



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
March 28, 2024**

The Planning Department of Park City, Utah, will hold a Public Hearing in person at the Marsac Municipal Building, Planning Department Conference Room, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

1. REGULAR AGENDA - 12:00PM

- 1.A. **516 Marsac Avenue – Historic District Design Review** – The Applicant Proposes to Construct a 147 Square Foot Addition to an Existing Non-Historic Structure in the Residential - 1 Zoning District. PL-23-05724
(A) Public Hearing; (B) Action
- 1.B. **Parcel PCA-S-98-PCMR-1 – Administrative Conditional Use Permit** – The Applicant Proposes Two 5-Mile Trail Extensions for the Existing Trails of Silver Queen and Loose Moose in the Recreation and Open Space Zoning District and Sensitive Land Overlay. PL-24-06058. 15 mins.
(A) Public Hearing; (B) Action
- 1.C. **Park City Heights Subdivision Phase 5 – Final Subdivision Plat** – The Applicant Requests Review of the Park City Heights Subdivision Phase 5 Final Plat for 47 Lots Located at Approximately 2871 Bailey Court and Subject to the Park City Heights Master Planned Development and Preliminary Plat. PL-24-06035
(A) Public Hearing; (B) Action
- 1.D. **4807 Legacy Court - Administrative Conditional Use Permit** - The Applicant Proposes Constructing Retaining Walls Exceeding Six Feet in Height as Part of the Landscaping for a New Single-Family Dwelling in the Residential Development Zoning District. PL-24-06063
(A) Public Hearing; (B) Action
- 1.E. **327 McHenry Avenue - Modification to Historic District Design Review Approval** - The Applicant Proposes a Modification of the Historic District Design Review Approval for 327 McHenry Avenue's Landscaping plan to Include a Swimming Pool, Associated Mechanical Equipment, Retaining Walls, and Plantings. PL-23-05981 (Continued from March 21, 2024)
(A) Action
- 1.F. **626 Sunnyside Drive – Administrative Conditional Use Permit** – The Applicant Proposes to Re-Construct a Retaining Wall Six Feet in Height in the Front Setback in the Single Family Zoning District. PL-24-06053
(A) Public Hearing; (B) Action

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.**

Planning Department Staff Report



Subject: 516 Marsac Avenue
Application: PL-23-05724
Author: Lillian Zollinger, Planner II
Date: March 28, 2024
Type of Item: Historic District Design Review

Recommendation

(I) Review the proposed Historic District Design Review to construct an addition to the rear of the existing structure, (II) conduct a public hearing, and (III) consider approving the Historic District Design Review based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Park City Municipal Corporation,
represented by Shape Architecture Studio

Location: 516 Marsac Avenue

Zoning District: Residential – 1

Adjacent Land Uses: Residential, City Hall

Reason for Review: The Planning Director reviews and takes Final Action on Historic District Design Reviews¹

CUP	Conditional Use Permit
HDDR	Historic District Design Review
LMC	Land Management Code
R-1	Residential – 1
PCMC	Park City Municipal Code

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

Background

516 Marsac Avenue is in the Residential-1 (R-1) Zoning District and the Site fronts both Marsac Avenue and Ontario Avenue. The 7,660-square-foot property is Lot 2 of the Ontario Avenue Subdivision, recorded in 1994. The Plat limits the “maximum house size” to 2,600 square feet and notes that all new construction requires Historic District Design Review (see Condition of Approval 1). The structure is non-historic, but 508 Marsac Avenue is a Significant Historic site adjacent to the site, and 445 Marsac Avenue is across the street and a Landmark Historic site.

¹ LMC [§ 15-1-8\(E\)](#)



Existing structure.

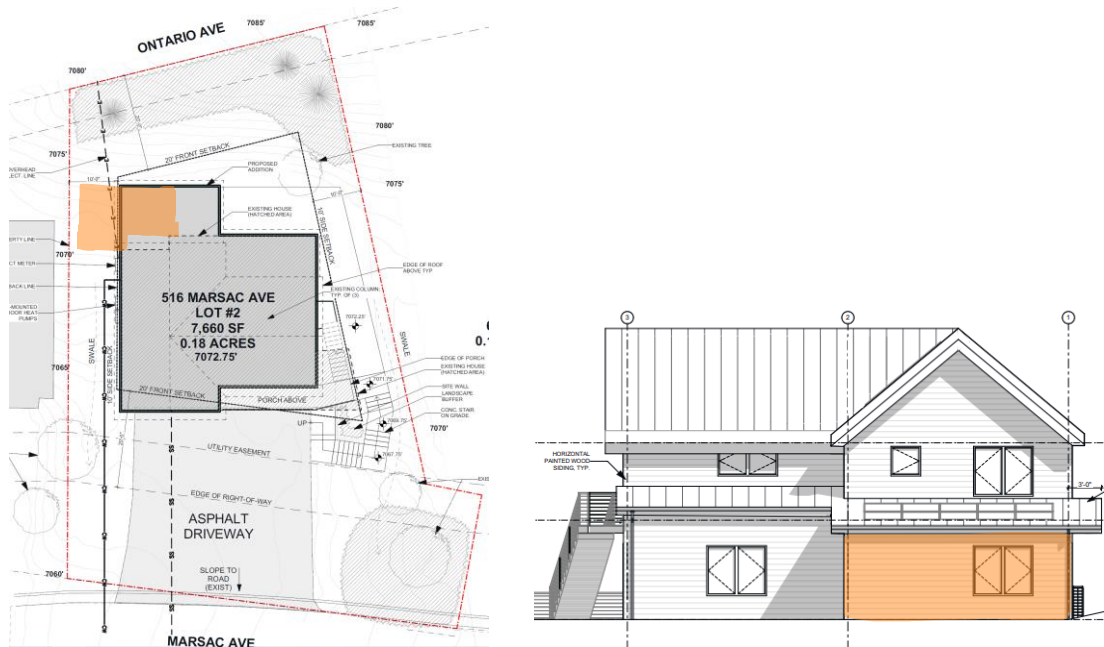


Proposed changes.



On July 28, 1993, the Planning Commission approved a Conditional Use Permit (CUP) to build the Ontario Transitional Housing Facility. The site was used as the three-unit Peace House Shelter, with an office, before the City purchased the structure in 2017 to be used for seasonal transit housing. In the years since, the need for seasonal transit housing has declined, as has the condition of the structure. To repurpose the site, the Housing Department proposes to convert the structure into housing units for City Employees. The Housing Department presented several options before City Council at three work sessions held on June 23, 2022 ([Staff Report](#), [Minutes](#)), October 6, 2022 ([Staff Report](#), [Meeting](#)), and December 15, 2022 ([Staff Report](#), [Minutes](#)).

The City Council directed the Housing Department to pursue a Triplex, which requires a new CUP in the R-1 Zoning District. The Planning Commission reviewed the proposed Triplex CUP and approved it on January 10, 2024 ([Staff Report](#), [Meeting Minutes](#)). The applicant proposes to remove 147 square feet from the upper level and to construct a 267-square-foot addition on the lower level (highlighted in orange) to the rear of the structure to accommodate the unit sizes for the Triplex.



Analysis

(I) The proposed Triplex complies with the Residential - 1 Zoning District regulations outlined in Land Management Code Chapter 15-2.12.

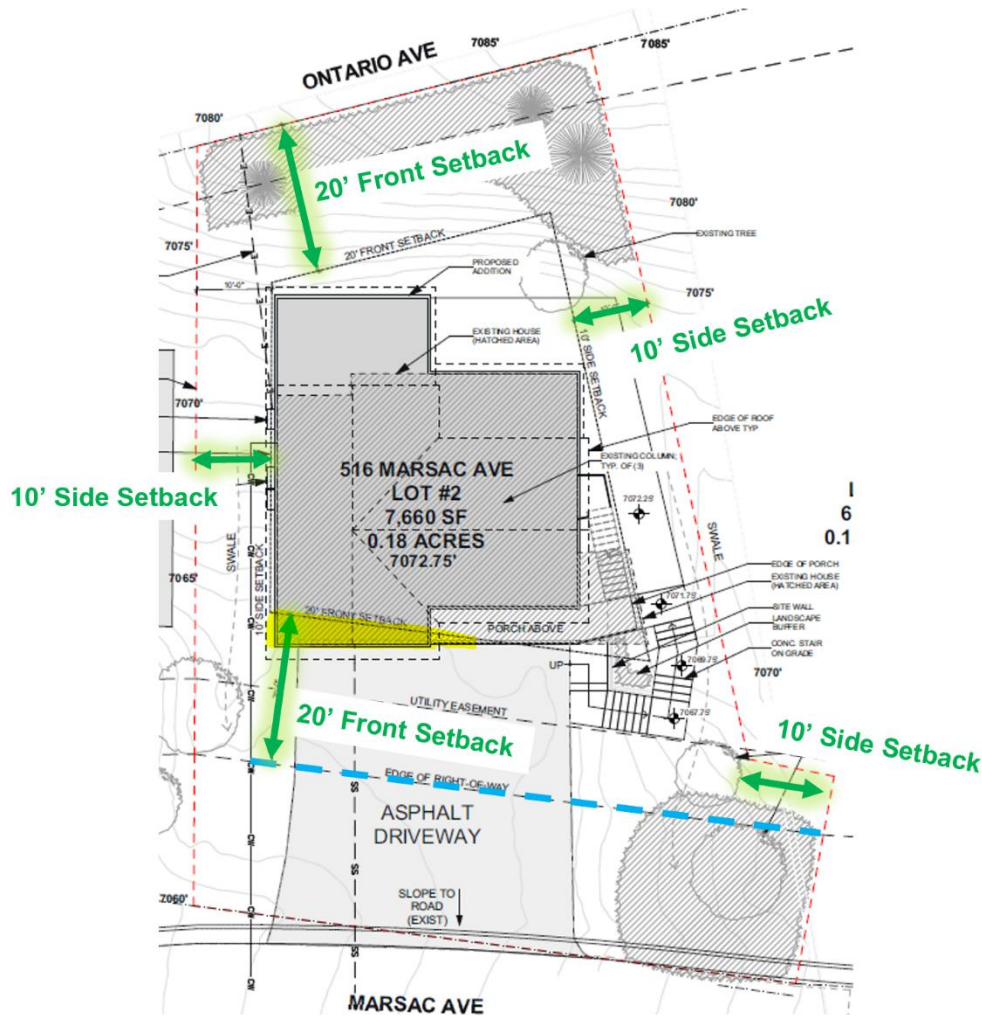
A Triplex is an Conditional Use in the R-1 Zoning District pursuant to LMC [§ 15-2.12-2\(B\)\(1\)](#). The Planning Commission approved the Triplex Use on January 10, 2024.

LMC [§ 15-2.12-3\(A\)](#) requires a 5,625 square foot Lot for a Triplex and a 37.5 Lot width measured 15 feet from the Front Lot Line. The Lot meets these requirements because it is 7,660 square feet, and 81 feet in width measured 15 feet from the Front Lot Line.

There are no maximum building footprint sizes established in the R-1 Zoning District, but the Plat notes the maximum house size for Lot 2 is 2,600 square feet. The existing structure has a square footage of 2,362. The main level addition will add 267 square feet, removing 147 square feet from an upper level, for a total of 2,432 square feet, compliant with the Plat Note.

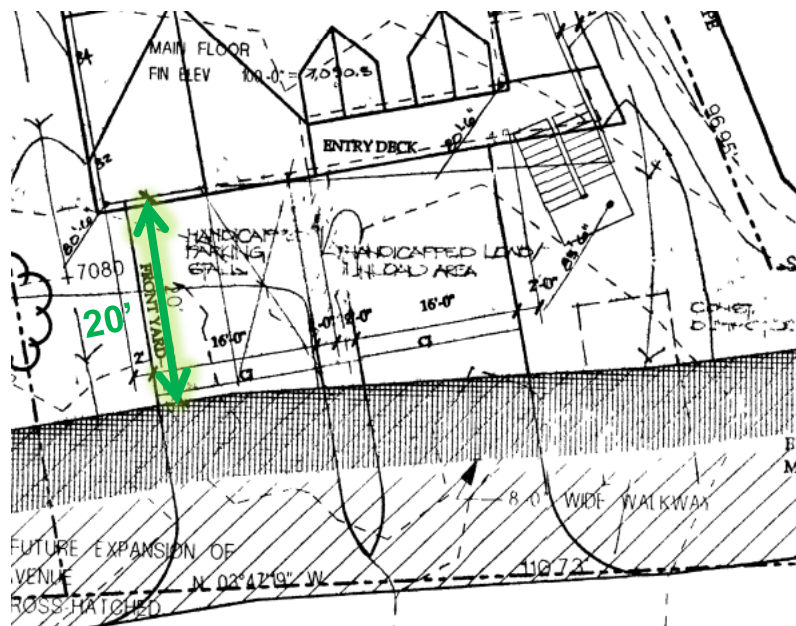
The garage is 1,183 square feet and will not increase in size. The 1993 CUP for Transitional Housing Shelter (also known as Transitional Housing Facility, a Conditional Use in 1993) noted that the “maximum for the T[ransitional] H[ousing] F[acility] lot would be 2600 square feet plus a garage allowance of 600 square feet per unit.” The approved CUP limited the maximum garage space to 1200 square feet which did not count toward the maximum house size.

The Planning Director Determination (Exhibit C), shows the Setbacks as follows:

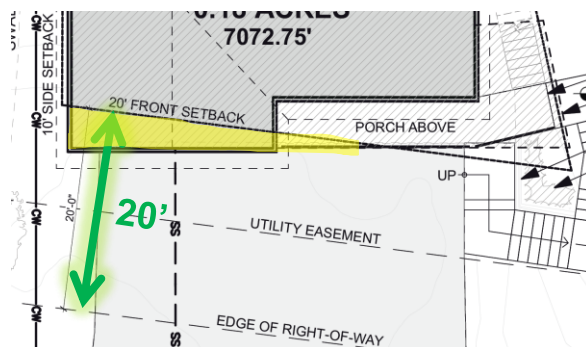


LMC [§ 15-2.12-4](#) requires special Setback requirements for Conditional Uses in the R-1 Zoning District:

Requirement	Analysis of Proposal
Front Setback- 20'	As noted in the Planning Director Setback Determination (Exhibit C), there are two Front Setbacks: West (Ontario Avenue) – Complies: 20' East (Marsac Avenue) – Non-Complying Structure: 5' 6" to 10" The LMC in 1992 has the same Setback Regulations as the current LMC. The structure was proposed to be constructed within the Setbacks, 20 feet from the dedicated Right-of-Way, and parallel to Marsac Avenue as shown below in the 1994 approved building plans:



However, it was constructed on a diagonal, with the structure encroaching a maximum of four feet six inches into the 20' Front Setback, as shown in yellow below:



Pursuant to LMC [§ 15-9-6\(A\)](#), “[a]ny Non-Complying Structure may be repaired, maintained, altered, or enlarged, provided that such repair, maintenance, alteration, or enlargement shall neither create any new non-compliance nor shall increase the degree of the existing non-compliance of all or any part of such Structure.”

The Applicant proposes exterior modifications to repair and replace siding, which will not increase the non-conformity. The Applicant proposes an addition at the rear of the structure that does not increase the amount of the structure in the Front Setback. The addition will be compliant with the Rear Setback. See Condition of Approval 9.

	LMC § 15-2.12-3(C)(2) allows exceptions for, “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.” The proposed concrete steps are on grade, do not require handrails, and do not obstruct Street view, and is compliant with the exception.
Rear Setback- 10’	No Rear Setback on the Property
Side Setbacks- 10’	Complies: 10’ LMC § 15-2.12-3(C)(2) allows exceptions for “[p]atios, 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. The proposed concrete steps are on grade, three and a half feet from the Side Lot Line, and comply with the exception.

LMC [§ 15-2.12-5](#) sets a maximum height of 28’ in the R-1 Zoning District, with a five foot exception for roof pitches 4:12 or greater. The existing structure has roof pitches of 9:12 and 10:12, qualifies for the exception, and is compliant at 31’ in height. The proposed structure will keep the same roof pitch and Building Height.

(II) The proposed Triplex complies with the parking reduction granted by the Planning Commission.

LMC [§ 15-3-6\(A\)](#) requires two parking spaces per dwelling unit, six parking spaces total, for a Triplex. On January 10, 2024, the Planning Commission granted a reduction in parking from six spaces to four parking spaces, allowing the applicant to use the existing four parking spaces on site.

(III) The proposal, as conditioned, complies with the Regulations For Historic Districts And Historic Sites criteria outlined in LMC § 15-13-8.

B. Specific Regulation

1. Site	Analysis of Proposal
---------	----------------------

a) Building Setback and Orientation LMC § 15-13-8(B)(2)(a) states, “New buildings shall have a clearly defined primary entrance oriented toward the street consistent with historic buildings within the Streetscape or character area. Entrances on secondary or tertiary facades of a building shall be clearly subordinate to the entrance on the primary façade.”	Complies: Proposed addition will not change the location of the structure. See analysis under Section I. The front entrance is defined by a porch, as there are three entrances, one entrance for each unit. The entrances are located on the south side, so as to not create multiple competing entrances.
b) Topography and Grading: LMC § 15-13-8(B)(1)(b) states, “A new site’s natural slope shall be respected in a new building design in order to minimize cuts into hillsides, minimize fill, and minimize retaining walls.”	Complies: The proposed addition will be built on an already disturbed section of the site.
c) Landscaping and Vegetation	See Condition of Approval 12: The proposed vegetation shall be at least 50% Water Wise and compliant with 15-5-5(N). The Applicant shall provide an updated Water Wise irrigation plan at building permit submission.
f) Paths, Steps, Handrails, & Railings (Not associated with Porches) LMC § 15-13-8(B)(1)(f) states, “New hillside stairs and any associated railings or handrails shall be visually subordinate to the associated building(s) or structure(s) in size, scale, and proportion, and shall complement the Historic District in material, size, scale, and proportion, and massing.”	Complies: The new proposed stairs follow the natural grade of the site and are within four feet of existing grade. 
h) Parking Area & Driveways Pursuant to LMC 15-3-6(A), a Triplex requires two parking spaces per unit. The proposed Triplex has three units. The Planning Commission reduced the required parking from six spaces to four.	Complies: The existing structure has four parking spaces in two two-car garages. LMC § 15-3-4 requires garage dimensions of 11 by 20 feet. All the parking spaces are 11 by 20 feet and compliant. The existing driveway is not proposed to increase in width at the curb. The Applicant proposes to add a hammerhead turnaround area at the northside of the driveway. The Applicant must record an encroachment agreement with UDOT for the hammerhead area.

2. Primary Structures	Analysis of Proposal
a) Mass, Scale, & Height	Complies: The proposed addition is shorter in height and width than the existing structure and stays in scale with the site.
b) Foundation -- LMC 15-13-8(B)(2)(b) states, "Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-way."	Complies: The foundation is mostly covered, and where portions show, the foundation is covered in stone and compliant.
c) Doors -- LMC § 15-13-8(B)(2)(c) states, "All buildings that face the street shall have a well-defined primary entrance."	Complies: The door compliments the stairs and porch, and all define the front entrance and fit in within the context of a historic neighborhood.
d) Windows -- LMC § 15-13-8(B)(2)(d) states, "Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used" and "Windows shall be historic size and shall relate to the human scale of the Historic District."	Complies: The proposed windows match the existing widow styles and sizes and are similar. The glazing is limited to adjust for the three units inside the structure.
e) Roofs – LMC § 15-2.2-5 requires a roof pitch of at least 7:12. LMC § 15-13-8(B)(2)(e) , states, "Roof pitch shall be consistent with the style of architecture chosen for the structure and with adjacent buildings that contribute to the character of the Historic District."	Complies: The primary roof pitch on the existing structure is 9:12. The secondary roof pitch is 10:12 on the existing structure. The proposed roof pitch of the addition is 2:12, and on the second, rear level.
f) Dormers	Complies: The existing dormers will be removed from the front and be replaced by a 9:12 roof pitch.
i) Porches LMC § 15-13-8(B)(2)(i) which states, "Porches typically cover the entrance, and usually extend partially or fully across the main façade." The front porch is consistent with porches found historically, as it is covered and emphasizes the front entrance.	Complies: The porch extends partially across the main façade to help create a main entrance.
3. Mechanical and Utility Systems and Service Equipment	Complies: The proposed mechanical equipment will be screened from neighboring properties with a screen.
4. Materials	See Condition of Approval 15: Pursuant to LMC § 15-13-8(B)(4) , the proposed materials of painted wood siding, standing seam roof, formed concrete, are compliant with the Historic District.

5. Paint and Color	Complies: The proposed plans indicate painted and stained wood siding wood siding. LMC § 15-13-8(B)(5)(d) states, “Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish.” See Condition of Approval 13.
6. Garages	Complies: The existing garages will not change dimensions.
10. Additions to Existing Non-Historic Structures LMC § 15-13-8(2)(B)(10) states, “An addition shall complement the visual and physical qualities of the existing structure. An addition shall be visually subordinate to the existing structure and shall be compatible with the scale of the historic buildings and structures in the Streetscape or character area. Windows, doors, and other features on a new addition shall be designed to be compatible with the existing structure and surrounding historic sites. Windows, doors, and other openings shall be of sizes and proportions similar to those found on the building as well as those found on historic structures in the Historic District... the solid-to-void relationships and detailing of an addition shall be compatible with the existing structure and with buildings within the Streetscape or character area.”	Complies: The proposed addition is subordinate, wherein it is only on the first story and shorter in length than the existing structure. The addition will not have any doors, and the one window matches the style of the existing windows on the existing structure, as well as the solid to void ratio.

(IV) The Development Review Committee reviewed the proposal on December 5, 2023, and recommend Conditions of Approval.

Condition of Approval 4: Residential fire sprinklers are required for all new or renovation construction on this Lot, per requirements of the Chief Building Official.

Notice

Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on March 14, 2024. Staff mailed courtesy notice to adjacent property owners on March 14, 2024.

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Planning Director may approve the HDDR;
- The Planning Director may deny the HDDR and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: Planning Director Setback Determination



Planning Department

March 28, 2024

Steve Scribner
Shape Architecture Studio
steve@shapearchitecturestudio.com

CC: Browne Sebright, Park City Housing Department

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 516 Marsac Avenue

Zoning District: Residential – 1

Application: Historic District Design Review

Project Number: PL-23-05724

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: March 28, 2024

Project Summary: The Applicant Proposes to Construct an Addition to the Rear of an Existing Non-Historic Structure in the Residential – 1 Zoning District.

Action Taken

On March 28, 2024, the Planning Director conducted a public hearing and approved the addition to the existing structure the Residential – 1 Zoning District according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

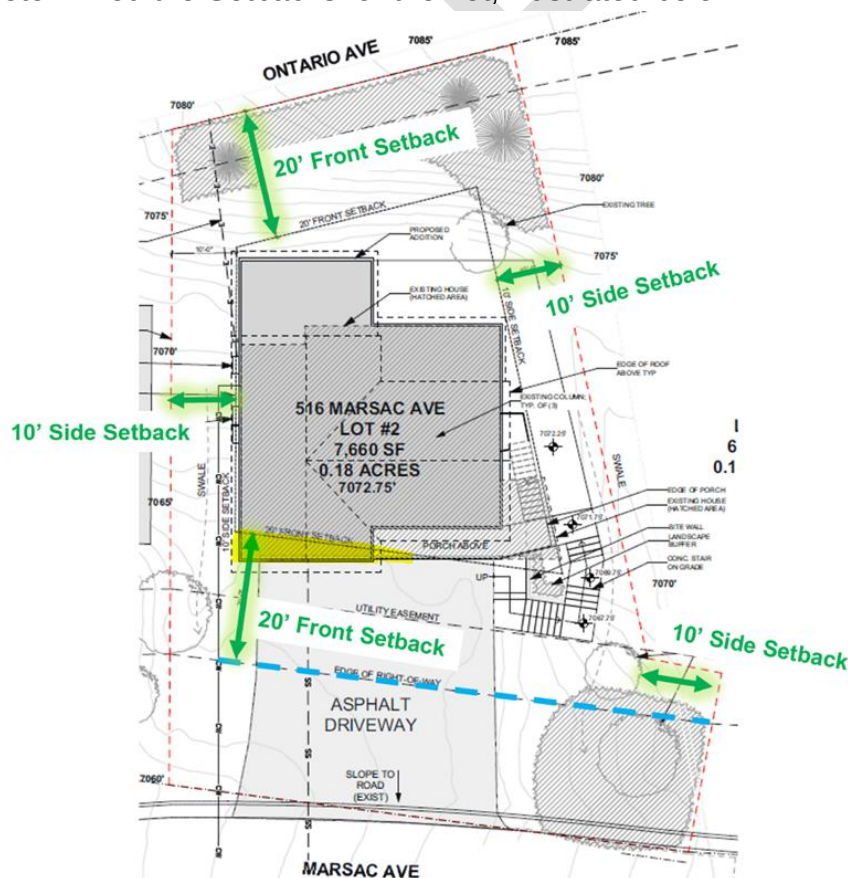
Findings of Fact

1. The Property is located at 516 Marsac Avenue, has an unusual Lot configuration, and fronts both Marsac Avenue and Ontario Avenue.
2. The Property is located within the Residential - 1 (R-1) Zoning District.
3. The Property is Lot 2 of the Ontario Avenue Subdivision, recorded in 1994.
4. The 1994 Subdivision Plat limits the maximum house size to 2,600 square feet and notes that all new construction requires Historic District Design Review.



Planning Department

5. The existing structure has a square footage of 2,362. The Applicant proposes adding 267 square feet to the main level at the rear of the structure and to remove 147 square feet from the second level, for a total of 2,432 square feet, compliant with the maximum house size of 2,600 square feet established on the Subdivision Plat.
6. A Triplex is a Conditional Use in the R-1 Zoning District. The Planning Commission approved the Triplex Use on January 10, 2024.
7. In the R-1 Zoning District, Conditional Uses are subject to a 20-foot Front Setback, 10-foot Rear Setback, and 10-foot Side Setback.
8. The existing Structure was approved in 1992, which notes the same Setback regulations as today. The structure was built on a diagonal and four feet six inches over the 20-foot Front Setback.
9. As the Lot has six sides, and fronts two public Rights-of-Way, the Planning Director determined the Setbacks for the Lot, illustrated below:





Planning Department

10. In the R-1 Zoning District, the maximum building height is 28 feet, with a five-foot exception for roof pitches 4:12 or greater. The existing structure has roof pitches of 9:12 and 10:12, qualifies for the exception, and is compliant at 31' in height. The proposed structure will keep the same roof pitch and height.
11. A Triplex requires six parking spaces, two per unit.
12. The existing structure has two, two-car garages, or four parking spaces on site.
13. On January 10, 2024, the Planning Commission granted a reduction in parking from six to four spaces.
14. Historic District Design Review require review pursuant to the criteria outlined in Land Management Code (LMC) § 15-13-8:

1. Site	Analysis of Proposal
a) Building Setback and Orientation LMC § 15-13-8(B)(2)(a) states, "New buildings shall have a clearly defined primary entrance oriented toward the street consistent with historic buildings within the Streetscape or character area. Entrances on secondary or tertiary facades of a building shall be clearly subordinate to the entrance on the primary façade."	Complies: Proposed addition will not change the location of the structure. See analysis under Section I. The front entrance is defined by a porch, as there are three entrances, one entrance for each unit. The entrances are located on the south side, so as to not create multiple competing entrances.
b) Topography and Grading: LMC § 15-13-8(B)(1)(b) states, "A new site's natural slope shall be respected in a new building design in order to minimize cuts into hillsides, minimize fill, and minimize retaining walls."	Complies: The proposed addition will be built on an already disturbed section of the site.
c) Landscaping and Vegetation	See Condition of Approval 12: The proposed vegetation shall be at least 50% Water Wise and compliant with 15-5-5(N) . The Applicant shall provide an updated Water Wise irrigation plan at building permit submission.



Planning Department

f) Paths, Steps, Handrails, & Railings (Not associated with Porches) LMC § 15-13-8(B)(1)(f) states, “New hillside stairs and any associated railings or handrails shall be visually subordinate to the associated building(s) or structure(s) in size, scale, and proportion, and shall complement the Historic District in material, size, scale, and proportion, and massing.”	Complies: The new proposed stairs follow the natural grade of the site and are within four feet of existing grade. 
h) Parking Area & Driveways Pursuant to LMC 15-3-6(A), a Triplex requires two parking spaces per unit. The proposed Triplex has three units. The Planning Commission reduced the required parking from six spaces to four.	Complies: The existing structure has four parking spaces in two two-car garages. LMC § 15-3-4 requires garage dimensions of 11 by 20 feet. All the parking spaces are 11 by 20 feet and compliant. The existing driveway is not proposed to increase in width at the curb. The Applicant proposes to add a hammerhead turnaround area at the northside of the driveway. The Applicant must record an encroachment agreement with UDOT for the hammerhead area.
2. Primary Structures	Analysis of Proposal
a) Mass, Scale, & Height	Complies: The proposed addition is shorter in height and width than the existing structure and stays in scale with the site.
b) Foundation -- LMC 15-13-8(B)(2)(b) states, “Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-way.”	Complies: The foundation is mostly covered, and where portions show, the foundation is covered in stone and compliant.
c) Doors -- LMC § 15-13-8(B)(2)(c) states, “All buildings that face the street shall have a well-defined primary entrance.”	Complies: The door compliments the stairs and porch, and all define the front entrance and fit in within the context of a historic neighborhood.



Planning Department

d) Windows -- LMC § 15-13-8(B)(2)(d) states, "Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used" and "Windows shall be historic size and shall relate to the human scale of the Historic District."	Complies: The proposed windows match the existing widow styles and sizes and are similar. The glazing is limited to adjust for the three units inside the structure.
e) Roofs – LMC § 15-2.2-5 requires a roof pitch of at least 7:12. LMC § 15-13-8(B)(2)(e) , states, "Roof pitch shall be consistent with the style of architecture chosen for the structure and with adjacent buildings that contribute to the character of the Historic District."	Complies: The primary roof pitch on the existing structure is 9:12. The secondary roof pitch is 10:12 on the existing structure. The proposed roof pitch of the addition is 2:12, and on the second, rear level.
f) Dormers	Complies: The existing dormers will be removed from the front and be replaced by a 9:12 roof pitch.
i) Porches LMC § 15-13-8(B)(2)(i) which states, "Porches typically cover the entrance, and usually extend partially or fully across the main façade." The front porch is consistent with porches found historically, as it is covered and emphasizes the front entrance.	Complies: The porch extends partially across the main façade to help create a main entrance.
3. Mechanical and Utility Systems and Service Equipment	Complies: The proposed mechanical equipment will be screened from neighboring properties with a screen.
4. Materials	See Condition of Approval 15: Pursuant to LMC § 15-13-8(B)(4) , the proposed materials of painted wood siding, standing seam roof, formed concrete, are compliant with the Historic District.
5. Paint and Color	Complies: The proposed plans indicate painted and stained wood siding wood siding. LMC § 15-13-8(B)(5)(d) states, "Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish." See Condition of Approval 13.
6. Garages	Complies: The existing garages will not change dimensions.



Planning Department

10. Additions to Existing Non-Historic Structures LMC § 15-13-8(2)(B)(10) states, “An addition shall complement the visual and physical qualities of the existing structure. An addition shall be visually subordinate to the existing structure and shall be compatible with the scale of the historic buildings and structures in the Streetscape or character area. Windows, doors, and other features on a new addition shall be designed to be compatible with the existing structure and surrounding historic sites. Windows, doors, and other openings shall be of sizes and proportions similar to those found on the building as well as those found on historic structures in the Historic District... the solid-to-void relationships and detailing of an addition shall be compatible with the existing structure and with buildings within the Streetscape or character area.”	Complies: The proposed addition is subordinate, wherein it is only on the first story and shorter in length than the existing structure. The addition will not have any doors, and the one window matches the style of the existing windows on the existing structure, as well as the solid to void ratio.
---	--

15. The Development Review Committee reviewed the proposal on December 5, 2023, and recommended Condition of Approval 4.
16. Staff published notice on the City’s website, the Utah Public Notice website, and posted notice to the property on March 14, 2024. Staff mailed courtesy notice to property owners within 300 feet on March 14, 2024.

Conclusions of Law

1. The application, as conditioned, complies with Land Management Code § 15-1-10(E) Conditional Use Review Process, Chapter 15-2.12 Residential (R-1) Zoning District, and Chapter 15-3 Off-Street Parking.
2. The Use is compatible with the 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



Planning Department

1. Final building plans and construction details shall reflect substantial compliance as approved through the Historic District Design Review. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
3. All conditions of approval and plat notes of the Ontario Avenue Subdivision shall continue to apply.
4. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
5. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state and revegetated.
6. City approval of a Construction Mitigation Plan (CMP) is a condition precedent to the issuance of any building permit. The CMP shall include language regarding the method of protecting adjacent structures.
7. 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 Staff prior to installation.
8. Construction waste shall be diverted from landfill and recycled when possible.
9. The maximum house size shall not exceed 2,600 square feet, excluding the 1,183 square foot garage. The garage shall not increase in size.
10. The three units will be restricted so that the total number of cars is as follows:
 - a. Unit One has one parking space.
 - b. Unit Two has one parking space.
 - c. Unit Three has two parking spaces.
11. The Applicant shall submit a landscape plan at the Building Permit stage that is compliant with LMC § 15-5-5(N) and Park City Municipal Code Chapter 11-21, Utah Wildlife-Urban Interface Code.



Planning Department

12. The trash and recycling bins shall be screened, not impede driveway ingress and egress, including use of the hammerhead turn around area, and be compliant with the R-1 Zoning District and Historic District requirements.
13. Materials, such as wood, that are traditionally painted shall have an opaque finish.
14. Vinyl and aluminum windows are prohibited.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5068 or email lillian.zollinger@parkcity.org.

Sincerely,

Rebecca Ward,
Planning Director

CC: Lillian Zollinger, Project Planner

516 MARSAC AVENUE
WORKFORCE HOUSING TRIPLEX



PROJECT TEAM

OWNER
PARK CITY MUNICIPAL CORPORATION
ATTN: BROWNE SEBRIGHT
445 Marsac Avenue
Park City, UT 84060
PHONE: 435-615-5000
EMAIL: browne.sebright@parkcity.org

ARCHITECT
SHAPE ARCHITECTURE STUDIO
STEVE SCRIBNER
23 LINCOLN ST, SUITE 200
DENVER, CO 80203
Phone: 970-708-9535
Email: steve@shapearchitect.com

ZONING

Zoned: R-1 (Residential)

Setbacks:
Side 10'-0"
Rear 10'-0"
Front 20'-0"
Building Height: 33'-0" Max.
[28' + 5' For Roof > 4:12]

PROPERTY INFORMATION

PROJECT TYPE: WORKFORCE HOUSING TRIPLEX
SITE ADDRESS: 516 MARSAC AVE, PARK CITY, UTAH
84060
LEGAL DESCRIPTION: LOT 2 ONTARIO AVENUE
SUBDIVISION

Scope of Work

1. WORKFORCE HOUSING TRIPLEX

Lot Area: (0.18 ac.) 7,660 Sq Ft
Minimum Lot Area: 5,625 SF

Proposed Lot Coverage 2,588 SF

GROSS SQ FOOTAGE	
CONDITIONED	2,700 sf
MAIN LEVEL	1603 sf
UPPER LEVEL	1097 sf
UNCONDITIONED	1,564 sf
GARAGE	1,564 sf

Sheet Index

CD	
A001	COVER SHEET
A002	SUB PLAT
G200	SITE SURVEY
G201	SITE SURVEY
A003	PHOTOGRAPHS
A004	RENDERS
A005	STREETSCAPE ELEVATION
A010	SITE PLAN
A011	LANDSCAPE PLAN
A101	FLOOR PLANS
A102	FLOOR PLANS
A103	FLOOR PLANS
A104	ROOF PLANS
A301	ELEVATIONS
A302	ELEVATIONS
A401	SECTIONS

NOTE: PROJECT WILL HAVE
AUTOMATIC FIRE
SPRINKLER SYSTEM

516 Marsac Avenue
Park City, Utah 84060

NOT FOR
CONSTRUCTION

COVER SHEET

A001

GENERAL NOTES

1. 7.0' WIDE BACK/SIDE LOT NONEXCLUSIVE UTILITY AND DRAINAGE EASEMENT ALONG THE BACK/SIDE OF LOTS AS SHOWN.
2. 10.0' WIDE NONEXCLUSIVE UTILITY AND DRAINAGE EASEMENT ALONG ALL FRONT LOT LINES AS SHOWN.
3. #5 REBAR AND CAP SET AT PROPERTY CORNERS.
4. MAXIMUM HOUSE SIZE = 2200 SQ. FT. (LOT #3) = 2600 SQ. FT. (LOT 2)
5. ALL NEW CONSTRUCTION SHALL REQUIRE STAFF APPROVAL UNDER THE HISTORIC DISTRICT DESIGN GUIDELINES.

LEGEND

----- EASEMENT LINES
[525] STREET ADDRESS



SURVEYOR'S CERTIFICATE

I, Jack Harmon, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 8934, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, private easements, and public right-of-ways to be hereafter known as Ontario Avenue Subdivision and that same has been correctly surveyed and staked on the ground as shown on this plat.

LEGAL DESCRIPTION

Beginning at a point North 66°22'00" East 26.39 feet from the Southwest corner of block 57, Park City Survey, and running, thence North 07°37'02" West 52.02 feet; thence North 03°47'19" West 110.73 feet; thence North 09°35'47" East 27.94 feet to a point on a 15.00 foot radius curve to the right, (center bears North 77°17'47" East); thence along the arc of said curve 28.32 feet through a central angle of 108°10'28" to a point on a 72.50 foot radius curve to the right, (center bears South 05°28'15" West); thence along the arc of said curve 40.11 feet through a central angle of 31°41'54"; thence South 53°35'36" East 45.15 feet; thence South 25°07'39" East 70.71 feet; thence South 22°24'13" East 50.01 feet; thence South 66°22'00" West 140.62 feet to the point of beginning.

Contains 19,100 square feet, .44 acres.

10-29-93
DATE

Jack Harmon
Jack Harmon
License No. 8934



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT: That the 2 undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots, public right-of-ways, together with easements to be hereafter known as Ontario Avenue Subdivision, do hereby dedicate for the perpetual use of the public use all parcels of land shown on this plat as intended for public use and further consent to the recordation of this Record of Survey Plat in accordance with Utah Law

ALSO, the owner hereby dedicates to Park City municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement.

In witness whereof WE have hereunto set OUR HANDS this 18 day of NOVEMBER A.D., 19 93

ROYAL STREET LAND COMPANY, a Utah Corporation OLD TOWN REALTY, a Utah Limited Liability Company
By Rhonda Wallace By J. J. J. J.
Vice President MEMBER/MANAGER

INDIVIDUAL

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Summit
On the 18 day of NOVEMBER, 19 93, personally appeared before me, the undersigned Notary Public, in and for said County of Summit, in said State of Utah, the signer(s) of the above Owner's dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: 7-5-96 Jean M. Harmon
NOTARY PUBLIC
RESIDING IN Salt Lake COUNTY

ONTARIO AVENUE SUBDIVISION

A SUBDIVISION LOCATED IN SEC. 16, TOWNSHIP 2 SOUTH, 4 EAST, SALT LAKE BASE & MERIDIAN

Entry # 410681 RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF
HIGH COUNTRY TITLE
DATE 7-26-94 TIME 16:00 BOOK 33 PAGE 52
Jack Harmon
FEE \$
COUNTY RECORDER Alan Spriggs

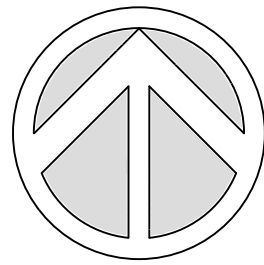
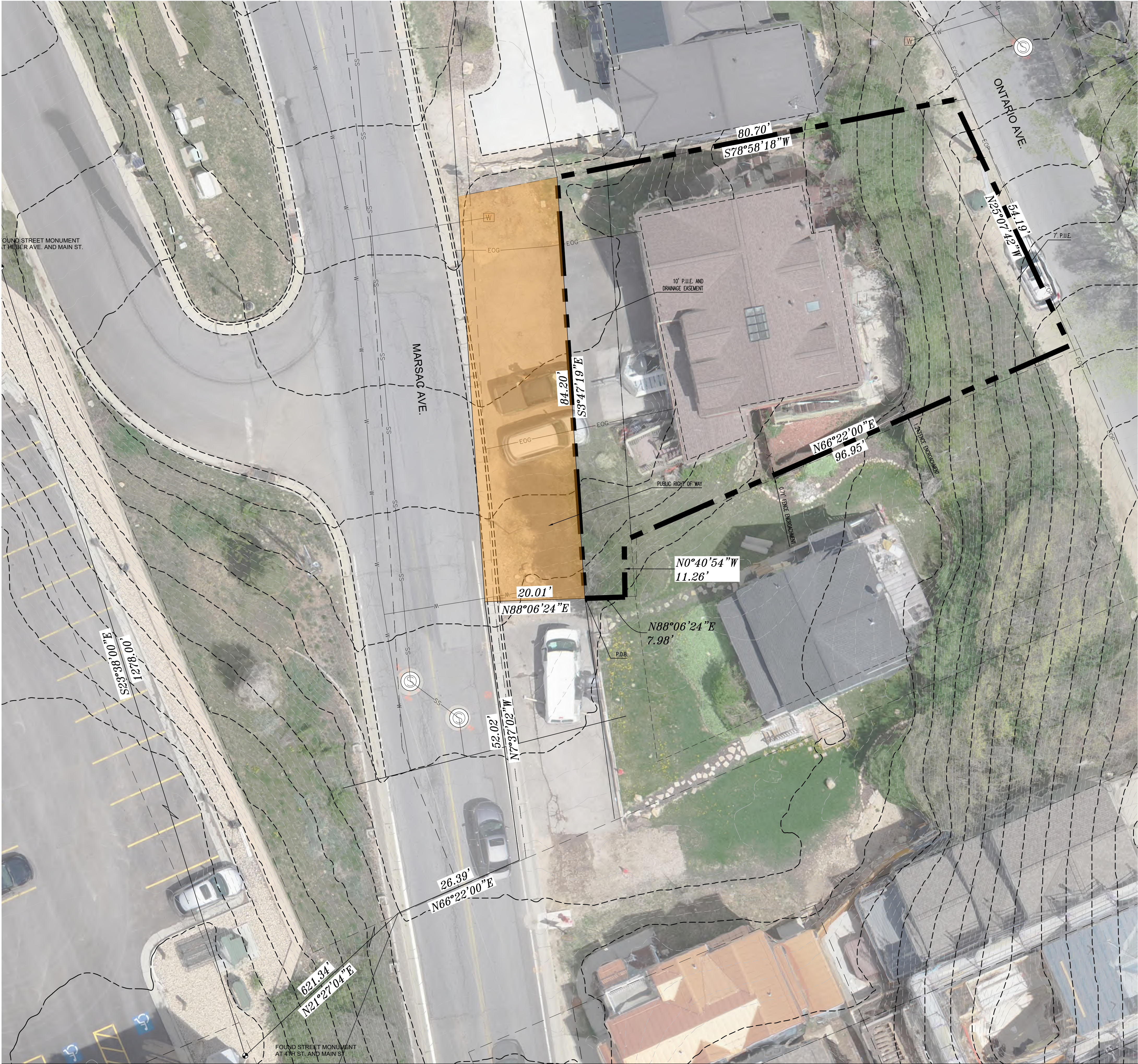
THE SEAR-BROWN GROUP
FULL SERVICE DESIGN PROFESSIONALS
2749 E. Parley's Way, Suite 300 Salt Lake City, Utah 84109
(801)486-8787 Fax (801)486-8870

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 23 DAY OF DECEMBER A.D., 19 93
BY D. H. H. CHAIRMAN

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 11 DAY OF JULY A.D., 19 94
BY Eric W. Dehaan PE PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVE AS TO FORM THIS 22 DAY OF JULY A.D., 19 94
BY Mal D. H. PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 14 DAY OF OCTOBER A.D., 19 93
BY Bruce A. Allen MAYOR
ATTORNEY: David M. Scott



NORTH

Scale

0 5 10 20
SCALE: 1"=10'

VICINITY MAP -NTS-



ORIGINAL DESCRIPTION

LOTS 2 OF THE ONTARIO AVENUE SUBDIVISION, SUMMIT COUNTY UTAH

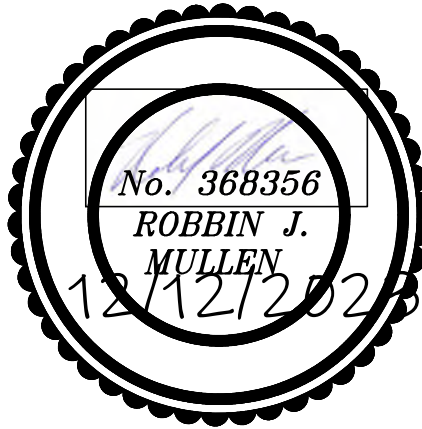
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO LOCATE THE IMPROVEMENTS ON THE ABOVE MENTIONED LOT. ALL MEASUREMENTS AND BASIS OF BEARING FOR THIS PLAT WERE TAKEN FROM THE ONTARIO AVENUE SUBDIVISION ON FILE WITH THE SUMMIT COUNTY RECORDER. CORNERS WERE NOT SET AT THE TIME OF THIS SURVEY.

SURVEYOR CERTIFICATE:

I, Robbin J Mullen, certify that I am a Professional Land Surveyor and that I hold license no. 368356, in accordance with the professional engineers and land surveyors licensing act found in title 58, chapter 22 of the Utah code. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have completed a survey of the property described on this pat in accordance with the Utah code section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that the plat is true and correct to the best of my knowledge. The field work was performed on May 31, 2023.

Robbin J Mullen, PLS
License #368356



region
Engineering
& Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



RECORD OF SURVEY FOR: Park City
Municiple Corporation
Location: Sec. 16, T2S, R4E, SLB&M
Parcel numbers: OA-2-X
516 Marsac Ave., Park City, UT

DATE:12/12/2023

PROJECT

REVISIONS:

1

2

3

SHEET NAME:

RECORD OF SURVEY

SHEET:

ROS



VIEW FROM WEST PROP LINE - INTO PROPERTY



VIEW FROM WEST PROP LINE - AWAY PROPERTY



VIEW FROM NORTH PROP LINE - INTO PROPERTY



VIEW FROM NORTH PROP LINE - AWAY PROPERTY



VIEW FROM ACROSS MARSAC TO WEST, TOWARD PROPERTY



VIEW FROM EAST PROP LINE - INTO PROPERTY



VIEW FROM EAST PROP LINE - AWAY PROPERTY



VIEW FROM SOUTH PROP LINE - INTO PROPERTY



VIEW FROM SOUTH PROP LINE - AWAY PROPERTY

516 Marsac Avenue
Park City, Utah 84060



3
A005

VIEW FROM ONTARIO - SOUTH



2
A005

VIEW FROM ONTARIO - NORTH



1
A005

VIEW FROM MARSAC - SOUTH



516 Marsac Avenue
Park City, Utah 84060

NOT FOR
CONSTRUCTION

STREETSCAPE
ELEVATION

A005

HEIGHT TABLE	
GRADE H.P. @ HOUSE	= 7,072.00'
GRADE L.P. @ HOUSE	= 7,064.00'
AVG GRADE	= 7,068.00'
ROOF H.P.	= 7,099.00'
HT ABOVE AVG GRADE	= 31'-00"
MAX ALLOWABLE HT	= 33', HEIGHT OK

PROPOSED LOT COVERAGE		
TOTAL LOT AREA	(0.18 ac.)	7,660 sf
AREA WITHIN SETBACKS		3,751 sf
	ALLOWABLE	PROPOSED
TOTAL PROPOSED	< 3,751 sf	1,603 sf*
HOUSE FOOTPRINT (MAIN LEVEL)		1,603 sf*
GARAGE (LOWER LEVEL)		1,564 sf*
1,564 sf < 3,751 sf : LOT COVERAGE OK		
*AREA CALCULATED TO EXTERIOR SIDING		

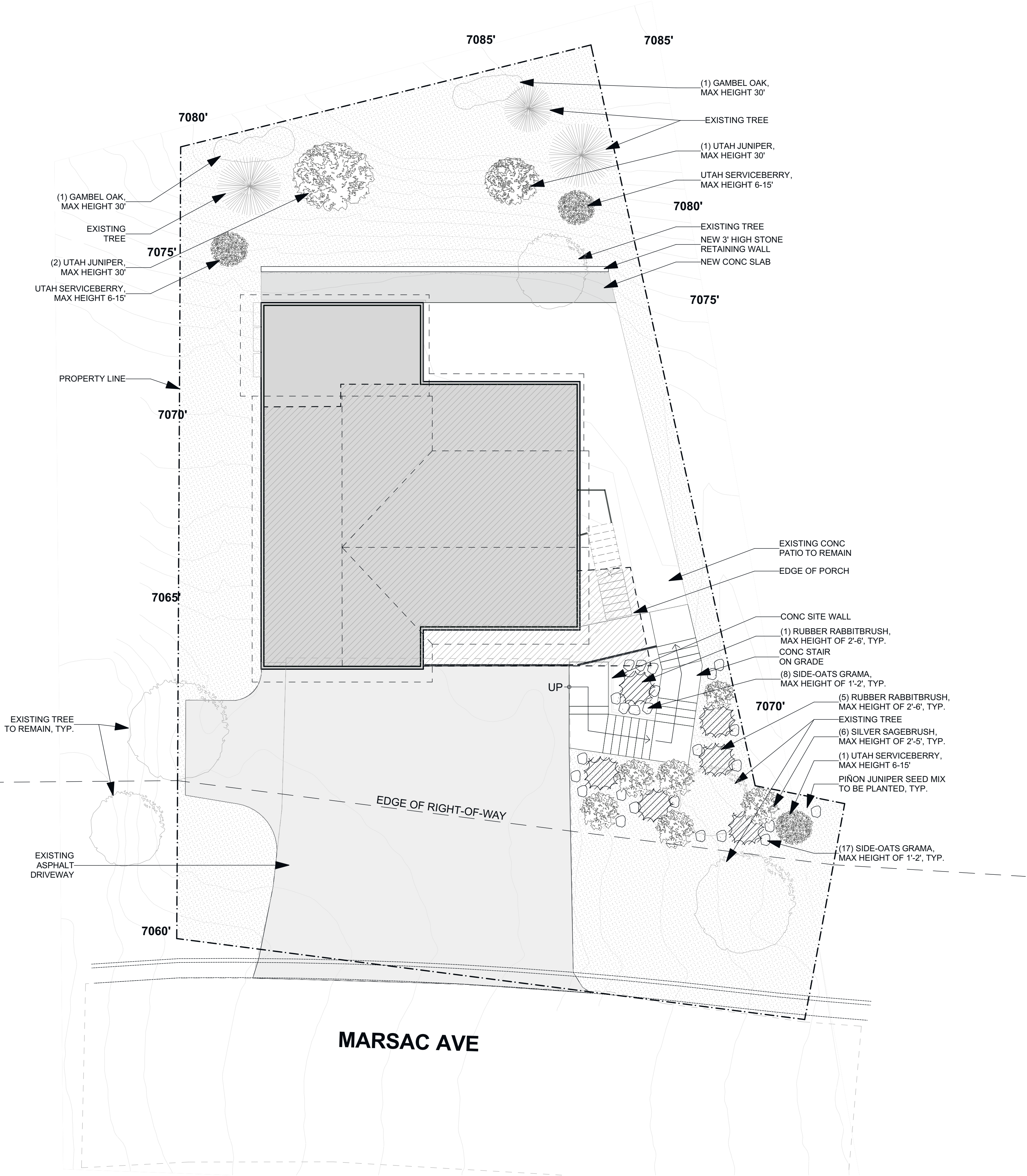
- PROPERTY LINE
- SETBACK LINE
- BUILDING FOOTPRINT
- PARKING AREA
- SNOW STORAGE AREA

PIÑON JUNIPER SEED MIX
(NATIVE GROUNDCOVER)

