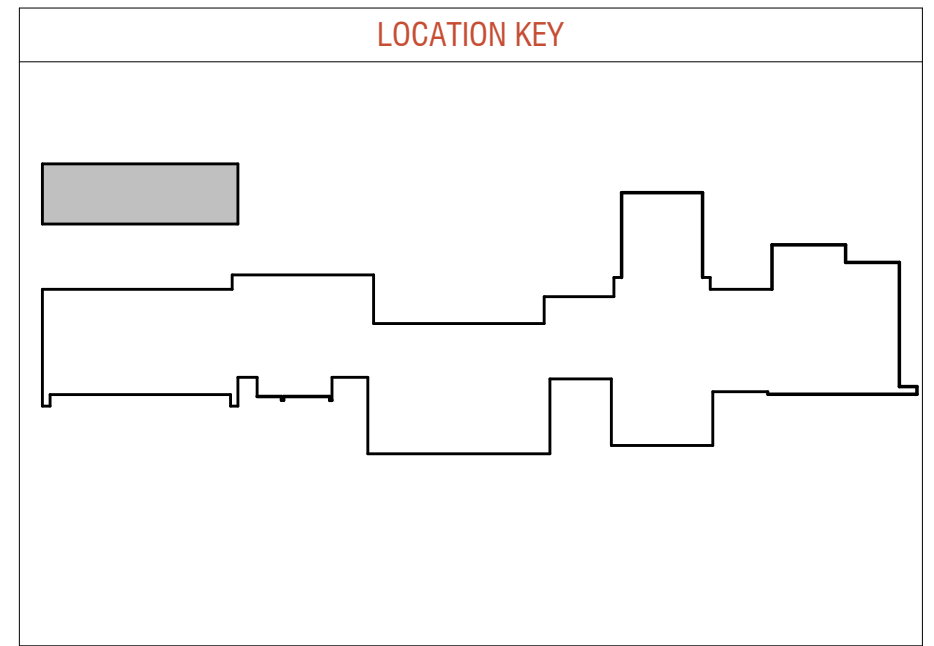


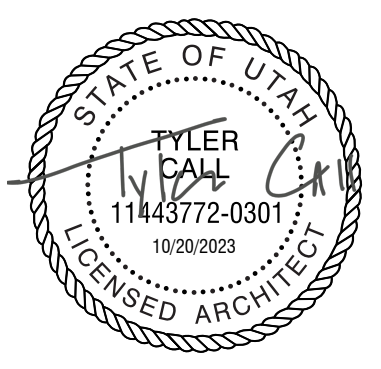
1
GH-A202

ROOF PLAN - GUEST SUITE

1/4" = 1'-0"

NORTH



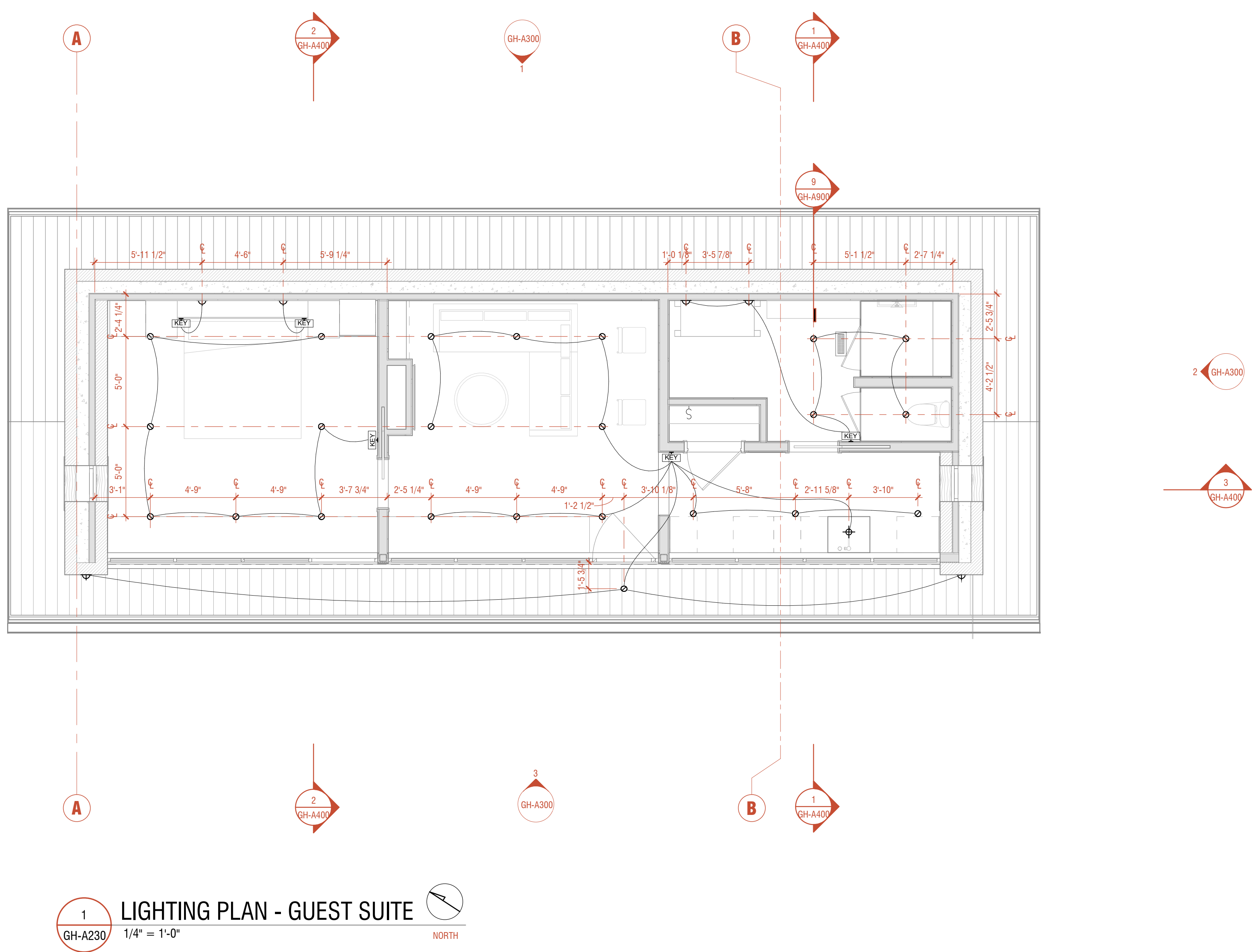


LEGACY COURT
4807 LEGACY COURT
LOT 2: STEIN ERIKSEN ESTATES

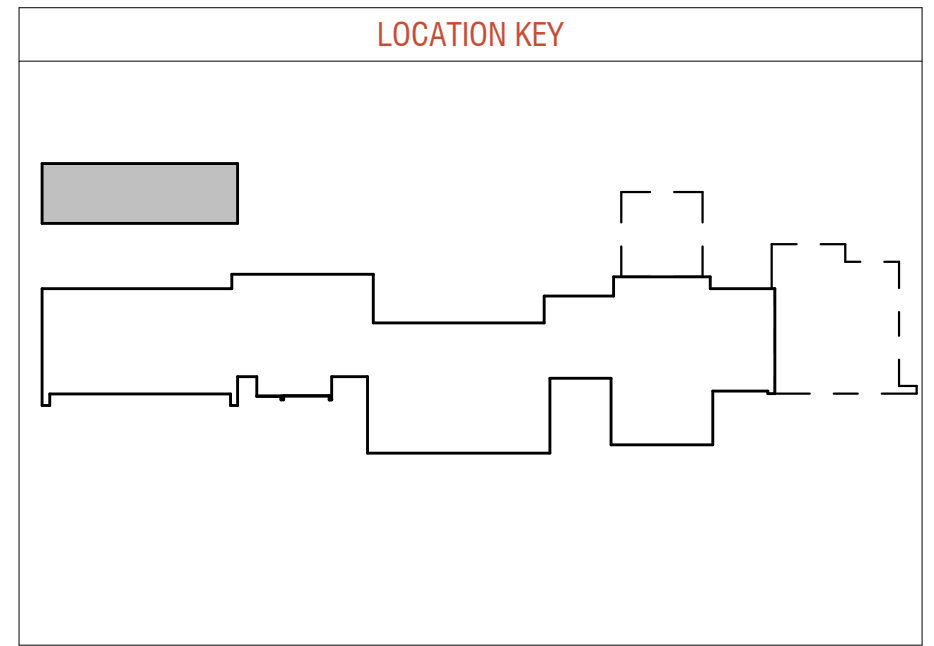
REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

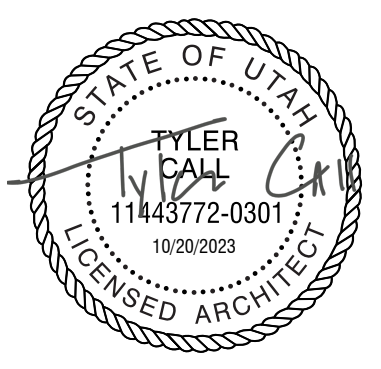
GUEST HOUSE
LIGHTING PLAN

GH-A230

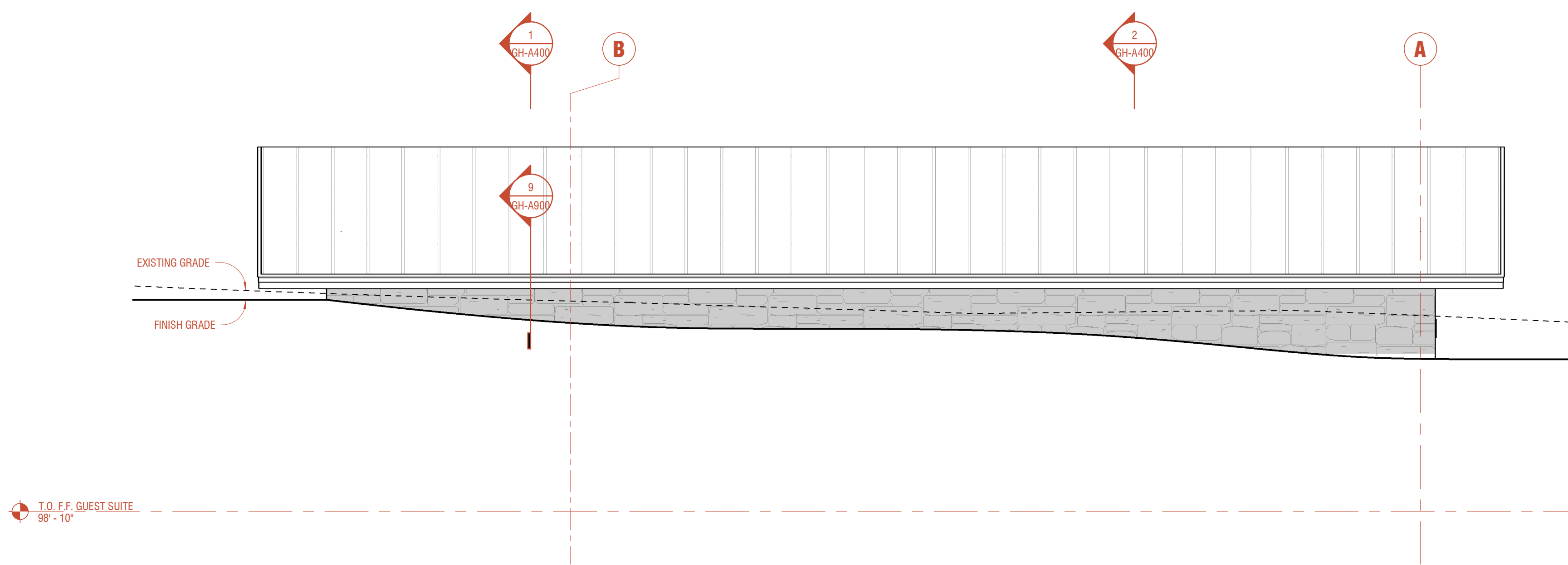


1 LIGHTING PLAN - GUEST SUITE
GH-A230 1/4" = 1'-0" NORTH

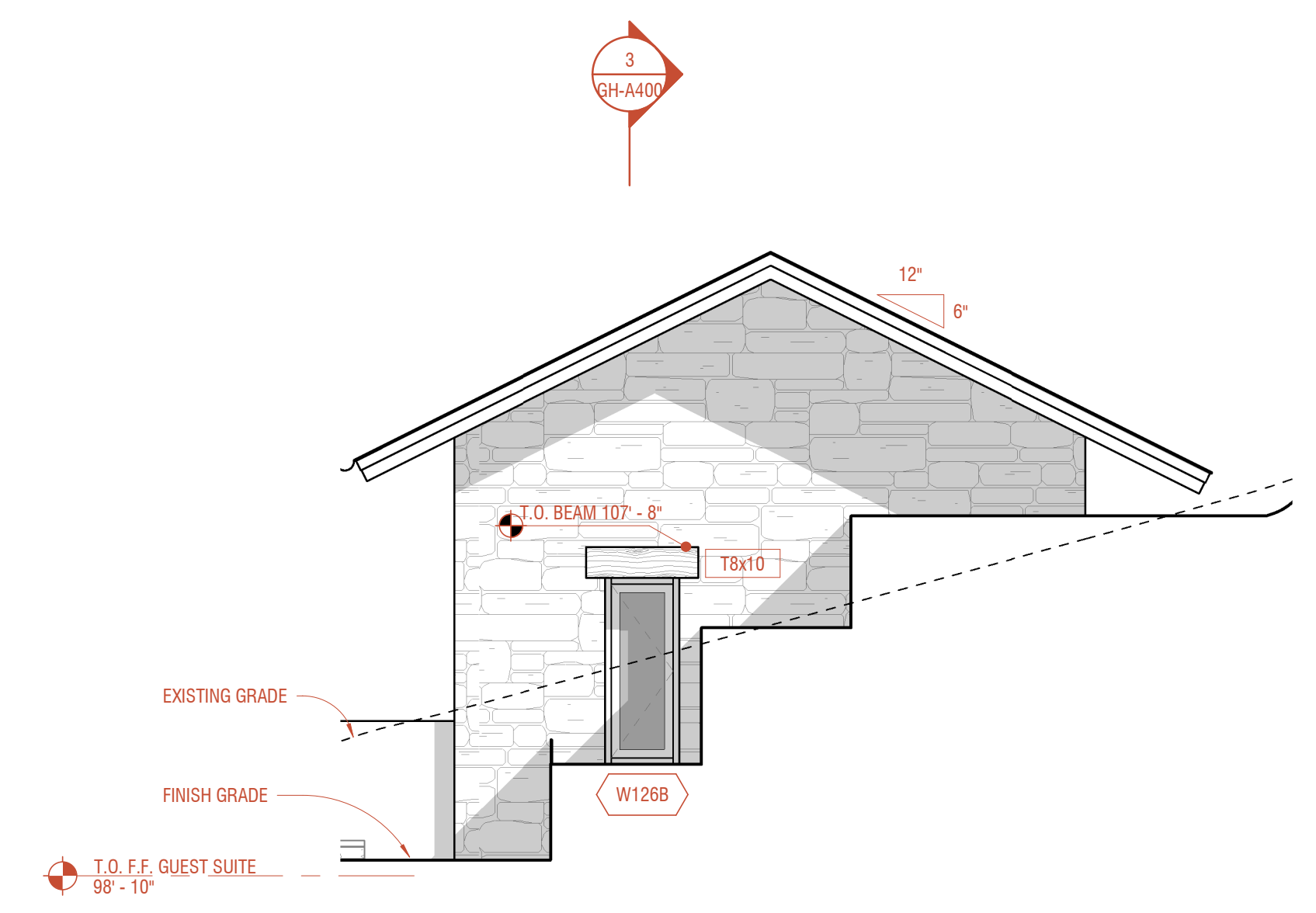




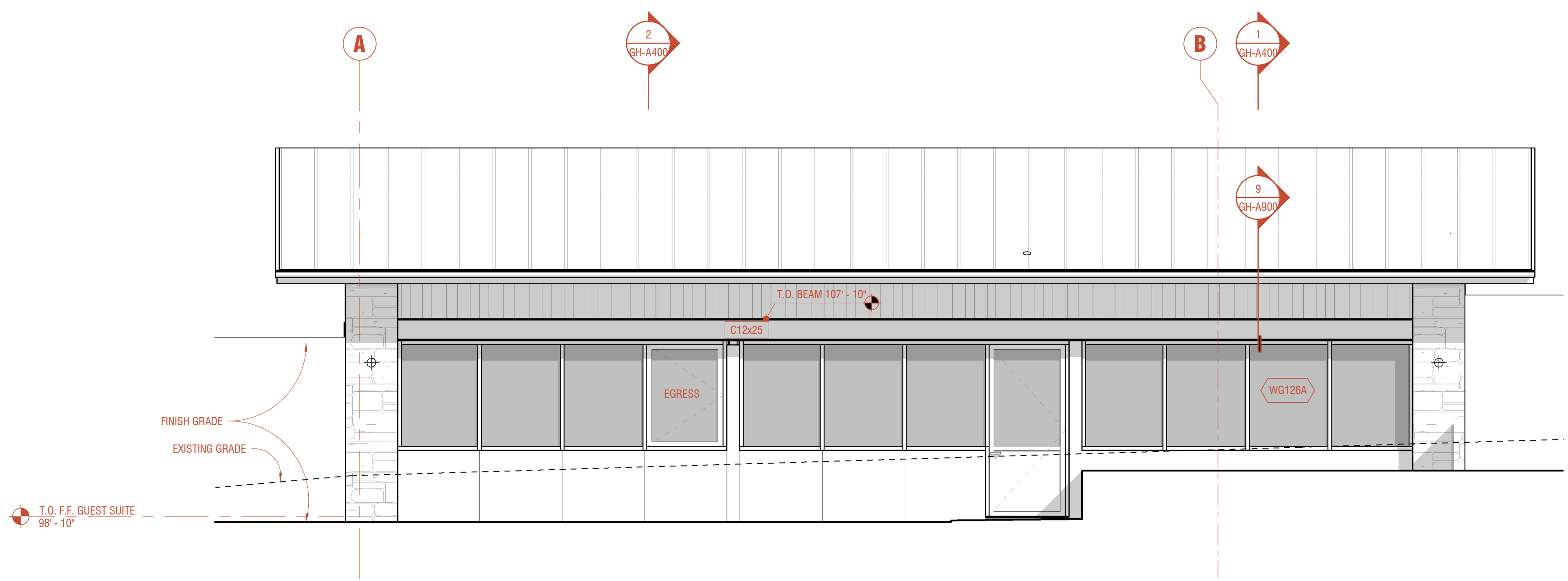
REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET



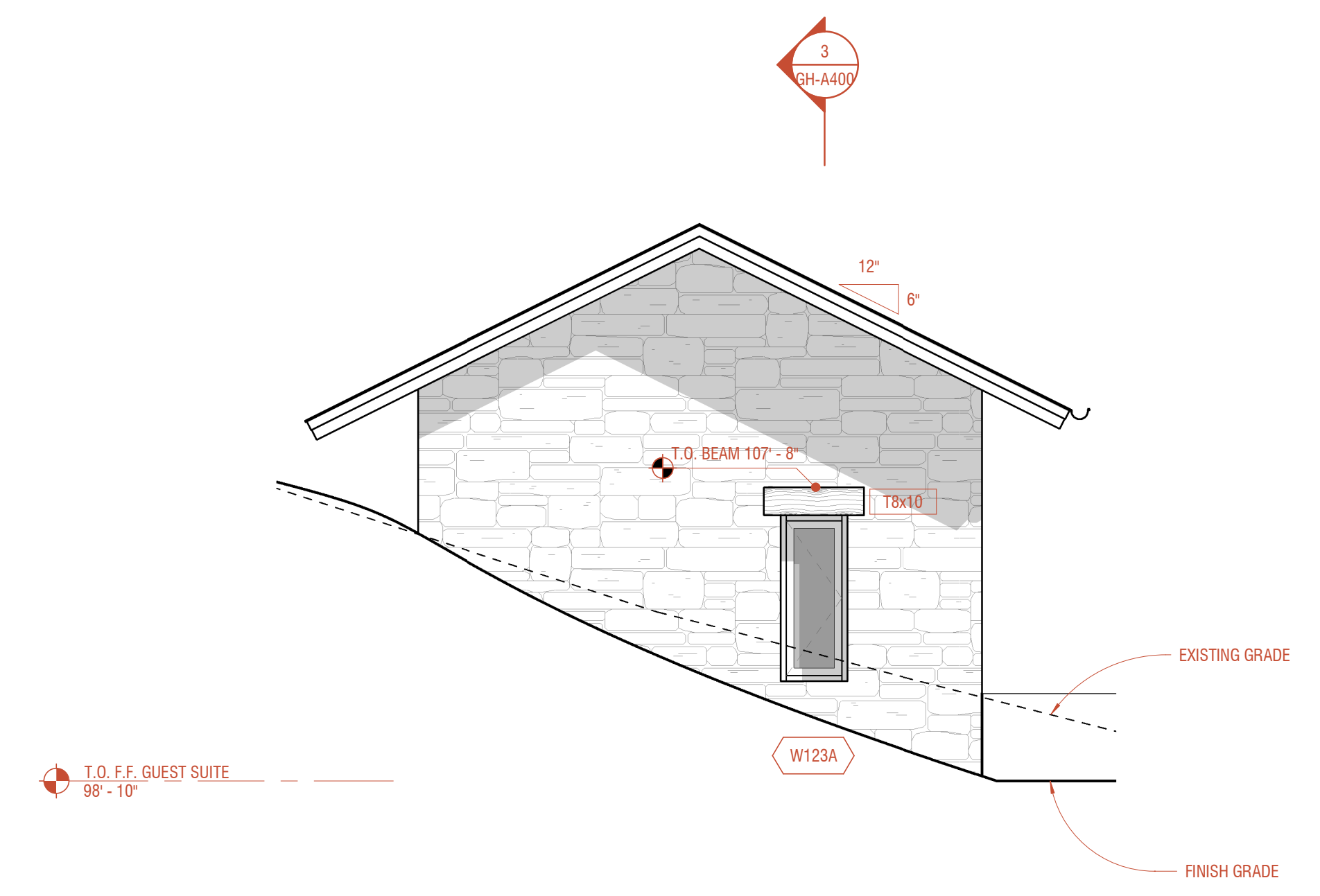
1 GUEST SUITE - NORTH
GH-A300 1/4" = 1'-0"



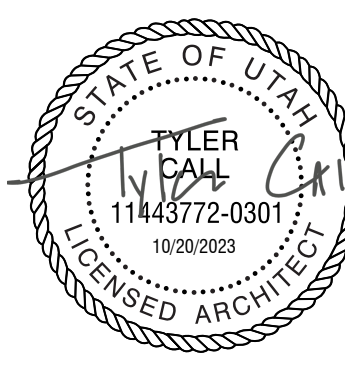
2 GUEST SUITE - EAST
GH-A300 1/4" = 1'-0"



3 GUEST SUITE - SOUTH
GH-A300 1/4" = 1'-0"



4 GUEST SUITE - WEST
GH-A300 1/4" = 1'-0"

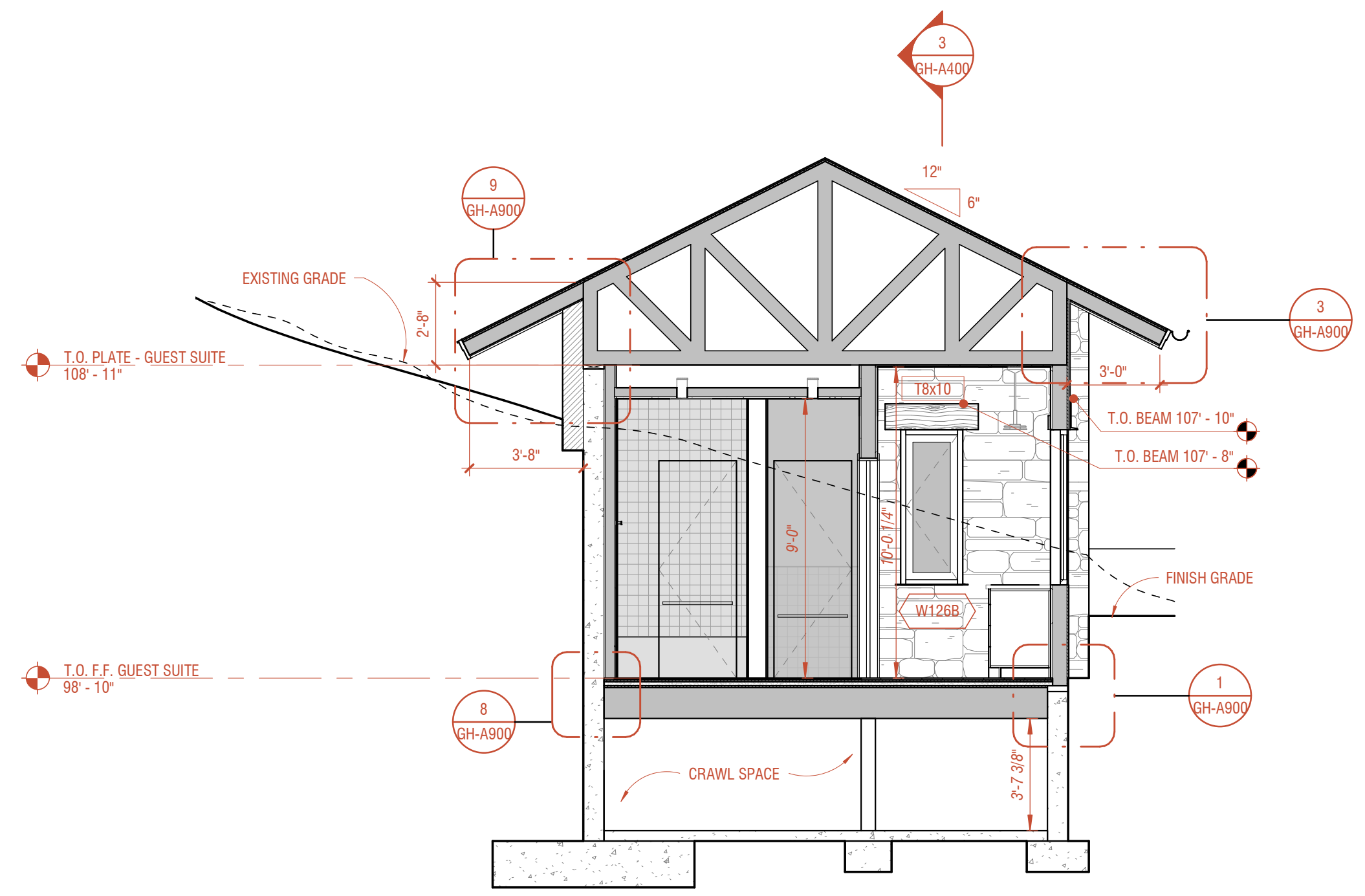


LEGACY COURT
4807 LEGACY COURT
LOT 2- STEIN ERIKSEN ESTATES

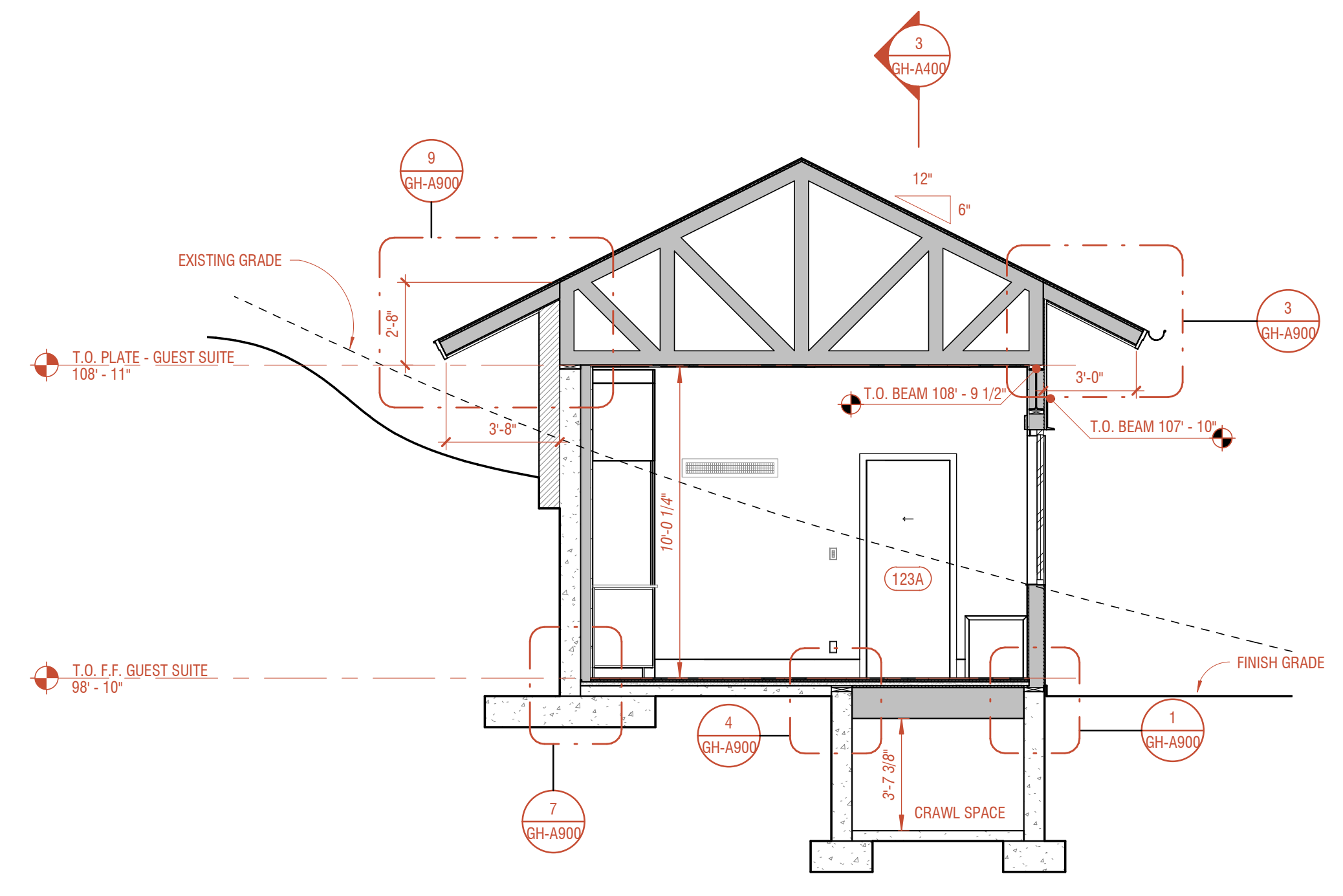
REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

GUEST HOUSE
BUILDING
SECTIONS

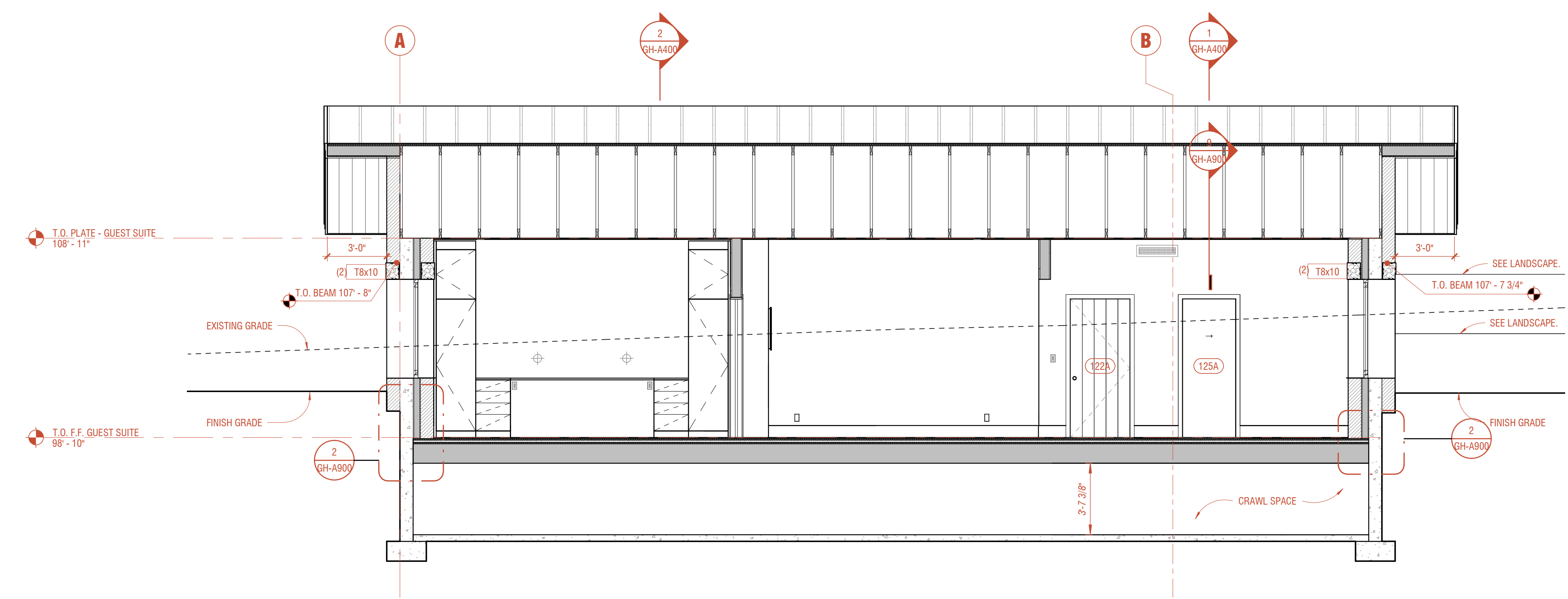
GH-A400



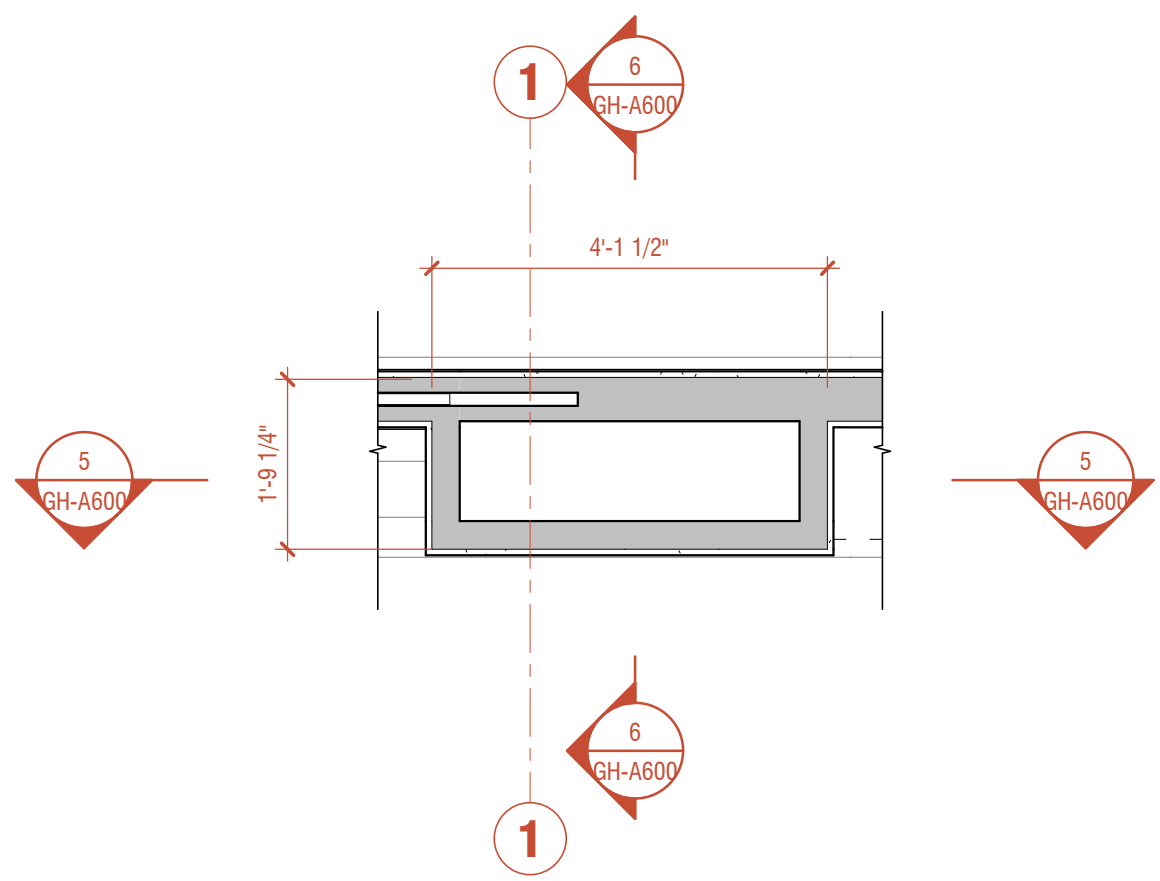
1 SECTION AT GUEST BATHROOM & KITCHENETTE
GH-A400 1/4" = 1'-0"



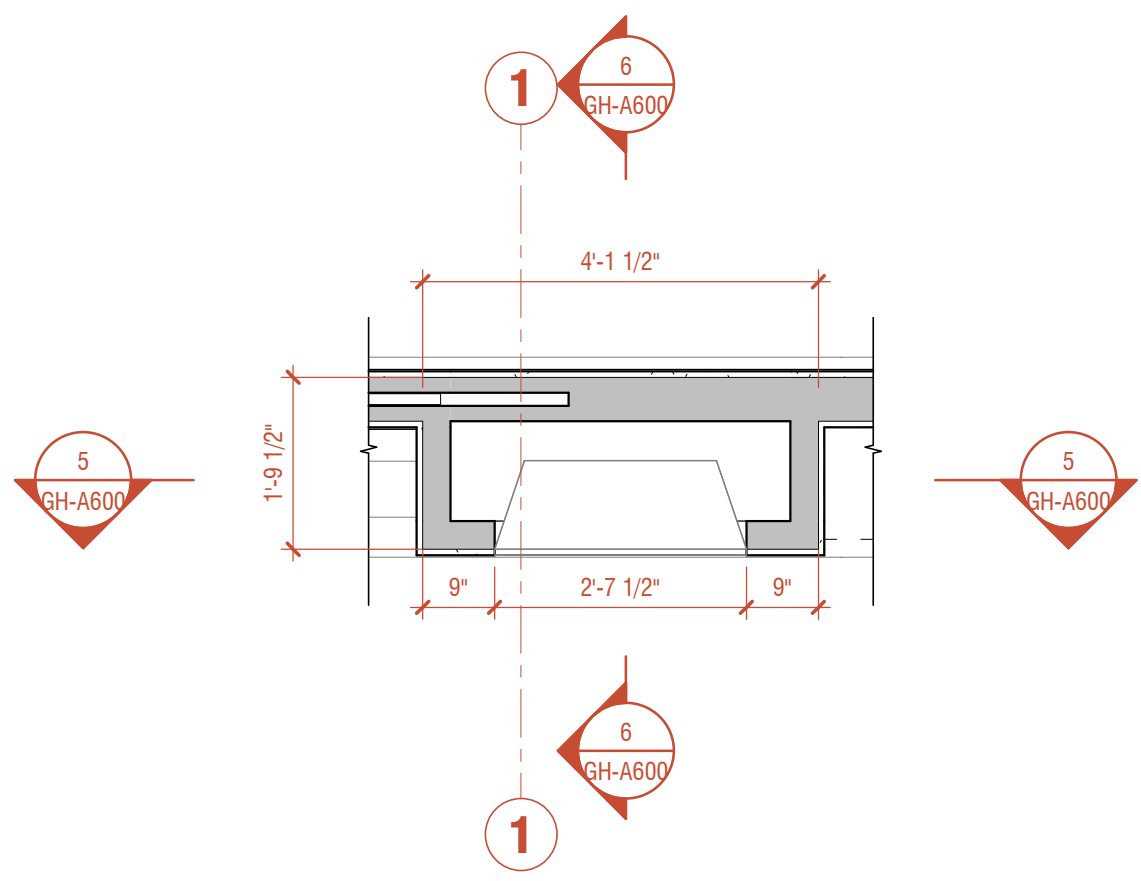
2 SECTION AT GUEST BEDROOM
GH-A400 1/4" = 1'-0"



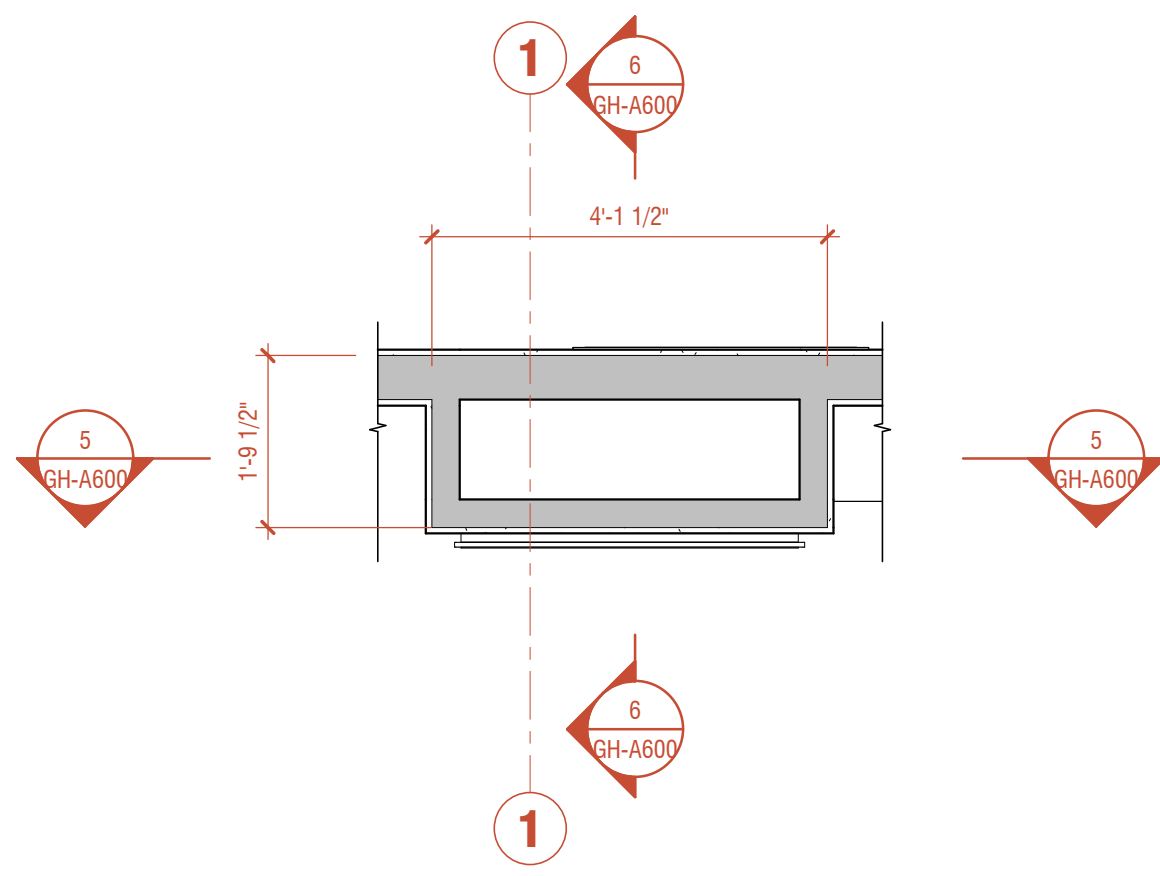
3 SECTION AT GUEST SUITE
GH-A400 1/4" = 1'-0"



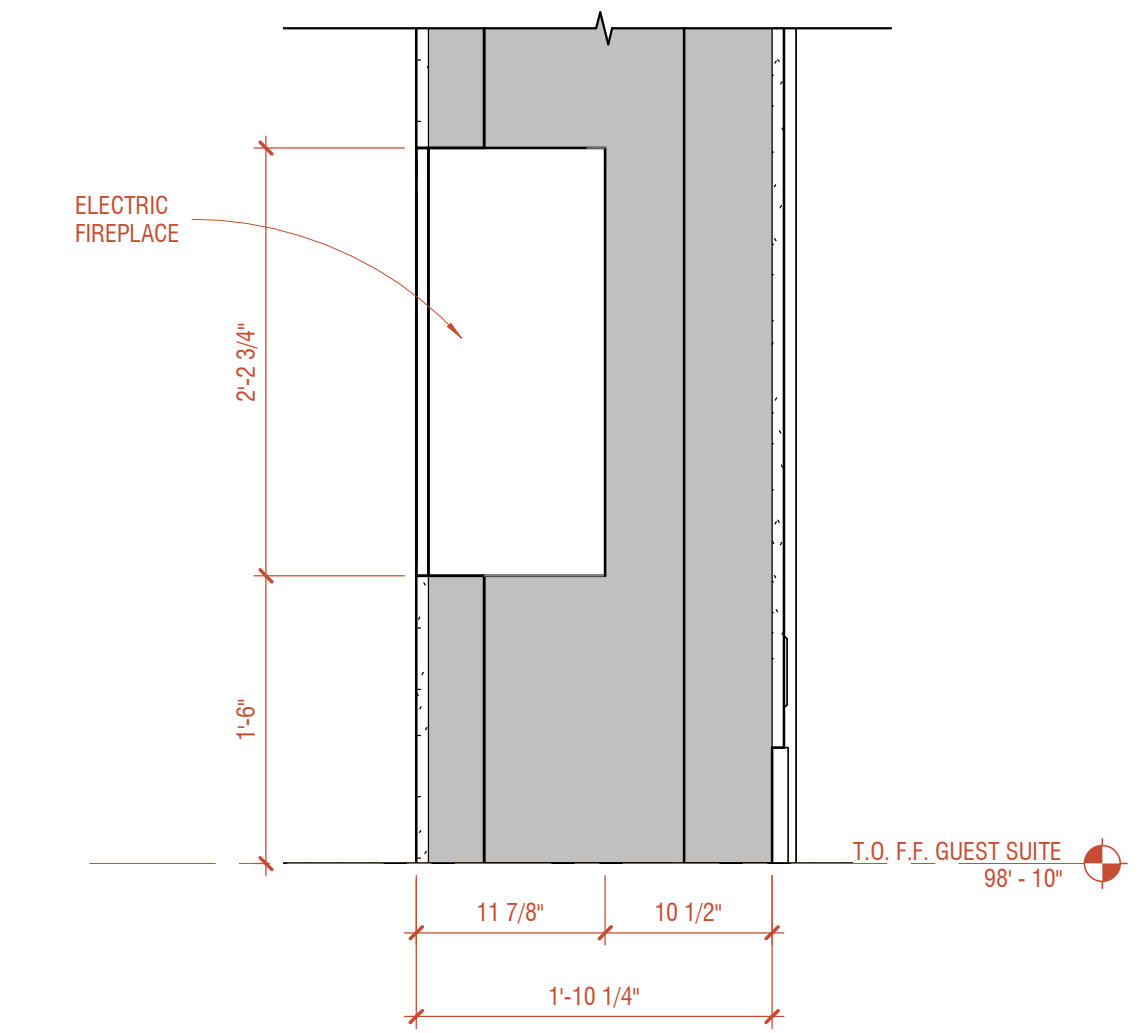
1 G.L. F.P. - HEARTH SLAB
1/2" = 1'-0"



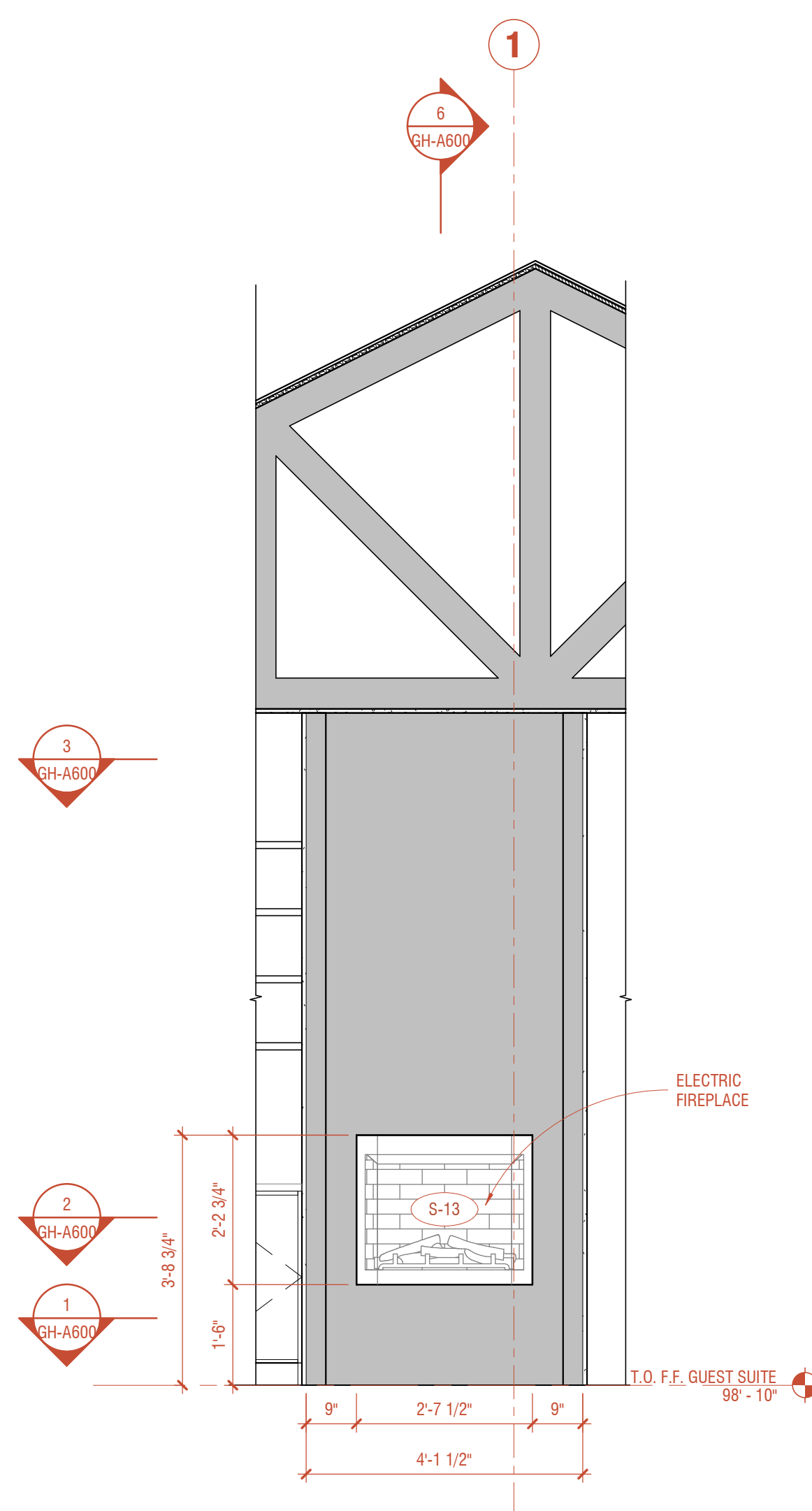
2 G.L. F.P. - FIREBOX PLAN
1/2" = 1'-0"