PROPOSED
LANDSCAPING AREA

NOTE: PROPOSED
LANDSCAPING AREAS TO
CONTAIN LOW SHRUB
GROUND COVER, NATIVE
VEGETATION AND WATER
WISE LANDSCAPING

1 LANDSCAPE PLAN
A011 SCALE: 1/8" = 1'-0"



UTAH
SERVICEBERRY



UTAH JUNIPER



GAMBEL OAK



RUBBER
RABBITBRUSH



SILVER SAGEBRUSH



SIDE-OATS GRAMA

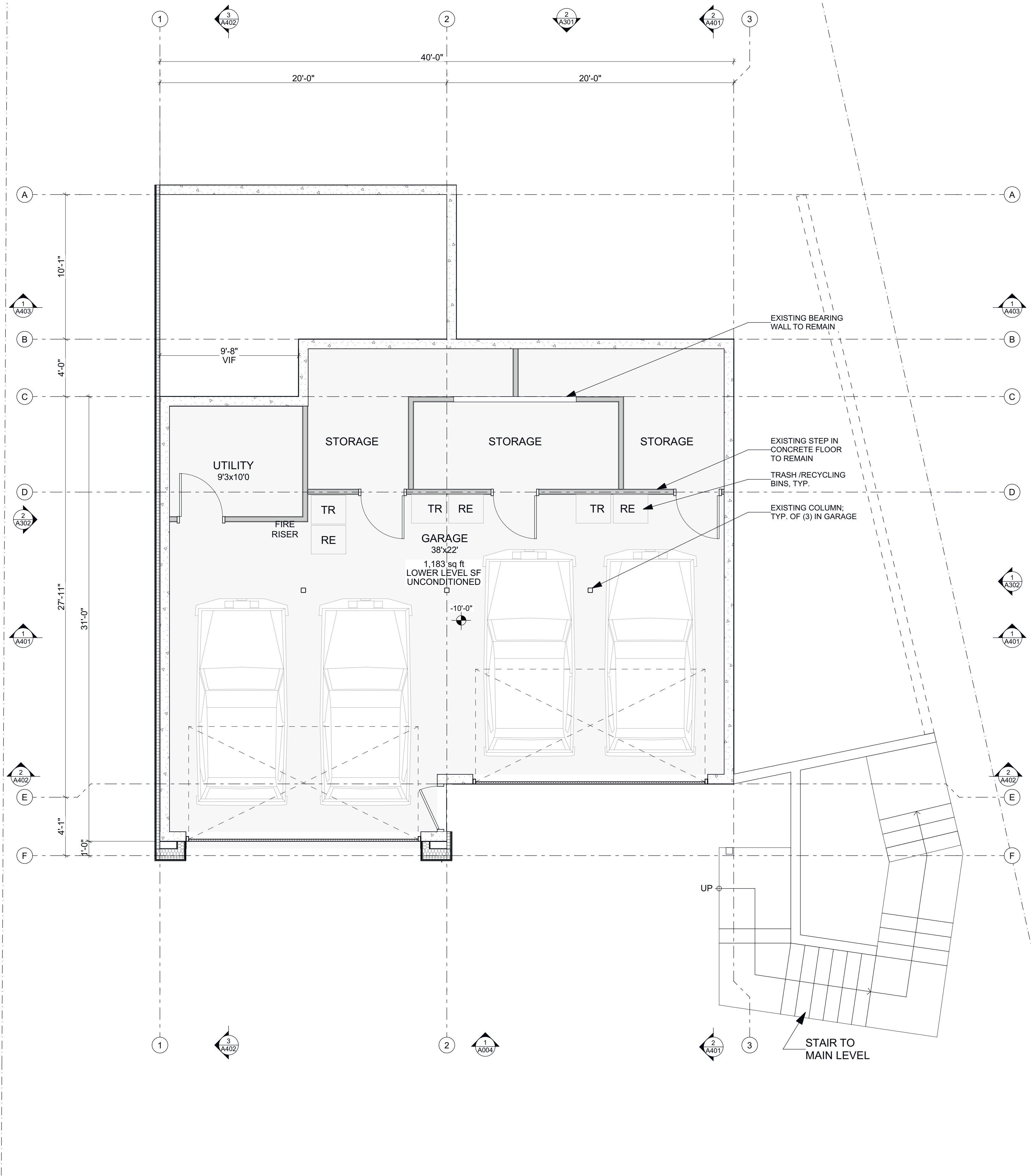
516 Marsac Avenue
Park City, Utah 84060

NOT FOR
CONSTRUCTION

FLOOR PLANS

A101

1
A101 LOWER LEVEL
SCALE: 1/4" = 1'-0"



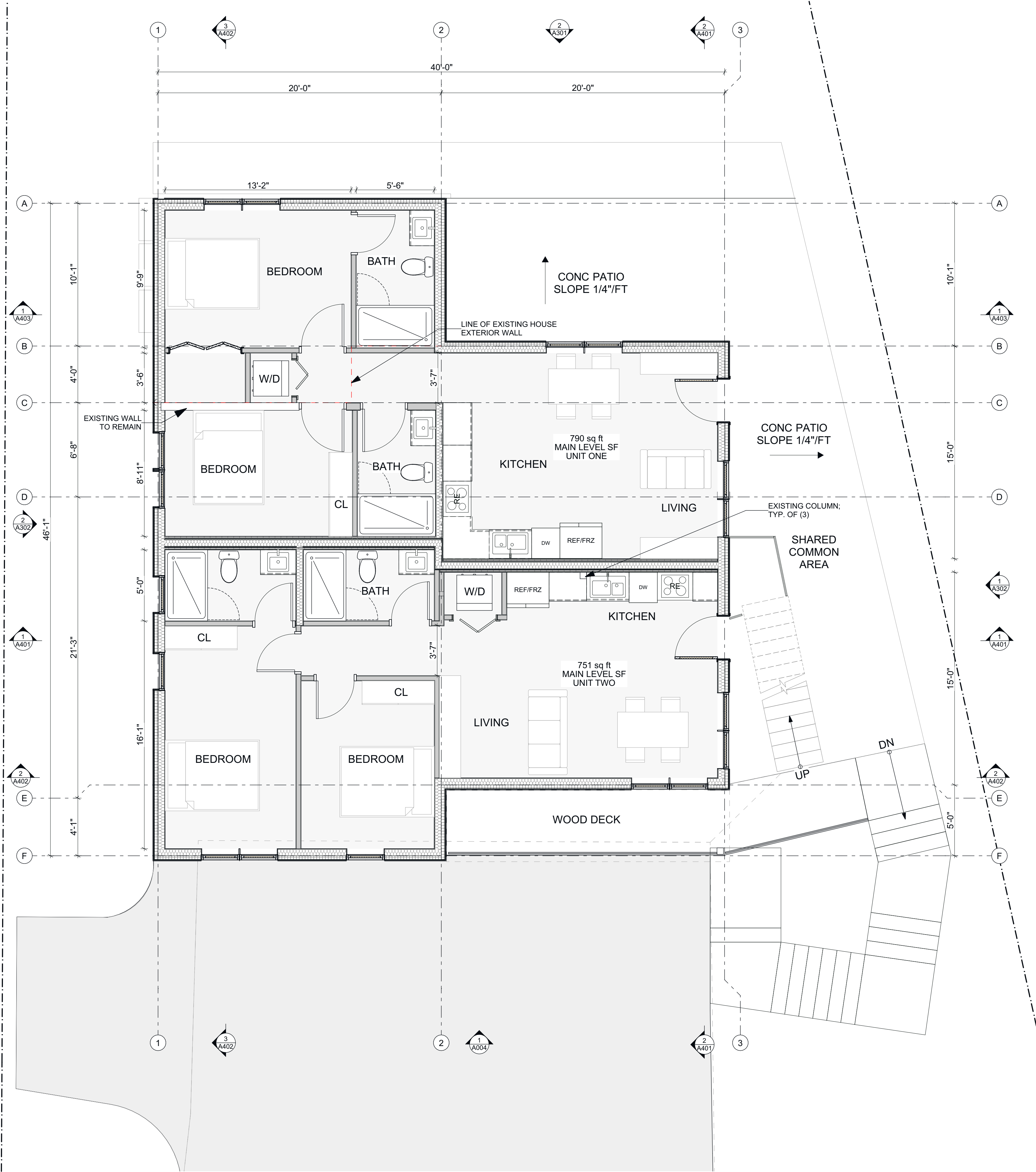
516 Marsac Avenue
Park City, Utah 84060

NOT FOR
CONSTRUCTION

FLOOR PLANS

A102

1
A102
MAIN LEVEL
SCALE: 1/4" = 1'-0"



516 Marsac Avenue
Park City, Utah 84060

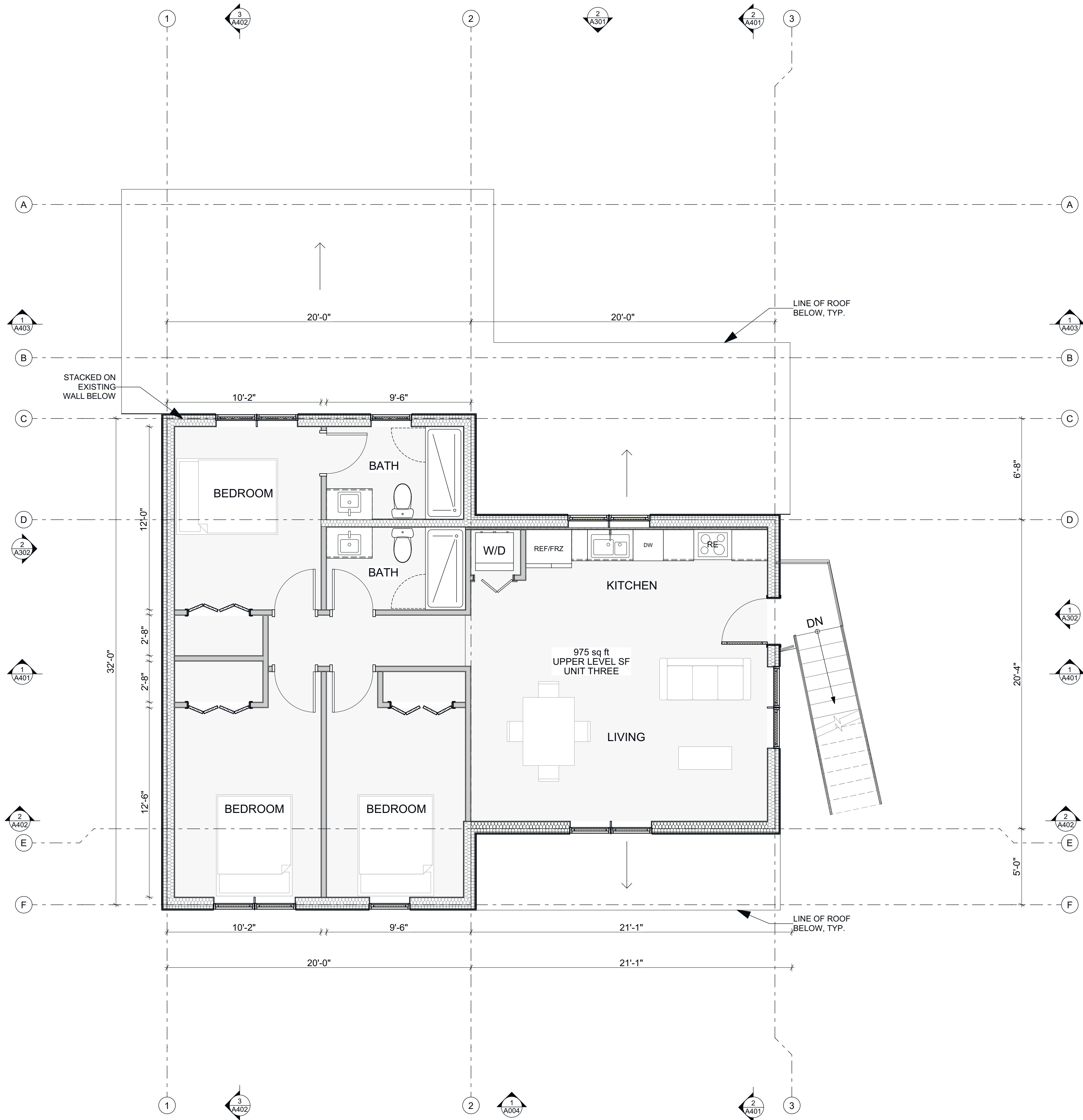
NOT FOR
CONSTRUCTION

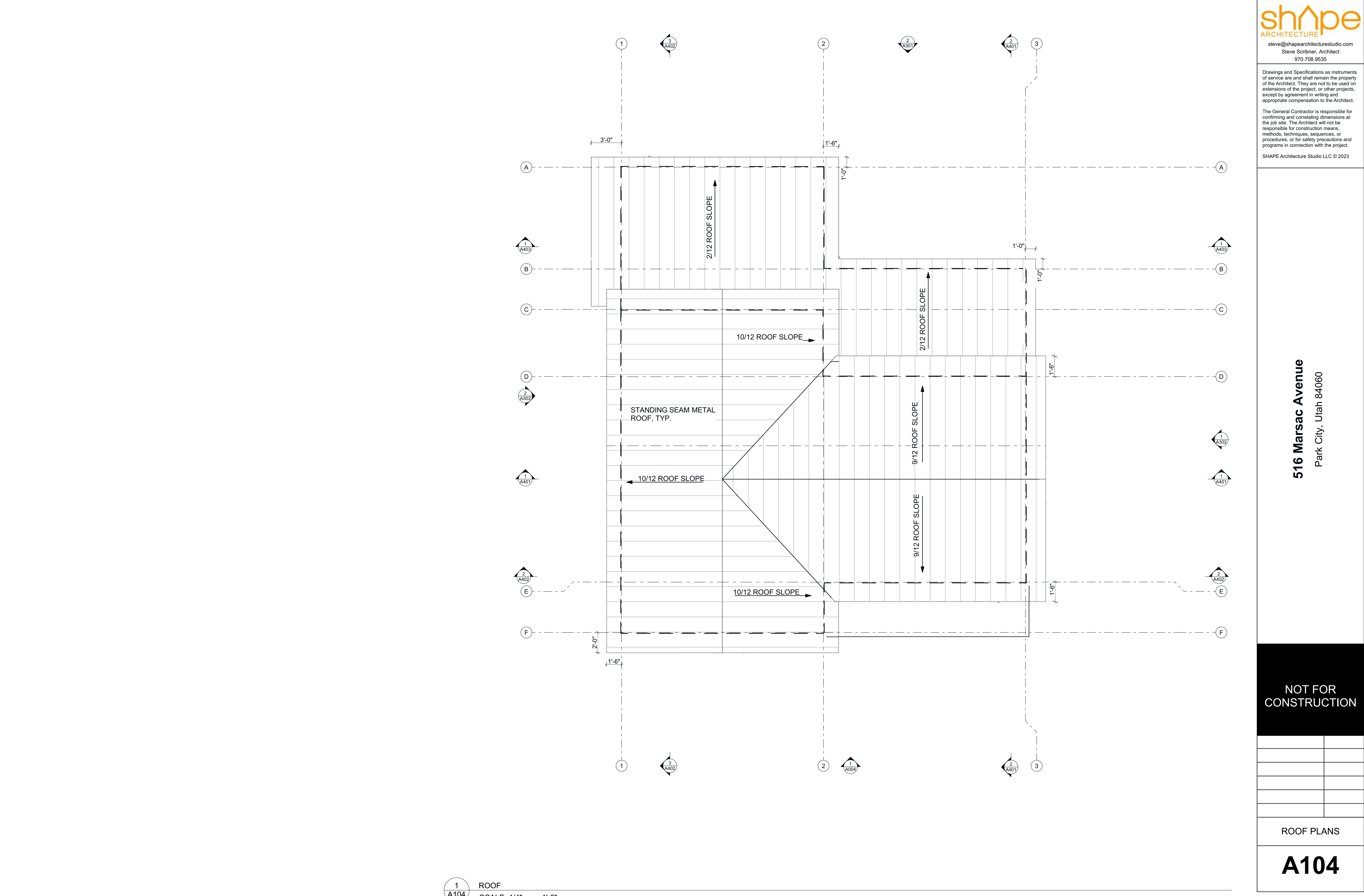
FLOOR PLANS

A103

1
A103

UPPER LEVEL
SCALE: 1/4" = 1'-0"





1 ROOF
A104 SCALE: 1/4" = 1'-0"

516 Marsac Avenue
Park City, Utah 84060

NOT FOR
CONSTRUCTION

ROOF PLANS

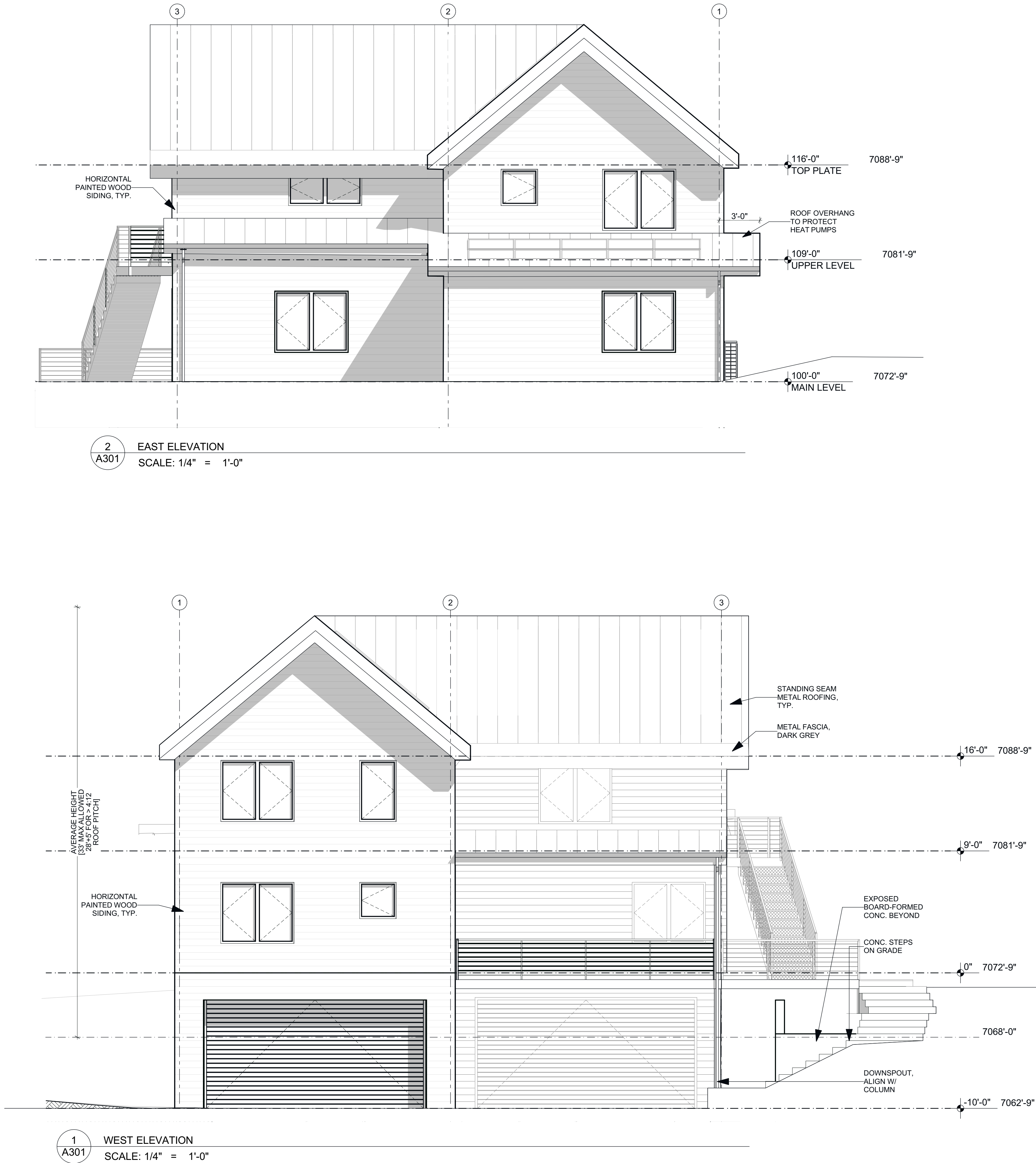
A104

516 Marsac Avenue
Park City, Utah 84060

NOT FOR
CONSTRUCTION

ELEVATIONS

A301

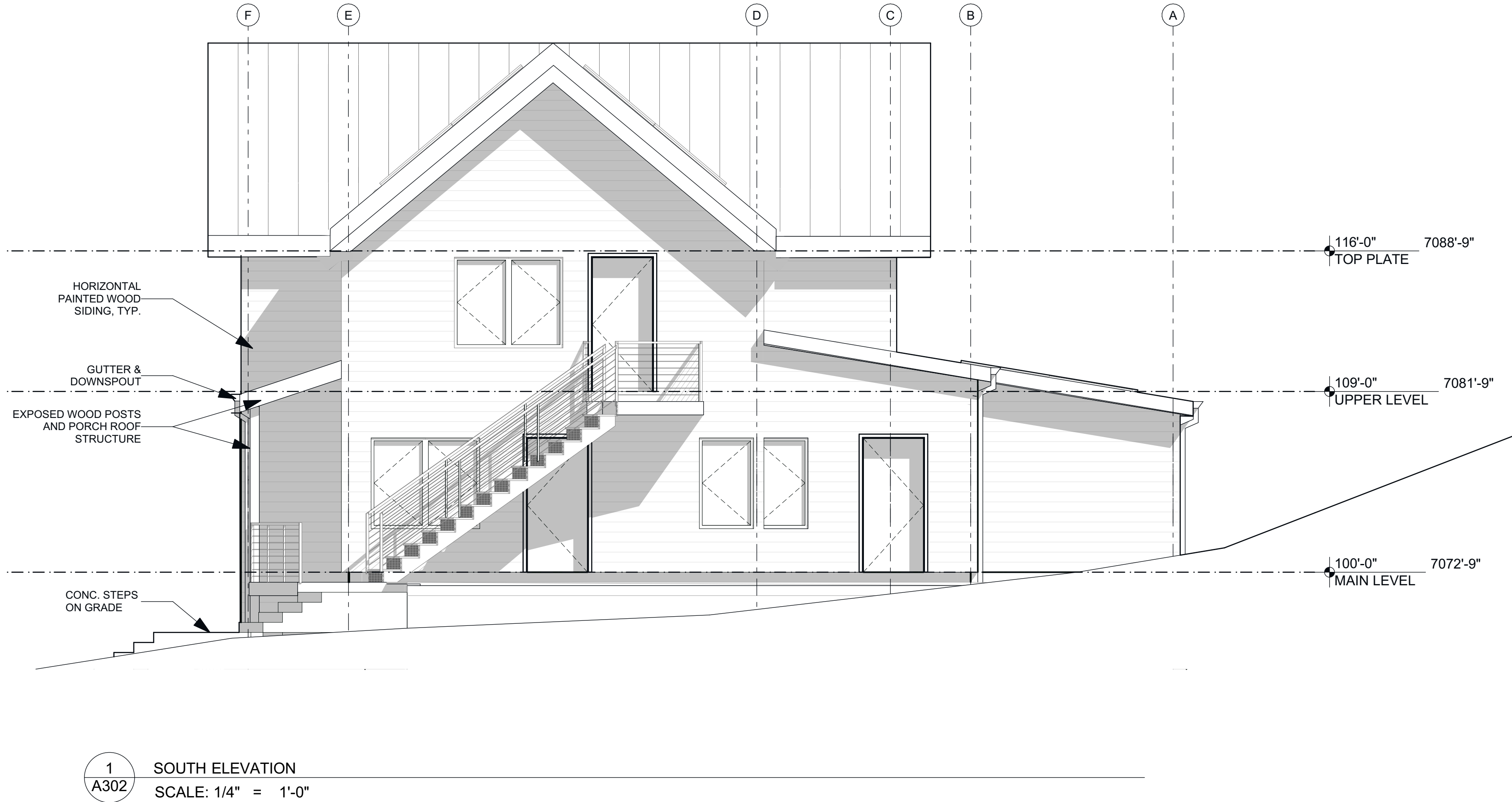
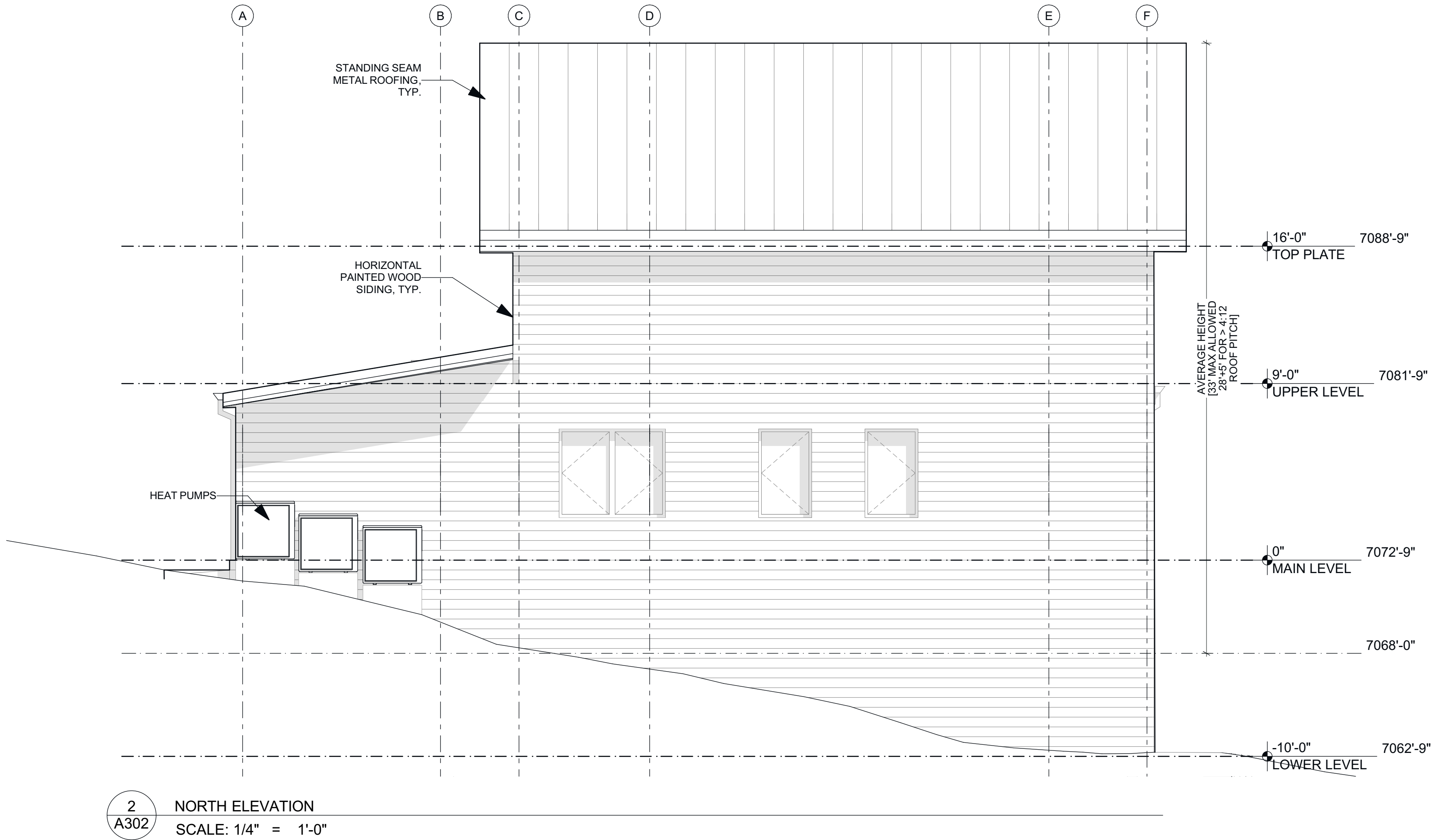


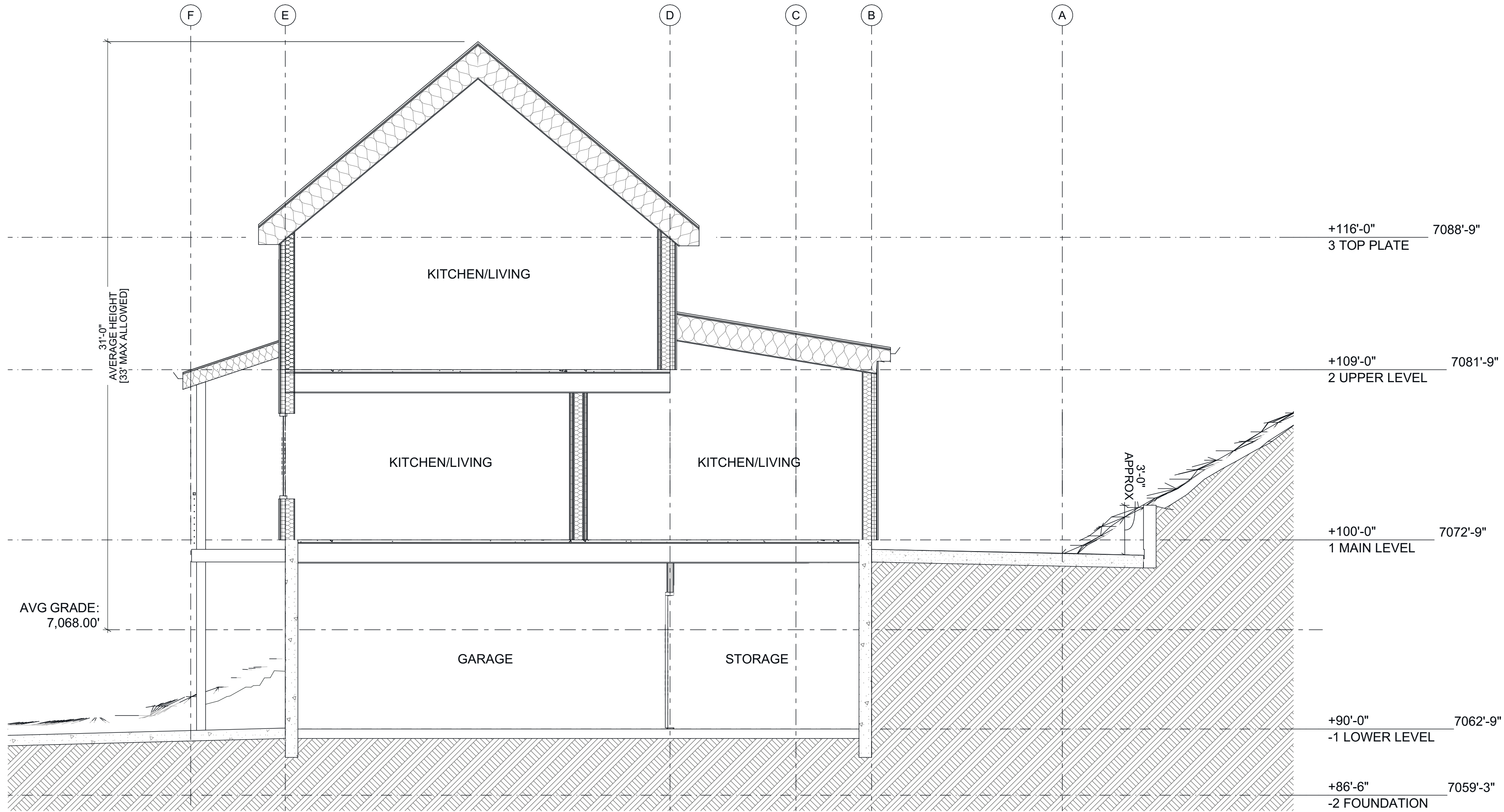
516 Marsac Avenue
Park City, Utah 84060

NOT FOR
CONSTRUCTION

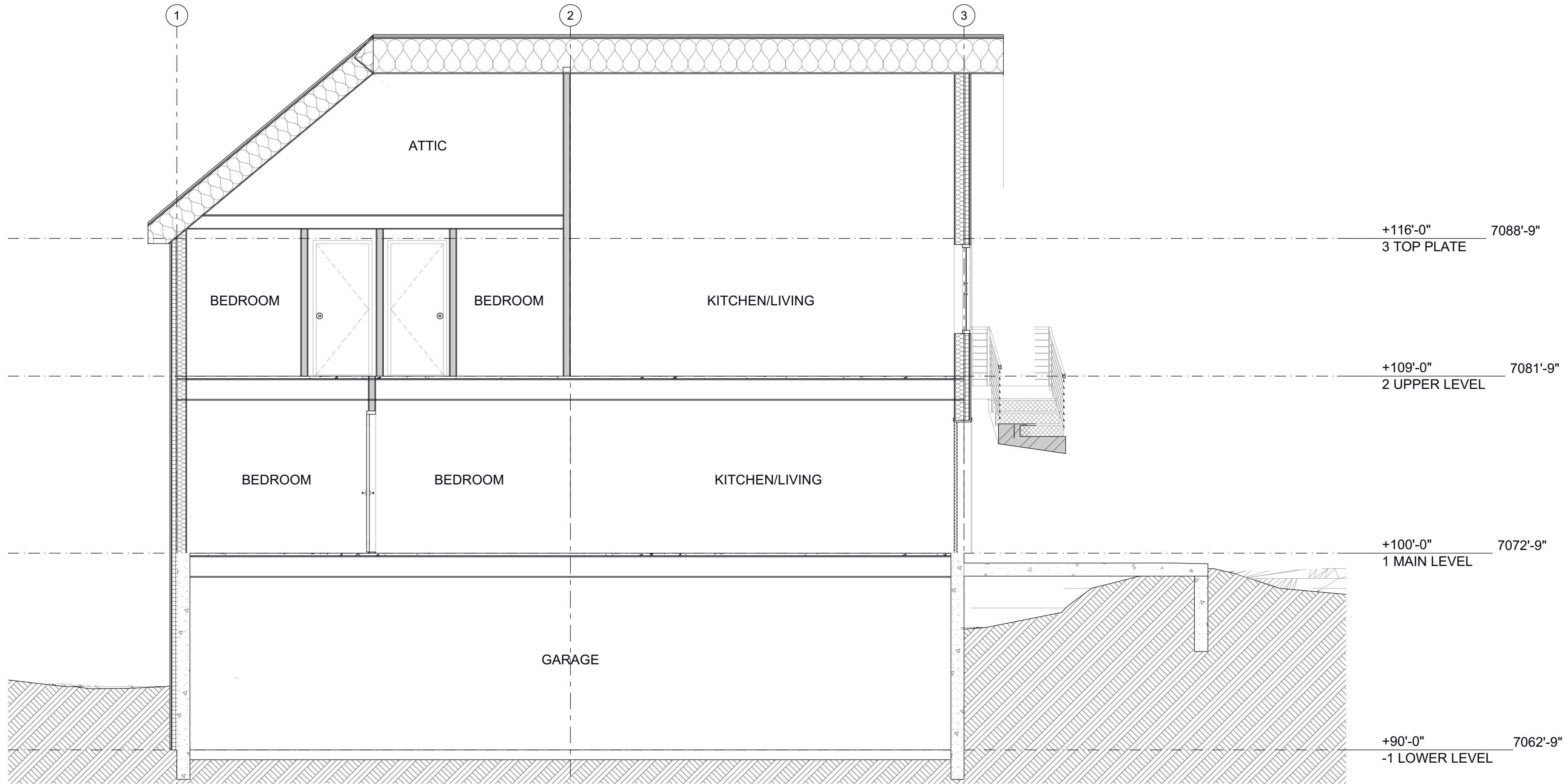
ELEVATIONS

A302





2 EAST - WEST SECTION
A401 SCALE: 1/4" = 1'-0"



1 NORTH - SOUTH SECTION
A401 SCALE: 1/4" = 1'-0"

516 Marsac Avenue
Park City, Utah 84060

NOT FOR
CONSTRUCTION



Planning Department

December 11, 2023

Steve Scribner
Shape Architecture Studio
750 Pennsylvania St.
Denver, CO 80203

NOTICE OF PLANNING DIRECTOR DETERMINATION

RE: Setbacks for an Unusual Lot Configuration for 516 Marsac Avenue

516 Marsac Avenue (Parcel OA-2-X, Lot 2 of the Ontario Ave Subdivision) is a 7,660-square-foot lot in the Residential – 1 Zoning District. 516 Marsac Avenue has an unusual lot configuration because (1) it fronts both Marsac Avenue and Ontario Avenue, and (2) the lot extends in the southwest corner beyond the otherwise rectilinear shape, highlighted in green below, an excerpt from the Ontario Ave Subdivision Plat:



Land Management Code (LMC) § 15-4-17 outlines regulations for lots with unusual configurations and states, “[o]n those Lots, which border a Street on both the back and front, both sides must have a front setback, unless otherwise an exception by this Code.” The LMC provides an illustration to clarify (Fig. d):

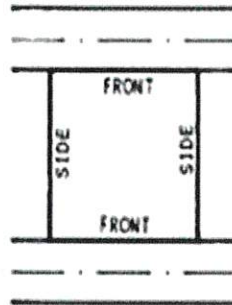


Fig. d.

LMC § 15-2.12-3 generally outlines the setback requirements for the Residential – 1 Zoning District, and establishes a 15-foot front setback, a 10-foot rear setback, and a five-foot side setback. The Applicant, however, proposes construction of a triplex. LMC § 15-2.12-2(B)(1) establishes triplexes as a Conditional Use in the Residential – 1 Zoning District. LMC § 15-2.12-4 outlines special setback requirements for Conditional Uses wherein the minimum side setback is increased from five feet to 10 feet, the front setback is increased from 15 feet to 20 feet, and the rear setback remains at 10 feet.

Due to the frontage of 516 Marsac Avenue on both Marsac Avenue and Ontario Avenue, the property has two Front Setbacks. A 20-foot Front Setback is required on the Ontario Avenue (east) side of the Lot. A 20-foot Front Setback is required on the Marsac Avenue (west) side of the Lot, measured from the Dedicated Right-of-Way noted on the Ontario Avenue Subdivision Plat (shown as a blue dashed line):



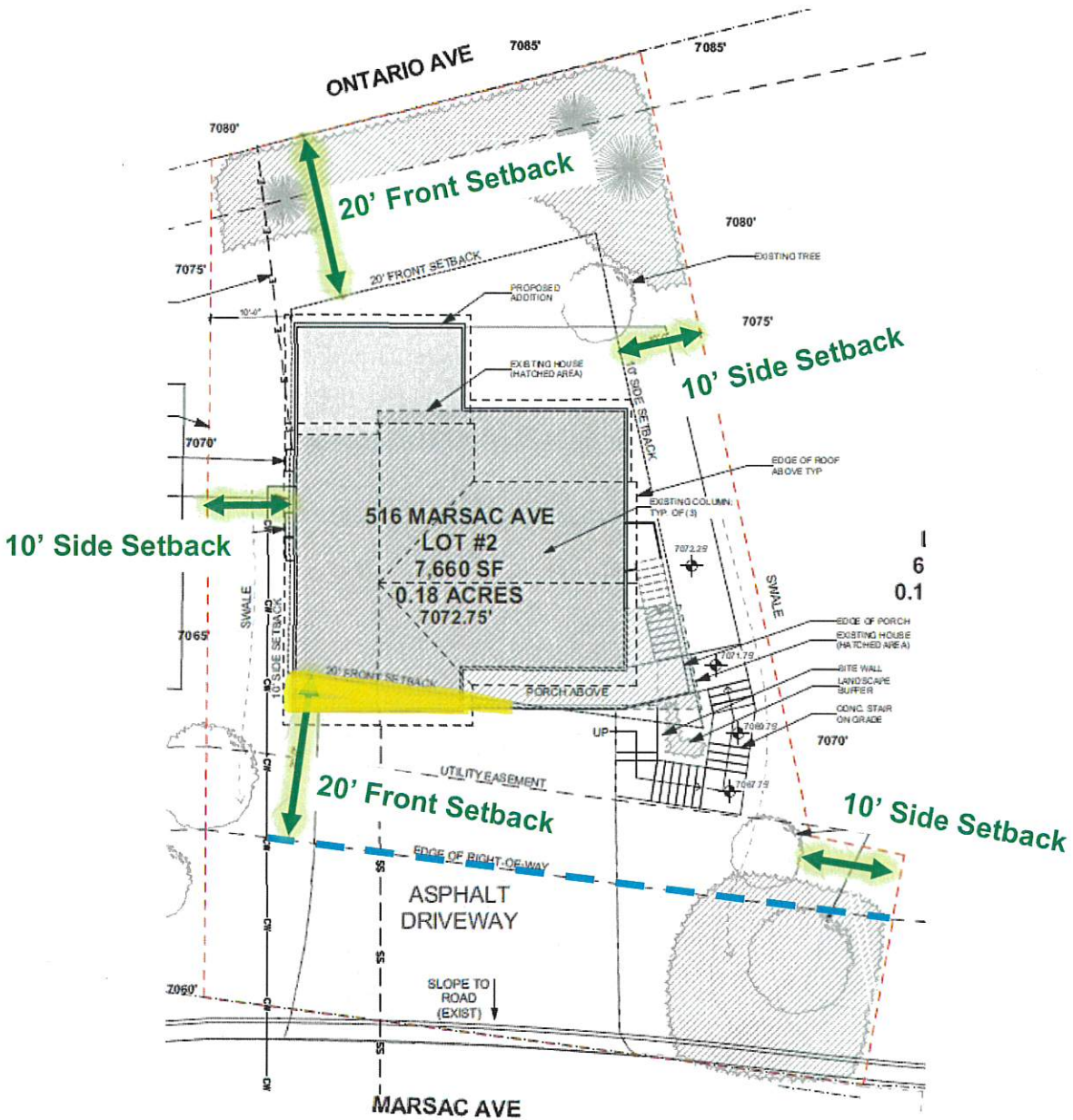


Planning Department

The side setbacks on the north and south must be 10 feet. These setbacks are required to be observed in the southwest corner of the lot that extends beyond the otherwise rectilinear shape.

The west side of an existing structure encroaches into the front setback at an angle. About two-thirds of the way across the structure, the existing structure is compliant with the required front setback. The existing structure extends four and a half feet, at most, into the 20-foot front setback (highlighted in yellow below). Pursuant to LMC § 15-9-6(A), "[a]ny Non-Complying Structure may be repaired, maintained, altered, or enlarged, provided that such repair, maintenance, alteration, or enlargement shall neither create any new non-compliance nor shall increase the degree of the existing non-compliance of all or any part of such Structure."

The illustration below outlines the required setbacks for the proposed triplex at 516 Ontario Avenue:



If you have questions or concerns regarding this Determination Letter, please contact the Planning Department.

Sincerely,

Rebecca Ward
 Planning Director
 (435) 615-5046
rebecca.ward@parkcity.org
 CC: Project Planner, Lillian Zollinger

Planning Department Staff Report



Subject: Silver Queen and Loose Moose Trail Extensions
Application: PL-24-06058
Author: Virgil Lund, Planner I
Date: March 28, 2024
Type of Item: Administrative Conditional Use Permit

Recommendation

(I) Review the proposed trail extensions for Silver Queen and Loose Moose on Parcel PCA-S-98-PCMR-1, (II) conduct a public hearing, and (III) consider approving an Administrative Conditional Use Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Mountain Trails Foundation
Location: Parcel PCA-S-98-PCMR-1
Zoning District: Recreation Open Space, Sensitive Land Overlay
Adjacent Land Uses: Recreation Open Space, Recreation Commercial
Reason for Review: The Planning Director reviews and takes Final Action on Administrative Conditional Use Permits¹

ACUP Administrative Conditional Use Permit
LMC Land Management Code
ROS Recreation Open Space
ROW Right-of-Way
SLO Sensitive Land Overlay

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

Summary

Mountain Trails Foundation is proposing construction of two new trail extensions within the Park City Mountain Resort Open Space. The proposal involves extending and improving Loose Moose and Silver Queen trails to create a contiguous 5-mile bike-only downhill route. This route is proposed to start from the top of the Crescent lift and connect to the base area and the new National Ability Center (NAC) McGrath Center.

¹ LMC [§ 15-1-11\(D\)](#)

Accommodating adaptive equipment and allowing for efficient downhill flow, the proposed trails will improve safety on adjacent trails. Additionally, it will provide a consistent and easy-to-navigate route. See Exhibit B for the proposed plans.

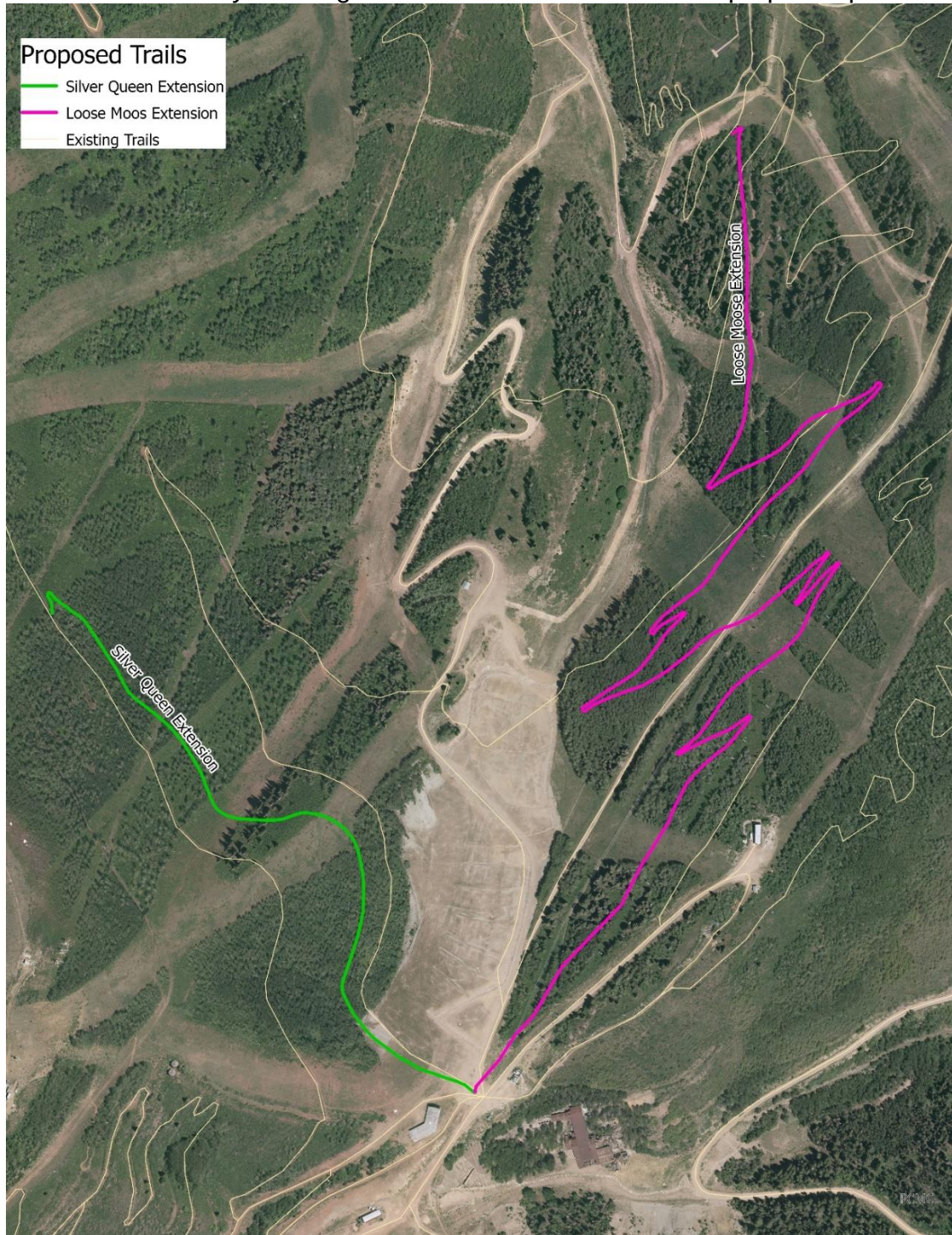


Image 1: Proposed Trails

Analysis

(I) The proposal complies with the Recreation and Open Space (ROS) Zoning District requirements outlined in LMC Chapter 15-2.7

The purpose of the Recreation and Open Space (ROS) District is to:

- A. “establish and preserve districts for land uses requiring substantial Areas of open land covered with vegetation and substantially free from Structures, Streets and Parking Lots,
- B. permit recreational Uses and preserve recreational Open Space land,
- C. encourage parks, golf courses, trails and other Compatible public or private recreational Uses, and
- D. preserve and enhance environmentally sensitive lands, such as wetlands, Steep Slopes, ridge lines, meadows, stream corridors, and forests.
- E. encourage sustainability, conservation, and renewable energy.”²

The proposed trail extensions comply with the purpose of the ROS District because the trail extensions will provide recreational opportunities for members of the public.

In the ROS Zoning District, Trail improvements are an Administrative Conditional Use.³ The ROS Zoning District requires a 25-foot setback from all property lines,⁴ and paths and trails are setback exceptions.⁵ No Structures are proposed to be constructed. The proposal is compliant with all ROS Zoning District requirements.

LMC [§ 15-2.7-6](#) requires protection of Significant Vegetation or replacement in the ROS Zoning District during Development activity. It is expected during the construction of the proposed trails, there will be removal of Significant Vegetation. Significant Vegetation is defined as: “all large trees six inches (6”) in diameter or greater measured four and one-half feet (4.5’) above the ground, all groves of small trees, and all clumps of oak or maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.”

The Applicant will follow the IMBA (International Mountain Bike Association) and BLM (Bureau of Land Management) best practices for trail construction and removal of Significant Vegetation, which requires on-the-ground flagging for route and features, site-specific soil testing, construction-level marking, and any construction issues that hinge on environmental conditions at the micro level including individual trees, rocks, water crossings, and other terrain features.

On March 14, 2024, the Forestry Board reviewed the proposal, and requires the following Condition of Approval: The Applicant is responsible for removal of dead and dying trees within a 15-foot buffer from the centerline of the trail (7.5 feet on either side of the trail) in areas wherever Significant Vegetation is removed.

² LMC [§ 15-2.7-1](#)

³ LMC [§ 15-2.7-2\(B\)](#)

⁴ LMC [§ 15-2.7-3](#)

⁵ LMC [§ 15-2.7-3\(A\)](#)

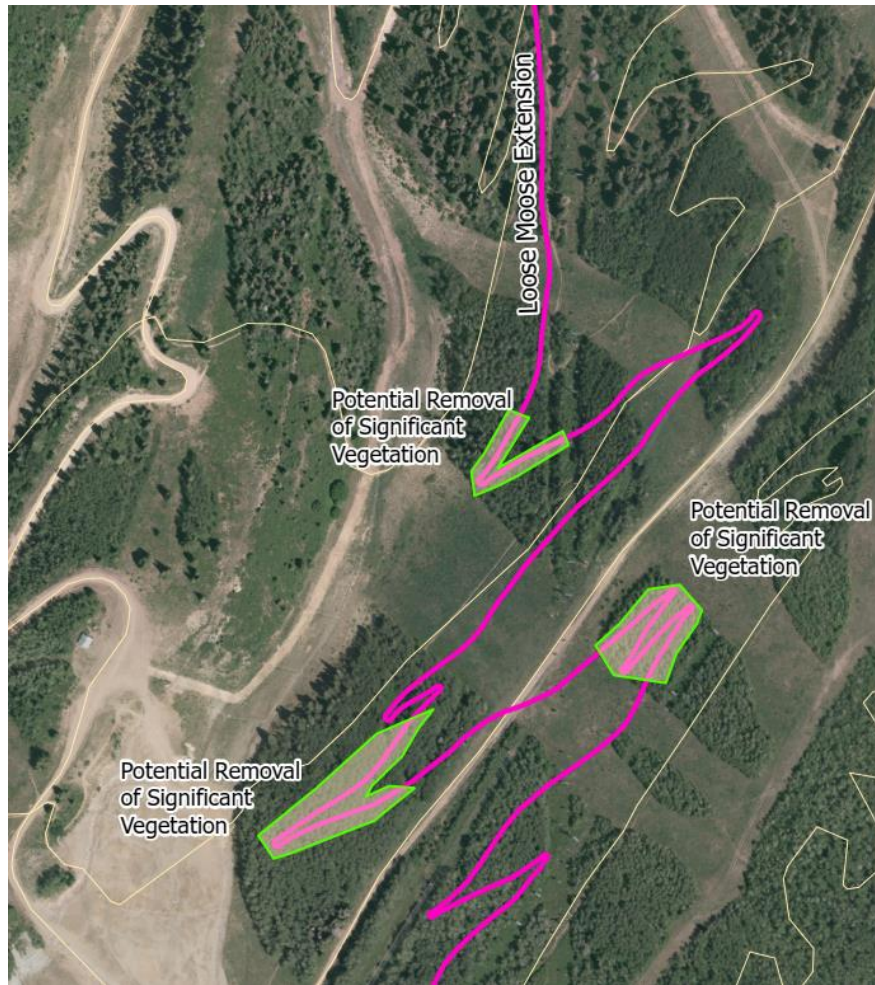


Image 2: Potential Removal Sites of Significant Vegetation

(II) The proposal complies with the Sensitive Land Overlay Zone (SLO) requirements outlined in LMC Chapter 15-2.21.

The purpose of the Sensitive Land Overlay (SLO) is to:

- A. “require dedicated Open Space in aesthetically and environmentally sensitive Areas;
- B. encourage preservation of large expanses of Open Space and wildlife habitat;
- C. cluster Development while allowing a reasonable use of Property;
- D. prohibit Development on Ridge Line Areas, Steep Slopes, and wetlands; and
- E. protect and preserve environmentally sensitive land.”⁶

Steep Slopes

The Applicant proposes to construct a trail on steep slopes as detailed below. LMC Section 15-2.21-3(A) defines a Steep Slope as a Slope greater than fifteen percent (15%). LMC Section 15-2.21-3(A) defines a Very Steep Slope as a Slope greater than

⁶ LMC § [15-2.21-1](#)

forty percent (40%). “No Development is allowed on or within fifty feet (50’), map distance, of Very Steep Slopes, Areas subject to land slide activity, and other high-hazard geologic Areas. An Area of Very Steep Slopes must cover a topographic Area at least twenty-five feet (25’) vertically, upslope or downslope, and fifty feet (50’) horizontally in any direction to be subject to this prohibition.”⁷ LMC § 15-2.21-4(B) explains further: “Except for ski Slopes and trails approved as part of the adopted Trails Master Plan, Graded or filled Slopes shall be limited to a 3 to 1 Slope or less.” The maximum slope of the proposed trails is approximately 1 to 4, or 25 percent. The proposed trails are not subject to this prohibition because they do not cover an area of Very Steep Slopes greater than the requirement outlined above (Exhibit D). The Applicant is required to avoid or minimize to the greatest extent possible proposed cuts and fills. See Condition of Approval 4.

Ridge Line Area Protection

The intent of the Ridge Line Area Protection is to “ensure that Development near Ridge Line Areas blends with the natural contour of these land forms. Significant Ridge Line Areas should be retained in a natural state, and Development should be sited in such a manner so as not to create a silhouette against the skyline or mountain backdrop as viewed from designated Vantage Points.”⁸ The end of the Silver Queen Extension and the beginning of the Loose Moose extension will be approximately 150 feet from the nearest designated Ridge Line. See image below.

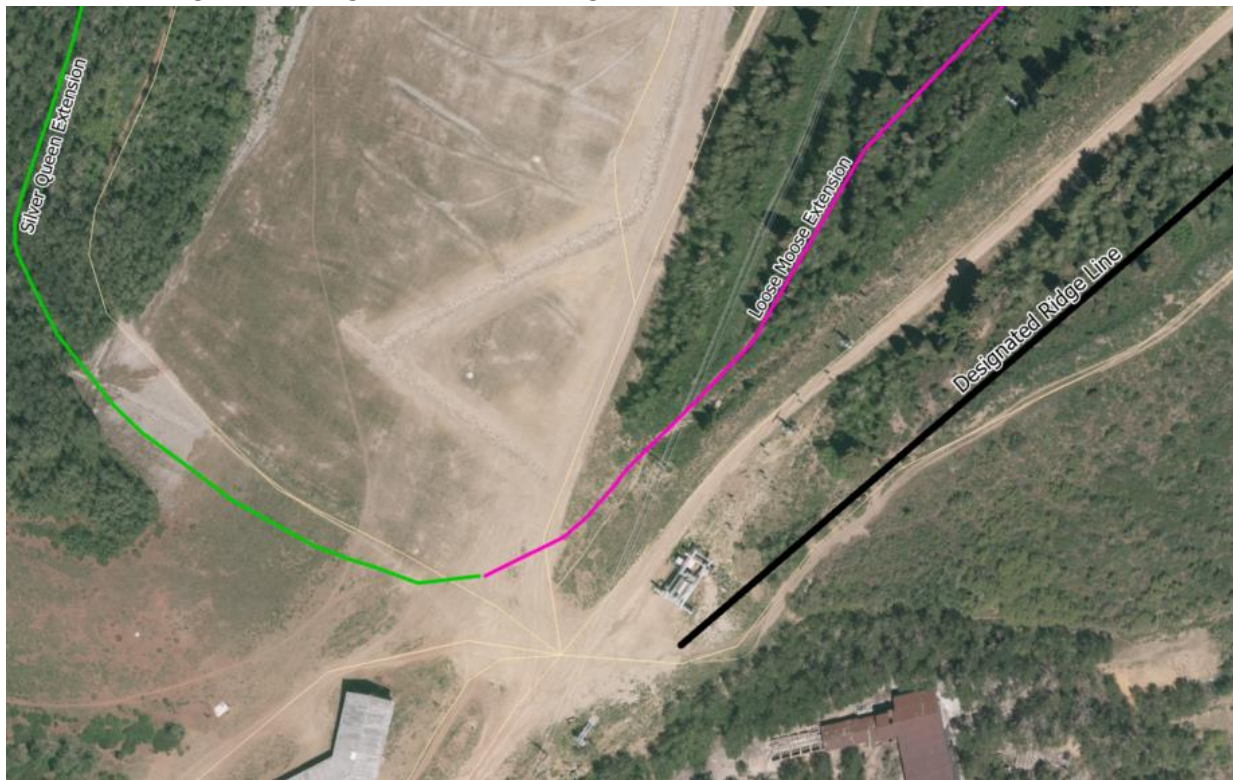


Image 3: Ridge Lines Map

⁷ LMC § [15-2.21-4](#)

⁸ LMC § [15-2.21-5](#)

The proposed trails comply with the Ridge Line Area Protection regulations because they will blend with the natural contour of the Ridge Line, they will not create a silhouette against the skyline, and they will be minimally visible from designated Vantage Points. The image below shows the Silver Queen trail in relation to the PCMR Base Area. The red line shows the proposed Silver Queen trail.



Image 4: PCMR Base Vantage Point

Wetlands and Stream Protection

The Intent of the Wetlands and Stream Protection is to “promote, preserve, and enhance wetlands and Stream Corridors and to protect them from adverse effects and potentially irreversible impacts.” The following setbacks are required for Wetland protection: “Setbacks from wetlands shall extend a minimum of fifty feet (50') outward from the delineated wetland Ordinary High Water Mark. Setbacks from Stream Corridors shall extend a minimum of fifty feet (50') outward from the Ordinary High Water Mark.”⁹ The nearest Wetland and Stream corridor is approximately 80 feet from the proposed trails.

⁹ LMC § [15-2.21-6](#)

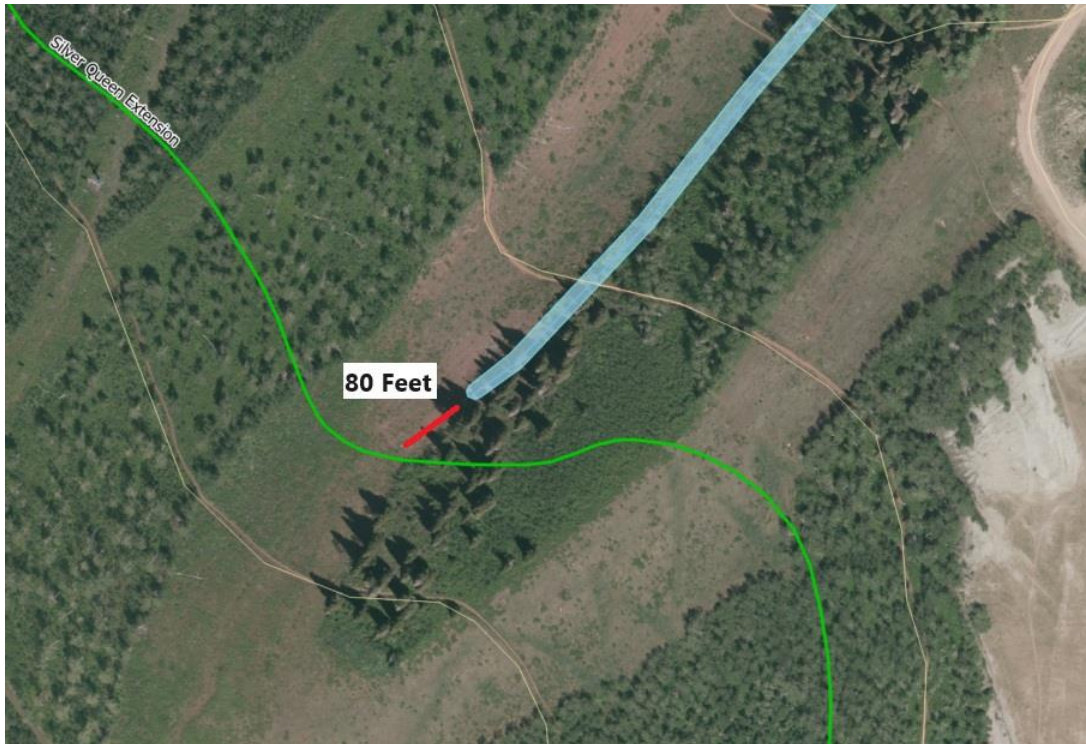


Image 5: Wetlands and Stream Corridors

Wildland Urban Interface

The Wildland Urban Interface Code applies “to all new and existing structures within the boundaries of Park City Municipal.”¹⁰ The Applicant is not proposing any new structures, so the Wildland Urban Interface code does not apply to this project.

Wildlife Habitat Area

The intent of the Wildlife and Wildlife Habitat Protection is to “promote, preserve, and enhance wildlife and wildlife habitat Areas in and around Park City, and to protect them from adverse effects and potentially irreversible impacts.”¹¹ The LMC explains further: “If the Development Site contains or is within five hundred feet (500') of a natural Area or habitat Area, and the wildlife and habitat report show the existence of Sensitive or Specially Valued Species, the Development plans shall include provisions to ensure that any habitat contained in any such natural Area shall not be disturbed or diminished, and to the Maximum Extent Feasible, such habitat shall be enhanced.”

There are no Sensitive or Specially Valued species that are occupying or using on-Site and adjacent Areas where the trails are proposed. Sensitive or Specially Valued Species includes Federally Threatened and Endangered Species; State of Utah Threatened and Endangered Species; State of Utah Species of Concern and animals and plants of special concern to the Park City Community as identified in the General Plan and in need of special protection.

¹⁰ LMC § [11-21-1](#)

¹¹ LMC § [15-2.21-8](#)

The proposed trails are within Recreation and Open Space Area, within the Park City Mountain Resort Ski Area, where recreational amenities are expected. The trail is within certain Habitat Areas, see Exhibit E.

Vegetative Cover

See Exhibit F for Vegetative Cover Map.

Designated Entry Corridors and Vantage Points

There are no designated entry corridors affected by this proposal, and the proposed trails will be minimally visible from the PCMR Base Area.

(III) 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 Department 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 Department 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	Complies: This is an existing Site utilized for Outdoor Recreation. There are no proposed changes to the parcels, and minimal changes proposed to create the new trail.
Traffic	Complies: The proposed trail is not intended to attract additional traffic. This trail will re-route trail users off a multi-use trail (Jenni's) onto a downhill-only bike trail and route them back to the PCMR Base Area. Jenni's is currently the only intermediate/beginner trail providing access to the base area. Being a beginner, multi-use, and multi-directional trail Jenni's, is not suited to carry the current demands of users in a safe, sustainable, and enjoyable manner.

Utility Capacity	Complies: The Development Review Committee reviewed this proposal on March 5, 2024, and confirmed the proposal conforms with their requirements.
Emergency Vehicle Access	Complies: The Park City Fire District reviewed the proposal on March 5, 2024, and did not identify any concerns. The proposed trails will not impede Emergency Vehicle Access. Emergency Vehicles currently access injured users at the PCMR Base area. Park City Mountain has their own safety patrol staff. Summer Safety Patrol provides emergency access from the trails to the PCMR Base Area.
Parking	Complies: As the proposed trail is not increasing the size of the site, there is no needed or proposed additional parking. Existing parking lots include Park City Mountain Resort Base Area. The Applicant states that “It will improve the situation from a safety standpoint because there will be less trail conflicts between uphill and downhill mountain bike traffic and hikers.”
Internal Vehicular and Pedestrian Circulation System	Complies: The new trails will add capacity and help to decrease congestion and conflicts on current recreational trails.
Fencing, Screening, and Landscaping	Complies: The applicant is responsible for trail and vegetation maintenance. No fences are proposed. See Condition of Approval 5.
Building Mass, Bulk, and Orientation	No required mitigation, no Structures are proposed.
Useable Open Space	Complies: The new trails will increase the useability of Open Space for community recreation.
Signs and Lighting	Complies: No outdoor lighting is proposed with this application. A carsonite trail marker is proposed to be installed with the construction of the new trails to mark the direction and location of the trail. Park City Sign Code 12-8-1 lists Recreational Facilities as exempt from the Sign Code requirements: “Signs located inside open-air recreational facilities that are not oriented to public streets, such as signs in ski resorts, skateboard parks, and golf

	courses, are exempt from the requirements of this Title.” ¹²
Physical Design and Compatibility with Surrounding Structures	Complies: The new trails will be similar in design to existing trails and have a low visual impact. The trails will not be visible from any designated Vantage Points.
Noise, Vibration, Odors, Steam, or Other Mechanical Factors	Not Applicable
Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas	Not Applicable
Expected Ownership and Management	Complies: TCFC LEASECO LLC is the owner of parcel PCA-S-98-PCMR-1.
Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site	Complies: The trails do not conflict with any Physical Mine Hazards. The trail is outside of the Soils Ordinance Boundary. The Applicant is required to avoid or minimize to the greatest extent possible proposed cuts and fills. See Condition of Approval 4.
Reviewed for Consistency with the Goals and Objectives of the Park City General Plan	Complies: The proposed Use of the Site is consistent with Goal 1 in the Small-Town section of the General Plan, Goal 4 in the Natural Setting section of the General Plan, and Goal 9 in the Sense of Community section of the General Plan. Goal 1 of the General Plan states the following: “Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods.” A trail will help protect undeveloped lands by protecting a space for people to recreate. Goal 4 of the General Plan states the following: “Conserve a connected, healthy network of open space for continued access to and respect for the Natural Setting.” The proposed trail will increase access and connectivity in Open Space areas. Goal 9 of the General Plan states the following: “Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors.”

¹² Park City Sign Code § [12-8-1](#)

	The proposed trail will provide residents and visitors with increased recreational opportunities.
--	---

(V) The Development Review Committee reviewed the proposal on March 5, 2024, and does not require any Conditions of Approval.¹³

(V) The Forestry Board reviewed the proposal on March 14, 2024, and requires the following Condition of Approval: The Applicant is responsible for the removal of dead and dying trees within a 15-foot buffer from the centerline of the trail (7.5 feet on either side of the trail) in areas wherever Significant Vegetation is removed.

Department Review

The Planning Department 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 18, 2024. Staff mailed courtesy notice to adjacent property owners on March 18, 2024.¹⁴

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Planning Director may approve the ACUP;
- The Planning Director may deny the ACUP and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: Areas of Potential Significant Vegetation Removal

Exhibit D: Slope Map

Exhibit E: Wildlife Habitat Map

Exhibit F: Vegetative Cover Map

¹³ 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).

¹⁴ LMC [§ 15-1-21](#)



Planning Department

March 28, 2024

Ian Hartley

CC: Mountain Trails Foundation

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: Parcel PCA-S-98-PCMR-1

Zoning District: Recreation Open Space

Application: Administrative Conditional Use Permit

Project Number: PL-24-06058

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: March 28, 2024

Project Summary: The Applicant Proposes Trail Extensions for Silver Queen and Loose Moose for a 5-mile bike-only Downhill Route

Action Taken

On March 28, 2024, the Planning Director conducted a public hearing and approved the Silver Queen and Loose Moose Trail Extensions according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The proposed trails will be built on Parcel PCA-S-98-PCMR-1.
2. The proposed trails are in the Recreation and Open Space (ROS) Zoning District and Sensitive Land Overlay (SLO).
3. The Applicant proposes to create two new trail extensions off of the existing trails of Loose Moose and Silver Queen.
4. The proposal complies with the ROS Zoning District Requirements
 - a. The ROS Zoning District requires a 25-foot setback from all property lines, and paths and trails are setback exceptions. No Structures are proposed



Planning Department

to be constructed. The proposal is compliant with all ROS Zoning District requirements.

- b. The Applicant will follow the IMBA (International Mountain Bike Association) and BLM (Bureau of Land Management) best practices for trail construction and removal of Significant Vegetation, which requires on-the-ground flagging for route and features, site-specific soil testing, construction-level marking, and any construction issues that hinge on environmental conditions at the micro level including individual trees, rocks, water crossings, and other terrain features.
 - c. On March 14, 2024, the Forestry Board reviewed the proposal, and approved the removal of Significant Vegetation.
5. The proposal complies with the SLO requirements
- a. Steep Slopes
 - i. The Applicant proposes to construct a trail on steep slopes as detailed below. LMC Section 15-2.21-3(A) defines a Steep Slope as a Slope greater than fifteen percent (15%). LMC Section 15-2.21-3(A) defines a Very Steep Slope as a Slope greater than forty percent (40%). “No Development is allowed on or within fifty feet (50’), map distance, of Very Steep Slopes, Areas subject to land slide activity, and other high-hazard geologic Areas. An Area of Very Steep Slopes must cover a topographic Area at least twenty-five feet (25’) vertically, upslope or downslope, and fifty feet (50’) horizontally in any direction to be subject to this prohibition.” LMC § 15-2.21-4(B) explains further: “Except for ski Slopes and trails approved as part of the adopted Trails Master Plan, Graded or filled Slopes shall be limited to a 3 to 1 Slope or less.” The maximum slope of the proposed trails is approximately 1 to 4, or 25 percent. The proposed trails are not subject to this prohibition because they do not cover an area of Very Steep Slopes greater than the requirement outlined above. The Applicant is required to avoid or minimize to the greatest extent possible proposed cuts and fills.
 - b. Ridge Line Area Protection
 - i. The intent of the Ridge Line Area Protection is to “ensure that Development near Ridge Line Areas blends with the natural contour of these land forms. Significant Ridge Line Areas should be retained in a natural state, and Development should be sited in



Planning Department

such a manner so as not to create a silhouette against the skyline or mountain backdrop as viewed from designated Vantage Points.” The end of the Silver Queen Extension and the beginning of the Loose Moose extension will be approximately 150 feet from the nearest designated Ridge Line.

- ii. The proposed trails comply with the Ridge Line Area Protection regulations because they will blend with the natural contour of the Ridge Line, they will not create a silhouette against the skyline, and they will be minimally visible from designated Vantage Points.
- c. Wetlands and Stream Protection
 - i. The Intent of the Wetlands and Stream Protection is to “promote, preserve, and enhance wetlands and Stream Corridors and to protect them from adverse effects and potentially irreversible impacts.” The following setbacks are required for Wetland protection: “Setbacks from wetlands shall extend a minimum of fifty feet (50') outward from the delineated wetland Ordinary High Water Mark. Setbacks from Stream Corridors shall extend a minimum of fifty feet (50') outward from the Ordinary High Water Mark.” The nearest Wetland and Stream corridor is approximately 80 feet from the proposed trails.
- d. Wildland Urban Interface
 - i. The Wildland Urban Interface Code applies “to all new and existing structures within the boundaries of Park City Municipal.” The Applicant is not proposing any new structures, so the Wildland Urban Interface code does not apply to this project.
- e. Wildlife Habitat Area
 - i. The intent of the Wildlife and Wildlife Habitat Protection is to “promote, preserve, and enhance wildlife and wildlife habitat Areas in and around Park City, and to protect them from adverse effects and potentially irreversible impacts.” The LMC explains further: “If the Development Site contains or is within five hundred feet (500') of a natural Area or habitat Area, and the wildlife and habitat report show the existence of Sensitive or Specially Valued Species, the Development plans shall include provisions to ensure that any habitat contained in any such natural Area shall not be disturbed or



Planning Department

- diminished, and to the Maximum Extent Feasible, such habitat shall be enhanced.”
- ii. There are no Sensitive or Specially Valued species that are occupying or using on-Site and adjacent Areas where the trails are proposed. Sensitive or Specially Valued Species includes Federally Threatened and Endangered Species; State of Utah Threatened and Endangered Species; State of Utah Species of Concern and animals and plants of special concern to the Park City Community as identified in the General Plan and in need of special protection.
 - iii. The proposed trails are within Recreation and Open Space Area, within the Park City Mountain Resort Ski Area, where recreational amenities are expected. The trails are within certain Habitat Areas.
- f. Vegetative Cover
- i. On March 14, 2024, the Forestry Board reviewed the proposal, and approved the removal of Significant Vegetation
- g. Designated Entry Corridors and Vantage Points
- i. There are no designated entry corridors affected by this proposal, and the proposed trails will be minimally visible from the PCMR Base Area.
6. The proposal complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E)
- a. Size and Location of the Site
 - i. This is an existing Site utilized for Outdoor Recreation. There are no proposed changes to the parcels, and minimal changes proposed to create the new trails.
 - b. Traffic
 - i. The proposed trails are not intended to attract additional traffic. This trail will re-route trail users off a multi-use trail (Jenni’s) onto a downhill-only bike trail and route them back to the PCMR Base Area. Jenni’s is currently the only intermediate/beginner trail providing access to the base area. Jenni’s trail is not suited to carry the current demands of users in a safe, sustainable, and enjoyable manner.
 - c. Utility Capacity



Planning Department

- i. The Development Review Committee reviewed this proposal on March 5, 2024, and confirmed the proposal conforms with their requirements.
- d. Emergency Vehicle Access
 - i. The Park City Fire District reviewed the proposal on March 5, 2024, and did not identify any concerns.
 - ii. The proposed trails will not impede Emergency Vehicle Access. Emergency Vehicles currently access injured users at the PCMR Base area. Park City Mountain has their own safety patrol staff. Summer Safety Patrol provides emergency access from the trails to the PCMR Base Area.
- e. Parking
 - i. As the proposed trail is not increasing the size of the site, there is no needed or proposed additional parking. Existing parking lots include Park City Mountain Resort Base Area. The Applicant states that "It will improve the situation from a safety standpoint because there will be less trail conflicts between uphill and downhill mountain bike traffic and hikers."
- f. Internal Vehicular and Pedestrian Circulation System
 - i. The new trails will add capacity and help to decrease congestion and conflicts on current recreational trails.
- g. Fencing, Screening, and Landscaping
 - i. The applicant is responsible for trail and vegetation maintenance. No fences are proposed.
- h. Building Mass, Bulk, and Orientation
 - i. No required mitigation, no Structures are proposed.
- i. Useable Open Space
 - i. The new trails will increase the useability of Open Space for community recreation.
- j. Signs and Lighting
 - i. No outdoor lighting is proposed with this application. A carsonite trail marker is proposed to be installed with the construction of the new trails to mark the direction and location of the trail. Park City Sign Code 12-8-1 lists Recreational Facilities as exempt from the Sign Code requirements: "Signs located inside open-air recreational facilities that are not oriented to public streets, such as



Planning Department

signs in ski resorts, skateboard parks, and golf courses, are exempt from the requirements of this Title.”

- k. Physical Design and Compatibility with Surrounding Structures
 - i. The new trails will be similar in design to existing trails and have a low visual impact. The trails will not be visible from any designated Vantage Points.
- l. Noise, Vibration, Odors, Steam, or Other Mechanical Factors
 - i. Not Applicable
- m. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas
 - i. Not Applicable
- n. Expected Ownership and Management
 - i. TCFC LEASECO LLC is the owner of parcel PCA-S-98-PCMR-1.
- o. Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site
 - i. The trails do not conflict with any Physical Mine Hazards. The trail is outside of the Soils Ordinance Boundary.
 - ii. The Applicant is required to avoid or minimize to the greatest extent possible proposed cuts and fills.
- p. Reviewed for Consistency with the Goals and Objectives of the Park City General Plan
 - i. The proposed Use of the Site is consistent with Goal 1 in the Small-Town section of the General Plan, Goal 4 in the Natural Setting section of the General Plan, and Goal 9 in the Sense of Community section of the General Plan. Goal 1 of the General Plan states the following: “Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods.” A trail will help protect undeveloped lands by protecting a space for people to recreate. Goal 4 of the General Plan states the following: “Conserve a connected, healthy network of open space for continued access to and respect for the Natural Setting.” The proposed trail will increase access and connectivity in Open Space areas. Goal 9 of the General Plan states the following: “Park City will continue to provide unparalleled parks and recreation



Planning Department

opportunities for residents and visitors.” The proposed trail will provide residents and visitors with increased recreational opportunities.

7. Staff posted notice to the City website, City Hall, and the property on March 18, 2024.
8. Staff mailed courtesy notice to adjacent property owners on March 18, 2024.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements outlined in LMC Chapter 15-2.7 *Recreation And Open Space (ROS) District*, Chapter 15-2.23 *Sensitive Land Overlay (SLO)*, and Section 15-1-10(E) *Conditional Use Permits*.
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. Final construction details shall reflect substantial compliance with the plans reviewed March 28, 2024, by the Planning Department. And changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning Department may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director prior to construction.
4. The Applicant is required to avoid or minimize to the greatest extent possible proposed cuts and fills.
5. The Applicant is responsible for trail and vegetation maintenance.
6. The Applicant is responsible for the removal of dead and dying trees within a 15-foot buffer from the centerline of the trail (7.5 feet on either side of the trail) in areas wherever Significant Vegetation is removed.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.org



Planning Department

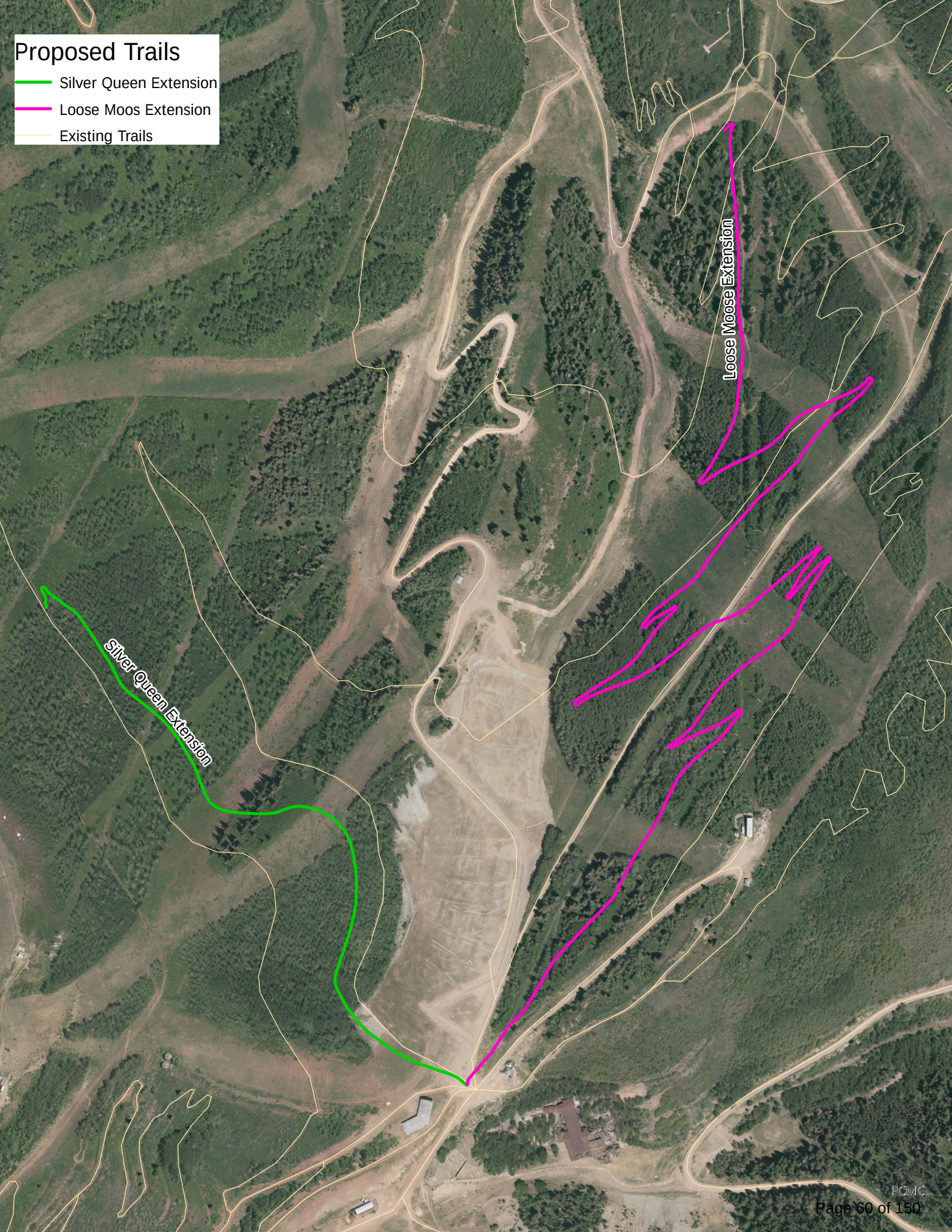
Sincerely,

Rebecca Ward
Planning Director

CC: Virgil Lund

Proposed Trails

- Silver Queen Extension
- Loose Moos Extension
- Existing Trails

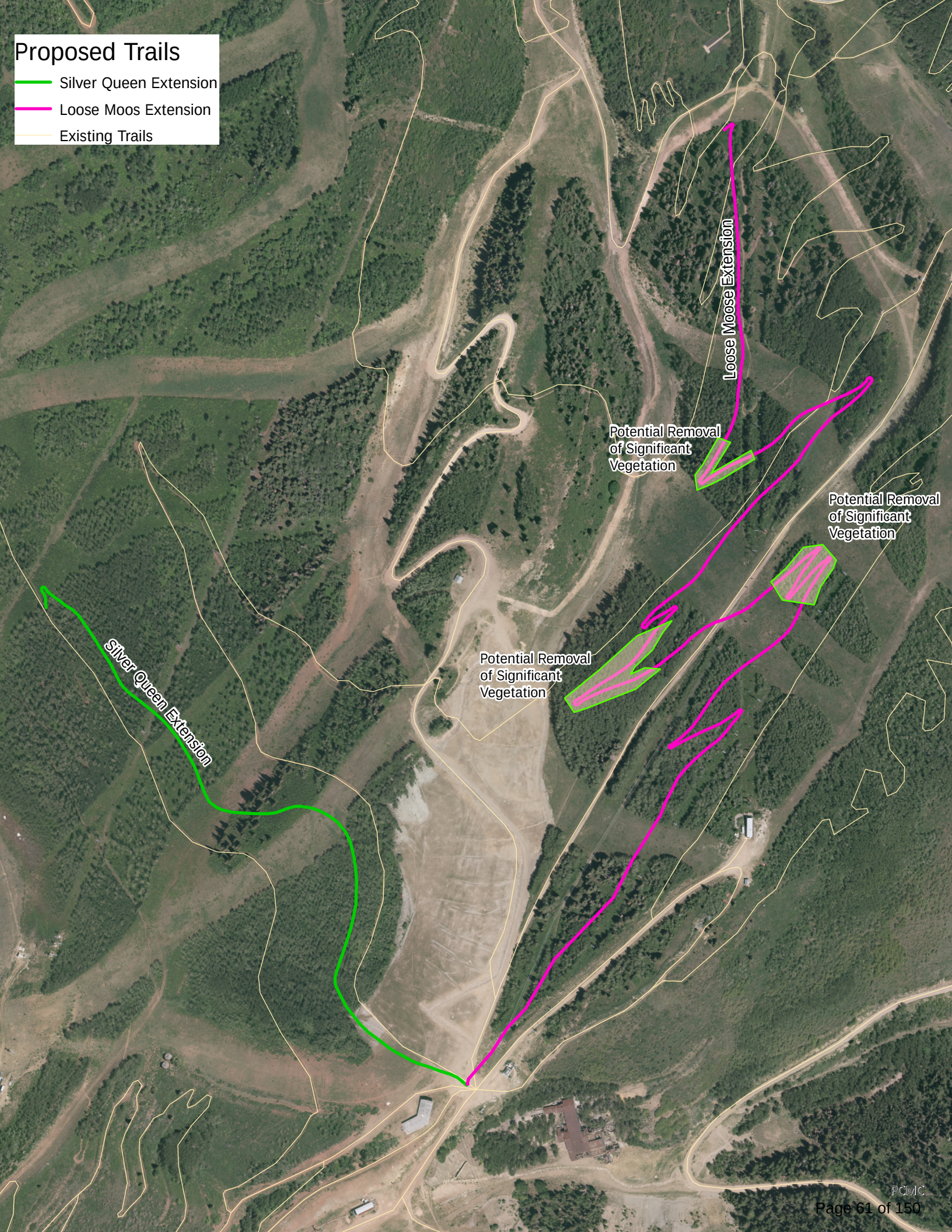


Silver Queen Extension

Loose Moose Extension

Proposed Trails

- Silver Queen Extension
- Loose Moos Extension
- Existing Trails



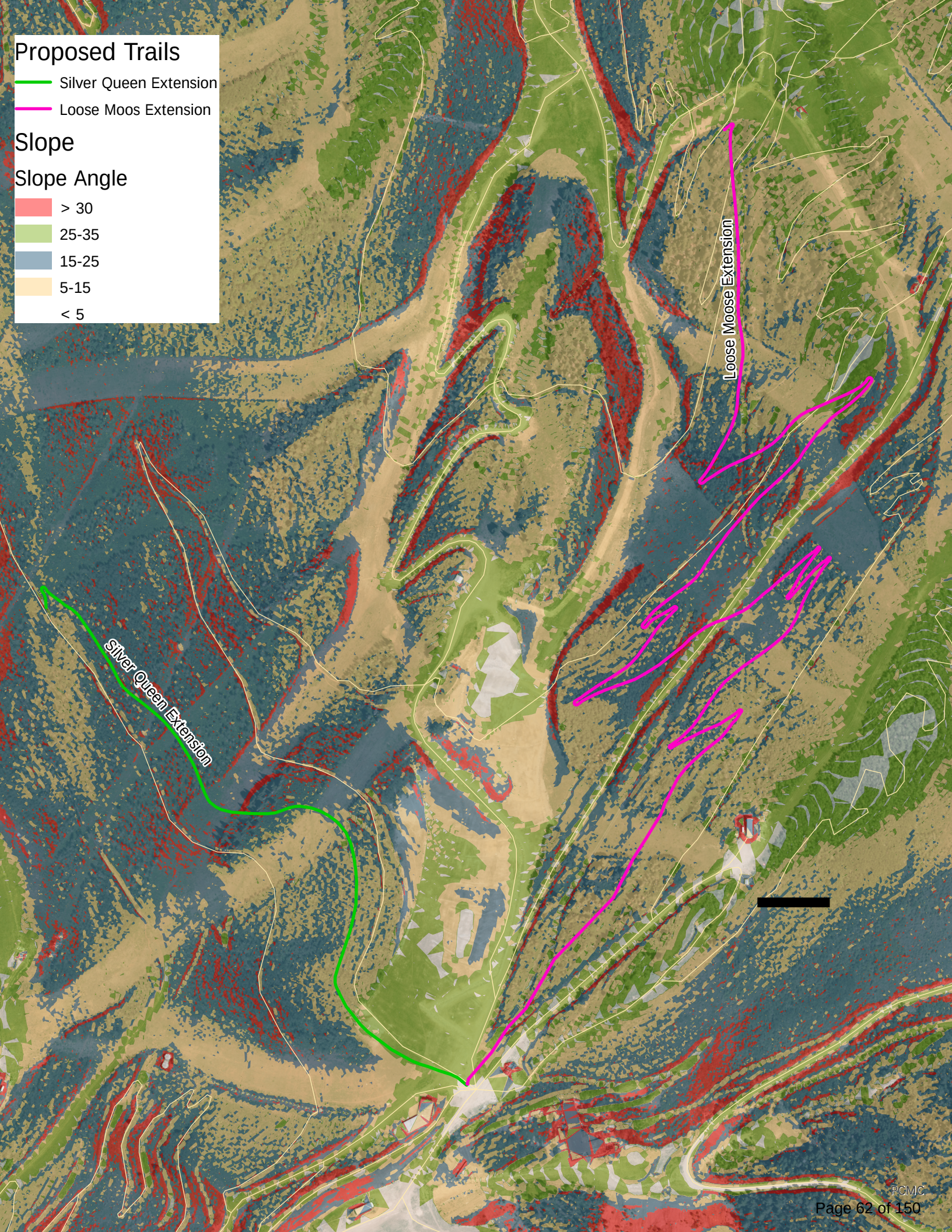
Proposed Trails

- Silver Queen Extension
- Loose Moos Extension

Slope

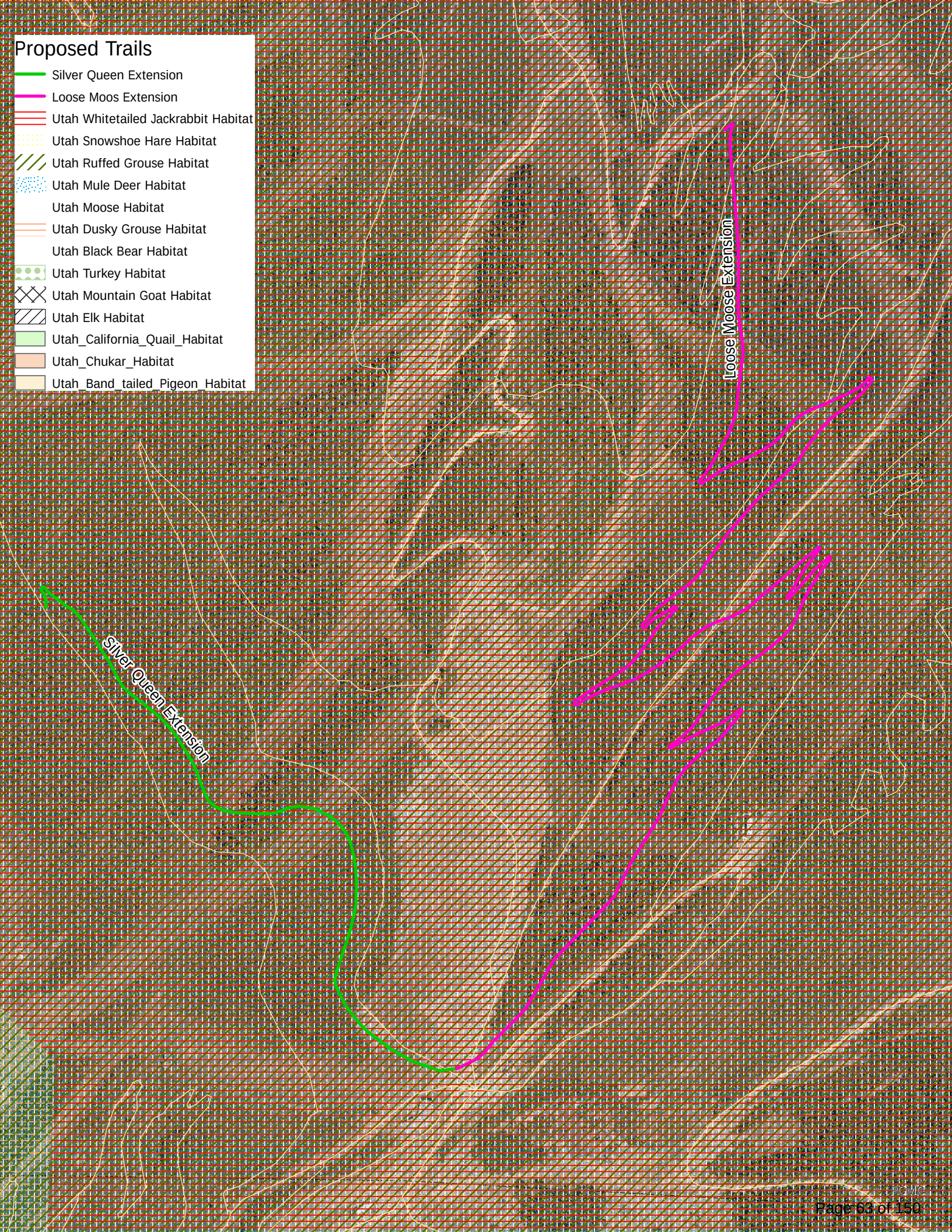
Slope Angle

- > 30
- 25-35
- 15-25
- 5-15
- < 5



Proposed Trails

- Silver Queen Extension
- Loose Moos Extension
- Utah Whitetailed Jackrabbit Habitat
- Utah Snowshoe Hare Habitat
- Utah Ruffed Grouse Habitat
- Utah Mule Deer Habitat
- Utah Moose Habitat
- Utah Dusky Grouse Habitat
- Utah Black Bear Habitat
- Utah Turkey Habitat
- Utah Mountain Goat Habitat
- Utah Elk Habitat
- Utah_California_Quail_Habitat
- Utah_Chukar_Habitat
- Utah_Band_tailed_Pigeon_Habitat



Proposed Trails

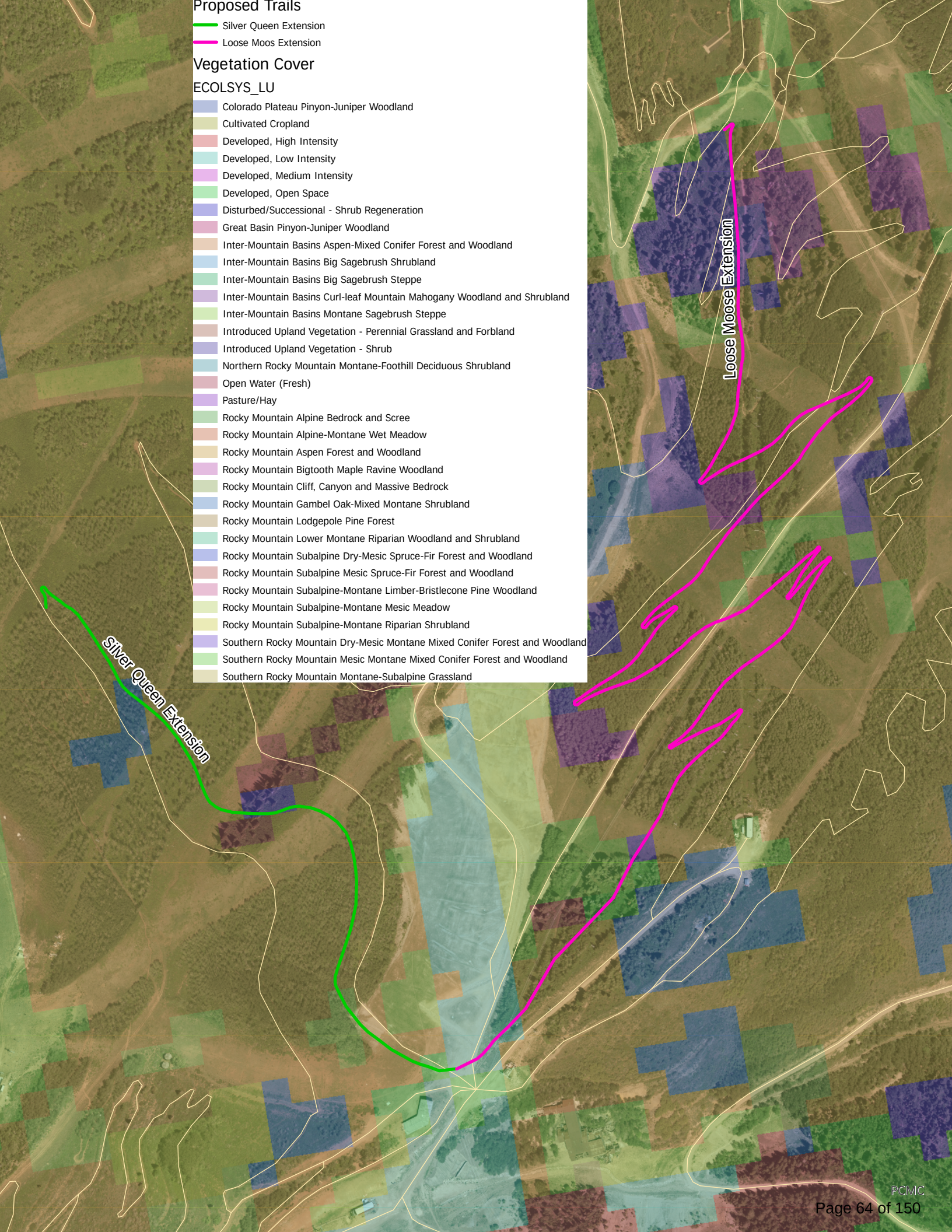
Silver Queen Extension

Loose Moos Extension

Vegetation Cover

ECOLSYS_LU

- Colorado Plateau Pinyon-Juniper Woodland
- Cultivated Cropland
- Developed, High Intensity
- Developed, Low Intensity
- Developed, Medium Intensity
- Developed, Open Space
- Disturbed/Successional - Shrub Regeneration
- Great Basin Pinyon-Juniper Woodland
- Inter-Mountain Basins Aspen-Mixed Conifer Forest and Woodland
- Inter-Mountain Basins Big Sagebrush Shrubland
- Inter-Mountain Basins Big Sagebrush Steppe
- Inter-Mountain Basins Curl-leaf Mountain Mahogany Woodland and Shrubland
- Inter-Mountain Basins Montane Sagebrush Steppe
- Introduced Upland Vegetation - Perennial Grassland and Forbland
- Introduced Upland Vegetation - Shrub
- Northern Rocky Mountain Montane-Foothill Deciduous Shrubland
- Open Water (Fresh)
- Pasture/Hay
- Rocky Mountain Alpine Bedrock and Scree
- Rocky Mountain Alpine-Montane Wet Meadow
- Rocky Mountain Aspen Forest and Woodland
- Rocky Mountain Bigtooth Maple Ravine Woodland
- Rocky Mountain Cliff, Canyon and Massive Bedrock
- Rocky Mountain Gambel Oak-Mixed Montane Shrubland
- Rocky Mountain Lodgepole Pine Forest
- Rocky Mountain Lower Montane Riparian Woodland and Shrubland
- Rocky Mountain Subalpine Dry-Mesic Spruce-Fir Forest and Woodland
- Rocky Mountain Subalpine Mesic Spruce-Fir Forest and Woodland
- Rocky Mountain Subalpine-Montane Limber-Bristlecone Pine Woodland
- Rocky Mountain Subalpine-Montane Mesic Meadow
- Rocky Mountain Subalpine-Montane Riparian Shrubland
- Southern Rocky Mountain Dry-Mesic Montane Mixed Conifer Forest and Woodland
- Southern Rocky Mountain Mesic Montane Mixed Conifer Forest and Woodland
- Southern Rocky Mountain Montane-Subalpine Grassland



Planning Department Staff Report



Subject: Park City Heights Phase 5
Application: PL-24-06035
Author: Spencer Cawley, Planner II
Date: March 28, 2024
Type of Item: Final Subdivision Plat

Recommendation

(I) Review the Park City Heights Phase 5 Final Subdivision Plat, (II) conduct a public hearing, and (III) consider approving the Final Plat based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Ivory Development, LLC

Location: 2871 Bailey Court

Zoning District: Community Transition
Sensitive Land Overlay

Adjacent Land Uses: Residential; Open Space

Reason for Review: Pursuant to the requirements of state law, the Planning Director must approve a final Subdivision for Single-Family Dwellings, Duplexes, or Townhomes if such final Subdivision complies with the Planning Commission's preliminary Subdivision approval, applicable Land Management Code regulations, and all other applicable standards and specifications.¹

CT Community Transition
HOA Homeowners Association
LMC Land Management Code
MPD Master Planned Development
SLO Sensitive Land Overlay

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

Summary

The Applicant requests final approval for Park City Heights Phase 5 creating 47 residential Lots (Exhibit B). The Preliminary Plat was approved by the Planning

¹ LMC [§ 15-7.5-5\(C\)](#)

Commission on June 22, 2011, and amended on November 6, 2013. Phase 5 provides 40 market-rate units and requires seven deed-restricted affordable/attainable units.

Background

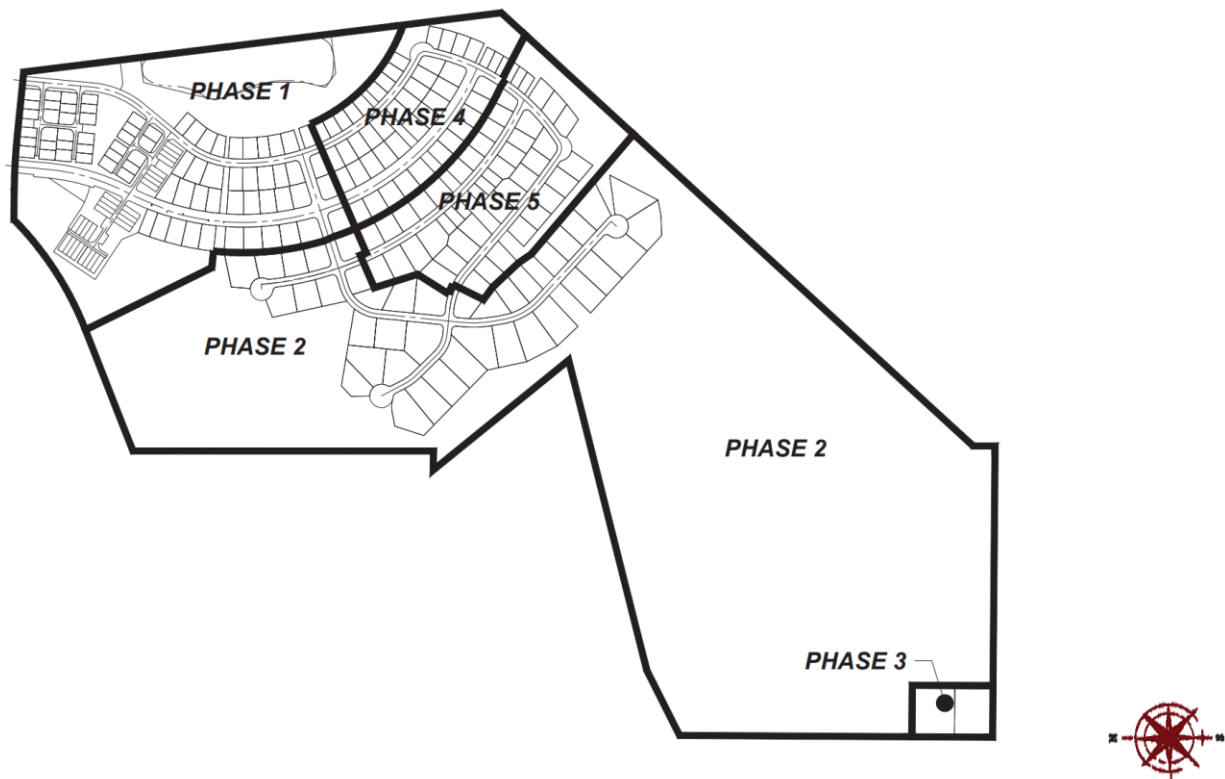
The following is a timeline of previous approvals:

- May 27, 2010 – The City Council approves the annexation of Park City Heights ([Ordinance No. 10-24](#)).
- May 11, 2011 – The Planning Commission approves the Park City Heights Master Planned Development (MPD) for a mixed residential development consisting of 160 market-rate units and 79 affordable units for a total of 239 units on 239 acres ([Final Action Letter](#)).
- June 22, 2011 – The Planning Commission approves a Preliminary Subdivision Plat for the Park City Heights MPD.
- November 17, 2011 – The City Council approves the Park City Heights Phase 1 Subdivision Plat ([Ordinance No. 11-25](#)).
- November 2012 – Ivory Development takes ownership of the Property.
- January 24, 2013 – The City Council approves an extension of Phase 1 to allow the Applicant additional time to resolve issues regarding historic mining soils ([Staff Report](#); [Minutes, p. 4](#)).
- November 6, 2013 -The Planning Commission approves an amended MPD and an amended preliminary subdivision plat for the entirety of Park City Heights to relocate Lots, streets, and parcels due to mine soil mitigation/voluntary clean-up plan.
- February 26, 2014 – The Planning Commission ratifies an amended Development Agreement for the Park City Heights MPD, which includes all conditions of approval and the terms, requirements, and restrictions of the development per the November 6, 2013, amended MPD.
- February 27, 2014 – The City Council approves the amended Park City Heights Subdivision Phase 1 Final Plat ([Ordinance No. 14-04](#)).
- March 8, 2017 – The Planning Commission approves amendments to the Design Guidelines that were subsequently recorded with Summit County as an amendment to the Development Agreement ([Staff Report](#); [Minutes, p. 54-55](#)).
- March 28, 2018 – The Planning Commission forwards a positive to the City Council for the Phase 2 Final Plat ([Staff Report](#); [Minutes, p. 2-14](#)).
- May 3, 2018 – The City Council approves Phase 2 Final Plat ([Staff Report](#); [Minutes, p. 13-14](#)).
- February 27, 2019 – The Planning Commission forwards a positive recommendation to the City Council for the Phase 3 Final Plat and for two Homestead Lots. The Commission also approves a [Revised Phasing Plan](#) consistent with the Housing Mitigation Plan approved by the Housing Authority on January 8, 2019 ([Staff Report](#); [Minutes, p. 12-24](#)).
- May 30, 2019 – The City Council approves an extension of approval for the Phase 2 Final Plat to allow the Applicant additional time for completion of public improvements, including the required water tank ([Staff Report](#); [Minutes, p. 8-9](#)).
- August 14, 2019 – The Planning Commission forwards a positive

recommendation to the City Council for the Phase 4 Final Plat. This phase includes 48 Lots and shifted one deed-restricted cottage lot from Phase 5 into Phase 4 ([Staff Report](#); [Minutes, p. 55-62](#)).

- August 29, 2019 – The City Council adopts [Ordinance No. 2019-47](#) and approves the Phase 4 Final Plat ([Staff Report](#); [Minutes, p. 13-14](#)).

Phase 5 is located directly south of Phase 1 and Phase 4, and east of Phase 2:



Phase 5 consists of 47 Lots, seven of which are deed-restricted affordable/attainable cottage homes. This phase extends Bailey Court, Beaux Court, and Stella Way from the neighboring Phase 2 and Phase 4.

Parcels A – D include easements for public trails, access, and utilities. The Lots, parcels, and street layouts are consistent with the Amended Park City Heights MPD and amended Preliminary Subdivision Plat. Public Rights-of-Way and utility, snow storage, drainage, access, and trail easements are dedicated to the city.

All streets within the Subdivision are public streets, with final dedication to the city required upon completion and acceptance of public improvements.

Analysis

(I) Land Management Code and Master Planned Development requirements

The Park City Heights Subdivision is subject to the regulations of the Community Transition Zoning District as outlined in LMC [Chapter 15-2.23](#) and the [Amended Development Agreement for Park City Heights MPD](#). Each Structure is reviewed for compliance with the LMC, MPD, and Park City Heights [Design Guidelines](#) prior to issuance of a Building Permit.

Proposed Lots are consistent with the Lot and Site Requirements of the Community Transition Zoning District as conditioned by the Park City Heights MPD and as stated in the approved and recorded Park City Heights Design Guidelines.

Access to the development is from Richardson Flat Road, a public Right-of-Way. Access to individual Lots and parcels is from local public streets within the Subdivision.

(II) Phasing Plan

Park City Heights includes 239 residential Lots, of which 79 are for deed-restricted affordable/attainable units. On February 27, 2019, the Planning Commission approved an Amended Subdivision Phasing Plan that is consistent with the Housing Mitigation Plan approved by the Housing Authority on January 8, 2019. Phase 5 originally included 48 Lots, eight of which were deed restricted. However, during the review of Phase 4 and due to the configuration of the lots and streets, the Applicant added one deed-restricted attainable Cottage Unit to Phase 4, removing one deed-restricted attainable Cottage Unit from Phase 5.

(III) Affordable Housing

An amended Affordable Housing Mitigation Plan was approved by the Park City Housing Authority on January 8, 2019, and reflects the approved changes to Phase 4 and Phase 5. The Housing Plan allows for adjustments to the phasing and sub-phasing as plats are recorded but includes a condition that prior to issuance of Building Permits for the last 10% of the market-rate units, 100% of the affordable/attainable units shall be complete and have Certificates of Occupancy issued.

As a Condition of Approval for the Park City Heights MPD, a total of 79 deed-restricted, affordable/attainable units are required. The Development Agreement states that all 28 Townhouse Units and all 35 Park Homes (deed-restricted affordable) are in Phase 1, along with five Cottage Homes (attainable) and “affordable units for subsequent phases will be identified with the final subdivision plats for those phases.”

The Housing Team has provided a summary of the Housing Mitigation Plan and updated timeline for completion of the affordable/attainable obligation. Please see Exhibit C.

The phasing of market-rate and affordable units is outlined in the table below:

Phase	Market Rate	Affordable Townhouses	Affordable Park Homes	Affordable Cottages	Total Affordable	Total Units
1	35	28	35	5	68	103
2	39	0	0	0	0	39
3	2	0	0	0	0	2
4	44	0	0	4	4	48
5	40	0	0	7	7	47
TOTAL	160	28	35	16	79	239

The Affordable Housing Plan indicates that the project may be platted in phases, that each primary phase may include sub-phases as market conditions dictate, and that phases may be adjusted. During the annual review of the Park City Heights Housing Plan by the Housing Authority, the Applicant shall ensure that they meet their Affordable Housing obligations.

The Affordable Housing Team requires Conditions of Approval as outlined in Analysis Section VI.

(IV) The Phase 5 Final Subdivision Plat complies with the requirements outlined in LMC Chapter 15-7.3.

General Subdivision Requirements

- A. Subdivision Name – The proposed subdivision name does not duplicate or closely approximate the name of another Subdivision in the area. The streets have unique names or are extensions of existing streets.
- B. Monuments – All survey monuments, as required by the LMC, shall be completed prior to acceptance of public improvements.
- C. Limits of Disturbance – A grading and Limits of Disturbance plan for construction of the streets and utilities was submitted with the plat to identify limits of disturbance for construction of streets and utilities, with conditions related to re-vegetation of disturbed areas per the Park City Heights MPD for Phase 5. Limits of Disturbance plans are required for each individual Building Permit.
- D. Ridgeline Development – These lots were not identified during the MPD and preliminary plat has requiring height restrictions or CUP review.
- E. Open Space – Open space parcels are designated consistent with the Conditions of Approval of the Park City Heights MPD.

- F. Roads and Utility Lines – All roads will be designated as public streets. Easements are provided for public utilities. Final approval of the utility plans is subject to the approval of this plat and final review by the City Engineer and other utility providers. Off-site utility improvements may require additional off-site easements that shall be dedicated prior to commencing utility construction. All utilities will be designed to minimize disturbance of existing vegetation. Re-vegetation and/or remediation of disturbed areas are conditions of final utility installation acceptance.
- G. Drainage Ways – Per the Park City Heights stormwater management plan, Existing drainage areas will be incorporated into the stormwater management system and open space parcels to the greatest extent possible. The final design of the stormwater management system for this phase is subject to approval by the City Engineer.
- H. Soils Conditions – As required by the Park City Heights MPD, and due to the potential for areas of expansive soils within this subdivision, a soil conditions report shall be submitted prior to issuance of any Building Permits for structures, utilities, or roads, and shall be reviewed by the City Engineer and Chief Building Official prior to issuance of an excavation/grading permit.
- I. Mine Soils - The approved Voluntary Cleanup plan for historic mine waste soils is complete.
- J. Trails and Sidewalks- Trails and sidewalks are consistent with the Park City Heights MPD. Sidewalks are proposed within public Right-of-Way areas. Homeowners Association (HOA), open space areas, shall include trail easements or shall state that blanket trail easement are dedicated for public trails within HOA open space parcels. Trails within dedicated open space parcels can be constructed without specific easements. Off-site trails crossing other properties shall be placed in easements prior to construction. The exact location of trails within Parcels A - D will be approved by the City prior to construction and, once constructed, will be considered to be within a 10' public trail easement.
- K. Limits of Disturbance/Building Pad locations- The location of houses for this phase is stipulated by adherence to minimum building setbacks and limit of disturbance conditions, as further identified in the Park City Heights Design Guidelines.
- L. Topsoil Preservation and Final Grading – Staff recommends a condition of approval that all applicable requirements of the LMC regarding topsoil preservation and final grading be completed prior to issuance of a certificate of occupancy for each unit. No portion of this phase is within the Park City Soils Ordinance boundary; however, any areas of disturbance due to off-site utility improvements that do fall within the Park City Soils Ordinance boundary are required to adhere to all requirements of the Ordinance.

- M. Architectural Standards – Architecture is reviewed at the time of Building Permit issuance for compliance with the Park City Heights Design Guidelines.
- N. Water Bodies and Water Courses – There are no bodies of water that are incorporated into the lots so as to not burden the City with the responsibility of maintaining the water body. The HOA is responsible for the maintenance of open space and drainage areas that are not part of individual lots, including natural drainage areas. Detention areas that are part of the stormwater management plan may have standing water at times. Maintenance of these areas is the responsibility of the HOA.
- O. Fire Sprinkling – The Plat shall note that all construction must comply with the International Building Code requirements for fire sprinklers.

General Lot Design Requirements

The Final Plat Complies with the General Lot Design Requirements per LMC [§ 15-7.3-3](#):

- A. Lot Arrangement – There are no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on these lots in compliance with the IBC, the LMC, and in providing reasonable Driveway access.
- B. Building Sites – The proposed building sites are designed to minimize disturbance of existing vegetation in areas not already disturbed by grading required to remediate mine soils.
- C. Square footage – The maximum house sizes are recommended as a plat note per the amended Park City Heights MPD and Design Guidelines.
- D. Lot Dimensions – The proposed lot dimensions take into consideration additional width for corner lots, depth and width of lots for non-residential purposes, and parking areas.
- E. Double Frontage Lots and access to Lots – Lots fronting two streets is avoided, apart from corner lots.
- F. Lot Drainage – Lots are laid out to provide positive drainage away from all Buildings. Individual lot grading and drainage shall be included with each building permit.
- G. Landscaping – Prior to issuance of a building permit for each lot a landscape plan is required to be submitted and reviewed by the Staff for compliance with the LMC and Design Guidelines. Any disturbed HOA open space areas shall be re-vegetated and/or landscaped per the MPD and Design Guidelines.

- H. Limits of Disturbance/Vegetation protection – Prior to issuance of a Building Permit for each Lot, a landscape plan showing limits of disturbance and vegetation protection is required to be submitted and reviewed by Staff for compliance with the LMC and conditions of the MPD.
- I. Re-vegetation, seed, and sod – All disturbed areas will be re-vegetated, seeded, and/or sodded prior to issuance of a certificate of occupancy per the LMC.
- J. Debris and Waste – Per the LMC, debris and waste are required to be removed prior to issuance of a Certificate of Occupancy. The Park City Heights MPD requires consolidation and recycling of construction waste and debris to be identified on the Construction Mitigation Plan prior to issuance of a building permit.
- K. Fencing – Fencing of hazardous conditions may be required by the Chief Building Official. Fences will be constructed according to the Park City Heights Design Guidelines.

Road Requirements and Design

The Final Plat Complies with the Road Requirements and Design per LMC [§ 15-7.3-4](#):

- A. Layout requirements – Street layout for this phase complies with general layout requirements, including frontage on improved streets, relation to existing topography, block design, access to arterials and collectors, and dead-end roads.
- B. Road Names – Road names shall be sufficiently different in sound and spelling from other names in Summit County with final confirmation of street names to be provided by the City Engineer prior to plat recordation.
- C. Road Regulatory Signs – All required road and street signs shall be approved by the City Engineer and Public Works prior to installation.
- D. Street Lighting – Installation of street lights shall be approved by the City Engineer and Planning Department prior to installation. No street lights are proposed
- E. Reserve or Protection Strips – No reserve or protection strips are proposed.
- F. Road Design Standards – The roads comply with the street design and layout approved by the Planning Commission during approval of the Park City Heights MPD and are consistent with the LMC.

- G. Intersection Design Standards – The streets are laid out in compliance with intersection standards of the LMC.
- H. Bridges – No bridges are proposed.
- I. Road Dedications and Reservations – No new perimeter half-streets are proposed. No new frontage roads are proposed with this phase. No new dedication for widening existing roadways is required. The streets will be dedicated to Park City.

**(V) Park City Heights Phase 5 Final Plat complies with LMC Chapter 15-7
Subdivision Procedures**

Final Subdivisions are reviewed according to LMC [§ 15-7.1](#), and approval requires a finding of Good Cause.

LMC [§ 15-15-1](#) defines Good Cause as “[p]roviding positive benefits and mitigating negative impacts, determined on a case-by-case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, 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.”

Staff finds there is Good Cause for this Subdivision because it:

- Creates legal lots of record from metes and bounds parcels;
- Memorializes and expands utility easements and provides for new utility and access easements for orderly provision of utilities and access;
- Provides parcels to be dedicated as Open Space areas within and around the subdivision;
- Dedicates trail easements and public streets;
- Provides snow storage easements; and,
- Provides deed-restricted affordable/attainable Lots.

The final plat is consistent with the approved Park City Heights Annexation Agreement and amended Master Planned Development and Preliminary Plat.

(VI) The Development Review Committee reviewed the proposal on February 20, 2024, and requires Conditions of Approval.²

- Park City Fire District requires fire hydrant spacing to comply with 500 feet of frontage between hydrants.

² 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).

- The hydrant at the end of Phase 4 was buried too shallow. PCFD requires the hydrant to be reburied to the appropriate depth.
- The final water line design is incomplete and requires review by the Water Department.
- Park City Heights has an outstanding housing obligation of eight affordable/attainable units and the Applicant shall work with the Affordable Housing Team to update progress on their obligations.
- The Affordable Housing Team requests the Applicant consider increasing the width of Beaux Court to 40 feet to improve access into the future Clark Ranch development.

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 posted notice to the property on March 14, 2024. Staff mailed courtesy notices to property owners within 300 feet on March 14, 2024.³

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Planning Director may approve the Phase 5 Final Plat;
- The Planning Director may deny the Phase 5 Final Plat and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter and Proposed Final Subdivision Plat
 Exhibit B: Applicant Statement of Purpose
 Exhibit C: Affordable Housing Summary and Updated Timeline
 Exhibit D: Development Plans

³ LMC [§ 15-1-21](#)



Planning Department

March 28, 2024

Brach Mackay
Ivory Development LLC
bradm@ivorydevelopment.com

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 2871 Bailey Court

Zoning District: Community Transition
Sensitive Land Overlay

Application: Final Subdivision Plat

Project Number: PL-24-06035

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: March 28, 2024

Project Summary: The Applicant requests final approval for Park City Heights Phase 5, which will create 47 residential Lots. The Planning Commission approved the Preliminary Plat on June 22, 2022, and amended on November 6, 2013. Phase 5 provides 40 market-rate Units and seven affordable/attainable Units.

Action Taken

On March 28, 2024, the Planning Director conducted a public hearing and approved the Final Subdivision Plat for Park City Heights Phase 5 according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. Park City Heights Phase 5 is in the Community Transition (CT) Zoning District and subject to the Park City Height Master Planned Development (MPD).
2. The Park City Heights MPD created 239 residential Units on 239 acres: 160 market-rate units and 79 affordable/attainable Units.

3. Phase 5 consists of 47 Lots, seven of which are deed-restricted attainable cottage homes.
4. Bailey Court, Beaux Court, and Stella Way are extended from neighboring Phases 2 and 3, and final dedication to the City is required upon completion and acceptance of public improvements.
5. Parcels A – D include easements for public trails, access, and utilities.
6. The Park City Heights Subdivision is subject to the CT Zoning District regulations as outlined in Land Management Code (LMC) Chapter 15-2.23 and the Amended Development Agreement for the Park City Heights MPD.
7. Each residential Structure is reviewed for Compliance with the LMC, MPD, and design guidelines prior to issuance of a Building Permit.
8. The proposed Lots of Phase 5 are consistent with the Lot and Site requirements of the CT Zoning District as conditioned by the Park City Heights MPD and as stated in the approved and recorded Park City Heights Design Guidelines.
9. Access to the Development is from Richardson Flat Road, a public Right-of-Way. Access to individual Lots is from local, public streets within the Subdivision.
10. On February 27, 2019, the Planning Commission approved an Amended Subdivision Phasing Plan consistent with the Housing Mitigation Plan approved by the Housing Authority on January 8, 2019.
11. During the review of Phase 4, and due to the configuration of the lots and streets, the Applicant added one deed-restricted Cottage Unit to Phase 4 and removed one deed-restricted Cottage Unit from Phase 5.
12. The Housing Plan allows for adjustments to the phasing and sub-phasing as plats are recorded but includes a condition that prior to issuance of Building Permits for the last 10% of the market-rate Units, 100% of the affordable/attainable units shall be complete and have Certificates of Occupancy issued.
13. During the Housing Authority's annual review of the Park City Heights Housing Plan, the Applicant shall ensure that they meet their Affordable Housing obligations.
14. General Subdivision requirements:
 - a. Subdivision Name – The proposed subdivision name does not duplicate or closely approximate the name of another Subdivision in the area. The streets have unique names or are extensions of existing streets.
 - b. Monuments – All survey monuments, as required by the LMC, shall be completed prior to acceptance of public improvements.
 - c. Limits of Disturbance – A grading and Limits of Disturbance plan for construction of the streets and utilities was submitted with the plat to

identify limits of disturbance for construction of streets and utilities, with conditions related to re-vegetation of disturbed areas per the Park City Heights MPD for Phase 5. Limits of Disturbance plans are required for each individual Building Permit.

- d. Ridgeline Development – These lots were not identified during the MPD and preliminary plat as requiring height restrictions or CUP review.
- e. Open Space – Open space parcels are designated consistent with the Conditions of Approval of the Park City Heights MPD.
- f. Roads and Utility Lines – All roads will be designated public streets. Easements are provided for public utilities. Final approval of the utility plans is subject to the approval of this plat and final review by the City Engineer and other utility providers. Off-site utility improvements may require additional off-site easements that shall be dedicated prior to commencing utility construction. All utilities will be designed to minimize disturbance of existing vegetation. Re-vegetation and/or remediation of disturbed areas are conditions of final utility installation acceptance.
- g. Drainage Ways – Per the Park City Heights stormwater management plan, Existing drainage areas will be incorporated into the stormwater management system and open space parcels to the greatest extent possible. The final design of the stormwater management system for this phase is subject to approval by the City Engineer.
- h. Soils Conditions – As required by the Park City Heights MPD, and due to the potential for areas of expansive soils within this subdivision, a soil conditions report shall be submitted prior to issuance of any Building Permits for structures, utilities, or roads, and shall be reviewed by the City Engineer and Chief Building Official prior to issuance of an excavation/grading permit.
- i. Mine Soils - The approved Voluntary Cleanup plan for historic mine waste soils is complete.
- j. Trails and Sidewalks- Trails and sidewalks are consistent with the Park City Heights MPD. Sidewalks are proposed within public Right-of-Way areas. Homeowners Association (HOA) open space areas shall include trail easements or state that blanket trail easements are dedicated for

public trails within HOA open space parcels. Trails within dedicated open space parcels can be constructed without specific easements. Off-site trails crossing other properties shall be placed in easements prior to construction. The exact location of trails within Parcels A - D will be approved by the city prior to construction, and once constructed, they will be considered to be within a 10' public trail easement.

- k. Limits of Disturbance/Building Pad locations- The location of houses for this phase is stipulated by adherence to minimum building setbacks and limit of disturbance conditions, as further identified in the Park City Heights Design Guidelines.
- l. Topsoil Preservation and Final Grading – Staff recommends a condition of approval that all applicable requirements of the LMC regarding topsoil preservation and final grading be completed prior to issuance of a certificate of occupancy for each unit. No portion of this phase is within the Park City Soils Ordinance boundary; however, any areas of disturbance due to off-site utility improvements that do fall within the Park City Soils Ordinance boundary are required to adhere to all requirements of the Ordinance.
- m. Architectural Standards – Architecture is reviewed at the time of Building Permit issuance to ensure compliance with the Park City Heights Design Guidelines.
- n. Water Bodies and Water Courses – No bodies of water are incorporated into the lots so as to not burden the city with the responsibility of maintaining the water body. The HOA is responsible for maintaining open space and drainage areas that are not part of individual lots, including natural drainage areas. Detention areas that are part of the stormwater management plan may sometimes have standing water. Maintenance of these areas is the responsibility of the HOA.
- o. Fire Sprinkling – The Plat shall note that all construction must comply with the International Building Code requirements for fire sprinklers.

15. General Lot Design Requirements:

- a. Lot Arrangement – There are no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on these lots in compliance with the IBC, the LMC, and in providing

reasonable Driveway access.

- b. Building Sites – The proposed building sites are designed to minimize disturbance of existing vegetation in areas not already disturbed by grading required to remediate mine soils.
- c. Square footage – The maximum house sizes are recommended as a plat note per the amended Park City Heights MPD and Design Guidelines.
- d. Lot Dimensions – The proposed lot dimensions take into consideration additional width for corner lots, depth and width of lots for non-residential purposes, and parking areas.
- e. Double Frontage Lots and access to Lots – Lots fronting two streets are avoided, apart from corner lots.
- f. Lot Drainage – Lots are laid out to provide positive drainage away from all Buildings. Individual lot grading and drainage shall be included with each building permit.
- g. Landscaping – Prior to issuing a building permit for each lot, a landscape plan shall be submitted and reviewed by the Staff for compliance with the LMC and Design Guidelines. Any disturbed HOA open space areas shall be re-vegetated and/or landscaped per the MPD and Design Guidelines.
- h. Limits of Disturbance/Vegetation protection – Prior to issuance of a Building Permit for each Lot, a landscape plan showing limits of disturbance and vegetation protection is required to be submitted and reviewed by Staff for compliance with the LMC and conditions of the MPD.
- i. Re-vegetation, seed, and sod – All disturbed areas will be re-vegetated, seeded, and/or sodded prior to issuance of a certificate of occupancy per the LMC.
- j. Debris and Waste – Per the LMC, debris and waste must be removed prior to issuance of a Certificate of Occupancy. The Park City Heights MPD requires consolidation and recycling of construction waste and debris to be identified on the Construction Mitigation Plan prior to issuance of a building permit.

- k. Fencing – The Chief Building Official may require fencing of hazardous conditions. Fences will be constructed according to the Park City Heights Design Guidelines.