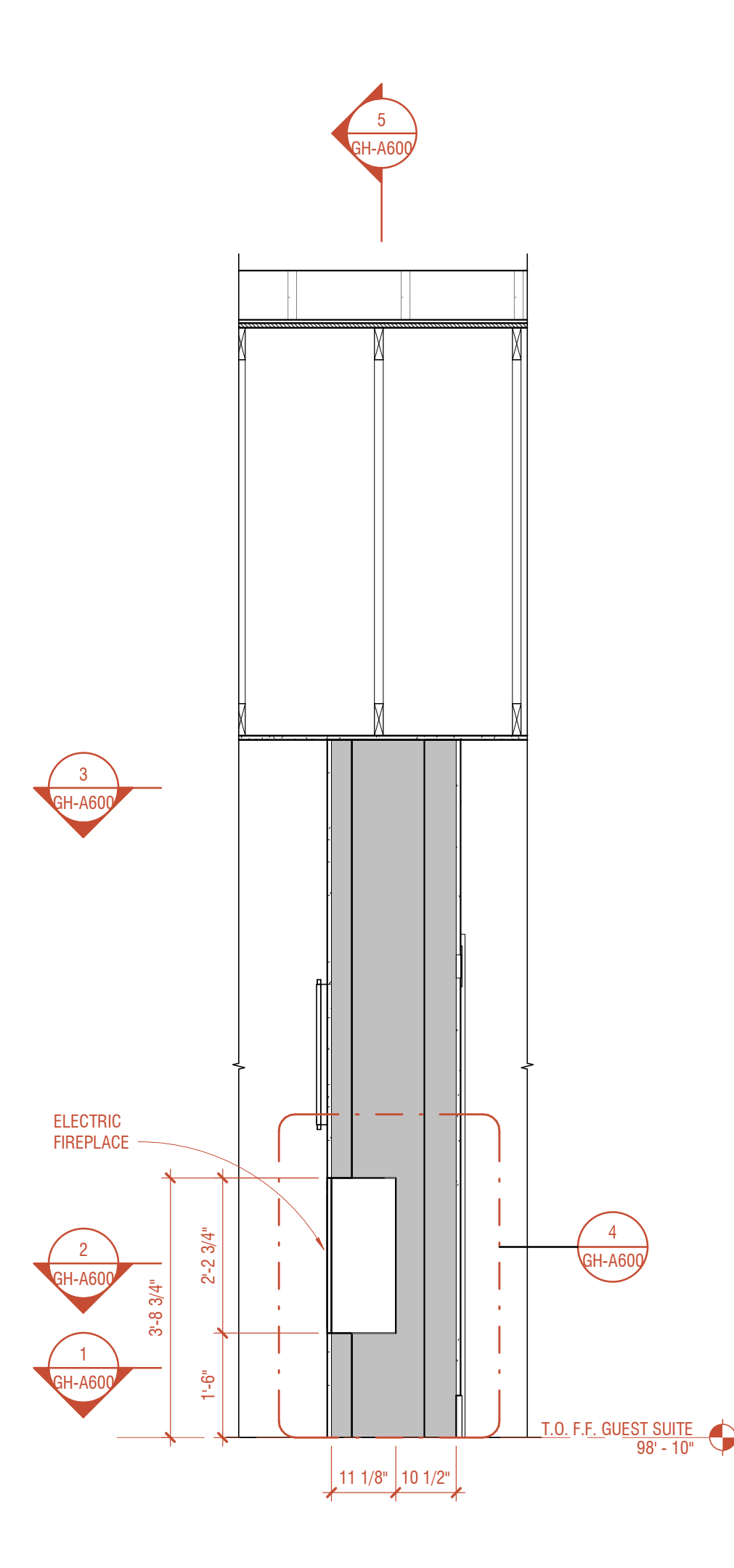
3 G.L. F.P. - UPPER FRAMING
1/2" = 1'-0"



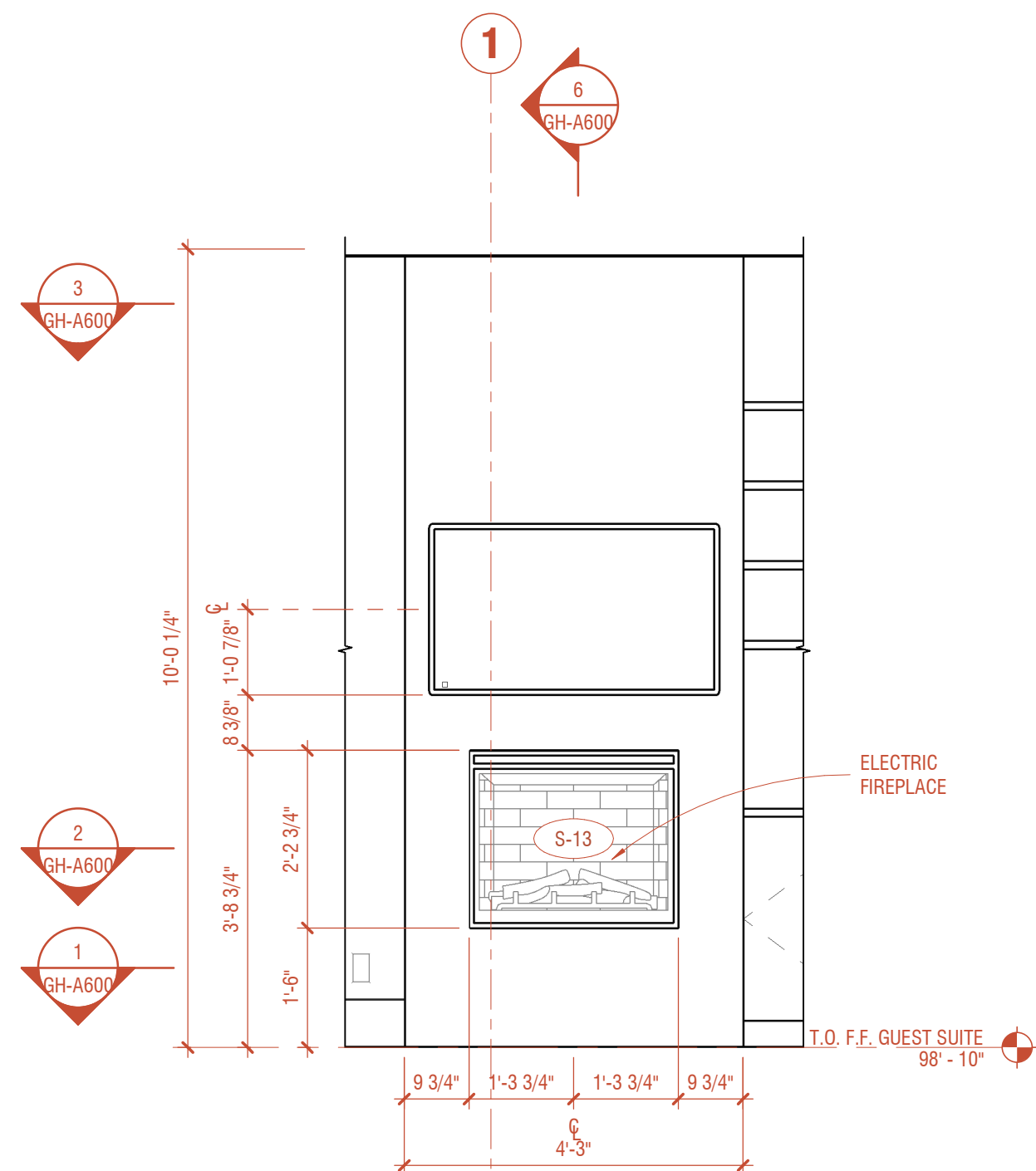
4 G.L. F.P. - HEARTH & MANTEL
1" = 1'-0"



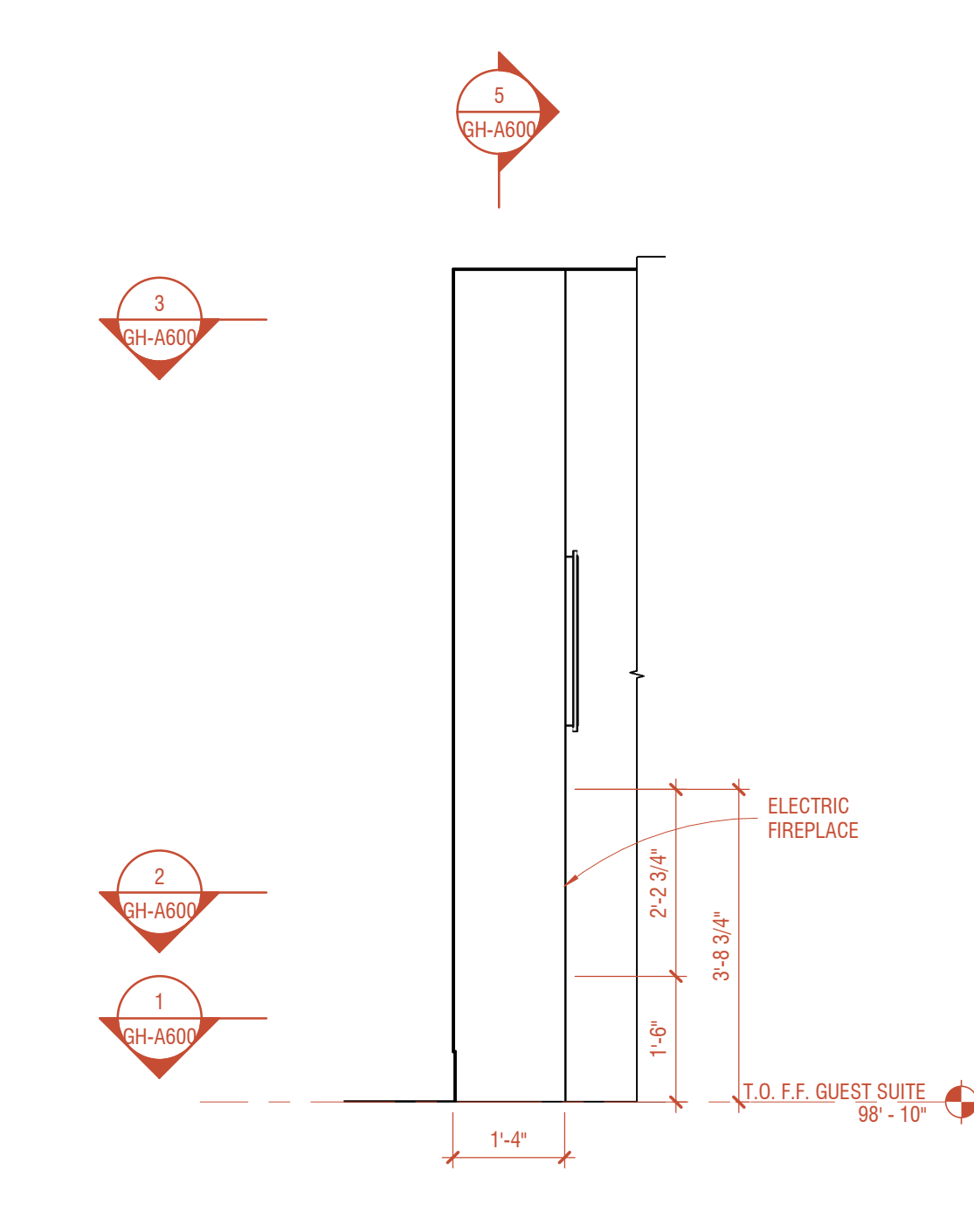
5 G.L. F.P. - EAST SECTION
1/2" = 1'-0"



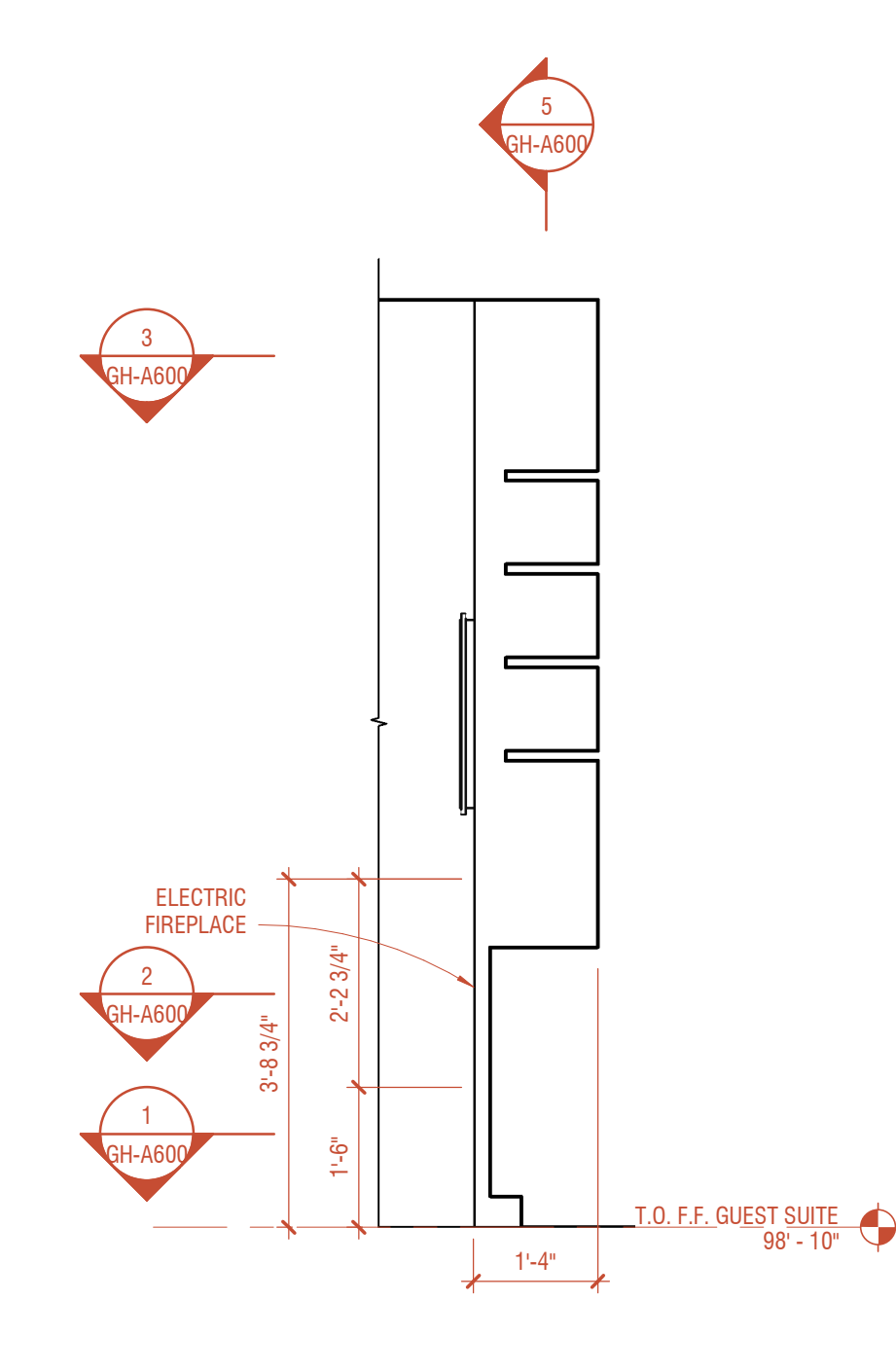
6 G.L. F.P. - SOUTH SECTION
1/2" = 1'-0"



7 G.L. F.P. - EAST ELEVATION
1/2" = 1'-0"

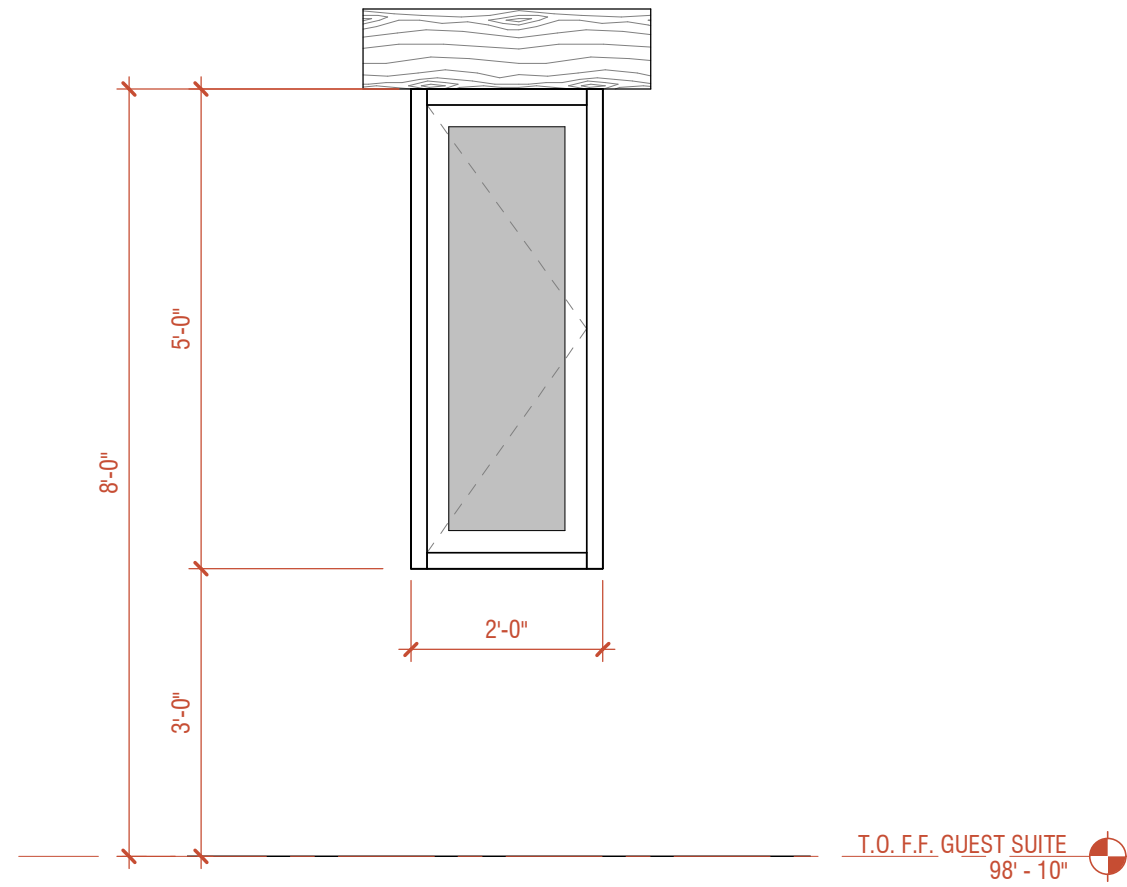


8 G.L. F.P. - SOUTH ELEVATION
1/2" = 1'-0"

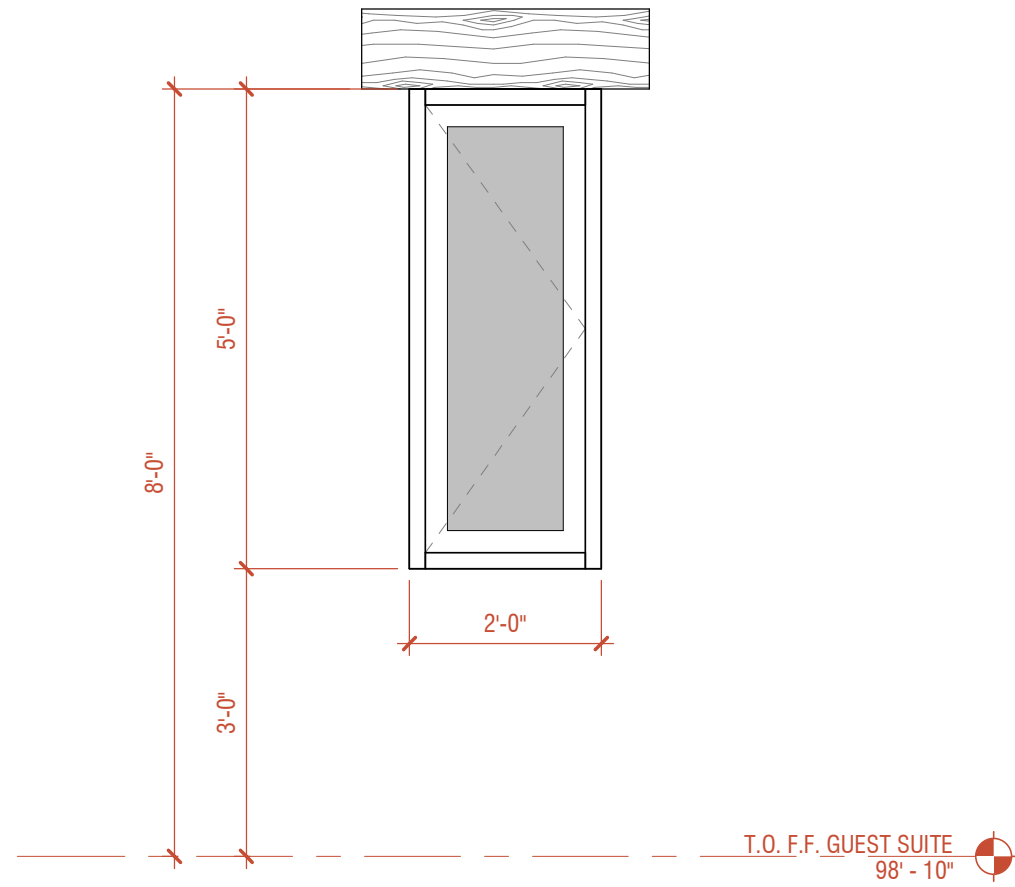


9 G.L. F.P. - NORTH ELEVATION
1/2" = 1'-0"

REVISIONS			
#	DATE	DESCRIPTION	
D	23.10.20	GUEST HOUSE PERMIT SET	



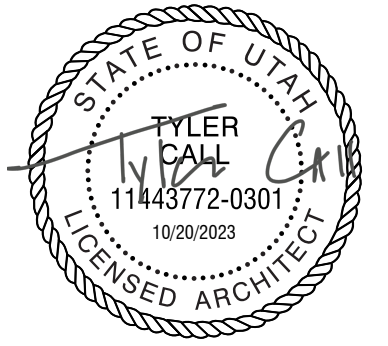
1 WINDOW W123A
GH-A801 1/2" = 1'-0"



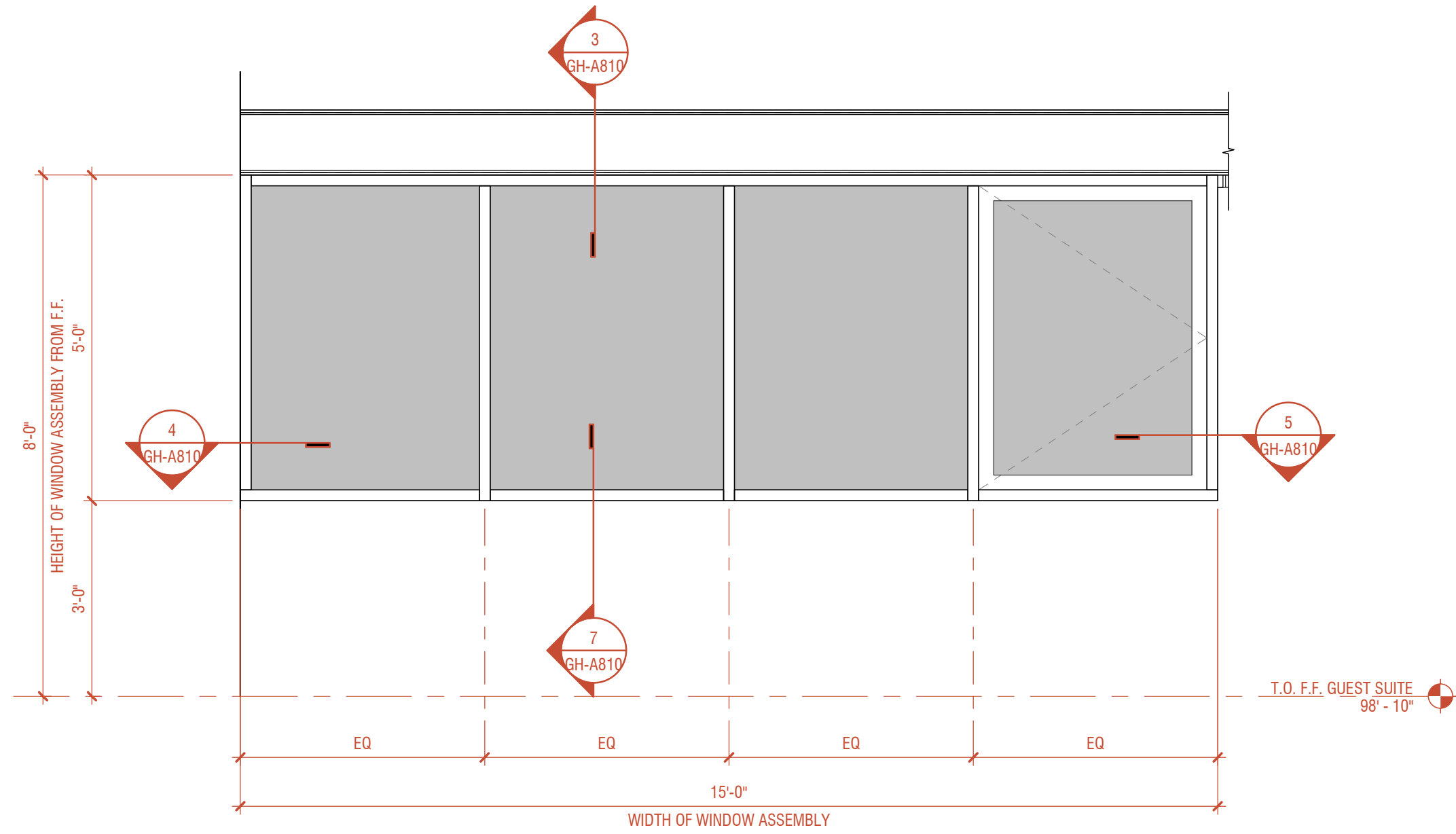
2 WINDOW W126B
GH-A801 1/2" = 1'-0"

WINDOW SCHEDULE - GUEST HOUSE														
MARK	ROOM #	ROOM NAME	MFR	STYLE	U	UNIT SIZE			B.O. HEAD	HARDWARE	FINISH INT. / EXT.	WINDOW TREATMENTS	REMARKS	
						WIDTH	HEIGHT	UNIT AREA.						
W123A	123	GUEST BEDROOM	JADA	CASEMENT	0.22	2' - 0"	5' - 0"	10 SF						
W126B	126	KITCHENETTE	JADA	CASEMENT	0.22	2' - 0"	5' - 0"	10 SF						
WG123A	123	GUEST BEDROOM	JADA			15' - 0"	5' - 0"	75 SF					EGRESS	
WG124A	124	GUEST LIVING ROOM	JADA			15' - 0"	5' - 0"	75 SF						
WG126A	124	GUEST LIVING ROOM	JADA			15' - 0 1/2"	5' - 0"	75 SF						

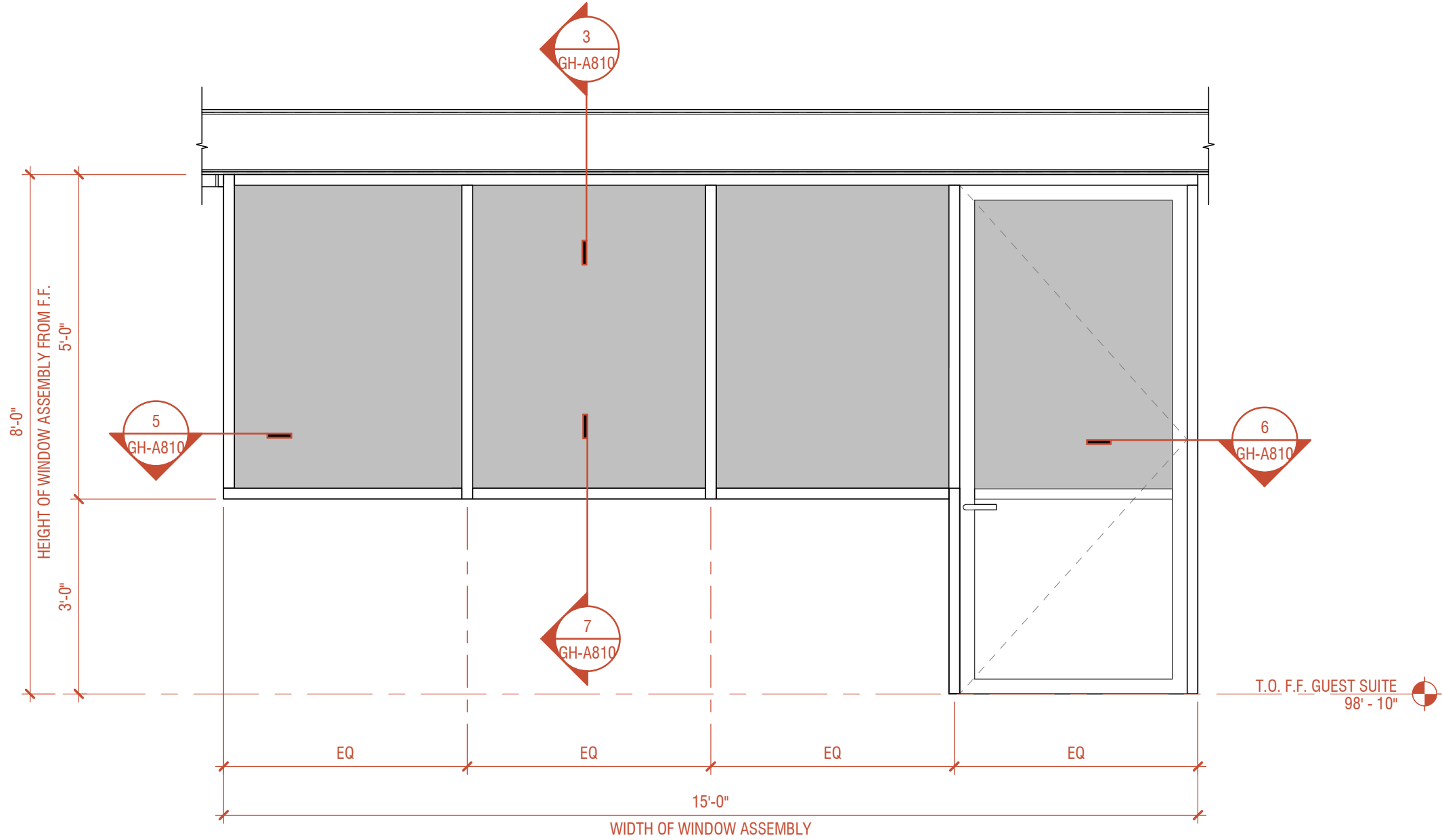
DOOR SCHEDULE - GUEST HOUSE														
MARK	ROOM #	ROOM NAME	DESCRIPTION	DOOR TYPE	NOMINAL LEAF		ROUGH OPENING		B.O. HEAD	FINISH	DOOR MATERIAL	TRIM MATERIAL	HDWR GROUP	REMARKS
					W	H	W	H						
122A	122	ENTRY CLOSET	CUSTOM PLANK DOOR		3' - 0"	7' - 0"	3' - 4"	7' - 2"						
123A	123	GUEST BEDROOM	POCKET DOOR		2' - 8"	7' - 0"	5' - 8"	7' - 2"						
125A	125	GUEST BATHROOM	POCKET DOOR		2' - 8"	7' - 0"	5' - 8"	7' - 2"						



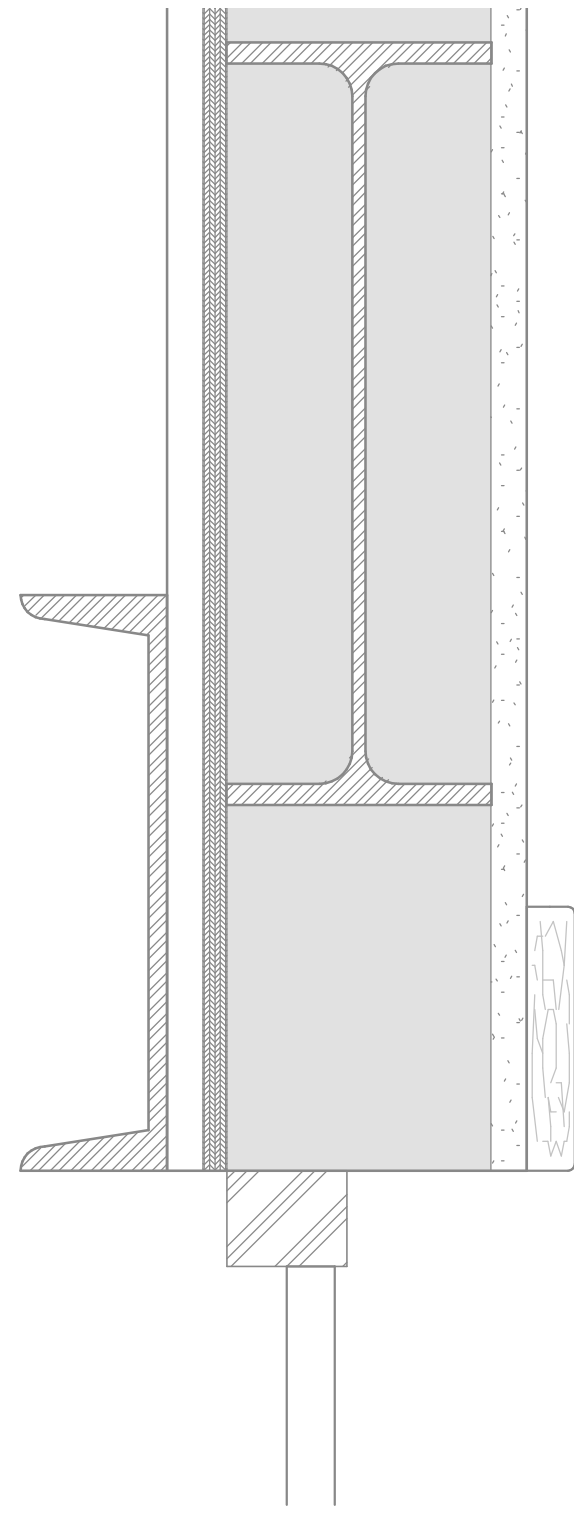
REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET



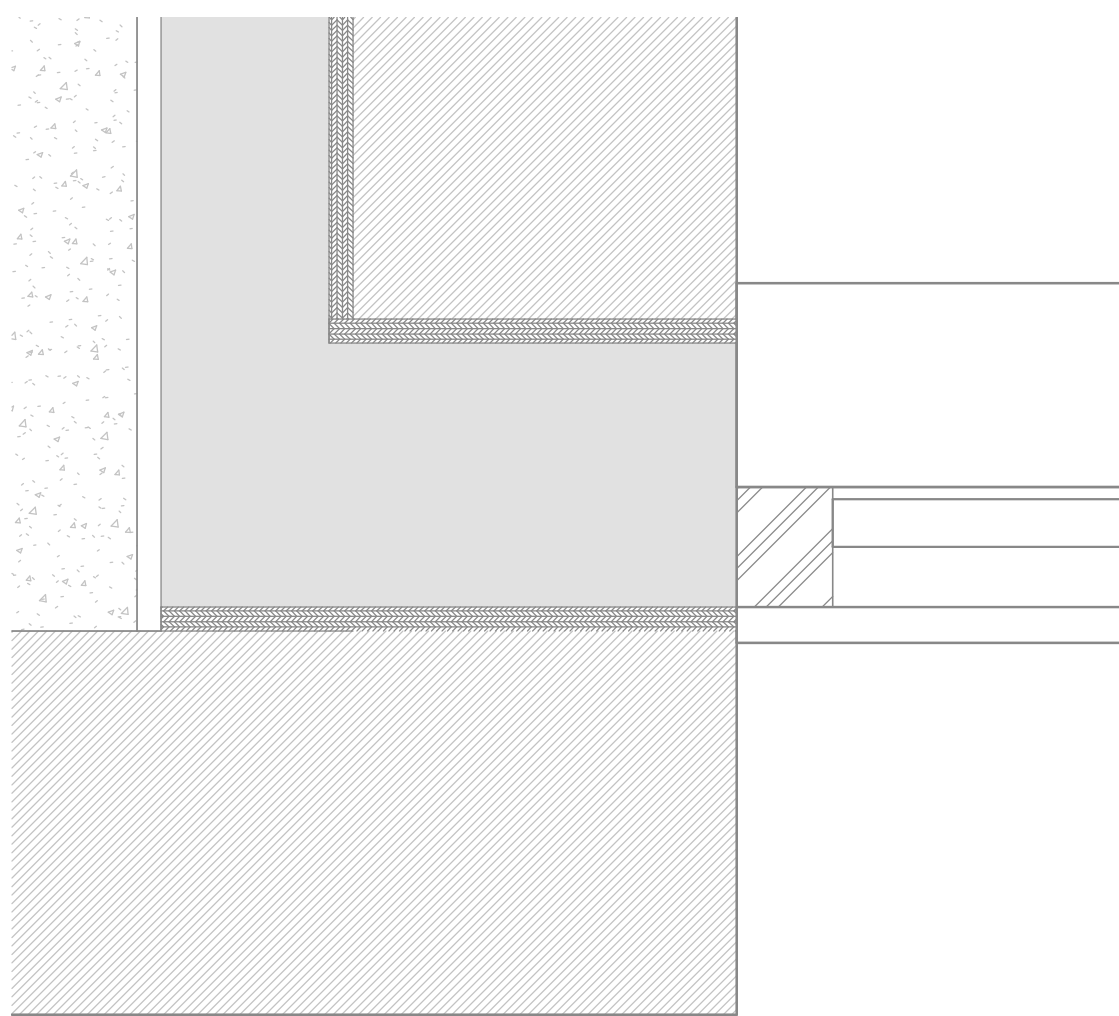
1 WG123A ELEVATION
GH-A810 1/2" = 1'-0"



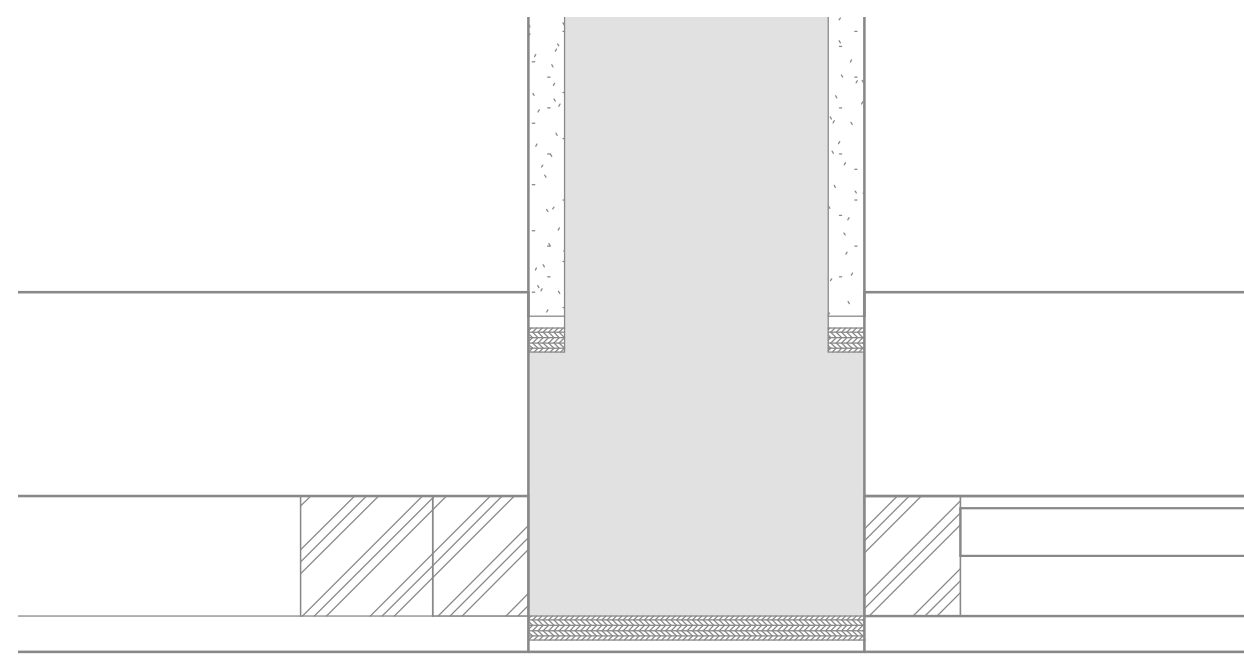
2 WG124A ELEVATION
GH-A810 1/2" = 1'-0"



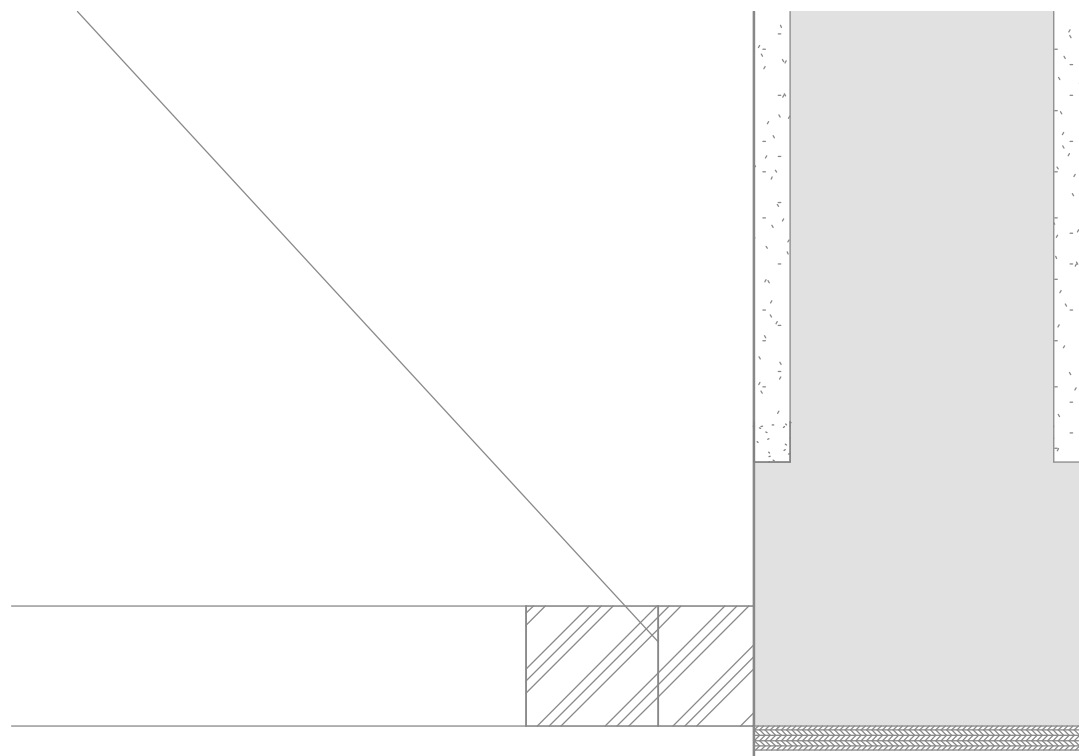
3 HEAD AT WG123A , WG124A
GH-A810 3" = 1'-0"



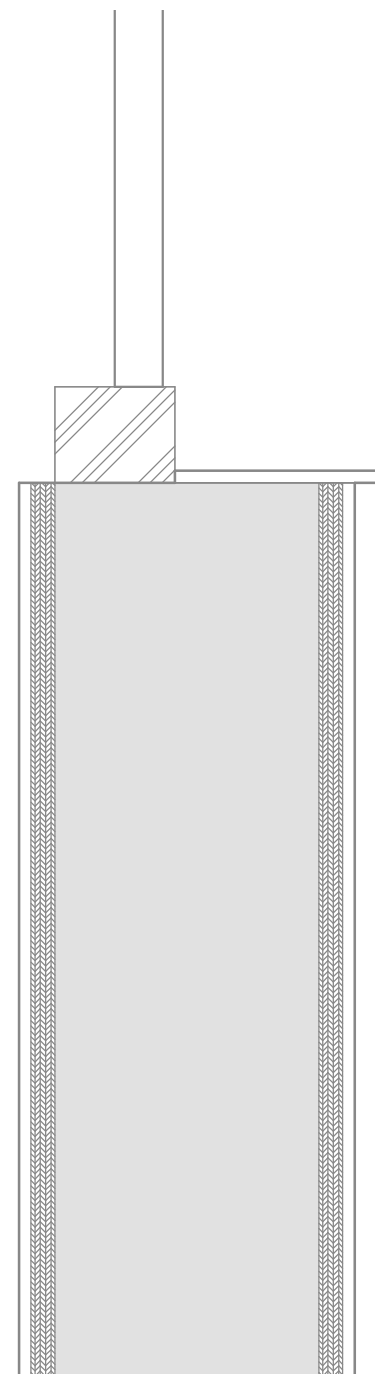
4 JAMB AT WG123A
GH-A810 3" = 1'-0"