16. Road Requirements and Design:

- a. Layout requirements – Street layout for this phase complies with general layout requirements, including frontage on improved streets, relation to existing topography, block design, access to arterials and collectors, and dead-end roads.
- b. Road Names – Road names shall be sufficiently different in sound and spelling from other names in Summit County with final confirmation of street names to be provided by the City Engineer prior to plat recordation.
- c. Road Regulatory Signs – The City Engineer and Public Works Department shall review all required road and street signs prior to installation.
- d. Street Lighting – Installation of street lights shall be approved by the City Engineer and Planning Department prior to installation. No street lights are proposed.
- e. Reserve or Protection Strips – No reserve or protection strips are proposed.
- f. Road Design Standards – The roads comply with the street design and layout approved by the Planning Commission during the approval of the Park City Heights MPD and are consistent with the LMC.
- g. Intersection Design Standards – The streets are laid out in compliance with intersection standards of the LMC.
- h. Bridges – No bridges are proposed.
- i. Road Dedications and Reservations – No new perimeter half-streets are proposed. No new frontage roads are proposed with this phase. No new dedication for widening existing roadways is required. The streets will be dedicated to Park City.

17. The final plat is consistent with the approved Park City Heights Annexation Agreement, amended MPD, and Preliminary Plat.

18. The Development Review Committee reviewed the proposal on February 20, 2024, and requires Conditions of Approval.
19. Courtesy notice was published on the City's website and posted notice to the property on March 14, 2024. Courtesy notices were mailed to property owners within 300 feet on March 14, 2024.

Conclusions of Law

1. There is Good Cause for this Final Subdivision Plat because it (a) creates legal lots of record from metes-and-bounds parcels; (b) memorializes and expands utility easements and provides for new utility and access easements for orderly provision of utilities and access; (c) provides parcels to be dedicated as Open Space area within and around the subdivision; (d) dedicates trail easements and public streets; (e) provides snow storage easements; and, (f) provides deed-restricted affordable/attainable Lots.
2. The Final Subdivision Plat is consistent with LMC Chapter 15-7 *Subdivision Procedures*, LMC Chapter 15-7.3 *Requirements for Improvements, Reservations, and Design*, and Chapter 15-2.23 *Community Transition (CT) District*.
3. The Final Subdivision Plat complies with the Amended Development Agreement for Park City Heights Master Planned Development.
4. Neither the public nor any person will be materially injured by the Final Subdivision Plat.
5. Approval of the Final Subdivision Plat, subject to the conditions below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the Conditions of Approval, prior to recordation of the plat.
2. The Applicant shall record the Plat at the County within one year from the date of Planning Director approval. If recordation is not completed within one year, this approval 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. The property is not located within the Park City Soil Ordinance Boundary. However, if the Applicant encounters mine waste or mine waste-impacted soils, they must handle the material in accordance with State and Federal laws.
4. The City Engineer's review and approval of all Lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
5. A non-exclusive ten-foot-wide public snow storage easement, parallel to the Rights-of-Way, shall be dedicated on the Plat.

6. The Applicant shall ensure they meet their Affordable Housing obligations within one year of this approval.
7. Limits of Disturbance plans are required for each individual Building Permit.
8. The Applicant shall ensure re-vegetation and/or remediation of areas disturbed for utility installation.
9. The City Engineer must approve the final design of the stormwater management system for Phase 5.
10. A soil conditions report shall be submitted prior to issuance of any Building Permits for Structures, utilities, or roads. It shall be reviewed by the City Engineer and Chief Building Official prior to issuance of an excavation/grading permit.
11. All requirements regarding topsoil preservation and final grading shall be completed prior to the issuance of a Certificate of Occupancy for each Unit.
12. The Plat shall note that fire sprinklers are required for all residential units to be approved by the Chief Building Official.
13. The Plat shall note the maximum house sizes as recommended by the MPD and Design Guidelines.
14. A landscape plan, showing limits of disturbance and vegetation protection, is required to be submitted and reviewed by Staff for compliance with the LMC, MPD, and Design Guidelines.
15. Any disturbed HOA Open Space areas shall be re-vegetated and/or landscaped per the MPD and Design Guidelines.
16. All disturbed areas shall be re-vegetated, seeded, and/or sodded prior to issuance of a certificate of occupancy.
17. Construction debris and waste shall be removed prior to issuance of a Certificate of Occupancy.
18. Consolidation and recycling of construction waste and debris shall be identified in the Construction Mitigation Plan prior to issuance of a Building Permit.
19. The city Engineer and Public Works shall approve all required street signs before installation.
20. Fire hydrant spacing shall comply with the Park City Fire District requirement of 500 feet of frontage between hydrants.
21. The hydrant at the end of Phase 4 shall be reburied to the appropriate depth, reviewed, and approved by Park City Fire District.
22. The final water line design shall be reviewed and approved by the Water Department.
23. The Applicant shall work with the Affordable Housing Team to update progress on their outstanding affordable housing obligations.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5060 or email spencer.cawley@parkcity.org.

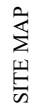
Sincerely,

Rebecca Ward
Planning Director

CC: Spencer Cawley, Project Planner

ATTACHMENT 1: Proposed Phase 5 Final Subdivision Plat

PREPARED FOR:
IVORY HOMES
LOCATED IN:
PARK CITY, SUMMIT COUNTY, UT

Sheet List Table

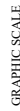
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL CONSTRUCTION SHALL ADHERE TO PARK CITY STANDARD PLANS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS ARE ASSUMED TO BE ACCURATE UNLESS THE CONTRACTOR'S OWN KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN IN THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MATTHEW WANGGAARD, PE
SERVICE MANAGER: JUSTIN LUNDBERG, PLS

OWNER DEVELOPER
PORT DEVELOPMENT
178 WOODLAND LANE
SALT LAKE CITY, UTAH 84117
(801) 407-6841
CONTACT: BRAD MACKAY

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.



Know what's below.
Call 811 before you dig.

COVER

Code: 1 st -87	Date: RRH
Date: 01/29/24	Kb a: 18-42.6

PARK CITY HEIGHTS

PHASE 5

A SUBDIVISION LOCATED IN THE SW 1/4 AND SE 1/4 OF SECTION 2
& THE NW 1/4 AND NE 1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

Line Table		
LINE	DIRECTION	LENGTH
1.1	N85°22'29"W	1.066
1.2	S85°22'29"W	1.066
1.3	S85°22'29"W	26.00
1.4	S84°27'54"E	19.78
1.5	S84°27'54"E	9.38
1.6	S85°30'54"E	4.74
1.7	S84°38'57"E	9.76
1.8	S84°40'09"W	3.00
1.9	S84°38'57"E	9.76
1.11	S84°23'09"W	3.00

Curve Table			
CURVE	RADIUS	DELTA	CHORD LENGTH
C1	133.00	74.007	8.47
C2	140.00	73.762	8.12
C3	133.00	74.117	8.68
C4	133.00	74.044	8.68
C5	140.00	73.577	8.04
C6	140.00	73.577	8.04
C7	133.00	72.747	8.18
C8	140.00	73.952	8.45
C9	140.00	73.952	8.45
C10	133.00	73.917	8.18
C11	140.00	73.747	8.28
C12	133.00	73.952	8.45
C13	140.00	73.577	8.04
C14	140.00	73.577	8.04
C15	133.00	72.747	8.18
C16	140.00	73.952	8.45
C17	133.00	72.747	8.18
C18	140.00	73.952	8.45
C19	140.00	73.952	8.45
C20	133.00	73.917	8.18
C21	140.00	73.747	8.28
C22	133.00	73.952	8.45
C23	140.00	73.577	8.04
C24	140.00	73.577	8.04
C25	133.00	72.747	8.18
C26	140.00	73.952	8.45
C27	133.00	72.747	8.18
C28	140.00	73.952	8.45
C29	140.00	73.952	8.45
C30	133.00	73.917	8.18
C31	140.00	73.747	8.28
C32	133.00	73.952	8.45
C33	140.00	73.577	8.04
C34	140.00	73.577	8.04
C35	133.00	72.747	8.18
C36	140.00	73.952	8.45
C37	133.00	72.747	8.18
C38	140.00	73.952	8.45
C39	140.00	73.952	8.45
C40	133.00	73.917	8.18
C41	140.00	73.747	8.28
C42	133.00	73.952	8.45
C43	140.00	73.577	8.04
C44	140.00	73.577	8.04
C45	133.00	72.747	8.18
C46	140.00	73.952	8.45
C47	133.00	72.747	8.18
C48	140.00	73.952	8.45
C49	140.00	73.952	8.45
C50	133.00	73.917	8.18
C51	140.00	73.747	8.28
C52	133.00	73.952	8.45
C53	140.00	73.577	8.04
C54	140.00	73.577	8.04
C55	133.00	72.747	8.18
C56	140.00	73.952	8.45
C57	133.00	72.747	8.18
C58	140.00	73.952	8.45
C59	140.00	73.952	8.45
C60	133.00	73.917	8.18
C61	140.00	73.747	8.28
C62	133.00	73.952	8.45
C63	140.00	73.577	8.04
C64	140.00	73.577	8.04
C65	133.00	72.747	8.18
C66	140.00	73.952	8.45
C67	133.00	72.747	8.18
C68	140.00	73.952	8.45
C69	140.00	73.952	8.45
C70	133.00	73.917	8.18
C71	140.00	73.747	8.28
C72	133.00	73.952	8.45
C73	140.00	73.577	8.04
C74	140.00	73.577	8.04
C75	133.00	72.747	8.18
C76	140.00	73.952	8.45
C77	133.00	72.747	8.18
C78	140.00	73.952	8.45
C79	140.00	73.952	8.45
C80	133.00	73.917	8.18
C81	140.00	73.747	8.28
C82	133.00	73.952	8.45
C83	140.00	73.577	8.04
C84	140.00	73.577	8.04
C85	133.00	72.747	8.18
C86	140.00	73.952	8.45
C87	133.00	72.747	8.18
C88	140.00	73.952	8.45
C89	140.00	73.952	8.45
C90	133.00	73.917	8.18
C91	140.00	73.747	8.28
C92	133.00	73.952	8.45
C93	140.00	73.577	8.04
C94	140.00	73.577	8.04
C95	133.00	72.747	8.18
C96	140.00	73.952	8.45
C97	133.00	72.747	8.18
C98	140.00	73.952	8.45
C99	140.00	73.952	8.45
C100	133.00	73.917	8.18
C101	140.00	73.747	8.28
C102	133.00	73.952	8.45
C103	140.00	73.577	8.04
C104	140.00	73.577	8.04
C105	133.00	72.747	8.18
C106	140.00	73.952	8.45
C107	133.00	72.747	8.18
C108	140.00	73.952	8.45
C109	140.00	73.952	8.45
C110	133.00	73.917	8.18
C111	140.00	73.747	8.28
C112	133.00	73.952	8.45
C113	140.00	73.577	8.04
C114	140.00	73.577	8.04
C115	133.00	72.747	8.18
C116	140.00	73.952	8.45
C117	133.00	72.747	8.18
C118	140.00	73.952	8.45
C119	140.00	73.952	8.45
C120	133.00	73.917	8.18
C121	140.00	73.747	8.28
C122	133.00	73.952	8.45
C123	140.00	73.577	8.04
C124	140.00	73.577	8.04
C125	133.00	72.747	8.18
C126	140.00	73.952	8.45
C127	133.00	72.747	8.18
C128	140.00	73.952	8.45
C129	140.00	73.952	8.45
C130	133.00	73.917	8.18
C131	140.00	73.747	8.28
C132	133.00	73.952	8.45
C133	140.00	73.577	8.04
C134	140.00	73.577	8.04
C135	133.00	72.747	8.18
C136	140.00	73.952	8.45
C137	133.00	72.747	8.18
C138	140.00	73.952	8.45
C139	140.00	73.952	8.45
C140	133.00	73.917	8.18
C141	140.00	73.747	8.28
C142	133.00	73.952	8.45
C143	140.00	73.577	8.04
C144	140.00	73.577	8.04
C145	133.00	72.747	8.18
C146	140.00	73.952	8.45
C147	133.00	72.747	8.18
C148	140.00	73.952	8.45
C149	140.00	73.952	8.45
C150	133.00	73.917	8.18
C151	140.00	73.747	8.28
C152	133.00	73.952	8.45
C153	140.00	73.577	8.04
C154	140.00	73.577	8.04
C155	133.00	72.747	8.18
C156	140.00	73.952	8.45
C157	133.00	72.747	8.18
C158	140.00	73.952	8.45
C159	140.00	73.952	8.45
C160	133.00	73.917	8.18
C161	140.00	73.747	8.28
C162	133.00	73.952	8.45
C163	140.00	73.577	8.04
C164	140.00	73.577	8.04
C165	133.00	72.747	8.18
C166	140.00	73.952	8.45
C167	133.00	72.747	8.18
C168	140.00	73.952	8.45
C169	140.00	73.952	8.45
C170	133.00	73.917	8.18
C171	140.00	73.747	8.28
C172	133.00	73.952	8.45
C173	140.00	73.577	8.04
C174	140.00	73.577	8.04
C175	133.00	72.747	8.18
C176	140.00	73.952	8.45
C177	133.00	72.747	8.18
C178	140.00	73.952	8.45
C179	140.00	73.952	8.45
C180	133.00	73.917	8.18
C181	140.00	73.747	8.28
C182	133.00	73.952	8.45
C183	140.00	73.577	8.04
C184	140.00	73.577	8.04
C185	133.00	72.747	8.18
C186	140.00	73.952	8.45
C187	133.00	72.747	8.18
C188	140.00	73.952	8.45
C189	140.00	73.952	8.45
C190	133.00	73.917	8.18
C191	140.00	73.747	8.28
C192	133.00	73.952	8.45
C193	140.00	73.577	8.04
C194	140.00	73.577	8.04
C195	133.00	72.747	8.18
C196	140.00	73.952	8.45
C197	133.00	72.747	8.18
C198	140.00	73.952	8.45
C199	140.00	73.952	8.45
C200	133.00	73.917	8.18
C201	140.00	73.747	8.28
C202	133.00	73.952	8.45
C203	140.00	73.577	8.04
C204	140.00	73.577	8.04
C205	133.00	72.747	8.18
C206	140.00	73.952	8.45
C207	133.00	72.747	8.18
C208	140.00	73.952	8.45
C209	140.00	73.952	8.45
C210	133.00	73.917	8.18
C211	140.00	73.747	8.28
C212	133.00	73.952	8.45
C213	140.00	73.577	8.04
C214	140.00	73.577	8.04
C215	133.00	72.747	8.18
C216	140.00	73.952	8.45
C217	133.00	72.747	8.18
C218	140.00	73.952	8.45
C219	140.00	73.952	8.45
C220	133.00	73.917	8.18
C221	140.00	73.747	8.28
C222	133.00	73.952	8.45
C223	140.00	73.577	8.04
C224	140.00	73.577	8.04
C225	133.00	72.747	8.18
C226	140.00	73.952	8.45
C227	133.00	72.747	8.18
C228	140.00	73.952	8.45
C229	140.00	73.952	8.45
C230	133.00	73.917	8.18
C231	140.00	73.747	8.28
C232	133.00	73.952	8.45
C233	140.00	73.577	8.04
C234	140.00	73.577	8.04
C235	133.00	72.747	8.18
C236	140.00	73.952	8.45
C237	133.00	72.747	8.18
C238	140.00	73.952	8.45
C239	140.00	73.952	8.45
C240	133.00	73.917	8.18
C241	140.00	73.747	8.28
C242	133.00	73.952	8.45
C243	140.00	73.577	8.04
C244	140.00	73.577	8.04
C245	133.00	72.747	8.18
C246	140.00	73.952	8.45
C247	133.00	72.747	8.18
C248	140.00	73.952	8.45
C249	140.00	73.952	8.45
C250	133.00	73.917	8.18
C251	140.00	73.747	8.28
C252	133.00	73.952	8.45
C253	140.00	73.577	8.04
C254	140.00	73.577	8.04
C255	133.00	72.747	8.18
C256	140.00	73.952	8.45
C257	133.00	72.747	8.18
C258	140.00	73.952	8.45
C259	140.00	73.952	8.45
C260	133.00	73.917	8.18
C261	140.00	73.747	8.28
C262	133.00	73.952	8.45
C263	140.00	73.577	8.04
C264	140.00	73.577	8.04
C265	133.00	72.747	8.18
C266	140.00	73.952	8.45
C267	133.00	72.747	8.18
C268	140.00	73.952	8.45
C269	140.00	73.952	8.45
C270	133.00	73.917	8.18
C271	140.00	73.747	8.28
C272	133.00	73.952	8.45
C273	140.00	73.577	8.04
C274	140.00	73.577	8.04
C275	133.00	72.747	8.18
C276	140.00	73.952	8.45
C277	133.00	72.747	8.18
C278	140.00	73.952	8.45
C279	140.00	73.952	8.45
C280	133.00	73.917	8.18
C281	140.00	73.747	8.28
C282	133.00	73.952	8.45
C283	140.00	73.577	8.04
C284	140.00	73.577	8.04
C285	133.00	72.747	8.18
C286	140.00	73.952	8.45
C287	133.00	72.747	8.18
C288	140.00	73.952	8.45
C289	140.00	73.952	8.45
C290	133.0		



February 14, 2024

Park City Planning
Park City Planning Department
Park City, UT 84060

RE: Park City Heights Phase 5

To Whom It May Concern:

This application for final plat approval for Park City Heights phase 5. Administrative approval for the final plat approval of Park City Heights Phase 5 to facilitate the construction of 47 lots along with the improvements as shown on the final construction drawings as submitted. The preliminary plat for this phase 5 has been previously approved as well as the MPD for the Park City Heights development.

Sincerely,

Brad Mackay, PE
Ivory Development LLC

Park City Heights Affordable Housing

Summary of the Housing Mitigation Plan plus
Update and timeline for completion.

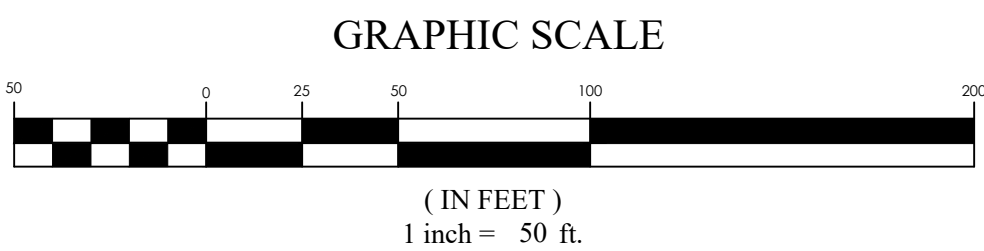
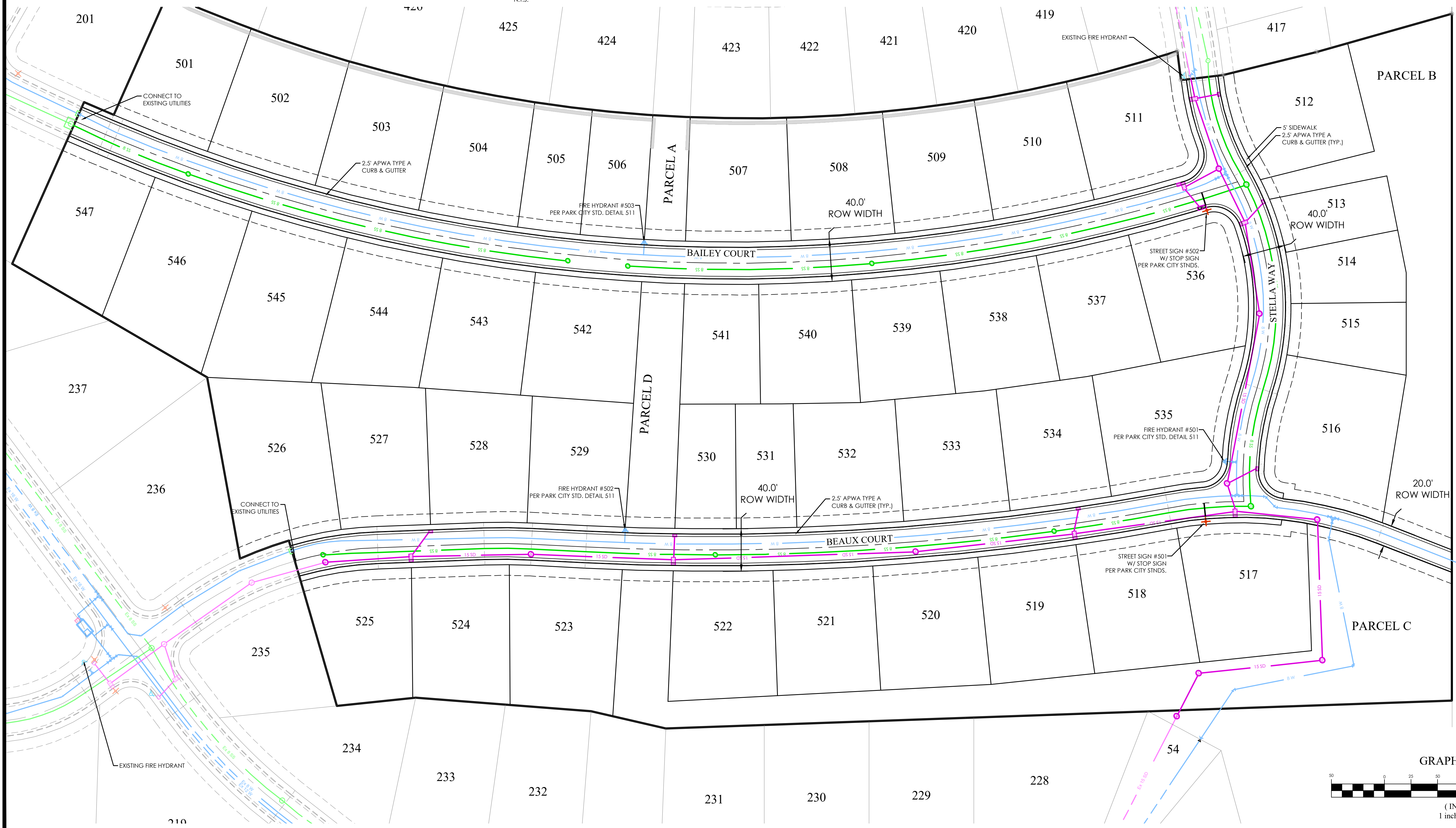
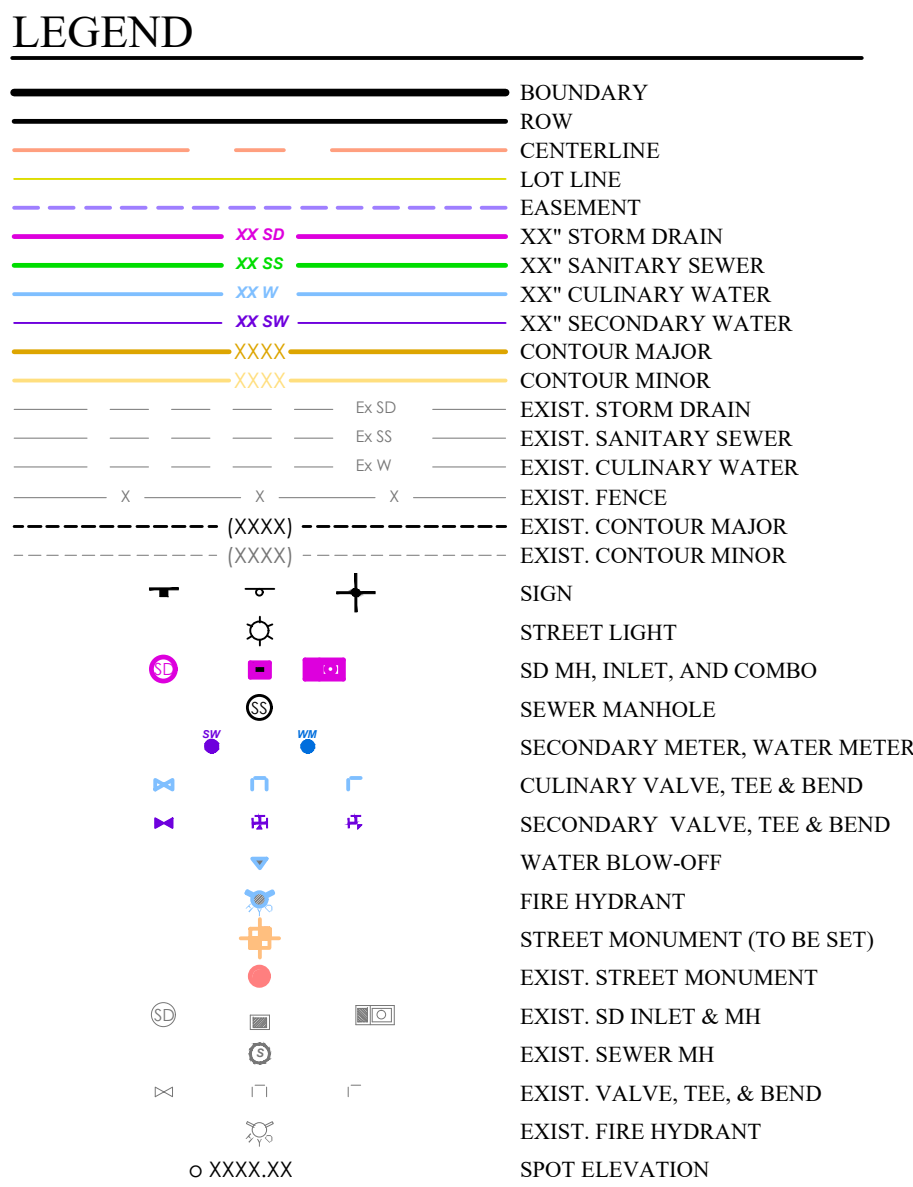
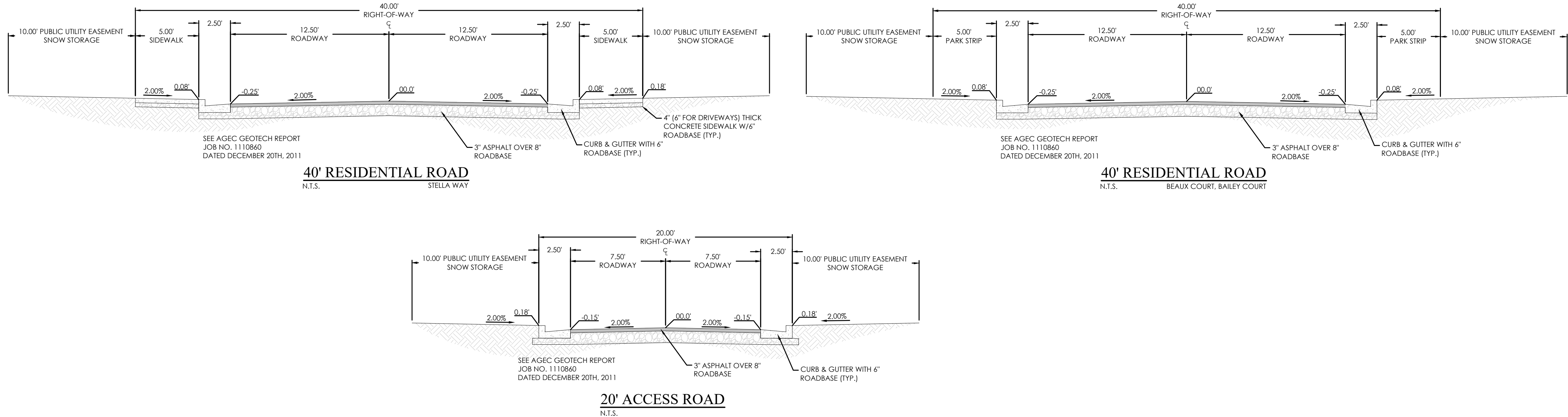
The [Park City Heights Master Planned Development \(MPD\)](#) was approved on May 11, 2011, to complete a subdivision of 239 residential units, of which 79 will be deed-restricted for affordability. The affordable/attainable units fall into three categories:

1. Transferred IHC Units: 44.78 (35,824 SF) Affordable Unit Equivalents (AUEs) are in fulfillment of the affordable housing obligation associated with IHC/Burbs Annexation and governed by Housing Resolution 17-99. The construction of 28 Park Town Homes totaling 36,600 SF fulfills this requirement. The Park Town Homes are all deed-restricted at Affordable pricing (targeted to households at 80% of AMI).
2. Park City Heights Community Transition (CT) Zone: The MPD within the CT Zone triggers an affordable unit requirement of 20% of residential units. This requirement comes to 16 units governed by Housing Resolution 17-99. Therefore, the construction of 16 Cottage Homes will fulfill this requirement. The Cottage Homes are deed-restricted at Attainable pricing (targeted to households at 81-120% of AMI).
3. Additional City Attainable: One of the expressed public purposes for the City's former ownership interest in the Park City Heights development was to ensure that additional homes, over and above any negotiated housing obligation, are added to the City's deed-restricted housing inventory. 35 Park Homes are a result of the City's involvement and are governed by Housing Resolution 20-07. The Park Homes are deed-restricted at Attainable pricing (targeted to households at 81-120% of AMI).

The Applicant began construction in 2016, and, as of 2021, 68 deed-restricted homes have been completed and sold to qualified households: twenty-eight (28) Park Town Homes, thirty-five (35) Park Homes, and five (5) Cottage homes. No units were delivered in 2022 or 2023. All affordable and attainable units must be completed by the end of 2025. Phase four is underway which includes three Cottage homes (deed restricted as attainable units) which are scheduled for completion by late 2024. This leaves a balance of eight units that must be completed by the end of 2025.

COs won't be released on the final 16 (10%) of the market units until all deed restricted units are completed. A chart of the delivery of completed units is included on the next page.

Park City Heights Affordable/Attainable Units				Actual completions as compared to agreement
Year	Completed	Annual Subtotal	Total	
2016	4 Park Townhomes & 6 Park Homes	10	10	+2
2017	4 Park Townhomes	4	14	-2
2018	6 Park Homes	6	20	-4
2019	12 Park Townhomes, 20 Park Homes and 1 Cottage Home	33	53	+21
2020	8 Park Townhomes, 3 Park Homes and 3 Cottage Homes	14	67	-1
2021	1 Cottage Home	1	68	0
2022	0 homes	0	68	0
2023	0 homes	0	68	0

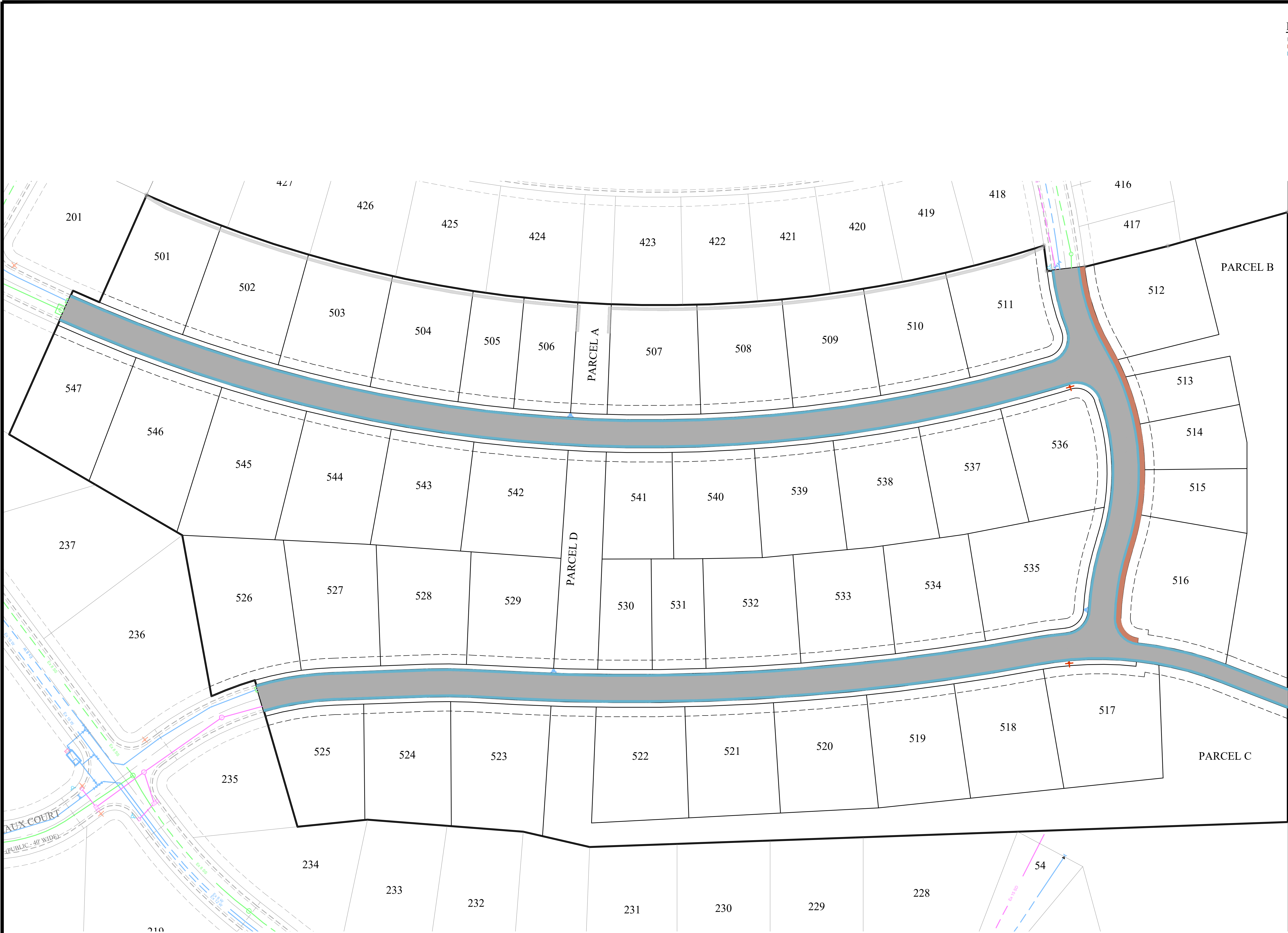


PARK CITY HEIGHTS PHASE 5
PARK CITY, SUMMIT COUNTY, UT
SITE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

SITE PLAN	
Scale: 1"=50'	Drawn: RRH
Date: 01/29/24	Job #: 18-426
Sheet:	C3.0

FOR
REVIEW
ONLY



LEGEND

	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CONCRETE CURB & GUTTER

**FOCUS**[®]
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focusnh.com

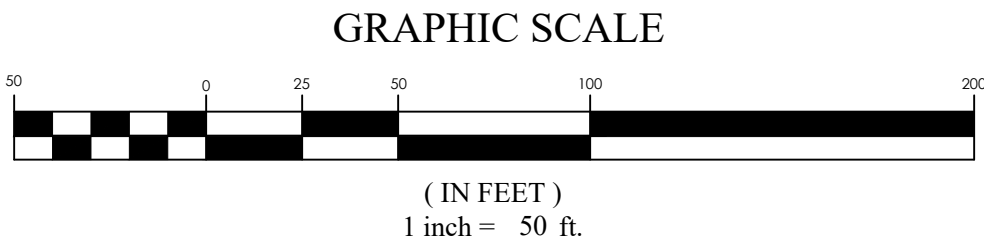
FOR
REVIEW
ONLY

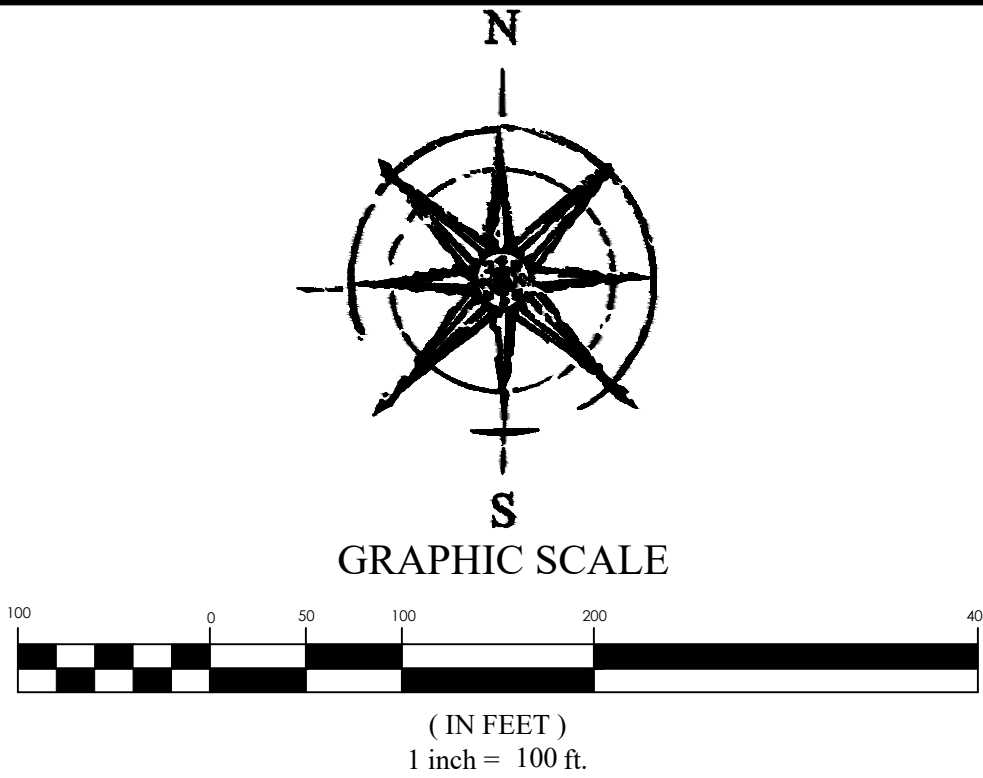
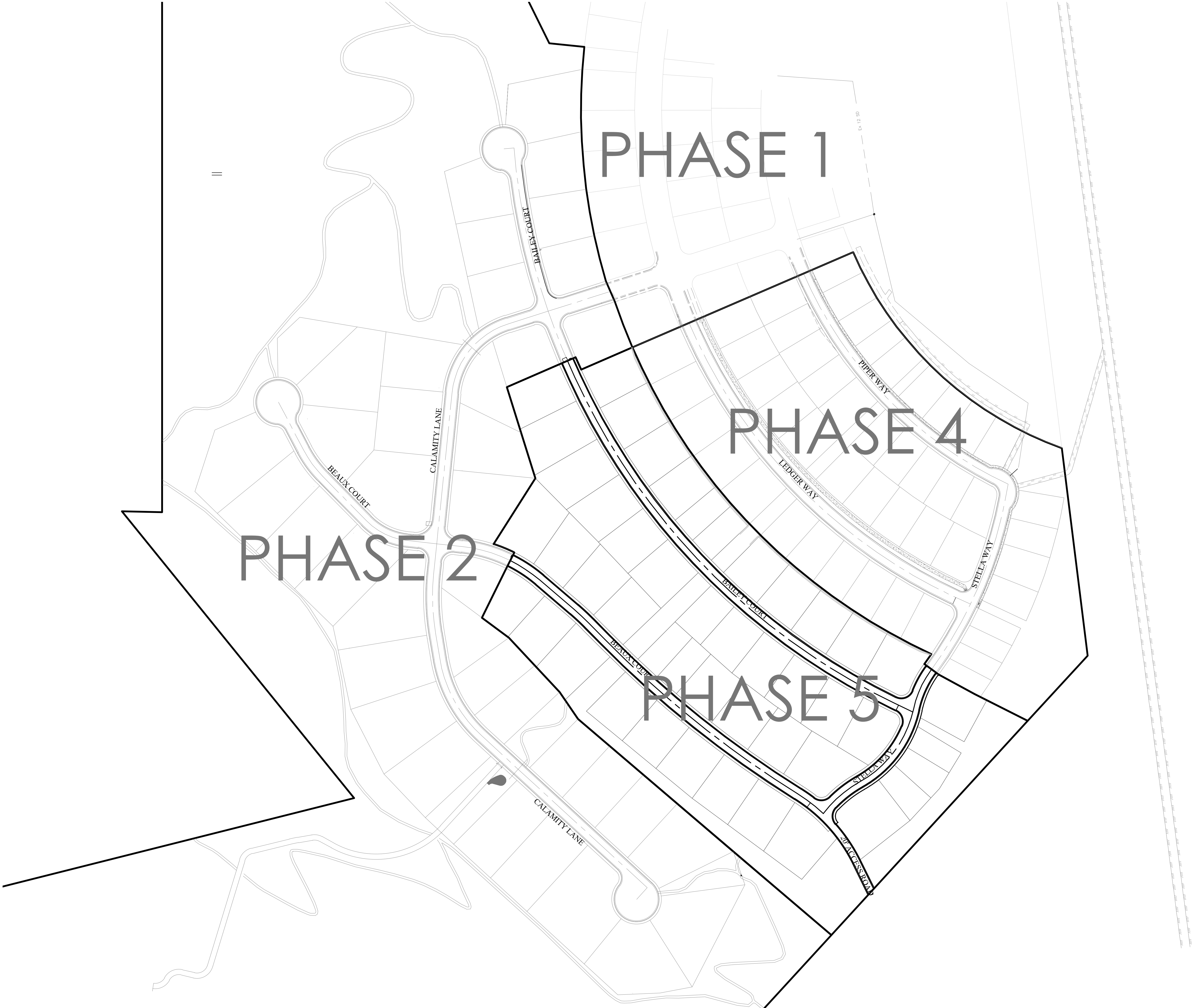
PARK CITY HEIGHTS PHASE 5
PARK CITY, SUMMIT COUNTY, UT
HARDSCAPE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	***	
2	***	
3	***	
4	***	
5	***	
6	***	

**HARDSCAPE
PLAN**

Scale: 1"=50'	Drawn: RRH
Date: 01/29/24	Job #: 18-426
Sheet:	C3.1







FOCUS[®]
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PARK CITY HEIGHTS PHASE 5
PARK CITY, SUMMIT COUNTY, UT
OVERALL SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

OVERALL SITE PLAN

Scale: 1"=100'

Date: 01/29/24

Sheet:

Drawn: RRH

Job #: 18-426

C3.2

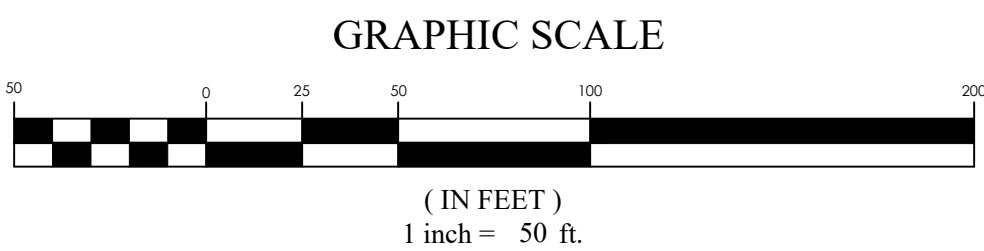
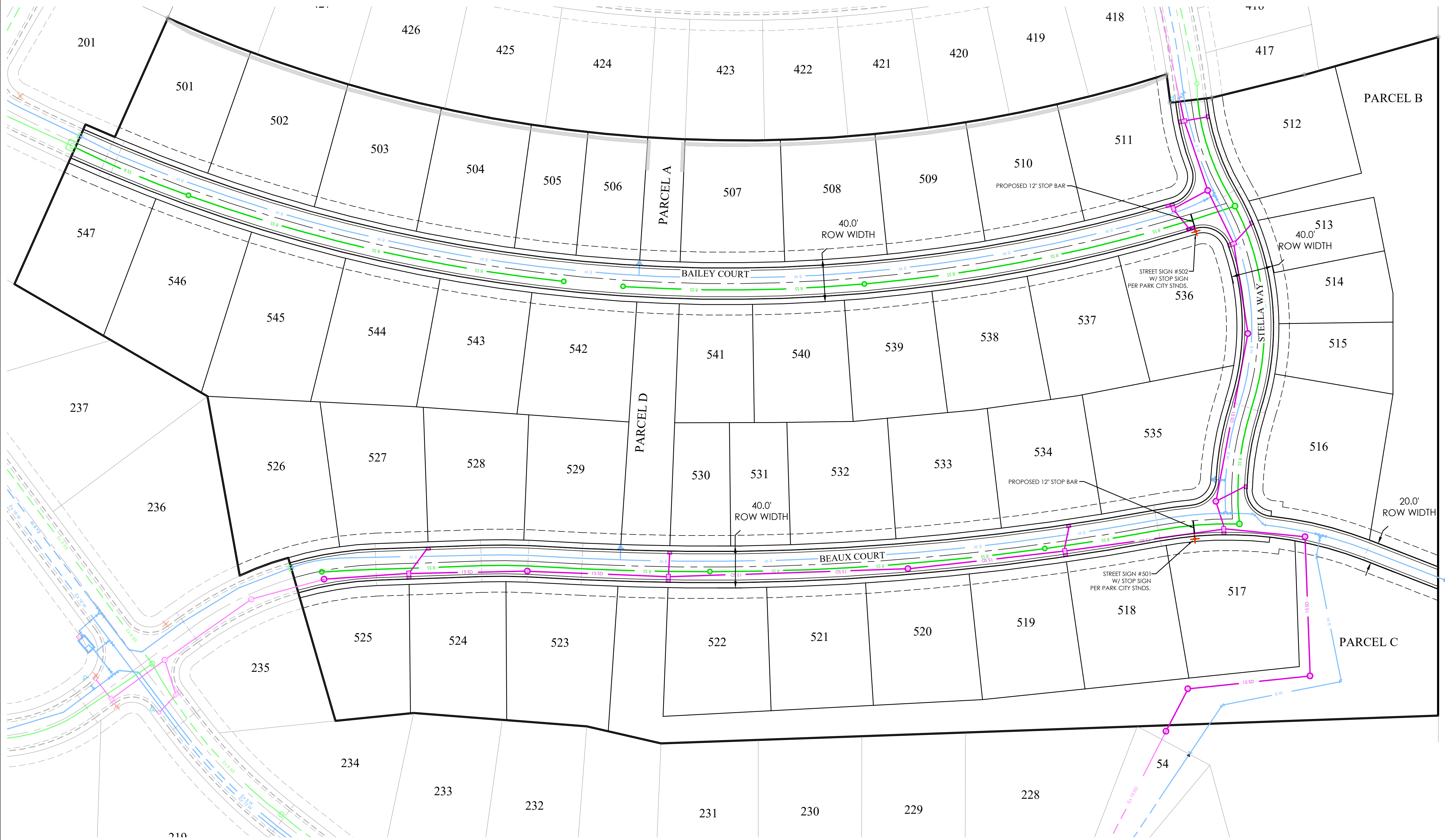


NOTE

DESIGN OF TRAILS AND TRAIL SIGNAGE TO BE INCLUDED IN DESIGN AND BUILD PACKAGE PROVIDED BY HEINRICH DETERS.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- XXXXX CONTOUR MAJOR
- XXXXX CONTOUR MINOR
- Ex SD EXIST. STORM DRAIN
- Ex SS EXIST. SANITARY SEWER
- Ex W EXIST. CULINARY WATER
- Ex F EXIST. FENCE
- XXXXX EXIST. CONTOUR MAJOR
- XXXXX EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



FOCUS[®]
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focusuh.com

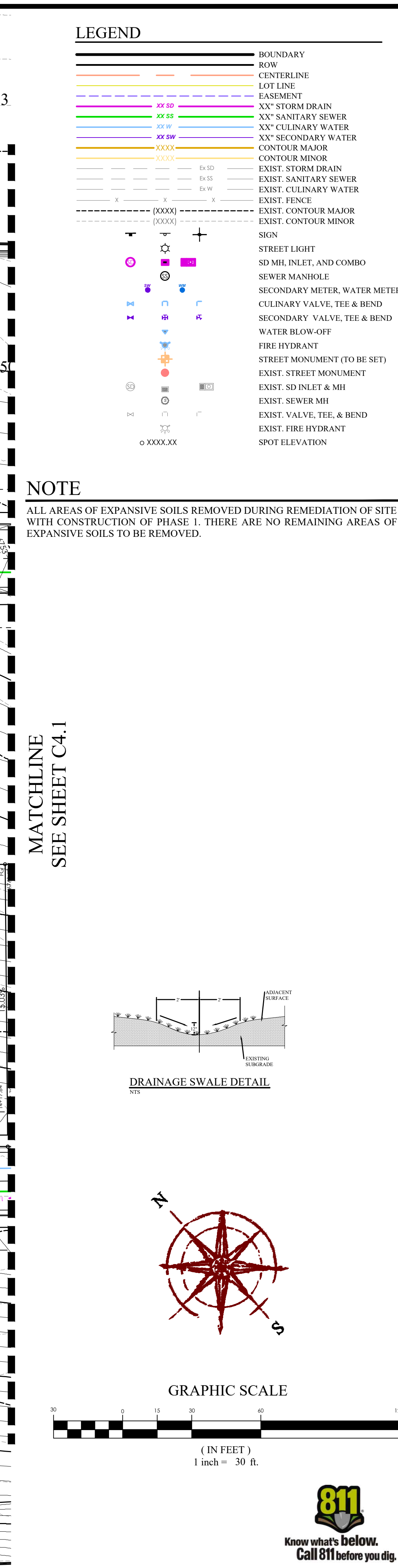
FOR
REVIEW
ONLY

PARK CITY HEIGHTS PHASE 5
PARK CITY, SUMMIT COUNTY, UT
SIGNAGE AND STRIPING PLAN

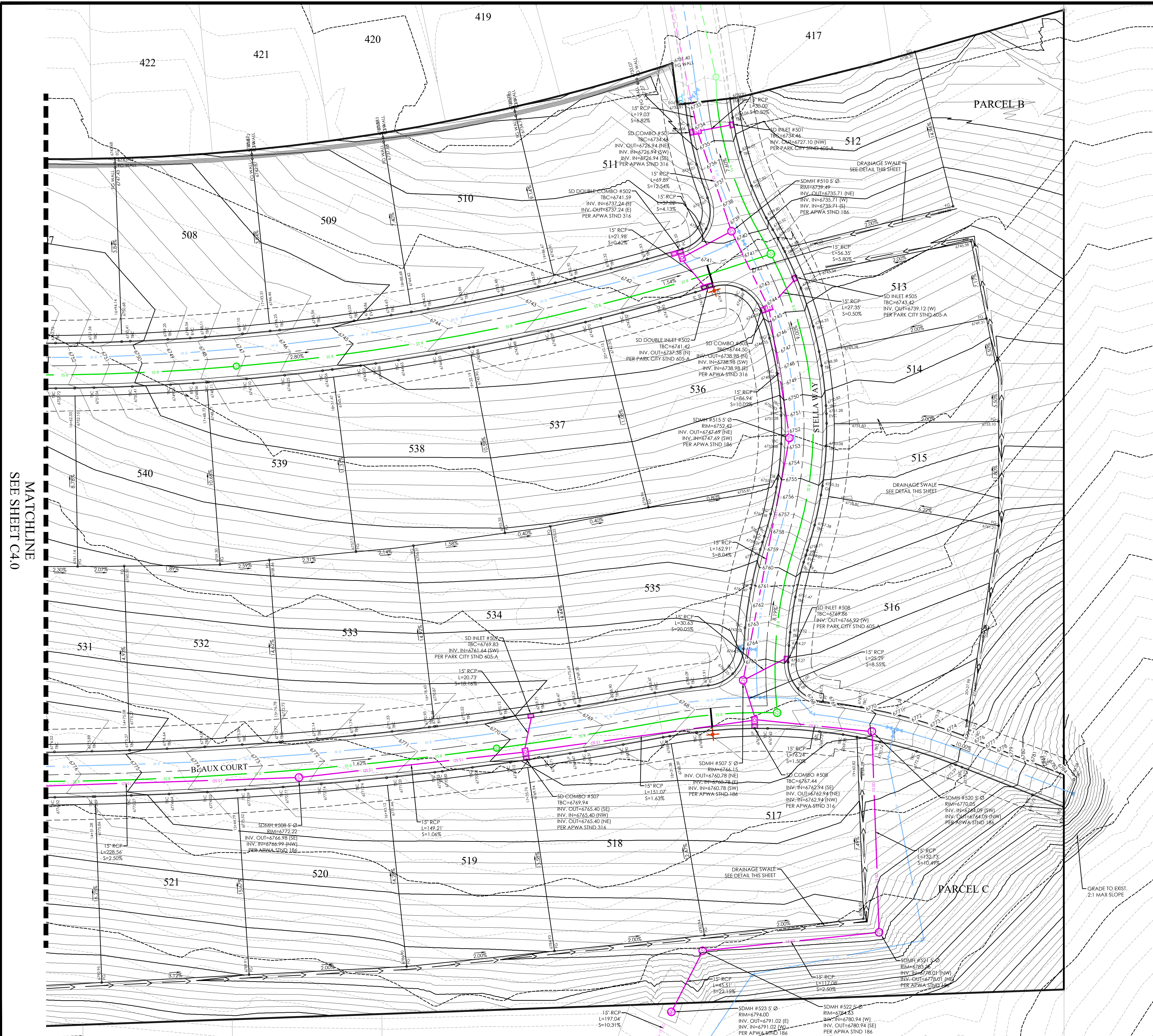
REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

SIGNAGE AND STRIPING PLAN

Scale: 1"=50'	Drawn: RRH
Date: 01/29/24	Job #: 18-426
Sheet:	C3.3



2018\18-46-Fork City Heights Phase 5 design 18-426.dwg sheet's C4.0 - GRADING AND DRAINAGE PLAN.dwg

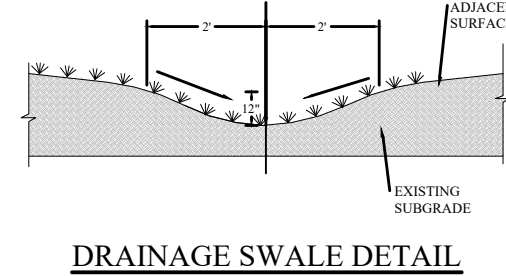


MATCHLINE
SEE SHEET C4.0

LEGEND

	BOUNDARY
	LOT LINE
	CENTERLINE
	EASEMENT
	XX" STORM DRAIN
	XX" SANITARY SEWER
	XX" CULINARY WATER
	XXXX" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	SECONDARY METER, WATER METER
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION

NOTE
ALL AREAS OF EXPANSIVE SOILS REMOVED DURING REMEDIATION OF SITE WITH CONSTRUCTION OF PHASE I. THERE ARE NO REMAINING AREAS OF EXPANSIVE SOILS TO BE REMOVED.



NATIVE CABIN GRASS BLEND

SPECIES	AMOUNT
MOUNTAIN BROME (BROMUS MARGINATUS)	7.50
SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS SPP. TRACHYCAULUS)	6.25
SANDBERG BLUEGRASS (POA SECUNDA SPP. SANDBERGII)	1.25
BIG BLUEGRASS (POA SECUNDA SPP. AMPLA)	1.25
SHEEP FESCUE (FESTUCA OVINA)	1.25
WESTERN WHEATGRASS (PASCOPYRUM SMITHII)	5.00
BEARLESS BLUEBUNCH WHEATGRASS (PSEUDOROGERIA SPICATA SPP. INERMIS)	2.50
TOTAL	25.00 LBS.

- APPLICATION:**
1. APPLY 4 TO 6 INCHES OF NATIVE TOP SOIL TO DISTURBED AREAS. TOPSOIL SHALL COME FROM THE LOCAL AREA OR STOCKPILED TOPSOIL FROM AREAS BEING DISTURBED. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED.
 2. APPLY SEED MIX AT A RATE OF TWENTY FIVE POUNDS PER ACRE (25 LBS./AC.). APPLY SEED MIX BY DRILLING OR LIGHTLY RAKE INTO 1/4" OF SOIL.
 3. AFTERWARDS, APPLY HYDROMULCH OVER DRILL SEEDS AREAS USING SILVA FIBRE MULCH AT 1400 LBS. PER ACRE.
 4. SEED MIX APPLICATION TO BE FROM OCTOBER 15 TO DECEMBER 15 AND WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 50 DEGREES F. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focusnh.com

FOR REVIEW ONLY

PARK CITY HEIGHTS PHASE 5
PARK CITY, SUMMIT COUNTY, UT
GRADING AND DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

GRADING AND DRAINAGE PLAN

Scale: 1"=30'
Date: 01/29/24
Job #: 18-426
Sheet: C4.1

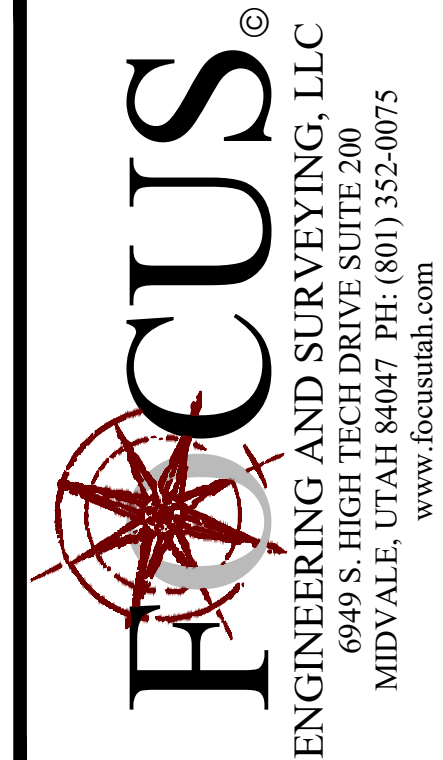


WATER METER TABLE				
LOT #	STREET NAME	STATION	OFFSET	ELEVATION
WATER METER #501	BAILEY COURT	11+21.76	25.00 L	6750.78
WATER METER #502	BAILEY COURT	11+31.93	25.00 L	6750.99
WATER METER #503	BAILEY COURT	13+31.13	25.00 L	6755.09
WATER METER #504	BAILEY COURT	13+41.30	25.00 L	6755.30
WATER METER #505	BAILEY COURT	14+87.16	25.00 L	6757.90
WATER METER #506	BAILEY COURT	14+97.33	25.00 L	6757.89
WATER METER #507	BAILEY COURT	14+89.05	25.00 L	6751.11
WATER METER #508	BAILEY COURT	17+88.42	24.99 L	6746.82
WATER METER #509	BAILEY COURT	17+98.59	25.00 L	6746.49
WATER METER #510	BAILEY COURT	19+81.59	25.00 L	6743.19
WATER METER #511	BAILEY COURT	19+91.76	25.00 L	6743.03
WATER METER #512	STELLA WAY	14+08.38	25.00 R	6733.19
WATER METER #513	STELLA WAY	12+38.47	25.00 R	6747.57
WATER METER #514	STELLA WAY	12+29.40	25.00 R	6748.38
WATER METER #515	STELLA WAY	11+48.73	25.00 R	6755.63
WATER METER #516	STELLA WAY	11+39.65	25.00 R	6756.38
WATER METER #517	BEAUX COURT	18+36.74	25.00 R	6768.51
WATER METER #518	BEAUX COURT	18+26.06	25.00 R	6768.68
WATER METER #519	BEAUX COURT	16+48.07	25.00 R	6771.56
WATER METER #520	BEAUX COURT	16+38.17	25.00 R	6771.72
WATER METER #521	BEAUX COURT	14+56.35	25.00 R	6775.93
WATER METER #522	BEAUX COURT	14+46.45	25.00 R	6776.18
WATER METER #523	BEAUX COURT	13+05.60	25.00 R	6779.70
WATER METER #524	BEAUX COURT	11+15.10	25.00 R	6784.47

WATER METER TABLE				
LOT #	STREET NAME	STATION	OFFSET	ELEVATION
WATER METER #525	BEAUX COURT	11+05.10	25.00 R	6784.72
WATER METER #526	BEAUX COURT	10+42.58	25.00 L	6786.28
WATER METER #527	BEAUX COURT	10+51.86	25.00 L	6786.05
WATER METER #528	BEAUX COURT	12+14.58	25.00 L	6781.98
WATER METER #529	BEAUX COURT	12+24.29	25.00 L	6781.74
WATER METER #530	BEAUX COURT	14+12.59	25.00 L	6777.03
WATER METER #531	BEAUX COURT	14+22.70	25.00 L	6776.78
WATER METER #532	BEAUX COURT	15+71.78	25.00 L	6773.05
WATER METER #533	BEAUX COURT	15+81.88	25.00 L	6772.80
WATER METER #534	BEAUX COURT	17+70.66	25.00 L	6769.58
WATER METER #535	BEAUX COURT	17+80.77	25.00 L	6769.41
WATER METER #536	BAILEY COURT	20+15.06	25.00 R	6742.67
WATER METER #537	BAILEY COURT	20+05.23	25.00 R	6742.82
WATER METER #538	BAILEY COURT	18+36.39	25.00 R	6745.50
WATER METER #539	BAILEY COURT	18+26.56	25.00 R	6745.72
WATER METER #540	BAILEY COURT	16+67.25	25.00 R	6752.12
WATER METER #541	BAILEY COURT	16+57.42	25.00 R	6752.57
WATER METER #542	BAILEY COURT	14+59.42	25.00 R	6757.69
WATER METER #543	BAILEY COURT	14+49.58	25.00 R	6757.53
WATER METER #544	BAILEY COURT	12+81.15	25.00 R	6754.06
WATER METER #545	BAILEY COURT	12+71.31	25.00 R	6753.86
WATER METER #546	BAILEY COURT	10+93.92	25.00 R	6750.20
WATER METER #547	BAILEY COURT	10+84.08	25.00 R	6750.00

- NOTES:
- ALL WATER CONSTRUCTION TO BE IN ACCORDANCE WITH PARK CITY DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS, AND STANDARD DRAWINGS, LATEST EDITION.
 - CONTRACTOR SHALL ADHERE TO DETAILS 534 AND 537 TO PROTECT WATER AGAINST PIPE CORROSION.