5 JAMB AT WG123A, WG124A
GH-A810 3" = 1'-0"

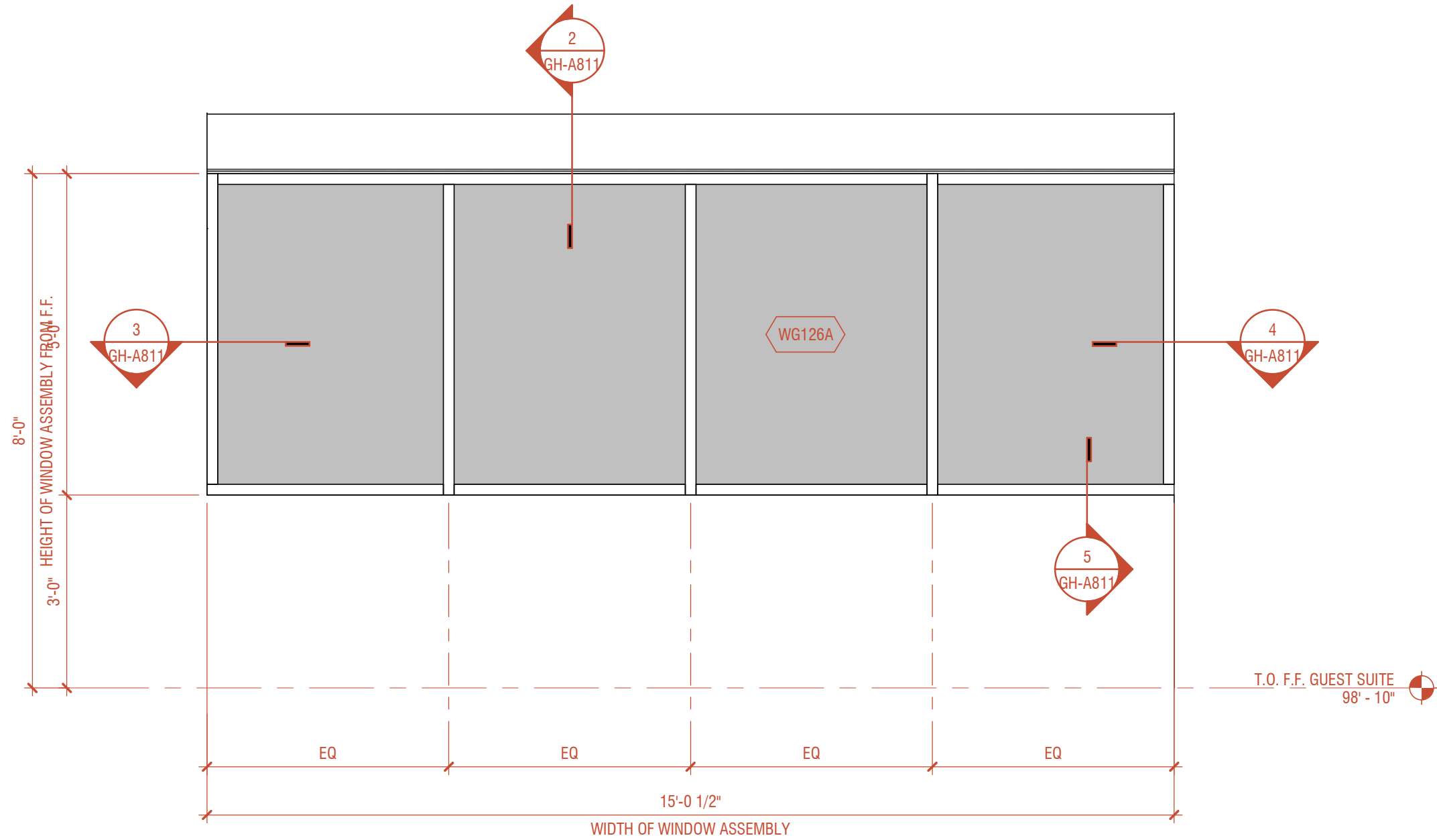


6 JAMB AT WG124A
GH-A810 3" = 1'-0"

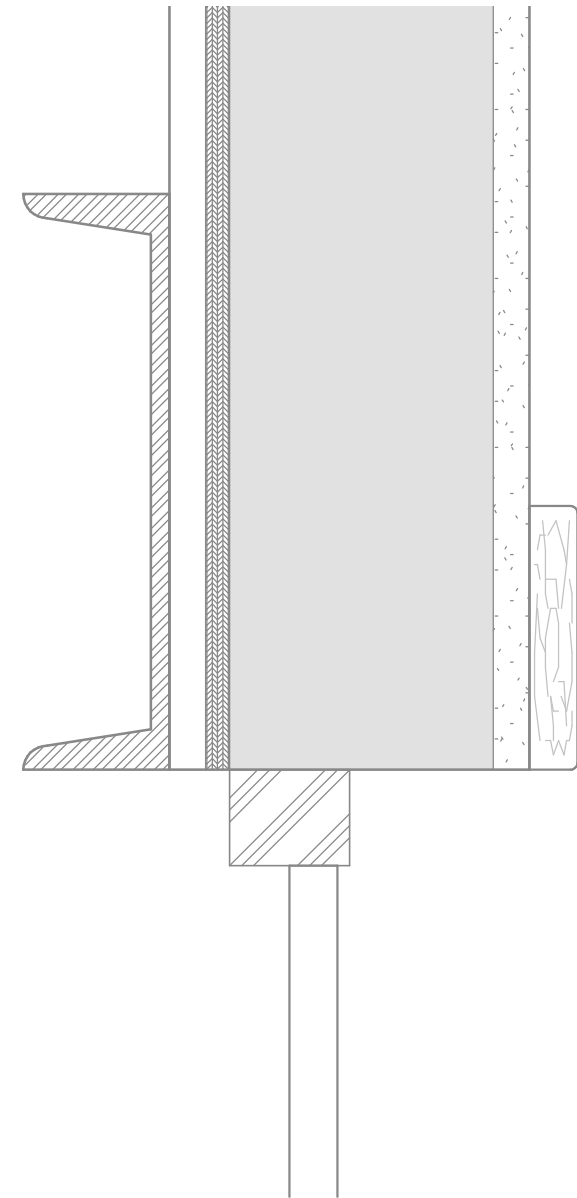


7 SILL AT WG123A, WG124A
GH-A810 3" = 1'-0"

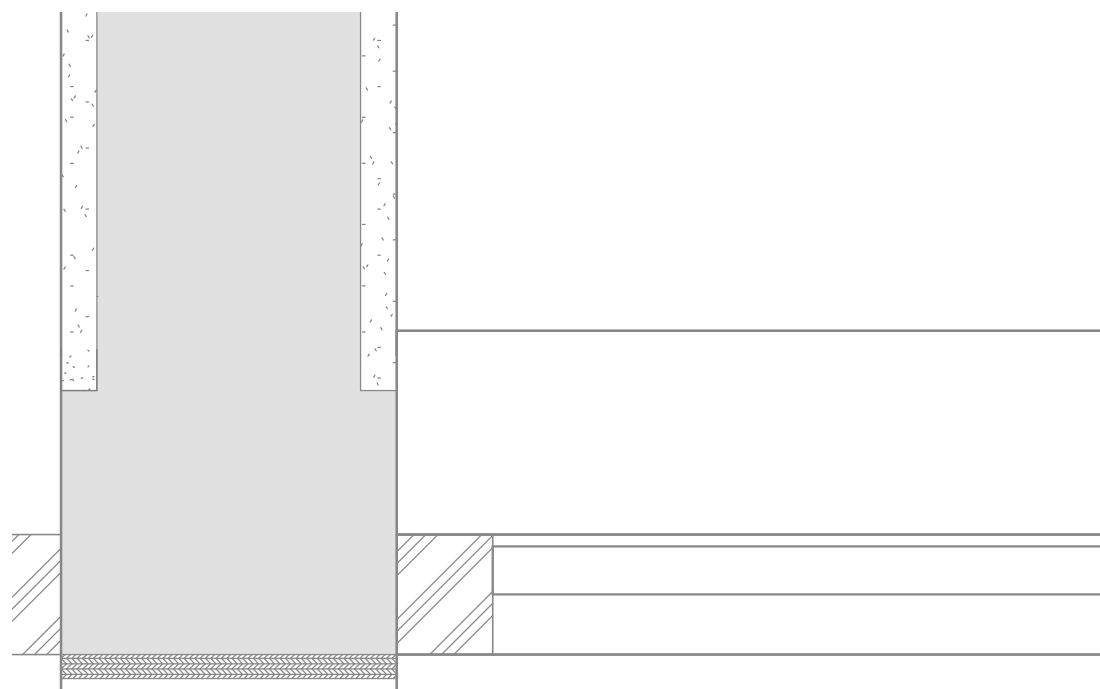
REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET



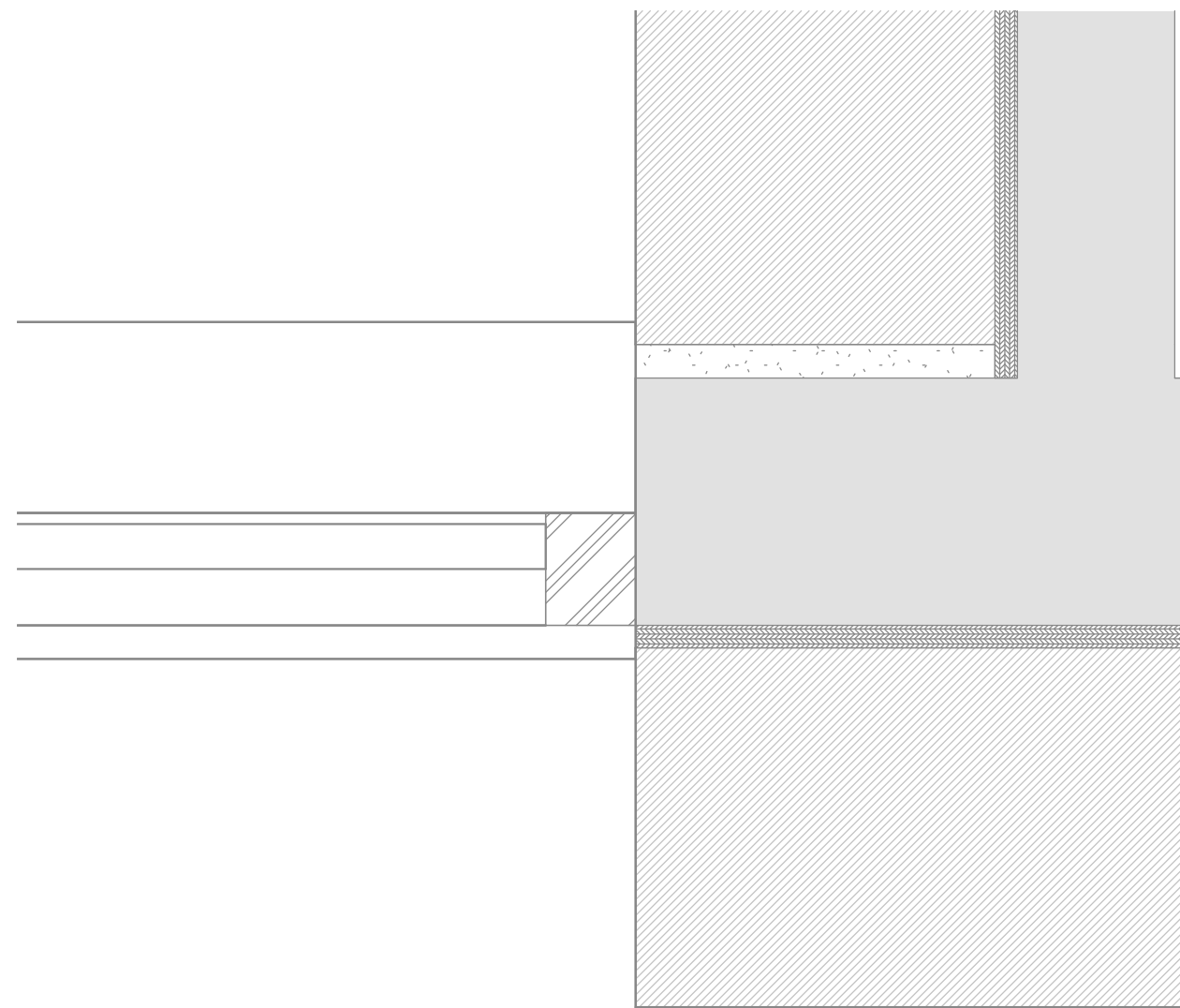
1 WG126A ELEVATION
GH-A811 1/2" = 1'-0"



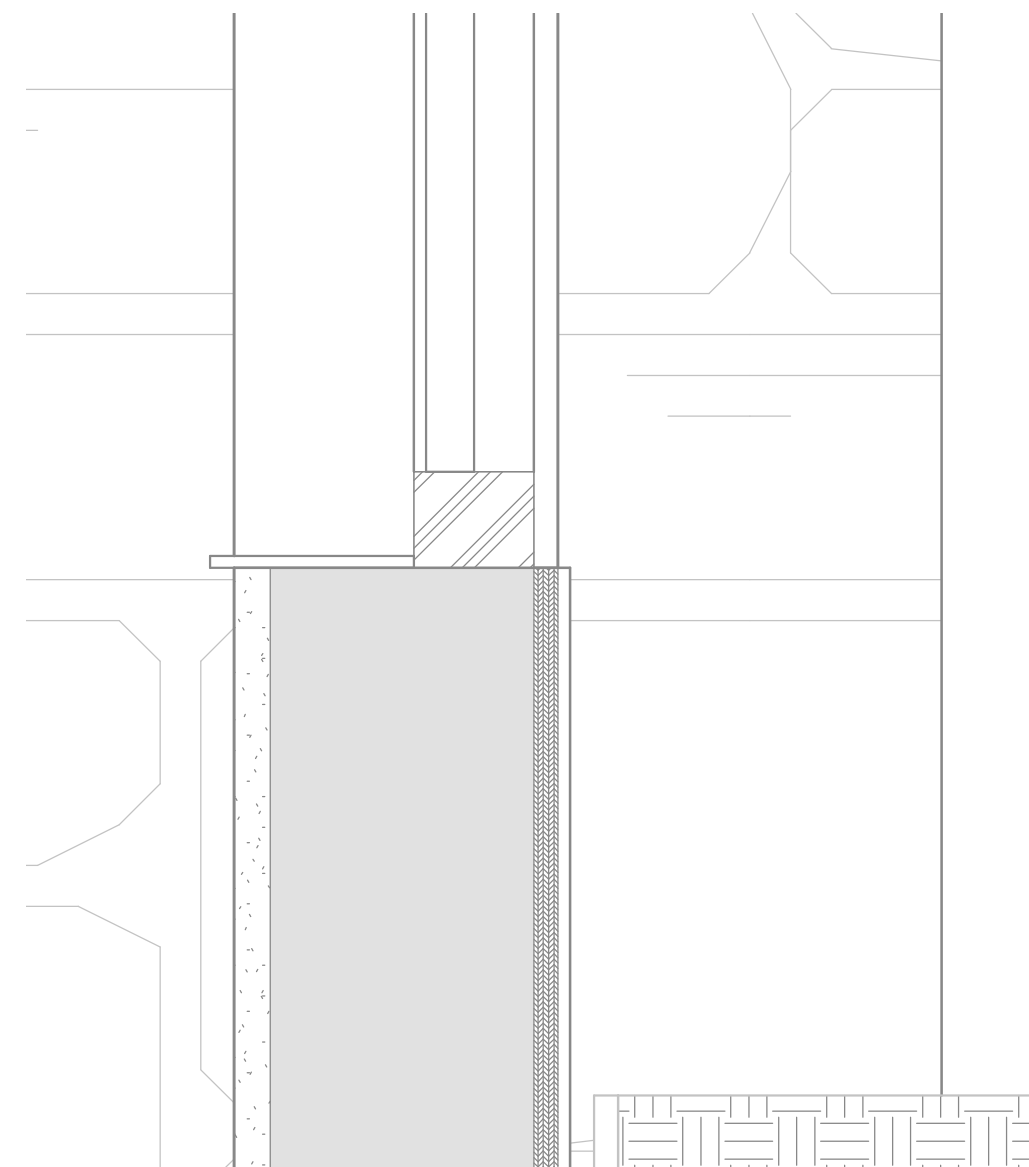
2 HEAT AT WG126A
GH-A811 3" = 1'-0"



3 JAMB AT WG126A
GH-A811 3" = 1'-0"

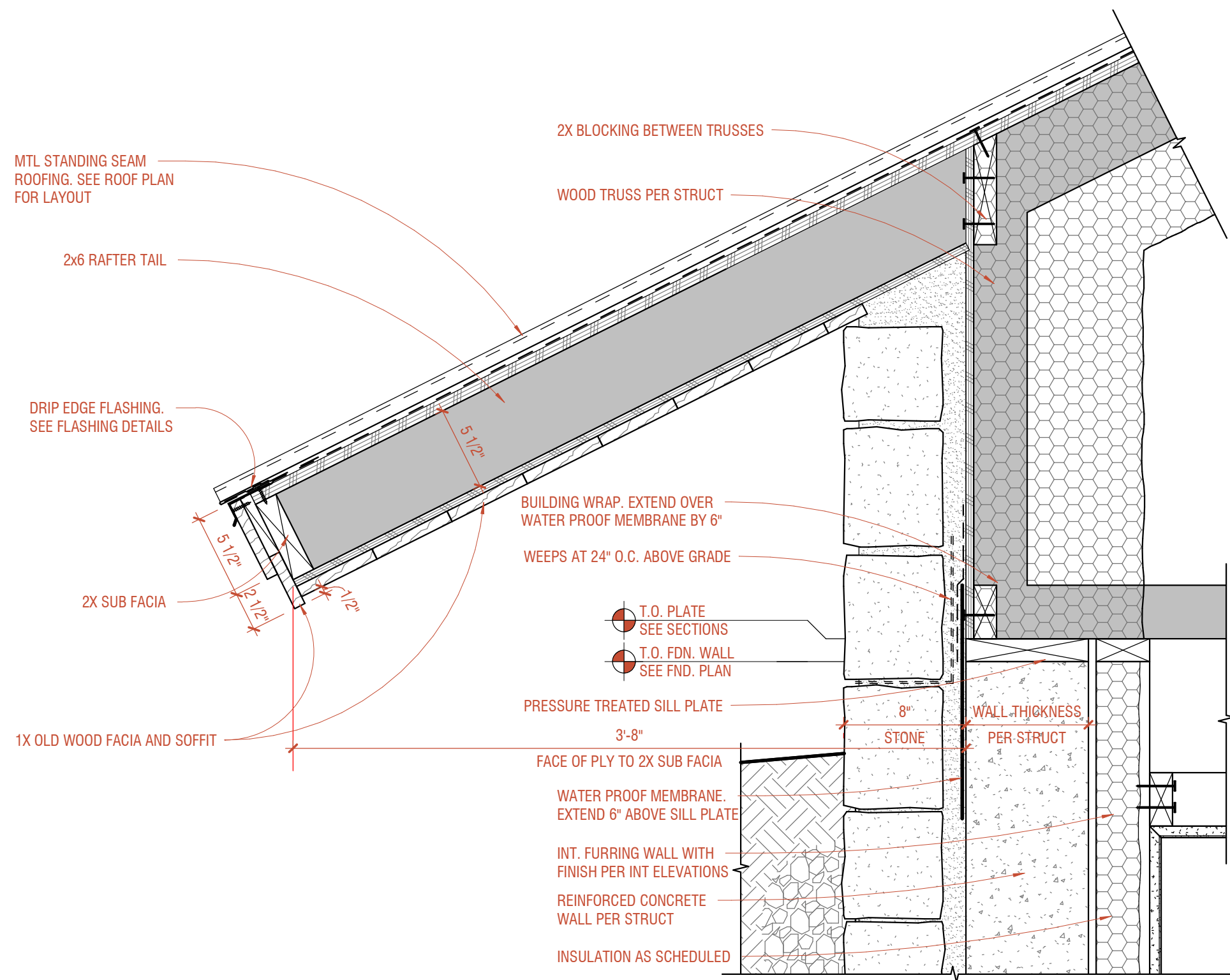


4 JAMB AT WG126A
GH-A811 3" = 1'-0"

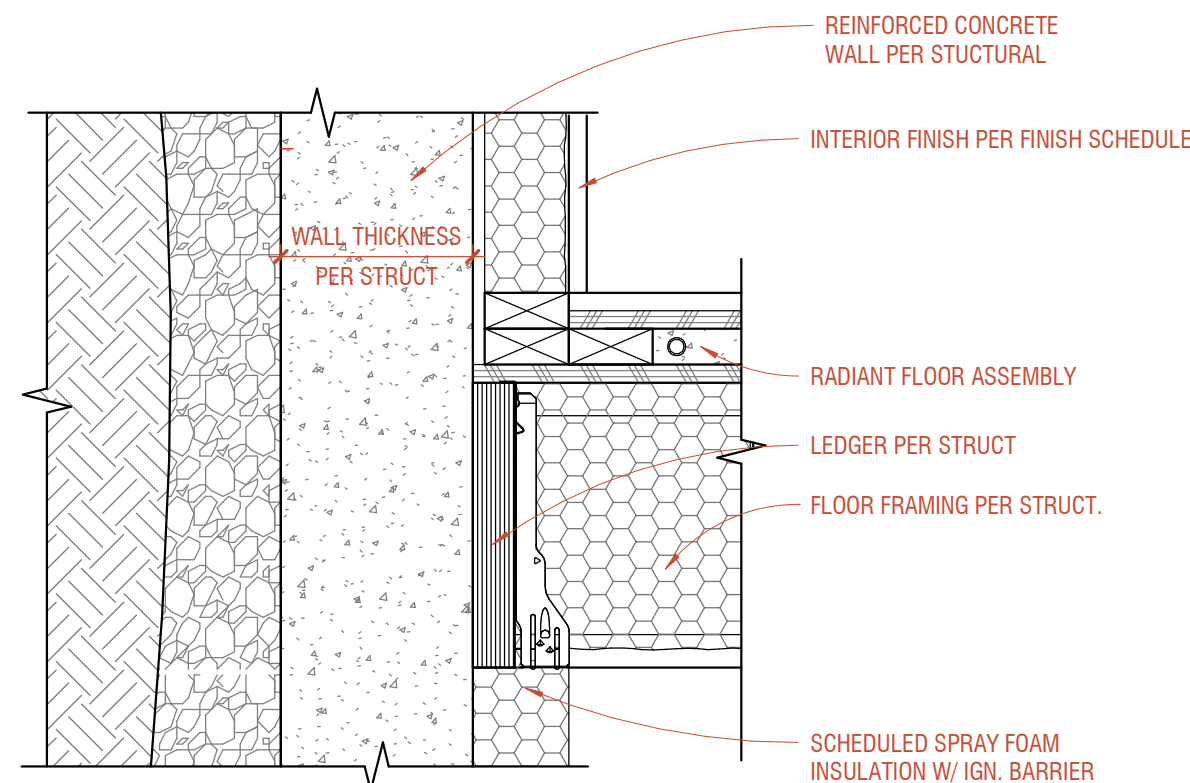


5 SILL AT WG126A
GH-A811 3" = 1'-0"

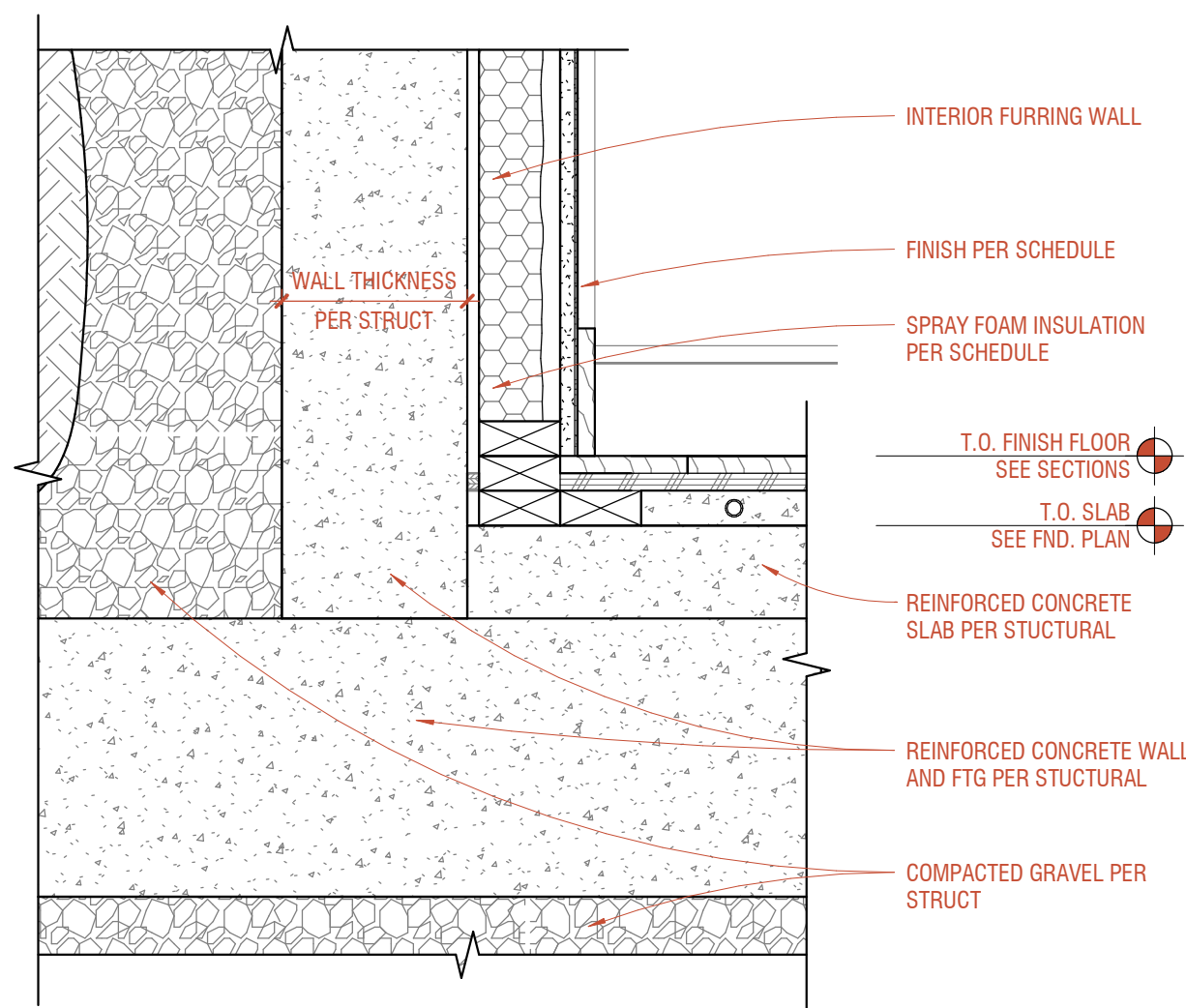
REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET



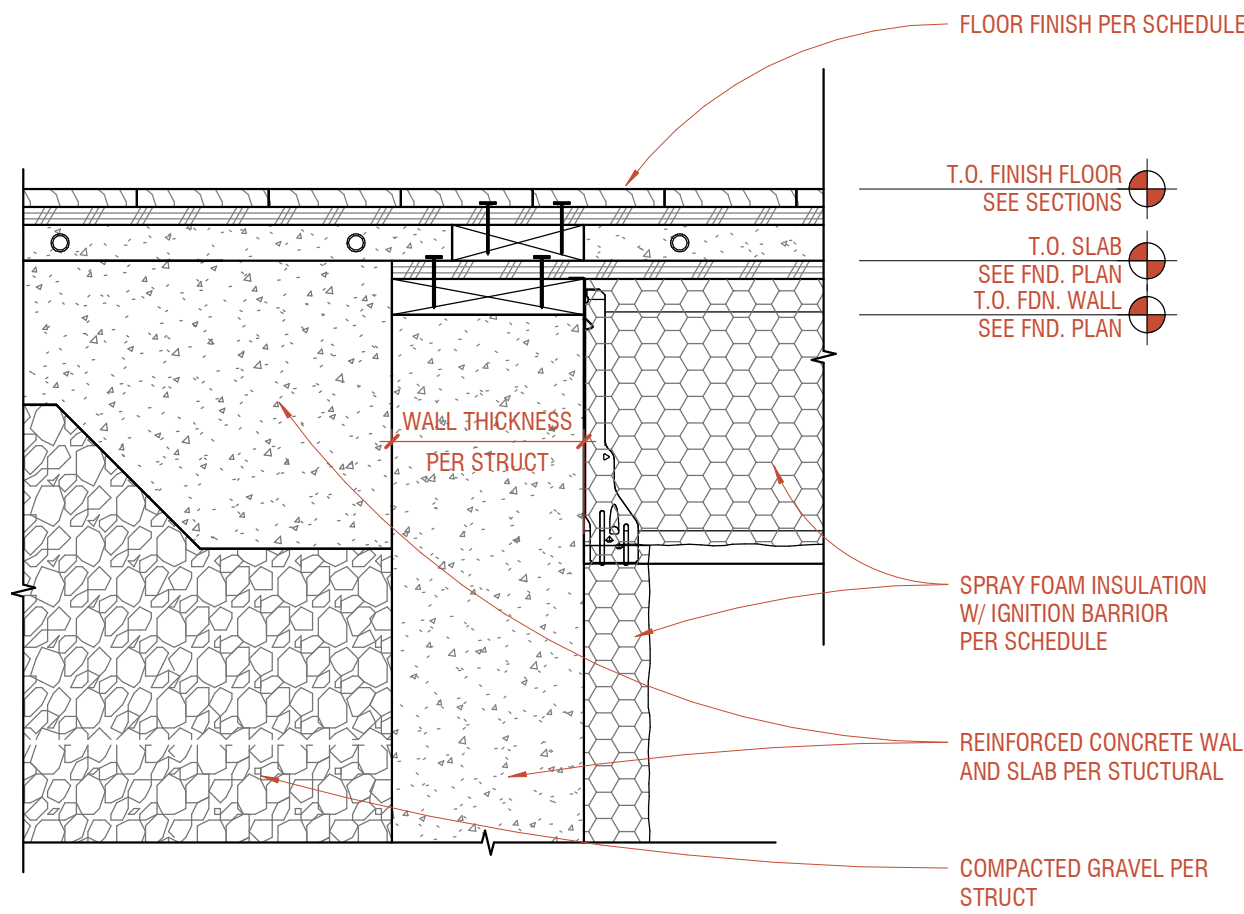
9 T.O. CONCRETE EAVE DETAIL
1 1/2" = 1'-0"



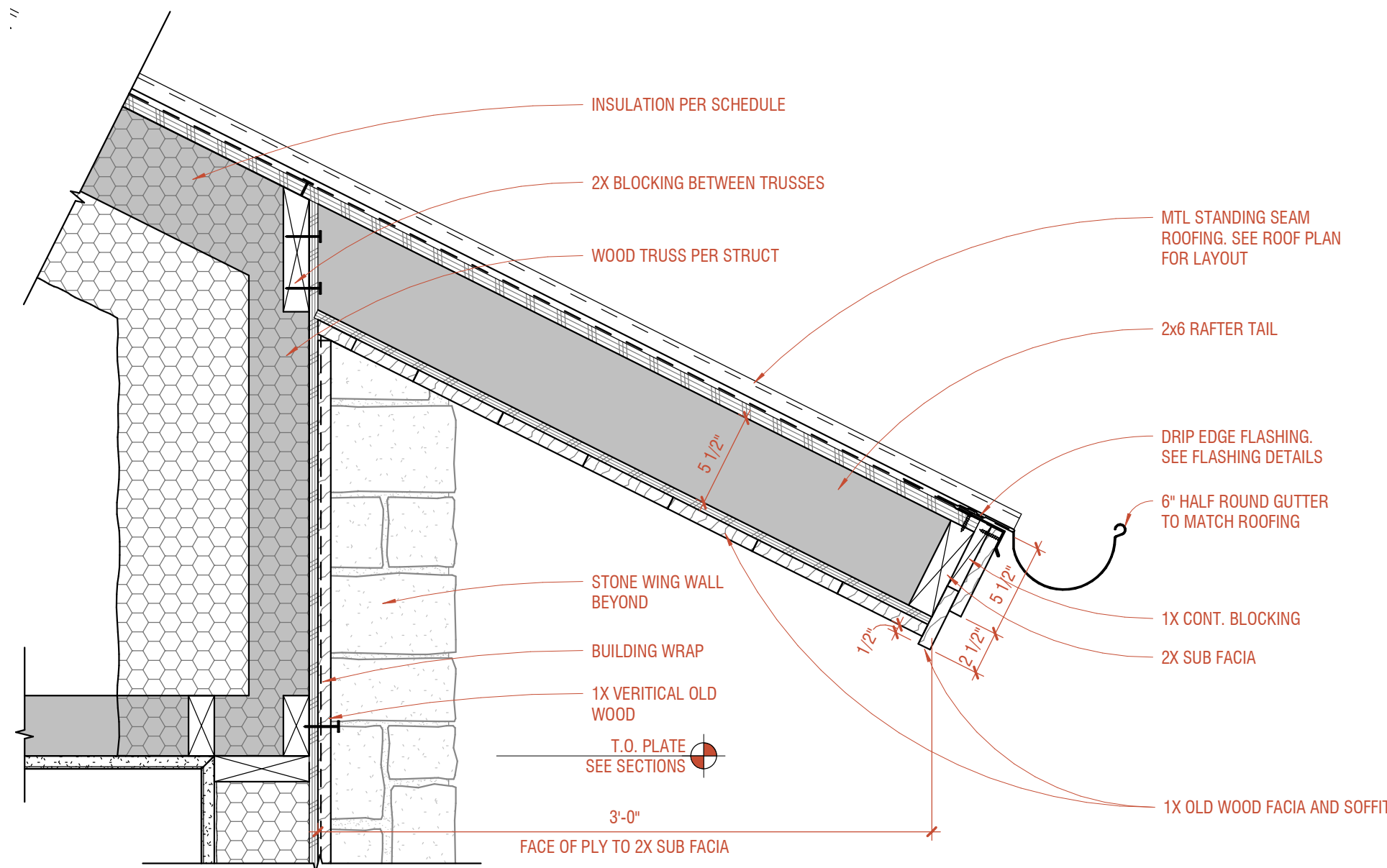
8 GH LEDGER AT STEM WALL
1 1/2" = 1'-0"



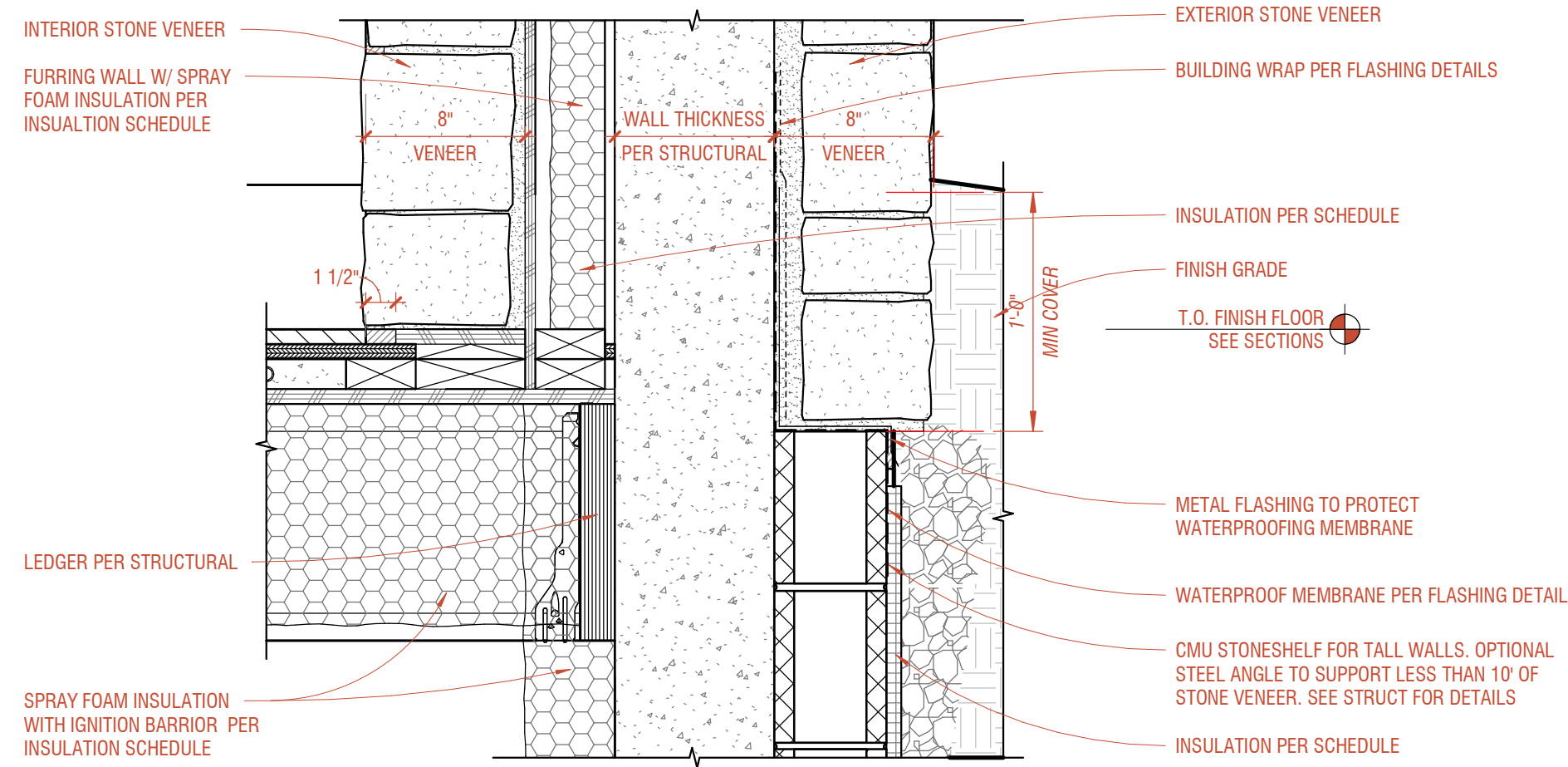
7 GH FOUNDATION DETAIL
1 1/2" = 1'-0"



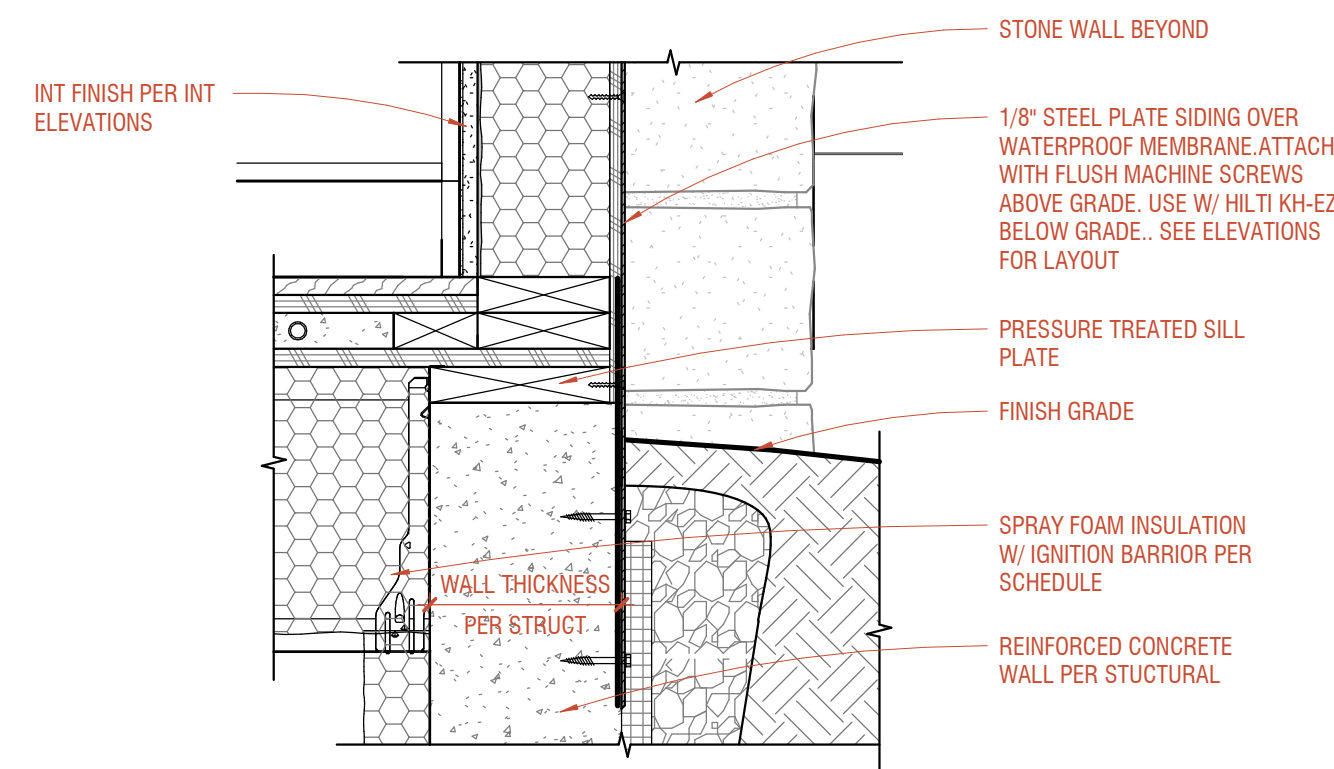
4 T.O. CONC AT SLAB
1 1/2" = 1'-0"



3 GH EAVE DETAIL
1 1/2" = 1'-0"



2 GH INT/EXT STONE VENEER
1 1/2" = 1'-0"



1 GH - TO WALL DETAIL
1 1/2" = 1'-0"

PLUMBING GENERAL NOTES
1. REFER TO SPECIFICATIONS FOR ALL PLUMBING RELATED WORK. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND MANUFACTURERS WRITTEN INSTRUCTIONS. ALL DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS SHALL REQUIRE WRITTEN PRIOR APPROVAL FROM THE ENGINEER.
2. SUBMITTALS SHALL BE IN PDF FORMAT ONLY. PARTIAL OR INCOMPLETE. SUBMITTALS AND PAPER COPIES WILL NOT BE REVIEWED. SUBMITTALS SHALL BE COMBINED INTO ONE FILE, WITH EACH SECTION LABELED ACCORDING TO ITS RESPECTIVE SPECIFICATION SECTION.
3. ALL PLUMBING EQUIPMENT AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2021 EDITION OF THE INTERNATIONAL PLUMBING CODE AND THE LATEST EDITION OF ALL LOCAL AND STATE CODES.
4. ALL MECHANICAL AND PLUMBING EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
5. PLUMBING CONTRACTORS SHALL RECEIVE PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER BEFORE MAKING CUTS THROUGH ANY STRUCTURAL MEMBER.
6. PLUMBING CONTRACTORS SHALL COORDINATE INSTALLATION WITH THE GENERAL CONTRACTOR AND WITH ALL OTHER TRADES TO AVOID CONFLICTS.
7. THE PLUMBING CONTRACTORS SHALL VERIFY MOTOR VOLTAGES WITH THE ELECTRICAL DRAWINGS BEFORE ORDERING MOTORIZED EQUIPMENT AND CONTROLS.
8. ALL MECHANICAL AND PLUMBING EQUIPMENT TO BE SUBSTITUTED FOR THE EQUIPMENT SPECIFIED MUST BE ON THE APPROVED LIST PRIOR TO SUBMITTALS. ALL APPROVED MANUFACTURERS MUST BE CAPABLE OF MEETING THE REQUIREMENTS OF THE SPECIFIED EQUIPMENT.
9. LOCATE ACCESS PANELS SO AS TO PROVIDE OPTIMUM SERVICEABILITY TO EQUIPMENT AND/OR VALVING. SEE ARCHITECTURAL SPECIFICATION FOR TYPE AND COLOR. COORDINATE LOCATION WITH STRUCTURAL & GENERAL CONTRACTOR.
10. DO NOT RUN ANY PIPING OVER ELECTRICAL PANELS OR GEAR.
11. ROUTE ALL PIPING AS TIGHT TO THE STRUCTURE AS POSSIBLE UNLESS OTHERWISE NOTED.

SHEET LIST - PLUMBING	
GH-P000	PLUMBING COVER SHEET
GH-P101	SANITARY PLUMBING CRAWLSPACE - GUEST SUITE
GH-P102	SANITARY PLUMBING UPPER LEVEL - GUEST SUITE
GH-P103	SANITARY PLUMBING ROOF - GUEST SUITE
GH-P201	DOMESTIC PLUMBING CRAWLSPACE - GUEST SUITE
GH-P202	DOMESTIC PLUMBING UPPER LEVEL - GUEST SUITE
GH-P300	PLUMBING SCHEDULES

GENERAL SYMBOLS	
	KEYED NOTE SHEET SPECIFICATION
	GENERAL NOTES
	EQUIPMENT TAG EQUIPMENT NUMBER
	SECTION REFERENCE NUMBER SECTION REFERENCE SHEET
	DETAIL REFERENCE NUMBER DETAIL REFERENCE SHEET
	PLUMBING FIXTURE TAG
	POINT OF NEW CONNECTION (POC)
	POINT OF DISCONNECT (POD)

PLUMBING ABBREVIATIONS LEGEND			
(E)	EXISTING	EVAP	EVAPORATOR
(X)	DEMOLISH / REMOVE	EWI	ENTERING WATER TEMPERATURE
(R)	RELOCATE	EXP	EXPANSION
(N)	NEW		
ACU	AIR CONDITIONING UNIT	FCO	FLOOR CLEAN OUT
AFF	ABOVE FINISHED FLOOR	FD	FLOOR DRAIN
AHU	AUTHORITY HAVING JURISDICTION	FF	FINISHED FLOOR
ARCH	ARCHITECT or ARCHITECTURE	FFM	FEET PER MINUTE
		FT/HD	FEET OF HEAD
BLDG	BUILDING	HWC	HOT WATER COIL
BOP	BOTTOM OF PIPE		
BTU	BRITISH THERMAL UNIT	LWT	LEAVING WATER TEMPERATURE
CFH	CUBIC FEET PER HOUR	NC	NORMALLY CLOSED
CLG	CEILING	NO	NORMALLY OPEN
CONC	CONCRETE		
CONN	CONNECTION	PD	PRESSURE DROP / DIFFERENCE
CONT	CONTINUATION		
CO	CLEAN OUT	RECIRC	RECIRCULATION LINE
CU	CONDENSING UNIT		
DIM	DIMENSION		
DX	DIRECT EXPANSION		
DOM	DOMESTIC		

PLUMBING LEGEND			
	DOMESTIC COLD WATER (DCW)		THERMOMETER / TEMP GAUGE
	DOMESTIC HOT WATER (DHW)		BALL/ISOLATION VALVE
	DOM HOT WATER RETURN (DHWI)		CHECK VALVE
	VENT (V)		BUTTERFLY VALVE
	SANITARY SEWER (S)		MANUAL BALANCING VALVE
	SANITARY SEWER UNDER SLAB (S)		STRAINER
	ROOF DRAINAGE (RD)		REDUCER
	OVERFLOW ROOF DRAIN (ORD)		2 WAY MOTOR OPERATED VALVE
	LIQUID REFRIGERANT LINE (RL)		3 WAY MOTOR OPERATED VALVE
	SUCTION REFRIGERANT LINE (RS)		SOLENOID VALVE
	DISCHARGE REFRIGERANT LINE (RDIS)		AUTOMATIC BALANCE VALVE
	NATURAL GAS (NG)		BACKFLOW PREVENTER ASSEMBLY
	LIQUIFIED PROPANE GAS (LPG)		PRESSURE REDUCING VALVE
	REVERSE OSMOSIS WATER (RO)		PRESSURE REGULATOR VALVE
	DEIONIZED WATER (DI)		SAFETY VALVE
	CONDENSATE DRAIN (CDS)		VENT THROUGH ROOF

PIPING INSULATION SCHEDULE
PIPING SHALL BE INSULATED AS FOLLOWS:
DOMESTIC WATER PIPING: 1" THICK GLASS FIBER WITH VAPOR BARRIER AND ALL SERVICE JACKET 1" FLEXIBLE ELASTOMERIC
SANITARY VENT PIPING WITHIN 6FT OF ROOF TERMINATION: 1" THICK GLASS FIBER WITH VAPOR BARRIER AND ALL SERVICE JACKET
ROOF DRAIN PIPING: 1" THICK GLASS FIBER WITH VAPOR BARRIER AND ALL SERVICE JACKET
REFRIGERANT PIPING:
ALL SIZES 1" FLEXIBLE ELASTOMERIC
NOTES:
1.) ALL INSULATION SHALL HAVE MINIMUM INSULATION CONDUCTIVITY OF: 0.27 (BTU x IN) / (HR x SQFT x F)
2.) ELBOWS & TEES SHALL BE INSULATED BY WRAPPING WITH TIW TO THICKNESS OF ADJACENT INSULATION AND COVERING WITH PVC FITTING COVER.
3.) ALL OUTDOOR PIPING SHALL HAVE ALUMINUM JACKET AND FITTING COVERS.
4.) ALL UNDERGROUND PIPING WITHOUT INTEGRAL INSULATION SHALL HAVE UNDERGROUND DIRECT-BURIED JACKET: PROVIDE POLYGUARDE INSULRAP 50 NG OR APPROVED EQUAL.

PLUMBING MATERIAL SCHEDULE
PROVIDE THE FOLLOWING IF MORE THAN ONE MATERIAL IS LISTED, SELECTION FROM THE LISTED MATERIALS IS AT THE CONTRACTORS OPTION. SEE DIV 22 SPECIFICATION (THEY TAKE PRECEDENCE) FOR FULL DETAILS.
DOMESTIC WATER PIPING:
OUTDOOR BELOW GRADE: PEX, CONTINUOUS - NO FITTINGS ALLOWED. TYPE K SOFT COPPER, CONTINUOUS - NO FITTINGS ALLOWED PE 100/4710, CONTINUOUS - NO FITTINGS ALLOWED
INDOOR ABOVE GRADE: PEX WITH COLD EXPANSION FITTING AND REINFORCING RINGS - CONCEALED ONLY TYPE L COPPER, SWEAT, WROUGHT COPPER FITTINGS - ALL EXPOSED PIPING PPR WITH SOCKET FUSION FITTINGS
SANITARY WASTE AND VENT PIPING:
BELOW GRADE: SCH 40 SOLID WALL PVC, PVC SOLVENT JOINT, SOCKET TYPE FITTINGS
ABOVE GRADE: CAST IRON, HUBLESS CAST IRON FITTINGS WITH SS SHIELDED COUPLINGS- EXPOSED PIPING SCH 40 SOLID WALL PVC, PVC SOLVENT JOINT, SOCKET TYPE FITTINGS - CONCEALED ONLY
CONDENSATE DRAIN:
ALL SIZES SCH 40 SOLID WALL PVC, PVC SOLVENT JOINT, SOCKET TYPE FITTINGS
REFRIGERANT PIPING:
ALL SIZES ACR COPPER, BRAZED, WROUGHT COPPER FITTINGS
NATURAL GAS PIPING:
1/2" TO 2" NPS - SCH 40 STEEL WITH THREADED FITTINGS 2-1/2" NPS AND LARGER - SCH 40 STEEL WITH WELDED & FLANGED FITTINGS

VALVE SCHEDULE
DOMESTIC WATER SYSTEMS:
1/2" THROUGH 2" NPS
BALL VALVE, BRONZE, TWO PIECE, FULL PORT, WITH STAINLESS TRIM, LEAD FREE - NIBCO S-585-66-LF OR EQUAL.
2" THROUGH 4" NPS
BUTTERFLY VALVE , DUCTILE IRON BODY, ALUMINUM BRONZE DISC, STAINLESS STEM, LOCKING LEVER ACTUATOR, LEAD FREE - NIBCO LD-2000 OR EQUAL
6" NPS AND LARGER
BUTTERFLY VALVE , DUCTILE IRON BODY, ALUMINUM BRONZE DISC, STAINLESS STEM, MANUAL GEAR ACTUATOR, LEAD FREE - NIBCO LD-2000 OR EQUAL

REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

KEYED NOTES

- PLUMBING IS SCHEMATIC IN NATURE. ACTUAL LOCATIONS MAY VARY. COORDINATE EXACT ROUTE WITH STRUCTURAL, MECHANICAL, ELECTRICAL, ARCHITECTURAL, AND FIRE PROTECTION ELEMENTS.
VERTICAL PENETRATIONS THROUGH ROOFING, FLOORING, PARTITION WALLS, TRAVELERS WORK, AND ROUGH-IN. PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE CAULKED/SEALED TO MAINTAIN RATING. (PROTECT AS REQUIRED BY IBC SECTION 713).
PENETRATION OF STRUCTURAL MEMBERS AND EXISTING BUILDING ELEMENTS SHALL BE COORDINATED AND VERIFIED BY STRUCTURAL ENGINEER AND ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
SEE PLUMBING FIXTURE SCHEDULE FOR FIXTURE PIPING CONNECTION SIZES.
EXACT VENT LOCATIONS TO BE COORDINATED ON SITE.
DRAWING SHOWS PLUMBING LOCATIONS BETWEEN FINISHED FLOOR LEVEL AND THE FINISHED FLOOR OF LEVEL ABOVE UNLESS SPECIFICALLY NOTED.