LEGEND	
	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	XX" STORM DRAIN
	XX" SANITARY SEWER
	XX" CULINARY WATER
	XX" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	SECONDARY METER, WATER METER
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION



FOR REVIEW ONLY

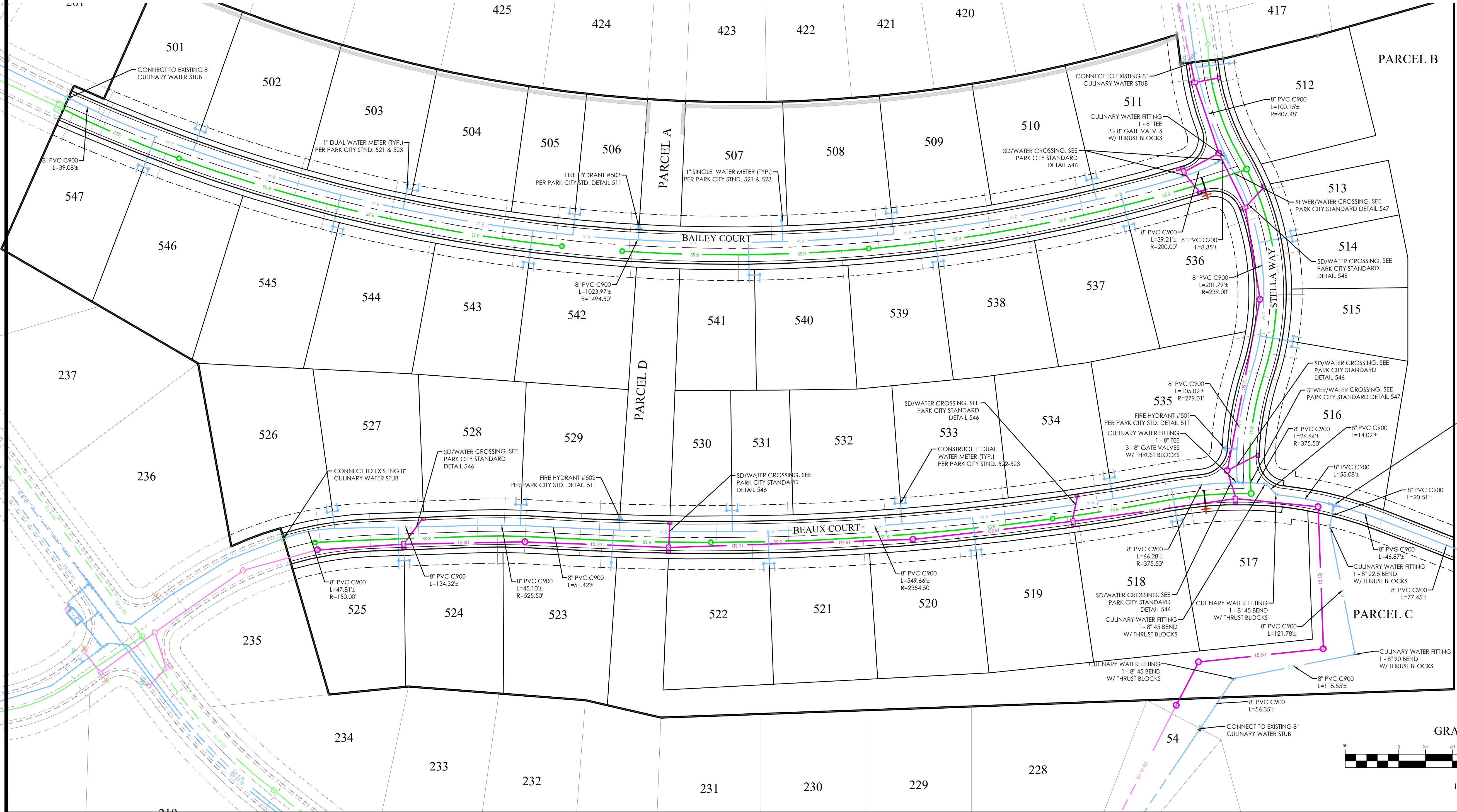
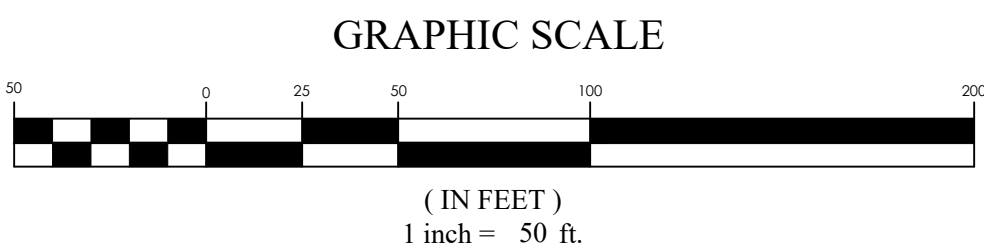
PARK CITY HEIGHTS PHASE 5

PARK CITY, SUMMIT COUNTY, UT

WATER PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

WATER PLAN	
Scale: 1"=50'	Drawn: RRH
Date: 01/29/24	Job #: 18-426
Sheet:	C6.0





EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- OWNERSHIP
- SIGNAGE
- SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL

SWPPP DATA:

PROJECT LOCATION (LAT/LONG):
NORTHING:40°40'5.00"N EASTING:-111°27'50.71"W

RECEIVING WATERS: WEVER RIVER DRAINAGE BASIN

AREA AFFECTED:

- TOTAL PROJECT AREA IS 16.49 ACRES. AN ESTIMATED 16.49 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
- THE EXISTING DRAINAGE SYSTEM FOR THIS SITE CONSISTS OF EXISTING STORM DRAIN PIPING AND STRUCTURES
- THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 1.5% TO 11.1%. THE PROPOSED GRADING RAISES THE SITE APPROXIMATELY 2.5' WITH ROADS OF APPROXIMATELY 2.5% TO PROVIDE THE PROPER DRAINAGE.

CONSTRUCTION ACTIVITIES:

- THE PROJECT EXTENTS CONSIST OF 47 INDIVIDUALLY GRADED RESIDENTIAL LOTS. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF HOMES, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDATES TO THE BEGINNING OF CONSTRUCTION.
- INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
- CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, HOME CONSTRUCTION AND LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.18 IN THE UPDES PERMIT REGULATIONS.
- SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT PERMIT."
- CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT PERMIT." REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS OF DISCHARGE:

- DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

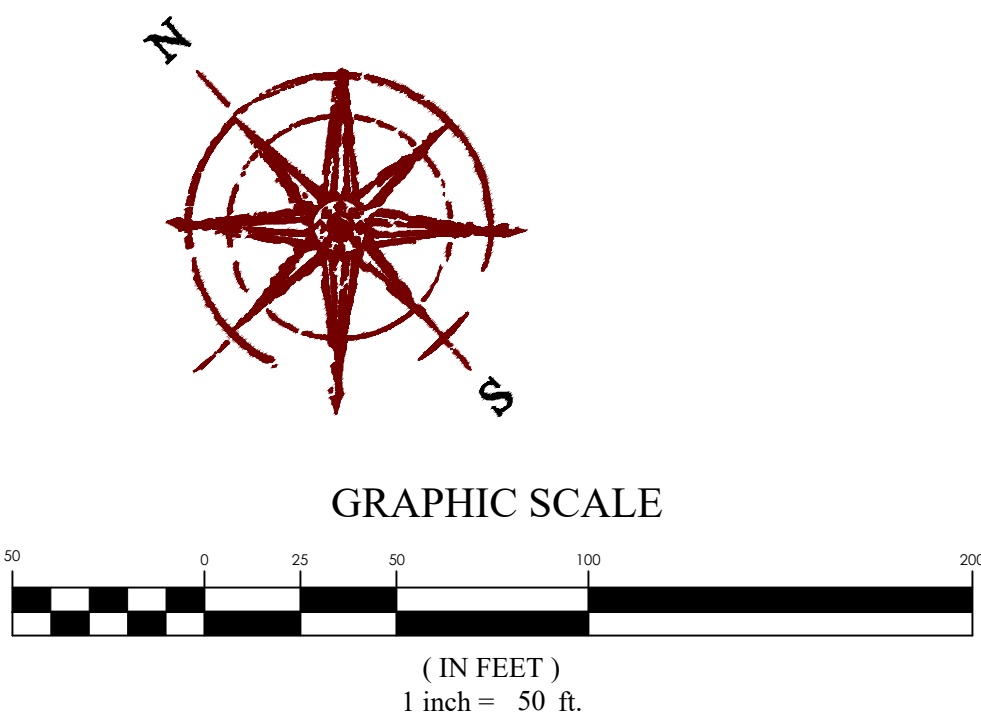
GENERAL STORM WATER POLLUTION CONTROL NOTES:

- FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS IN SECTION 5.
- THE BMP'S AND SITE WILL BE MONITORED REGULARLY. ANY ADDITIONAL BMP'S THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMP'S WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
- SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY:
FOCUS ENGINEERING AND SURVEYING
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047
PH: (801) 352-0075

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

SWPPP NOTES:

- ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED AND MAINTAINED WEEKLY.
- CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.



FOR
REVIEW
ONLY

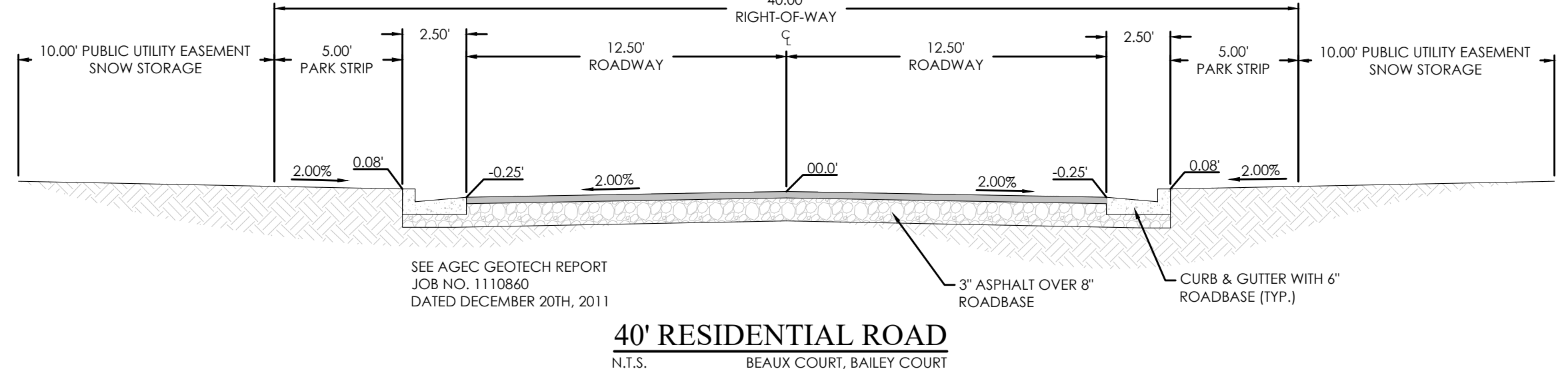
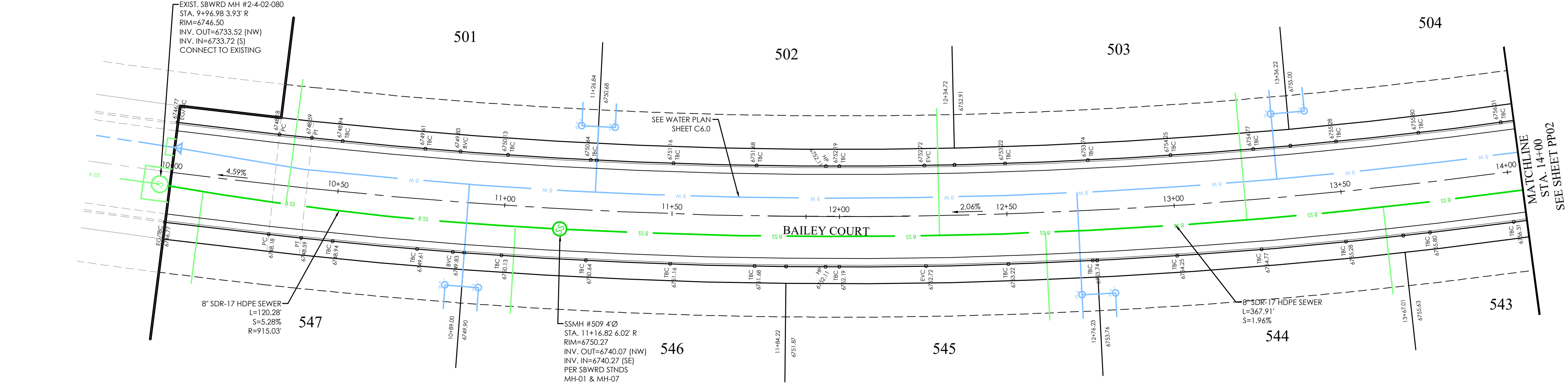
PARK CITY HEIGHTS PHASE 5
PARK CITY, SUMMIT COUNTY, UT
EROSION CONTROL PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	01/29/24	
2		
3		
4		
5		
6		

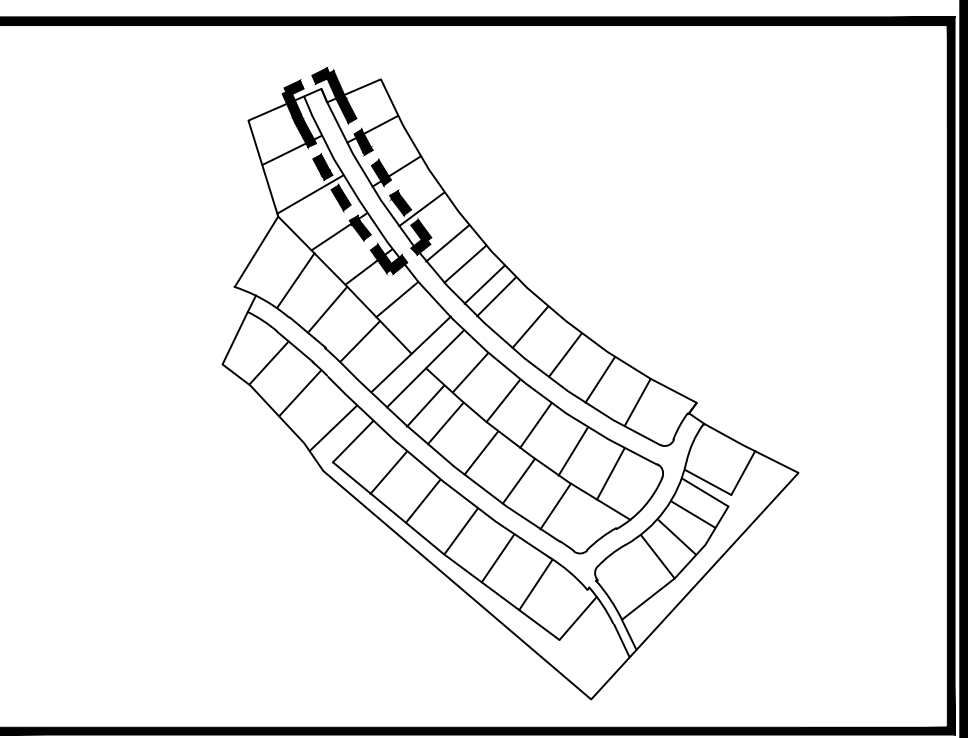
**EROSION
CONTROL
PLAN**

Scale: 1"=50'	Drawn: RRH
Date: 01/29/24	Job #: 18-426
Sheet:	C7.0





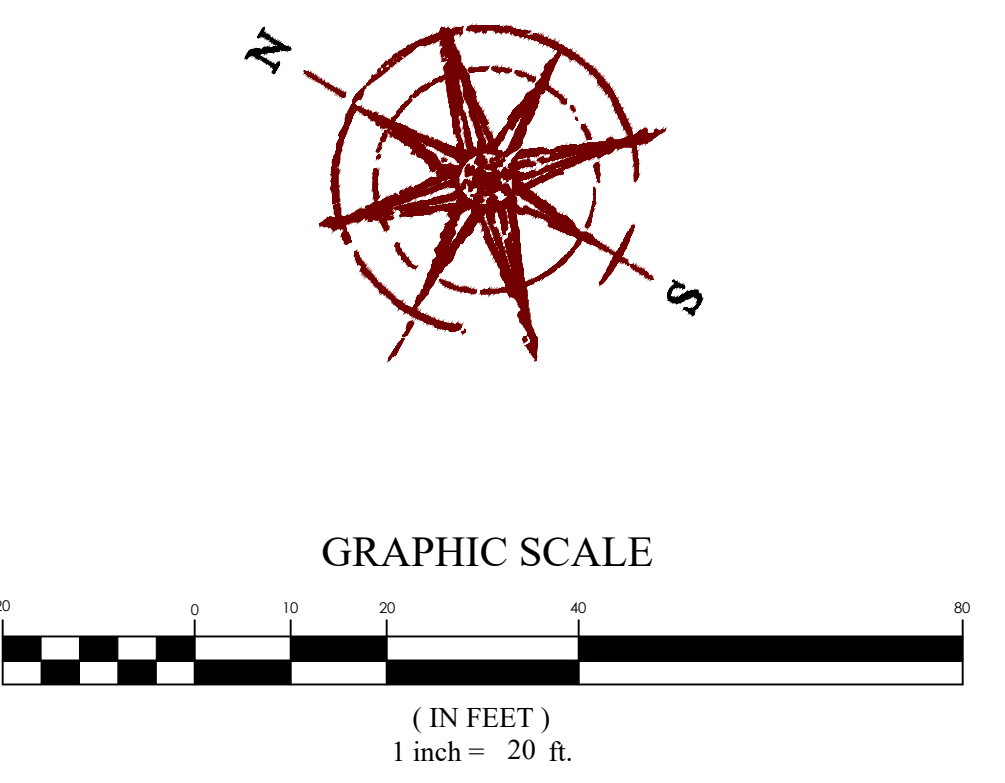
LEGEND	
	BOUNDARY
	CENTERLINE
	LOT LINE
	EASEMENT
	XX" STORM DRAIN
	XX" SANITARY SEWER
	XX" CULINARY WATER
	XX" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. SECONDARY WATER
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	SECONDARY METER, WATER METER
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION



KEY MAP
N.T.S.

- NOTES:
- CONTRACTOR TO SURVEY OR HAVE HDPE PIPE BE SURVEYED AT 10' INTERVALS (FOR SLOPED LESS THAN 5%) OR 20' INTERVALS (FOR SLOPES GREATER THAN 5%) TO DETERMINE PROPER HORIZONTAL AND VERTICAL PLACEMENT.

BENCHMARK
SOUTH EAST CORNER OF SECTION 2
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 6663.44
DATUM: NAVD88



BAILEY COURT PROFILE

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focusnh.com

FOR REVIEW ONLY

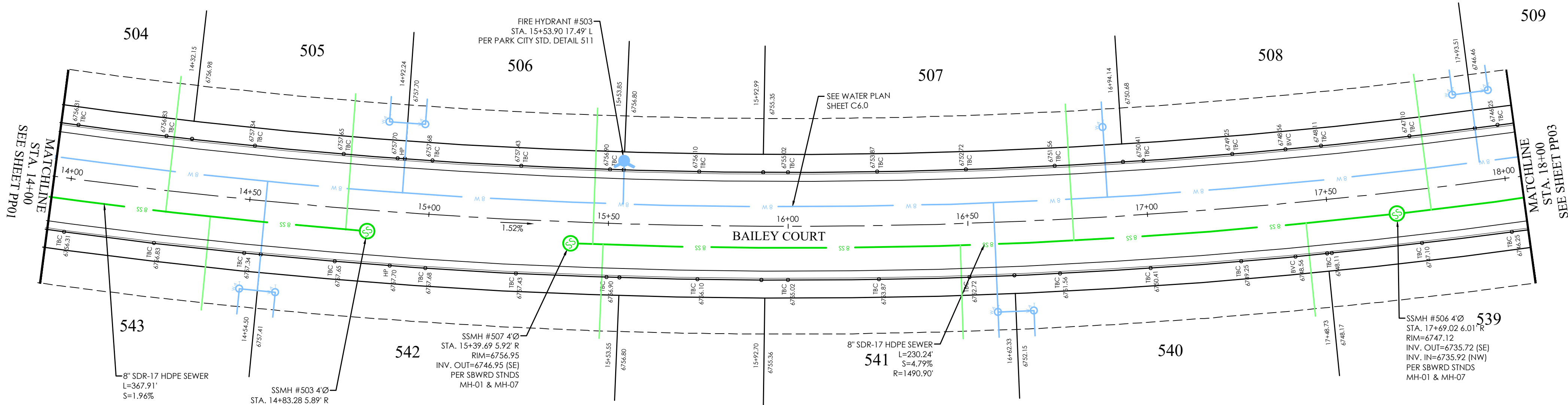
PARK CITY HEIGHTS PHASE 5
PARK CITY, SUMMIT COUNTY, UT
BAILEY COURT

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

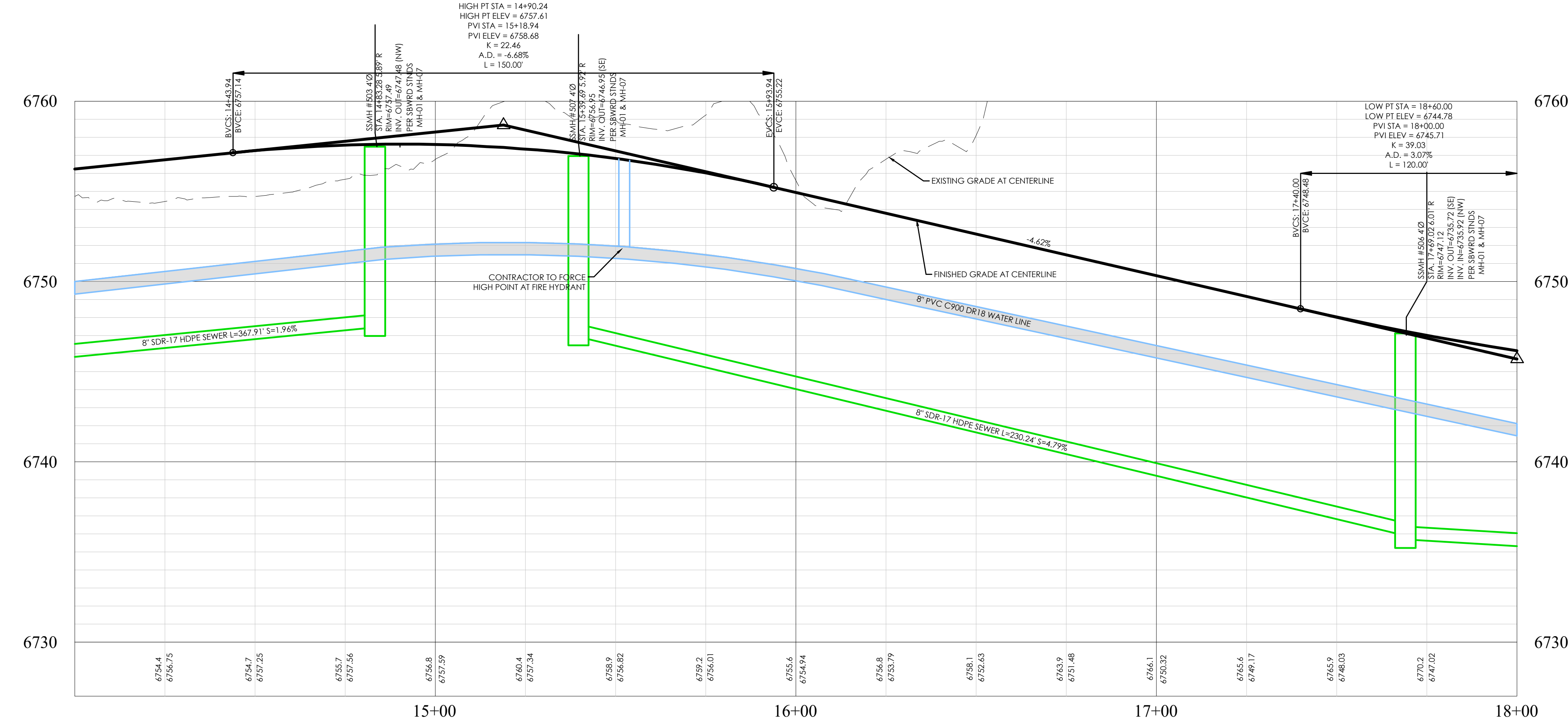
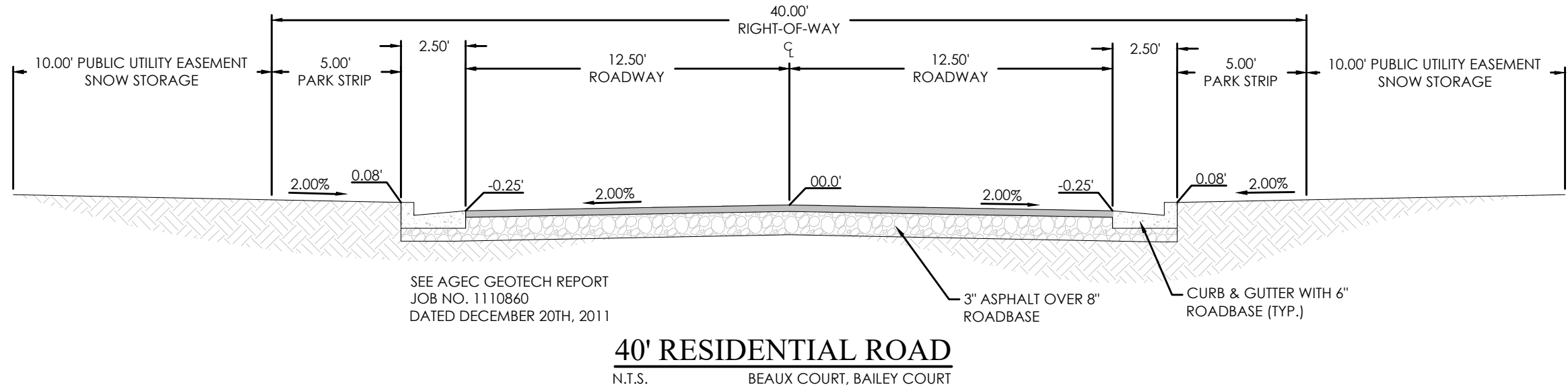
BAILEY COURT

Scale: 1"=20'	Drawn: RRH
Date: 01/29/24	Job #: 18-426
Sheet:	PP01

Z:\2018\18-426 Park City Heights Phase 5\Design 18-426.dwg Sheets\PP01 - BAILEY COURT.dwg



BAILEY COURT PLAN



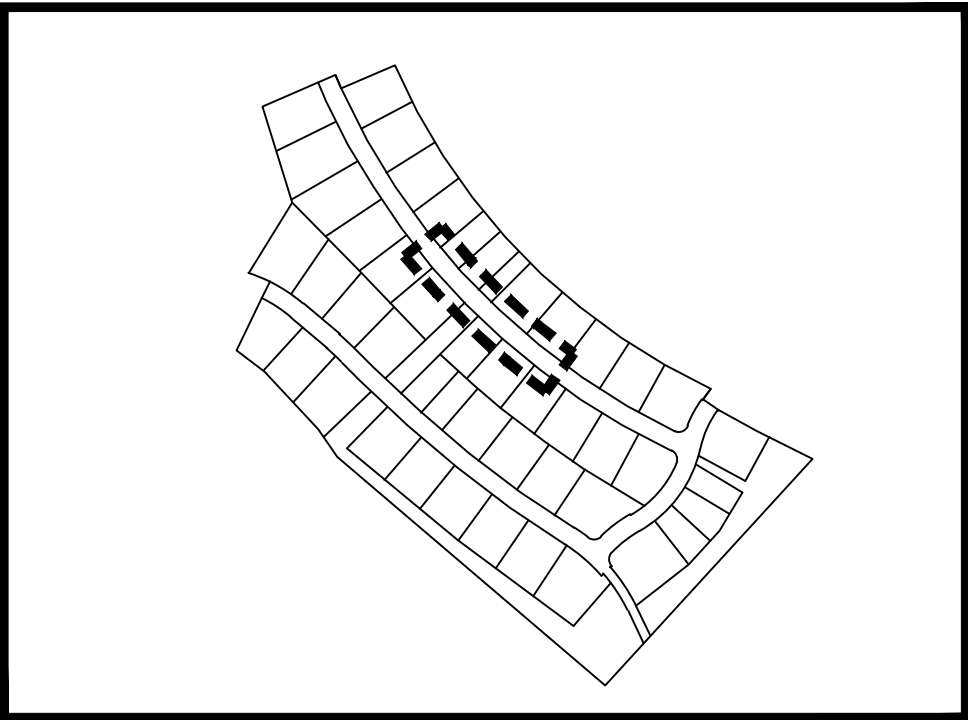
BAILEY COURT PROFILE

LEGEND

BOUNDARY	XX SD	XX° STORM DRAIN
ROW	XX SS	XX° SANITARY SEWER
CENTERLINE	XX W	XX° CULINARY WATER
LOT LINE	XX SW	XX° SECONDARY WATER
EASEMENT	XXXX	CONTOUR MAJOR
CONTOUR MAJOR	XXXX	CONTOUR MINOR
EXIST. STORM DRAIN	Ex SD	EXIST. STORM DRAIN
EXIST. SANITARY SEWER	Ex SS	EXIST. SANITARY SEWER
EXIST. CULINARY WATER	Ex W	EXIST. CULINARY WATER
EXIST. SECONDARY WATER	Ex SW	EXIST. SECONDARY WATER
EXIST. FENCE	XXXX	EXIST. FENCE
EXIST. CONTOUR MAJOR	XXXX	EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR	XXXX	EXIST. CONTOUR MINOR

SIGN

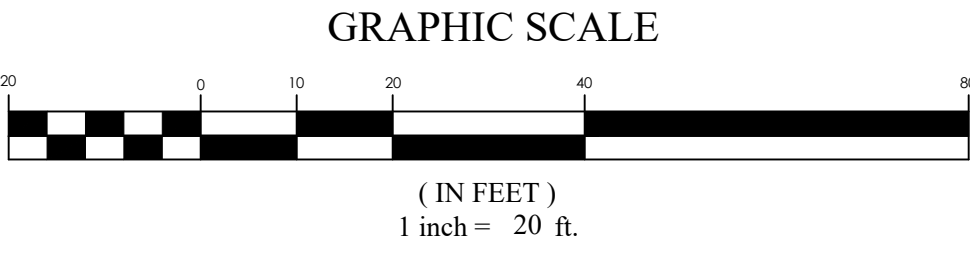
STREET LIGHT	SD MH, INLET, AND COMBO
SEWER MANHOLE	SECONDARY METER, WATER METER
CULINARY VALVE, TEE & BEND	SECONDARY VALVE, TEE & BEND
WATER BLOW-OFF	FIRE HYDRANT
STREET MONUMENT (TO BE SET)	EXIST. STREET MONUMENT
EXIST. SD INLET & MH	EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND	EXIST. FIRE HYDRANT
SPOT ELEVATION	



KEY MAP
N.T.S.

- NOTES:
- CONTRACTOR TO SURVEY OR HAVE HDPE PIPE BE SURVEYED AT 10' INTERVALS (FOR SLOPED LESS THAN 5%) OR 20' INTERVALS (FOR SLOPED GREATER THAN 5%) TO DETERMINE PROPER HORIZONTAL AND VERTICAL PLACEMENT.

BENCHMARK
SOUTH EAST CORNER OF SECTION 2
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 6663.44
DATUM: NAVD88



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusnh.com

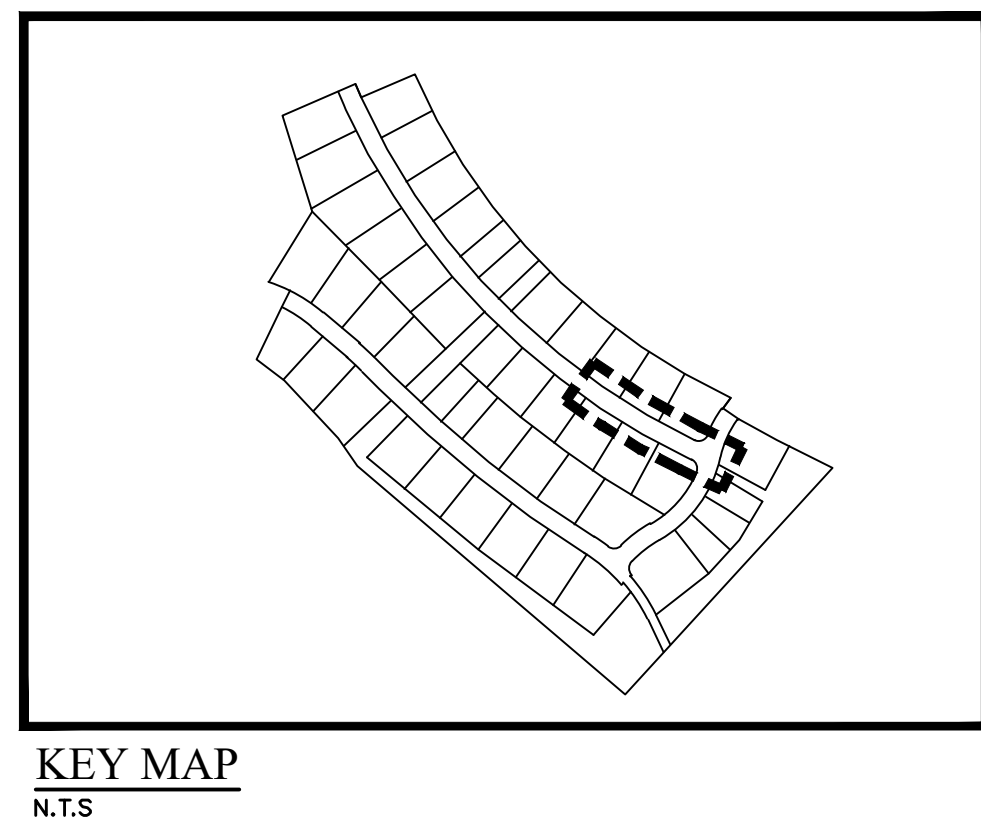
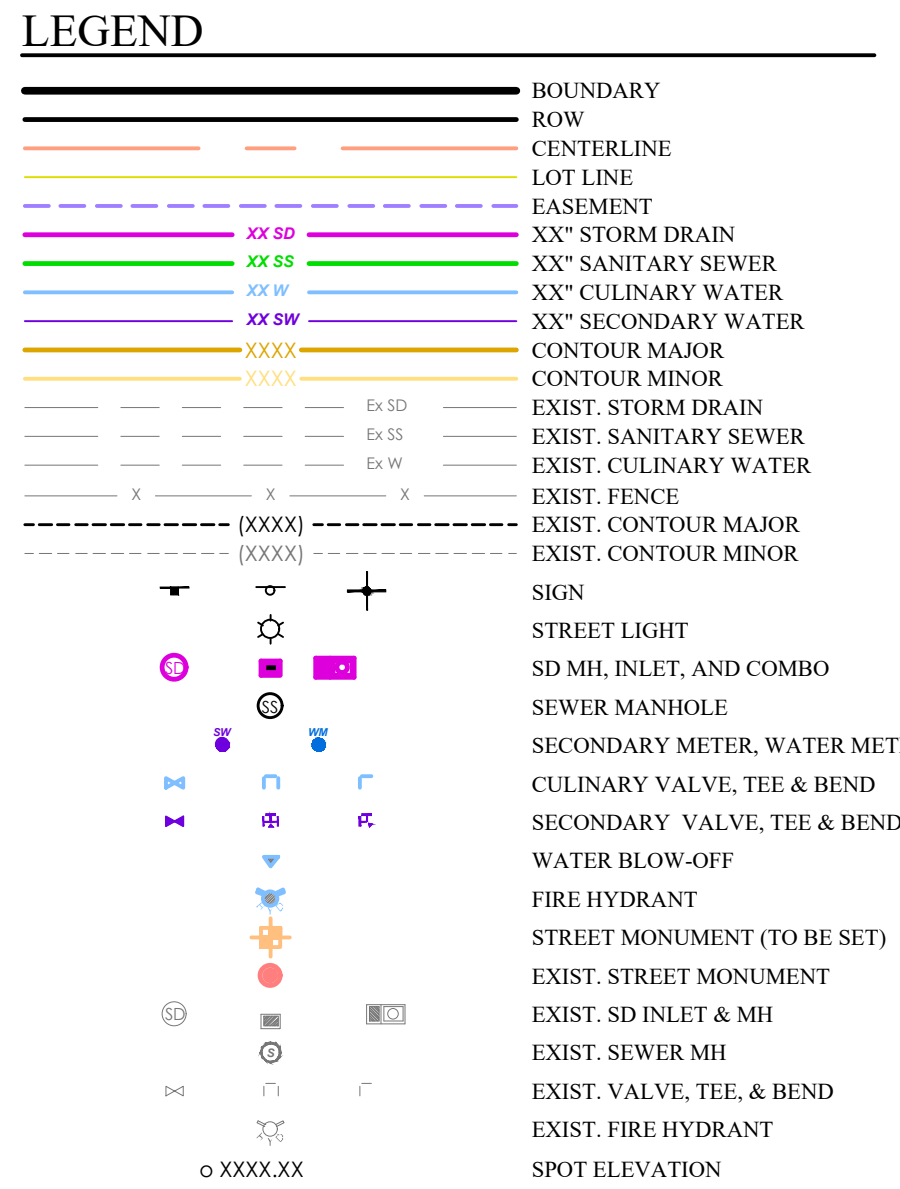
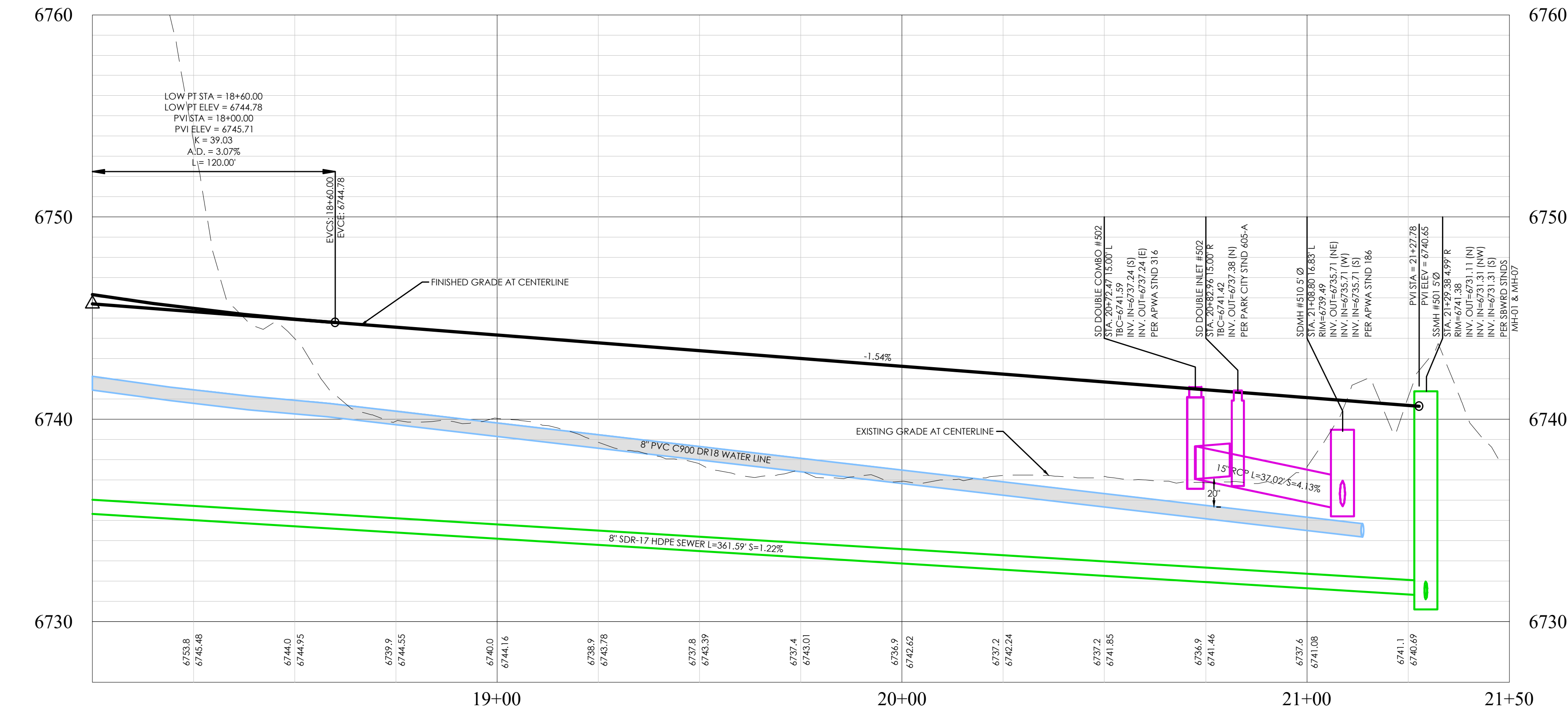
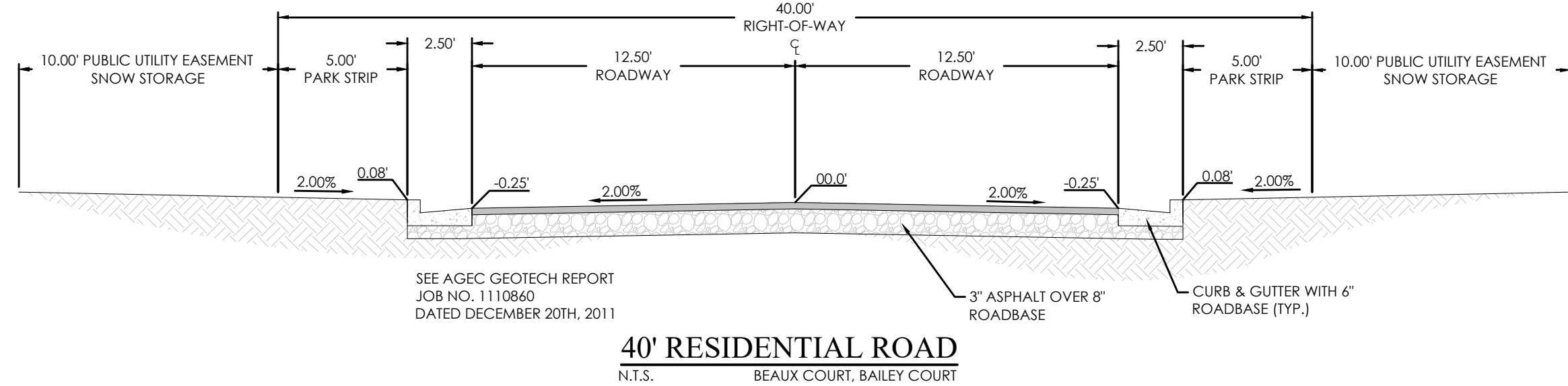
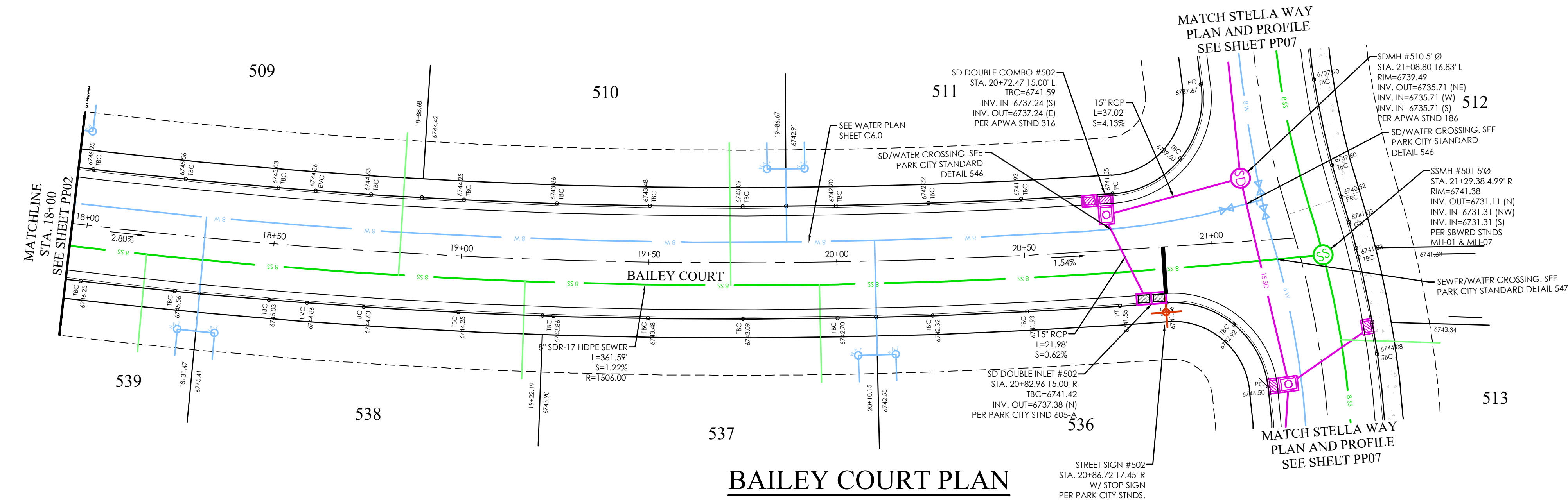
FOR
REVIEW
ONLY

PARK CITY HEIGHTS PHASE 5
PARK CITY, SUMMIT COUNTY, UT
BAILEY COURT

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

BAILEY COURT

Scale: 1"=20'	Drawn: RRH
Date: 01/29/24	Job #: 18-426
Sheet:	PP02

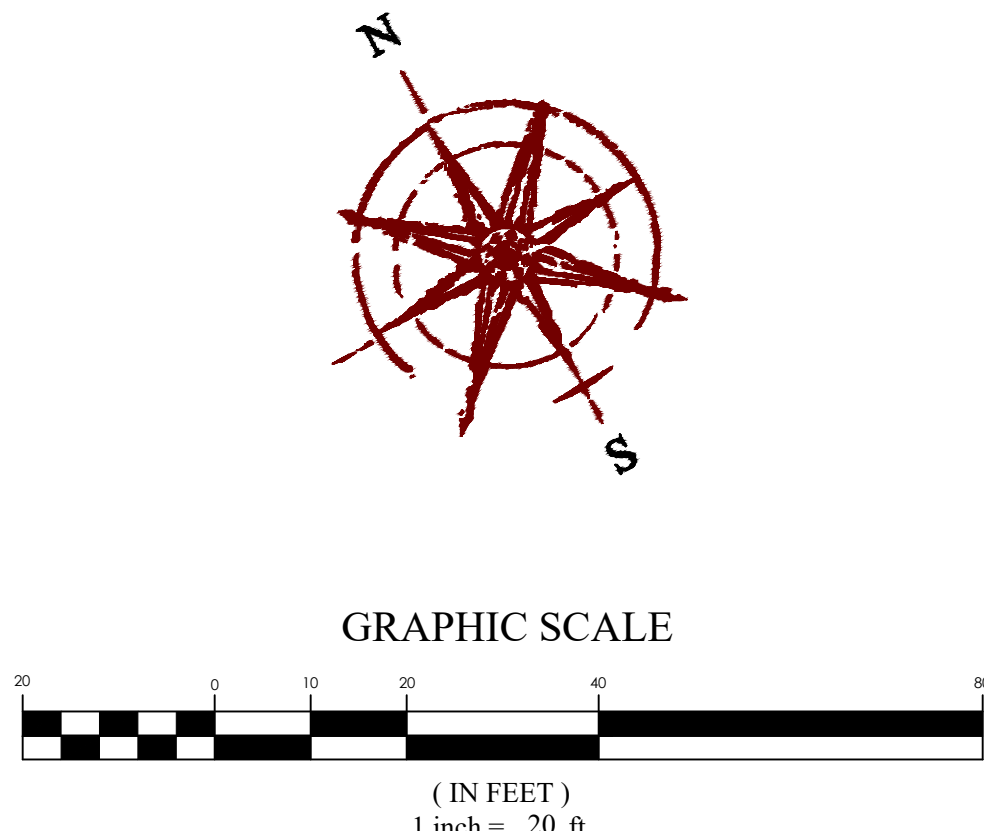


NOTES:

1. CONTRACTOR TO SURVEY OR HAVE HDPE PIPE BE SURVEYED AT 10' INTERVALS (FOR SLOPED LESS THAN 5%) OR 20' INTERVALS (FOR SLOPES GREATER THAN 5%) TO DETERMINE PROPER HORIZONTAL AND VERTICAL PLACEMENT.

BENCHMARK

SOUTH EAST CORNER OF SECTION 2 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN ELEV: 6663.44 DATUM: NAVD88



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focusnh.com

FOR REVIEW ONLY

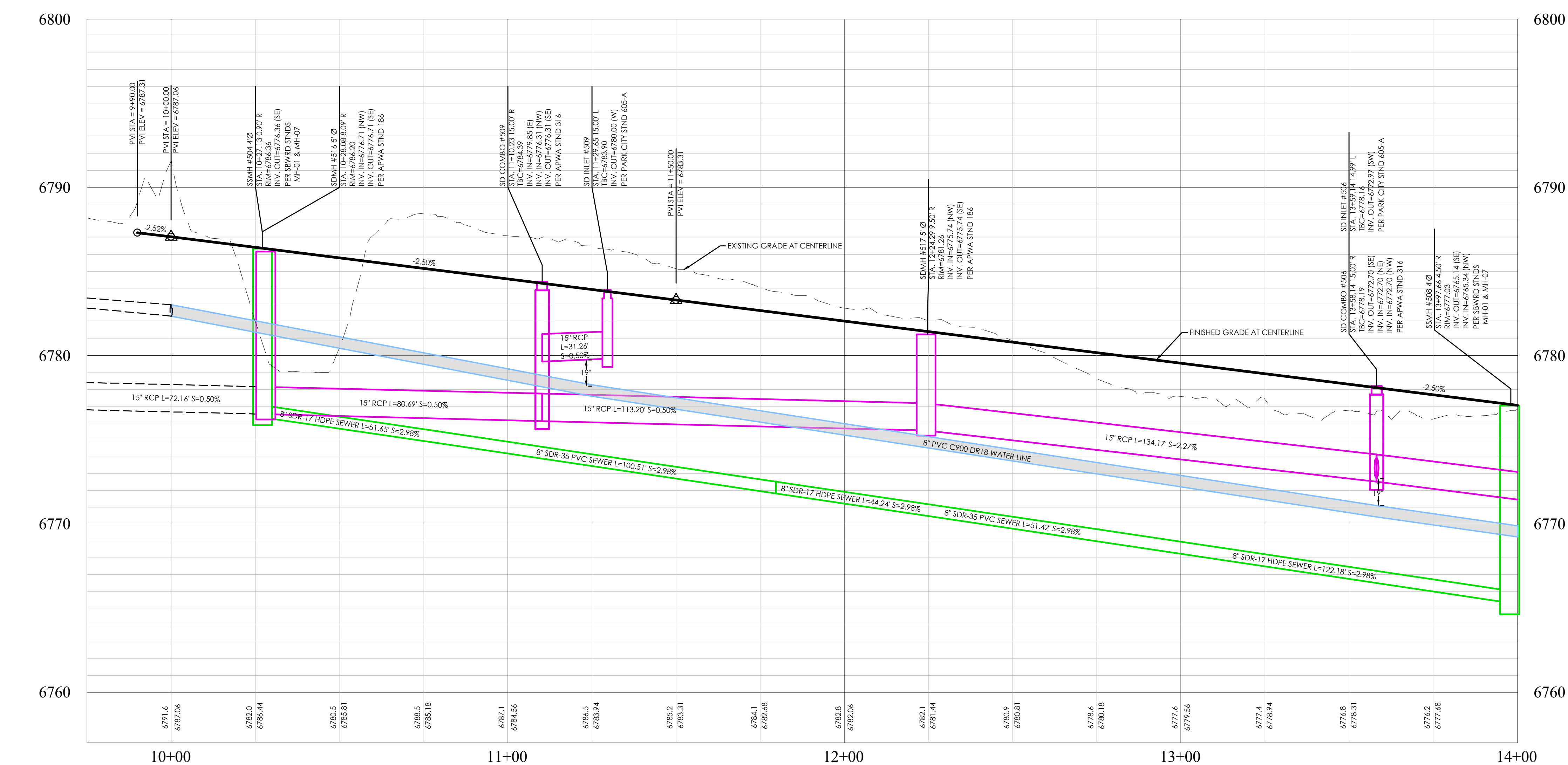
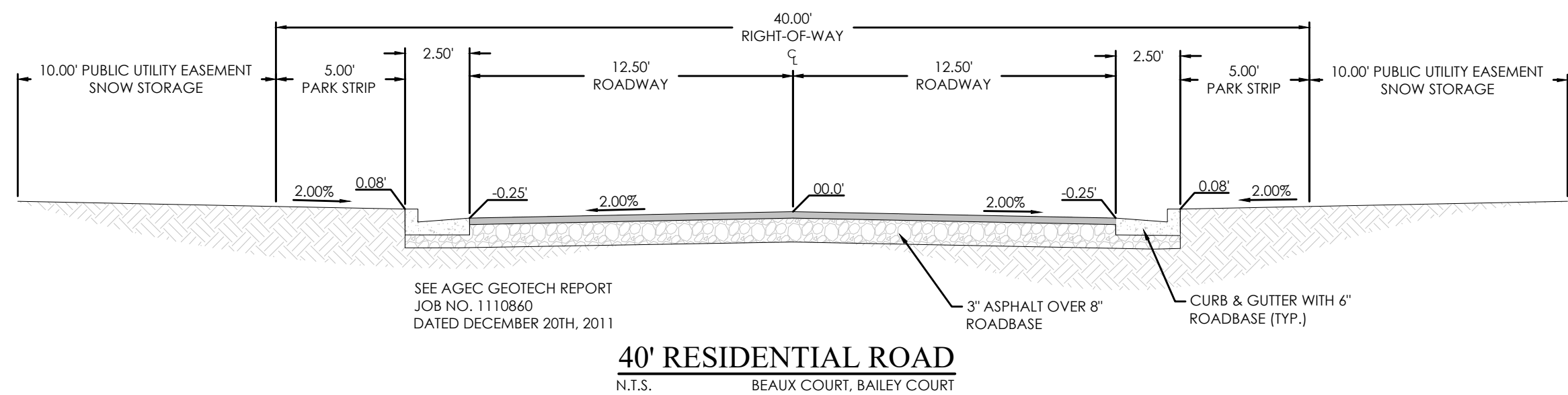
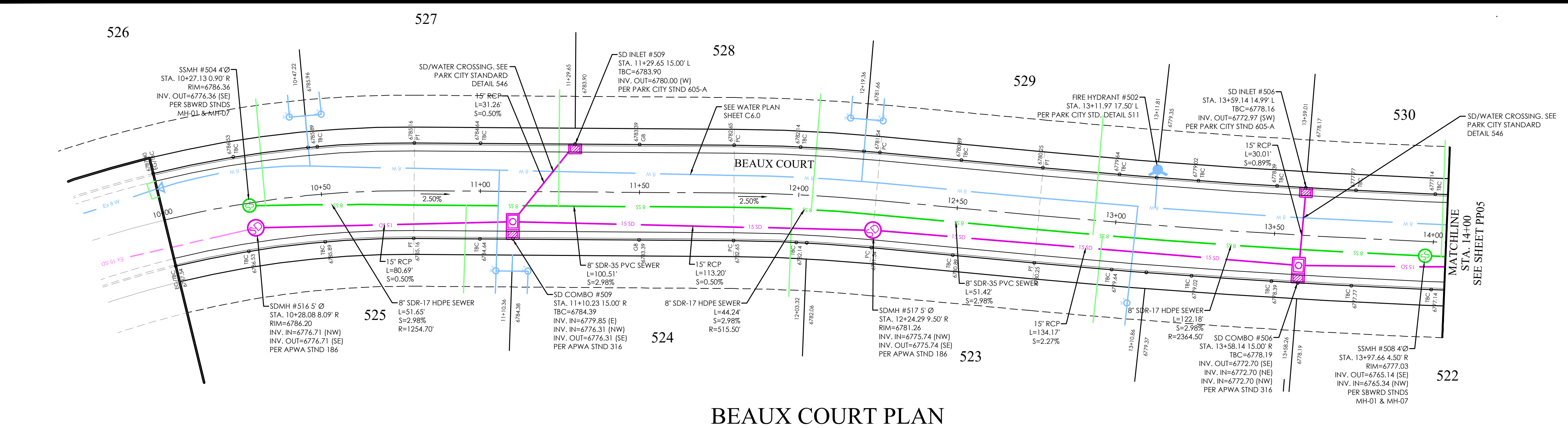
PARK CITY HEIGHTS PHASE 5
PARK CITY, SUMMIT COUNTY, UT
BAILEY COURT

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

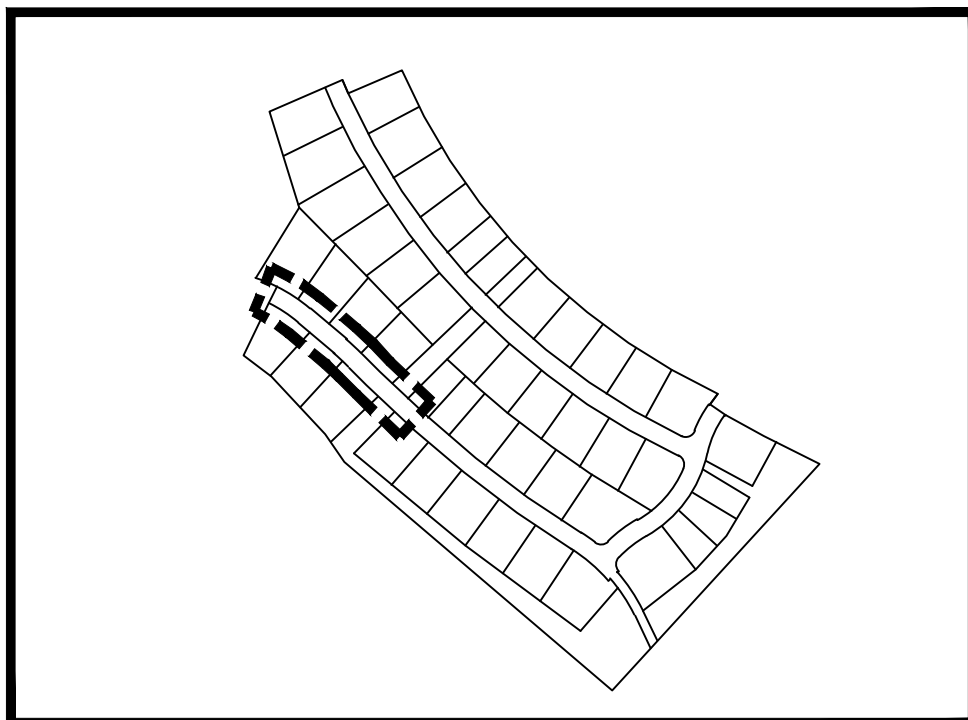
BAILEY COURT

Scale: 1"=20'
Date: 01/29/24
Sheet: PP03

Drawn: RRH
Job #: 18-426



LEGEND	
	BOUNDARY
	CENTERLINE
	LOT LINE
	EASEMENT
	XX" STORM DRAIN
	XX" SANITARY SEWER
	XX" CULINARY WATER
	XX" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. SECONDARY WATER
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	SECONDARY METER, WATER METER
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION



KEY MAP
N.T.S.

NOTES:

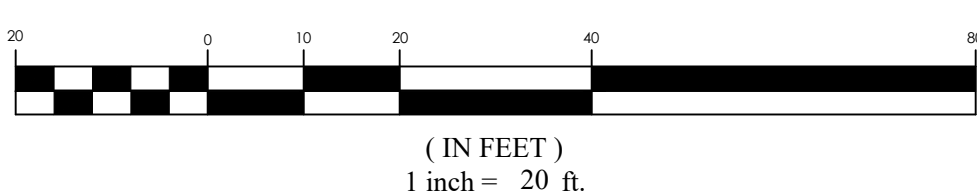
- CONTRACTOR TO SURVEY OR HAVE HDPE PIPE BE SURVEYED AT 10' INTERVALS (FOR SLOPED LESS THAN 5%) OR 20' INTERVALS (FOR SLOPES GREATER THAN 5%) TO DETERMINE PROPER HORIZONTAL AND VERTICAL PLACEMENT.

BENCHMARK

SOUTH EAST CORNER OF SECTION 2
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 6663.44
DATUM: NAVD88



GRAPHIC SCALE



FOR
REVIEW
ONLY

PARK CITY HEIGHTS PHASE 5

PARK CITY, SUMMIT COUNTY, UT

BEAUX COURT

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

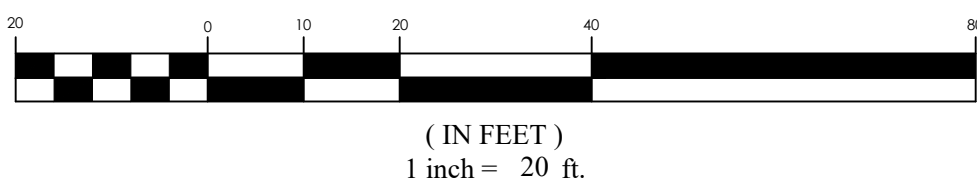
BEAUX COURT

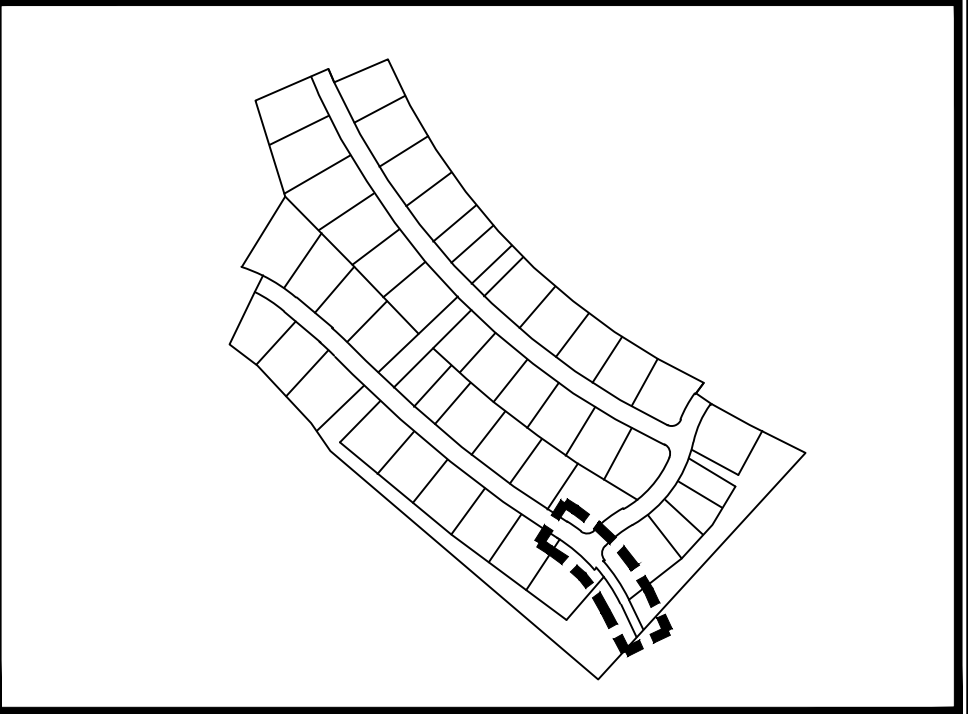
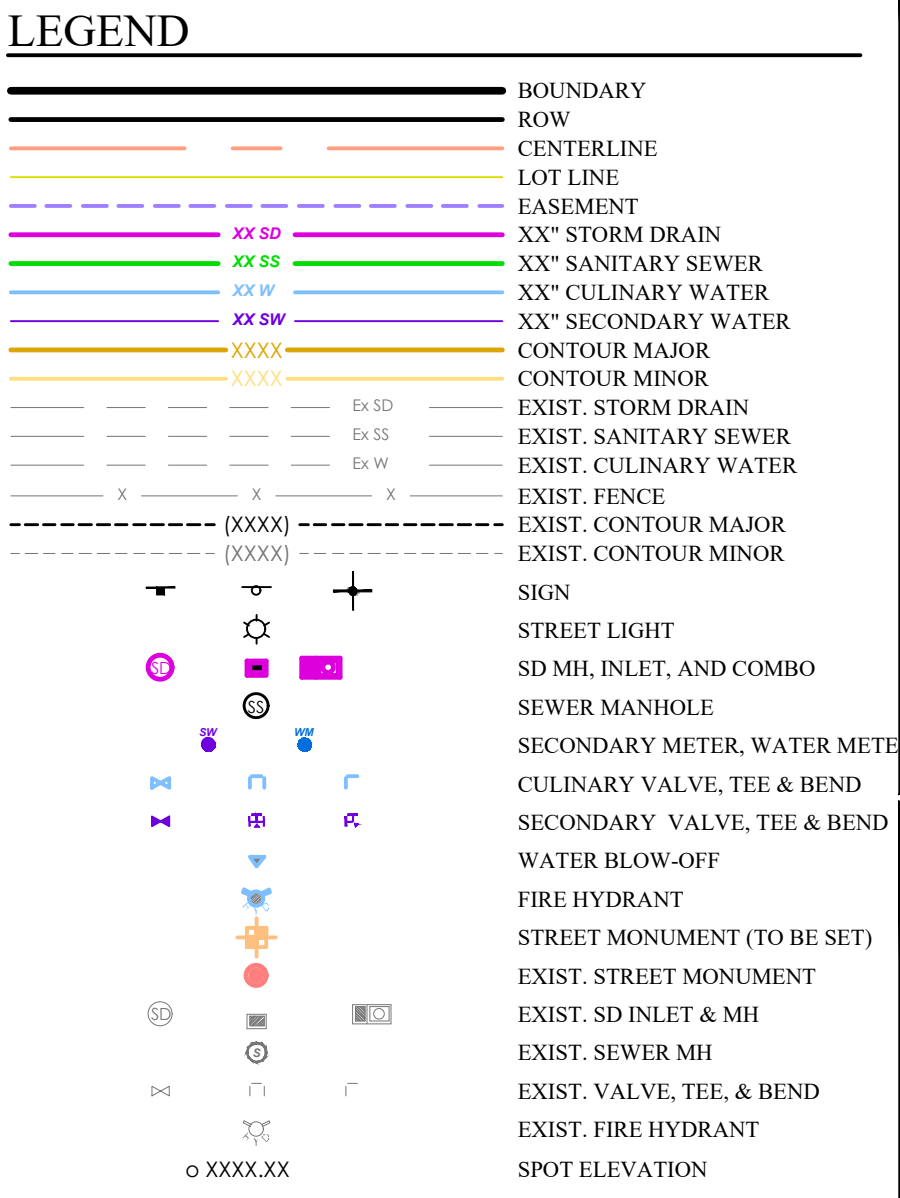
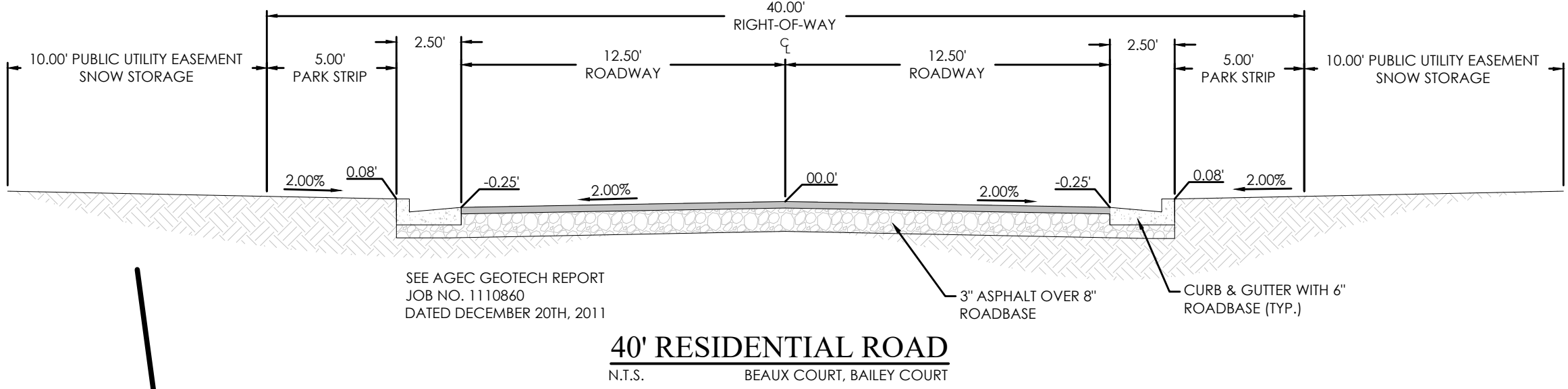
Scale: 1"=20'	Drawn: RRH
Date: 01/29/24	Job #: 18-426
Sheet:	PP04



- I. CONTRACTOR TO SURVEY OR HAVE HDPE PIPE BE SURVEYED AT 10' INTERVALS (FOR SLOPED LESS THAN 5%) OR 20' INTERVALS (FOR SLOPES GREATER THAN 5%) TO DETERMINE PROPER HORIZONTAL AND VERTICAL PLACEMENT.

SOUTH EAST CORNER OF SECTION 2
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 6663.44
DATUM: NAVD88

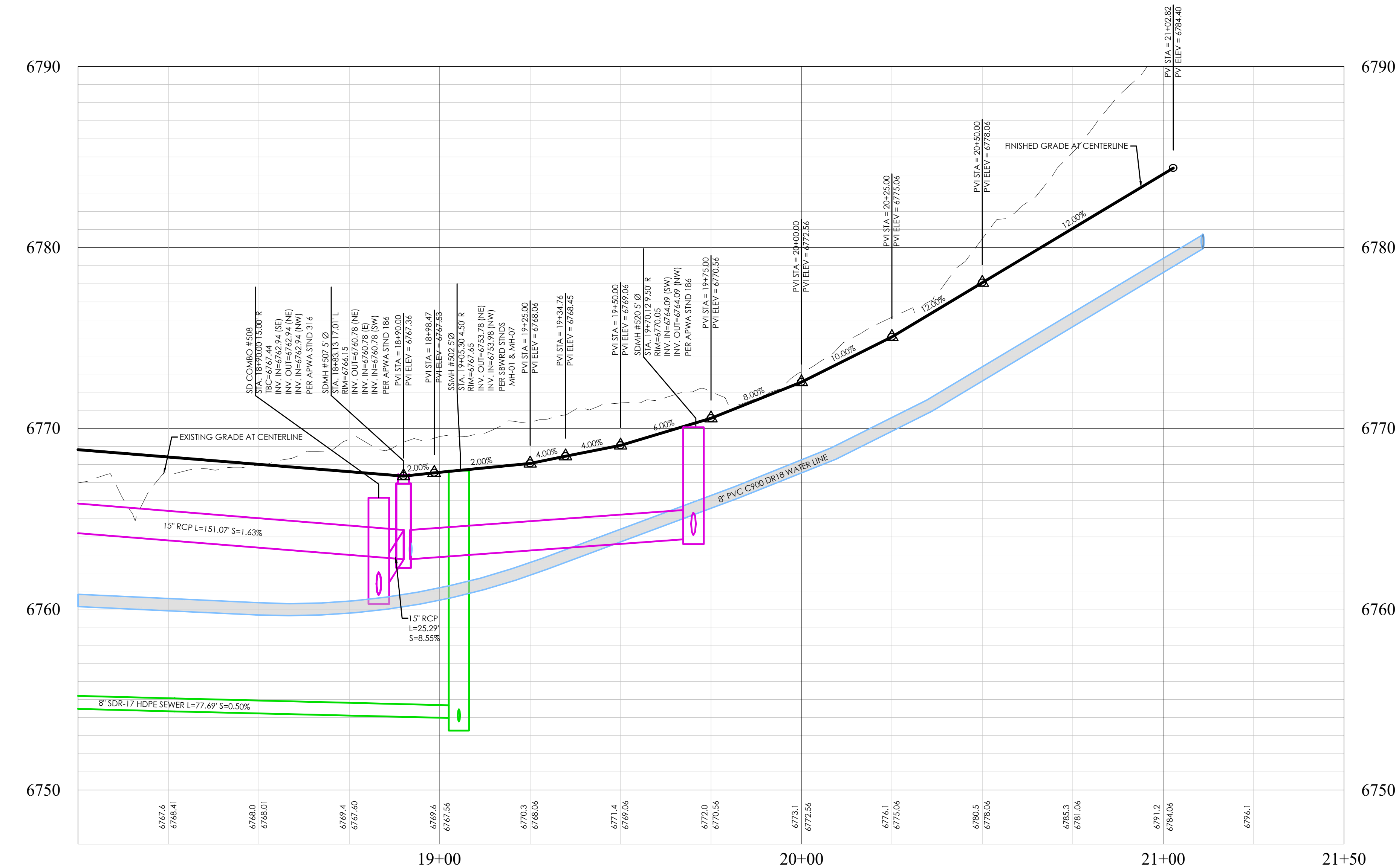
PP05



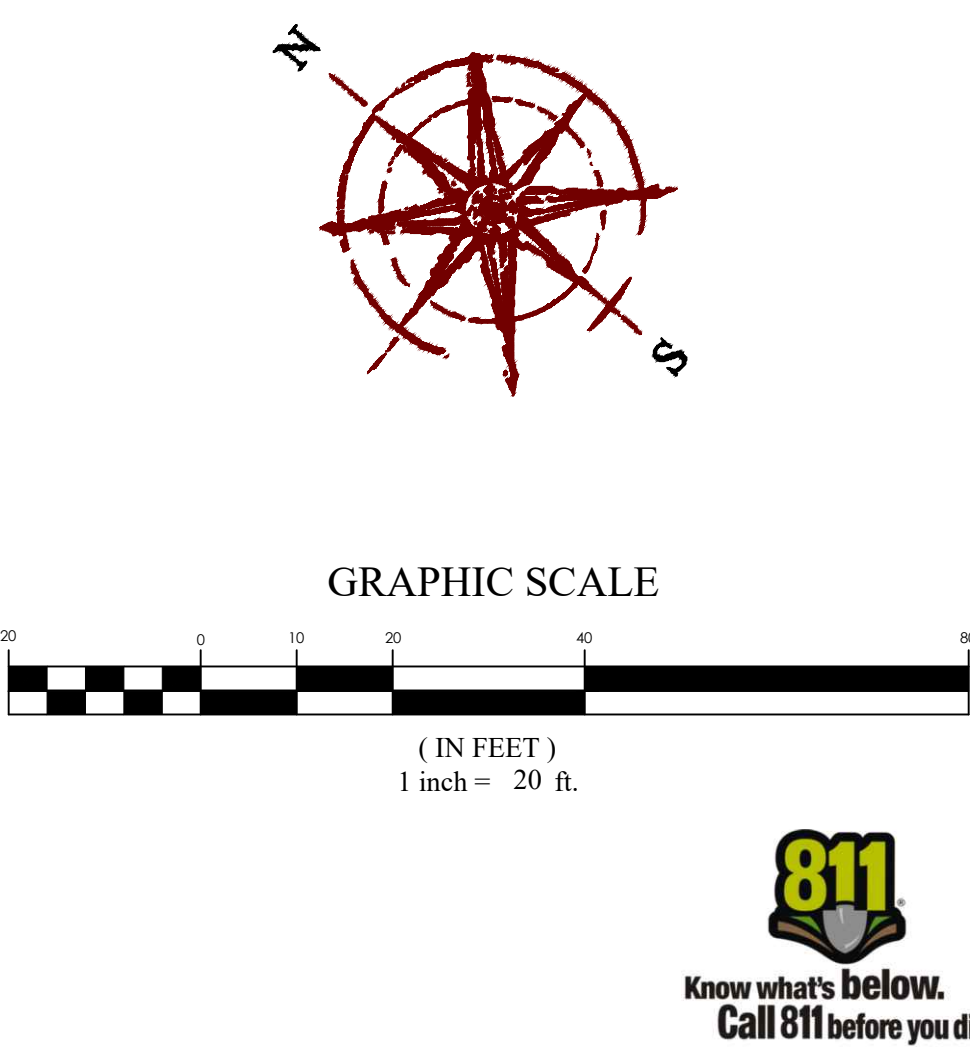
KEY MAP
N.T.S

NOTES:

1. CONTRACTOR TO SURVEY OR HAVE HDPE PIPE BE SURVEYED AT 10' INTERVALS (FOR SLOPED LESS THAN 5%) OR 20' INTERVALS (FOR SLOPES GREATER THAN 5%) TO DETERMINE PROPER HORIZONTAL AND VERTICAL PLACEMENT.



BEAUX COURT PROFILE



REVISION BLOCK		
#	DATE	DESCRIPTION
1	10-1-2018	10-1-2018
2	10-1-2018	10-1-2018
3	10-1-2018	10-1-2018
4	10-1-2018	10-1-2018
5	10-1-2018	10-1-2018
6	10-1-2018	10-1-2018

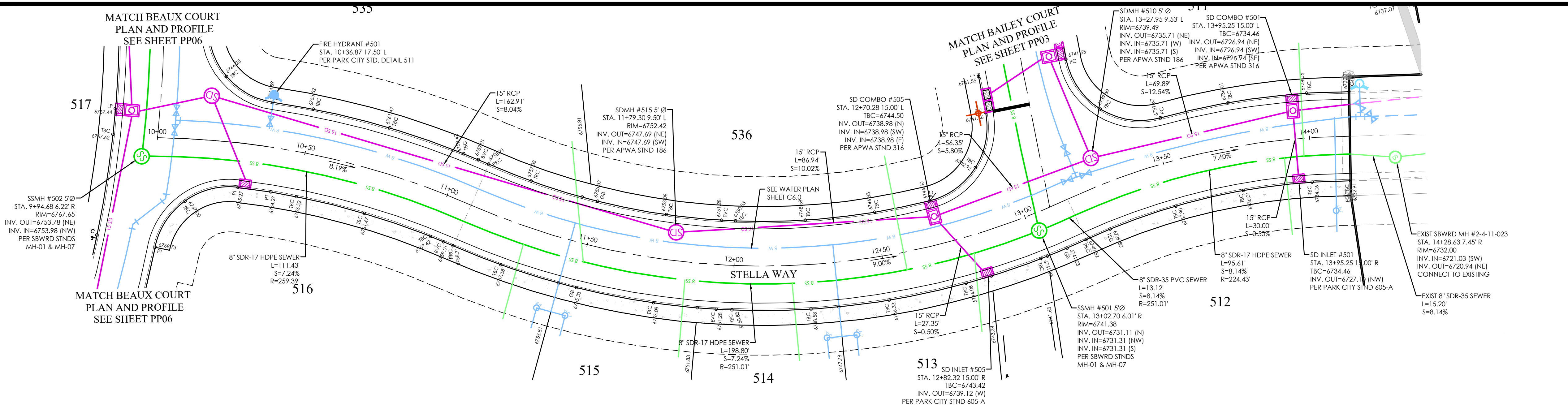
BEAUX
COURT

Scale: 1"=20'	Drawn: RRH
Date: 01/29/24	Job #: 18-426
Sheet:	

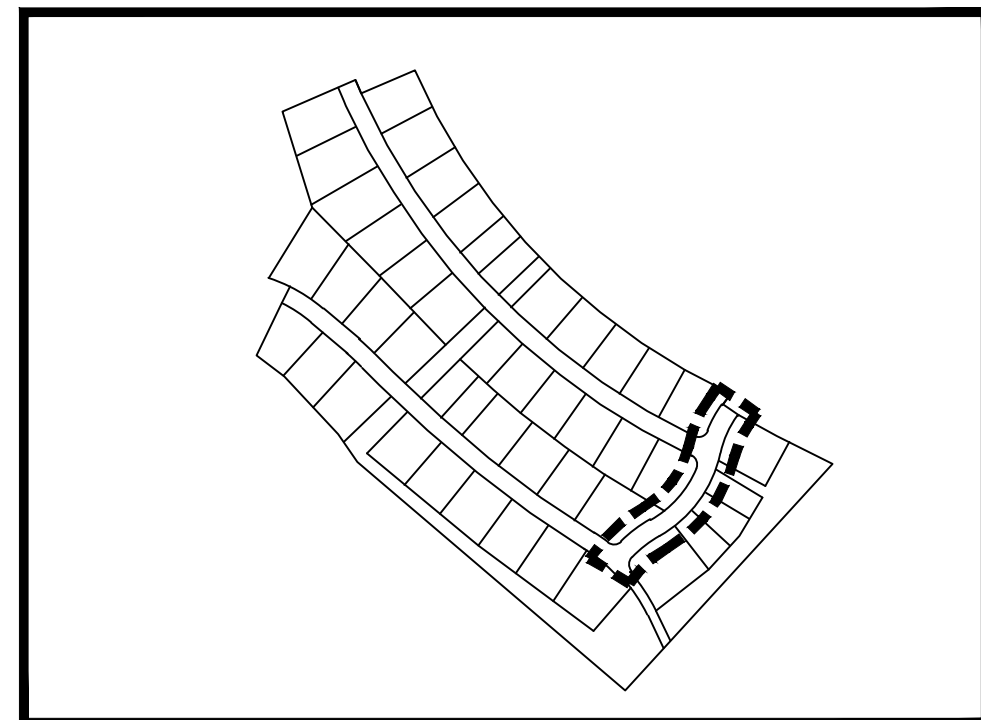
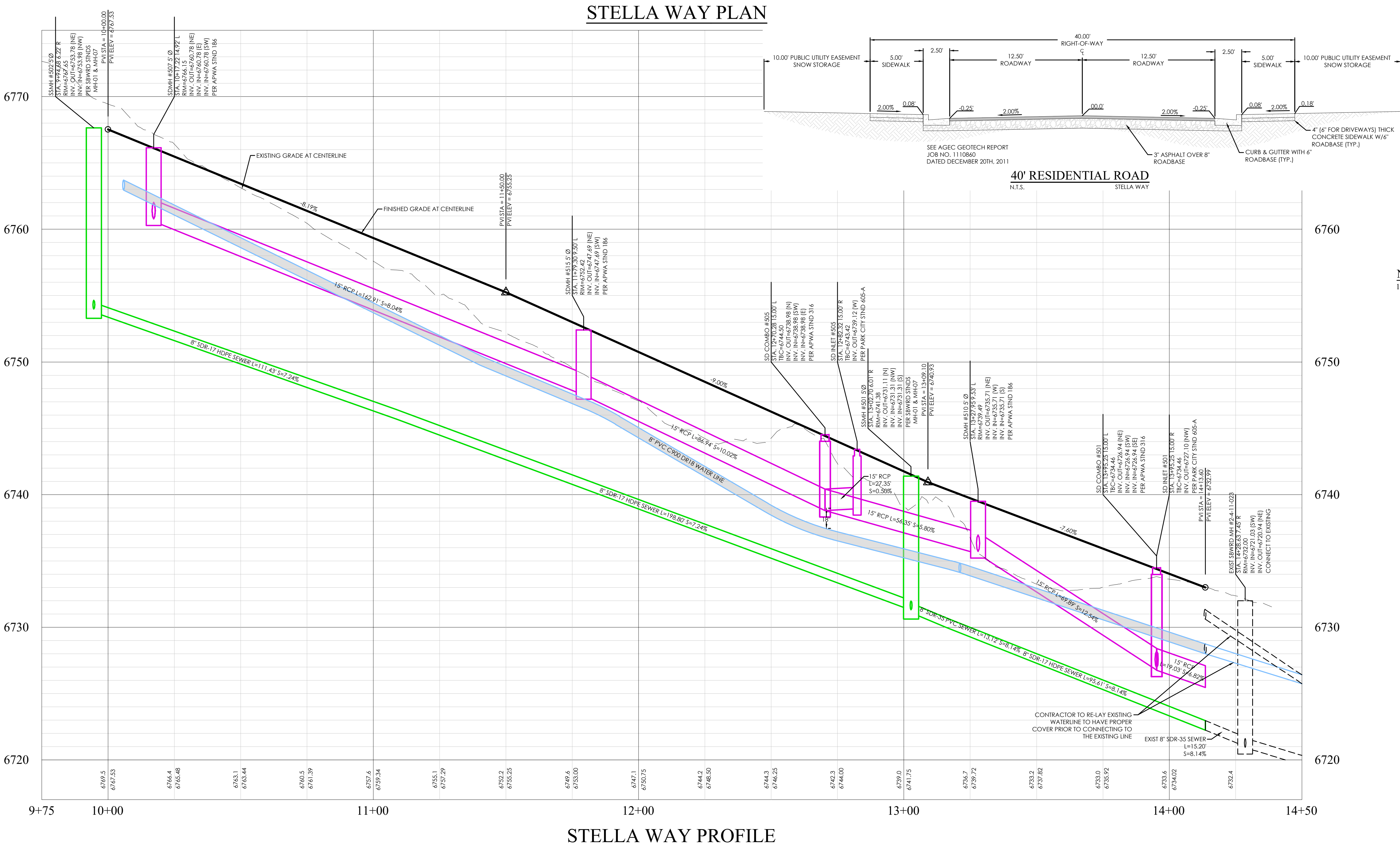
PP06

FOR
REVIEW
ONLY

PARK CITY HEIGHTS PHASE 5
PARK CITY, SUMMIT COUNTY, UT
BEAUX COURT



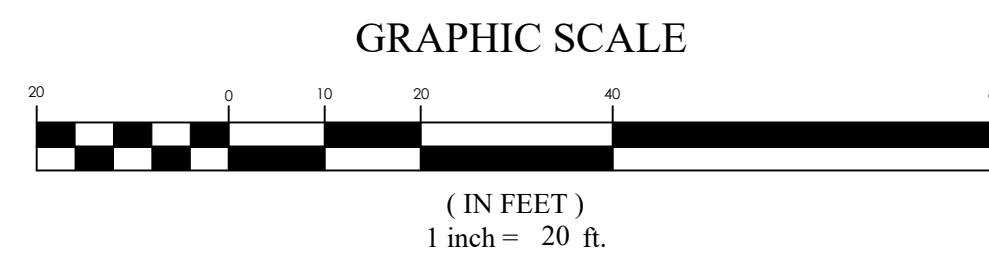
LEGEND	
[Symbol]	BOUNDARY
[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	XX SD XX STORM DRAIN
[Symbol]	XX SS XX SANITARY SEWER
[Symbol]	XX W XX CULINARY WATER
[Symbol]	XX SW XX SECONDARY WATER
[Symbol]	XX XX CONTOUR MAJOR
[Symbol]	XX XX CONTOUR MINOR
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	SIGN
[Symbol]	STREET LIGHT
[Symbol]	SD MH, INLET, AND COMBO
[Symbol]	SEWER MANHOLE
[Symbol]	SECONDARY METER, WATER METER
[Symbol]	CULINARY VALVE, TEE & BEND
[Symbol]	SECONDARY VALVE, TEE & BEND
[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
[Symbol]	EXIST. STREET MONUMENT
[Symbol]	EXIST. SD INLET & MH
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	SPOT ELEVATION



KEY MAP
N.T.S.

NOTES:
1. CONTRACTOR TO SURVEY OR HAVE HDPE PIPE BE SURVEYED AT 10' INTERVALS (FOR SLOPED LESS THAN 5%) OR 20' INTERVALS (FOR SLOPES GREATER THAN 5%) TO DETERMINE PROPER HORIZONTAL AND VERTICAL PLACEMENT.

BENCHMARK
SOUTH EAST CORNER OF SECTION 2
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 6663.44
DATUM: NAVD88



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focusnh.com

FOR
REVIEW
ONLY

PARK CITY HEIGHTS PHASE 5

PARK CITY, SUMMIT COUNTY, UT

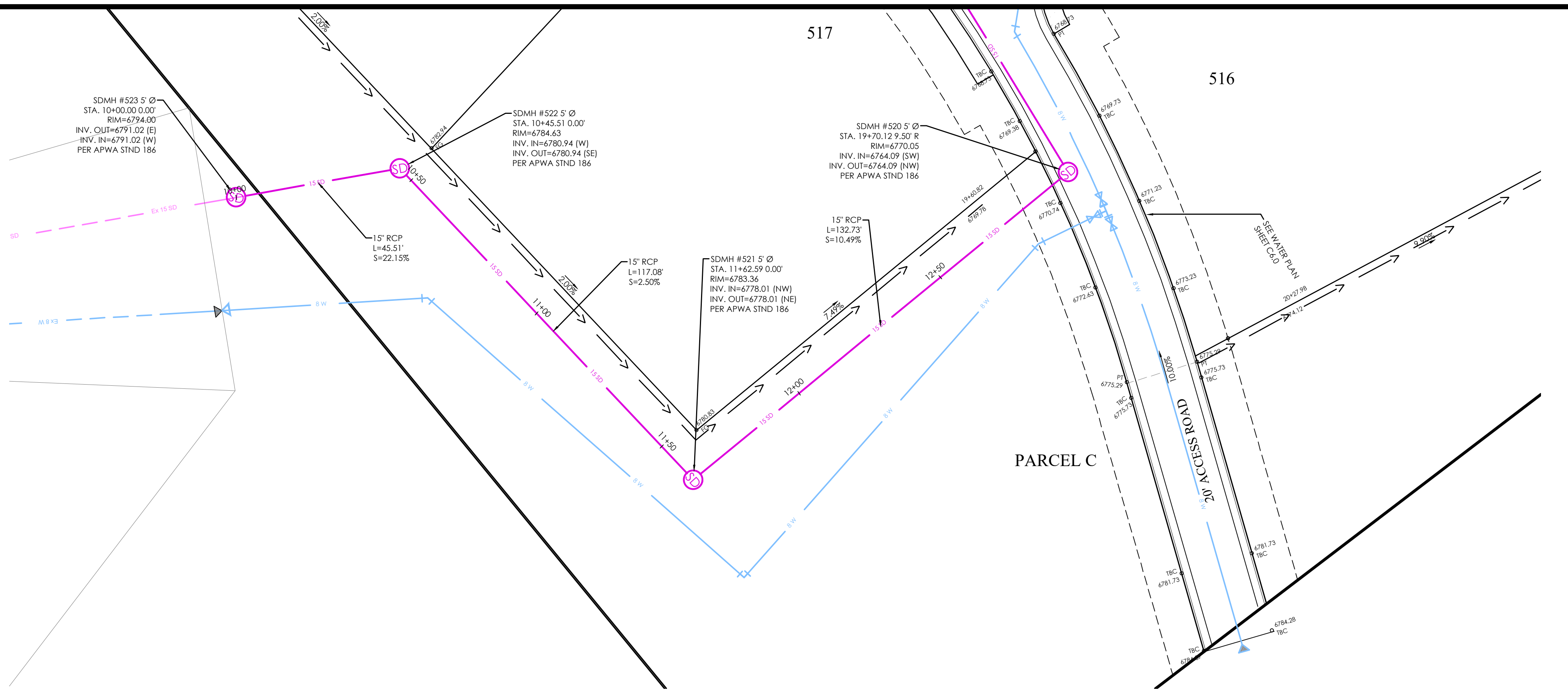
STELLA WAY

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

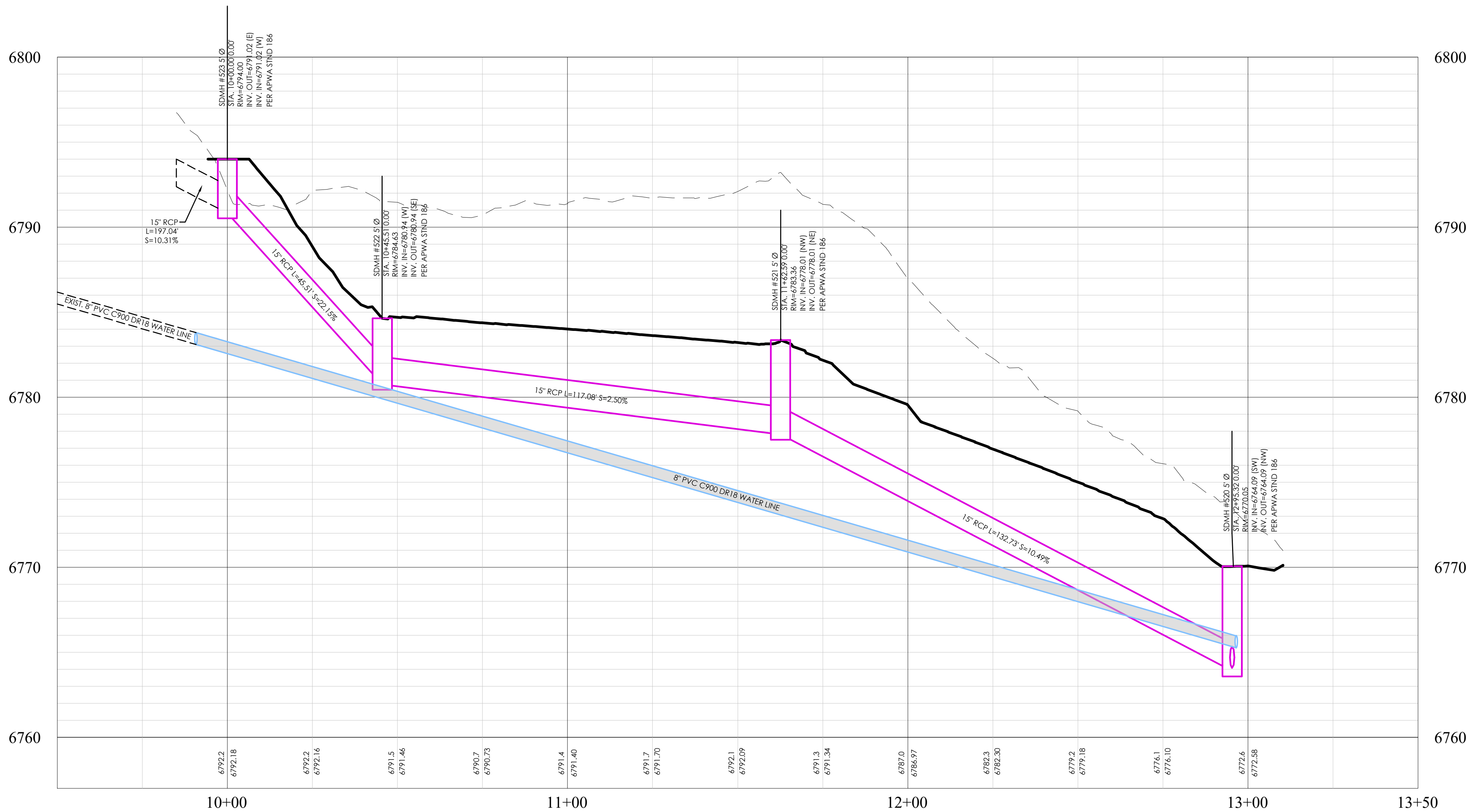
STELLA WAY

Scale: 1"=20'
Date: 01/29/24
Sheet: PP07

Drawn: RRH
Job #: 18-426



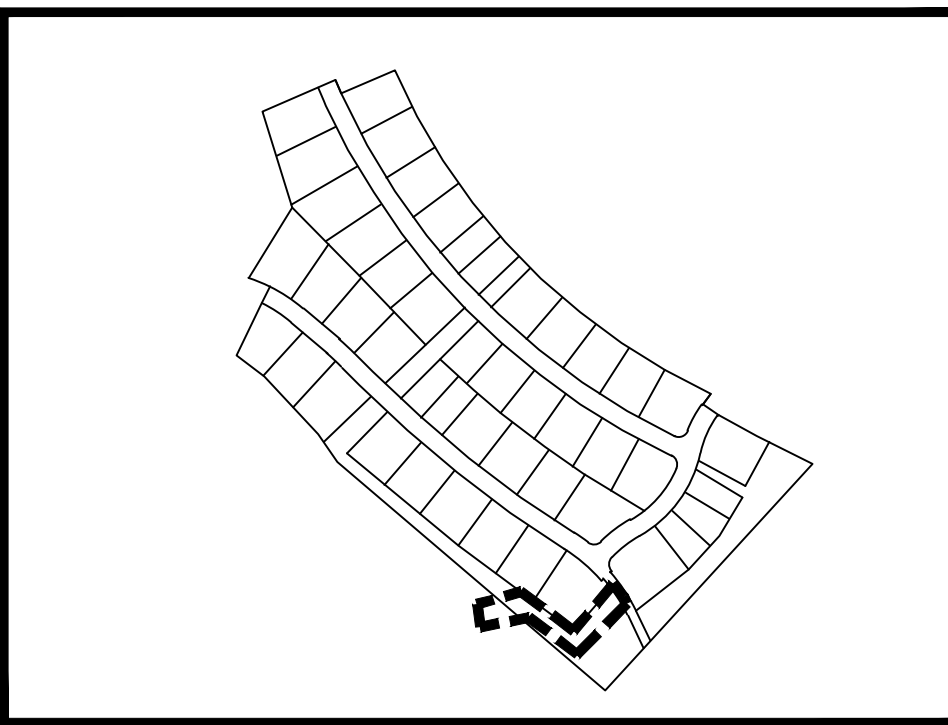
OFF-SITE STORMDRAIN PLAN



OFF-SITE STORM DRAIN PROFILE

LEGEND

BOUNDARY	XX SD	XX° STORM DRAIN
CENTERLINE	XX SS	XX° SANITARY SEWER
LOT LINE	XX W	XX° CULINARY WATER
EASEMENT	XX SW	XX° SECONDARY WATER
XXXX	XXXX	CONTOUR MAJOR
XXXX	XXXX	CONTOUR MINOR
XXXX	XXXX	EXIST. STORM DRAIN
XXXX	XXXX	EXIST. SANITARY SEWER
XXXX	XXXX	EXIST. CULINARY WATER
XXXX	XXXX	EXIST. FENCE
XXXX	XXXX	EXIST. CONTOUR MAJOR
XXXX	XXXX	EXIST. CONTOUR MINOR
XXXX	XXXX	SIGN
XXXX	XXXX	STREET LIGHT
XXXX	XXXX	SD MH, INLET, AND COMBO
XXXX	XXXX	SEWER MANHOLE
XXXX	XXXX	SECONDARY METER, WATER METER
XXXX	XXXX	CULINARY VALVE, TEE & BEND
XXXX	XXXX	SECONDARY VALVE, TEE & BEND
XXXX	XXXX	WATER BLOW-OFF
XXXX	XXXX	FIRE HYDRANT
XXXX	XXXX	STREET MONUMENT (TO BE SET)
XXXX	XXXX	EXIST. STREET MONUMENT
XXXX	XXXX	EXIST. SD INLET & MH
XXXX	XXXX	EXIST. SEWER MH
XXXX	XXXX	EXIST. VALVE, TEE, & BEND
XXXX	XXXX	EXIST. FIRE HYDRANT
XXXX	XXXX	SPOT ELEVATION



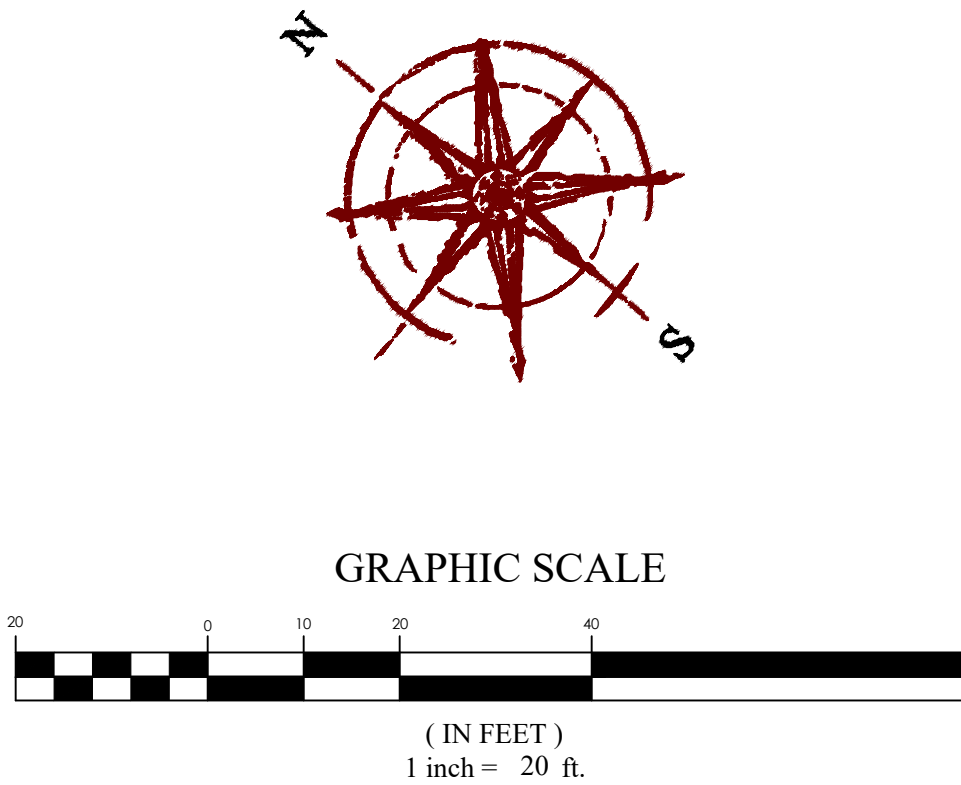
KEY MAP
N.T.S

NOTES:

1. CONTRACTOR TO SURVEY OR HAVE HDPE PIPE BE SURVEYED AT 10' INTERVALS (FOR SLOPED LESS THAN 5%) OR 20' INTERVALS (FOR SLOPED GREATER THAN 5%) TO DETERMINE PROPER HORIZONTAL AND VERTICAL PLACEMENT.

BENCHMARK

SOUTH EAST CORNER OF SECTION 2
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 6663.44
DATUM: NAVD88



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusnh.com

FOR REVIEW ONLY

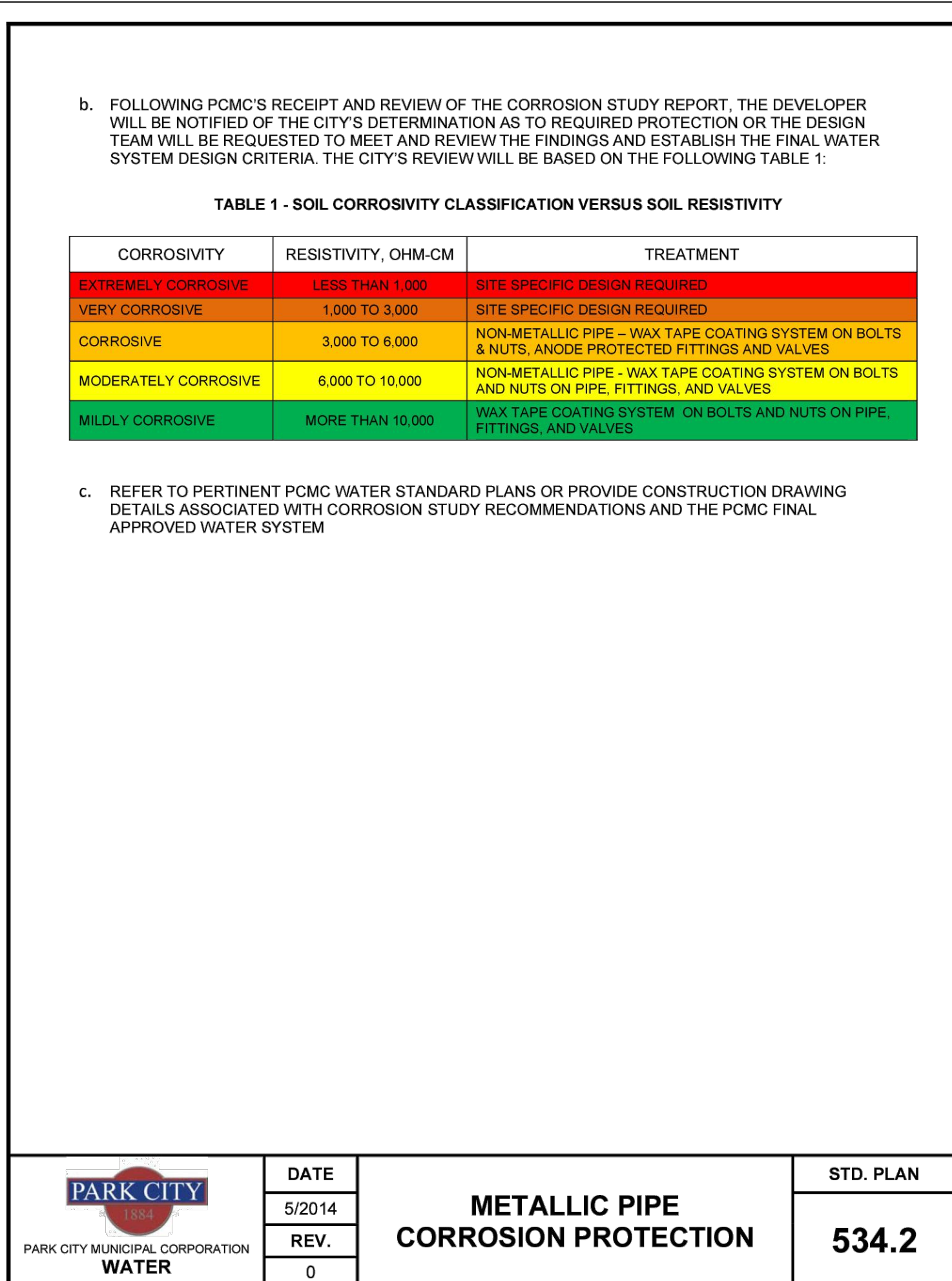
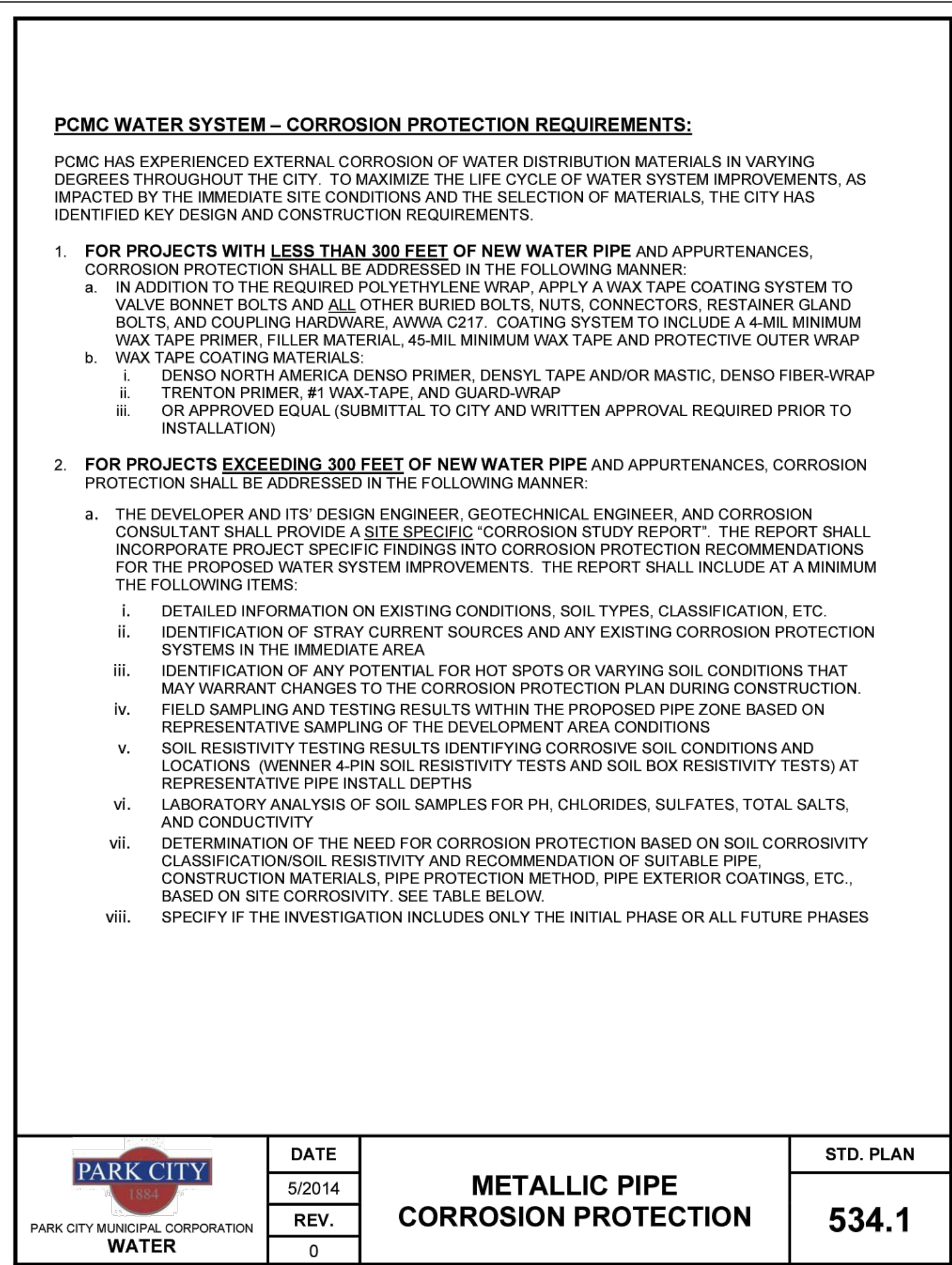
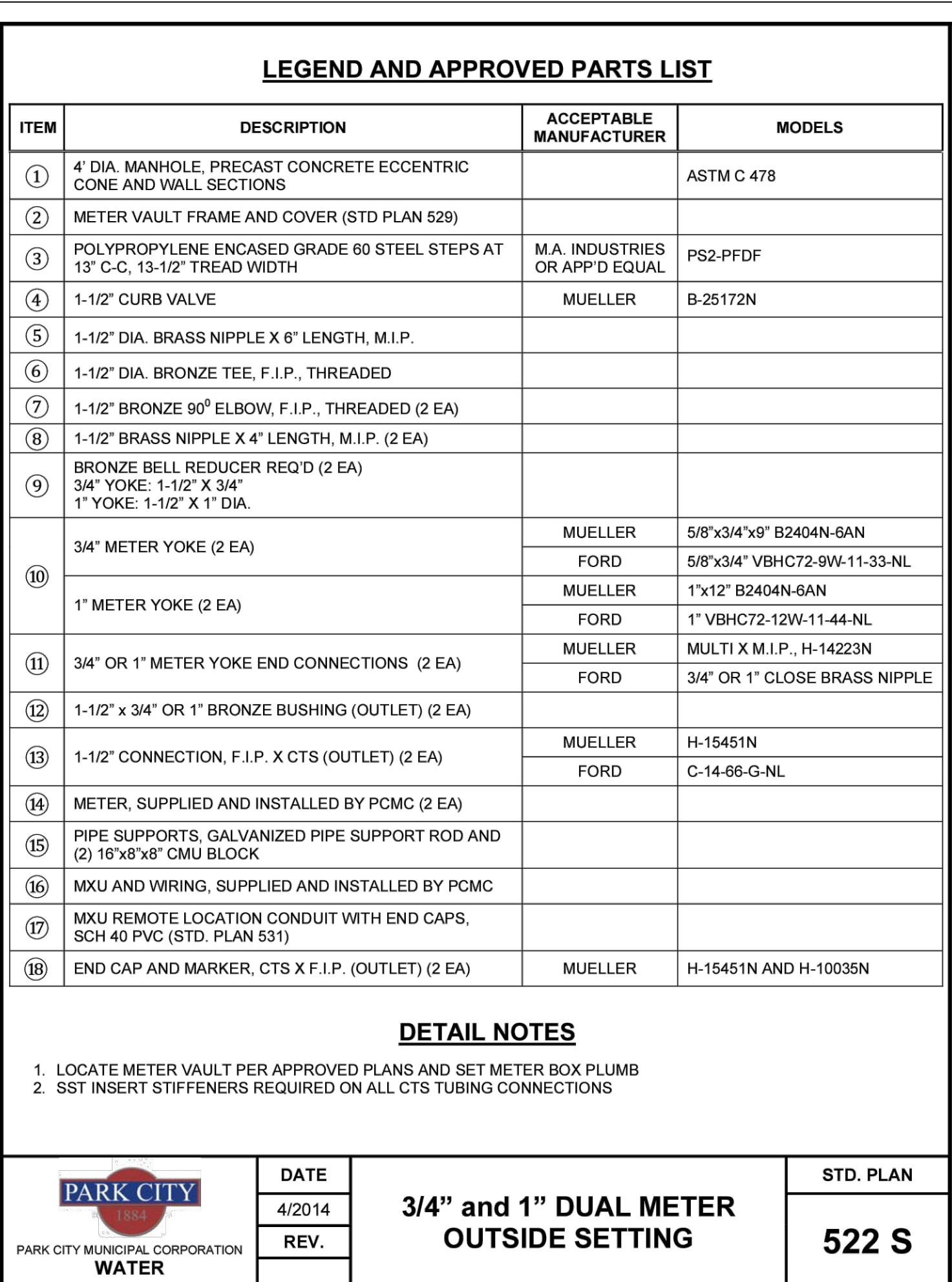
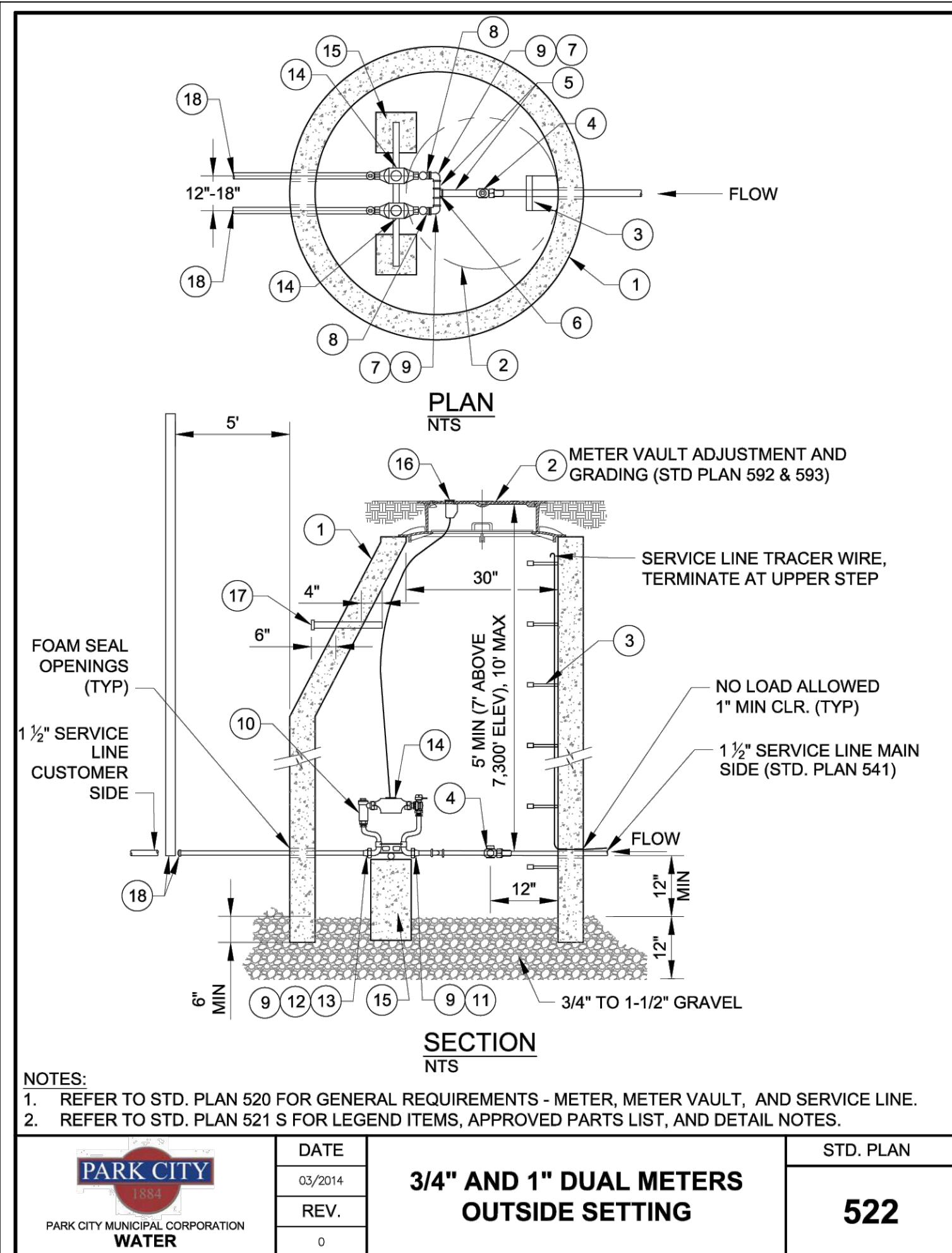
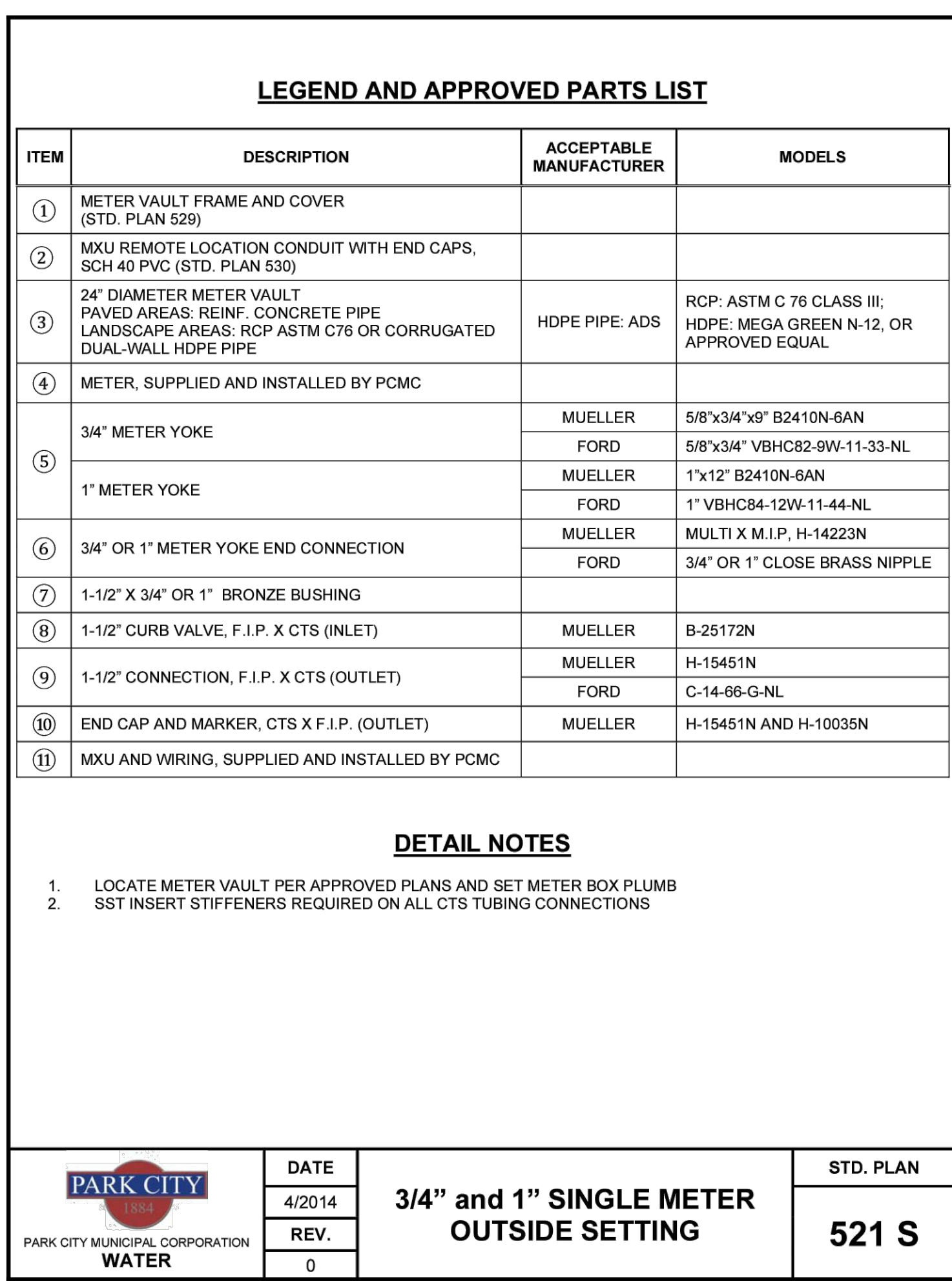
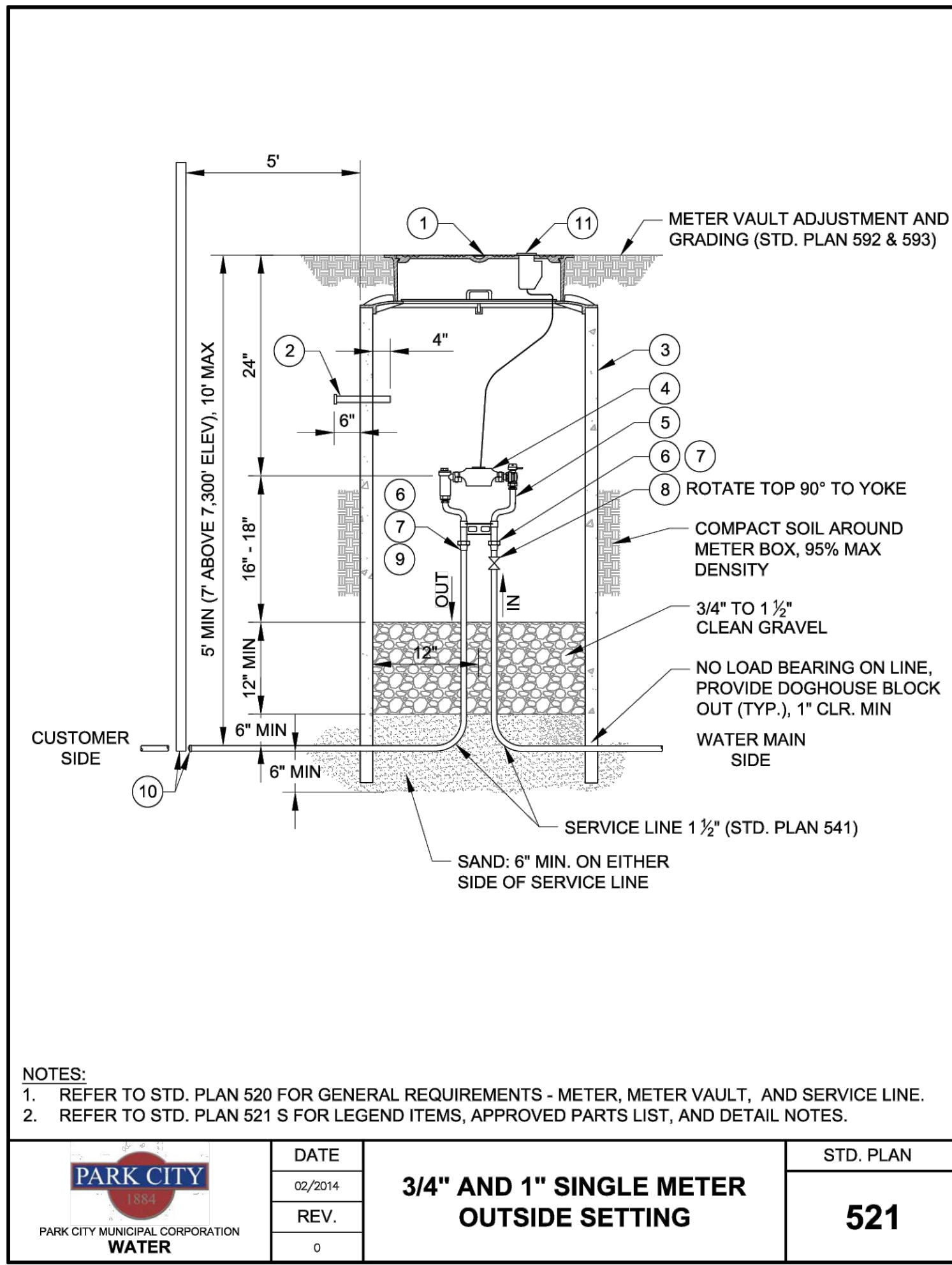
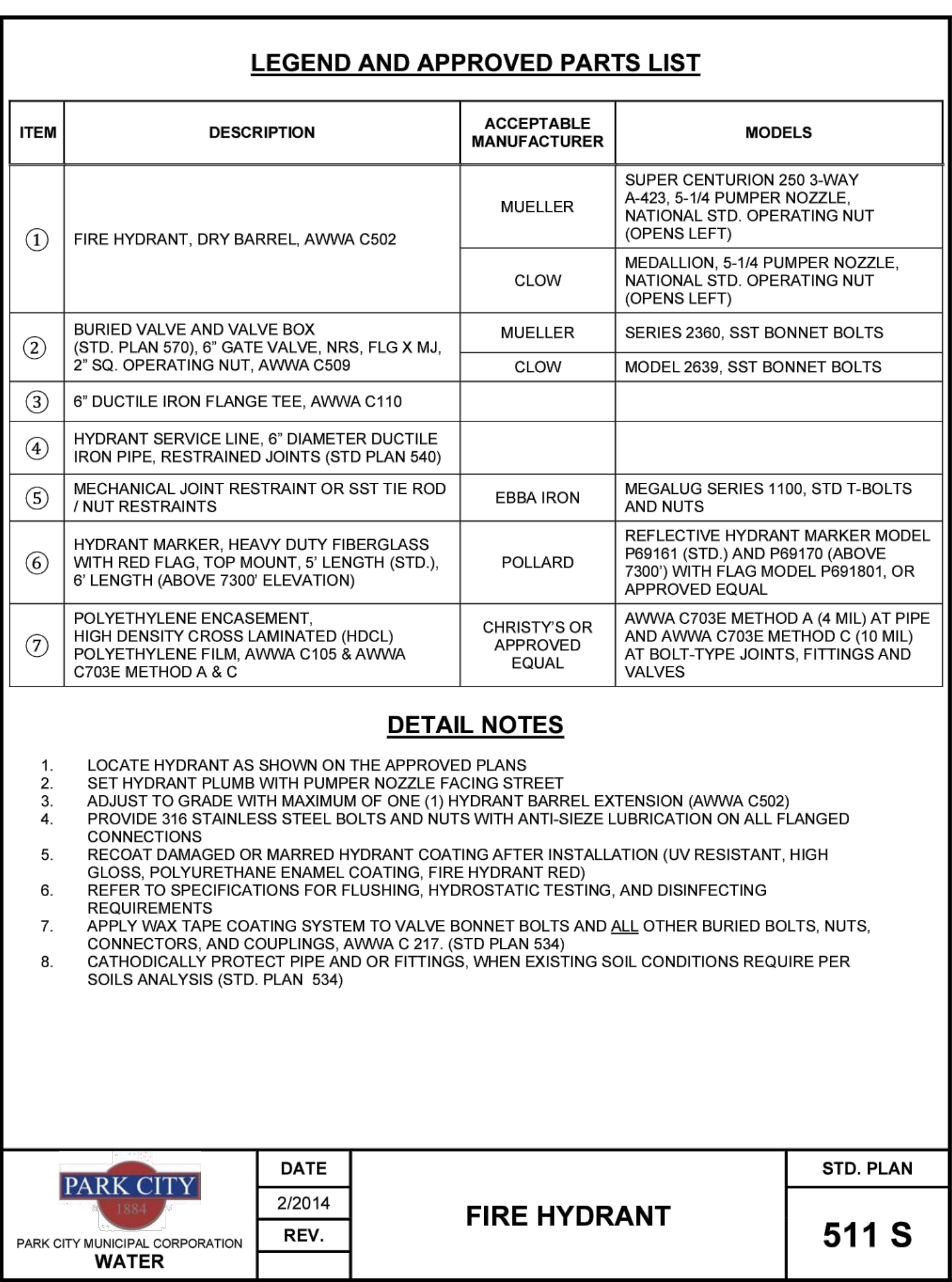
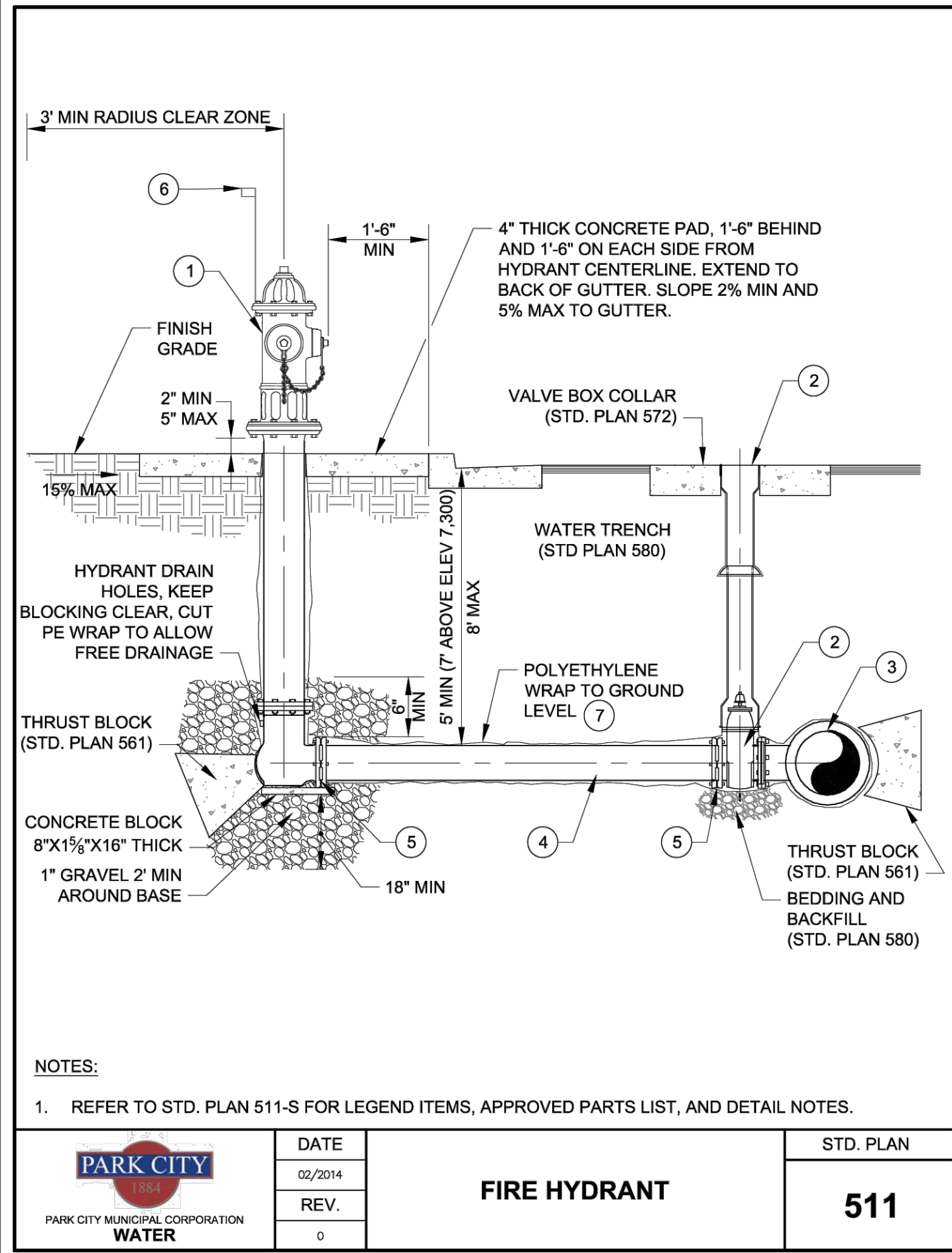
PARK CITY HEIGHTS PHASE 5
PARK CITY, SUMMIT COUNTY, UT
OFF-SITE STORMDRAIN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	1/1/20	
2	1/1/20	
3	1/1/20	
4	1/1/20	
5	1/1/20	
6	1/1/20	