- 1 PROVIDE LINKSEAL AT ALL SUBGRADE WALL PENETRATIONS.
2 2" WASTE UP TO SERVE SINK ABOVE.
3 2" WASTE UP TO SERVE LAV ABOVE.
4 2" WASTE UP TO SERVE SHOWER/ TUB ABOVE.
5 3" WASTE UP TO SERVE WATER CLOSET ABOVE.

REFER TO MAIN HOUSE DRAWINGS FOR CONTINUATION.
MAIN HOUSE PERMIT #: 23-1253.

 1
GH-P101 SCALE: 1/4" = 1'-0"

A. PLUMBING IS SCHEMATIC IN NATURE. ACTUAL LOCATIONS MAY VARY. COORDINATE EXACT ROUTE WITH STRUCTURAL, MECHANICAL, ELECTRICAL, ARCHITECTURAL, AND FIRE PROTECTION ELEMENTS.

B. COORDINATE LOCATIONS OF EQUIPMENT, PIPING AND APPURTENANCES WITH ALL TRADES PRIOR TO PERMIT PENETRATION OF FLOOR RATED ASSEMBLIES SHALL BE CALKED/SEALED TO MAINTAIN RATING. (PROTECT AS REQUIRED BY IBC SECTION 713).

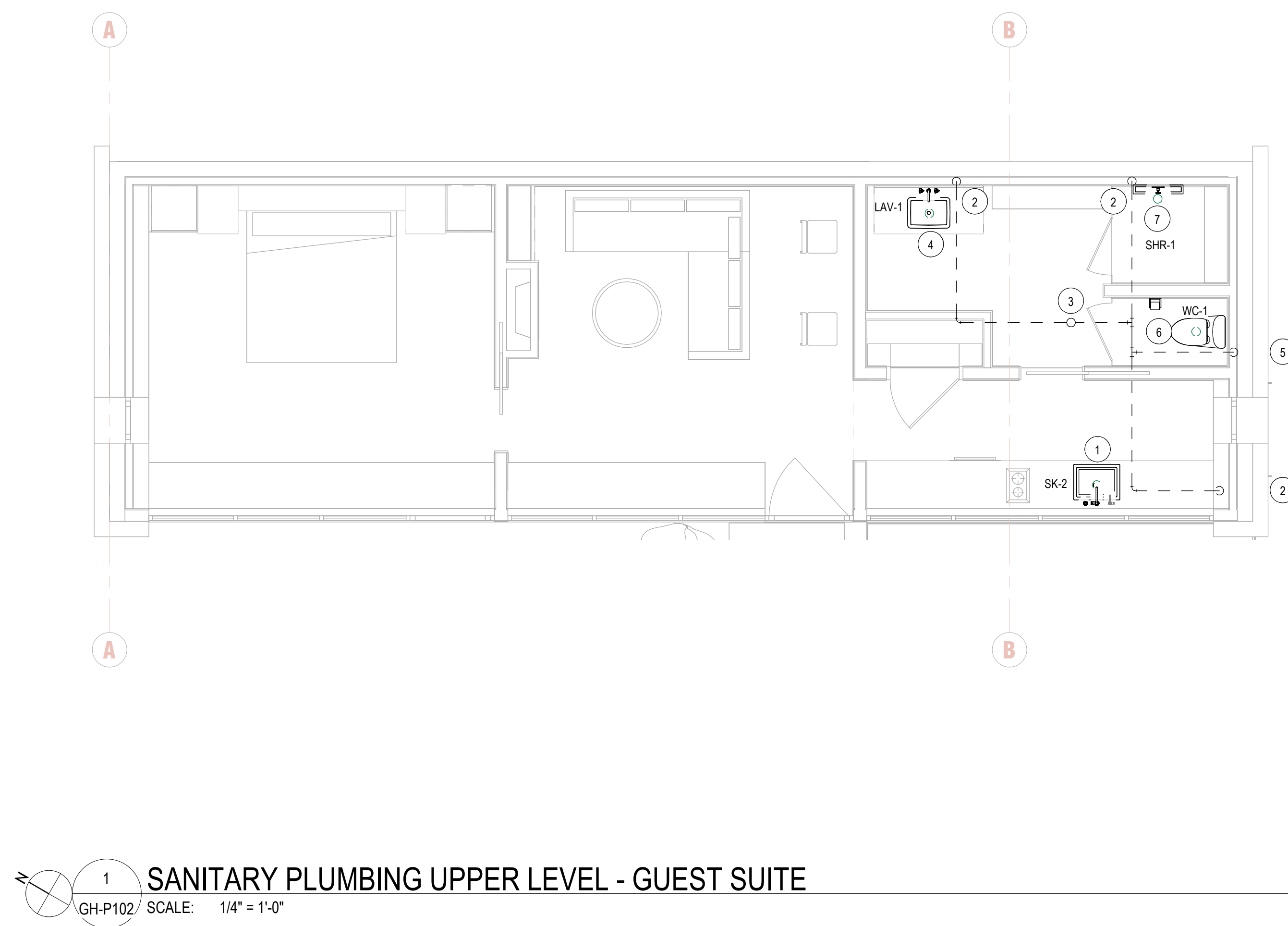
C. PENETRATION OF STRUCTURAL MEMBERS AND EXISTING PIPING ELEMENTS SHALL BE COORDINATED AND APPROVED WITH THE ARCHITECT PRIOR TO ANY FIELD OR SHOP FABRICATION OR WELDING OF WORK.

D. SEE PLUMBING FIXTURE SCHEDULE FOR FIXTURE PIPING CONNECTION SIZES.

E. EXIST VENT LOCATIONS TO BE COORDINATED ON SITE.

F. UTILITIES SHOULD BE LOCATED AND FINISHED FLOOR OF PLAN LEVEL AND THE FINISHED FLOOR OF LEVEL ABOVE UNLESS SPECIFICALLY NOTED.

1 2" WASTE FROM BELOW TO SERVE SINK.
2 1-1/2" WASTE VENT FROM FIXTURE.
3 3" WASTE VENT THROUGH ROOF.
4 2" WASTE FROM BELOW TO SERVE LAV.
5 2" WASTE VENT FROM FIXTURE.
6 3" WASTE FROM BELOW TO SERVE WATER CLOSET.
7 2" WASTE FROM BELOW TO SERVE SHOWER/TUB.



REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

KEYED NOTES

- PLUMBING IS SCHEMATIC IN NATURE. ACTUAL LOCATIONS MAY VARY. COORDINATE EXACT ROUTE WITH STRUCTURAL, MECHANICAL, ELECTRICAL, ARCHITECTURAL, AND FIRE PROTECTION ELEMENTS.
VERTICAL PENETRATIONS THROUGH ROOFING SHALL BE PROTECTED WITH TRADES APPROVED FLASHING. ROUGH-IN. PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE CAULKED/SEALED TO MAINTAIN RATING. (PROTECT AS REQUIRED BY IBC SECTION 713).
PENETRATION OF STRUCTURAL MEMBERS AND EXISTING BUILDING ELEMENTS SHALL BE COORDINATED AND VERIFIED BY STRUCTURAL ENGINEER AND ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
SEE PLUMBING FIXTURE SCHEDULE FOR FIXTURE PIPING CONNECTION SIZES.
EXACT VENT LOCATIONS TO BE COORDINATED ON SITE.
PLUMBING SHOWING SHALL BE COORDINATED WITH FINISHED FLOOR PLAN AND THE FINISHED FLOOR OF LEVEL ABOVE UNLESS SPECIFICALLY NOTED.

- 1 2" WASTE VENT THROUGH ROOF.

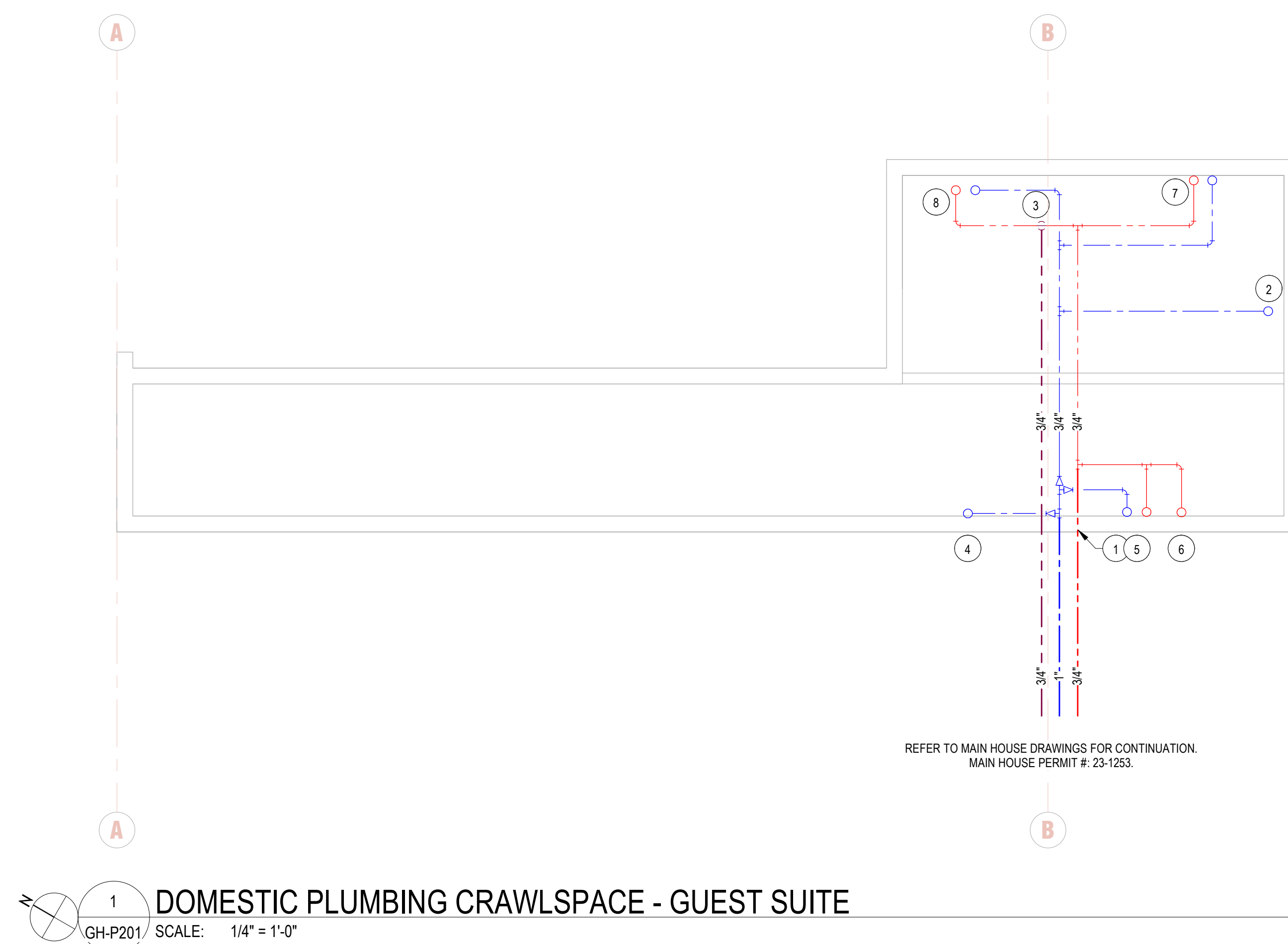
 1 **SANITARY PLUMBING ROOF - GUEST SUITE**
GH-P103 SCALE: 1/4" = 1'-0"

#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

KEYED NOTES

- A. PLUMBING IS SCHEMATIC IN NATURE. ACTUAL LOCATIONS MAY VARY. COORDINATE EXACT ROUTE WITH STRUCTURAL, MECHANICAL, ELECTRICAL, ARCHITECTURAL, AND FIRE PROTECTION ELEMENTS.
B. COORDINATE LOCATIONS OF EQUIPMENT, PIPING AND APPURTENANCES WITH ALL TRADES PRIOR TO PERMITTING. PERMITTING ENGINEER SHALL BE CALLED TO MAINTAIN RATING.
C. (PROTECT AS REQUIRED BY IBC SECTION 711).
D. PENETRATION OF STRUCTURAL MEMBERS AND EXISTING BUILDING ELEMENTS SHALL BE COORDINATED AND VERIFIED BY STRUCTURAL ENGINEER AND PERMITTING ENGINEER PRIOR TO COMMENCEMENT OF WORK.
E. SEE PLUMBING FIXTURE SCHEDULE FOR FIXTURE PIPING CONNECTION SIZES.
F. EXISTING EXACT LOCATIONS TO BE COORDINATED ON SITE.
G. PLUMBING SHOWN IS LOCATED BETWEEN FINISHED FLOOR OF PLAN LEVEL AND THE FINISHED FLOOR OF LEVEL ABOVE UNLESS SPECIFICALLY NOTED.

- 1 PROVIDE LINKSEAL AT ALL SUBGRADE WALL PENETRATIONS.
- 2 1/2" DOW UP TO SERVE WATER CLOSET ABOVE.
- 3 PROVIDE CIRCUIT SOLVER OR CIRCUIT SETTER AT .5 GPM ON HOT WATER RECIRCULATION LINE.
- 4 1/2" DOW UP TO SERVE ICE BOX ABOVE.
- 5 3/4" DOW, 3/4" DHW UP TO SERVE SINK ABOVE.
- 6 1/2" DHW UP TO SERVE DISHWASHER ABOVE.
- 7 3/4" DOW, 3/4" DHW UP TO SERVE SHOWER/TUB ABOVE.
- 8 1/2" DOW, 1/2" DHW UP TO SERVE LAV ABOVE.



REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

**DOMESTIC
PLUMBING
CRAWLSPACE -
GUEST SUITE**

GH-P201

KEYED NOTES

- A. PLUMBING IS SCHEMATIC IN NATURE. ACTUAL LOCATIONS MAY VARY. COORDINATE EXACT ROUTE WITH STRUCTURAL, MECHANICAL, ELECTRICAL, ARCHITECTURAL, AND FIRE PROTECTION ELEMENTS. COORDINATE LOCATIONS OF EQUIPMENT, PIPING AND APPURTENANCES WITH ALL TRADES PRIOR TO INSTALLATION. PENETRATION OF FLOOR RAISED ASSEMBLIES SHALL BE CAULKED/SEALED TO MAINTAIN RATING. (PROTECT AS REQUIRED BY IBC SECTION 711).
PENETRATION OF STRUCTURAL MEMBERS AND EXISTING BUILDING ELEMENTS SHALL BE COORDINATED AND REINFORCED WITH STRUCTURAL ENGINEER AND BUILDING DEPARTMENT. COORDINATION SHALL BE WORK.
SEE PLUMBING FIXTURE SCHEDULE FOR FIXTURE PIPING CONNECTION SIZES.
E. EXIST VENT LOCATIONS TO BE COORDINATED ON SITE.
F. PLUMBING DRAINAGE IS LOCATED ON FINISHED FLOOR OF PLAN LEVEL AND THE FINISHED FLOOR OF LEVEL ABOVE UNLESS SPECIFICALLY NOTED.

- 1 1/2" DCW FROM BELOW TO SERVE ICE BOX.
2 3/4" DCW, 3/4" DHW FROM BELOW TO SERVE SINK.
3 1/2" DHW FROM BELOW TO SERVE DISHWASHER.
4 1/2" DCW, 1/2" DHW FROM BELOW TO SERVE LAV.
5 3/4" DCW, 3/4" DHW FROM BELOW TO SERVE SHOWER/TUB
6 1/2" DCW FROM BELOW TO SERVE WATER CLOSET.

DOMESTIC PLUMBING UPPER LEVEL - GUEST SUITE

REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

PLUMBING FIXTURE SCHEDULE - GH												
MARK	TYPE	FIXTURE		TRIM	ACCESSORIES			CONNECTION SIZE				REMARKS
		MANUFACTURER	MODEL#		STOPS	TRAP	WASTE	WASTE	VENT	CW	HW	
LAV-1	LAVATORY	SELECTION BY OTHERS	SELECTION BY OTHERS	SELECTION BY OTHERS	WITH STOPS	WITH CHROME P-TRAP	POP UP DRAIN	1-1/2"	1-1/2"	1/2"	1/2"	1, 2
SHR-1	SHOWER	SELECTION BY OTHERS	SELECTION BY OTHERS	SELECTION BY OTHERS	INTEGRAL STOPS	WITH TRAP	PER PLAN	2"	1-1/2"	1/2"	1/2"	1
SK-2	KITCHEN SINK	SELECTION BY OTHERS	SELECTION BY OTHERS	SELECTION BY OTHERS	WITH STOPS	WITH P-TRAP	BASKET STRAINER	2"	1-1/2"	1/2"	1/2"	1, 2
WB-2	ICE MAKER WALL BOX	SELECTION BY OTHERS	SELECTION BY OTHERS	WITH HAMMER ARRESTOR	INTEGRAL STOP	-	-	2"	-	1/2"	1/2"	1
WC-1	WATER CLOSET	SELECTION BY OTHERS	SELECTION BY OTHERS	SELECTION BY OTHERS	WITH STOPS	INTERGRAL TRAP	-	3"	2"	1/2"	-	1, 3
REMARKS: 1. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE CLEANOUTS WHERE REQUIRED BY CODE. PROVIDE ALL REQUIRED ACCESSORIES FOR FULLY COMPLETE AND OPERATIONAL FIXTURE. 2. PROVIDE WITH TWO (2) 1/4 TURN VALVES, BRASS PEX PUSH CONNECTION, AND HAMMER ARRESTOR. 3. PROVIDE WITH ONE (1) 1/4 TURN VALVE, BRASS PEX PUSH CONNECTION, AND HAMMER ARRESTOR.												

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D	23.10.20	GUEST HOUSE PERMIT SET	

MECHANICAL SPECIFICATIONS

- GENERAL**
1. EXAMINE AND REFER TO ALL ARCHITECTURAL, CIVIL, STRUCTURAL, ELECTRICAL, UTILITY, LANDSCAPE AND MECHANICAL DRAWINGS AND SPECIFICATIONS FOR CONSTRUCTION CONDITIONS WHICH MAY AFFECT THE MECHANICAL WORK. INSPECT THE BUILDING SITE AND EXISTING FACILITIES FOR VERIFICATION OF PRESENT CONDITIONS. MAKE PROPER PROVISIONS FOR THESE CONDITIONS IN PERFORMANCE OF THE WORK AND COST THEREOF.
2. ALL WORK ON THE PROJECT SHALL CONFORM TO ALL LOCAL CITY, STATE AND NATIONAL CODES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE N.F.P.A., N.E.C., I.B.C., I.E.C.C., I.M.C., I.P.C., THE LOCAL UTILITY SERVING COMPANIES AND THE AUTHORITY HAVING JURISDICTION
3. THE MECHANICAL AND ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE FOR AND PAY FOR ALL FEES AND PERMITS REQUIRED FOR WORK UNDER THEIR CONTRACT AND UNDER THEIR SUPERVISION BY SUBCONTRACT
4. ALL USAGE CONTRACTS BETWEEN THE OWNER AND THE SERVING UTILITIES COMPANY, SUCH AS MEMBERSHIP AND USAGE CHARGES OR FEES, ETC., FOR THE PURPOSE OF OBTAINING THE SERVICES FOR THE UTILITY COMPANY SHALL BE APPLIED FOR AND PAID FOR BY THE OWNER.
5. SMOKING SHALL NOT BE PERMITTED ANYWHERE IN THIS FACILITY.

- MATERIALS AND EQUIPMENT**
1. MANUFACTURER'S TRADE NAMES AND CATALOG NUMBERS ARE LISTED TO INDICATE SPECIAL CONDITIONS AND QUALITY OF MATERIALS OR EQUIPMENT TO BE SUPPLIED AND INSTALLED. ALTERNATIVE EQUIPMENT OR MATERIALS MAY BE SUBMITTED FOR REVIEW FOR APPROVAL PRIOR TO ANY BIDDING. NO SUBSTITUTIONS SHALL BE ALLOWED AFTER BIDDING.
2. WRITTEN PRIOR APPROVAL FOR SUBSTITUTIONS MUST BE SUBMITTED TO AND RECEIVED BY THE ARCHITECT/ENGINEER TEN (10) DAYS PRIOR TO BID OPENING. REQUESTS FOR SUBSTITUTION ARE TO BE SUBMITTED SUFFICIENTLY AHEAD OF THE DEADLINE TO GIVE AMPLE TIME FOR EXAMINATION. PRIOR APPROVAL REQUEST FOR SUBSTITUTION MUST INDICATE THE SPECIFIC ITEM OR ITEMS TO BE FURNISHED IN LIEU OF THOSE SCHEDULED, TOGETHER WITH COMPLETE TECHNICAL AND COMPARATIVE DATA ON SCHEDULED ITEMS AND ITEMS PROPOSED FOR SUBSTITUTION
3. HIGH ALTITUDE OPERATION: CAPACITY OF ALL EQUIPMENT IS TO BE SIZED AND MANUFACTURED TO PERFORM AT THE ELEVATION OF THE PROJECT SITE. IF NOT SPECIFICALLY INDICATED IN THE EQUIPMENT SCHEDULE OR IN THE SPECIFICATIONS PROVIDE ALL REQUIRED ACCESSORIES AND EQUIPMENT FOR PROPER OPERATION AT ELEVATION OF THE PROJECT SITE.
4. ALL PIPING INSULATION SHALL HAVE A SPREAD NOT EXCEEDING 25 AND A SMOKE DEVELOPMENT RATING NOT EXCEEDING 50. REFRIGERANT PIPING SHALL BE 1/2" THICK CLOSED CELL ELASTOMERIC - ARMACELL BY ARMAFLEX OR EQUAL.
5. ALL NEW PIPING SHALL BE IDENTIFIED WITH SETON SETMARK PIPE MARKERS, LETTERED TO MATCH EXISTING AND MARKED AT A MAXIMUM OF EVERY 25 FT. ALSO, ALL NEW VALVES SHALL BE IDENTIFIED WITH BRASS OR ALUMINUM VALVE TAGS.
6. SEE THE MECHANICAL PIPING SCHEDULE AND THE DOMESTIC PIPING SCHEDULE ON THE DRAWINGS FOR MATERIAL AND INSULATION REQUIREMENTS.
7. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIRE-CAULKING ALL FIRE-RATED OR SMOKE-RATED WALL PENETRATIONS OR PIPING, DUCT WORK, ETC.

- INTENT OF DRAWINGS**
1. THE DRAWINGS ARE PARTLY DIAGRAMMATIC AND DO NOT NECESSARILY SHOW EXACT LOCATION OF PIPING AND DUCTWORK UNLESS SPECIFICALLY DIMENSIONED. RISER AND OTHER DIAGRAMS ARE SCHEMATIC AND DO NOT NECESSARILY SHOW THE PHYSICAL ARRANGEMENT OF THE EQUIPMENT. THEY SHALL NOT BE USED FOR OBTAINING LINEAL RUNS OF PIPING OR DUCTWORK, NOR SHALL THEY BE USED FOR SHOP DRAWINGS FOR PIPING AND DUCTWORK FABRICATION OR ORDERING. DISCREPANCIES SHOWN ON DIFFERENT PLANS, OR BETWEEN PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR RESOLUTION.

- RESPONSIBILITY**
1. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A SATISFACTORY AND COMPLETE SYSTEM IN ACCORDANCE WITH THE INTENT OF THE DRAWING AND SPECIFICATIONS. PROVIDE, AT NO EXTRA COST, ALL INCIDENTAL ITEMS, MATERIALS, ACCESSORIES AND LABOR REQUIRED FOR COMPLETION OF THE WORK EVEN THOUGH THEY ARE NOT SPECIFICALLY MENTIONED OR INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS.
2. THE DRAWINGS DO NOT ATTEMPT TO SHOW COMPLETE DETAILS OF THE BUILDING CONSTRUCTION WHICH AFFECT THE MECHANICAL INSTALLATION; AND REFERENCE IS THEREFORE REQUIRED TO THE ARCHITECTURAL, CIVIL, STRUCTURAL, LANDSCAPE AND ELECTRICAL DRAWINGS AND SPECIFICATIONS AND TO SHOP DRAWINGS OF ALL TRADES FOR ADDITIONAL DETAILS WHICH AFFECT THE INSTALLATION OF THE WORK COVERED UNDER THIS DIVISION OF THE CONTRACT.
3. LOCATION OF MECHANICAL SYSTEM COMPONENTS SHALL BE CHECKED FOR CONFLICTS WITH OPENINGS, STRUCTURAL MEMBERS AND COMPONENTS OF OTHER SYSTEMS HAVING FIXED LOCATIONS. IN THE EVENT OF ANY CONFLICTS, THE ARCHITECT/ENGINEER SHALL BE CONSULTED AND HIS DECISION SHALL GOVERN. NECESSARY CHANGES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
4. TAKE EXTREME CAUTION NOT TO INSTALL WORK THAT CONNECTS TO EQUIPMENT UNTIL SUCH TIME AS COMPLETE SHOP DRAWINGS OF SUCH EQUIPMENT HAVE BEEN APPROVED BY THE ARCHITECT/ENGINEER. ANY WORK INSTALLED BY THE CONTRACTOR, PRIOR TO APPROVAL OF SHOP DRAWINGS, WILL BE AT THE CONTRACTOR'S RISK.
5. ALL MODIFICATIONS AND CHANGES REQUIRED DUE TO INSTALLATION OF EQUIPMENT OTHER THAN THE EQUIPMENT SCHEDULES AND SPECIFIED SHALL BE MADE AT THE CONTRACTOR'S EXPENSE, THIS INCLUDES WORK BY OTHER TRADES. IF THE INSTALLATION OF EQUIPMENT OTHER THAN THE SCHEDULED AND SPECIFIED EQUIPMENT REQUIRES MODIFICATIONS TO STRUCTURE, ELECTRICAL SYSTEMS, PLUMBING SYSTEMS, FIRE PROTECTION OR FIRE ALARM SYSTEMS, ANY AND ALL CHANGES SHALL BE MADE AT THE MECHANICAL CONTRACTORS EXPENSE.
6. ALL WORK TO BE PERFORMED SHALL FIRST BE SCHEDULED AND SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROUCE.
7. THE CONTRACTOR SHALL BE CAREFUL NOT TO BLOCK ANY PATHS OF EGRESS WHILE PERFORMING THE WORK SPECIFIED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL MATERIALS RESULTING FROM HIS/HER WORK. CLEANUP SHALL BE PERFORMED TO THE LEVEL OF ACCEPTANCE OF THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
9. THE CONTRACTOR SHALL AND HEREBY DOES WARRANT AND GUARANTEE THAT ALL WORK EXECUTED UNDER HIS/HER CONTRACT SHALL BE FREE OF DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE(1) YEAR FORM THE DATE OF SUBSTANTIAL COMPLETION.

REVIEW & SITE INSPECTIONS

1. ALL WORK AND MATERIAL IS SUBJECT TO REVIEW AT ANY TIME BY THE ARCHITECT/ENGINEER OR THEIR REPRESENTATIVE. IF THE ARCHITECT/ENGINEER OR THEIR REPRESENTATIVE FINDS MATERIAL THAT DOES NOT CONFORM TO THESE SPECIFICATIONS OR THAT IS NOT PROPERLY INSTALLED OR FINISHED, CORRECT THE DEFICIENCIES IN A MANNER SATISFACTORY TO THE ARCHITECT/ENGINEER AT THE CONTRACTOR'S EXPENSE.

SHOP DRAWINGS AND SUBMITTALS

1. WITHIN 30 DAYS AFTER AWARDING OF THE MECHANICAL CONTRACT, THE MECHANICAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SUBMITTALS FOR THE FOLLOWING PRODUCTS:
- a. SCHEDULED MECHANICAL EQUIPMENT
 - b. HYDRONIC PIPING MATERIALS
 - c. GRILLES REGISTERS AND DIFFUSERS
 - d. PLUMBING FIXTURES AND TRIM
 - e. DOMESTIC WATER HEATERS AND ASSOCIATED ACCESSORIES
 - f. DOMESTIC WATER PIPING, SANITARY WASTE AND VENT PIPING
2. ALL SHOP DRAWINGS AND SUBMITTALS SHALL BE IN THE FORM OF ELECTRONICALLY TRANSMITTED PDFS. SHOP DRAWINGS AND SUBMITTALS SHALL INCLUDE SHOP DRAWINGS AND LITERATURE SHOWING ITEM TO BE USED, SIZE, DIMENSIONS, CAPACITY, ROUGH IN, ETC., AS REQUIRED FOR COMPLETE CHECK AND INSTALLATION. MANUFACTURER'S LITERATURE SHOWING MORE THAN ONE ITEM SHALL BE CLEARLY MARKED AS TO WHICH ITEM IS BEING FURNISHED OR IT WILL BE REJECTED AND RETURNED WITHOUT REVIEW.
3. EACH ITEM SUBMITTED MUST BE CLEARLY MARKED AS FOLLOWS FOR PURPOSES OF IDENTIFICATION AND RECORD. SUBMITTALS NOT MARKED (TYPEWRITTEN ONLY) AS DESCRIBED BELOW WILL BE REJECTED AND RETURNED WITHOUT REVIEW: DATE, NAME OF PROJECT, BRANCH OF WORK, SUBMITTED BY, SPECIFICATION OR PLAN REFERENCES.
4. PRIOR TO THEIR SUBMISSION, EACH SUBMITTAL SHALL BE THOROUGHLY CHECKED BY THE CONTRACTOR FOR COMPLIANCE WITH THE CONTRACT DOCUMENT REQUIREMENTS. EACH SUBMITTAL SHALL THEN BEAR A STAMP EVIDENCING SUCH CHECKING AND SHALL SHOW CORRECTIONS MADE, IF ANY. SUBMITTALS REQUIRING EXTENSIVE CORRECTIONS SHALL BE REVISED BEFORE SUBMISSION TO THE ENGINEER. EACH SUBMITTAL NOT STAMPED AND SIGNED BY THE CONTRACTOR EVIDENCING SUCH CHECKING WILL BE REJECTED AND RETURNED WITHOUT REVIEW.
5. REVIEW OF THE SHOP DRAWINGS AND LITERATURE BY THE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR FOR RESPONSIBILITY FOR DEVIATIONS FOR THE DRAWINGS OR SPECIFICATIONS, NOT SHALL IT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS IN THE SHOP DRAWINGS OR LITERATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE MATERIALS AND EQUIPMENT WHICH MEET THE SPECIFICATIONS AND JOB REQUIREMENTS.

STARTUP, TESTING AND OWNER TRAINING

1. ENGAGE A FACTORY AUTHORIZED REPRESENTATIVE TO CONDUCT AN INSPECTION OF THE INSTALLATION OF THEIR COMPANIES EQUIPMENT PRIOR TO START-UP OF ANY EQUIPMENT. THE REPRESENTATIVE SHALL SUBMIT A REPORT IDENTIFYING ANY DEFICIENCIES TO THE ARCHITECT, ENGINEER AND CONSTRUCTION MANAGER. ANY DEFICIENCIES IDENTIFIED SHALL BE ADDRESSED PRIOR TO START-UP. START-UP SHALL BE CONDUCTED BY A FACTORY AUTHORIZED REPRESENTATIVE. START-UP REPORTS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER ONCE COMPLETED.
2. ENTIRE NEW AIR AND WATER SYSTEMS SHALL BE COMPLETELY BALANCED TO THE SATISFACTION OF THE ENGINEER IN ACCORDANCE WITH THE STANDARDS OF NEBB. APPROVED TEST AND BALANCE CONTRACTORS ARE: RGO INC. (406) 388-0785.
3. THE MECHANICAL CONTRACTOR SHALL PROVIDE 2 DAYS (16 HRS) OF TRAINING TO THE OWNER TO ENSURE THE OWNER KNOWS HOW TO OPERATE THE SYSTEMS INSTALLED UNDER THE MECHANICAL CONTRACT. PROCESSED AN ADDITIONAL 2 DAYS (16 HRS) OF ADDITIONAL SERVICE THROUGH THE FIRST YEAR OF OPERATION TO ADDRESS QUESTIONS THAT MAY ARISE.

MANUAL - J/ASHRAE FUNDAMENTAL HEATING AND COOLING LOAD CALCULATIONS SUMMARY

PROJECT TITLE:		KSR RYLAND RESIDENCE - GUEST HOUSE			
PROJECT LOCATION:		4807 LEGACY COURT, PARK CITY, UTAH 84060			
DESIGNER:		TRISTIN BINA		DATE:	10/12/2023
DESIGN CONDITIONS:		SUMMER	96° F	WINTER	-10° F
		COOLING		HEATING	
ZONE	FLOOR SQ.FT	SENSIBLE (BTU/Hr)	TOTAL (BTU/Hr)	(BTU/Hr)	BTU/Hr/SQ.FT
123 - GUEST BEDROOM	210	5420	5420	3305	16
124 - GUEST LIVING ROOM	291	2829	2829	1990	7
125 - GUEST BATHROOM	83	1290	1290	815	10
126 - KITCHENETTE	57	77	77	93	2

ENERGY CODE COMPLIANCE

1. COMPLIANCE WITH THE 2015 IECC. THESE NOTES COVER MANDATORY REQUIREMENTS OF THE CODE. ADDITIONAL REQUIREMENTS ARE NOTED ON THE PLANS AND IN THE SPECIFICATIONS.
2. MINIMUM REQUIREMENTS FOR SUPPLY AND RETURN DUCTWORK INSULATION:
- A. R-6: DUCTS LOCATED IN UNCONDITIONED SPACES
 - B. R-8: DUCTS LOCATED OUTSIDE OF THE BUILDING'S INSULATION ENVELOPE (SUCH AS ABOVE THE ATTIC INSULATION)
3. CONTRACTOR SHALL VERIFY WITH THE MANUFACTURER, THE R-VALUES OF THE ACTUAL INSULATION USED. R-VALUES SHALL BE INSTALLED VALUES.
4. WHERE DUCTS USED FOR COOLING ARE EXTERNALLY INSULATED, THE INSULATION SHALL BE COVERED WITH A VAPOR RETARDER HAVING A MAXIMUM PERMEANCE OF 0.05 PERM OR ALUMINUM FOIL HAVING A MINIMUM THICKNESS OF 2 MILS. INSULATION HAVING A PERMAE OF 0.05 PERMS OR LESS SHALL NOT BE REQUIRED TO BE COVERED. ALL JOINTS AND SEAMS SHALL BE SEALED TO MAINTAIN THE CONTINUITY OF THE VAPOR RETARDER.
5. ALL DUCT JOINTS, SEAMS, AND CONNECTIONS SHALL BE FASTENED AND SEALED WITH WELDS, GASKETS, ADHESIVES, MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS, OR TAPES. TAPES AND MASTICS SHALL BE LISTED AND LABELED PER UL181A OR UL181B. DUCT TAPE IS NOT PERMITTED AS A SEALANT ON ANY METAL DUCTS, DUCT CONNECTIONS TO FLANGES OR EQUIPMENT SHALL BE SEALED AND MECHANICALLY FASTENED.

6. MINIMUM REQUIREMENTS (THICKNESS) FOR PIPING INSULATION SHALL BE AS FOLLOWS:

FLUID	NOMINAL PIPE DIAMETER	INSULATION R-VALUE
DOMESTIC WATER	ANY SIZE	R-3
HOT/CHILLED WATER	ANY SIZE	R-3
REFRIGERANT	ANY SIZE	R-3

THE ABOVE INSULATION IS BASED ON HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU-INCH/HOUR-FT2-°F

7. AN OPERATING AND MAINTENANCE MANUAL SHALL BE PROVIDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE O&M MANUAL SHALL CONTAIN THE FOLLOWING:

- A. EQUIPMENT CAPACITY (INPUT & OUTPUT)
- B. EQUIPMENT OPERATING AND MAINTENANCE INSTRUCTIONS
- C. CONTROL SYSTEM MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROL SEQUENCES
- D. CONTROL SYSTEM SETPOINTS SHALL BE SHOWN ON CONTROL DRAWINGS, AT CONTROL DEVICES
- E. A COMPLETE WRITTEN NARRATIVE ON HOW EACH MECHANICAL SYSTEM IS INTENDED TO OPERATE

MECHANICAL GENERAL NOTES

1. ALL MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2021 IRC, 2021 IMC, 2015 IECC, AND ALL LOCAL & STATE CODES.
2. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
3. MECHANICAL CONTRACTORS SHALL RECEIVE PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER BEFORE MAKING CUTS THROUGH ANY STRUCTURAL MEMBER.
4. THESE PLANS ARE SCHEMATIC IN NATURE AND MECHANICAL CONTRACTOR SHALL COORDINATE INSTALLATION WITH CONSTRUCTION SUPERVISOR AND WITH ALL OTHER TRADES TO AVOID CONFLICTS.
5. IT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO REVIEW THE DRAWINGS FOR ALL DISCIPLINES AND PROVIDE LABOR AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION.
6. THE MECHANICAL CONTRACTORS SHALL VERIFY MOTOR VOLTAGES WITH THE ELECTRICAL DRAWINGS BEFORE ORDERING MOTORIZED EQUIPMENT AND CONTROLS.
7. ALL PROPOSED MECHANICAL EQUIPMENT SHALL BE ON THE APPROVED LIST PRIOR TO SUBMITTALS. ALL APPROVED MANUFACTURERS MUST BE CAPABLE OF MEETING THE REQUIREMENTS OF THE SPECIFIED EQUIPMENT.
8. PAINT ALL VTR'S, FLUES, EXHAUST CAPS, AND OTHER MECHANICAL ITEMS ON THE ROOF TO MATCH THE ROOF COLOR.
9. INSULATED FLEXIBLE DUCTWORK MAY BE USED FOR RUNOUTS TO GRILLES AND DIFFUSERS, IN LENGTHS OF 5'-0" OR LESS.
10. MAINTAIN MINIMUM OF 10'-0" DISTANCE BETWEEN ALL FRESH AIR INTAKES AND EXHAUST OR GAS FLUE DISCHARGES.
11. LOCATE ACCESS HATCHES SO AS TO PROVIDE OPTIMUM SERVICEABILITY TO EQUIPMENT AND/OR VALVING. SEE ARCHITECTURAL SPECIFICATION FOR TYPE AND COLOR. COORDINATE LOCATION WITH STRUCTURAL & LIGHTING.
12. WHENEVER THERE IS A DISCREPANCY BETWEEN THE RUNOUT DUCT SIZE SHOWN ON THE PLANS AND THAT SHOWN IN THE SCHEDULE, ALWAYS USE THE LARGER OF THE TWO DUCT SIZES.
13. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR VERIFICATION OF EXISTING JOB CONDITIONS PRIOR TO BID. NO ADDITIONAL COST SHALL BE AWARDED TO THE SUCCESSFUL CONTRACTOR (OR THEIR SUBCONTRACTORS) AFTER BIDS HAVE BEEN SUBMITTED AND CONTRACTS AWARDED FOR FAILURE TO VERIFY EXISTING FIELD CONDITIONS. DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR ALTERNATIVE METHODS OF INSTALLATION PRIOR TO THE BIDDING OF THIS PROJECT.
14. UNLESS OTHERWISE NOTED ALL EXISTING MECHANICAL EQUIPMENT, PIPING, ETC. TO BE REMOVED SHALL BE DISPOSED OF BY THE CONTRACTOR UNDER THIS CONTRACT. THE OWNER SHALL RETAIN THE RIGHT TO KEEP ANY REMOVED ITEMS.
15. ALL HEAT EXCHANGERS SHALL BE PIPED IN COUNTERFLOW ORIENTATION.

GENERAL SYMBOLS

- ① KEYED NOTE SHEET SPECIFICATION
- 1/2 GENERAL NOTES
- 1/2 EQUIPMENT TAG
EQUIPMENT NUMBER
- 1/2 SECTION REFERENCE NUMBER
SECTION REFERENCE SHEET
- 1/2 DETAIL REFERENCE NUMBER
DETAIL REFERENCE SHEET
- POINT OF NEW CONNECTION (POC)
- POINT OF DISCONNECT (POD)

SHEET LIST - MECHANICAL

GH-M000	MECHANICAL COVER SHEET
GH-M101	MECHANICAL ZONING - GUEST SUITE
GH-M201	FORCED AIR CRAWLSPACE - GUEST SUITE
GH-M202	FORCED AIR UPPER LEVEL - GUEST SUITE
GH-M301	HYDRONICS CRAWLSPACE - GUEST SUITE
GH-M302	HYDRONICS UPPER LEVEL - GUEST SUITE
GH-M400	MECHANICAL SCHEDULES

MECHANICAL ABBREVIATIONS LEGEND

(E) EXISTING	FC FORWARD CURVED
(X) DEMOLISH / REMOVE	FCO FLOOR CLEAN OUT
(R) RELOCATE	FCU FAN COIL UNIT
(N) NEW	FD FLOOR DRAIN
ACU AIR CONDITIONING UNIT	FD FIRE DAMPER
AD ACCESS DOOR	FSD FIRE SMOKE DAMPER
AFF ABOVE FINISHED FLOOR	FF FINISHED FLOOR
AFG ABOVE FINISHED GRADE	FLEX FLEXIBLE
ARCH ARCHITECT or ARCHITECTURE	FPM FEET PER MINUTE
AHU AIR-HANDLING UNIT	FUT FUTURE
ASSY ASSEMBLY	
ATM ATMOSPHERE	IJS IN JOIST SPACE
AHJ AUTHORITY HAVING JURISDICTION	
AVG AVERAGE	HWC HOT WATER COIL
	HWR HOT WATER RETURN
	HWS HOT WATER SUPPLY
BAS BUILDING AUTOMATION SYSTEM	
BOD BACKDRAFT DAMPER	LPG LIQUID PROPANE GAS
BLDG BUILDING	LWT LEAVING WATER TEMPERATURE
BOD BOTTOM OF DUCT	NG NATURAL GAS
BOP BOTTOM OF PIPE	OA OUTSIDE AIR
BTU BRITISH THERMAL UNIT	POC POINT OF CONNECTION
CC COOLING COIL	RA RETURN AIR
CFH CUBIC FEET PER HOUR	RA RETURN GRILLE
CFM CUBIC FEET PER MINUTE	
CLG CEILING	SA SUPPLY AIR
CONC CONCRETE	SG SUPPLY GRILLE
CNE CONNECT TO EXISTING	SMS SNOWMELT SUPPLY
CONN CONNECTION	SMR SNOWMELT RETURN
CONT CONTINUATION	
CO CLEAN OUT	TA TRANSFER AIR
CU CONDENSING UNIT	TG TRANSFER GRILLE
	TJS THOUGHT JOIST SPACE
DDC DIRECT DIGITAL CONTROL	
DAD DUCT ACCESS DOOR	VAV VARIABLE AIR VOLUME
DB DRY BULB	VFD VARIABLE FREQUENCY DRIVE
DIM DIMENSION	
DN DOWN	
DWG DRAWING	
DX DIRECT EXPANSION	
EA EXHAUST AIR	
EAT ENTERING AIR TEMPERATURE	
EF EXHAUST FAN	
EG EXHAUST GRILLE	
ELEV ELEVATION	
ERC ELECTRIC REHEAT COIL	
ESP EXTERNAL STATIC PRESSURE	
EVAP EVAPORATOR	
EWI ENTERING WATER TEMPERATURE	
EX EXHAUST	
EXP EXPANSION	

MECHANICAL LEGEND

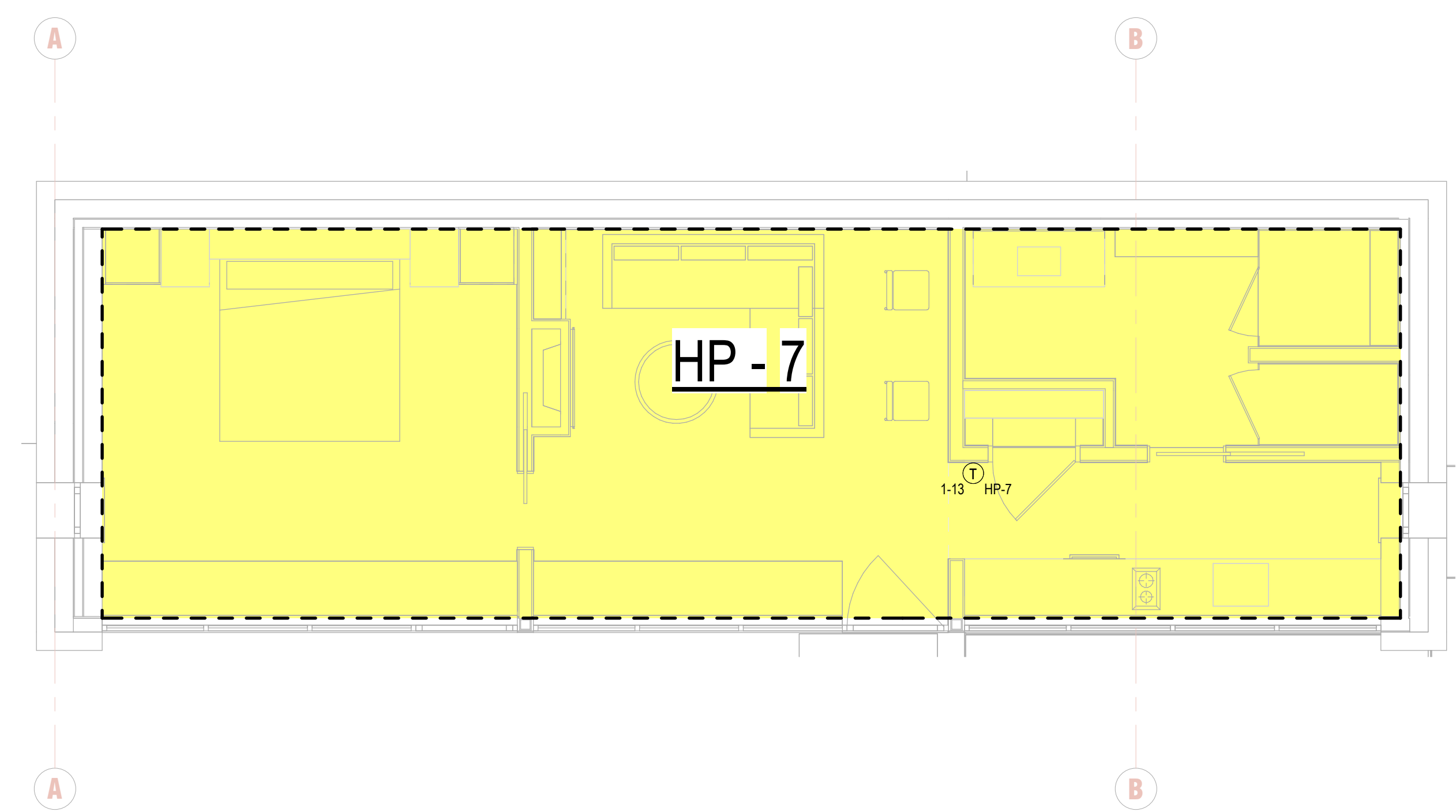
	SUPPLY AIR SHEET METAL DUCT		MANUAL DAMPER
	RETURN AIR SHEET METAL DUCT		MOTORIZED DAMPER
	EXHAUST AIR SHEET METAL DUCT		FIRE / SMOKE DAMPER
	OUTSIDE AIR SHEET METAL DUCT		THERMOSTAT WITH ZONE
	ACOUSTICAL OR INT. LINED DUCT		HUMIDISTAT & THERMOSTAT WITH ZONE
	INSULATED DUCT		HUMIDISTAT
	DUCT SIZE RECTANGULAR (1ST FIGURE = FACING SIDE)		FLOOR / SLAB SENSOR WITH ZONE
	DUCT SIZE ROUND (DIAMETER)		SENSOR LOCATION - SEE DWGS
	ELBOW WITH TURNING VANES		DUCT SMOKE DETECTOR
	FLEXIBLE ROUND DUCT		CARBON DIOXIDE SENSOR
	SUPPLY AIR FLOW DIRECTION		CARBON MONOXIDE SENSOR
	RETURN / EXHAUST AIR FLOW		VERTICAL SUPPLY DUCT
	DIFFUSER / GRILLE NAME CFM AIR FLOW		VERTICAL RETURN DUCT
	HEATING WATER SUPPLY (HWS)		VERTICAL EXHAUST DUCT
	HEATING WATER RETURN (HWR)		VERTICAL OUTSIDE AIR DUCT
	CHILLED WATER SUPPLY (CHWS)		SUPPLY GRILLE / DIFFUSER
	CHILLED WATER RETURN (CHWR)		RETURN GRILLE
	GROUND WATER SUPPLY (GWS)		EXHAUST GRILLE
	GROUND WATER RETURN (GWR)		

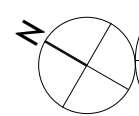
*NOTE: ITEMS ON LEGEND MAY NOT ALWAYS BE USED. REFERENCE PROJECT SPECIFICATIONS FOR APPROVED MATERIALS.