OFF-SITE STORMDRAIN

Scale: 1"=20'
Date: 01/29/24
Job #: 18-426
Sheet: PP08

Drawn: RRH



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusnh.com

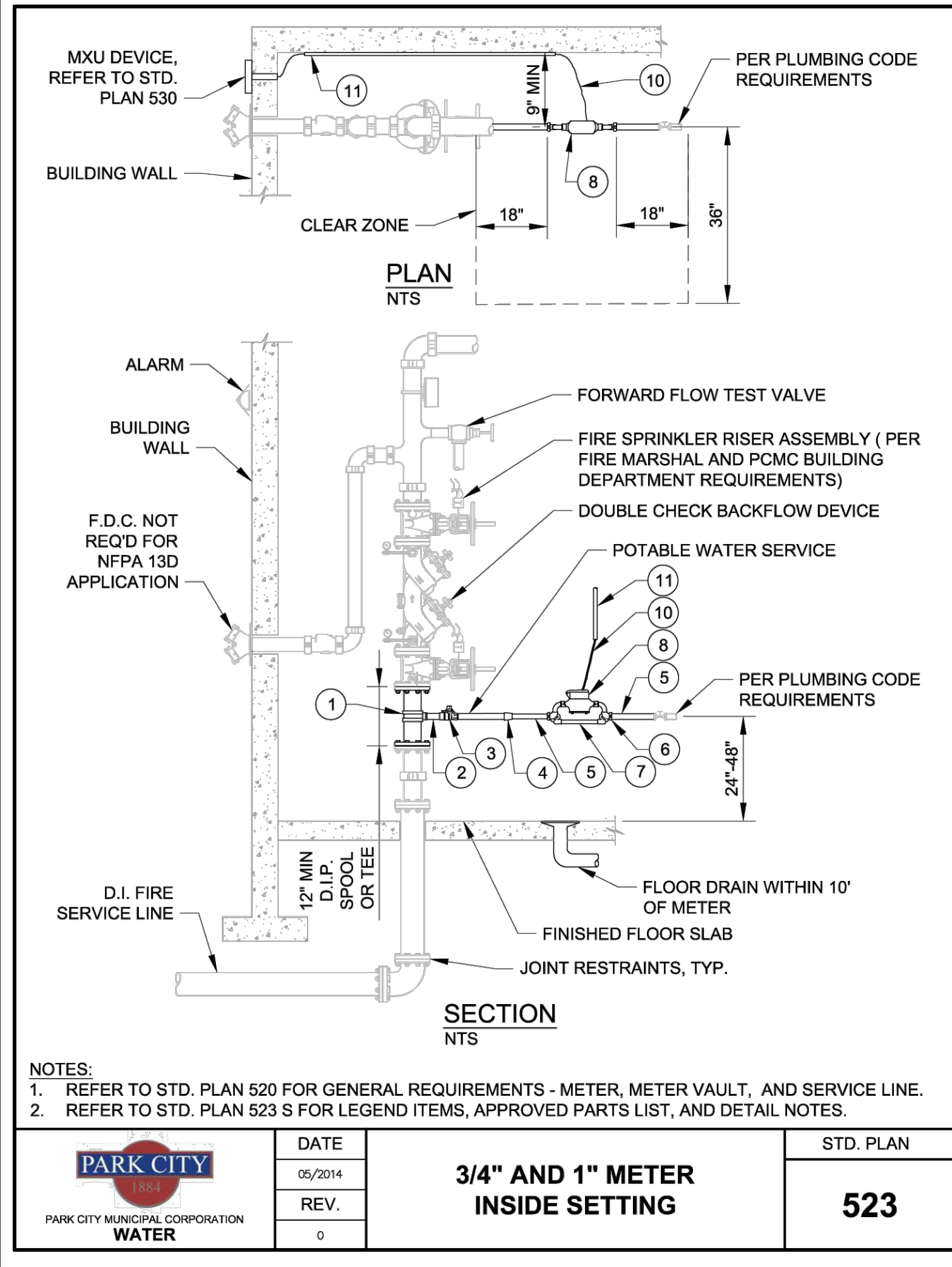
PARK CITY, SUMMIT COUNTY, UT
WATER DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

Scale: N/A Drawn: RRH
Date: 01/29/24 Job #: 18-426
Sheet: D1

Page 107 of 150

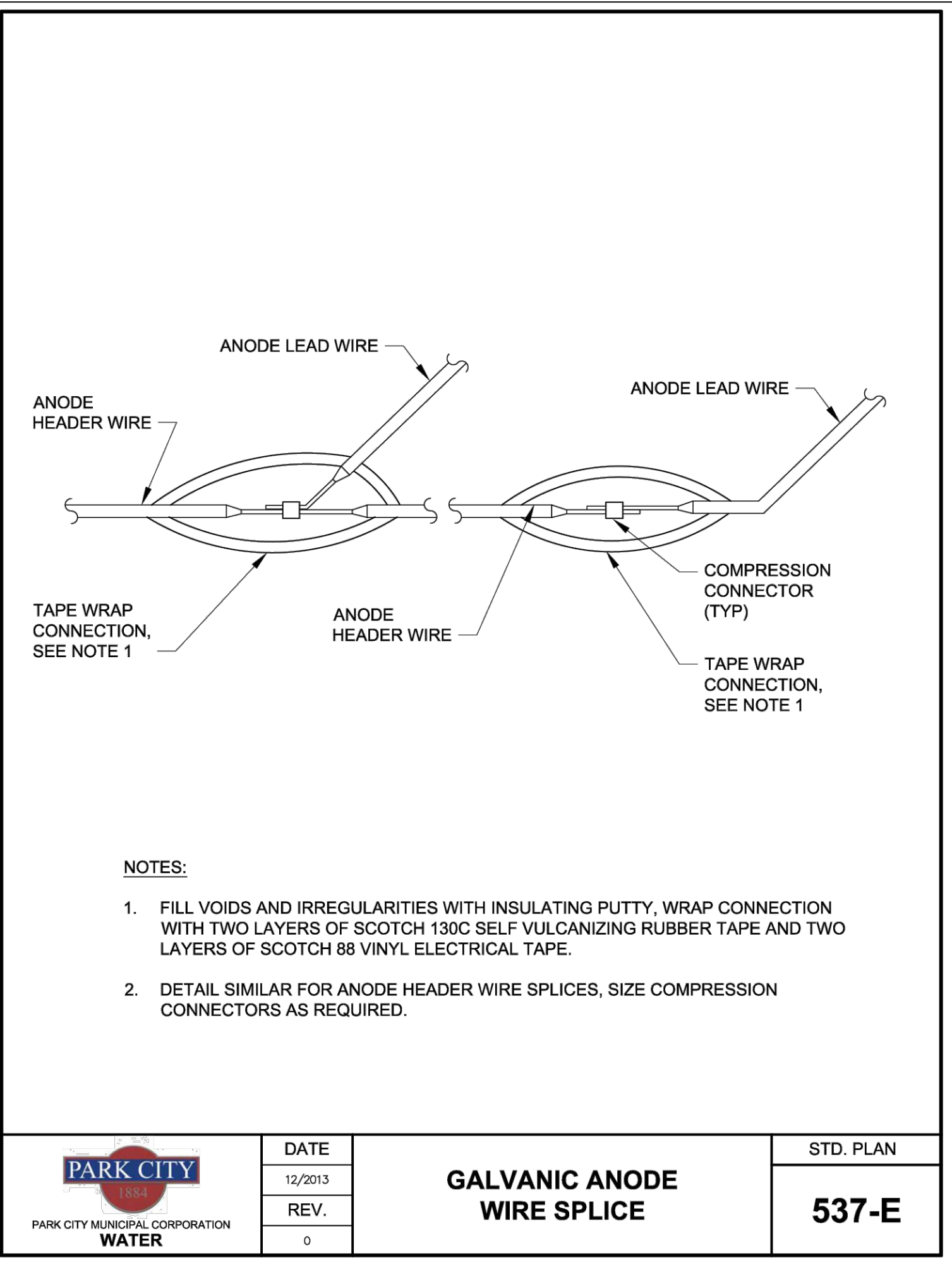
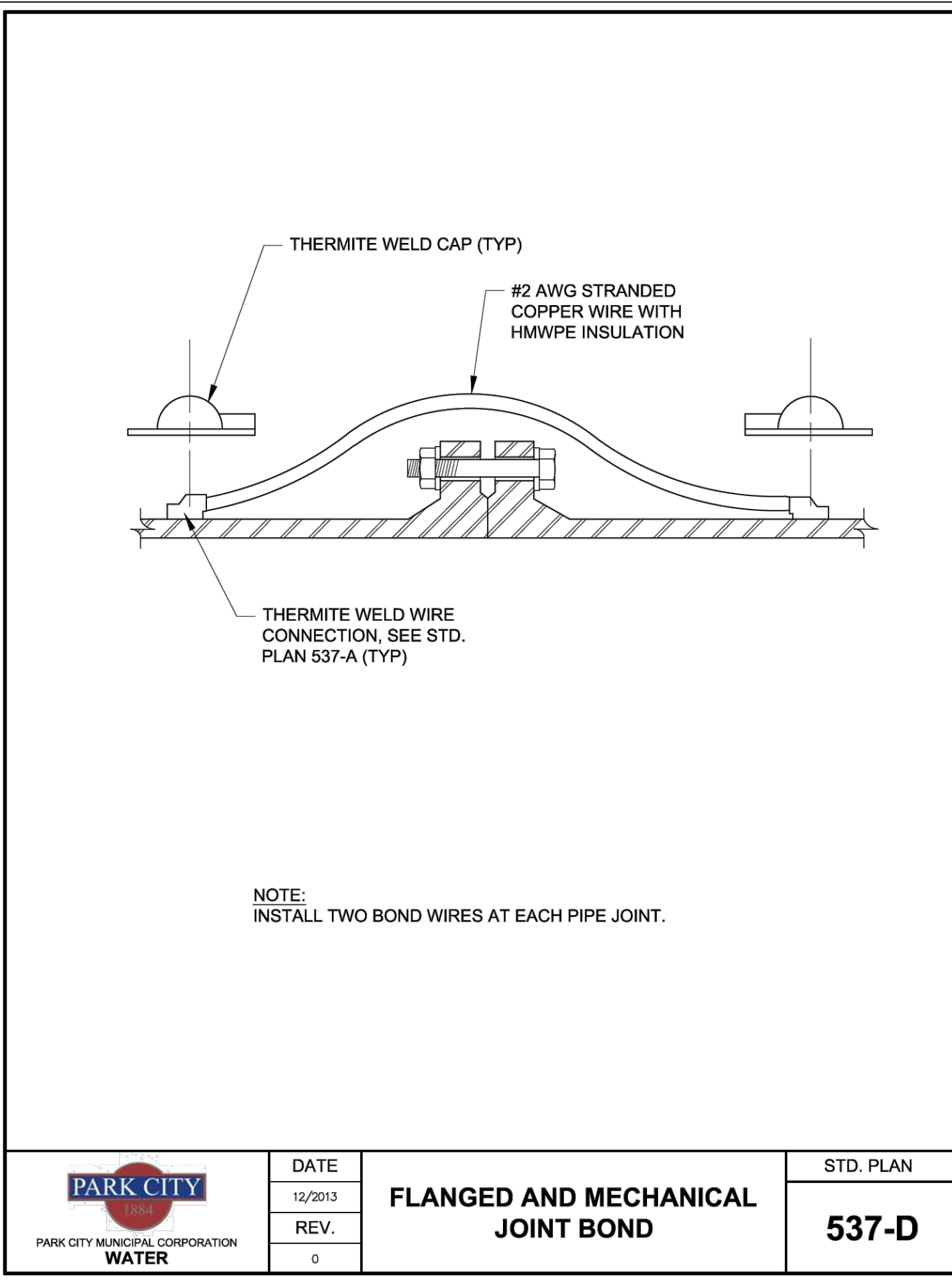
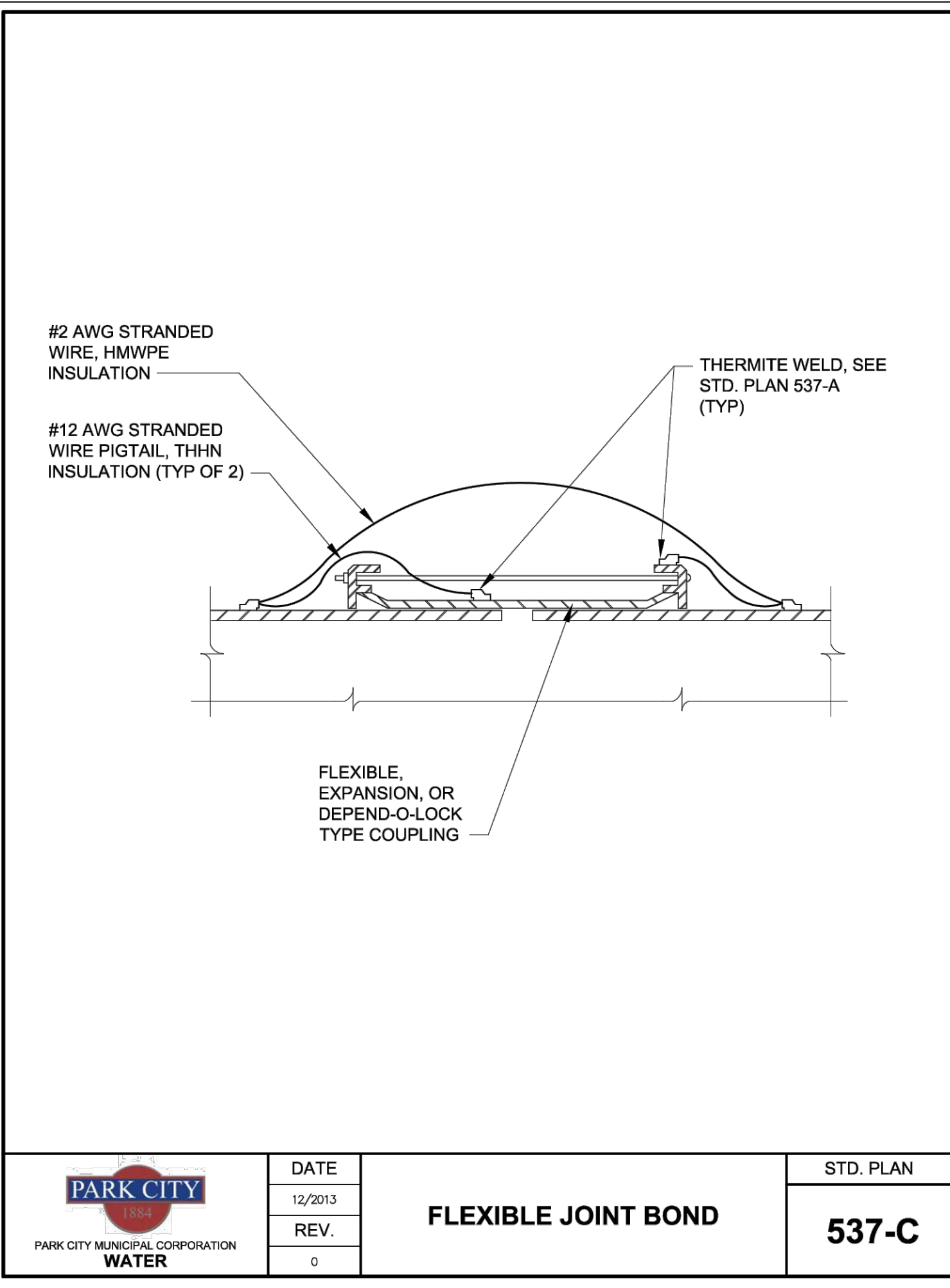
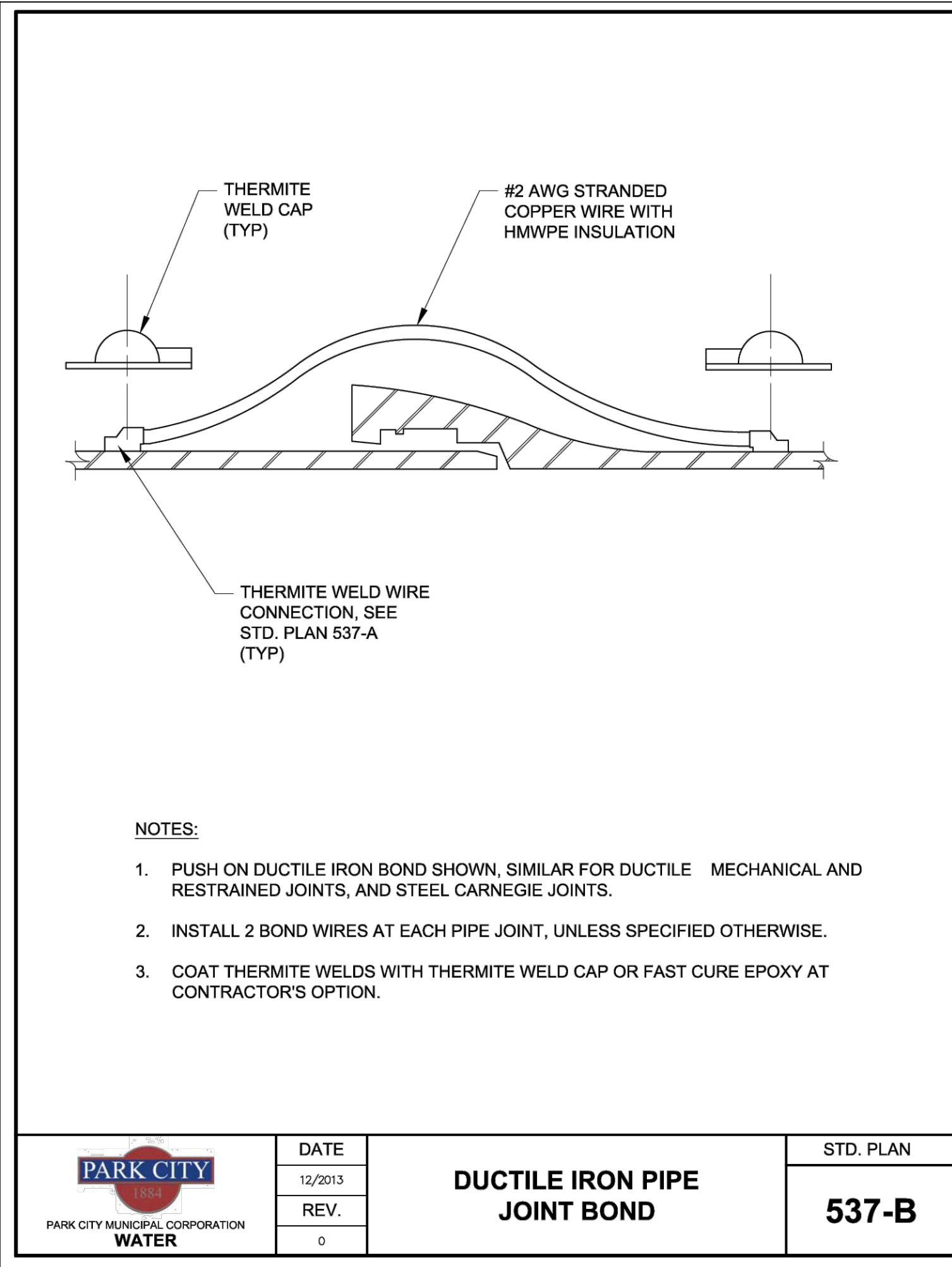
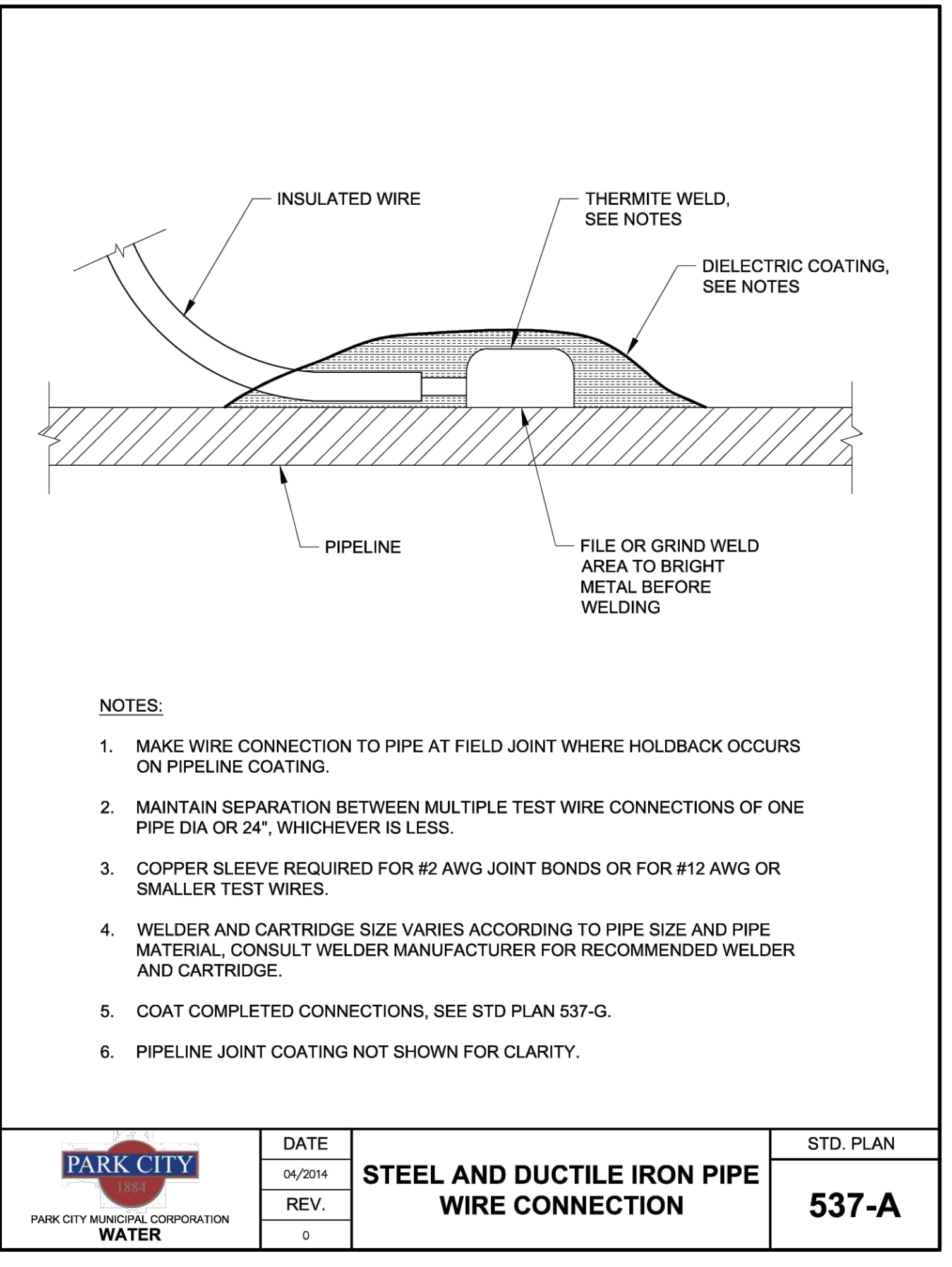


LEGEND AND APPROVED PARTS LIST			
ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	1" BRONZE SERVICE SADDLE, DOUBLE STRAP	MUELLER	BR2B SERIES, CC THREADS
②	1" DIA. BRASS NIPPLE x 2" LENGTH, M.I.P.	FORD	STYLE 202B, CC THREADS
③	1" CURB VALVE, F.I.P. X F.I.P.	MUELLER	B-20283N
④	1" DIA. BRASS NIPPLE x 2" LENGTH, M.I.P. AND BRONZE BELL REDUCER, 1" X 3/4" DIA. (REQ'D FOR 3/4" METER YOKE ONLY)		
⑤	3/4" OR 1" DIA. COPPER PIPING AND FITTINGS, AS REQ'D PER SITE SPECIFIC LAYOUT		
⑥	3/4" OR 1" METER YOKE END CONNECTIONS	MUELLER	MULTI X F.I.P., H-14222N
⑦	3/4" METER YOKE (STRAIGHT LINE INLET AND OUTLET)	MUELLER	5/8"x3/4"x7" B-2418-6AN
		FORD	5/8"x3/4" LSVH11-233W-NL
	3/4" METER YOKE (VERTICAL INLET AND OUTLET)	MUELLER	5/8"x3/4"x10" B-2448-6AN
		FORD	5/8"x3/4" LSVH11-233W-NL
⑧	1" METER YOKE (STRAIGHT LINE INLET AND OUTLET)	MUELLER	1" VSHC84-12W-11-44-NL
		FORD	1" LSVH11-444W-NL
	1" METER YOKE (VERTICAL INLET AND OUTLET)	MUELLER	1"x12" B-2448-6AN
		FORD	1" KHVBHC-4-FP-NL
⑨	METER, SUPPLIED AND INSTALLED BY PCMC		
⑩	PIPE SIZE BRASS NIPPLE AND CURB VALVE, F.I.P. X F.I.P.	MUELLER	B-20283N
⑪	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑫	EMT CONDUIT FOR MXU WIRING, AS REQUIRED		

	DATE 5/2014 REV. 0	3/4" and 1" METER INSIDE SETTING	STD. PLAN 523 S.1
---	-----------------------------	---	-----------------------------

DETAIL NOTES			
1.	USE OF AN INSIDE WATER METER REQUIRES CITY ENGINEER APPROVAL. REFERENCE WATER STANDARD PLAN 520 FOR APPLICABLE CONDITIONS.		
2.	FIRE SPRINKLER RISER WITH POTABLE WATER SERVICE: A SITE SPECIFIC DESIGN IS REQUIRED. THE FIRE PROTECTION SPRINKLER SYSTEM AND POTABLE WATER SYSTEM DESIGN SHALL BE APPROVED BY THE FIRE MARSHAL AND THE PARK CITY BUILDING DEPARTMENT. THE POTABLE WATER SERVICE CONNECTION AND METER ASSEMBLY DESIGN SHALL BE APPROVED BY THE PARK CITY BUILDING DEPARTMENT AND THE CITY ENGINEER. DESIGN AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES.		
3.	BACKFLOW PREVENTION: PROVIDE A DOUBLE CHECK BACKFLOW ASSEMBLY (DCBA) OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RPBA) ON THE FIRE SPRINKLER RISER ASSEMBLY. STYLE TO BE DETERMINED BY THE BUILDING AND WATER DEPARTMENT BASED ON DEGREE OF HAZARD POSED BY FIRE SPRINKLER PROTECTION SYSTEM. BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED BY THE BUILDING DEPARTMENT, BACKFLOW ASSEMBLY TESTING FOR PROPER OPERATION (PER CITY REQUIREMENTS BY A CERTIFIED TESTER RECOGNIZED BY THE CITY) IS REQUIRED AND A REPORT SUBMITTED.		
4.	CONNECTIONS TO THE WATER SYSTEM ARE NOT PERMITTED PRIOR TO THE POTABLE WATER METER ASSEMBLY OR THE FIRE SPRINKLER RISER BACKFLOW ASSEMBLY. THIS INCLUDES OUTSIDE IRRIGATION SUPPLY.		
5.	CLEARANCES: PROVIDE ADEQUATE CLEARANCES FROM FIRE RISER AND AROUND WATER METER ASSEMBLY. MAINTAIN: 9" MINIMUM FROM WALL TO FACE OF POTABLE WATER PIPING 18" CLEAR ON EACH SIDE OF METER ASSEMBLY 36" CLEAR IN FRONT OF METER ASSEMBLY		
6.	LOCATE METER ASSEMBLY TWO (2) TO FOUR (4) FEET ABOVE THE FLOOR. POSITION METER HORIZONTAL WITH DIAL POINTING UP.		
7.	PROVIDE ISOLATION (CURB) VALVES AT METER INLET AND OUTLET		
8.	FOR MULTIPLE METERS PROVIDE A MANIFOLD WITH A MAIN CURB VALVE PRIOR TO THE MANIFOLD AND INDIVIDUAL CURB VALVES LOCATED PRIOR TO AND AFTER METERS.		
9.	PROVIDE A FLOOR DRAIN IN THE FIRE RISER ROOM WITHIN 10 FEET OF THE WATER METER LOCATION.		
10.	PROVIDE PIPE LABELS ON THE POTABLE WATER LINE BETWEEN THE FIRE RISER AND THE WATER METER DESIGNATING PIPE AS "POTABLE WATER".		
11.	PROVIDE PIPE ANCHORAGE TO SUPPORT METER YOKE AND ASSEMBLY INDEPENDENT OF THE POTABLE WATER SUPPLY PIPING AND BUILDING PLUMBING. PROVIDE PIPE STANDS OR UNISTRUT WALL STANDOFFS. DO NOT SUPPORT METER ASSEMBLY FROM OTHER PIPING.		
12.	PROVIDE A WALL PENETRATION AND CONDUIT FOR REMOTE RADIOREAD METER TRANSEIVER UNIT (MXU) DEVICE(S). COORDINATE ROUTING AND WALL PENETRATION LOCATION WITH THE WATER DEPARTMENT. REFERENCE WATER STANDARD PLANS 520 AND 530.		
13.	PROVIDE 1/2" EMT CONDUIT AND SUPPORTS FOR MXU SIGNAL WIRE IF DISTANCE TO WALL PENETRATION EXCEEDS 10 FEET		
14.	INSPECTION: CONTACT THE CITY ENGINEER FOR INSPECTION OF THE POTABLE WATER SYSTEM METER ASSEMBLY INSTALLATION		
15.	REFER TO STD. PLAN 500 AND THE SPECIFICATIONS FOR FLUSHING, HYDROSTATIC TESTING, AND DISINFECTING REQUIREMENTS		

	DATE 5/2014 REV. 0	3/4" and 1" METER INSIDE SETTING	STD. PLAN 523 S.2
---	-----------------------------	---	-----------------------------





FOCUS[®]
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PARK CITY, SUMMIT COUNTY, UT

WATER DETAILS

REVISION BLOCK		DESCRIPTION	
#	DATE	1	2
1	01/29/24	2	3
2		3	4
3		4	5
4		5	6

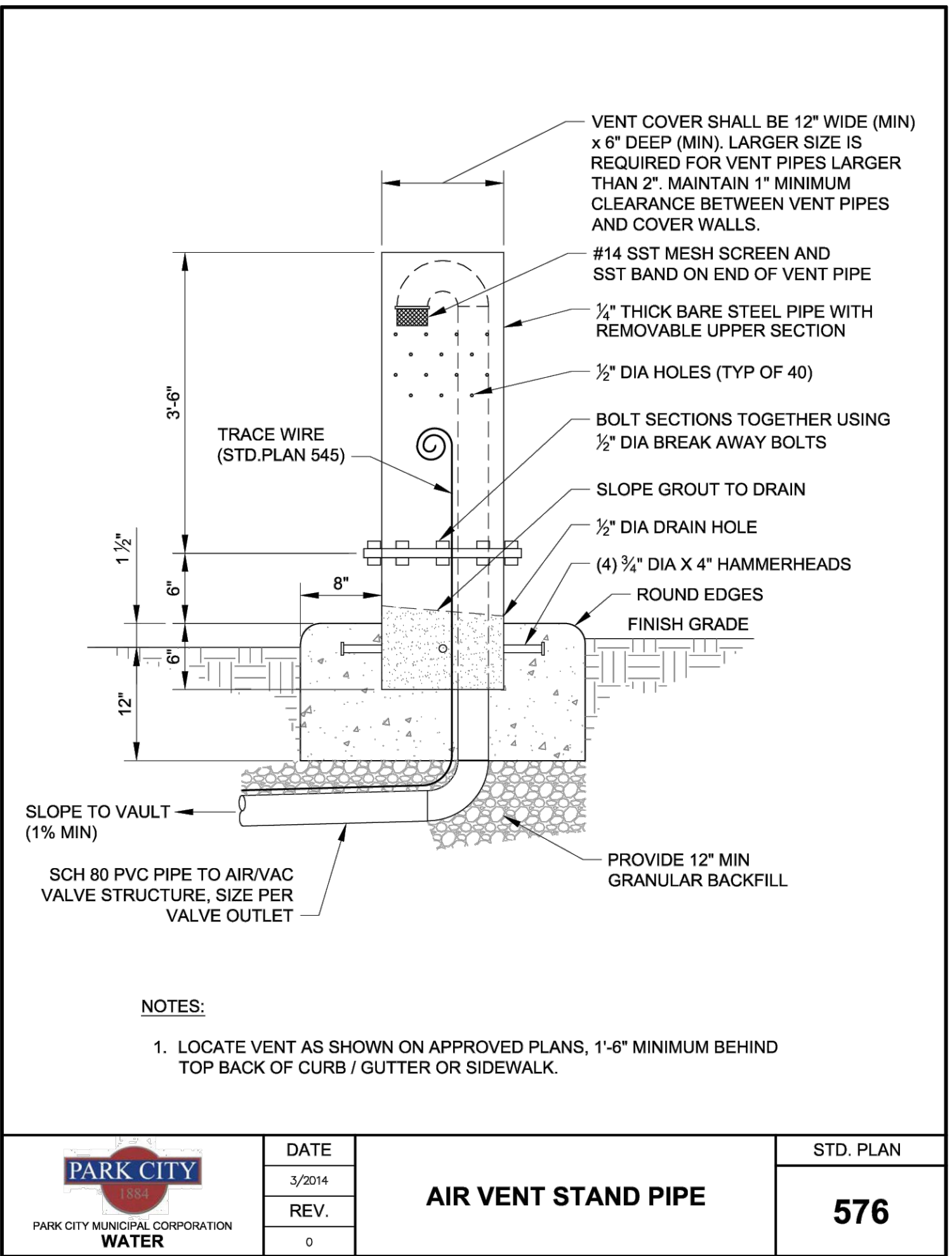
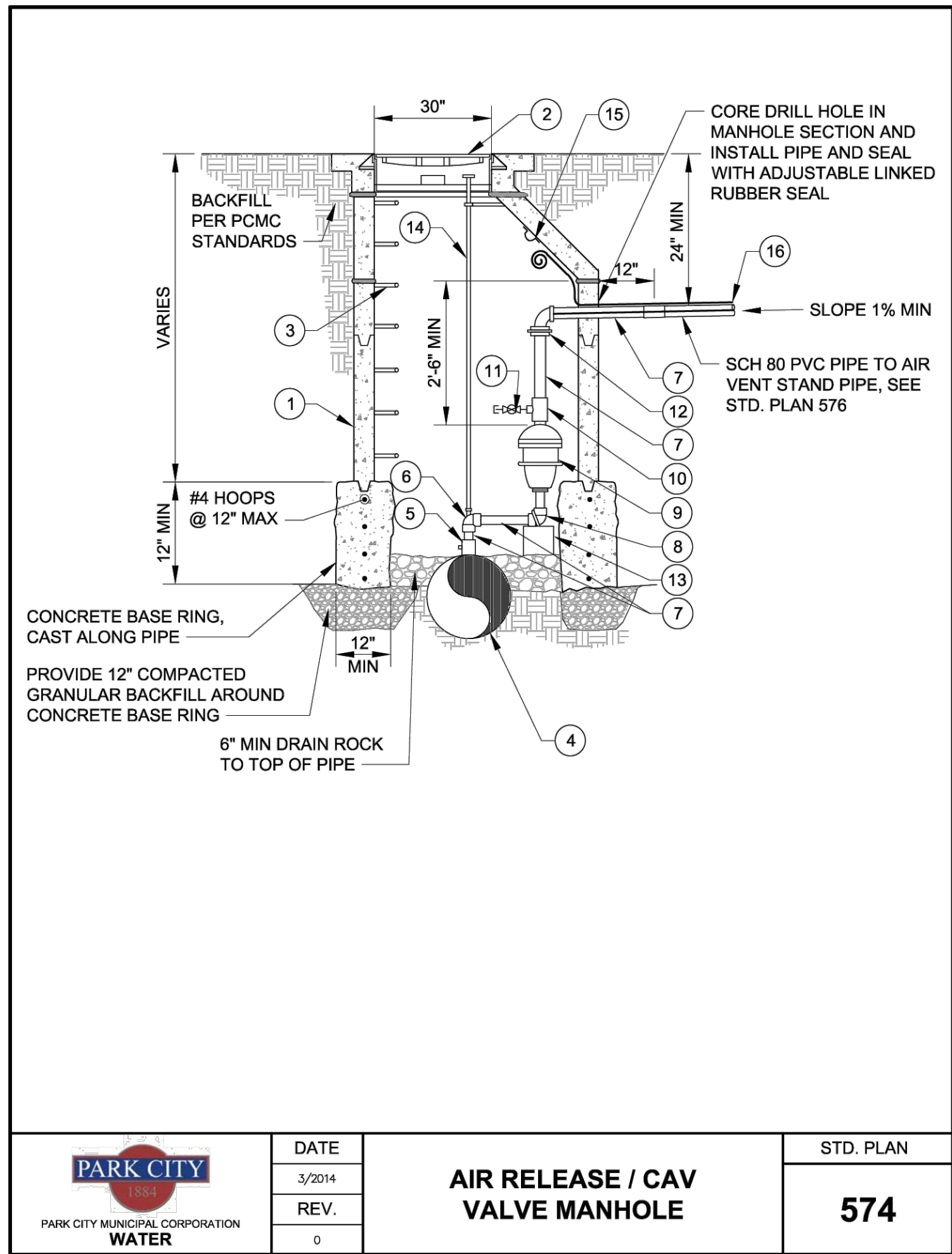
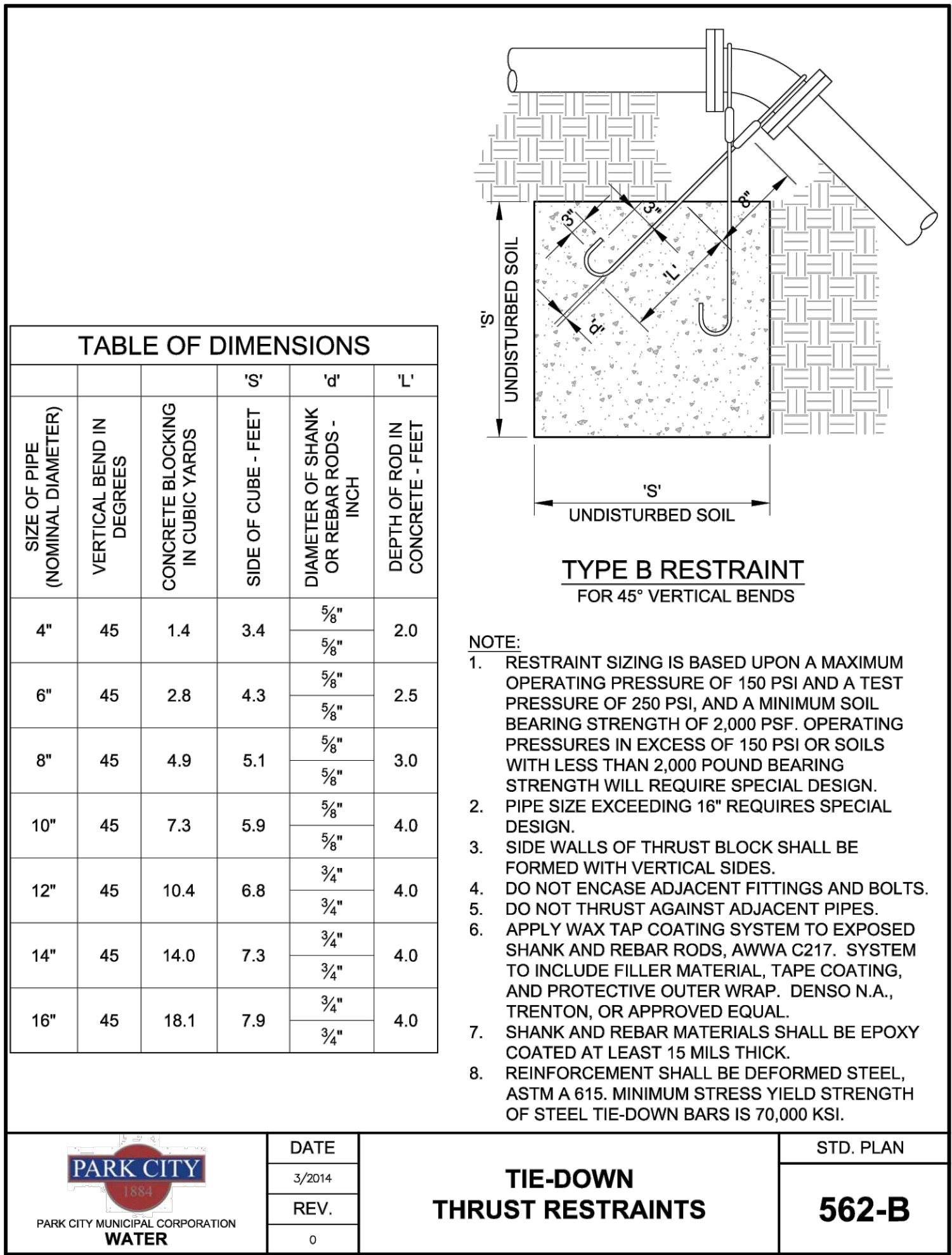
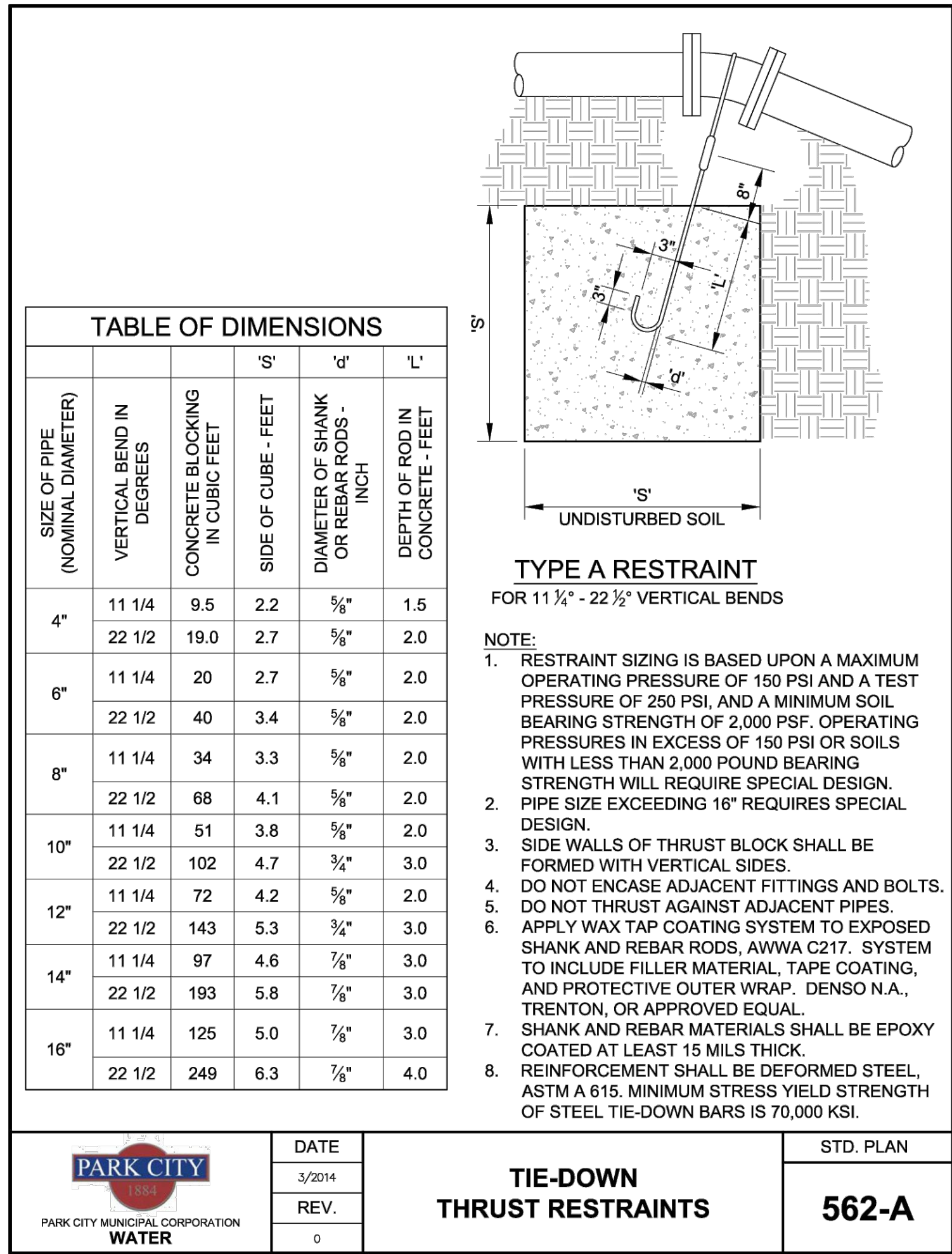
**WATER
DETAILS**