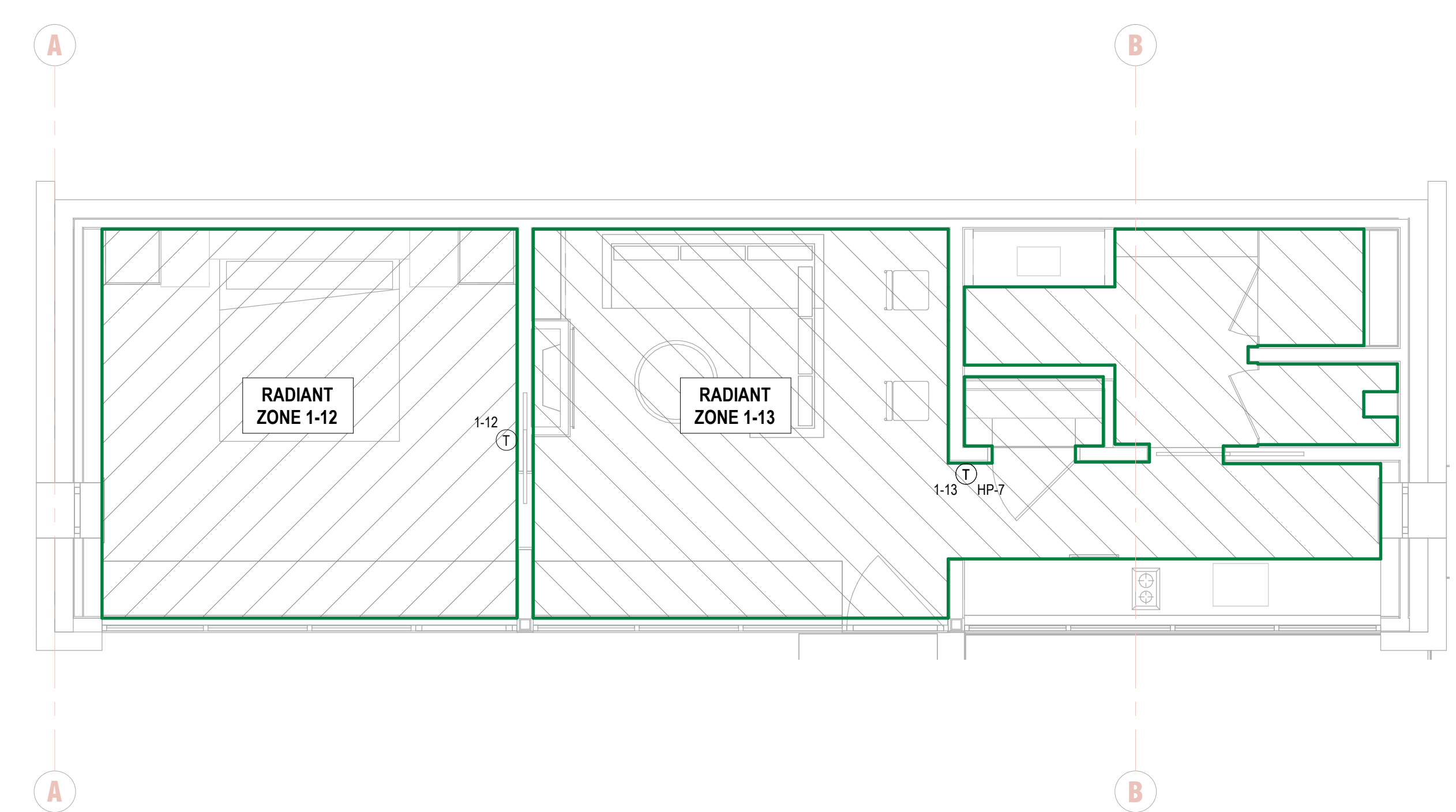
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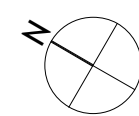
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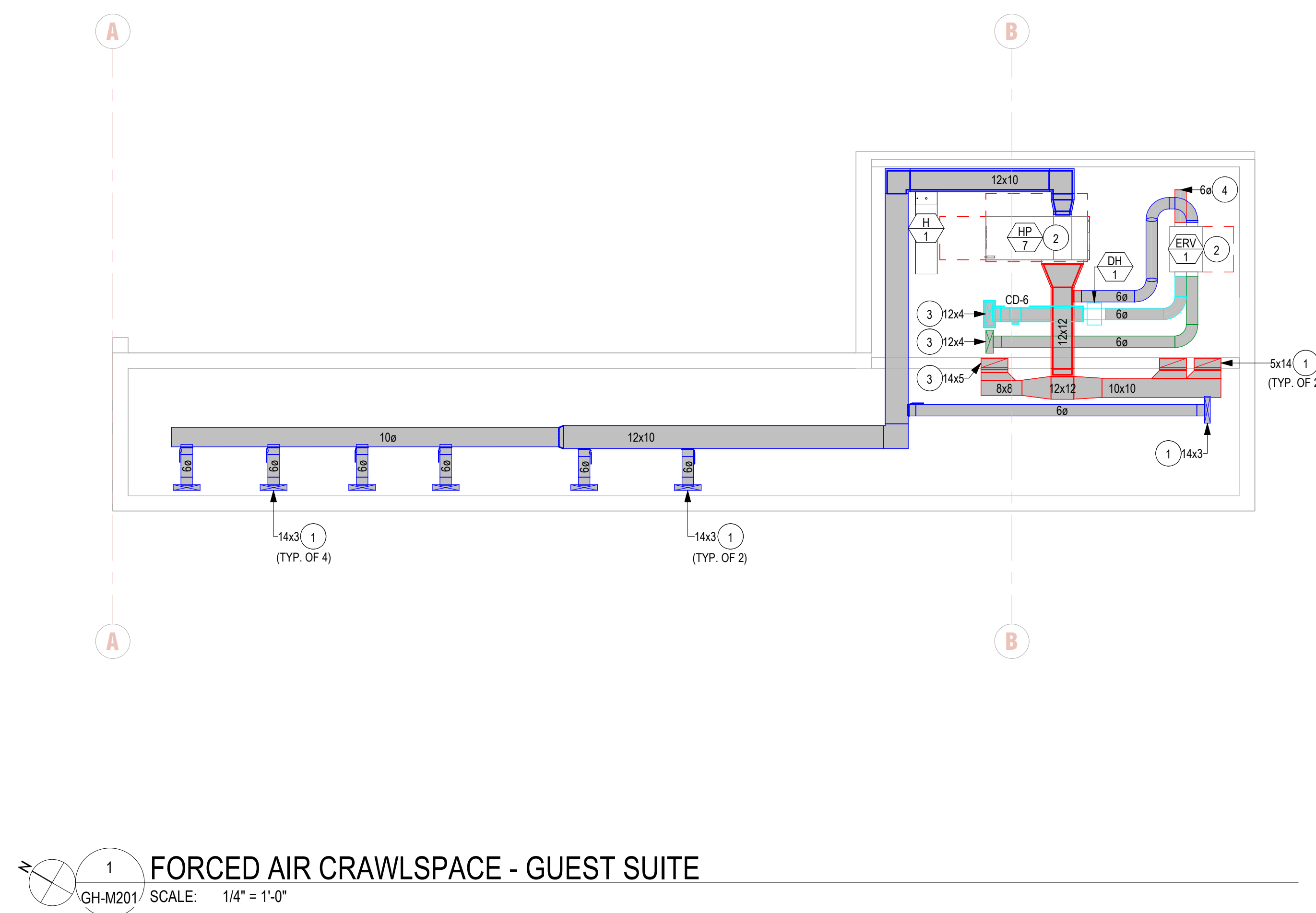


 1 FORCED AIR ZONING - GUEST SUITE
GH-M101 / SCALE: 1/4" = 1'-0"



 2 RADIANT ZONING - GUEST SUITE
GH-M101 / SCALE: 1/4" = 1'-0"

- 1 DUCT UP TO SERVE DIFFUSER ABOVE.
- 2 MECHANICAL EQUIPMENT MUST BE LOCATED WITHIN 20' OF CRAWLSPACE ACCESS.
- 3 DUCT UP TO SPACE ABOVE.
- 4 6" DUCT OPEN TO CRAWL SPACE WITH BIRD AND INSECT SCREEN SERVING ERV EXHAUST INTAKE



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GENERAL NOTES:

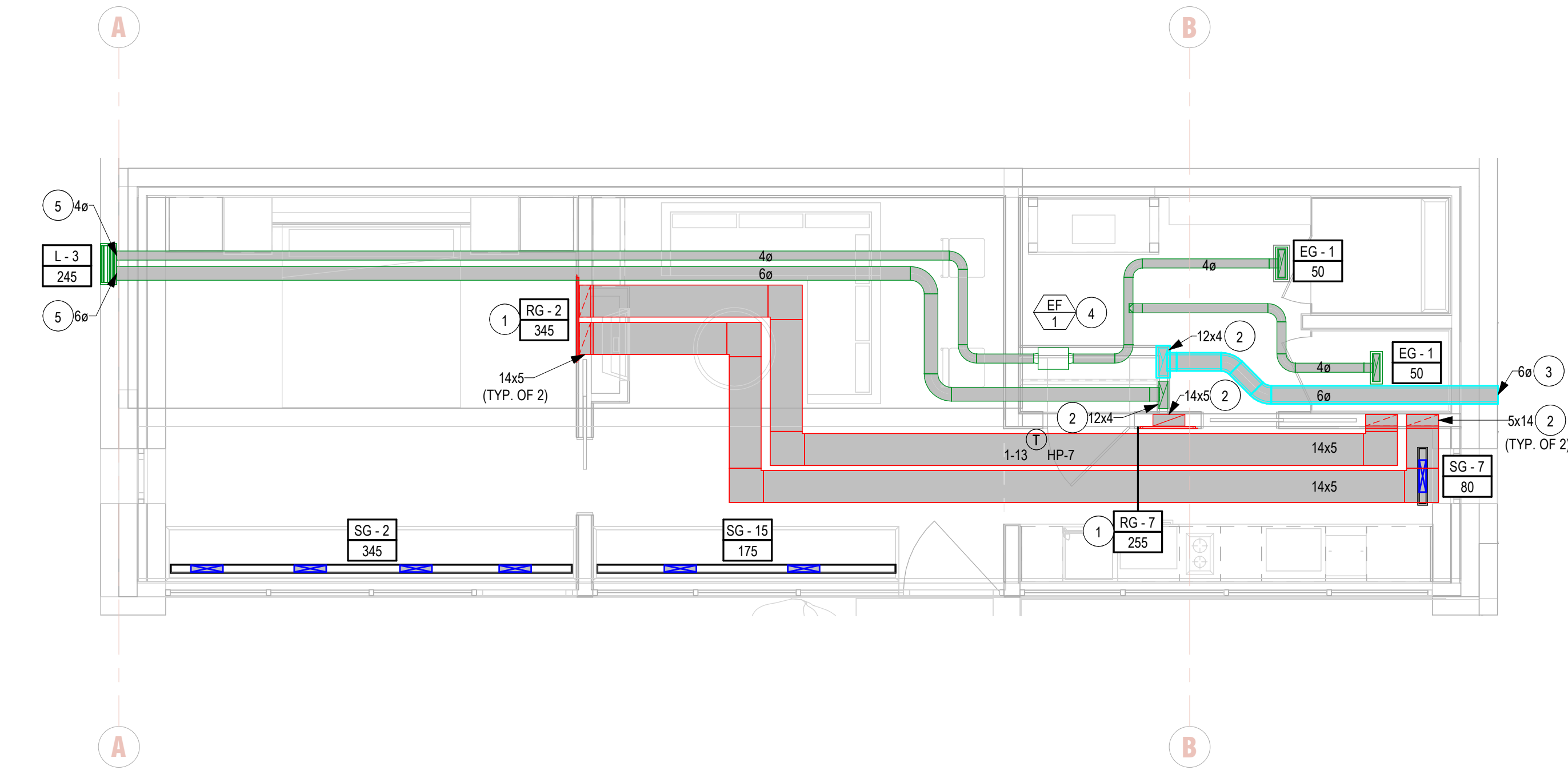
- A. FINAL CONNECTION BETWEEN REGISTER BOOT AND BRANCH CONNECTION TO BE MADE IN FLEX DUCT WHERE FINAL CONNECTION IS ACCESSIBLE. FLEX DUCT NOT TO EXCEED 3' IN LENGTH.
- B. ALL DUCTING TO BE ROUTED IN DROPPED CEILING SPACE UNLESS NOTED OTHERWISE.
- C. ALL DUCTWORK CARRYING UNCONDITIONED OUTSIDE AIR TO BE INSULATED WITH MINIMUM OF R-8 EXTERIOR INSULATION WRAP.
- D. REFERENCE ARCHITECTURAL LIGHTING PLANS FOR EXACT EXHAUST FAN AND DIFFUSER LOCATIONS.
- E. EQUIPMENT SHOWN IS LOCATED BETWEEN FINISHED FLOOR OF PLAN LEVEL AND THE FINISHED FLOOR OF LEVEL ABOVE. GRILLES WITH TAGS ARE SERVING THE PLAN'S ASSOCIATED LEVEL. GRILLES ARE LOCATED IN FLOOR UNLESS OTHERWISE NOTED.
- F. MECHANICAL EQUIPMENT LOCATED IN CEILING OR ATTIC TO INCLUDE A WATER DETECTION DEVICE WHICH CONFIRMS TO UL508 INCLUDED IN THE DRAIN PAN THAT WILL SHUT THE EQUIPMENT OFF IN THE EVENT THE DRAIN IS PLUGGED OR PUMP BECOMES NON OPERATIONAL.

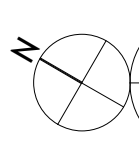
KEYED NOTES

- 1 RETURN GRILLE LOCATED HIGH ON WALL. COORDINATE HEIGHT WITH ARCHITECT.
- 2 DUCT UP FROM SPACE BELOW.
- 3 OUTSIDE AIR INTAKE. COORDINATE STYLE AND COLOR WITH ARCHITECT. INSTALL WITH MINIMUM R-8 INSULATION.
- 4 GC TO PROVIDE ACCESS PANELS FOR EQUIPMENT ACCESS. COORDINATE STYLE AND COLOR WITH ARCHITECT.
- 5 EXHAUST AIR TERMINATION. COORDINATE STYLE AND COLOR WITH ARCHITECT. PROVIDE WITH BIRD AND INSECT SCREEN, WALL CAP, AND BACKDRAFT DAMPER WITHIN 1' OF TERMINATION LOCATION.



LEGACY COURT
4807 LEGACY COURT
LOT 2- STEIN ERIKSEN ESTATES



 1 FORCED AIR UPPER LEVEL - GUEST SUITE
GH-M202 SCALE: 1/4" = 1'-0"

REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

FORCED AIR
UPPER LEVEL -
GUEST SUITE

GH-M202

GENERAL NOTES:

- A. RADIANT MANIFOLDS TO BE LOCATED WITHIN 10 FEET OF ZONE.
- B. THERMOSTATS AND SENSORS TO BE LOCATED ON UNOCCUPIED AREA OF WALL, FREE FROM ARTWORK AND WALL HANGINGS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT.
- C. GENERAL CONTRACTOR TO PROVIDE ACCESS PANELS FOR RADIANT AND SNOWMELT MANIFOLDS.

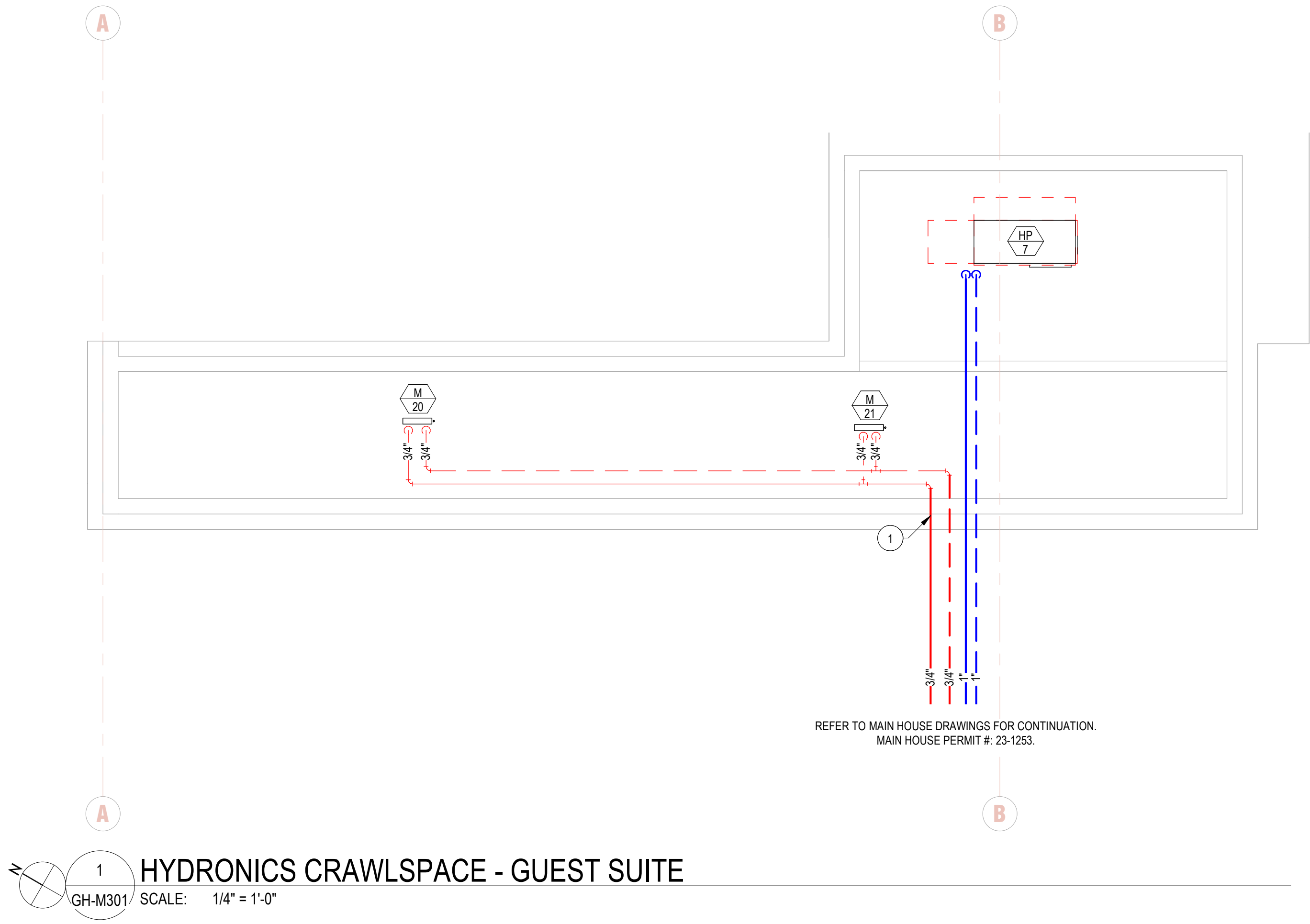
KEYED NOTES

- 1 PROVIDE LINKSEAL AT ALL SUBGRADE WALL PENETRATIONS.



Energy 1
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LEGACY COURT
4807 LEGACY COURT
LOT 2- STEIN ERIKSEN ESTATES



REVISIONS

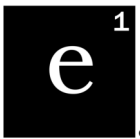
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

HYDRONICS
CRAWLSPACE -
GUEST SUITE

GH-M301

GENERAL NOTES:

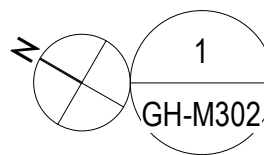
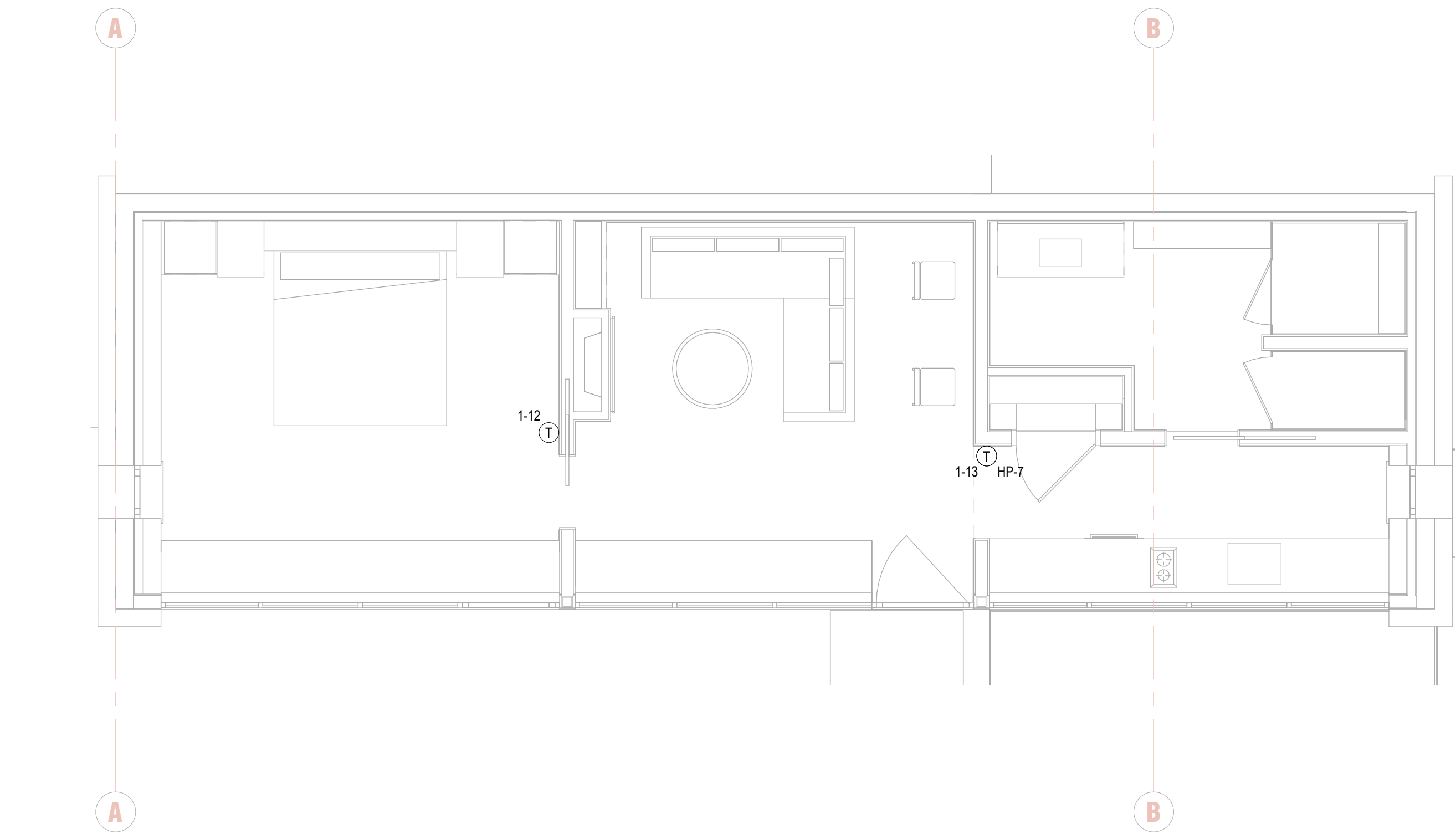
- A. RADIANT MANIFOLDS TO BE LOCATED WITHIN 10 FEET OF ZONE.
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- C. GENERAL CONTRACTOR TO PROVIDE ACCESS PANELS FOR RADIANT AND SNOWMELT MANIFOLDS.



Energy 1

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LEGACY COURT
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LOT 2: STEIN ERIKSEN ESTATES



HYDRONICS UPPER LEVEL - GUEST SUITE

SCALE: 1/4" = 1'-0"

REVISIONS

#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

HYDRONICS
UPPER LEVEL -
GUEST SUITE

GH-M302



Energy 1
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LEGACY COURT
4807 LEGACY COURT
LOT 2: STEIN ERIKSEN ESTATES

REVISIONS

#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

MECHANICAL
SCHEDULES

GH-M400

WATER TO AIR HEAT PUMP SCHEDULE

SYMBOL	NOMINAL TONS	SOURCE WATER DATA				SUPPLY FAN			COOLING CAPACITY (80°F EDB,67°F EWB)			HEATING CAPACITY 70°F EAT		ELECTRICAL DATA				WEIGHT	MANUFACTURER	MODEL	REMARKS
		HEATING EWT	COOLING EWT	FLOW	HEAD LOSS	AIR FLOW	ESP	FAN POWER	SENSIBLE	TOTAL	HEAT OF REJECTION	HEATING	HEAT OF EXTRACTION	MCA	MOCP	VOLTS	Φ				
HP-7	1.5	40 °F	60 °F	4 GPM	6.7 ftH2O	600 CFM	0.50 in-wg	373 W	12,600 Btu/h	19,400 Btu/h	22,400 Btu/h	19,400 Btu/h	14,800 Btu/h	18.1 A	20.0 A	230 V	1	200.00 lbf	WATER FURNACE	NSH018*101CELOBA	1, 2, 3, 4, 5
REMARKS: 1. APPROVED ALTERNATIVE MANUFACTURER'S: SUBMIT TO ENERGY FOR APPROVAL. 2. PROVIDE UNIT WITH 5 SPEED ECM MOTOR, COPPER WATER COIL, 2" MERV 11 FILTER, AURORA ADVANCED CONTROLS PACKAGE, AND INTELLISTART. PROVIDE HEAT PUMP WITH STAND TO ELEVATE OFF CRAWLSPACE FLOOR AND VIBRATION ISOLATION PAD. 3. PROVIDE UNIT WITH DRAIN PAN. ROUTE CONDENSATE DRAIN AND DRAIN PAN OVERFLOW TO FLOOR DRAIN OR CONNECT INDIRECTLY TO SANITARY SEWER LINE WITH TRAP AND AIRGAP. PROVIDE LITTLE GIANT CONDENSATE PUMP IF REQUIRED TO REACH SANITARY GRADE. 4. SOURCE AND LOAD SIDE SOLUTION TO BE 30% PROPYLENE GLYCOL AND 70% DISTILLED OR DE-IONIZED WATER. 5. ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL DISCONNECT.																					

MANIFOLD AND TUBING SCHEDULE - GH

RADIANT MANIFOLD	ZONE	AREA (SQFT)	LOCATIONS SERVED	CONSTRUCTION TYPE	NUMBER OF LOOPS	TUBE TYPE	LOOP LENGTH (FT)	TUBE SPACING (IN)	SUPPLY WATER (F)	DESIGN TEMP. DROP (F)	FLOW RATE (GPM)	HEAD LOSS (FT)	MAX SURFACE TEMP (F)	SUPPLY BRANCH SIZE (IN)	REMARKS
M-20	RZ 1-12	206	GUEST BEDROOM 123	THINSLAB	2	1/2" RadiantPEX+	160	9	120	20	1.0	1.2	85	1/2	1, 2, 3, 4, 5
M-21	RZ 1-13	345	GUEST LIVING ROOM 124, GUEST BATH 125, KITCHENETTE 126	THINSLAB	3	1/2" RadiantPEX+	190	9	120	20	1.4	1.2	85	3/4	1, 2, 3, 4, 5
REMARKS: 1. RADIANT SUPPLY TO BE 30% GLYCOL AND 70% DISTILLED WATER MIXTURE. 2. RADIANT TUBING TO BE TYPE A UPONOR hePEX OR APPROVED EQUAL. 3. RADIANT MANIFOLDS TO BE UPONOR TRUFLOW ASSEMBLIES OR APPROVED EQUAL. SUPPLY MANIFOLDS SHALL HAVE BALANCING VALVES, AND RETURN MANIFOLDS SHALL HAVE ISOLATION VALVES. VISUAL FLOW METERS, AIR VENT, AND DRAIN CONNECTIONS. PROVIDE MANIFOLD SUPPLY AND RETURN BALL VALVES WITH TEMPERATURE GAUGES. 4. ALL RADIANT TUBING LENGTHS TO BE +/- 5% OF SCHEDULED LENGTH. 5. DESIGN BASED AROUND 10 FOOT LEADER LENGTHS.															

GRD SCHEDULE

SYMBOL	SIZE	CORE				FRAME	MANUFACTURER	MODEL	REMARKS
		HEIGHT	WIDTH	SPACING	DEFLECTION				
EG-1	12"x3"	3/4"	1/8"	1/4"	0.00"	PLASTER J	ADVANCED ARCHITECTURAL GRILLEWORKS	AAG 100	1, 2, 3, 4
RG-2	36"x6"	3/4"	1/8"	1/4"	0.00"	PLASTER J	ADVANCED ARCHITECTURAL GRILLEWORKS	AAG 100	1, 2, 3, 4
RG-7	24"x6"	3/4"	1/8"	1/4"	0.00"	PLASTER J	ADVANCED ARCHITECTURAL GRILLEWORKS	AAG 100	1, 2, 3, 4
SG-2	175"x3"	3/4"	1/8"	1/4"	0.00"	CORE - E1S	ADVANCED ARCHITECTURAL GRILLEWORKS	AAG100	1, 2, 3, 4
SG-7	24"x3"	3/4"	1/8"	1/4"	0.00"	BAND FRAME	ADVANCED ARCHITECTURAL GRILLEWORKS	AAG100	1, 2, 3, 4
SG-15	130"x3"	3/4"	1/8"	1/4"	0.00"	CORE - E1S	ADVANCED ARCHITECTURAL GRILLEWORKS	AAG100	1, 2, 3, 4
REMARKS: 1. DEBRIS COVER REQUIRED DURING CONSTRUCTION. 2. SIZE BASED ON MAXIMUM SUPPLY AND RETURN RUNOUT VELOCITY OF 500 FPS AND NOISE CRITERIA OF LEVEL 25. 3. FINAL SIZING, COLOR, AND STYLE TO BE CONFIRMED WITH ARCHITECT PRIOR TO ORDERING. 4. PROVIDE GRILLE WITH LINEAR OPPOSED BLADE BALANCING DAMPERS.									

ERV SCHEDULE

SYMBOL	AIR FLOW	ESP	EFFECTIVENESS (35°EAT)		EFFECTIVENESS (95°F EAT)		ELECTRICAL DATA				WEIGHT	MANUFACTURER	MODEL	REMARKS
			SENSIBLE	TOTAL	SENSIBLE	TOTAL	AMPS	POWER	VOLTS	Φ				
ERV-1	145 CFM	0.40 in-wg	56%	56%	50%	42%	1.4 A	171 W	120 V	1	42.50 lbf	FANTECH	SER 150	1, 2, 3
REMARKS: 1. APPROVED ALTERNATIVE MANUFACTURER'S: SUBMIT TO ENERGY 1 FOR APPROVAL 2. INSTALL PER MANUFACTURER'S INSTRUCTIONS. 3. ELECTRICIAN TO PROVIDE ELECTRIC DISCONNECT.														

EXHAUST FAN SCHEDULE

SYMBOL	TYPE	BLOWER DATA				ELECTRICAL DATA				SONES	MANUFACTURER	MODEL	REMARKS
		CFM	ESP	MAXIMUM RPM	DRIVE	POWER	AMPS	VOLTS	Φ				
EF-1	IN-LINE	100 CFM	0.20 in-wg	1562	DIRECT	28 W	0.2 A	120 V	1	1.7	PANASONIC	FV-10NLF1E	1, 2, 3
REMARKS: 1. APPROVED ALTERNATIVE MANUFACTURER'S: SUBMIT TO ENERGY 1 FOR APPROVAL 2. UNIT TO BE CONTROLLED BY SEPARATE WALL SWITCH. UNIT TO PROVIDE AT LEAST 50 CFM INTERMITTENTLY WHEN CONTROLLED BY WALL SWITCH. 3. PROVIDE WITH MOUNTING BRACKETS, BACKDRAFT DAMPER, INTEGRAL DUAL DIAMETER DUCT ADAPTER AND THERMAL OVERLOAD PROTECTION.													

DUCT HEATER SCHEDULE

SYMBOL	HEATING CAPACITY	MINIMUM AIR FLOW	ELECTRICAL DATA				MANUFACTURER	MODEL	REMARKS
			POWER	AMPS	MOCP	VOLTS			
DH-1	6,824 Btu/h	60 CFM	2000 W	8.3 A	20.0 A	240 V	THERMOLEC	TER-6-2-240	1, 2, 3, 4, 5
REMARKS: 1. APPROVED ALTERNATIVE MANUFACTURER'S: SUBMIT TO ENERGY 1 FOR APPROVAL 2. INSTALL PER MANUFACTURER'S INSTRUCTIONS 3. ELECTRICIAN TO PROVIDE ELECTRIC DISCONNECT. 4. PROVIDE A MINIMUM OF 12" OF STRAIGHT DUCT ON EITHER SIDE OF DUCT HEATER BEFORE ELBOWS OR OTHER FITTINGS. 5. UNIT TO MODULATE AND MAINTAIN 35° F BASED ON DUCT SENSOR TO BE LOCATED ON INTAKE SIDE OF ERV.									

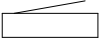
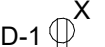
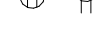
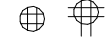
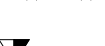
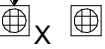
HUMIDIFIER SCHEDULE

SYMBOL	STEAM CAPACITY (lb/hr)	CONNECTIONS			ELECTRICAL DATA				MANUFACTURER	MODEL	REMARKS
		WATER CONNECTION	DRAIN (NPT)		AMPS	MOCP	VOLTS	Φ			
H-1	10	1/4"	7/8"		15.9 A	20.0 A	240 V	1	CONDAIR	RH2	1, 2, 3, 4, 5, 6, 7
REMARKS: 1. APPROVED ALTERNATIVE MANUFACTURER'S: SUBMIT TO ENERGY FOR APPROVAL 2. PROVIDE WITH RSD-10 DISTRIBUTOR KIT AND AIRFLOW PROVING SWITCH. 3. PROVIDE APPROPRIATE WATER LINE TO UNIT. 4. DRAINPIPE TO BE CAPABLE OF HIGH TEMPERATURES OR PROVIDE COOL DOWN KIT. 5. NOZZLE TO BE A MINIMUM OF 4 FEET FROM ANY OBSTRUCTION INCLUDING DUCT FITTINGS AND DAMPERS. 6. SET THE (FIELD ADJUSTABLE) SPACE RELATIVE HUMIDITY TO 25%. 7. INSTALL PER MANUFACTURER'S INSTRUCTIONS.											

LOUVER SCHEDULE

SYMBOL	SERVICE	SIZE	FREE AREA	ESP	AIR FLOW	MANUFACTURER	MODEL	REMARKS
L-3	EXHAUST	18"x18"	1.2 SF	1.2 in-wg	<varies>	GREENHECK	ESD-603	1, 2, 3
REMARKS: 1. APPROVED ALTERNATIVE MANUFACTURER'S: TO BE OF EQUAL QUALITY AND PERFORMANCE. 2. CONFIRM COLOR AND FINISH WITH ARCHITECT PRIOR TO ORDERING. 3. PROVIDE WITH FLANGED FRAME AND INSECT SCREEN.								

ELECTRICAL PROJECT NOTES	
A.	PRIOR TO BID CONTRACTOR SHALL VISIT THE SITE. NOT ALL WORK REQUIRED TO COMPLETE THE PROJECT IS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH ALL THE WORK REQUIRED TO COMPLETE THE PROJECT IN ADDITION TO THE LOCAL CONDITIONS AND INCLUDE SAID WORK IN THE BID.
B.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL ELECTRICAL SERVICE WORK WITH UTILITY. OWNER PAYS ALL FEES. CONTRACTOR DOES ALL SCHEDULING AND COORDINATION OF WORK. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL SCHEDULES ARE MET.
C.	GENERAL WORK PRACTICES FOR ELECTRICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NECA 1, "STANDARD PRACTICES FOR GOOD WORKMANSHIP IN ELECTRICAL CONTRACTING." THIS PUBLICATION IS AVAILABLE FROM NECA BY TELEPHONE AT 301-657-1110 OR ON-LINE AT WWW.NECANET.ORG.
D.	DURING DEMOLITION, THE CONTRACTOR SHALL NOTE ALL EXISTING RACEWAY (BOTH SURFACE AND CONCEALED) TO THE EXTENT POSSIBLE. THESE RACEWAYS SHALL BE REUSED TO THE GREATEST EXTENT POSSIBLE TO INSURE A CLEAN FINISHED PRODUCT. WHERE PRACTICAL, AND ALLOWED PER CODE, FISHING THROUGH WALLS WITH MC CABLE IS PREFERRED TO SURFACE-MOUNTED CONDUIT.
E.	CONTRACTOR SHALL REMOVE, TRANSPORT, AND LEGALLY DISPOSE OF LAMPS AND BALLASTS OFF-SITE. IT IS ASSUMED THE THE BALLASTS DO NOT CONTAIN PCBs. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF IT IS SUSPECTED THAT BALLASTS CONTAIN PCBs.
F.	ALL POWER INTERRUPTIONS SHALL BE COORDINATED WITH OWNER. ANY DISRUPTION OF WORKERS IN THE SPACE SHALL BE KEPT TO A MINIMUM AND BE COORDINATED WITH THE OWNER PRIOR TO WORK COMMENCING IN THAT SPACE.
G.	CONTRACTOR SHALL EXTEND UNSWITCHED HOT LEG FROM EXISTING EMERGENCY FIXTURE LOCATION TO NEW EMERGENCY FIXTURES. AS NEEDED. SEE DEMO PLANS FOR AN APPROXIMATION OF EXISTING EMERGENCY FIXTURE LOCATIONS. FIELD VERIFY EXACT LOCATION PRIOR TO BID.
H.	IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH MECHANICAL FOR PLENUM SPACES AND PROVIDE PLENUM RATED CABLES WHERE REQUIRED FOR LIGHTING CONTROL, DATA, FIRE ALARM AND ALL OTHER L.V. SYSTEMS NOT INSTALLED IN CONDUIT. VERIFY CONDUIT REQUIREMENTS ON DRAWINGS AND SPECIFICATIONS.
I.	FIRE-RESISTANCE: PROVIDE A MINIMUM HORIZONTAL DISTANCE OF 24" BETWEEN OUTLET BOXES LOCATED ON OPPOSITE SIDES OF FIRE-RESISTANCE RATED WALLS. WHERE THIS IS NOT POSSIBLE INSTALL UL LISTED PUTTY PADS ON ALL OUTLET BOXES NOT MEETING THE 24" SEPARATION. PROVIDE A UL LISTED THROUGH - PENETRATION FIRESTOP FOR PENETRATIONS OF FIRE-RESISTANCE RATED ASSEMBLIES.
J.	CONDUCTORS ARE SIZED PER THE 75 DEGREE C RATING COLUMN OF NEC TABLE 310.16. IF THE TERMINAL USED FOR A TERMINATION OF A PARTICULAR CONDUCTOR IS NOT MARKED, OR THE TERMINAL IS MARKED FOR 90 DEGREE C CONDUCTORS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EITHER ADJUST THE AMPACITY OF THE CONDUCTOR TO MATCH THE 60 DEGREE COLUMN OF TABLE 310.16, OR REPLACE THE TERMINAL WITH ONE RATED FOR AT LEAST 75 DEGREES C.
K.	BASED ON ACTUAL HOMERUN LENGTHS REQUIRED IN THE FIELD, THE CONTRACTOR SHALL CALCULATE AND INCREASE THE WIRE SIZES AS REQUIRED TO LIMIT BRANCH CIRCUIT VOLTAGE DROP TO 3% OR LESS. FOR 20A BRANCH CIRCUITS THE MINIMUM CONDUCTOR SIZES SHALL BE AS FOLLOWS: #10 AMG CU FOR RUNS BETWEEN 100 AND 200 LINEAR FEET, #8 AWG CU FOR RUNS BETWEEN 200 AND 325 LINEAR FEET, AND AS CALCULATED BY THE CONTRACTOR FOR CIRCUITS EXTENDING BEYOND 325 LINEAR FEET. IN ALL CASES WHERE WIRE SIZES INCREASE, THE CONTRACTOR SHALL PROVIDE LARGER CONDUITS AS REQUIRED.
L.	PROVIDE A DEDICATED NEUTRAL CONDUCTOR FOR EACH 120V BRANCH CIRCUIT.

ELECTRICAL POWER LEGEND	
	PANELBOARD OR LOAD CENTER
	PANEL AND CIRCUIT DESIGNATION ARE SHOWN NEXT TO EACH DEVICE (PANEL NAME - CIRCUIT NUMBER). BRANCH CIRCUIT WIRE SIZE IS #12, UNO. A SINGLE INSULATED GREEN GROUND CONDUCTOR SHALL BE PROVIDED WITH EACH HOME RUN. PROVIDE A SEPARATE NEUTRAL FOR EACH CIRCUIT. HOME RUNS SHALL HAVE NO MORE THAN THREE CIRCUITS. LINE VOLTAGE AND LOW VOLTAGE WIRING IS NOT SHOWN ON PLANS. FOR EQUIPMENT CIRCUITING, SEE MEP COORDINATION SCHEDULE.
	<u>"X" INDICATES TYPE:</u> GFI - GROUND FAULT INTERRUPTER WDPGFI - EXTERIOR WEATHER-PROOF GFI RECEPTACLE WITH WHILE-IN-USE COVER; COLE LIGHTING TL210-WCS-NK OAE. U - PROVIDE WITH (2) USB PORTS; (1) STANDARD & (1) USB C
	<u>"X" INDICATES TYPE:</u> A - 4-GANG FLOOR BOX, CORROSION RESISTANT COATING FOR CONCRETE FLOORS (3" MIN. POUR DEPTH), UP TO 2" CONDUIT FEED (HUBBELL NO. CFB4G300R, OAE) B - 4-GANG FLOOR BOX FOR RAISED ACCESS FLOORS, UP TO 2" CONDUIT FEED (HUBBELL NO. AFB4G50, OAE) C - FIRE RATED POKE-THROUGH FLOOR BOX FOR ELEVATED CONCRETE SLABS, 3" DIA. CORE (HUBBELL NO. P17FSD, OAE) D - 8" DIA., FIRE RATED POKE-THROUGH FLOOR BOX FOR ELEVATED CONCRETE SLABS, UP TO 2" CONDUIT FEED (HUBBELL NO. S1R8PFTT3, OAE) E - FLUSH, ROUND SINGLE SURFACE FLOOR BOX FOR CONCRETE FLOORS, UP TO 1" CONDUIT FEED (HUBBELL NO. B2506, OAE) F - TOMBSTONE PEDESTAL FLOOR BOX, 1" CONDUIT FEED (HUBBELL NO. 6301, OAE)
	GFI - GROUND FAULT INTERRUPTER WDPGFI - EXTERIOR WEATHER-PROOF GFI RECEPTACLE WITH WHILE-IN-USE COVER; COLE LIGHTING TL210-WCS-NK OAE. U - PROVIDE WITH (2) USB PORTS; (1) STANDARD & (1) USB C
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SHEET LIST - ELECTRICAL	
GH-E000	ELECTRICAL COVER SHEET
GH-E100	ELECTRICAL POWER - CRAWLSPACE
GH-E200	ELECTRICAL POWER - UPPER LEVEL
GH-E300	ELECTRICAL POWER - ROOF
GH-E400	ELECTRICAL ONE-LINE DIAGRAM
GH-E500	ELECTRICAL DETAILS

ELECTRICAL ABBREVIATIONS LEGEND			
A, AMP	AMPERES	MAN	MANUAL
AC	ALTERNATING CURRENT	MAX	MAXIMUM
A/C	AIR CONDITIONING	MCA	MINIMUM CIRCUIT AMPACITY
AF	AMP FUSE	MCC	MOTOR CONTROL CENTER
AFG	ABOVE FINISHED FLOOR	MDP	MAIN DISTRIBUTION PANEL
AFG	ABOVE FINISHED GRADE	MECH	MECHANICAL
AHU	AIR HANDLING UNIT	MH	METAL HALIDE
AL	ALUMINUM	MIN	MINIMUM
AS	AMP SWITCH	MSS	MOTOR STARTER SWITCH WITH THERMAL OVERLOADS
ATS	AUTOMATIC TRANSFER SWITCH	N	NEUTRAL
BAS	BUILDING AUTOMATION SYSTEM	NC	NORMALLY CLOSED
BKR	BREAKER	NEC	NATIONAL ELECTRIC CODE
C	RACEWAY/CONDUIT	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
CB	CIRCUIT BREAKER	NFD	NON-FUSED DISCONNECT
CCTV	CLOSED CIRCUIT TELEVISION	NIC	NOT IN CONTRACT
CKT	CIRCUIT	NO	NORMALLY OPEN
CLG	CEILING	#	NUMBER
C.O.	RACEWAY/CONDUIT ONLY, WITH PULL STRING	OAE	OR APPROVED EQUAL
CNTRL	CONTROL	OC	ON CENTER
CU	COPPER	OCPD	OVERCURRENT PROTECTIVE DEVICE
D	EXISTING TO BE DEMOLISHED	OH	OVERHEAD
DISC	DISCONNECT	P	POLE
DIST	DISTRIBUTION	PB	PUSHBUTTON
DPDT	DOUBLE POLE DOUBLE THROW	PH	PHASE
DWG	DRAWING	PNL	PANEL
EA	EACH	PVC	POLYVINYL CHLORIDE CONDUIT
EF	EXHAUST FAN	PWR	POWER
ELEC	ELECTRIC	R	EXISTING TO REMAIN
EMT	ELECTRICAL METALLIC TUBING	RCPT	RECEPTACLE
EQUIP	EQUIPMENT	RECEPT	RECEPTACLE
EX. EXIST	EXISTING	RGS	RIGID GALVANIZED STEEL
FA	FIRE ALARM	RM	ROOM
FAA	FIRE ALARM ANNUNCIATOR	RVNR	REDUCED VOLTAGE NON-REVERSING
FACP	FIRE ALARM CONTROL PANEL	RVR	REDUCED VOLTAGE REVERSING
FD	FUSED DISCONNECT	SP	SINGLE POLE TOGGLE SWITCH
FLR	FLOOR	SPD	SURGE PROTECTIVE DEVICE (TVSS)
FO	FIBER OPTIC	SPEC	SPECIFICATION
FSD	FIRE SMOKE DAMPER RELAY, CONTROLLED BY ASSOCIATED SMOKE DETECTOR AND CIRCUITED BACK TO FACP	SPEX	SINGLE POLE SINGLE THROW
		SSPB	START STOP PUSHBUTTON
FVNR	FULL VOLTAGE NON-REVERSING	SW	SWITCH
FVR	FULL VOLTAGE REVERSING	SWBD	SWITCHBOARD
GEC	GROUNDING ELECTRODE CONDUCTOR	SWGR	SWITCHGEAR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	TB	TELEPHONE BOARD
GFI	GROUND FAULT INTERRUPTER	TC	TIME CLOCK
GFP	GROUND FAULT PROTECTION	TEL	TIME DELAY
GND	GROUND	TEL	TELEPHONE
GRC	GALVANIZED RIGID CONDUIT	TSP	TWISTED SHIELDED PAIR
HID	HIGH INTENSITY DISCHARGE	TTB	TELEPHONE TERMINAL BOARD
HOA	HAND-OFF-AUTOMATIC	TYP	TYPICAL
HP	HORSEPOWER	UG	UNDERGROUND
HPS	HIGH PRESSURE SODIUM	UH	UNIT HEATER
HTR	HEATER	UNO	UNLESS NOTED OTHERWISE
HVAC	HEATING, VENTILATION & AIR CONDITIONING	V	VOLT
HZ	HERTZ	V	VOLT-AMPERES
J-BOX	JUNCTION BOX	VFD	VARIABLE FREQUENCY DRIVE
KVA	KILOVOLT-AMPERES	W	WATTS
KW	KILOWATTS	WP	WEATHERPROOF
LCP	LIGHTING CONTROL PANEL	W/O	WITHOUT
LPW	LUMENS PER WATT	XFMR	TRANSFORMER
LTG	LIGHTING	Y	WYE-CONNECTED
LV	LOW VOLTAGE	Δ	DELTA-CONNECTED
MAG	MAGNETIC STARTER	ø	PHASE

REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

**ELECTRICAL
POWER -
CRAWLSPACE**

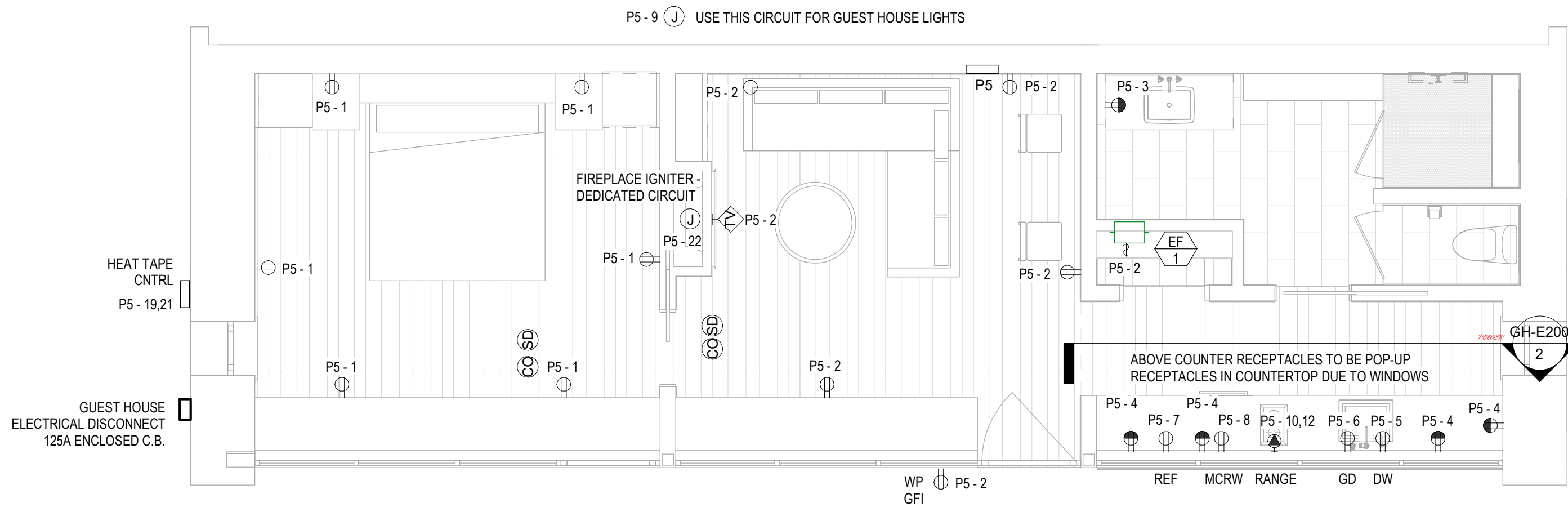
GH-E100

REVISIONS

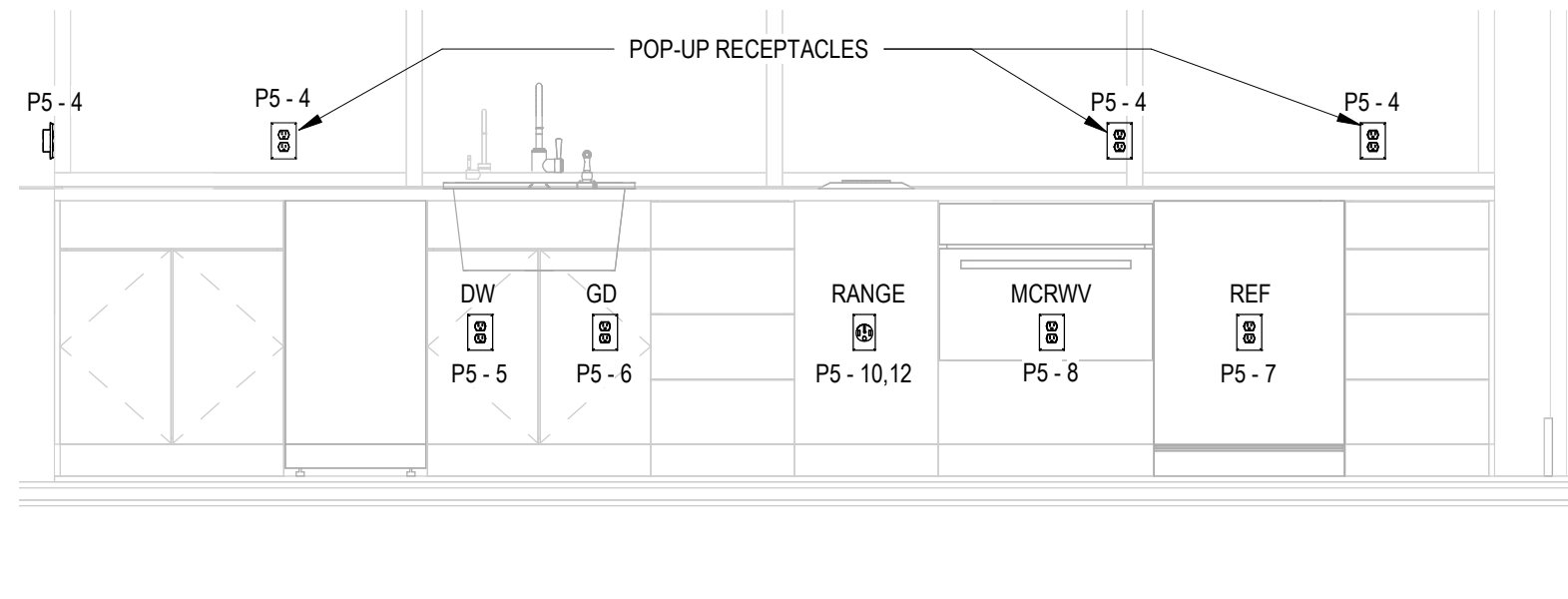
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

ELECTRICAL
POWER - UPPER
LEVEL

GH-E200



1 GUEST HOUSE UPPER LEVEL-POWER
GH-E200/ SCALE: 1/4" = 1'-0"



2 GUEST HOUSE KITCHENETTE
GH-E200/ SCALE: 1/2" = 1'-0"

Branch Panel: P5

Location:
Supply From:
Mounting: Flush
Enclosure: Type 1

Volts: 120/240 Single
Phases: 1
Wires: 3

Mains Type: Main Lug Only
Mains Rating: 125 A

Notes:

CKT	Circuit Description	Load Classification	Trip	Type	Poles	A		B		Poles	Type	Trip	Load Classification	Circuit Description	CKT
1	BEDRM	Lighting/Receptacles	20 A	CAFCI	1	1080 VA	1097 VA			1	CAFCI	20 A	HVAC; Receptacle;...	LIVING RM	2
3	BTH RM	Lighting/Receptacles	20 A	GFCI	1			180 VA	720 VA	1	DUAL FUNC	20 A	Lighting/Receptacles	KITCHEN COUNTER	4
5	DISHWASHER	Appliance	20 A	DUAL FUNC	1	1200 VA	900 VA			1	DUAL FUNC	20 A	Appliance	DISPOSAL	6
7	REF	Appliance	20 A	CAFCI	1			1200 VA	1600 VA	1	CAFCI	20 A	Appliance	MCRWV	8
9	LIGHTS	Lighting/Receptacles	20 A	CAFCI	1	1800 VA	2500 VA			2	GFCI	30 A	Appliance	RANGE	10
11	HVAC SERVICE...	Lighting/Receptacles	20 A	GFCI	1			180 VA	2500 VA						12
13	HUMIDIFIER-CRAWLSPACE	HVAC	20 A		2	1908 VA	2208 VA			2		20 A	HVAC	HEATPUMP7- CRAWLSPACE	14
15								1908 VA	2208 VA						16
17	ERV - CRAWLSPACE	HVAC	20 A		1	200 VA	1000 VA			2		20 A	HVAC	HEATER1- CRAWLSPACE	18
19								500 VA	1000 VA						20
21	HEAT TAPE CNTRL	HVAC	30 A	30mA GFI	2	500 VA	100 VA			1		20 A	HVAC	FIREPLACE IGNITER	22
23															24
25															26
27															28
29															30
31															32
33															34
35															36
37															38
39															40
41															42
Total Load:						14004 VA		11562 VA							
Total Amps:						116.7 A		96.4 A							

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Appliance	9900 VA	75.00%	7425 VA	
HVAC	11291 VA	100.00%	11291 VA	Total Conn. Load: 25564 VA
Receptacle	180 VA	100.00%	180 VA	Total Est. Demand: 21962 VA
Lighting/Receptacles	4860 VA	75.12%	3651 VA	Total Conn.: 106.5 A
				Total Est. Demand: 91.5 A

Notes:



Energy 1

Smart Energy. Clean Energy.™

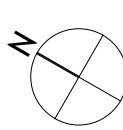
LEGACY COURT
4807 LEGACY COURT
LOT 2: STEIN ERIKSEN ESTATES

REVISIONS

#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET

ELECTRICAL
POWER - ROOF

GH-E300



1
GH-E300

GUEST HOUSE ROOF-POWER

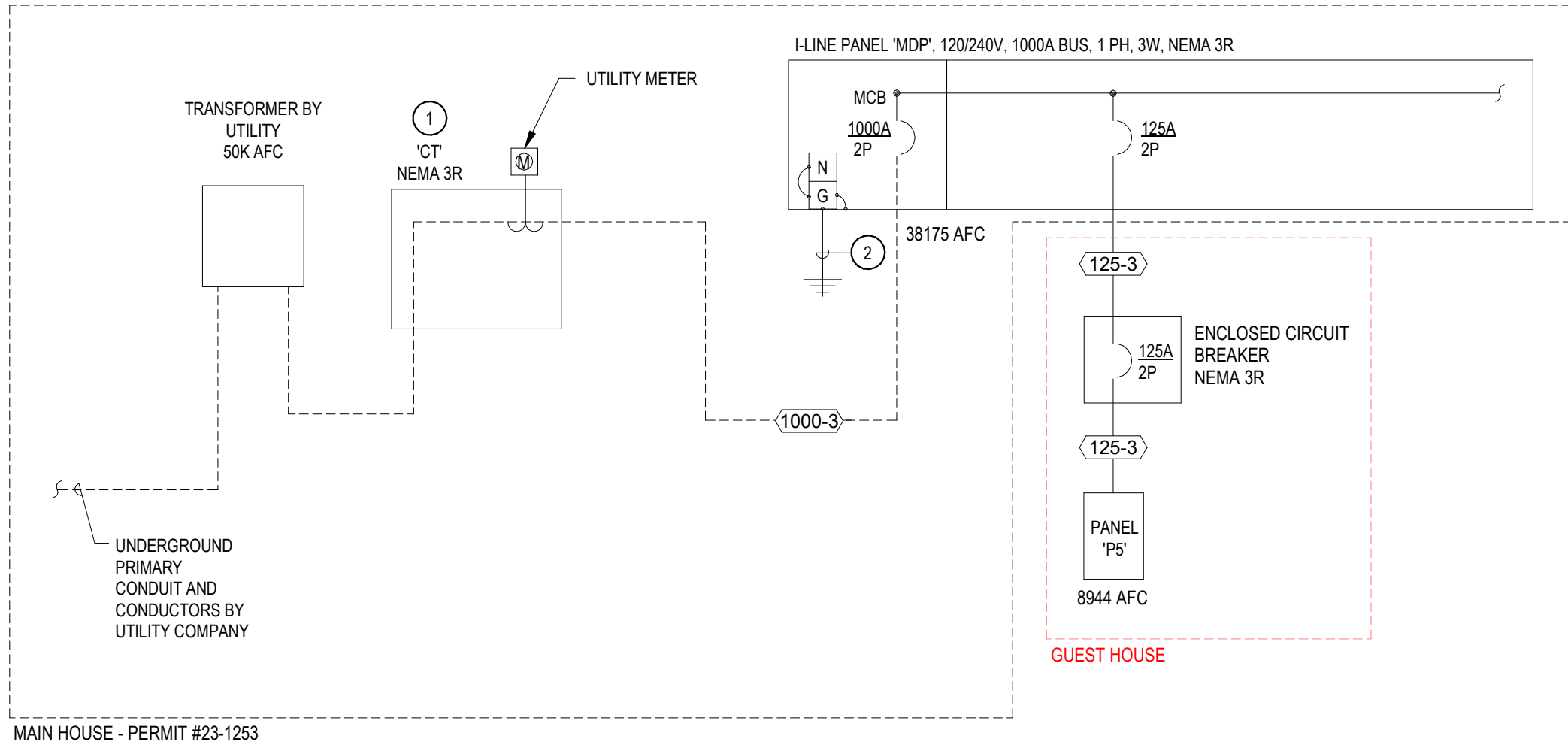
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

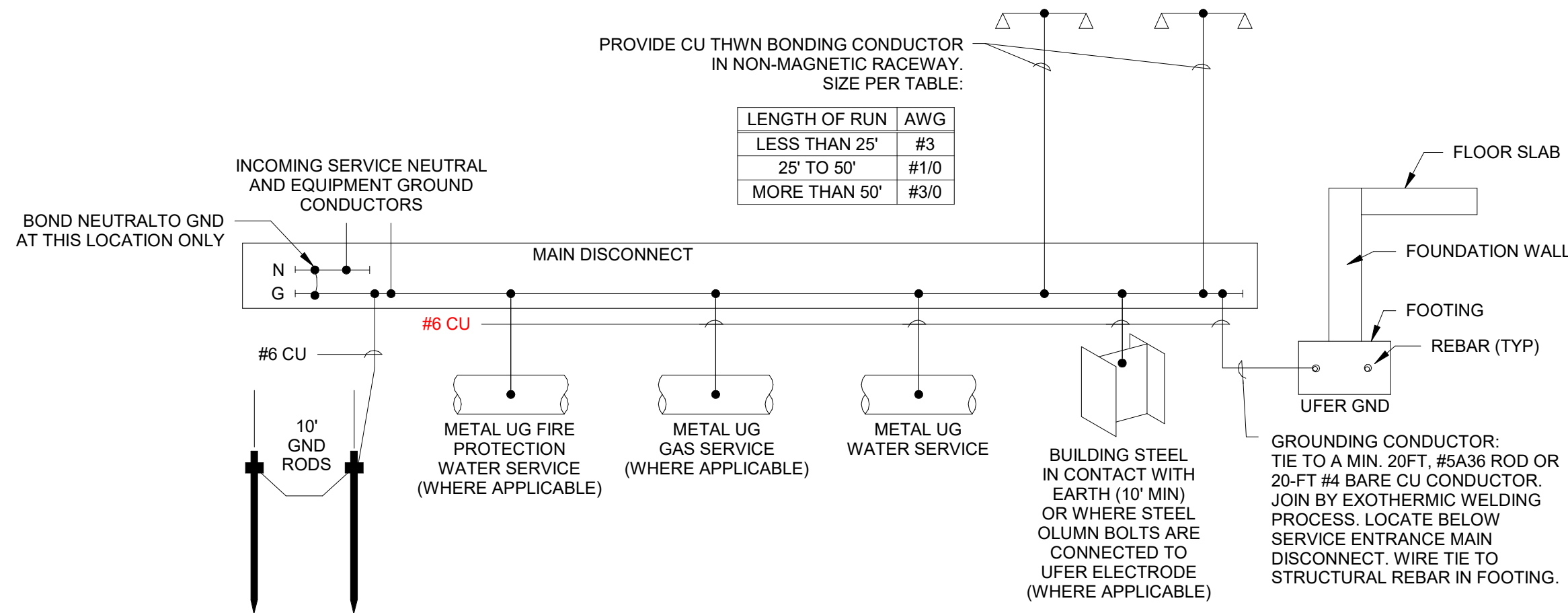
- A. CONDUIT, CONDUCTORS AND AIC CALCULATIONS FOR ALL SERVICE, PANEL AND EQUIPMENT FEEDERS INDICATED ON THE ONE-LINE HAVE BEEN SIZED BASED ON COPPER. THE CONTRACTOR MAY USE COMPRESSED ALUMINUM CONDUCTORS FOR THESE FEEDERS PROVIDING THE CONDUIT, CONDUCTOR SIZES AND AIC CALCULATIONS ARE ADJUSTED AS REQUIRED TO MEET ALL NATIONAL ELECTRICAL CODE REQUIREMENTS.
- B. INSTALLATION PER UTILITY REQUIREMENTS
- C. COORDINATE EXACT DISTANCES BETWEEN UTILITY TRANSFORMER AND METER/CT WITH LOCAL UTILITY PRIOR TO ROUGH-IN.
- D. BASED ON ACTUAL HOMERUN LENGTHS REQUIRED IN THE FIELD, THE CONTRACTOR IS RESPONSIBLE TO CALCULATE AND INCREASE THE WIRE SIZES AS REQUIRED TO LIMIT BRANCH CIRCUIT VOLTAGE DROP TO 3% OR LESS. FOR 20A BRANCH CIRCUITS THE MINIMUM CONDUCTOR SIZES SHALL BE AS FOLLOWS: #10 AWG CU FOR RUNS BETWEEN 100 AND 200 LINEAR FEET, #8 AWG CU FOR RUNS BETWEEN 200 AND 325 LINEAR FEET, AND AS CALCULATED BY THE CONTRACTOR FOR CIRCUITS EXTENDING BEYOND 325 LINEAR FEET. IN ALL CASES WHERE WIRE SIZES INCREASE, THE CONTRACTOR SHALL PROVIDE LARGER CONDUITS AS REQUIRED.

KEYED NOTES:

1. 120/240V, 1-PHASE, 3-WIRE, 1000A CT CAN PER UTILITY REQUIREMENTS.
2. PROVIDE UFER GROUND AND GROUND RODS AS REQUIRED. BOND GAS AND WATER PIPES. PROVIDE ALL GROUNDING PER THE NEC.



1 ONE-LINE DIAGRAM
GH-E400 SCALE: NTS

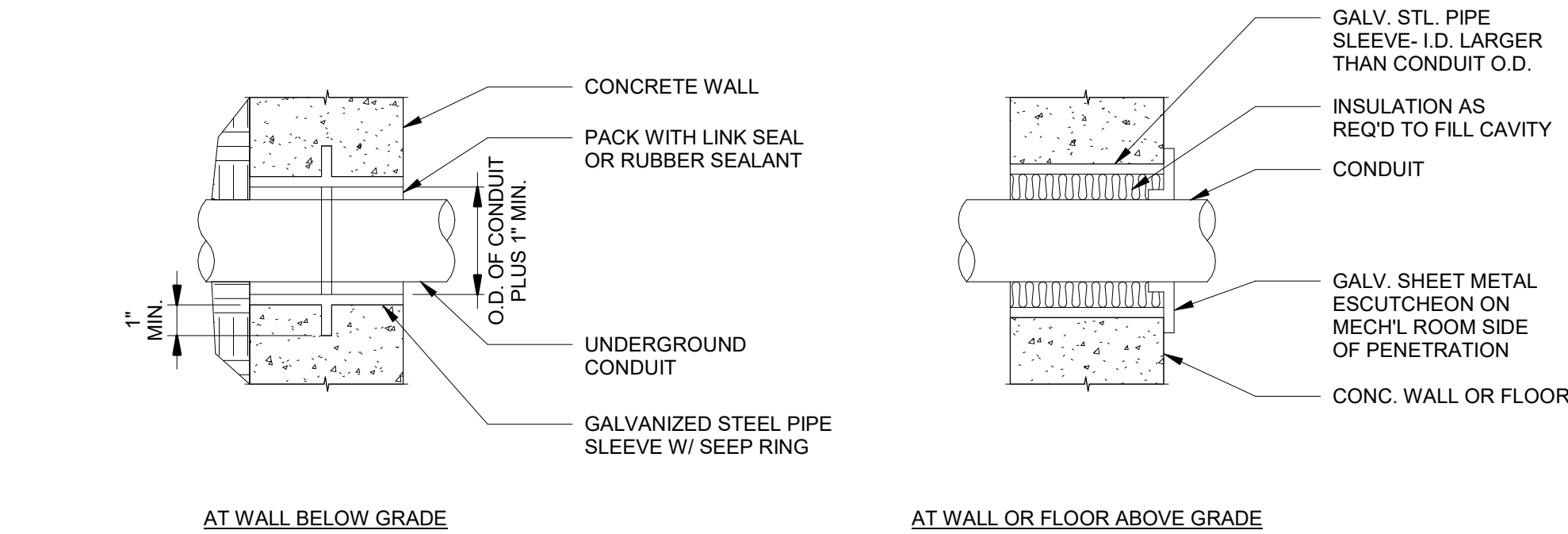


2 GROUNDING AND BONDING RISER DIAGRAM
GH-E400 SCALE: NTS

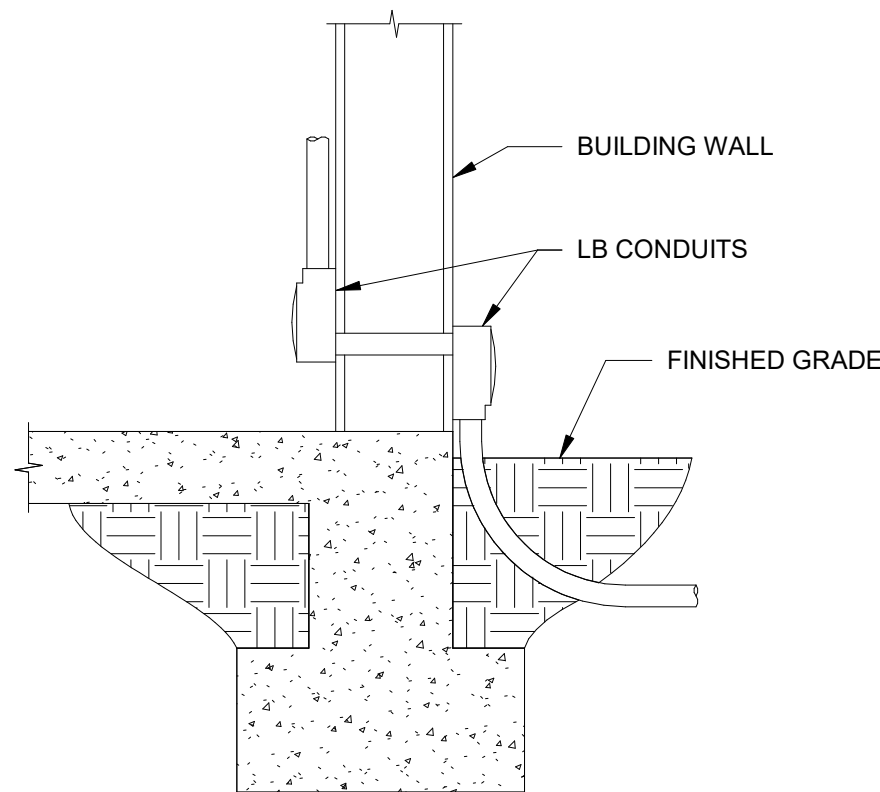
1-PHASE FEEDER SCHEDULE										
AMPS-WIRE QTY PER CONDUIT	75 DEG COPPER					75 DEG ALUMINUM				
	SETS IN PARALLEL	CONDUIT	POLE QTY AND AWG	NEUTRAL AWG	GROUND AWG	SETS IN PARALLEL	CONDUIT	POLE QTY AND AWG	NEUTRAL AWG	GROUND AWG
20-3	1	1/2"	2#12	1#12	1#12	1	1/2"	2#10	1#10	1#10
30-3	1	1/2"	2#10	1#10	1#10	1	3/4"	2#8	1#8	1#8
50-3	1	3/4"	2#8	1#8	1#10	1	1"	2#6	1#6	1#8
60-3	1	1"	2#6	1#6	1#10	1	1-1/4"	2#4	1#4	1#8
70-3	1	1-1/4"	2#4	1#4	1#8	1	1-1/4"	2#3	1#3	1#6
90-3	1	1-1/4"	2#3	1#3	1#8	1	1-1/4"	2#2	1#2	1#6
100-3	1	1-1/4"	2#3	1#3	1#8	1	1-1/2"	2#1	1#1	1#6
125-3	1	1-1/2"	2#1	1#1	1#6	1	1-1/2"	2#2/0	1#2/0	1#4
150-3	1	1-1/2"	2#1/0	1#1/0	1#6	1	2"	2#3/0	1#3/0	1#4
175-3	1	2"	2#2/0	1#2/0	1#6	1	2"	2#4/0	1#4/0	1#4
200-3	1	2"	2#3/0	1#3/0	1#6	1	2-1/2"	2#250	1#250	1#4
225-3	1	2"	2#4/0	1#4/0	1#4	1	2-1/2"	2#300	1#300	1#2
250-3	1	2-1/2"	2#250	1#250	1#4	1	3"	2#350	1#350	1#2
300-3	1	3"	2#350	1#350	1#4	1	3"	2#500	1#500	1#2
400-3	2	2"	2#3/0	1#3/0	1#3	2	2-1/2"	2#250	1#250	1#1
500-3	2	2-1/2"	2#250	1#250	1#2	2	2-1/2"	2#350	1#350	1#1/0
600-3	2	3"	2#350	1#350	1#1	2	3"	2#500	1#500	1#2/0
800-3	3	2-1/2"	2#300	1#300	1#1/0	3	3"	2#400	1#400	1#3/0
1000-3	3	3"	2#400	1#400	1#2/0	4	3"	2#350	1#350	1#4/0
1200-3	4	3"	2#350	1#350	1#3/0	4	3"	2#500	1#500	1#250
1600-3	5	3"	2#400	1#400	1#4/0	6	3"	2#400	1#400	1#350
2000-3	4	4"	2#900	1#900	1#250	5	4"	2#900	1#900	1#400
2500-3	5	4"	2#900	1#900	1#350	6	4"	2#900	1#900	1#600
3000-3	6	4"	2#900	1#900	1#400	7	4"	2#1000	1#1000	1#600
4000-3	7	4"	2#900	1#900	1#500	9	5"	2#1000	1#1000	1#750

HVAC CIRCUITS									
Panel	Load Name	Circuit Number	Rating	Apparent Current	Voltage	Est. Length	Voltage Drop	CU Wire Size	Wire Type
P5	HEAT TAPE CNTRL	19,21	30.0 A	4.2 A	240 V	51'	0.44 V	2-#10, 1-#10, 1-#10	THWN-2
P5	ERV - CRAWLSPACE	17	20.0 A	1.7 A	120 V	29'	0.17 V	1-#12, 1-#12, 1-#12	THWN-2
P5	HEATER1- CRAWLSPACE	18,20	20.0 A	8.3 A	240 V	35'	1.17 V	2-#12, 1-#12, 1-#12	THWN-2
P5	HUMIDIFIER-CRAWLSPACE	13,15	20.0 A	15.9 A	240 V	22'	1.24 V	2-#12, 1-#12, 1-#12	THWN-2
P5	HEATPUMP7- CRAWLSPACE	14,16	20.0 A	18.4 A	240 V	30'	1.94 V	2-#12, 1-#12, 1-#12	THWN-2
P5	FIREPLACE IGNITER	22	20.0 A	0.8 A	120 V	30'	0.10 V	1-#12, 1-#12, 1-#12	THWN-2

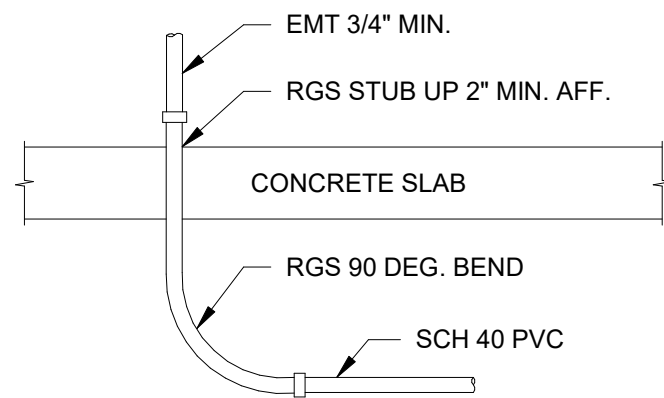
REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET



1 CONDUIT PENETRATION DETAIL
GH-E500 SCALE: NTS



2 CONDUIT PENETRATION DETAIL - LB
GH-E500 SCALE: NTS



3 CONDUIT RISER DETAIL
GH-E500 SCALE: NTS

REVISIONS		
#	DATE	DESCRIPTION
D	23.10.20	GUEST HOUSE PERMIT SET



Condominium/ P.U.D Permission to Build

This document shall serve as verification that the Stein Eriksen Estates
(Condominium/ P.U.D.)

Homeowner's Association has given permission to Kyle & Sarah Ryland
(Owner)

To build at 4807 Legacy Court Park City, UT 84060 (Lot 2)
(Address)

Description of work: Single Family Home and Guest House

 Please check if a Porta-Potty is not required by the HOA. Restroom facilities will be provided .

The HOA acknowledges any potential legal and financial responsibility for improvements in the common/ limited common area.



HOA Representative

Name: Greg Gendron

Title: V.P. - Residential Operations

Phone (day): 435-658-9511

Phone (evening) 435-940-3400

Cellphone: 435-731-0810

E-mail: ggendron@steinlodge.com

Fax:

8/17/23

Date

C U P P R O J E C T D E S C R I P T I O N

General Description:

The proposed Guest House is 773 square feet in size and has been designed to blend into the surrounding landscape, sitting adjacent to the Main House (permit no: 23-1253). Both the Main House and Guest house sit on approximately 3.04 acres on Lot 2 of the Stein Eriksen Estates in Park City, Utah.

CUP Questions & Answers:

1. How will the proposed use “fit-in” with the surrounding uses?
 - a. The Guest House fits in with the surrounding use by matching the existing permitted Main House exterior materials and finishes, such as the same exterior stone walls, standing seam metal roof, and window system. The Guest House is beautifully integrated into the surrounding landscape and is connected to the Main House via a stone pathway.
2. What type of service will it provide to Park City?
 - a. N/A
3. Is the proposed use consistent with the current zoning district and the general plan?
 - a. Yes - Both the zoning and design guidelines allow for a Guest House on this property.
4. Is the proposed use similar or compatible with other uses in the same area?
 - a. Yes
5. Is the proposed use suitable for the proposed site?
 - a. Yes
6. Will the proposed use emit noise, glare, dust, pollutants, and odor?
 - a. No
7. What will be the hour of operation and how many people will be employed?
 - a. N/A
8. Are there other special issues that need to be mitigated?
 - a. No



LINE TABLE		
LINE	DIRECTION	LENGTH
L8	N 71°29' E	0.91'
L9	S 72°48'49" E	40.00'

LINE TABLE		
LINE	DIRECTION	LENGTH
L10	N 47°16'18" E	47.09'
L11	N 43°47'33" E	45.46'
L12	N 35°17'27" E	42.53'
L13	S 72°48'49" E	22.00'
L14	S 17°11'11" W	20.00'
L15	N 72°48'49" W	16.00'
L16	S 22°08'21" W	19.73'
L17	N 2°48'35" E	40.84'
L18	S 70°34'16" E	20.00'
L19	S 17°11'11" W	10.01'
L20	N 33°52'25" E	47.88'
L21	S 85°36'48" E	9.29'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C9	10.00'	6.54'	37°28'11"	S 42°34'43" W
C10	230.00'	130.74'	32°34'07"	S 40°07'41" W
C11	85.00'	51.18'	34°30'02"	S 73°39'46" W
C12	13.00'	16.32'	71°55'24"	S 54°57'05" W
C13	230.00'	45.37'	11°18'09"	S 13°20'18" W
C14	23.00'	23.31'	58°03'25"	S 21°20'29" E
C15	50.00'	251.03'	287°39'40"	N 86°32'21" W
C16	23.00'	20.41'	50°50'46"	N 31°52'06" E
C17	270.00'	60.88'	12°55'09"	N 12°54'18" E
C18	13.00'	15.67'	69°04'59"	N 15°10'37" W
C19	85.00'	27.01'	18°12'30"	N 40°36'52" W
C20	210.00'	196.64'	53°38'58"	N 4°41'08" E
C21	420.00'	109.21'	14°53'52"	N 14°41'25" E
C22	570.00'	98.94'	9°56'42"	N 12°12'50" E
C23	530.00'	91.99'	9°56'42"	S 12°12'50" W
C24	460.00'	119.61'	14°53'52"	S 14°41'25" W

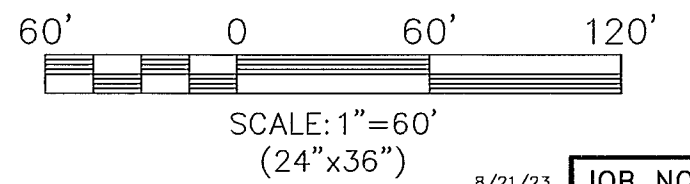
CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C25	170.00'	159.18'	53°38'58"	S 4°41'08" E
C26	45.00'	72.32'	92°04'38"	S 77°32'56" E
C27	190.00'	108.00'	32°34'07"	N 40°07'41" E
C28	50.00'	63.15'	72°21'47"	N 60°01'31" E
C29	364.61'	41.95'	6°35'32"	S 71°19'20" W
C30	50.00'	67.89'	77°48'04"	N 11°28'09" W
C31	50.00'	40.00'	45°50'12"	N 50°20'59" E
C32	50.00'	40.00'	45°50'12"	S 83°48'49" E
C33	50.00'	103.14'	118°11'12"	S 1°48'07" E
C34	23.00'	17.25'	42°57'53"	N 35°48'32" E
C35	23.00'	3.16'	7°52'53"	N 10°23'09" E
C36	210.00'	4.83'	1°19'00"	S 30°51'07" E
C37	420.00'	71.93'	9°48'45"	N 17°13'58" E
C38	420.00'	37.28'	5°05'07"	N 9°47'02" E
C39	460.00'	64.06'	7°58'45"	N 11°13'52" E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C40	460.00'	40.05'	4°58'18"	N 17°42'52" E
C41	38.00'	15.83'	32°23'33"	S 56°37'03" E
C42	28.00'	23.70'	48°30'20"	S 82°53'28" W
C43	30.00'	35.13'	67°05'41"	N 57°23'28" E
C44	210.00'	119.37'	32°34'07"	N 40°07'41" E
C45	65.00'	104.48'	92°04'38"	S 77°32'56" E
C46	190.00'	177.91'	53°38'58"	S 4°41'08" E
C47	440.00'	114.41'	14°53'52"	S 14°41'25" W
C48	550.00'	95.47'	9°56'42"	S 12°12'50" W
C49	250.00'	98.83'	22°39'00"	N 14°06'04" E
C50	65.00'	60.85'	53°37'28"	N 83°08'30" E
C51	85.00'	43.81'	38°37'08"	S 59°49'12" E
C52	270.00'	26.59'	8°38'35"	S 9°16'01" W
C53	270.00'	34.28'	7°16'34"	S 15°43'35" W
C54	460.00'	15.50'	1°55'51"	N 21°10'28" E

LEGEND
XXXX Address on Legacy Way or Legacy Court
EP Wastewater Ejector Pump Lots

HUNTSMAN ESTATES FIRST AMENDED

A SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 21
AND THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE RE **ENTRY NO. 01210092**
09/25/2023 02:33:09 PM B: 2795 P: 0995
PLAT PAGE 1/1
BOOK 2614, PAGE 846
FEE: \$168.00 BY FIRST AMERICAN TITLE INSURANCE COMPANY
DATE DATE DATE
TIME TIME TIME

Alliance Engineering Inc.
(435) 649-9467
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that 5000 Royal Street Estates, LLC, a Utah limited liability company as to Lots 1, 3, 4, 9, 10, 11, 13, 14 & 15, hereby causes this plat amendment to be prepared, together with easements as set forth to be hereafter known as HUNTSMAN ESTATES FIRST AMENDED and does hereby dedicate for the perpetual use of the public the areas shown on this plat amendment as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over any public utility easements shown on this plat amendment, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat amendment to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set his hand this 21 day of August, 2023.

5000 Royal Street Estates, LLC, a Utah limited liability company

By: Paul Huntsman

ACKNOWLEDGMENT

State of UT :ss.

County of Summit

On this 21 day of August, 2023, Paul Huntsman personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is President of 5000 Royal Street Estates, LLC and that said document was signed by him on behalf of said limited liability company by authority of its operating agreement and he acknowledged to me that he executed HUNTSMAN ESTATES FIRST AMENDED.

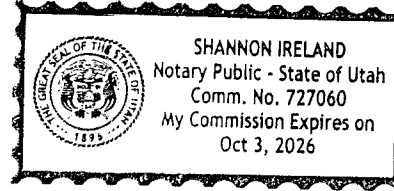
By: Shannon Ireland
Notary Public

Shannon Ireland
Printed Name

Residing in: Wasatch

My commission expires: October 3, 2026

Commission No. 727060



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that Kyle T. Ryland and Sarah Ryland, Co-trustees of the Kyle T. Ryland and Sarah Ryland Revocable Trust, dated November 22, 1999, amended and restated on June 4, 2013 and amended and restated on November 14, 2019 as to Lot 2, hereby cause this plat amendment to be prepared, together with easements as set forth to be hereafter known as HUNTSMAN ESTATES FIRST AMENDED and do hereby dedicate for the perpetual use of the public the areas shown on this plat amendment as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over any public utility easements shown on this plat amendment, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat amendment to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set his hand this 25 day of August, 2023.

The Kyle T. Ryland and Sarah Ryland Revocable Trust, dated November 22, 1999, amended and restated on June 4, 2013 and amended and restated on November 14, 2019

By: Kyle T. Ryland
Kyle T. Ryland, Co-Trustee

In witness whereof, the undersigned set her hand this 25 day of August, 2023.

The Kyle T. Ryland and Sarah Ryland Revocable Trust, dated November 22, 1999, amended and restated on June 4, 2013 and amended and restated on November 14, 2019

By: Sarah Ryland
Sarah Ryland, Co-Trustee

ACKNOWLEDGMENT

State of Calif. :ss.

County of Santa Barbara

On this 25 day of August, 2023, Kyle T. Ryland personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is a Co-Trustee of The Kyle T. Ryland and Sarah Ryland Revocable Trust, dated November 22, 1999, amended and restated on June 4, 2013 and amended and restated on November 14, 2019 and that said document was signed by him on behalf of said Trust by authority of the trust, and he acknowledged to me that he executed HUNTSMAN ESTATES FIRST AMENDED.

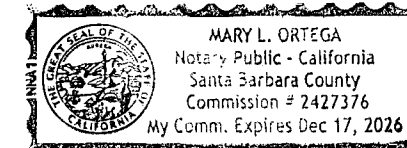
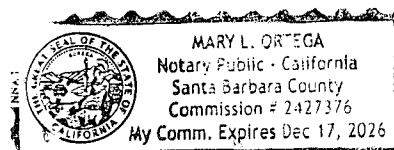
By: Mary L. Ortega
Notary Public

Mary L. Ortega
Printed Name

Residing in: Santa Barbara, Ca

My commission expires: Dec. 17, 2026

Commission No. 2427376



ACKNOWLEDGMENT

State of Calif. :ss.

County of Barbara

On this 25 day of August, 2023, Sarah Ryland personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is a Co-Trustee of The Kyle T. Ryland and Sarah Ryland Revocable Trust, dated November 22, 1999, amended and restated on June 4, 2013 and amended and restated on November 14, 2019 and that said document was signed by her on behalf of said Trust by authority of the trust, and she acknowledged to me that she executed HUNTSMAN ESTATES FIRST AMENDED.

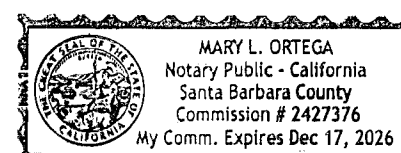
By: Mary L. Ortega
Notary Public

Mary L. Ortega
Printed Name

Residing in: Santa Barbara Ca

My commission expires: Dec. 17, 2026

Commission No. 2427376



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that Stein EE5, LLC as to Lot 5, hereby causes this plat amendment to be prepared, together with easements as set forth to be hereafter known as HUNTSMAN ESTATES FIRST AMENDED and does hereby dedicate for the perpetual use of the public the areas shown on this plat amendment as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over any public utility easements shown on this plat amendment, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat amendment to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set his hand this 21 day of August, 2023.

Stein EE5, LLC

By: Todd Lustbader

ACKNOWLEDGMENT

State of UT :ss.

County of Summit

On this 21 day of August, 2023, Todd Lustbader personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is Manager of Stein EE5, LLC and that said document was signed by him on behalf of said limited liability company by authority of its operating agreement and he acknowledged to me that he executed HUNTSMAN ESTATES FIRST AMENDED.

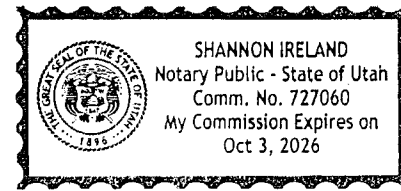
By: Shannon Ireland
Notary Public

Shannon Ireland
Printed Name

Residing in: Wasatch

My commission expires: October 3, 2026

Commission No. 727060



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that Legacy Holdings DV, LLC, a Utah limited liability company as to Lot 6, hereby causes this plat amendment to be prepared, together with easements as set forth to be hereafter known as HUNTSMAN ESTATES FIRST AMENDED and does hereby dedicate for the perpetual use of the public the areas shown on this plat amendment as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over any public utility easements shown on this plat amendment, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat amendment to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set his hand this 29 day of August, 2023.

Legacy Holdings DV, LLC, a Utah limited liability company

By: Robert Probst

ACKNOWLEDGMENT

State of IL :ss.

County of Cook

On this 29 day of August, 2023, Robert Probst personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is Manager of Legacy Holdings DV, LLC, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its operating agreement and he acknowledged to me that he executed HUNTSMAN ESTATES FIRST AMENDED.

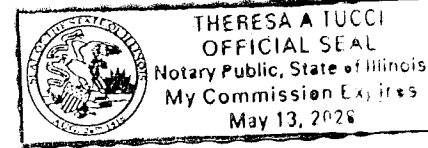
By: Theresa A. Tucci
Notary Public

Theresa A. Tucci
Printed Name

Residing in: Chicago

My commission expires: May 13, 2026

Commission No. 46354



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that CAPC Partners, LLC, a Ohio limited liability company as to Lot 7, hereby causes this plat amendment to be prepared, together with easements as set forth to be hereafter known as HUNTSMAN ESTATES FIRST AMENDED and does hereby dedicate for the perpetual use of the public the areas shown on this plat amendment as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over any public utility easements shown on this plat amendment, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat amendment to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set his hand this 30 day of August, 2023.

CAPC Partners, LLC, a Ohio limited liability company

By: Abigail Churchill

ACKNOWLEDGMENT

State of MA :ss.

County of Suffolk

On this 30 day of August, 2023, Thomas Cibotti personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is Manager of CAPC Partners, LLC, a Ohio limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its operating agreement and he acknowledged to me that he executed HUNTSMAN ESTATES FIRST AMENDED.

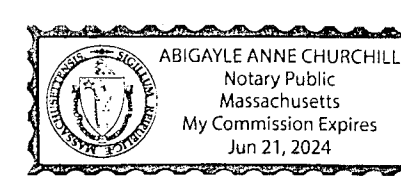
By: Abigail Churchill
Notary Public

Abigail Churchill
Printed Name

Residing in: Boston, MA

My commission expires: June 21, 2024

Commission No. Does not apply in MA



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that DV Lodge LLC, a Utah limited liability company as to Lot 12, hereby causes this plat amendment to be prepared, together with easements as set forth to be hereafter known as HUNTSMAN ESTATES FIRST AMENDED and does hereby dedicate for the perpetual use of the public the areas shown on this plat amendment as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over any public utility easements shown on this plat amendment, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat amendment to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set his hand this 21 day of August, 2023.

DV Lodge LLC, a Utah limited liability company

By: Paul Huntsman
Paul Huntsman, Principal

ACKNOWLEDGMENT

State of UT :ss.

County of Summit

On this 21 day of August, 2023, Paul Huntsman personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Principal of DV Lodge LLC, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its operating agreement and he acknowledged to me that he executed HUNTSMAN ESTATES FIRST AMENDED.

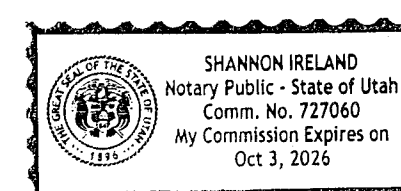
By: Shannon Ireland
Notary Public

Shannon Ireland
Printed Name

Residing in: Wasatch

My commission expires: October 3, 2026

Commission No. 727060



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that SEE DV Partners LLC, a Ohio limited liability company as to Lot 8, hereby causes this plat amendment to be prepared, together with easements as set forth to be hereafter known as HUNTSMAN ESTATES FIRST AMENDED and does hereby dedicate for the perpetual use of the public the areas shown on this plat amendment as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over any public utility easements shown on this plat amendment, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat amendment to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set his hand this 30 day of August, 2023.

SEE DV Partners LLC, a Ohio limited liability company

By: Abigail Churchill

ACKNOWLEDGMENT

State of MA :ss.

County of Suffolk

On this 30 day of August, 2023, Thomas Cibotti personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is Manager of SEE DV Partners LLC, a Ohio limited liability company and that said document was signed by him on behalf of said limited liability company by authority of its operating agreement and he acknowledged to me that he executed HUNTSMAN ESTATES FIRST AMENDED.

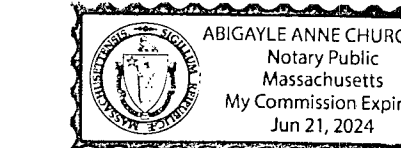
By: Abigail Churchill
Notary Public

Abigail Churchill
Printed Name

Residing in: Boston, MA

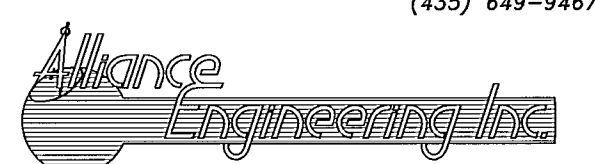
My commission expires: June 21, 2024

Commission No. Does not apply in MA



HUNTSMAN ESTATES FIRST AMENDED

A SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 21
AND THE WEST HALF OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE **ENTRY NO. 01210092**

09/25/2023 02:33:09 PM B: 2795 P: 0996

Plat PAGE 1/1

PROVIDE FRANCHISE, SUMMIT COUNTY RECORDER

FILE 100.00 BY FIRST AMERICAN TITLE INSURANCE COMPANY

TIME DATE ENTRY NO.

SHEET 3 OF 3

HUNTSMAN ESTATES FIRST AMENDED

Page 712 of 768

8/21/23 JOB NO.: 3-10-19 FILE: X:\Dear Valley\dwg\sr\plat2019\031019-Huntsman Estates Amended.dwg

Planning Commission Staff Report



Subject: Parcels PC-491, PC-492-1, PC-491-492-UPL
(340 Rossie Hill Drive)
Application: PL-23-05878
Author: Lillian Zollinger, Planner II
Date: March 27, 2024
Type of Item: Plat Amendment

Recommendation

(I) Review the proposed 340 Rossie Hill Plat Amendment to create one Lot from Lots 12 and 13 of Block 59 and remnant parcels; (II) conduct a public hearing; and (III) consider approving the Draft Final Action Letter based on the Findings of Fact, Conclusions of Law, and Conditions of Approval (Exhibit A).

Description

Applicant: Corinne and Richard Sernyak
Location: 340 Rossie Hill Drive
Zoning Districts: Historic Residential -1
Historic Residential - Low
Adjacent Land Uses: Single Family Dwellings
Reason for Review: Planning Commission, the Commission reviews and takes Final Action on Plat Amendments.¹

HR-1 Historic Residential - 1
HRL Historic Residential Low – Density
HDR Historic District Review
LMC Land Management Code
SFD Single Family Dwelling

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

Background

340 Rossie Hill Drive consists of Parcels PC-492-1, PC-491, and PC-491-492-UPL. This includes Lot 12 and 13 of Block 59, except for a strip of 25 feet in width, and portions of Lots 10 through 15. The site Fronts both Ontario Avenue and Rossie Hill Drive.

The proposed Lot is in both the Historic Residential -1 (HR-1) and the Historic Residential Low - Density (HRL) Zoning District. The portion dedicated as



¹ LMC § [15-1-8](#)

Rossie Hill Drive right-of-way is within the HRL Zoning District. The buildable portion is within the HR -1 Zoning District. LMC [§ 15-1-6\(A\)](#) states, “The zoning boundary lines are intended to conform to existing Property boundary lines when not in a public Right-of-Way, or to follow the center line of public Rights-of-Way, including prescriptive Rights-of-Way, unless the lines are located by specific dimensions, in which case the dimensions shall control.” 340 Rossie Hill Drive is in the HR-1 and HRL Zoning District, however, most of the Lot that is in the HRL Zoning District shall be dedicated ROW and the buildable area is within the HR-1 Zoning District regulations.



The Proposed Plat above illustrates the parcel combination to create a 3,508-square-foot Lot

The Engineering Department requires 1,499 square feet of the Lot to be dedicated Rossie Hill Right-of-Way (ROW), and the Lot becomes 3,508 sf (see Condition of Approval 3). The proposed Unusual Lot has a 75' northern Lot Line, 9.47' eastern Lot Line, 114.27' southern Lot Line curve, and 95.68' western Lot line. Pursuant to LMC [§ 15-4-7](#), this Unusual Lot that fronts two ROWs requires a Planning Director Determination for the Lot. On March 7, 2022, the Planning Director determined the Setbacks for the Lot are as follows: a 10' Front Setback along Rossie Hill Drive, a 10'

Front Setback along Ontario Avenue, a 10' east Rear Setback, and a 5' north Side Setback. The Lot analysis is outlined below.

The Applicant proposes to combine the Lots and Parcels above to create one Single-Family Lot. Any future development on the Lot will require a Historic District Review (see Condition of Approval 9).

Analysis

(I) The proposed Plat Amendment complies with the Historic Residential - 1 (HR-1) Zoning District requirements outlined in LMC Chapter 15-2.2.

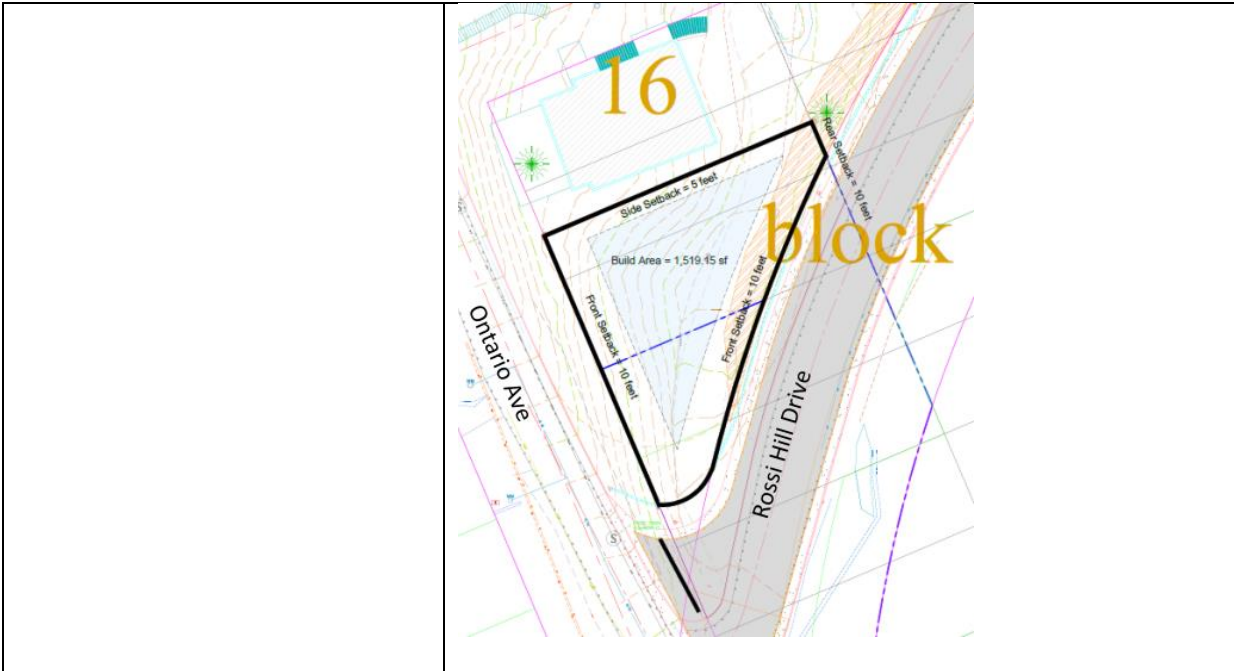
The Applicant proposes to construct SFD on the Lot and LMC [§ 15-2.2-2\(A\)\(1\)](#) lists a SFD as an Allowed Use in the HR-1 Zoning District.

The new SFD must comply with LMC [§ 15-2.2-3](#) *Lot and Site Requirements* for a SFD in the HR-1 Zoning District:

Requirement	Analysis of Proposal
Minimum Lot Size – 1,875 sf for SFD	Complies: 3,508 sf
Maximum Lot Size – 3,750 sf for SFD	Complies: 3,508 sf <i>If the Rossie Hill ROW was not dedicated, the Lot Size would be 5,007 sf and exceed the allowed Maximum Lot Size.</i>
Minimum Lot Width – 25'	Complies: 75'

Regulation	Requirement
Maximum Building Footprint ²	1443 sf
Setbacks – Pursuant to LMC § 15-4-7 , this Lot requires a Planning Director Determination	On March 7, 2022, the Planning Director determined the following Setbacks: S Front Setback – 10' W Front Setback – 10' E Rear Setback – 10' N Side Setback – 5'

² MAXIMUM FP = (A/2) x 0.9^{A/1875} where FP = maximum Building Footprint and A = Lot Area



The table below outlines LMC [§ 15-2.2-5](#) regarding *Building Height* for a SFD in the HR-1 Zoning District:

Regulation	Requirement
Maximum Building Height	27' from Existing Grade
Maximum height measured from the lowest finish floor plane to the point of the highest wall top plate	35'
Stepback	A ten foot (10') minimum horizontal step in the downhill façade is required
Primary roof pitch	Between 7:12 and 12:12

(II) There is Good Cause for the Plat Amendment, and no public street, Right-of-Way, or easement is vacated or amended.

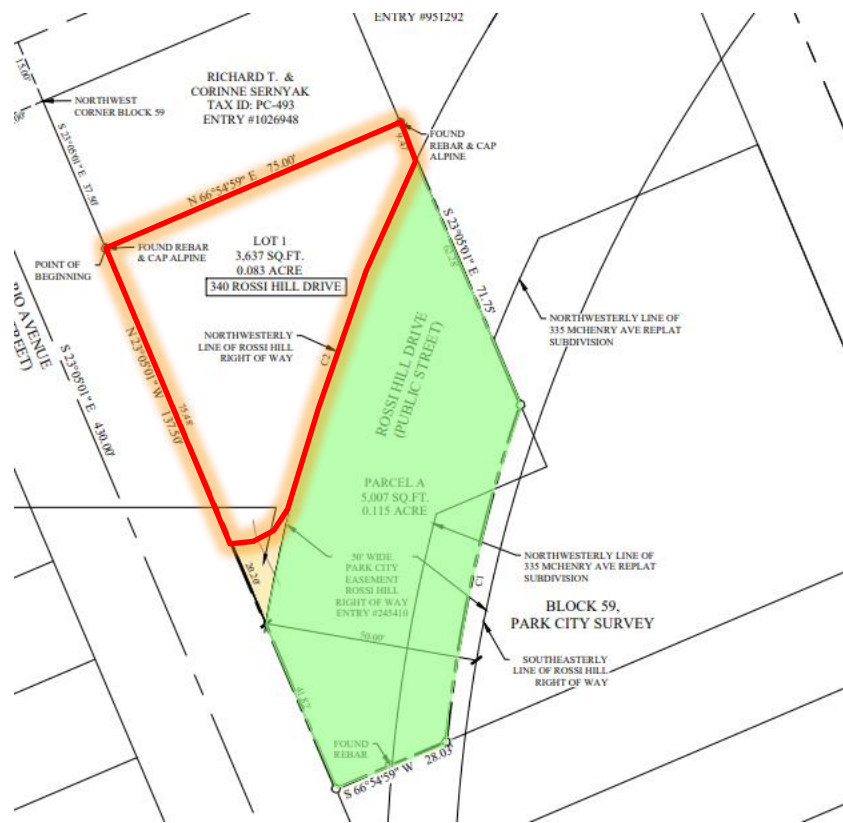
LMC [§ 15-7.1-5\(D\)](#) states:

“The Planning Commission shall study the Preliminary Plat and the report of the Staff, taking into consideration requirements of Land Management Code, any Master Plan, site plan, or Sensitive Land Analysis approved or pending approval on the subject Property. Particular attention will be given to the arrangement, location and width of Streets, their relation to sewerage disposal, drainage, erosion, topography and natural features of the Property, location of Physical Mine Hazards and geologic hazards, Lot sizes and arrangement, the further

Development of adjoining lands as yet un-subdivided, and the requirements of the Official Zoning Map, General Plan, and Streets Master Plan, as adopted by the Planning Commission and City Council. The Planning Commission shall make a finding as to whether there is Good Cause in approving the preliminary plat."

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."

There is Good Cause for this Plat Amendment because it creates one 3,508 f Lot from one parcel and two substandard Lots, it complies with the 3,750-sf maximum Lot size for the HR-1 Zoning District, and allows for the construction of a new SFD that complies with the current requirements of the LMC. Additionally, the Plat Amendment will dedicate the Rossie Hill ROW to the City as it is currently and for future road improvements. The Plat Amendment will also record an easement for access from the road to 390 Rossie Hill Drive (PC-493). There are currently no on-site parking spaces for the property and the new SFD will be required to provide two on-site parking spaces.



340 Rossie Hill is accessed by Rossie Hill, a public Right-of-Way (ROW), and the

Engineering department requires Conditions of Approvals regarding the Rossie Hill ROW, as detailed below.

(III) The Development Review Committee reviewed the proposed Plat Amendment on December 5, 2023, and requires a Condition of Approval.³

The Engineering Department requires the following Conditions of Approval in relation to the image above:

3. Pursuant to Land Management Code Section 15-7.3-4(I), areas shown in green and yellow below shall be dedicated on the final plat to be recorded to Park City Municipal Corporation as Rossie Hill Drive Right-of-Way.

4. A Plat note shall require the Applicant to provide an access easement for Parcel No. PC-493 from Rossie Hill Drive.

Parcel PC-493 (390 Rossie Hill Drive) does not have dedicated access to a ROW (as shown below), and this Condition is required to allow access to the Lot from the Rossie Hill Drive ROW.



5. Driveways must have a minimum spacing from the intersection of 25' per Park City Municipal Code Section 15-3-3(H).

6. The driveway as constructed shall be graded to tie-in to the future widened Rossie Hill Drive.

³ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 13, 2024. Staff mailed courtesy notice to property owners within 300 feet on March 13, 2024. The *Park Record* published notice on March 13, 2024.⁴

Public Input

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

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Draft Plat

Exhibit C: Engineering Department Conditions of Approval

⁴ LMC [§ 15-1-21](#)



Planning Department

March 27, 2024

Corinne and Richard Sernyak
P.O. Box 323
Park City, UT 84060

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: Parcels PC-491, PC-492-1, PC-491-492-UPL
(340 Rossie Hill Drive)

Zoning District: Historic Residential – 1
Historic Residential – Low

Application: Plat Amendment

Project Number: PL-23-05878

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: March 27, 2024

Project Summary: The Applicant proposes to create one Lot from one Parcel and two substandard Lots.

Action Taken

On March 27, 2024, the Planning Commission conducted a public hearing and approved the 340 Rossie Hill Drive Plat Amendment according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property consists of Parcels PC-491, PC-492-1, and PC-491-492-UPL.
2. The Plat Amendment creates one Lot from one Parcel and two substandard Lots.
3. The Lot is within the Historic Residential - 1 and the Historic Residential - Low Zoning District.
4. The proposed Lot contains 5,007 square feet (sf). However, 1,499 sf is proposed to be dedicated as Rossie Hill Drive Right-of-Way (ROW) and will be excluded from the Lot, leaving 3,508 sf as the final, approved Lot, as conditioned below.
5. The portion to be dedicated as Rossie Hill Drive is within the Historic Residential Low – Density Zoning District.



Planning Department

6. The Lot is within the Historic Residential – 1 Zoning District.
7. The Lot fronts Rossie Hill Drive and Ontario Avenue and is an Unusual Lot.
8. The proposed Unusual Lot has a 75' northern Lot Line, 9.47' eastern Lot Line, 114.27' southern Lot Line curve, and 95.68' western Lot line.
9. Land Management Code Section 15-4-17 establishes Planning Director Authority for Setback determinations on Unusual Lots.
10. On March 7, 2022, the Planning Director determined, as measured from the proposed Property Line as conditioned, the Lot has a 10' Front Setback from Rossie Hill Drive, a 10' Front Setback from Ontario Avenue, a 10' east Rear Setback, and a 5' north Side Setback.
11. The Applicant proposes to construct a new Single-Family Dwelling on the Lot.
12. Land Management Code Section 15-2.2-3(A) establishes a Minimum Lot of 1,875 square feet and a Maximum Lot of 3,750 sf for Single-Family Dwellings in the Historic Residential – 1 Zoning District.
13. The proposed Lot is 3,508 sf and compliant with the Minimum and Maximum Lot sizes of the Historic Residential – 1 Zoning District.
14. If the Rossi Hill ROW dedication was not required, the proposed Lot would be 5,007 sf and exceed the allowed Maximum Lot Size of 3,750 sf for a SFD.
15. Land Management Code Section 15-2.2-3(B) establishes a minimum lot width of 25 feet.
16. The Proposed Lot is approximately 75' in width the west Lot Line.
17. Land Management Code Section 15-2.2-3(E) establishes a calculation ($\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$) for determining the maximum building footprint for Lots in the Historic Residential – 1 Zoning District.
18. The maximum building footprint for the Lot is 1,443 sf.
19. Land Management Code Section 15-2.2-5(B) establishes a maximum building height for a Single-Family Dwelling in the Historic Residential – 1 Zoning District at 27' from existing grade, with a required 10' stepback at 23' in height in the downhill façade. The maximum interior height is 35'.
20. Land Management Code Section 15-2.2-5(B) establishes a primary roof pitch for the Historic Residential – 1 Zoning District between 7:12 and 12:12.
21. The Development Review Committee reviewed the proposed Lot on December 5, 2023, and required Conditions of Approval 5-8.
22. Staff published notice on the City's website, the Utah Public Notice website, and posted notice to the property on March 13, 2024. Staff mailed courtesy notice to property owners within 300 feet on March 13, 2024. The Park Record published courtesy notice on March 13, 2024.

Conclusions of Law

1. There is Good Cause for this Plat Amendment because it creates one Lot from one Parcel and two substandard Lots and dedicates built Rossie Hill Drive as right-of-



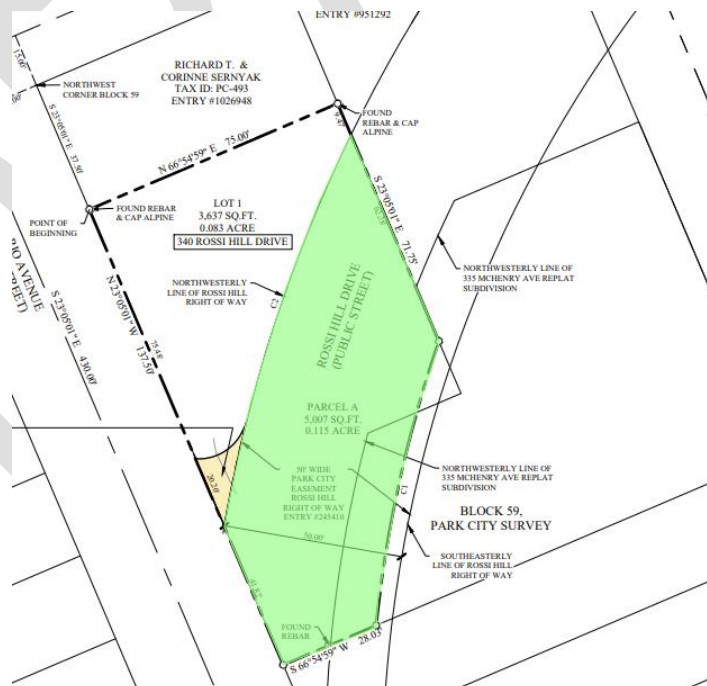
Planning Department

way with additional square footage to accommodate future improvements.

2. The Plat Amendment is consistent with the Land Management Code, including LMC Chapter 15-2.2 *Historic Residential – 1 District* and § 15-7.1-3(B) *Classification Of Subdivision – Plat Amendment*.
3. The Plat Amendment is consistent with the Land Management Code.
4. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
5. 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 shall 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 plat at the County within one year from the date of Planning Commission approval. If recordation has not occurred within one years' time, 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 Planning Director.
3. Pursuant to Land Management Code Section 15-7.3-4(l), areas shown in green and yellow below shall be dedicated on the final plat to Park City Municipal Corporation as Rossie Hill Drive Right-of-Way.





Planning Department

4. A Plat note shall require the Applicant to provide an access easement for Parcel No. PC-493 from Rossie Hill Drive.
5. Driveways must have a minimum spacing from the intersection of 25' per Park City Municipal Code Section 15-3-3(H).
6. The driveway as constructed shall be graded to tie-in to the future widened Rossie Hill Drive.
7. The Applicant shall submit an updated Plat reflecting the above conditions and creating a 3,508 sf Lot.



8. The Applicant shall complete a Historic District Review in order to construct a Single-Family Dwelling and prior to submitting a building permit.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5068 or email lillian.zollinger@parkcity.org.

Sincerely,

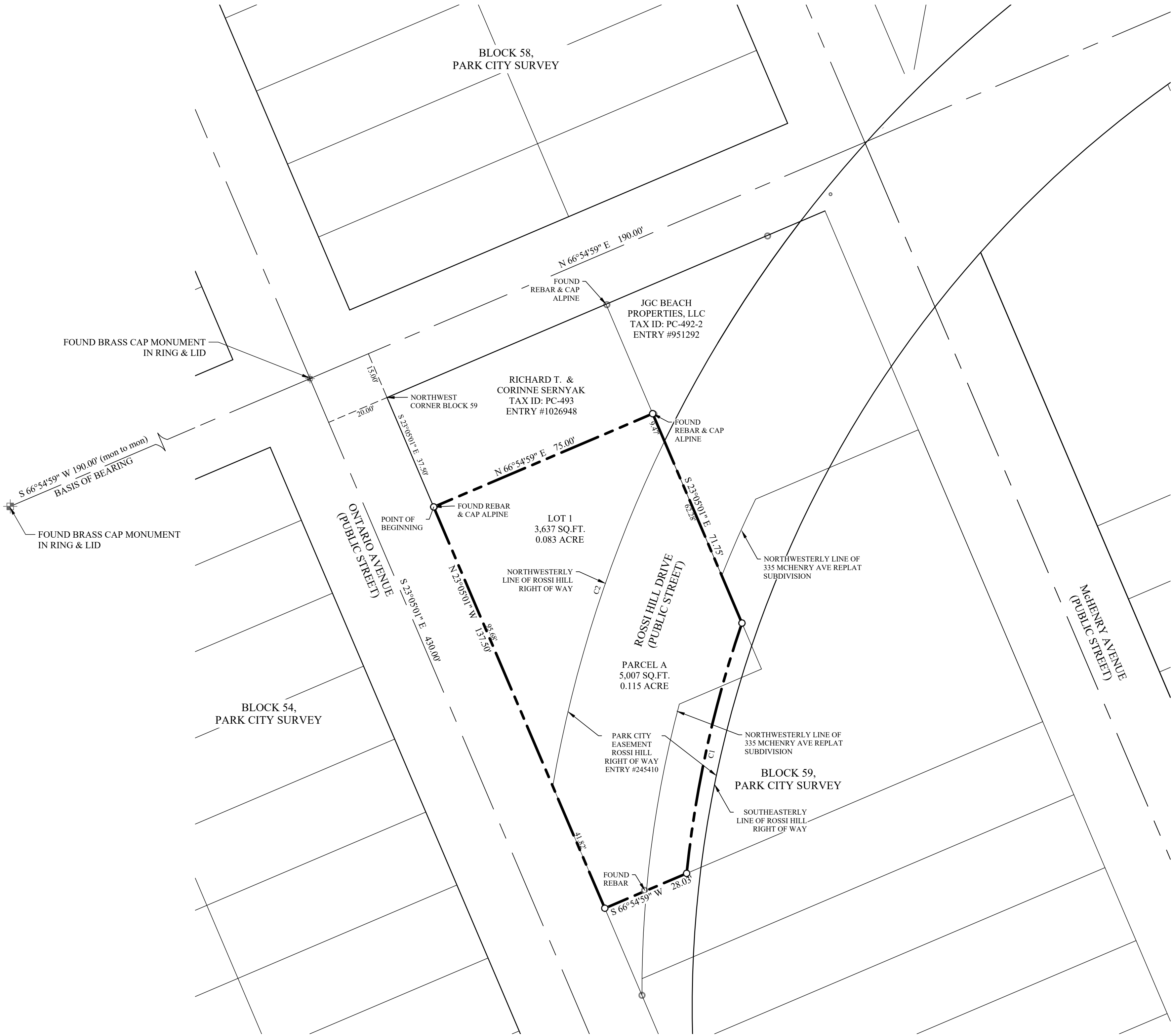
Sarah Hall,
Planning Commission Chair

CC: Lillian Zollinger

SERNS SUBDIVISION

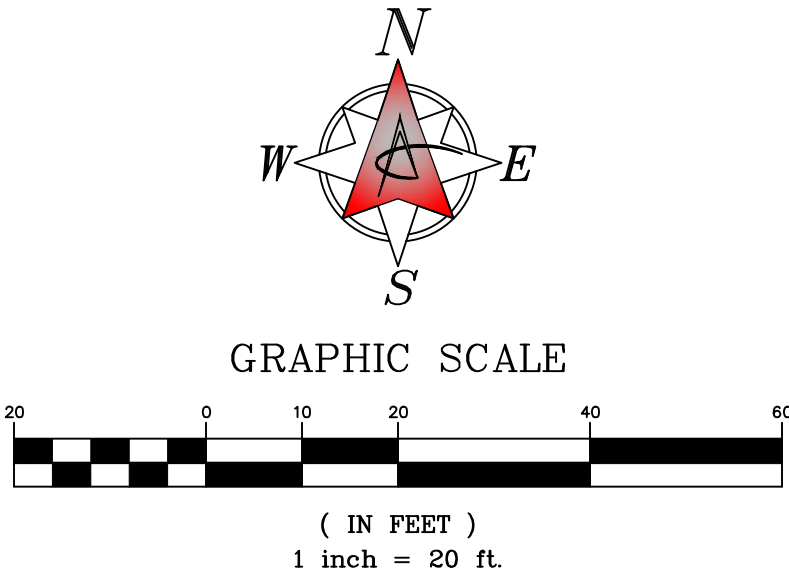
SUBDIVISION PLAT

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	80.98	353.88	13°06'42"	S12°27'36"W	80.81
C2	114.64	408.06	16°05'50"	S17°56'19"W	114.27

MAP LEGEND	
BOUNDARY LINE	— — — — —
CENTERLINE	— — — — —
RIGHT OF WAY	— — — — —
LOT LINE	— — — — —
DEED LINE	— — — — —
RADIAL LINE	— — — — —
MONUMENT	⊕
LEAD PLUG	⊙
BOUNDARY CORNER	○



SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD LICENSE NO. 155100, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS:

SERNS SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.



SATTAR N. TABRIZ, PLS
LICENSE NO. 155100

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, ALSO BEING A PORTION OF BLOCK 59, PARK CITY SURVEY; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF BLOCK 59, PARK CITY SURVEY; SAID POINT BEING SOUTH 23°05'01" EAST 37.50 FEET FROM THE NORTHWEST CORNER OF BLOCK 59, PARK CITY SURVEY; AND RUNNING THENCE NORTH 66°54'59" EAST 75.00 FEET; THENCE SOUTH 23°05'01" EAST 71.75 FEET TO A POINT OF CURVATURE WITH A 353.88 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THE CENTER OF WHICH BEARS SOUTH 70°48'03" EAST; THENCE SOUTHERLY 80.98 FEET ALONG THE ARC OF SAID CURVE, CHORD TO SAID CURVE BEARS SOUTH 12°27'36" WEST 80.81 FEET; THENCE SOUTH 66°54'59" WEST 28.03 FEET; THENCE NORTH 23°05'01" WEST 137.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 8,643 SQUARE FEET, OR 0.198 ACRE

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL BY THESE PRESENT THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PRIVATE RIGHT OF WAYS, EASEMENTS AND PARCELS TO BE HEREAFTER KNOWN AS SERNS SUBDIVISION, DO HEREBY DEDICATE THE PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY SERVICES AS SHOWN ON THIS PLAT AND CONTAINED WITHIN THE ABOVE DESCRIBED BOUNDARY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS

THIS ____ DAY OF _____, 20__.

IPJ HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY

SIGNATURE: CORINNE SERNYAK, MEMBER OF IPJ HOLDINGS, LLC

NOTARY ACKNOWLEDGEMENT

STATE OF _____ } s.s.
COUNTY OF _____ }
ON THIS ____ DAY OF _____, 20__, BEFORE ME _____,
A NOTARY PUBLIC PERSONALLY APPEARED _____ WHO

BEING DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF IPJ HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION REGARDING THE SERNS SUBDIVISION AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID IPJ HOLDINGS, LLC AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME.

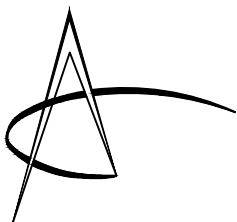
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____

PRINT NAME: _____
A NOTARY PUBLIC COMMISSIONED IN _____

SERNS SUBDIVISION

- SUBDIVISION PLAT -

LOCATED IN THE SOUTHEAST QUARTER OF SECTION
15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT
LAKE BASE AND MERIDIAN.
PARK CITY, SUMMIT COUNTY, UTAH



tel (801) 487-8040 231 West 800 South
fax (801) 487-8668 Salt Lake City, Utah 84101
www.wardeg.com

Ward Engineering Group
Planning • Engineering • Surveying
Since 1981

PARK CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING
COMMISSION THIS ____ DAY OF _____, 20__.

CHAIR

PARK CITY ENGINEER

THIS PLAT IS IN CONFORMANCE WITH THE INFORMATION ON
FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPT.
ON THIS ____ DAY OF _____, 20__.

CITY ENGINEER

SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT

REVIEWED CONFORMANCE TO THE SNYDERVILLE BASIN
WATER RECLAMATION DISTRICT STANDARDS ON THIS
____ DAY OF _____, 20__.

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

CITY ATTORNEY

APPROVED AS TO FORM THIS ____ DAY OF _____
20__.

CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVED AND ACCEPTANCE BY THE PARK CITY COUNCIL
ON THIS ____ DAY OF _____, 20__.

MAYOR

CERTIFICATE OF ATTEST

I HEREBY CERTIFY THAT THIS PLAT AMENDMENT WAS APPROVED BY
THE PARK CITY COUNCIL ON THE ____ DAY OF _____, 20__.

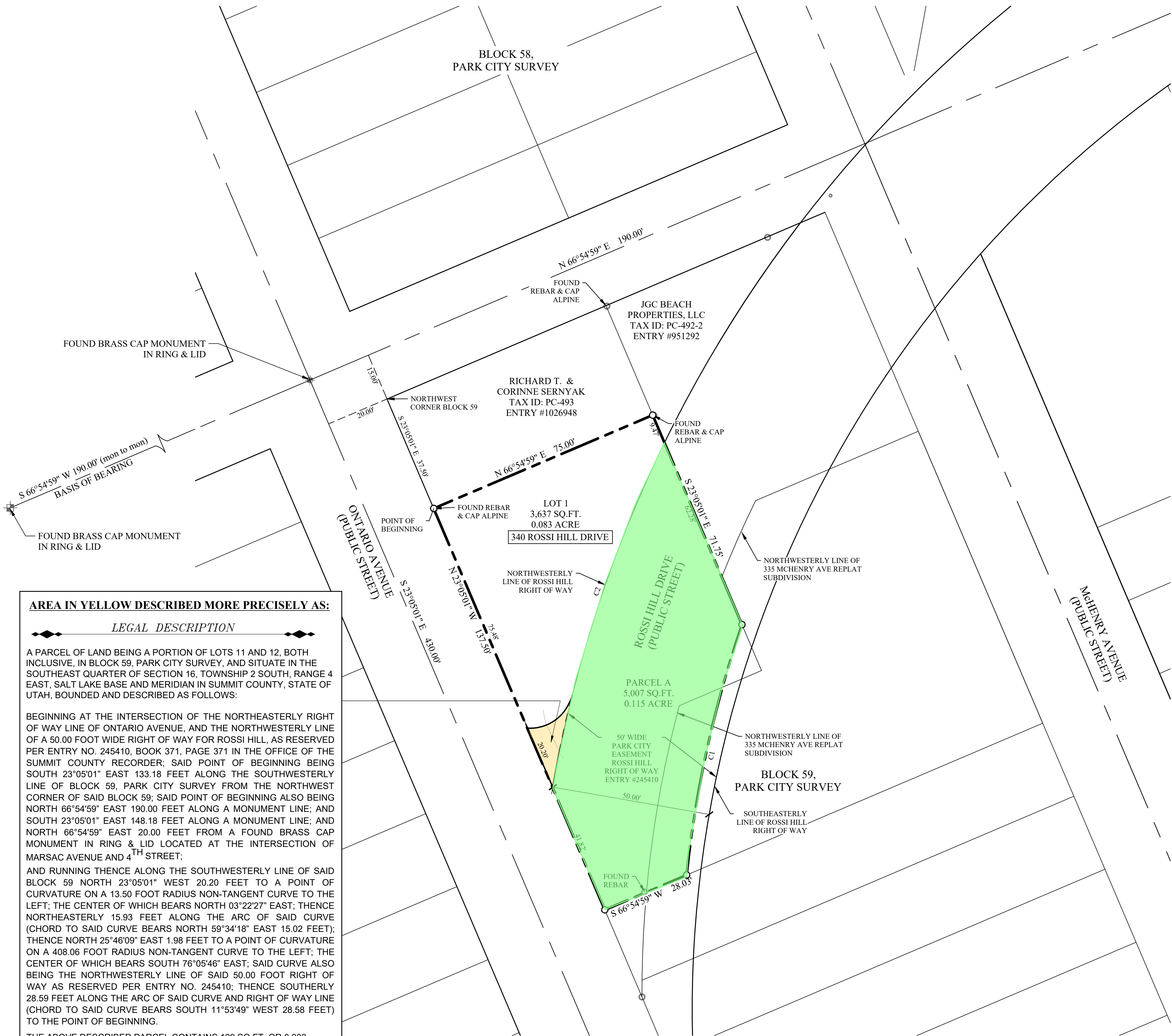
ATTEST: CITY RECORDER

SUMMIT COUNTY RECORDER

RECORD NO.
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEES _____ PRINTED NAME OF COUNTY RECORDER _____

SERNS SUBDIVISION
SUBDIVISION PLAT

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



AREA IN YELLOW DESCRIBED MORE PRECISELY AS:

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS 11 AND 12, BOTH INCLUSIVE, IN BLOCK 59, PARK CITY SURVEY, AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN IN SUMMIT COUNTY, STATE OF UTAH, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF ONTARIO AVENUE, AND THE NORTHWESTERLY LINE OF A 50.00 FOOT WIDE RIGHT OF WAY FOR ROSSIE HILL, AS RESERVED PER ENTRY NO. 245410, BOOK 371, PAGE 371 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; SAID POINT OF BEGINNING BEING SOUTH 23°05'01" EAST 133.18 FEET ALONG THE SOUTHWESTERLY LINE OF BLOCK 59, PARK CITY SURVEY FROM THE NORTHWEST CORNER OF SAID BLOCK 59; SAID POINT OF BEGINNING ALSO BEING NORTH 66°54'59" EAST 190.00 FEET ALONG A MONUMENT LINE; AND SOUTH 23°05'01" EAST 148.18 FEET ALONG A MONUMENT LINE; AND NORTH 66°54'59" EAST 20.00 FEET FROM A FOUND BRASS CAP MONUMENT IN RING & LID LOCATED AT THE INTERSECTION OF MARSAC AVENUE AND 4TH STREET; AND RUNNING THENCE ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 59 NORTH 23°05'01" WEST 20.20 FEET TO A POINT OF CURVATURE ON A 13.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THE CENTER OF WHICH BEARS NORTH 03°22'27" EAST; THENCE NORTHEASTERLY 15.93 FEET ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS NORTH 59°34'18" EAST 15.02 FEET); THENCE NORTH 25°46'09" EAST 1.98 FEET TO A POINT OF CURVATURE ON A 408.06 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THE CENTER OF WHICH BEARS SOUTH 76°05'46" EAST; SAID CURVE ALSO BEING THE NORTHWESTERLY LINE OF SAID 50.00 FOOT RIGHT OF WAY AS RESERVED PER ENTRY NO. 245410; THENCE SOUTHERLY 28.59 FEET ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE (CHORD TO SAID CURVE BEARS SOUTH 11°53'49" WEST 28.58 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 129 SQ.FT. OR 0.003 ACRE.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; ALSO BEING A PORTION OF BLOCK 59, PARK CITY SURVEY; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF BLOCK 59, PARK CITY SURVEY; SAID POINT BEING SOUTH 23°05'01" EAST 37.50 FEET FROM THE NORTHWEST CORNER OF BLOCK 59, PARK CITY SURVEY; AND RUNNING THENCE NORTH 66°54'59" EAST 75.00 FEET; THENCE SOUTH 23°05'01" EAST 71.75 FEET TO A POINT OF CURVATURE WITH A 353.88 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THE CENTER OF WHICH BEARS SOUTH 70°48'03" EAST; THENCE SOUTHERLY 80.98 FEET ALONG THE ARC OF SAID CURVE, CHORD TO SAID CURVE BEARS SOUTH 12°27'36" WEST 80.81 FEET; THENCE SOUTH 66°54'59" WEST 28.03 FEET; THENCE NORTH 23°05'01" WEST 137.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 8,643 SQUARE FEET, OR 0.198 ACRE

ENGINEERING COMMENTS:

1) AREAS, AS SHOWN IN GREEN AND YELLOW, SHALL BE DEDICATED TOGETHER TO PARK CITY AS ROSSIE HILL DR. RIGHT-OF-WAY (PER LMC 15-7.3-4(I)).

2) PROVIDE AN ACCESS EASEMENT FOR PC-493 FROM ROSSIE HILL DR.

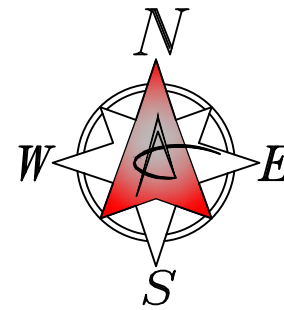
3) DRIVEWAYS MUST HAVE A MINIMUM SPACING FROM THE INTERSECTION OF 25' PER PARK CITY MUNICIPAL CODE 15-3-3-H.

4) THE DRIVEWAY AS CONSTRUCTED SHALL BE GRADED SO AS TO TIE-IN TO THE FUTURE WIDENED ROSSIE HILL AS DESIGNED IN SHEET GP-01 BELOW.

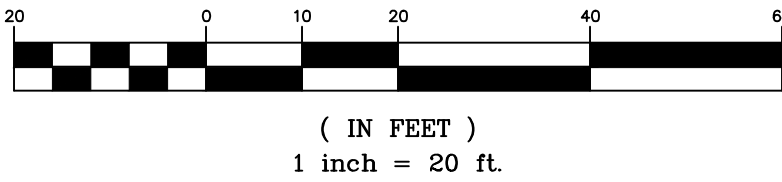
Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	80.98	353.88	13°06'42"	S12°27'36"W	80.81
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MAP LEGEND

BOUNDARY LINE	---
CENTERLINE	— — —
RIGHT OF WAY	— — — — —
LOT LINE	— — — — —
DEED LINE	— — — — —
RADIAL LINE	— — — — —
MONUMENT	⊕
LEAD PLUG	⊙
BOUNDARY CORNER	○



GRAPHIC SCALE



GENERAL NOTES

- PROPERTY CONTAINED WITHIN THIS 'PARCEL A' IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN THAT QUITCLAIM DEED DOCUMENT RECORDED AS ENTRY NO. 01111846, BOOK 2511, PAGE 0452 ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE.

SERNS SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION
15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT
LAKE BASE AND MERIDIAN.
PARK CITY, SUMMIT COUNTY, UTAH

Planning Commission Staff Report



Subject: Residential Lot Size Maximum
Application: PL-23-05821
Author: Spencer Cawley, Planner II
Date: November 8, 2023
Type of Item: Legislative – Land Management Code Amendments

Recommendation

(I) Discuss proposed Land Management Code amendments that establish a maximum lot size for residential development in Recreation Commercial Zoning District; (II) hold a public hearing; (III) provide input; and (IV) consider continuing the discussion to April 24, 2024.

Description

Applicant:	Planning Department
Zoning Districts:	Residential – 1 Residential – Medium Density Recreation Commercial
Land Management Code Sections Amended:	Residential – 1 § 15-2.12-3 Lot and Site Requirements Recreation – Medium Density § 15-2.15-3 Lot and Site Requirements Recreation Commercial § 15-2.16-5 Special Requirements for Single Family and Duplex Dwellings
Reason for Review:	The Planning Commission reviews and forwards a recommendation to the City Council for Land Management Code amendments; the City Council takes Final Action ¹
LMC	Land Management Code
R – 1	Residential – 1
RC	Recreation Commercial
RMD	Residential – Medium Density

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

¹ LMC [§ 15-1-7](#)

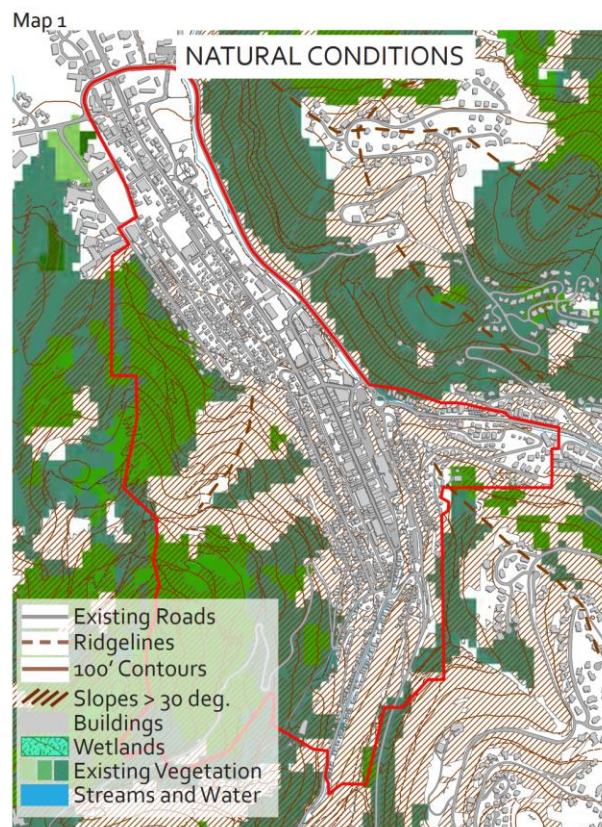
Background

On April 26, 2023, the Planning Commission requested prioritization of Land Management Code amendments regarding lot combinations for residential uses in Historic Districts ([Minutes](#), p. 2). On May 10, 2023, in response to this request, Planning Staff issued public notice of a Pending Ordinance establishing maximum lot sizes for residential uses in the Historic Residential Districts.

On May 24, 2023, the Planning Commission conducted a public hearing and asked staff to evaluate whether the lot combination regulations for Single-Family Dwellings should expand to the Recreation Commercial and other Zoning Districts that are transition zones from Old Town to adjacent neighborhoods ([Staff Report](#); [Meeting Minutes](#), p. 24).

However, the Old Town neighborhood outlined in the General Plan also encompasses portions of the R – 1, RC, and RM Zoning Districts outlined in red below:

OLD TOWN



On August 23, 2023, the Planning Commission directed staff to issue a pending ordinance establishing a maximum lot size for residential uses in the Old Town neighborhood's transition zones, including the Residential – 1 (R – 1), Recreation Commercial (RC), and Residential – Medium Density (RM) Zoning Districts ([Staff Report](#); [Meeting Minutes](#)). On August 29, 2023, staff issued notice of a [pending](#)

[ordinance](#) and sent public notice to property owners within the R – 1, RC, and RM Zoning Districts.

On October 26, 2023, the City Council adopted [Ordinance No. 2023-50](#) as recommended by the Planning Commission, establishing a maximum lot size in the Historic Residential Zoning Districts for compatible infill. The scope of the amendments for Planning Commission discussion is limited to those Zoning Districts that serve as a transition from Old Town to adjacent neighborhoods – the R – 1, RC, and RM Zoning Districts.

On November 8, 2024, the Planning Commission held a public hearing, provided input, and continued the discussion to January 10, 2024 ([Staff Report](#); [Meeting Minutes](#)).

At the recommendation of the planning team, the Planning Commission held a public hearing on January 10, 2024, and continued the discussion to March 27, 2024 ([Continuation Report](#); [Meeting Minutes](#)). This Staff Report reflects additional research and updated recommendations from staff.

The Planning Team recommends adopting a maximum lot size in the RC Zoning District only. Until 2021, properties within the RC zone and within two blocks of a Historic District zone were required to be reviewed under the [Regulations for Historic Districts and Historic Sites](#). Due to state preemption, only designated Historic Districts require compliance with design standards. However, because of proximity to the Historic District, staff recommends establishing a maximum lot size in the RC Zone consistent with the neighboring Historic Zoning Districts.

In contrast, the R – 1² and RM³ Zoning Districts serve as a transition in Use and scale between the Historic Districts and Deer Valley. In the RM Zoning District, there is only one 4,741 square foot (0.11 acre) buildable lot remaining. Under current regulations, this lot could build up to one Triplex Dwelling, which is compatible in Use and scale with neighboring properties. The R – 1 Zoning District is built out and contains Single-Family, Duplex, and Tri-Plex Dwellings consistent with the General Plan and the Land Management Code. Establishing a lot maximum for areas already built-out without a comprehensive analysis of the overall zoning district does not allow for redevelopment or infill compatible with surrounding developments such as Silver Pointe, Sunny Side Up, Lilac Hills, The Lofts on Deer Valley Drive, and Settlers Ridge.

Analysis

I. Purpose of Old Town Transition Zoning Districts

The purpose of the **Residential – 1** Zoning District includes a continuation of land uses and architectural scale and styles of the original Park City residential area and transition

² LMC [§ 15-2.12-1](#)

³ LMC [§ 15-2.15-1](#)

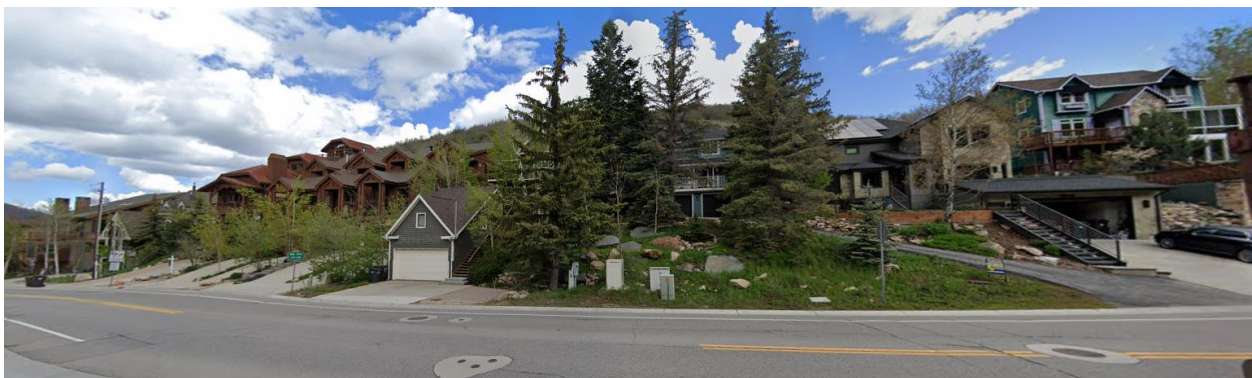
in use and scale between the Historic Districts and Deer Valley Resort.⁴ LMC [§ 15-2.12-3\(A\)](#) establishes a minimum lot size of 2,812 square feet (one and one-half Old Town lots) for a Single-Family Dwelling and 3,750 square feet for a Duplex in the Residential – 1 Zoning District.

The purpose of the **Recreation Commercial** Zoning District includes the promotion of buildings with designs that reflect traditional Park City architectural patterns, character, and site designs and mountain and Historic character by designing projects that relate to the mining and Historic architectural heritage of the City.⁵ LMC [§ 15-2.16-5\(A\)](#) establishes a minimum lot size of 1,875 square feet for Single-Family Dwellings and 3,750 square feet for Duplexes in the Recreation Commercial Zoning District.

The purpose of the **Residential Medium** Zoning District is to encourage new development compatible with Historic Structures in the surrounding area, providing a transition in use and scale between the Historic District and resort developments.⁶ LMC [§ 15-2.15-3\(A\)](#) establishes a minimum lot size of 2,812 square feet (one and one-half Old Town lots) for a Single-Family Dwelling and 3,750 square feet for a Duplex in the Residential Medium Zoning District.

Establishing a maximum lot size exclusively within the RC Zoning District is the preferred approach as it aligns with the district's overarching objective of fostering traditional architectural styles and preserving the distinctive character that reflects Park City's rich heritage. A maximum lot size regulation within this district could ensure that development adheres to the designated aesthetic and preferred scale, thereby safeguarding the city's historical and mountain town identity.

On the other hand, extending a maximum lot size requirement across all three zoning districts does not necessarily achieve the same goals because the R – 1 and RM Zoning Districts are already built out (there is only one vacant lot remaining in RM) and include a variety of structures including Duplexes, Triplexes, Townhomes, and Multi-Unit Dwellings. The streetscape image below shows the variety along Deer Valley Drive:



⁴ LMC [§ 15-2.12-2\(A\) and \(E\)](#)

⁵ LMC [§ 15-2.16-1\(H\) and \(I\)](#)

⁶ LMC [§ 15-2.15-1\(B\) and \(D\)](#)

Introducing regulations that mandate further subdivision of lots might lead to incompatible development patterns. Staff recommends such a comprehensive shift in the existing development patterns be further evaluated and considered as part of the General Plan update with community engagement and outreach to determine the future of these neighborhoods and the possibility of imposing new parameters that would transform the neighborhoods over time. Due to the fact these neighborhoods are already built out, and there are no pending applications to demolish and reconstruct, taking a comprehensive approach over time will help provide an opportunity to identify and evaluate unintended consequences. Therefore, it is Staff's recommendation that these neighborhoods are examined along with the General Plan update, allowing for a comprehensive analysis, assessment, and community engagement before implementing a maximum lot size.

II. General Plan Recommendations

Establishing a maximum lot size in the Recreation Commercial Zoning District aligns with the General Plan goals of preserving historic character, maintaining compatibility and scale, and ensuring context-sensitive development while also considering the broader objective of the General Plan regarding housing diversity.

Preservation of Historic Character: The [Park City General Plan](#) emphasizes the importance of maintain the architectural roots and historic fabric of local historic districts. The Planning Commission considered a maximum lot size in the historic zoning districts in order to allow for redevelopment and infill that is compatible with the Historic Character of these districts. By doing so, the city recognized the need to preserve the integrity, mass, scale, and character of these areas. Similarly, applying this principle to the RC Zoning District, which directly neighbors the historic zoning districts, ensures consistency in preserving the historic character of the area.

Compatibility and Scale: Community Planning Strategy 15.12 specifically encourages examining lot sizes to determine if a maximum lot size provides compatible mass and scale for new structures and additions to existing structures. This suggests that a maximum lot size can help maintain a cohesive architectural aesthetic and prevent development that may disrupt the area's historic character.

Context-Sensitive Development: Community Planning Strategy 7.11 suggests decreasing minimum and maximum lot size requirements to allow for more affordable and attainable infill housing. However, this strategy might not be directly applicable to the RC Zoning District, where the primary focus is on commercial and recreational activities. Instead, establishing a maximum lot size ensures that any development aligns in scale and density with the context and character of the area.

III. Old Town Transition Zone Lot Sizes

The tables below illustrate the average parcel sizes in these transition Zoning Districts:

Zoning District	Parcel Square Footage	Parcel Acreage
Residential – 1	4,741	0.11
Recreation Commercial	9,083	0.21
Residential Medium	3,096	0.07
Overall Average	5,640	0.13

The Planning Commission may take into account that the RC Zoning District contains larger-than-average parcel sizes in close proximity to the resort base, intended to facilitate commercial uses and Multi-Unit Dwellings. By removing these larger parcels, the average residential parcel size (accommodating Single-Family, Duplex, and Triplex Structures) is approximately 3,485 square feet, or 0.08 acres.

Within these three zones, there are ten vacant lots or parcels (excluding the North Norfolk parcels approved by [Ordinance No. 2023-54](#) and adopted by the City Council on December 14, 2023). Of the ten vacant parcels, six meet the minimum lot size requirements – five in RC and one in RM averaging 6,414 square feet or 0.15 acres. Additionally, four of the five parcels in RC are City owned, leaving only one vacant residential parcel.⁷ The six parcels are identified in the following images:

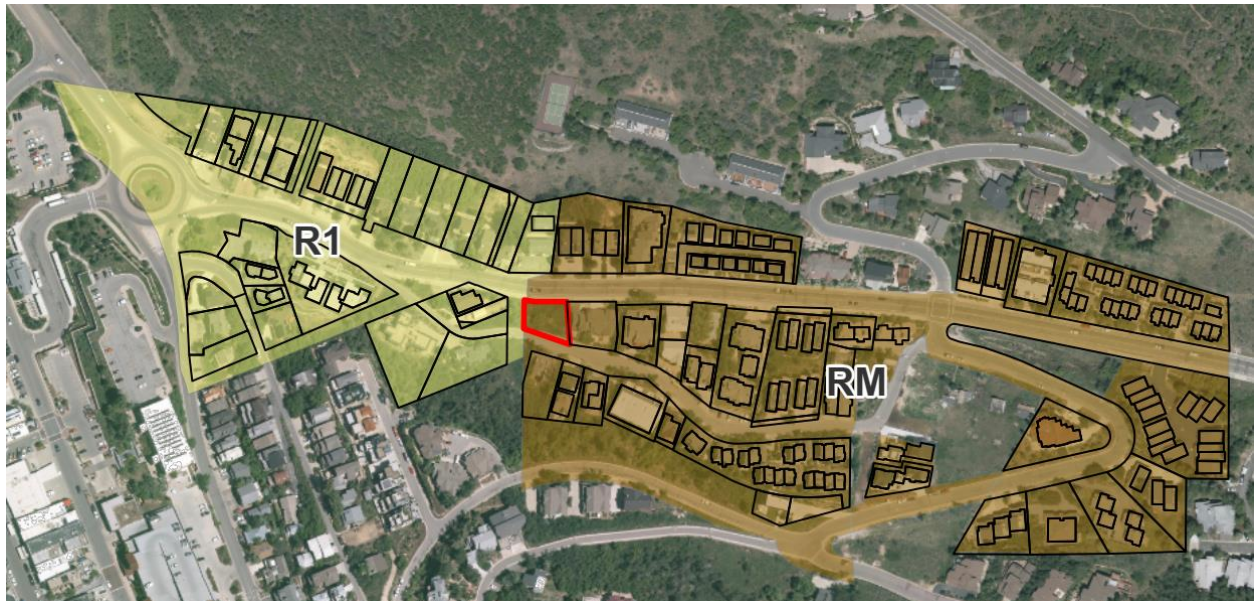


Figure 1: R – 1(yellow), RM (brown) - One vacant, buildable parcel.

⁷ This parcel is subject to development restrictions, including house size, vegetation preservation, landscaping, and limits to further subdivision, as recorded on the Subdivision Plat.

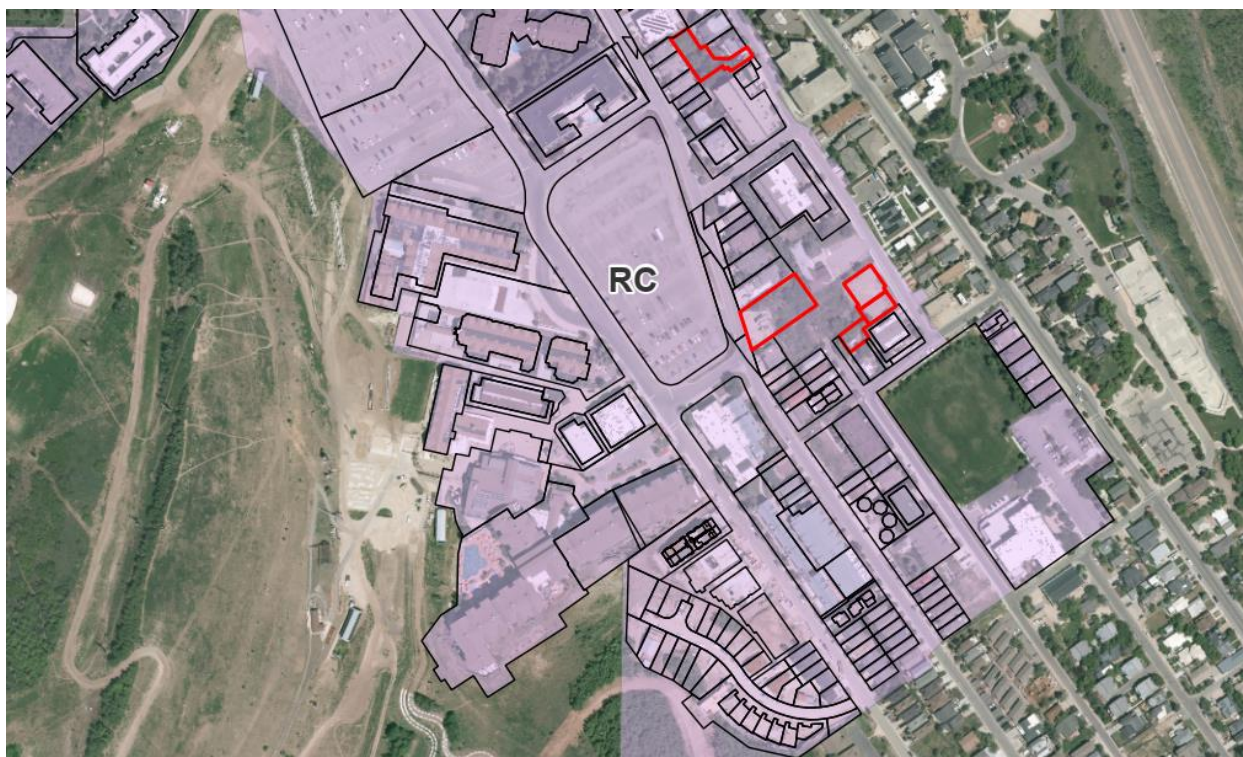


Figure 2: RC - Five vacant, buildable parcels.

Establishing a maximum lot size in the RC Zoning District is justified as it ensures the preservation of smaller lot sizes suitable for compatible residential development. This regulation also fosters a balanced transition in land use patterns by maintaining the established residential lot maximum in the neighboring historic zoning district while still allowing for commercial and Multi-Unit Dwelling development.

IV. Historic Residential Sites

There are eight Historic Sites identified on the City's Historic Sites Inventory within the transition zones. The following table identifies the number of Historic Residential Sites in these transition zones:

Zoning District	Significant Site	Landmark Site
R – 1	1	0
RC	3	1
RM	3	0

The proposed regulations for a maximum lot size in the RC Zoning District will have no adverse effect on the integrity of these historic sites, nor will they compromise the existing regulations governing the preservation of Historic Structures.

V. Pending Ordinance Maximum Lot Sizes

At the direction of the Planning Commission, the [pending ordinance](#) established a maximum lot size for Single-Family, Duplex, Triplex, and Multi-Unit Dwelling uses in these Old Town transition zones:

- **Residential – 1**
 - Maximum lot size of 3,750 square feet, or two Old Town lots, for Single-Family Dwellings
 - Maximum lot size of 7,500 square feet, or four Old Town lots, for Duplex Dwellings
 - Maximum lot size of 11,250 square feet, or six Old Town lots, for Triplex Dwellings
 - Exempt Historic Sites that exceed the maximum lot size
- **Residential – Medium Density**
 - Maximum lot size of 3,750 square feet, or two Old Town lots, for Single-Family Dwellings
 - Maximum lot size of 7,500 square feet, or four Old Town lots, for Duplex Dwellings
 - Maximum lot size of 11,250 square feet, or six Old Town lots, for Triplex Dwellings
 - Exempt Historic Sites that exceed the maximum lot size
- **Recreation Commercial**
 - Maximum lot size of 3,750 square feet, or two Old Town lots, for Single-Family Dwellings
 - Maximum lot size of 7,500 square feet, or four Old Town lots, for Duplex Dwellings
 - Exempt Historic Sites that exceed the maximum lot size

As stated above, Planning Staff suggests the establishment of maximum lot sizes within the RC Zoning District only and recommends revisiting the matter at the Planning Commission meeting scheduled for April 24, 2024, to assess a revised ordinance, and to provide a recommendation for City Council's consideration.

Department Review

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

Public Input

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

Exhibits

Exhibit A: Draft Ordinance

Ordinance No. 2024-XX

**AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE RESIDENTIAL
MAXIMUM LOT SIZE FOR THE RESIDENTIAL-1, RESIDENTIAL-MEDIUM, AND
RECREATION COMMERCIAL ZONING DISTRICTS**

WHEREAS, Park City has over 400 registered historic sites, two National Historic Districts, and six Historic Zoning Districts;

WHEREAS, Goal 15 in the Park City General Plan is to “[p]reserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations;”

WHEREAS, the General Plan states “[w]hile the uses within these districts may evolve over time, the built environment of the local historic districts should stay true to its architectural roots, specifically relative to the integrity, mass, scale and historic fabric of the mining boom era (1872-1929);”

WHEREAS, Historically, lots in Park City’s Old Town were platted 25 feet in width and 75 feet in depth;

WHEREAS, to mitigate infill development on larger lots, the Land Management Code establishes Maximum Building Footprint regulations in the Historic Residential – 1, Historic Residential – 2, and Historic Residential Low – Density Zoning Districts that proportionally reduce the building footprint as lot size increases;

WHEREAS, on October 26, 2023, the City Council enacted Ordinance No. 2023-05, establishing maximum lot sizes for residential uses within Historic Districts;

WHEREAS, the Land Management Code establishes the Recreation Commercial, Residential – 1, and Residential Medium Zoning Districts to transition use and scale between the Historic Districts and resort and town development;

WHEREAS, the Planning Commission requested Lot Combination land use regulations be prioritized for evaluation and updates;

WHEREAS, on August 25, 2023, the Planning Commission directed staff to issue a pending ordinance for maximum lot sizes for Single-Family, Duplex, and Triplex Uses in the Recreation Commercial, Residential – 1, and Residential Medium Zoning Districts;

WHEREAS, the Land Management Code implements the goals and policies of the General Plan in part to promote the health, safety, and welfare of the present and future inhabitants, to protect and enhance the vitality of the City's resort-based economy, and to protect or promote moderate-income housing;

WHEREAS, on November 8, 2023, January 10, 2024, March 27, 2024, and March 27, 2024, the Planning Commission conducted a duly noticed public hearing and continued the public hearing to April 24, 2024;

WHEREAS, on April 24, 2024, the Planning Commission forwarded a _____ recommendation for City Council's consideration;

WHEREAS, on June 6, 2024, the City Council conducted a duly noticed public hearing;

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

SECTION 1. AMEND MUNICIPAL CODE OF PARK CITY LAND MANAGEMENT

CODE TITLE 15. Municipal Code of Park City Title 15 Land Management Code

Sections 15-2.12-3 Residential – 1 *Lot and Site Requirements*, 15-2.15-3 Residential Medium *Lot and Site Requirements*, and 15-2.16-5 Recreation Commercial *Special Requirements for Single-Family and Duplex Dwellings*, are amended as outlined in Attachment 1.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED THIS 6th day of June 2024.

PARK CITY MUNICIPAL CORPORATION

Nann Worel, Mayor

Attest:

City Recorder

Approved as to form:

City Attorney's Office

DRAFT

Attachment 1

15-2.12-3 Lot And Site Requirements

Except as may otherwise be provided in this Code, no Building Permit shall be issued for a Lot unless such Lot has Frontage on a Street shown as a private or Public Street on the Streets Master Plan, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan. All Development must comply with the following:

A. **LOT SIZE**. The minimum Lot Area for a Single-Family Dwelling is 2,812 square feet and the maximum Lot Area is 3,570 square feet. The minimum Lot Area for a Duplex Dwelling is 3,750 square feet and the maximum Lot Area is 7,500 square feet. ~~and~~ The minimum Lot Area for a Triplex Dwelling is 5,625 square feet and the maximum Lot Area is 11,250 square feet. The minimum width of a Lot must be thirty-seven and one-half feet (37.5') measured fifteen feet (15') back from Front Lot Line. In the case of unusual Lot configurations, Lot Width measurements shall be determined by the Planning Director.

B. **FRONT SETBACK**.

1. The minimum Front Setback is fifteen feet (15').
2. New Front Facing Garages for Single Family and Duplex Dwellings must be at least twenty feet (20') from the Front Property Line.
3. Parking Spaces are allowed within the required Front Yard, but not within five feet (5') of Side Lot Lines.

C. **FRONT SETBACK EXCEPTIONS**. The Front Setback must be open and free of any Structure except:

1. Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2. On Corner Lots, Fences more than three feet (3') in height are prohibited within twenty-five feet (25') of the intersection at back of curb.
2. Uncovered steps leading to the Main Building provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrails, and do not cause any danger or hazard to traffic by obstructing the view of a Street or intersection.
3. Decks, porches, and Bay Windows not more than ten feet (10') wide, projecting not more than five feet (5') into the Front Setback.
4. Roof overhangs, eaves, and cornices projecting not more than two feet (2') into the Front Setback.
5. Sidewalks, patios, and pathways.
6. Driveways leading to a garage or Parking Area. No portion of a Front Yard, except for approved driveways, allowed Parking Areas, patios, and sidewalks may be Hard-Surfaced or graveled.
7. Circular driveways meeting all requirements stated in Section 15-3-4 herein.

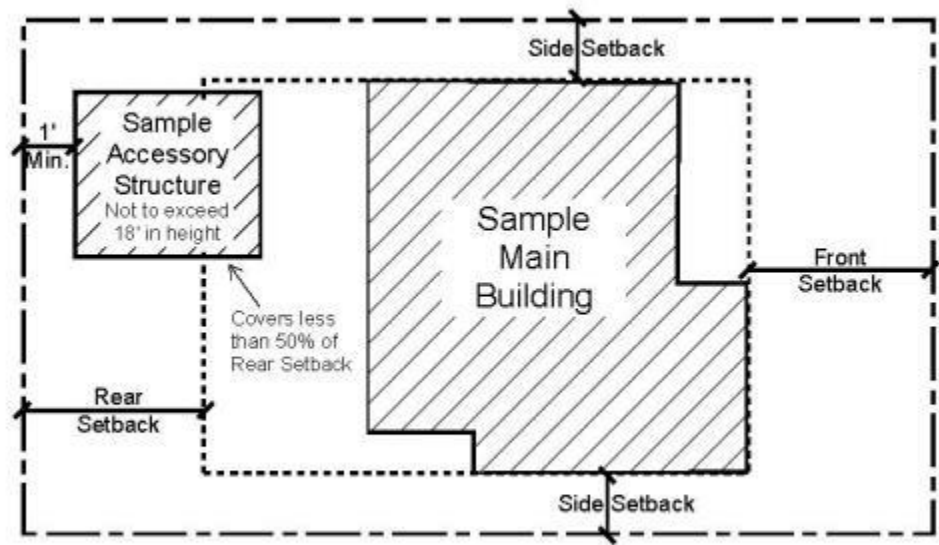
D. **REAR SETBACK**. The minimum Rear Setback is ten feet (10').

E. **REAR SETBACK EXCEPTIONS**. The Rear Setback must be open and free of any Structure except:

1. Bay Windows not more than ten feet (10') wide projecting not more than two feet (2') into the Rear Setback.

2. Chimneys not more than five feet (5') wide projecting not more than two feet (2') into the Setback.
3. Window wells and light wells projecting not more than four feet (4') into the Rear Setback.
4. Roof overhangs and eaves projecting not more than two feet (2') into the Rear Setback.
5. Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the window or Structure to which it is attached.
6. Detached Accessory Buildings, not more than eighteen feet (18') in height, located a minimum of five feet (5') behind the front façade of the Main Building and maintaining a minimum Rear Setback of five feet (5'). Such Structure must not cover over fifty percent (50%) of the Rear Setback. See

the following illustration:



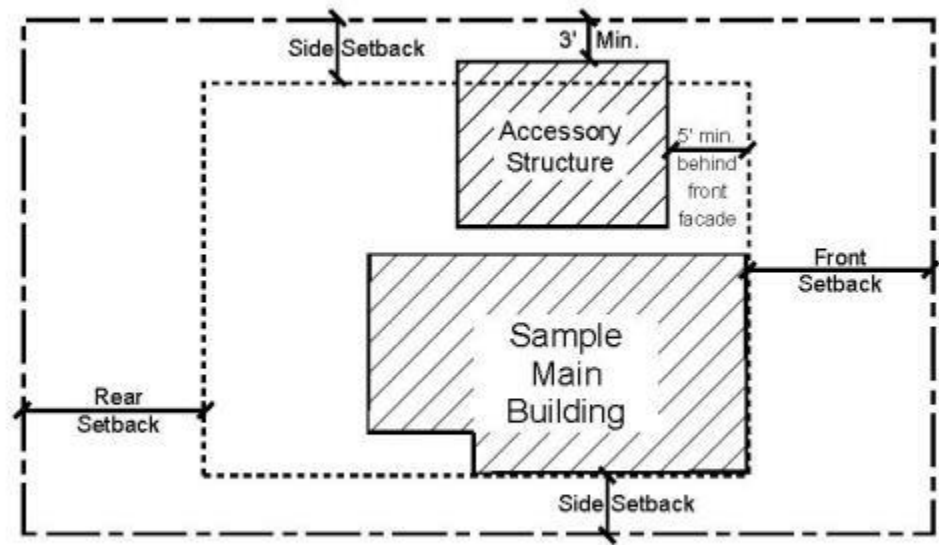
7. Screened mechanical equipment, hot tubs, and similar Structures located at least five feet (5') from the Rear Lot Line.
8. Fences, walls, and retaining walls not more than six feet (6') in height, or as permitted in Section 15-4-2. Retaining walls may have multiple steps; however, each exposed face cannot exceed six feet (6') in height and the horizontal distance between the walls, front face to rear face, must be at least three feet (3') and planted with approved vegetation. The Planning Director may approve minor deviations to the height and stepping requirements based on Site specific review.¹
9. Patios, decks, pathways, steps and similar Structures not more than thirty inches (30") above Final Grade, located at least five feet (5') from the Rear Lot Line.

73 F. **SIDE SETBACK.**

- 74 1. The minimum Side Setback is five feet (5').
- 75 2. A Side Setback between connected Structures is not required where
- 76 Structures are designed with a common wall on a Property Line, each
- 77 Structure is located on an individual Lot, the Lots are burdened with a
- 78 party wall agreement in a form approved by the City Attorney and Chief
- 79 Building Official, all applicable Building and Fire Code requirements are
- 80 met, and the Use is an Allowed or Conditional Use in the Zoning District.
- 81 a. Exterior Side Setbacks shall be based on the required minimum
- 82 Side Setback for each Lot; however the Planning Commission may
- 83 consider increasing exterior Side Setbacks during Conditional Use
- 84 Permit review to mitigate potential impacts on adjacent Property.
- 85 Side Setback exceptions continue to apply.
- 86 3. The minimum Side Setback for a Detached Accessory Building not greater
- 87 than eighteen feet (18') in height, located at least five feet (5') behind the
- 88 front facade of the Main Building is one foot (1'), except when an opening
- 89 is proposed on an exterior wall adjacent to the Property Line, at which
- 90 time the minimum Side Setback must be three feet (3'). See the following

91

illustration:



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4. On a Corner Lot, the Side Yard that faces a Street or platted Right-of-Way is considered a Front Yard, and a ten foot (10') Setback is required for both the Main and Accessory Buildings.

96

G. **SIDE SETBACK EXCEPTIONS.** The Side Setback must be open and free of any Structure except:

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1. Bay Windows not more than ten feet (10') wide, projecting not more than two feet (2') into the Side Setback.

100

2. Chimneys not more than five feet (5') wide projecting not more than two feet (2') into the Side Setback.

101

102

3. Window wells and light wells projecting not more than four feet (4') into the Side Setback.

103

4. Roof overhangs and eaves projecting not more than two feet (2') into the Side Setback.
5. Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the window or main Structure to which it is attached.
6. Patios, decks, pathways, steps, and similar Structures not more than thirty inches (30") in height above Final Grade located at least a one foot (1') from the Side Lot Line.
7. Fences, walls, and retaining walls not more than six feet (6') in height, or as permitted in Section 15-4-2. A retaining wall may have multiple steps, however, each exposed face cannot exceed six feet (6') in height and the horizontal distance between the walls, front face to rear face, must be at least three feet (3') and planted with approved vegetation. The Planning Director may approve minor deviations to the height and stepping requirements based on Site specific review.²
8. Driveways leading to an approved garage or Parking Area, maintaining a three foot (3') landscaped Setback to the Side Lot Line. A paved turn out Area, to aid in backing a vehicle out of a garage or Parking Area, is allowed, but may not be used for parking and must maintain a one foot (1') landscaped Setback to the Side Lot Line.
9. Paths and steps connecting to a City stairway or path.
10. Screened mechanical equipment, hot tubs, and similar Structures located a minimum of five feet (5') from the Side Lot Line.

H. **SNOW RELEASE**. Site plans and Building design must resolve snow release issues to the satisfaction of the Chief Building Official.

I. **CLEAR VIEW OF INTERSECTION**. No visual obstruction in excess of two feet (2') in height above Road Grade shall be placed on any Corner Lot within the Site Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.

¹Fences and walls greater than six feet (6') in height require an administrative Conditional Use permit.

²Fences and walls greater than six feet (6') in height require an administrative Conditional Use permit.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [06-76](#) on 11/9/2006

Amended by Ord. [2016-44](#) on 9/15/2016

Amended by Ord. [2018-43](#) on 7/19/2018

15-2.15-3 Lot And Site Requirements

Except as may otherwise be provided in this Code, no Building Permit shall be issued for a Lot unless such Lot has the Area, width, and depth required, and Frontage on a Street shown as a private or Public Street on the Streets Master Plan or on a private easement connecting the Lot to a Street shown on the Streets Master Plan.

All Development must comply with the following:

A. **LOT SIZE**. Minimum Lot Area for Residential Uses is as follows:

Single Family Dwelling	2,812 sq. ft.
------------------------	---------------

Duplex Dwelling	3,750 sq. ft.
Triplex Dwelling	4,687 sq. ft.
Four-plex Dwelling	5,625 sq. ft.

148

149 Maximum Lot Areas for Residential Uses are as follows:

Single Family Dwelling	3,750 sq. ft.
Duplex Dwelling	7,500 sq. ft.
Triplex Dwelling	11,250 sq. ft.
Four-plex Dwelling	15,000 sq. ft.

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151 B. Minimum Lot Area for all other Uses shall be determined by the Planning
 152 Commission during the Conditional Use review.

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154 Developments consisting of more than four (4) Dwelling Units require a Lot Area
 155 at least equal to 5,625 square feet plus an additional 1,000 square feet per each
 156 additional Dwelling Unit over four (4) units. All Setback, height, parking, Open
 157 Space, and architectural requirements must be met. See Section 15-1-10,
 158 Conditional Use permit review.

159 C. **LOT WIDTH.** The minimum width of a Lot is 37.50 feet, measured fifteen feet
 160 (15') back from the Front Lot Line. In the case of unusual Lot configurations, Lot

Width measurements shall be determined by the Planning Director. The Planning Commission may reduce the minimum Lot Width during review of a Master Planned Development.

D. FRONT SETBACK.

1. The minimum Front Setback for all Single Family, Duplex Dwellings, and Accessory Buildings is fifteen feet (15'). See 15-2.13-3(C)(3) for exception for Lots with a depth of seventy-five feet (75') or less.
2. New Front Facing Garages for Single-Family and Duplex Dwellings must be at least twenty feet (20') from the Front Lot Line.
3. The minimum Front Setback for Lots seventy-five feet (75') deep or less is ten feet (10').
4. See Section 15-2.15-4 for special requirements for Tri-Plex and Multi-Unit Dwellings.

E. FRONT SETBACK EXCEPTIONS. The Front Setback must be open and free of any Structure except:

1. Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2. On Corner Lots, Fences more than three feet (3') in height are prohibited within twenty-five feet (25') of the intersection at back of curb.
2. Uncovered steps leading to the Main Building, provided, the steps are not more than four feet (4') in height from Final Grade, not including any required handrails, and do not cause any danger or hazard to traffic by obstructing the view of a Street or intersection.

3. Decks, porches, and Bay Windows not more than ten feet (10') wide, projecting not more than five feet (5') into the Front Setback.
4. Roof overhangs, eaves, and cornices projecting not more than three feet (3') into the Front Setback.
5. Sidewalks, patios, and pathways.
6. Driveways leading to a garage or approved Parking Area. No portion of a Front Yard, except for approved driveways, patios, allowed Parking Areas, and sidewalks, may be Hard-Surfaced or graveled.
7. Circular driveways meeting all requirements stated in Section 15-3-4 herein.

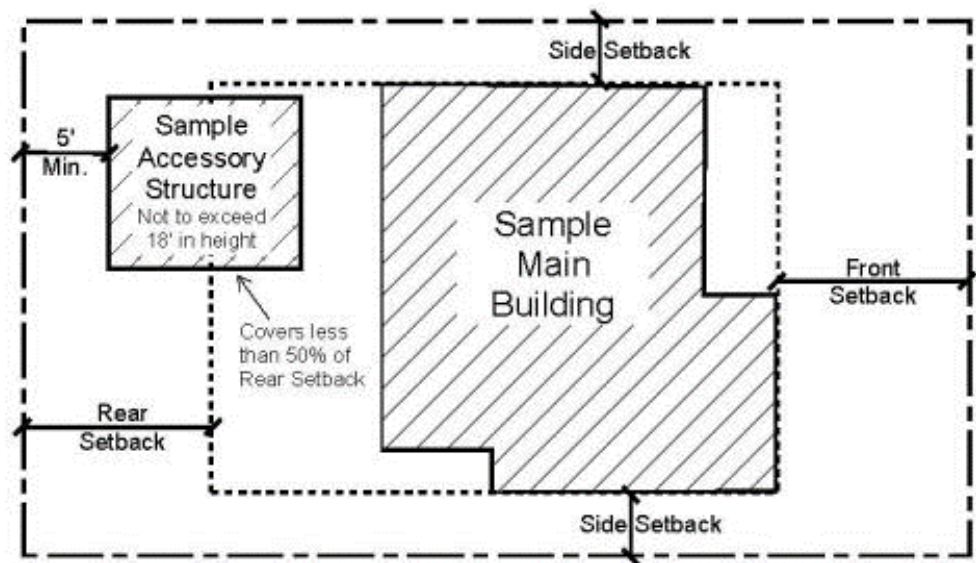
F. **REAR SETBACK.**

1. The minimum Rear Setback for Single Family and Duplex Dwellings is ten feet (10').
2. See Section 15-2.15-4 special requirements for Multi-Unit Dwellings.

G. **REAR SETBACK EXCEPTIONS.** The Rear Setback must be open and free of any Structure except:

1. Bay Windows not more than ten feet (10') wide projecting not more than two feet (2') into the Rear Setback.
2. Chimneys not more than five feet (5') wide projecting not more than two feet (2') into the Rear Setback.
3. Window wells and light wells projecting not more than four feet (4') into the Rear Setback.

4. Roof overhangs and eaves projecting not more than three feet (3') into the Rear Setback.
5. Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the window or main Structure to which it is attached.
6. Detached Accessory Buildings not more than eighteen feet (18') in height and maintaining a minimum Rear Setback of five feet (5'). Such Structures must not cover over fifty percent (50%) of the Rear Setback. See the following illustration:



7. Hard-Surfaced Parking Areas subject to the same location requirements as a detached Accessory Building.
8. Screened mechanical equipment, hot tubs, and similar Structures located at least five feet (5') from the Rear Lot Line.

220 9. Fences, walls, and retaining walls not more than six feet (6') in height, or
221 as permitted in Section 15-4-2. Retaining walls may have multiple steps,
222 however, each exposed face cannot exceed six feet (6') in height and the
223 horizontal distance between the walls, front face to rear face, must be at
224 least three feet (3') and planted with approved vegetation. The Planning
225 Director may approve minor deviations to the height and stepping
226 requirements based on Site specific review.¹

227 10. Patios, decks, pathways, steps, or similar Structures not more than thirty
228 inches (30") above Final Grade, located at least five feet (5') from the Rear
229 Lot Line.

230 H. **SIDE SETBACK.**

231 1. The minimum Side Setback for any Single Family, Duplex Dwelling or
232 Accessory Building is five feet (5').

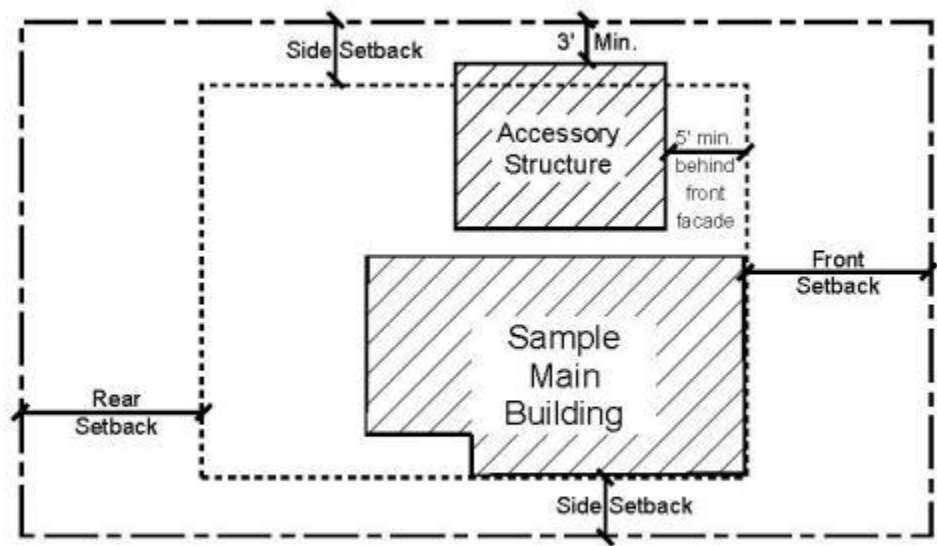
233 2. A Side Setback between connected Structures is not required where
234 Structures are designed with a common wall on a Property Line, each
235 Structure is located on an individual Lot, the Lots are burdened with a
236 party wall agreement in a form approved by the City Attorney and Chief
237 Building Official, all applicable Building and Fire Code requirements are
238 met, and the Use is an Allowed or Conditional Use in the Zoning District.

239 a. Exterior Side Setbacks shall be based on the required minimum
240 Side Setback for each Lot; however the Planning Commission may
241 consider increasing exterior Side Setbacks during Conditional Use

Permit review to mitigate potential impacts on adjacent Property.

Side Setback exceptions continue to apply.

3. The minimum Side Setback for a detached Accessory Building not greater than eighteen feet (18') in height, located at least five feet (5') behind the front facade of the Main Building is three feet (3'). See ~~teh~~ the following illustration:



4. On Corner Lots, the Side Yard that faces a Street or platted Right-of-Way is considered a Front Yard, and the minimum Setback is ten feet (10') for both Main and Accessory Buildings.

5. See Section 15-2.15-4 Special Requirements for Multi-Unit Dwellings.

- I. **SIDE SETBACK EXCEPTIONS.** The Side Setback must be open and free of any Structure except:

1. Bay windows not more than ten feet (10') wide projecting not more than two feet (2') into the Side Setback.
2. Chimneys not more than five feet (5') wide projecting not more than two feet (2') into the Side Setback.
3. Window wells and light wells projecting not more than four feet (4') into the Side Setback.
4. Roof overhangs and eaves projecting not more than three feet (3') into the Side Setback.
5. Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the window or main Structure to which it is attached.
6. Patios, decks, pathways, steps, and similar Structures not more than thirty inches (30") in height above Final Grade, provided there is at least a one foot (1') Setback to the Side Lot Line.
7. Fences, walls, and retaining walls not more than six feet (6') in height, or as permitted in Section 15-4-2. Retaining walls may have multiple steps, however each exposed face cannot exceed six feet (6') in height and the horizontal distance between the walls, front face to rear face, must be at least three feet (3') and planted with approved vegetation. The Planning Director may approve minor deviations to the height and stepping requirements based on Site specific review.¹
8. Driveways leading to an approved garage or Parking Area maintaining a three foot (3') landscaped Setback to the Side Lot Line.

278 9. Paths, patios, and steps connecting to a City stairway or path.

279 10. Screened mechanical equipment, hot tubs, and similar Structures located
280 a minimum of five feet (5') from the Side Lot Line.

281 J. **SNOW RELEASE**. Site plans and Building design must resolve snow release
282 issues to the satisfaction of the Chief Building Official.

283 K. **CLEAR VIEW OF INTERSECTION**. No visual obstruction in excess of two feet
284 (2') in height above Road Grade shall be placed on any Corner Lot within the Site
285 Distance Triangle. A reasonable number of trees may be allowed, if pruned high
286 enough to permit automobile drivers an unobstructed view. This provision must
287 not require changes in the Natural Grade on the Site.

288 ¹Fences and walls greater than six feet (6') in height require an administrative
289 Conditional Use permit

290 HISTORY

291 *Adopted by Ord. [00-51](#) on 9/21/2000*

292 *Amended by Ord. [06-76](#) on 11/9/2006*

293 *Amended by Ord. [2016-44](#) on 9/15/2016*

294 *Amended by Ord. [2018-43](#) on 7/19/2018*

295 **15-2.16-5 Special Requirements For Single Family And Duplex Dwellings**

296 Except as may otherwise be provided in this Code, no Building Permit shall be issued
297 for a Lot unless such Lot has Area, width, and depth as required, and Frontage on a
298 Street shown as a private or Public Street on the Streets Master Plan, or on a private
299 easement connecting the Lot to a Street shown on the Streets Master Plan.

The following minimum Lot and Site requirements apply to Single Family and Duplex Dwellings in the RC District:

A. **LOT SIZE**. The minimum Lot Area is 1,875 square feet for a Single Family Dwelling and the maximum Lot Area is 3,750 square feet. The minimum Lot Area for a Duplex Dwelling is 3,750 square feet and the maximum Lot Area is 7,500 square feet. The minimum width of a Lot is twenty-five feet (25'); measured fifteen feet (15') back from the Front Lot Line. In the case of unusual Lot configurations, Lot Width measurements shall be determined by the Planning Director.

B. **BUILDING ENVELOPE - RC DISTRICT**. The Building Pad, Building Footprint and height restrictions define the maximum Building Envelope within which all Development must occur, with exceptions as allowed by Section 2-16-5(C).

C. **BUILDING PAD - RC DISTRICT**. The Building Pad is the Lot Area minus required Front, Rear and Side Setback Areas.

1. The Building Footprint must be within the Building Pad. The remainder of the Building Pad must be open and free of any other Structure except:

- a. Porches or decks, with or without roofs;
- b. At Grade patios;
- c. Upper level decks, with or without roofs;
- d. Bay Windows;
- e. Chimneys;
- f. Sidewalks, pathways, and steps;

g. Screened hot tubs; and

h. Landscaping.

2. Exceptions to the Building Pad Area, excluding Bay Windows, are not included in the Building Footprint calculations, and are subject to Planning Director approval based on a determination that the proposed exceptions result in a design that:

a. provides increased architectural interest consistent with the Design Guidelines for Historic Districts and Sites; and

b. maintains the intent of this section to provide horizontal and vertical Building articulation.

D. **BUILDING FOOTPRINT – RC DISTRICT**. The maximum Building Footprint of any Single Family or Duplex Structure located on a Lot, or combination of Lots, not exceeding 18,750 square feet in Lot Area, shall be calculated according to the following formula for Building Footprint, illustrated in Table 15-2.16.

Accessory Buildings listed on the Park City Historic Structures Inventory that are not expanded, enlarged or incorporated into the Main Building, shall not count in the total Building Footprint of the Lot.

The maximum Building Footprint for any Structure located on a Lot or combination of Lots, exceeding 18,750 square feet in Lot Area, shall be 4,500 square feet; with an exemption allowance of 400 square feet, per Dwelling Unit, for garage floor area. A Conditional Use permit is required for all Structures with

a proposed footprint of greater than 3,500 square feet.

$$\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$$

Where FP= maximum Building Footprint and A= Lot Area.

Example: 3,750 sq. ft. lot: $(3,750/2) \times 0.9^{(3750/1875)} = 1,875 \times 0.81 = 1,519$ sq. ft.

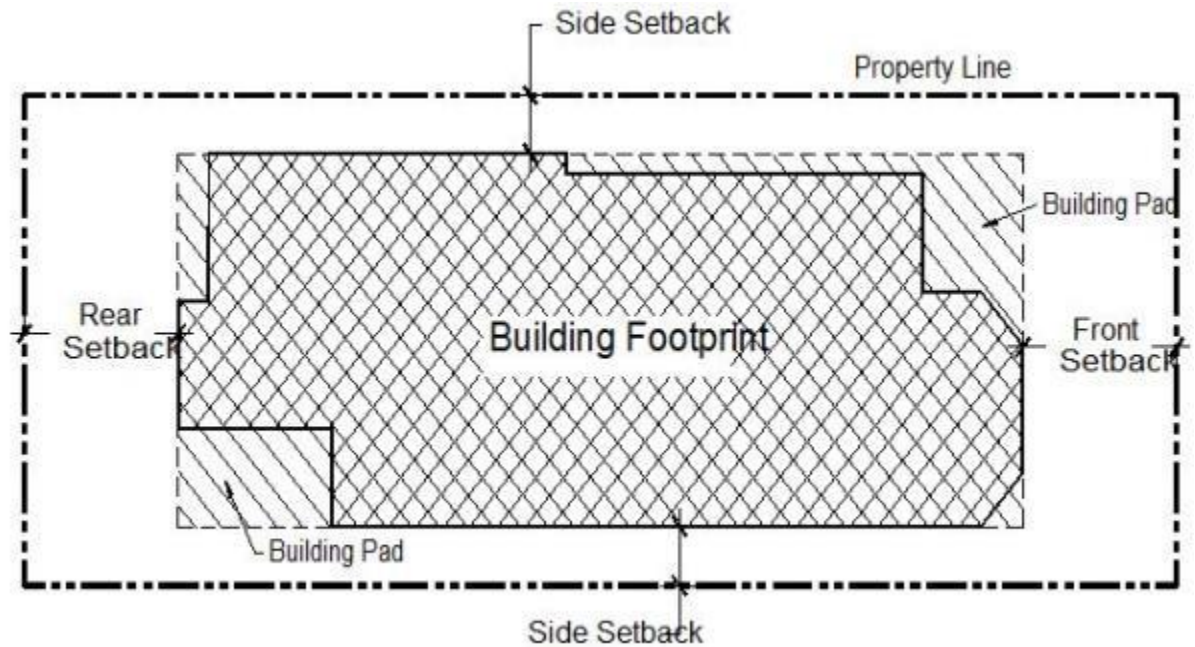
See the following Table 15-2.16 below for a schedule equivalent of this formula.

TABLE 15-2.16

Lot Depth <=ft.*	Lot Width, ft. Up to:	Side Setbacks Min. Total, ft.		Lot Area Sq. ft.	Bldg. Pad Sq. ft.	Max. Bldg. Footprint
75 ft.	25.0	3 ft.	6 ft.	1,875	1,045	844
75 ft.	37.5	3 ft.	6 ft.	2,813	1,733	1,201
75 ft.	50.0	5 ft.	10 ft.	3,750	2,200	1,519

75 ft.	62.5	5 ft.	14 ft.	4,688	2,668	1,801
75 ft.	75.0	5 ft.	18 ft.	5,625	3,135	2,050
75 ft.	87.5	10 ft.	24 ft.	6,563	3,493	2,270
75 ft.	100.0	10 ft.	24 ft.	7,500	4,180	2,460
75 ft.	Greater than 100.0	10 ft.	30 ft.	Greater than 75 ft.	Per Setbacks and Lot Area	Per formula

E. *For Lots > 75' in depth use Footprint formula and Table 15-2.16a for Front and Rear Setbacks.



F. **FRONT AND REAR SETBACK.** Front and Rear Setbacks are as follows:

Table 15-2.16a

Lot Depth	Min. Front/Rear Setback	Total of Setbacks
Up to 75 ft., inclusive	10 ft.	20 ft.

From 75 ft. to 100 ft.	12 ft.	25 ft.
Over 100 ft.	15 ft.	30 ft.

361

362 G. **FRONT SETBACK EXCEPTIONS.** The Front Setback must be open and free of
 363 any Structure except:

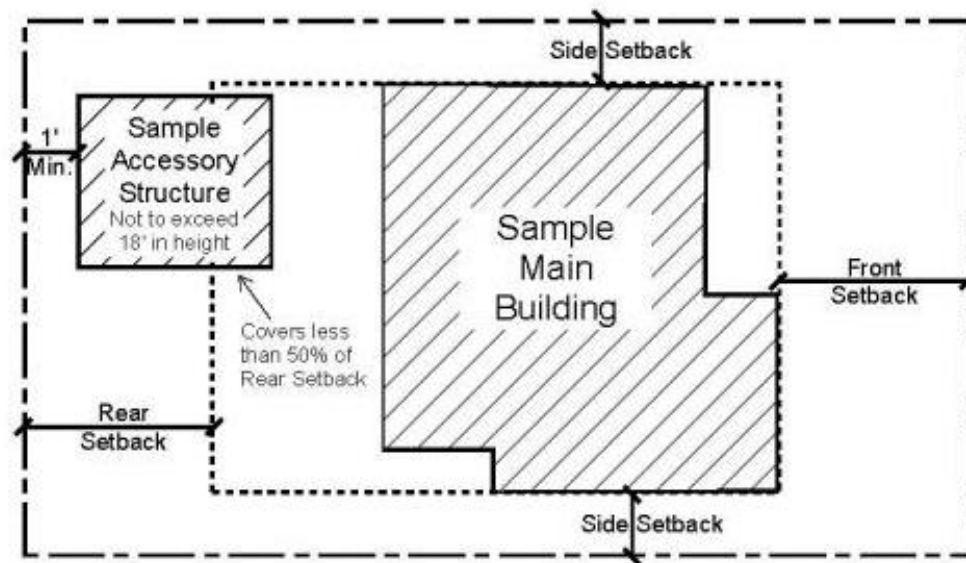
- 364 1. Fences or walls not more than four feet (4') in height, or as permitted in
 365 Section 15-4-2. Fences and Walls. On Corner Lots, Fences more than
 366 three feet (3') in height are prohibited within twenty-five feet (25') of the
 367 intersection at back of curb.
- 368 2. Uncovered steps leading to the Main Building; provided the steps are not
 369 more than four feet (4') in height from Final Grade, not including any
 370 required handrail, and do not cause any danger or hazard to traffic by
 371 obstructing the view of the Street or intersection.
- 372 3. Decks, porches, and Bay Windows not more than ten feet (10') wide,
 373 projecting not more than three feet (3') into the Front Setback.
- 374 4. Roof overhangs, eaves, and cornices projecting not more than three feet
 375 (3') into the Front Setback.
- 376 5. Sidewalks, patios, and pathways.

- 377 6. A driveway leading to a garage or Parking Area. No portion of a Front
378 Yard, except for patios, driveways, allowed Parking Areas and sidewalks
379 may be Hard-Surfaced or graveled.

380 H. **REAR SETBACK EXCEPTIONS.** The Rear Setback must be open and free of
381 any Structure except:

- 382 1. Bay Windows not more than ten feet (10') wide, projecting not more than
383 two feet (2') into the Rear Setback.
- 384 2. Chimneys not more than five feet (5') wide projecting not more than two
385 feet (2') into the Rear Setback.
- 386 3. Window wells and light wells projecting not more than four feet (4') into the
387 Rear Setback.
- 388 4. Roof overhangs and eaves projecting not more than two feet (2') into the
389 Rear Setback.
- 390 5. Window sills, belt courses, cornices, trim, exterior siding, and other
391 ornamental features projecting not more than six inches (6") beyond the
392 window or main Structure to which it is attached.
- 393 6. Detached Accessory Buildings not more than eighteen feet (18') in height,
394 located a minimum of five feet (5') behind the front façade of the Main
395 Building, and maintaining a minimum Rear Setback of one foot (1'). Such
396 Structures may not cover more than fifty percent (50%) of the Rear

397 Setback. See the following illustration:



- 398
- 399 7. Hard-Surfaced Parking Areas subject to the same location requirements
- 400 as a detached Accessory Building.
- 401 8. Mechanical equipment (which must be screened), hot tubs, or similar
- 402 Structures located at least three feet (3') from the Rear Lot Line.
- 403 9. Fences and walls as permitted in Section 15-4-2, Fences and Walls.
- 404 10. Patios, decks, pathways, steps, and similar Structures not more than thirty
- 405 inches (30") above Final Grade.
- 406 11. Pathways and steps connecting to a City staircase or pathway.

407 I. **SIDE SETBACKS.**

- 408 1. The minimum Side Setback is three feet (3'), but increases for Lots greater
- 409 than thirty-seven and one-half feet (37.5') in Width, as per Table 15-2.16
- 410 above.
- 411 2. Site plans and Building designs must resolve snow release issues to the
- 412 satisfaction of the Chief Building Official.

- 413 3. On Corner Lots, the minimum Side Setback that faces a side Street or
414 platted Right-of-Way is five feet (5').
- 415 4. A Side Setback between connected Structures is not required where
416 Structures are designed with a common wall on a Property Line, each
417 Structure is located on an individual Lot, the Lots are burdened with a
418 party wall agreement in a form approved by the City Attorney and Chief
419 Building Official, all applicable Building and Fire Code requirements are
420 met, and the Use is an Allowed or Conditional Use in the Zoning District.
- 421 a. Exterior Side Setbacks shall be based on the required minimum
422 Side Setback for each Lot; however the Planning Commission may
423 consider increasing exterior Side Setbacks during Conditional Use
424 Permit review to mitigate potential impacts on adjacent Property.
425 Side Setback exceptions continue to apply.
- 426 b. Building Footprint shall be based on the total lot Area of the
427 underlying Lots. The Planning Commission may consider
428 decreasing Building Footprint during Conditional Use Permit review
429 to mitigate potential impacts on adjacent Property.

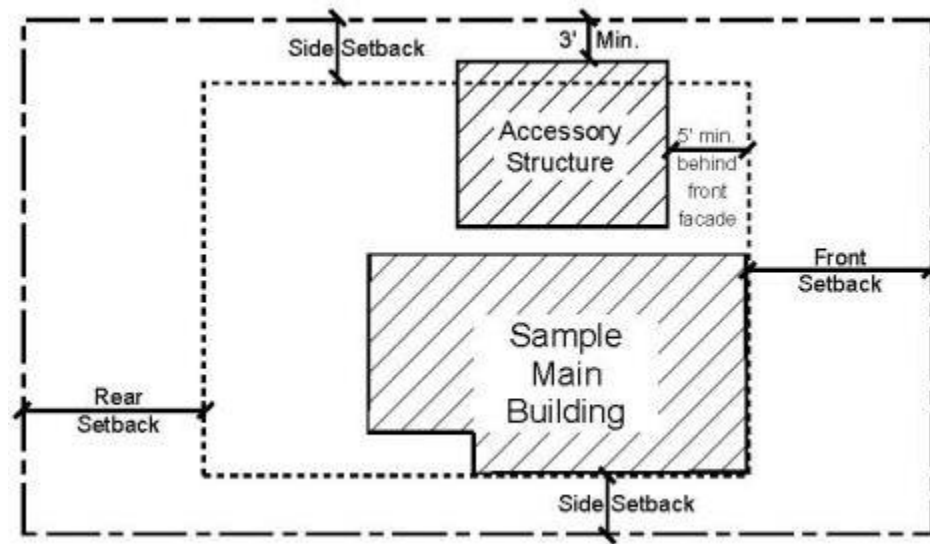
430 J. **SIDE SETBACK EXCEPTIONS.** The Side Setback must be open and free of any
431 Structure except:

- 432 1. Bay Windows not more than ten feet (10') wide projecting not more than
433 two feet (2') into the Side Setback.¹
- 434 2. Chimneys not more than five Feet (5') wide projecting not more than two
435 feet (2') into the Side Setback.¹

- 436 3. Window wells and light wells Projecting not more than four feet (4') into
437 the Side Setback.¹
- 438 4. Roof overhangs and eaves projecting not more than two feet (2') into the
439 Side Setback. A one foot (1') roof or eave overhang is permitted on Lots
440 with a Side Setback of less than five feet (5').¹
- 441 5. Window sills, belt courses, trim, cornices, exterior siding, and other
442 ornamental features projecting not more than six inches (6") beyond the
443 window or main Structure to which it is attached.
- 444 6. Patios, decks, pathways, steps, or similar Structures not more than thirty
445 inches (30") in height from Final Grade.
- 446 7. Fences and walls as permitted in Section 15-4-2.
- 447 8. Driveways leading to a garage or approved Parking Area.
- 448 9. Pathways and steps connecting to a City staircase or pathway.
- 449 10. A detached Accessory Building, not more than eighteen feet (18') in
450 height, located a minimum of five feet (5') behind the front facade of the
451 Main Building, and maintaining a minimum Side Setback of three feet (3').

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See the following illustration:



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11. Mechanical equipment (which must be screened), hot tubs, or similar

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Structures located a minimum of three feet (3') from the Side Lot Line.

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K. **SNOW RELEASE**. Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

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L. **CLEAR VIEW OF INTERSECTION**. No visual obstruction in excess of two feet (2') in height above Road Grade shall be placed on any Corner Lot within the Site Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.

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M. **BUILDING HEIGHT**. No Single Family or Duplex Dwelling Structure shall be erected to a height greater than twenty-seven feet (27'). This is the Zone Height for Single Family and Duplex Dwellings. Final Grade must be within four vertical feet (4') of Existing Grade around the periphery of the Structure, except for the

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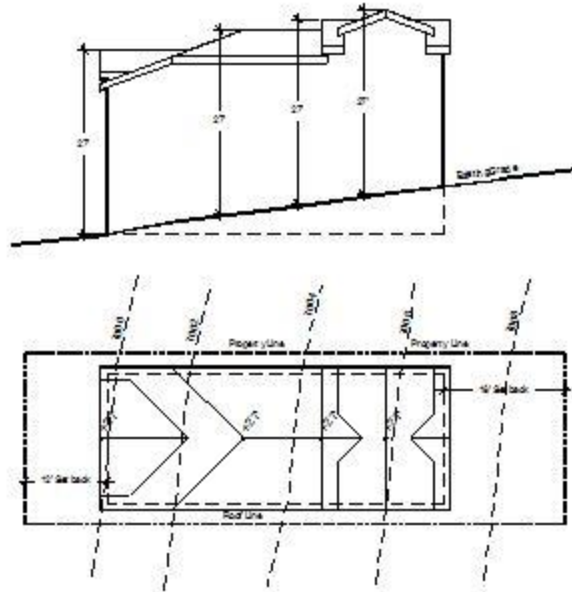
466

467 placement of approved window wells, emergency egress, and a garage entrance.

468 The following height requirements must be met:

- 469 1. A Structure shall have a maximum height of thirty five feet (35') measured
470 from the lowest finish floor plane to the point of the highest wall top plate
471 that supports the ceiling joists or roof rafters.
- 472 2. A ten foot (10') minimum horizontal step in the downhill façade is required
473 unless the First Story is located completely under the finished Grade on all
474 sides of the Structure. The horizontal step shall take place at a maximum
475 height of twenty three feet (23') from where Building Footprint meets the
476 lowest point of existing Grade. Architectural features, that provide
477 articulation to the upper story façade Setback, may encroach into the
478 minimum ten foot (10') Setback but shall be limited to no more than twenty
479 five percent (25%) of the width of the building encroaching no more than
480 four feet (4') into the Setback, subject to compliance with the Design
481 Guidelines for Historic Sites and Historic Districts.
- 482 3. Roof Pitch. The primary roof pitch must be between seven:twelve (7:12)
483 and twelve:twelve (12:12). A Green Roof may be below the required 7:12
484 roof pitch as part of the primary roof design. In addition, a roof that is not
485 part of the primary roof design may be below the required 7:12 roof pitch.
 - 486 a. A structure containing a flat roof shall have a maximum height of
487 thirty five feet (35') measured from the lowest floor plane to the
488 highest wall top plate that supports the ceiling joists or roof rafters.
489 The height of the Green Roof, including the parapets, railings, or

similar features shall not exceed twenty four inches (24") above the highest top plate mentioned above.



N. **BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:

1. Antennas, chimneys, flues, vents, and similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
2. Water towers, mechanical equipment, and associated Screening, when Screened or enclosed, may extend up to five feet (5') above the height of the Building.
3. Elevator access. The Planning Director may allow additional height to allow for an elevator compliant with the American Disability Acts standards. The Applicant must verify the following:
 - a. The proposed height exception is only for the Area of the elevator.No increase in square footage is being achieved.

b. The proposed option is the only feasible option for the elevator on the site.

c. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.

4. Garage on Downhill Lot. The Planning Commission may allow additional Building Height (see entire Section 15-2.16-5 (L) on a downhill Lot to accommodate a single car wide garage in a Tandem Parking configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. The depth of the garage may not exceed the minimum depth for internal Parking Space(s) as dimensioned within this Code, Section 15-3. The additional Building Height may not exceed thirty-five feet (35') from Existing Grade.

¹Applies only to Lots with a minimum Side Setback of five feet (5') or greater.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [06-76](#) on 11/9/2006

Amended by Ord. [09-10](#) on 3/5/2009

Amended by Ord. [11-05](#) on 1/27/2011

Amended by Ord. [13-48](#) on 11/21/2013

Amended by Ord. [15-35](#) on 10/12/2015

Amended by Ord. [2016-44](#) on 9/15/2016

Amended by Ord. [2018-43](#) on 7/19/2018