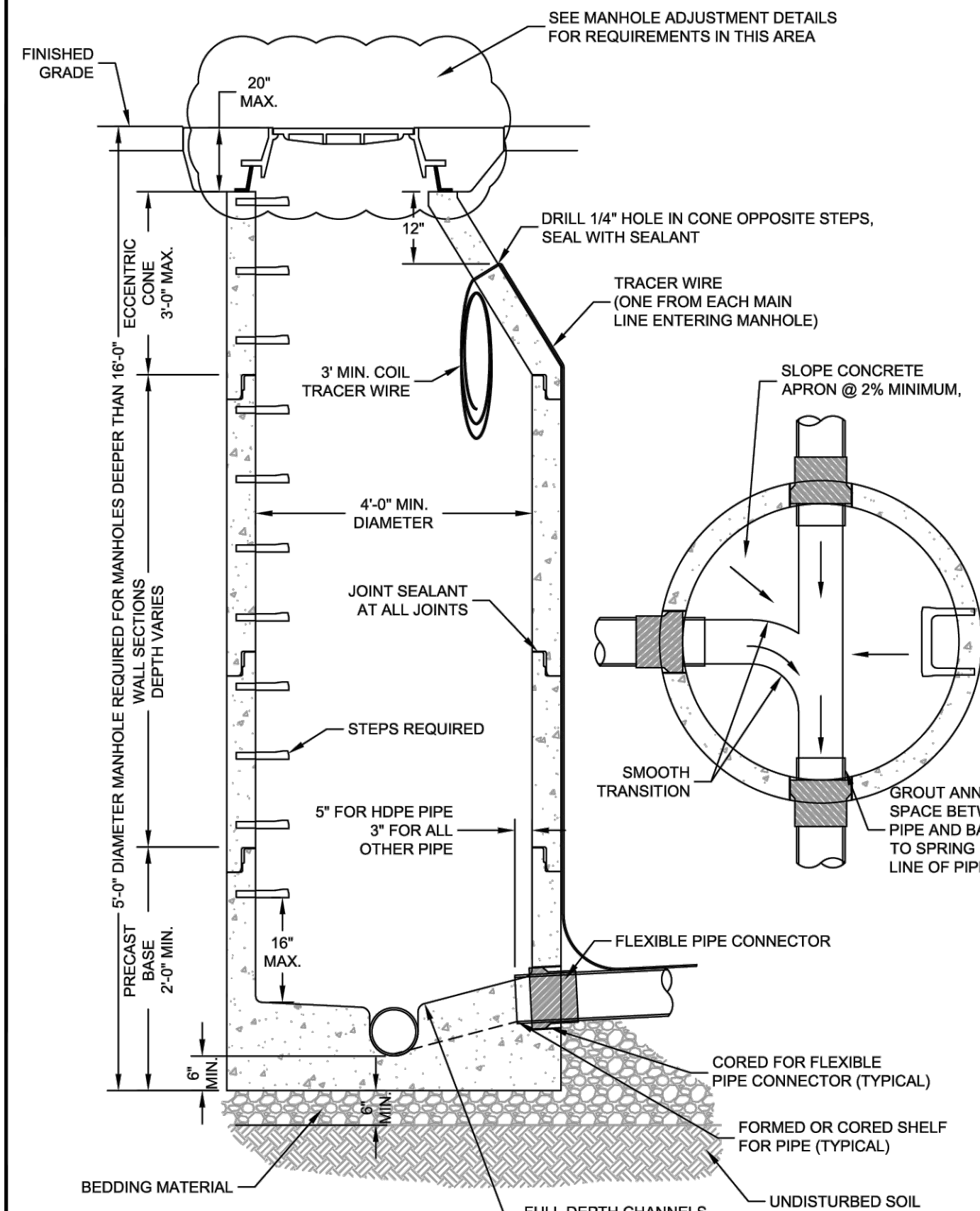
Scale: N/A Drawn: RRR

Date: 01/29/24 Job #: 18-426

Sheet: **D2**

Z:_2018\18-426 Park City Heights Phase 5\Design 18-426.dwg Sheets\02 - WATER DETAILS.dwg

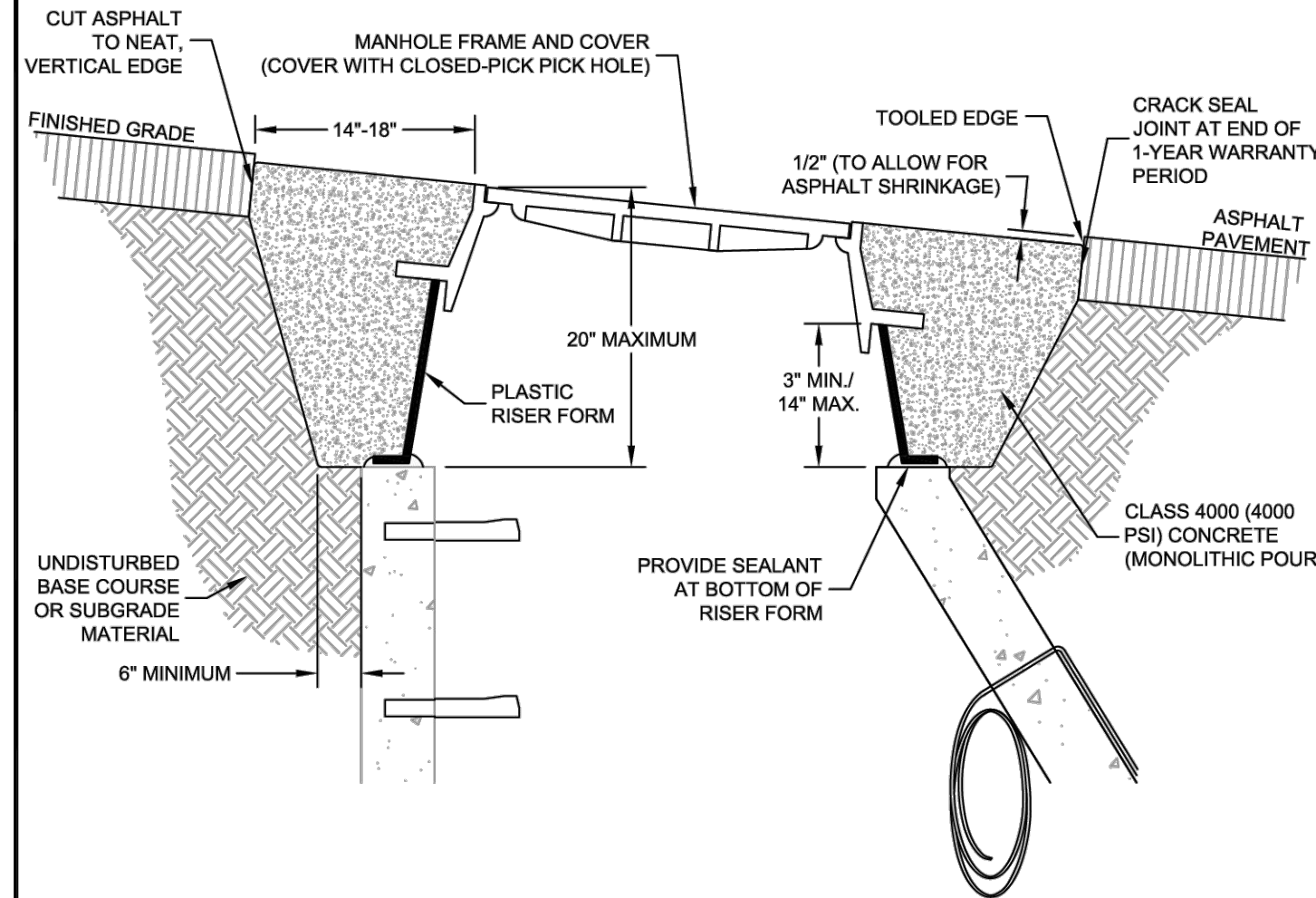




Snyderville Basin Water Reclamation District

PRECASTMANHOLE WITH PRECAST BASE

STANDARD DETAIL MH-01
Revision Date: 4/20/20

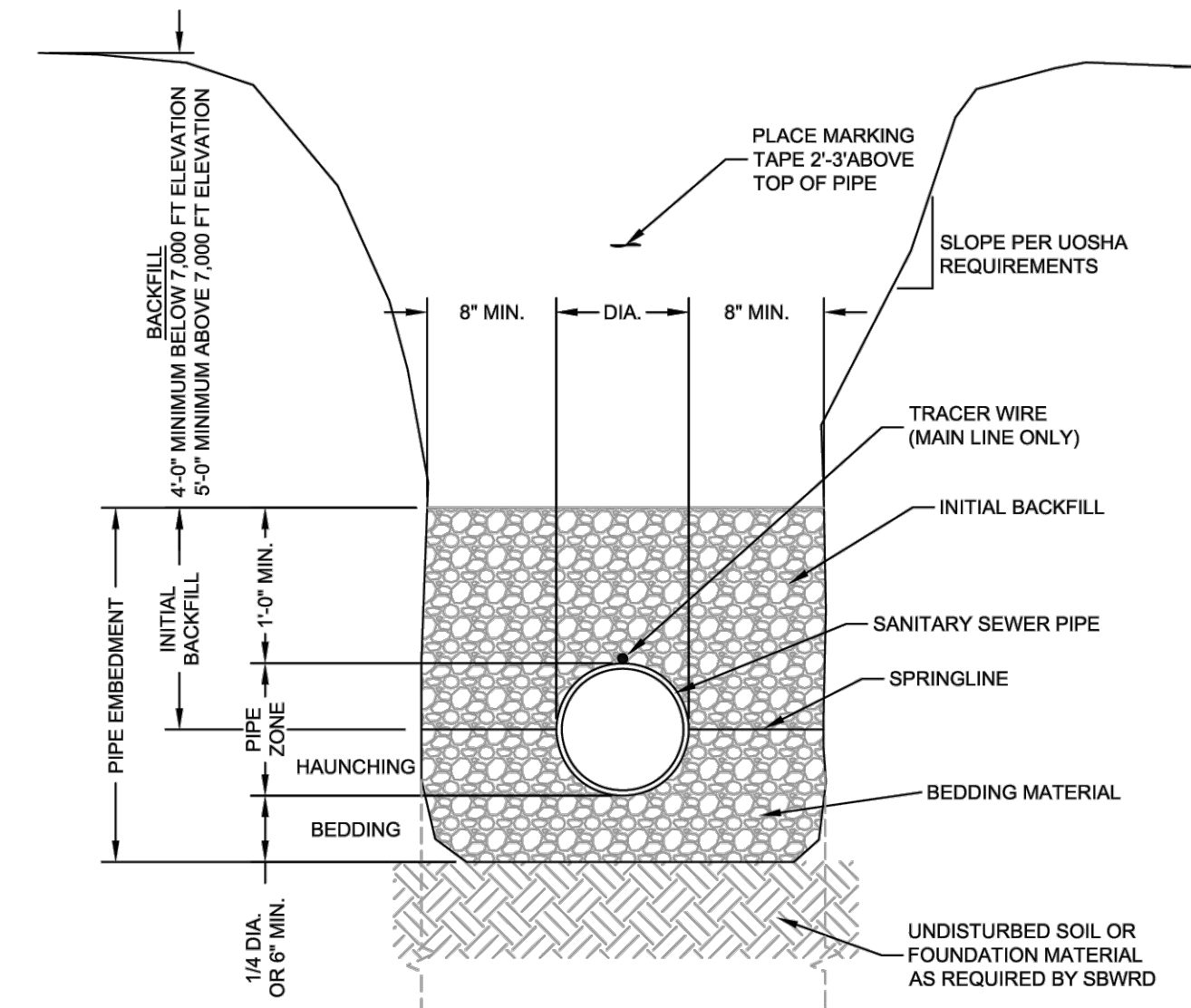


- NOTES:
1. MANHOLE ADJUSTMENT SHALL OCCUR AFTER FINAL ASPHALT PAVEMENT PLACEMENT IS COMPLETED.
 2. DIMENSIONS OF PLASTIC RISER FORM SHALL BE SPECIFIC TO THE DIAMETERS OF THE MANHOLE FRAME AND CONE AND OF THE ADJUSTMENT HEIGHT. PLASTIC RISER FORM SHALL NOT BE CUT VERTICALLY TO ALLOW PLACEMENT OF FRAME.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

Snyderville Basin Water Reclamation District

MANHOLE ADJUSTMENT IN ASPHALT PAVEMENT

STANDARD DETAIL MH-07
Revision Date: 4/20/20

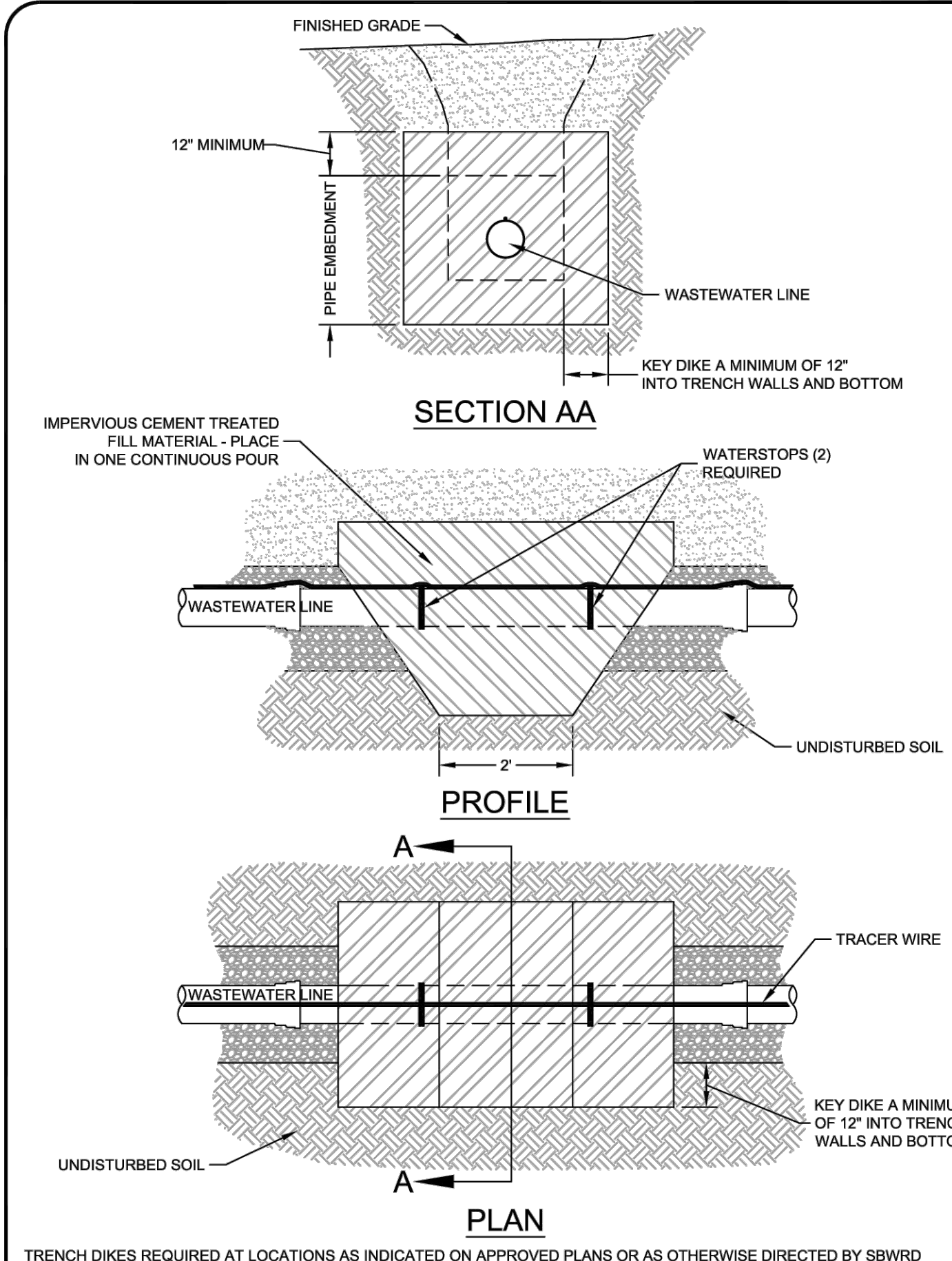


- NOTES:
1. TRENCH BACKFILL SHALL BE PLACED SUCH THAT SETTLEMENT OF PAVED AREAS DOES NOT OCCUR.
 2. BACKFILL IN ROADS, STREETS OR RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY OR STATE STANDARDS.
 3. COMPACTION TESTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND THE CONTRACTOR.
 4. BACKFILL IN OFF-ROAD AREAS SHALL BE IN ACCORDANCE WITH THE OFF ROAD SEWER LINE TRENCH DETAIL.
 5. ATTACH TRACER WIRE TO TOP OF PIPE AT MAXIMUM 5' SPACING WITH DUCT TAPE OR ZIP TIES.

Snyderville Basin Water Reclamation District

PIPE TRENCH

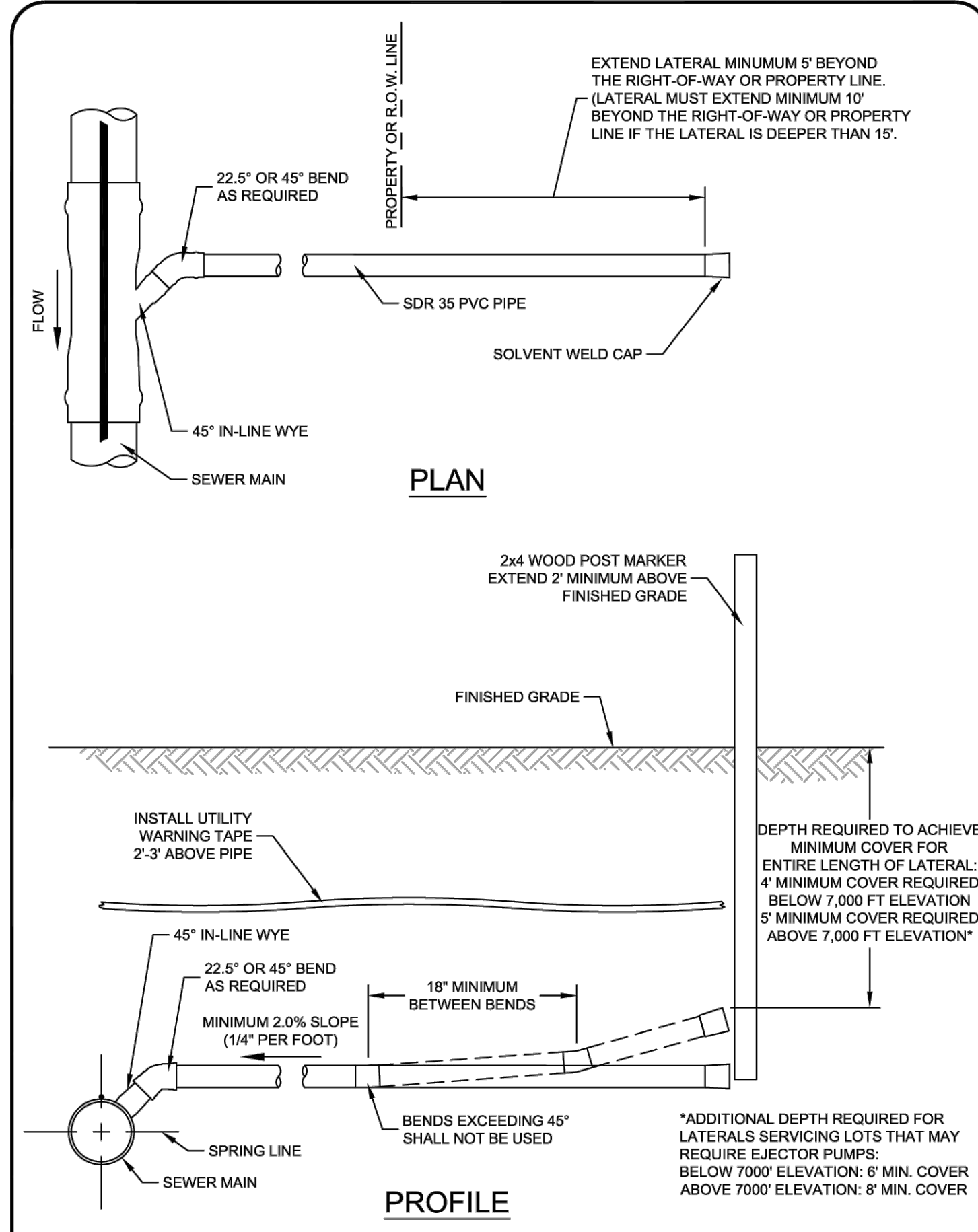
STANDARD DETAIL PI-01
Revision Date: 4/20/20



Snyderville Basin Water Reclamation District

TRENCH DIKE

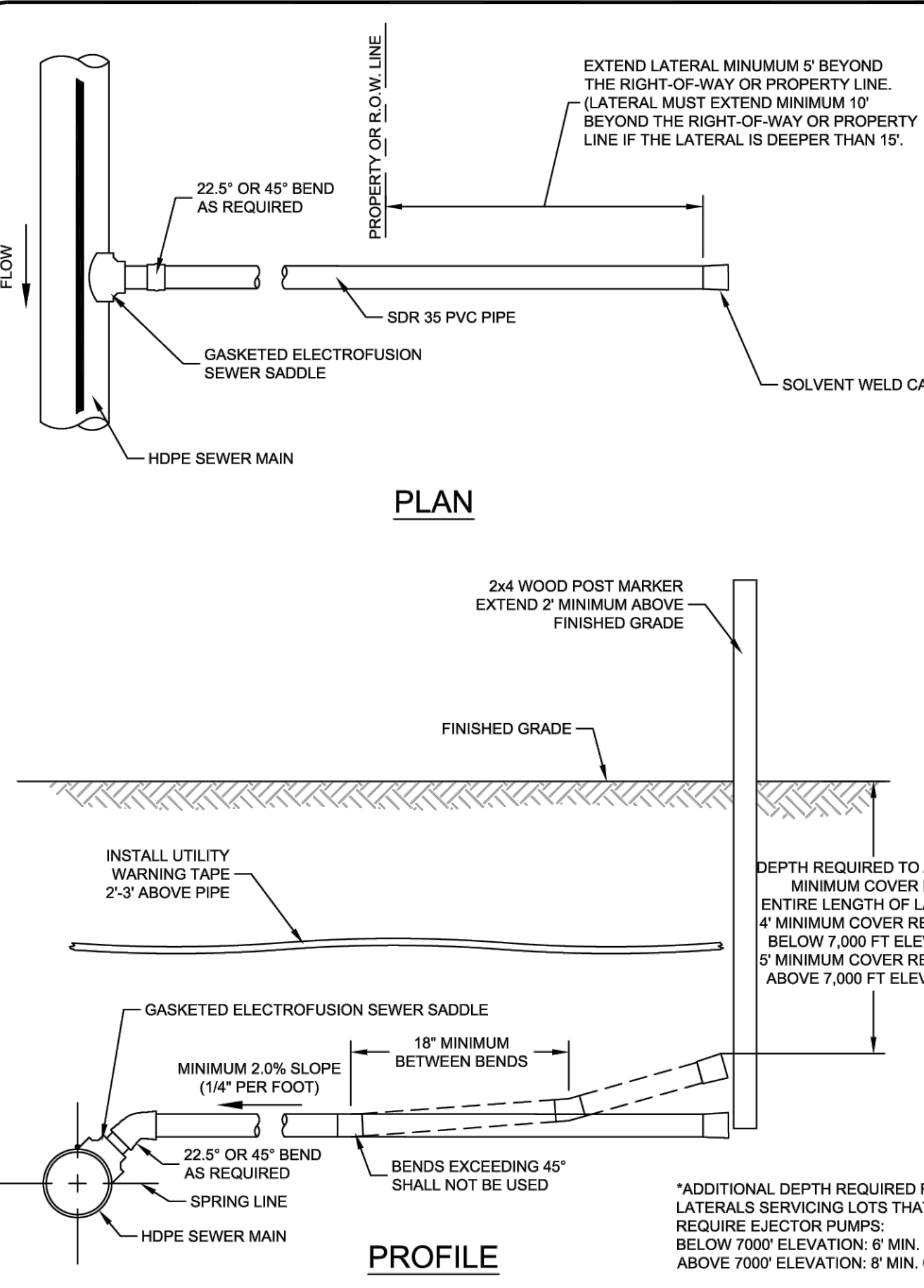
STANDARD DETAIL PI-03
Revision Date: 4/20/20



Snyderville Basin Water Reclamation District

PRIVATE LATERAL STUB - GRAVITY FLOW PVC MAIN LINE TO PVC LATERAL LINE

STANDARD DETAIL LAT-01
Revision Date: 4/20/20



Snyderville Basin Water Reclamation District

PRIVATE LATERAL STUB - GRAVITY FLOW HDPE MAIN LINE TO PVC LATERAL LINE

STANDARD DETAIL LAT-02
Revision Date: 4/20/20

FOR REVIEW ONLY

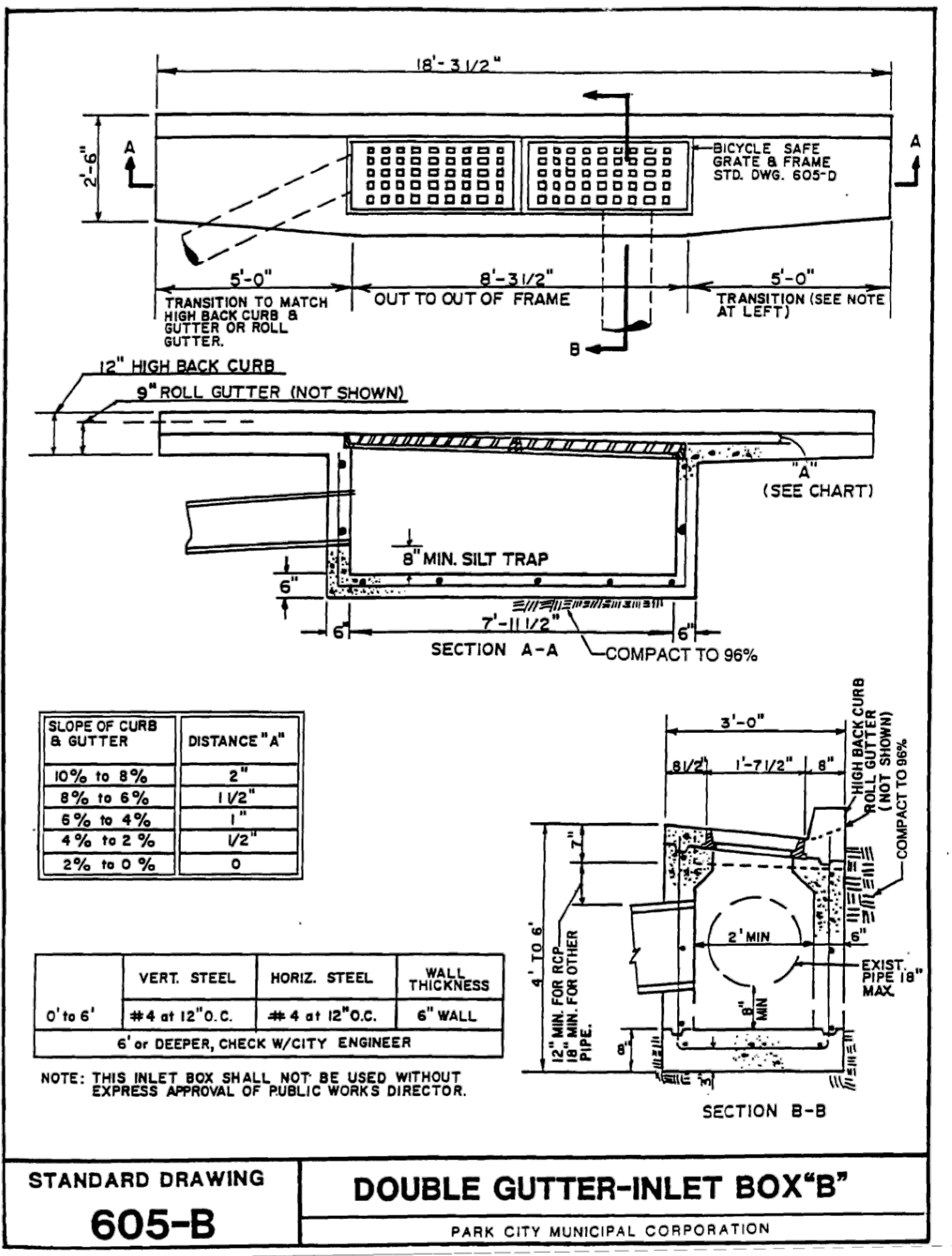
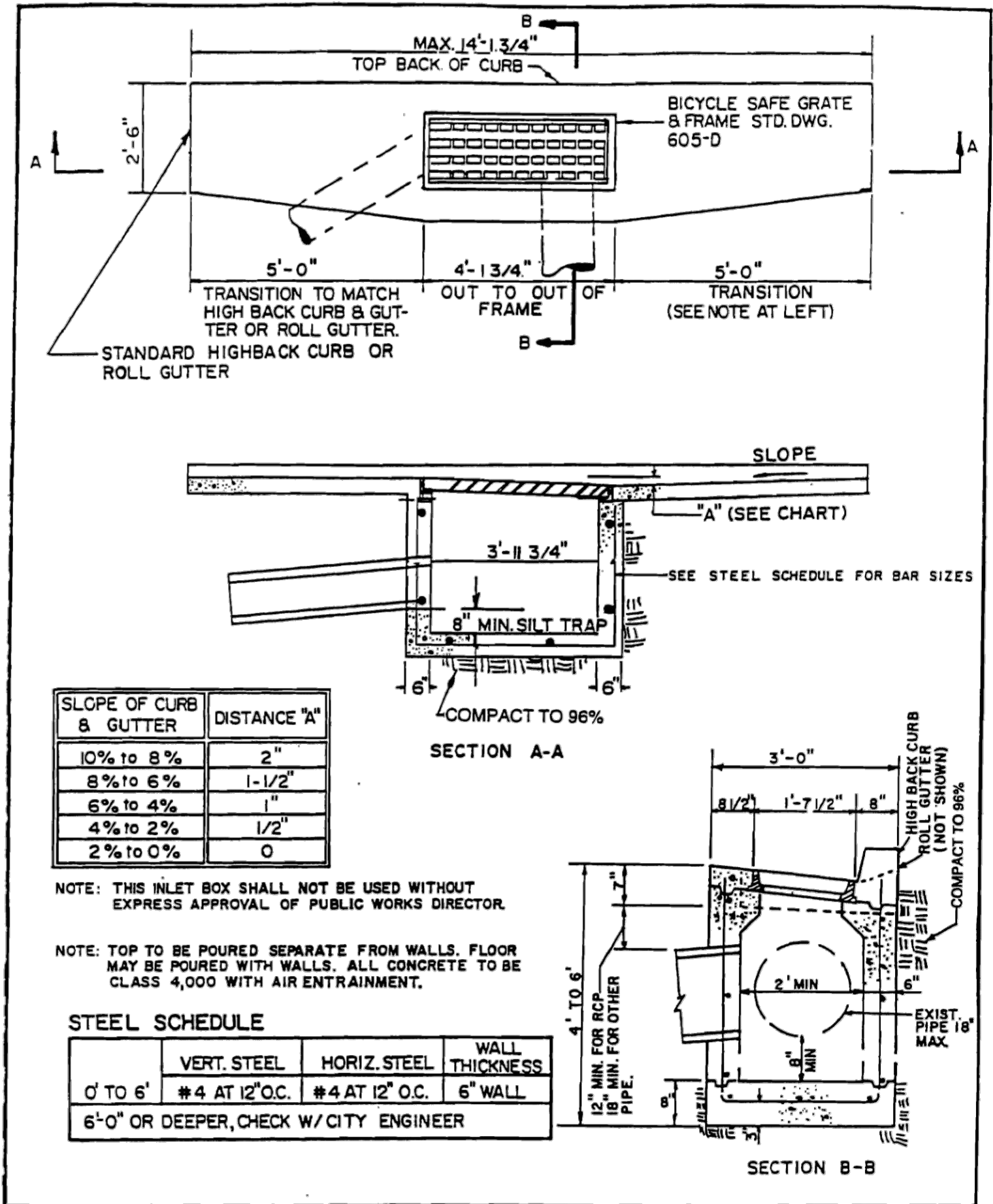
PARK CITY HEIGHTS PHASE 5
PARK CITY, SUMMIT COUNTY, UT
SEWER DETAILS

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

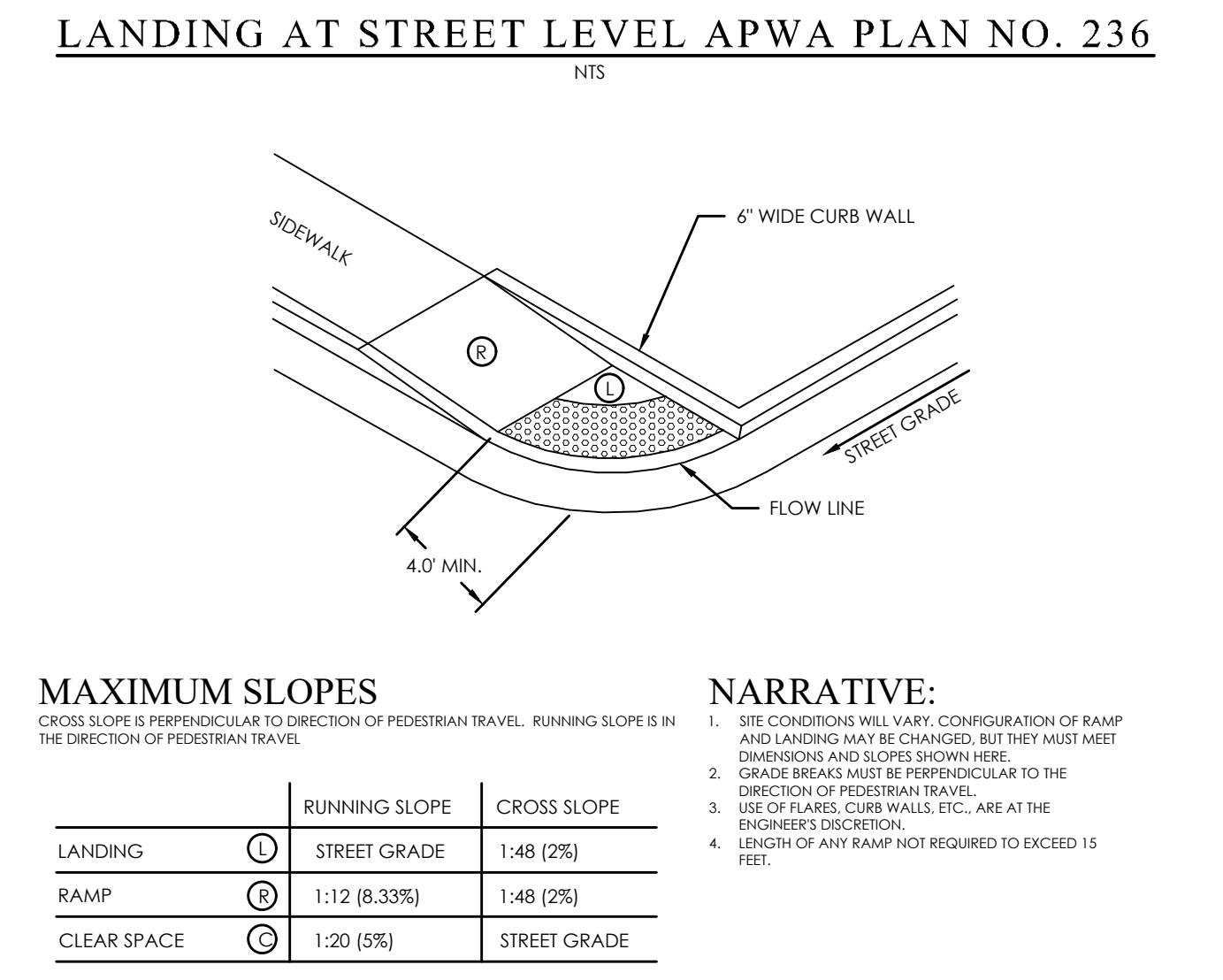
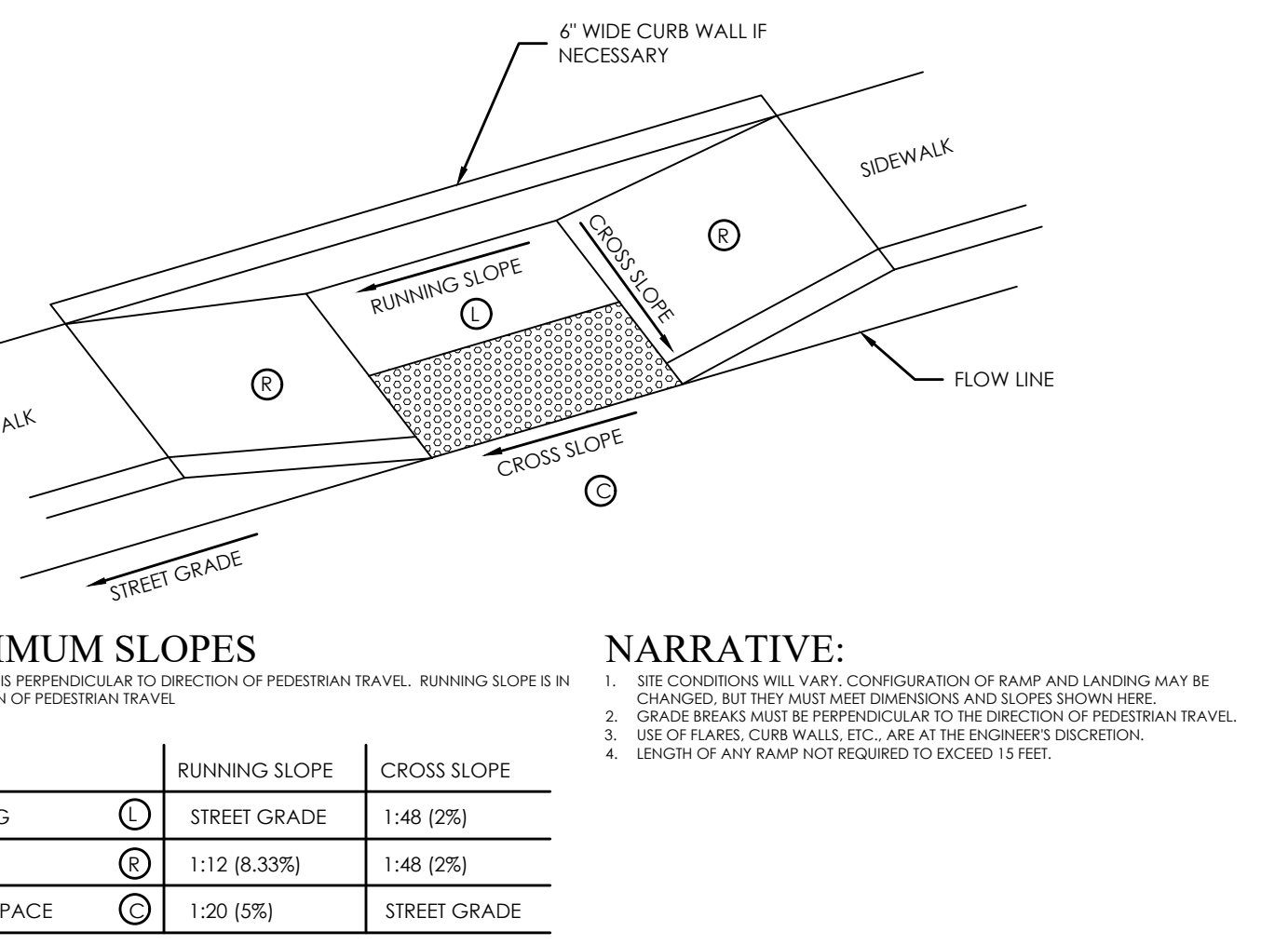
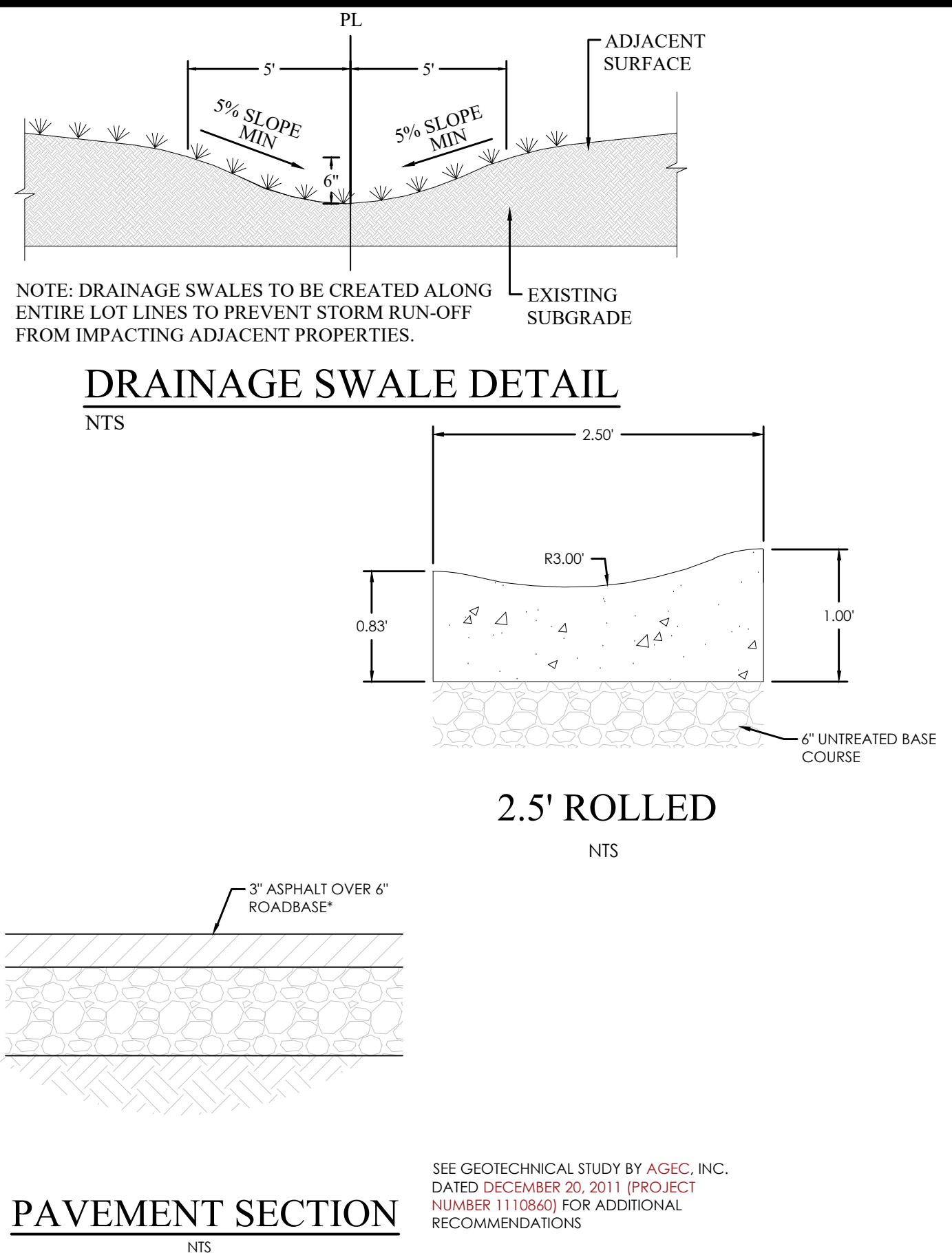
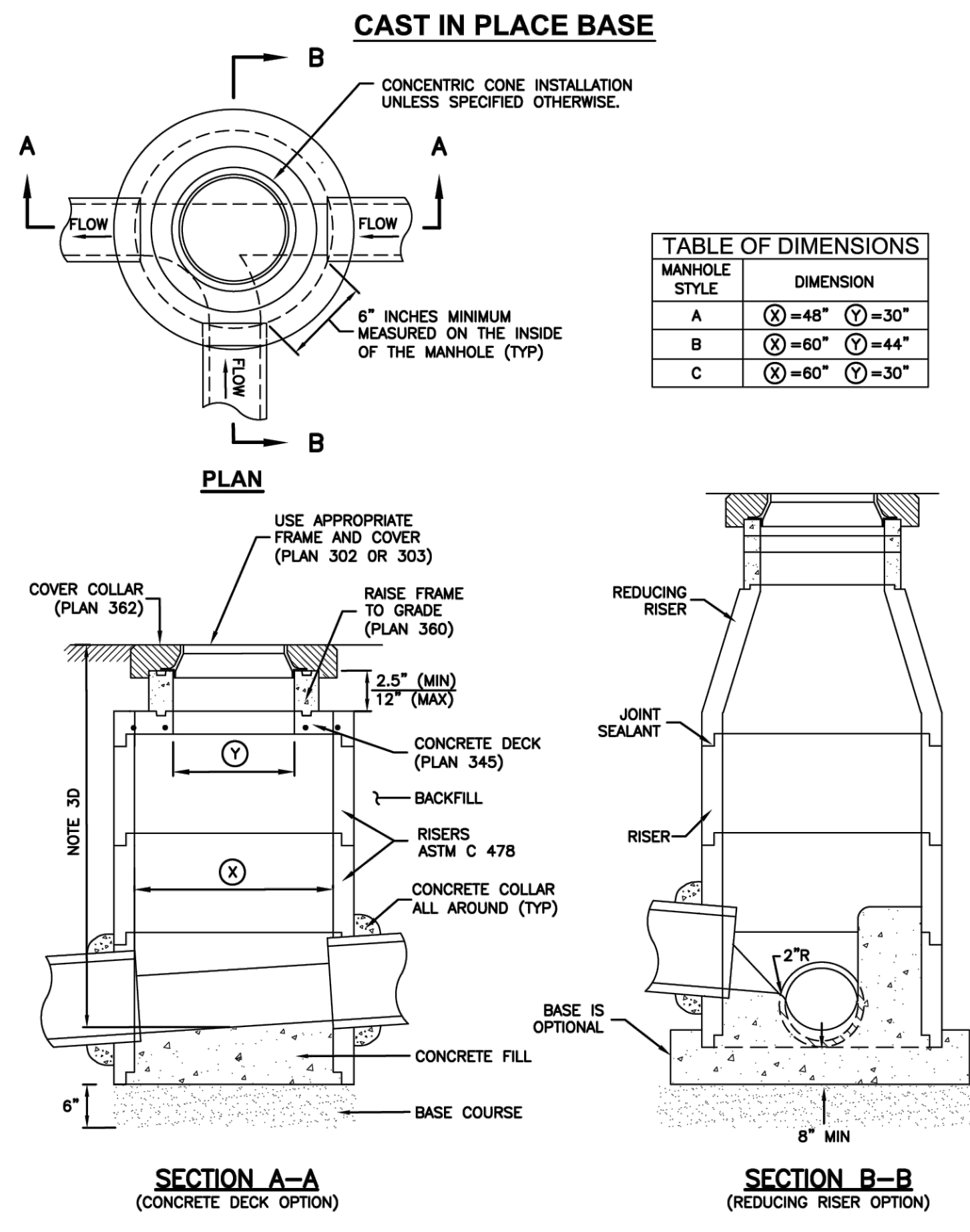
SEWER DETAILS

Scale: N/A Drawn: RRR
Date: 01/29/24 Job #: 18-426
Sheet:

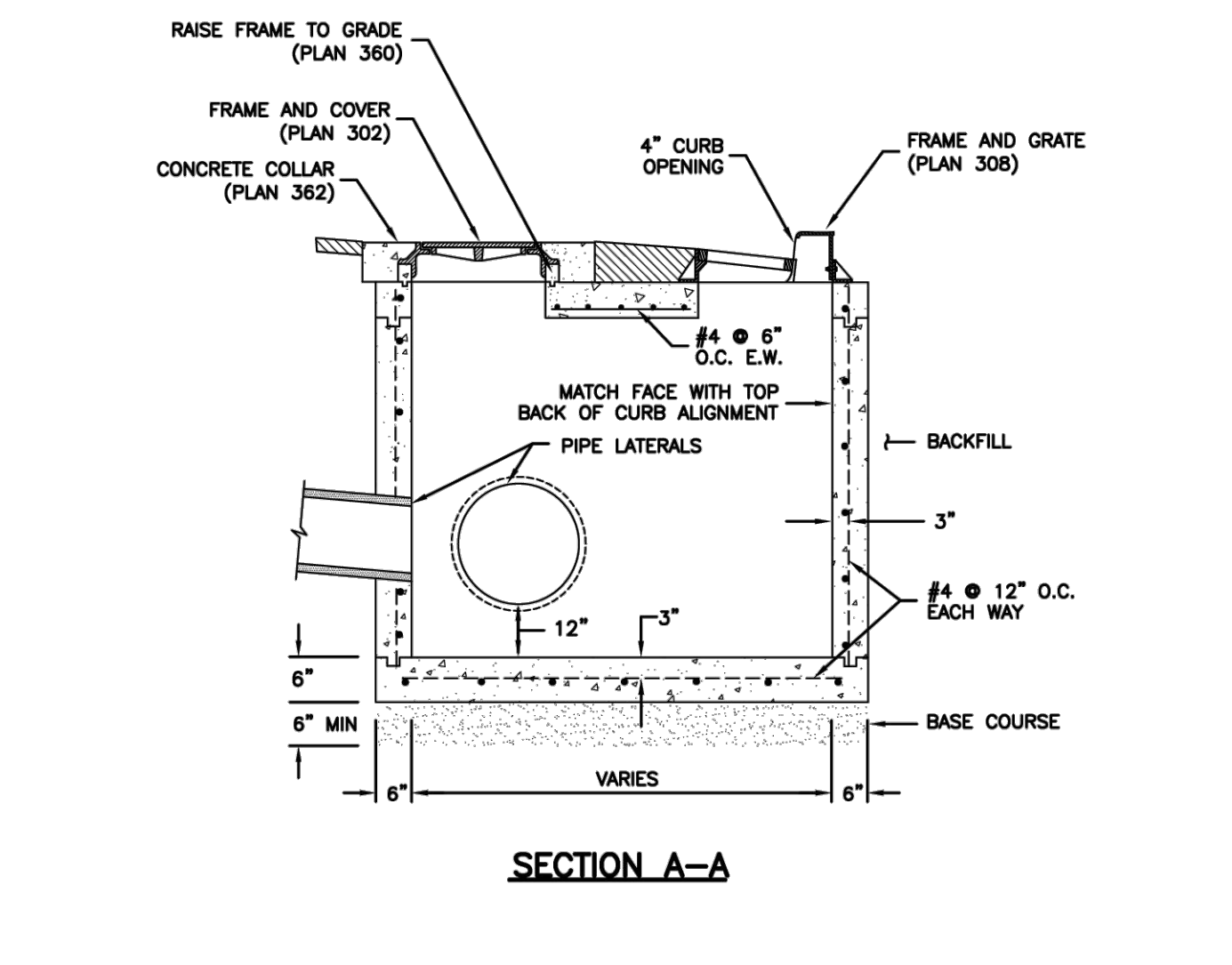
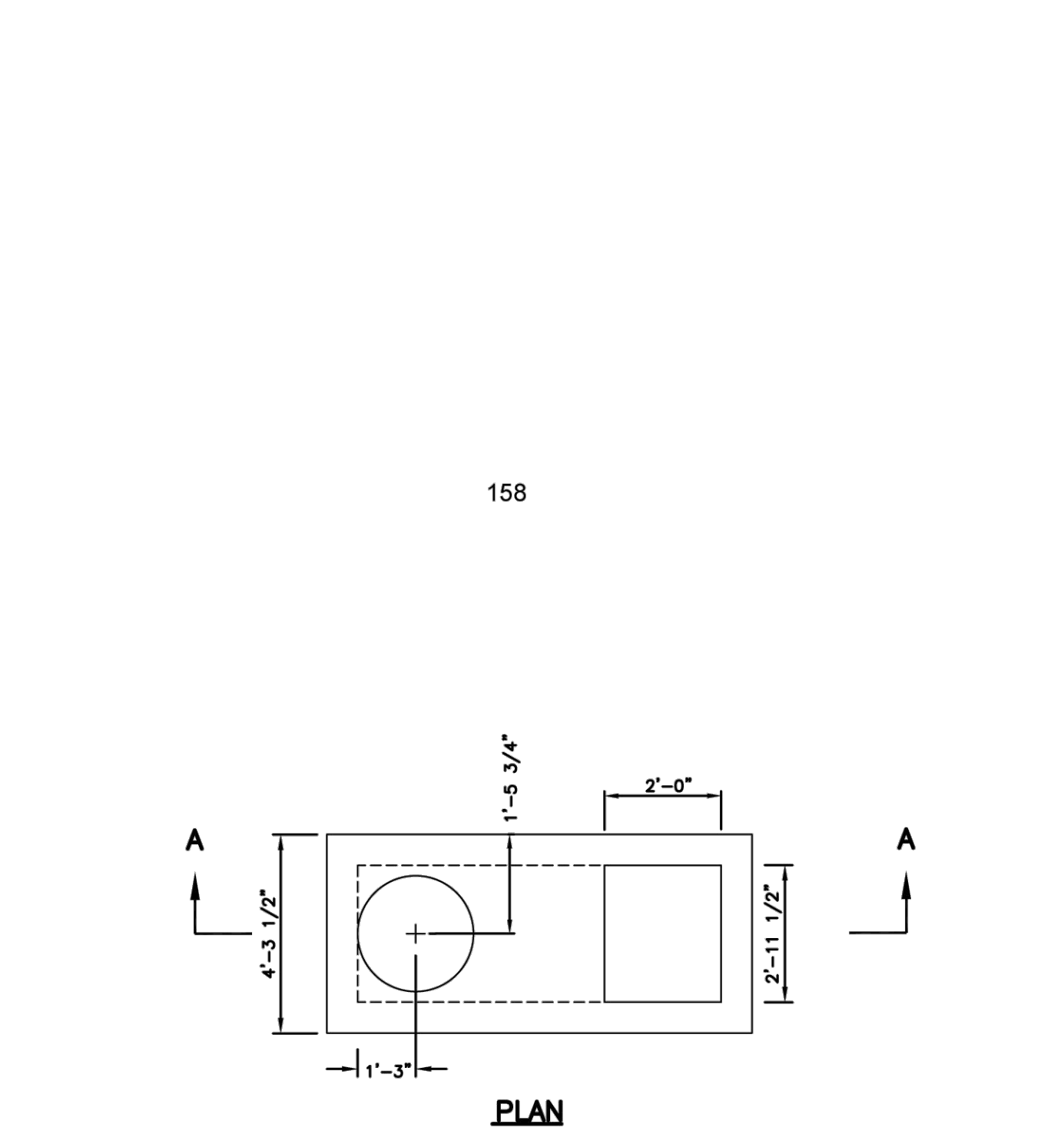
D5



- Precast manhole**
- GENERAL**
 - The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
 - Manhole size:
 - Diameter is 4-feet: For pipe under 12" diameter.
 - Diameter is 5-feet: For pipe 12" and larger, or when 3 or more drain pipes intersect the manhole.
 - Wall thickness:
 - Precast reinforced concrete walls 4 3/4" minimum.
 - Cast-in-place concrete to be 8 inches thick minimum.
 - PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Riser and Reducing Riser: ASTM C 478.
 - Joint Sealant: Rubber based, compressible.
 - Grout: 2 parts sand to 1 part cement mortar, ASTM C 1329.
 - Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
 - EXECUTION**
 - Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.
 - Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - Invert cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
 - Concrete Deck or Reducing Riser: When depth of manhole from pipe invert to finish grade exceeds 7 feet, use an ASTM C 478 reducing riser.
 - Pipe Connections: Grout around all pipe openings.
 - Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
 - Joints: Place flexible sealant in all riser joints. Finish with grout.
 - Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
 - Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
 - Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



- Combination catch basin and cleanout box**
- GENERAL**
 - The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
 - PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A 615.
 - Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.
 - EXECUTION**
 - Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.
 - Ladder Rungs: Provide rungs in boxes over 6 feet deep. When measured from the floor of the box, place bottom rung the greater distance of 4 feet from the floor of the box or 1 foot above the top of the pipe. Place top rung within 3 feet of bottom of box ceiling.
 - Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - Backfill: Provide backfill against all sides of the box. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



FOCUS

ENGINEERING AND SURVEYING, LLC

6949 S. HIGH TECH DRIVE SUITE 200

MIDVALE, UTAH 84047 PH: (801) 352-0075

www.focusutah.com

FOR REVIEW ONLY

PARK CITY HEIGHTS PHASE 5

PARK CITY, SUMMIT COUNTY, UT

DETAILS

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

Scale: N/A

Date: 01/29/24

Sheet:

Drawn: RRR

Job #: 18-426

D6

GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: PARK CITY STANDARDS & SPECIFICATIONS, THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED WITH AN ONSITE GEOTECHNICAL ENGINEER & SOILS REPORT.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS, WET DOWN DRY MATERIALS AND REMOVE RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 6" GRAVEL BASE OVER A WELL COMPACTED 18% DENSITY PER ASTM D-1557 SUB GRADE.
- ALL EXPOSED CONCRETE SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW VERTICAL CONCRETE WILL ME DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS. IF SUCH NOTIFICATION HAS BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON- OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION, AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT-HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST AND TO THE WRITTEN SATISFACTION OF THE LAND OWNER/CITY.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE AND TACKED.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL TEMPORARY WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR. CONTRACTOR TO CARRY TESTING CONTRACT.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTORS SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRE-CONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 48 - EXCAVATIONS AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT-OF-WAY.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT FROM THE STATE IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.
- RECORD DRAWINGS SHALL BE FORMATTED PER PCMC REQUIREMENTS (ELECTRONIC DRAWINGS IN AUTOCAD OR GIS FORMAT AND ONE 11X17 MYLAR SET).

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, PARK CITY, SNYDERVILLE BASIN AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING AN ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS, SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS BUNCHES.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH PARK CITY STANDARD SPECIFICATIONS AND ALL APPLICABLE AWWA, UPWS, ASTM, ANSI, & APWA SPECIFICATIONS.
- BACKFILL PREVENTION OF ALL IRRIGATION AND FIRE SPRINKLING TAPS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER SBWRD, PARK CITY STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER SBWRD AND PARK CITY STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING OR AFTER CONSTRUCTION.
- CONTRACTOR TO LOOP NEW WATERLINE BELOW GRAVITY UTILITIES IF CONFLICT DOES OCCUR (NOTIFY ENGINEER OF ALL CONFLICTS).
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- CONTRACTORS SHALL PROVIDE AND MAINTAIN AT ALL TIMES AWPME MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION. IF DISCHARGE OCCURS, A GROUND WATER DISCHARGE PERMIT IS REQUIRED FROM THE STATE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES.
- MAINTAIN 18" MINIMUM CLEARANCE TO SEWER CROSSINGS.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES PER APWA STANDARD 561.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
- WORK ON THE WATER SYSTEM SHALL NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS RECEIVED FROM THE DIVISION OF DRINKING WATER.
- INSTALL WATERLINE PER AWWA STANDARDS C651-05 & R309-550-13 (1) OPERATION AND MAINTENANCE, AND PER PCMC STANDARDS FOR FLUSHING AND DISINFECTION. FINAL COMPLETION WILL NOT BE AWARDED UNTIL AN OPERATING PERMIT IS RECEIVED FROM THE DIVISION OF DRINKING WATER.
- CONTRACTOR TO PROVIDE ANSI/NSF-CERTIFIED MATERIAL AND COMPONENTS WHICH MAY BE USED IN CONTACT WITH DRINKING WATER AS REQUIRED IN R309-550-13 (3) OPERATION AND MAINTENANCE.
- CONTRACTOR TO PROVIDE PRESSURE AND LEAKAGE TESTING IN ACCORDANCE WITH AWWA STANDARDS C600-99 AND PCMC REQUIREMENTS, AS REQUIRED IN R309-550-8 (7) INSTALLATION OF WATER MAINS.
- CONTRACTOR TO PROVIDE BEDDING/BACKFILL MATERIAL SIZE AS REQUIRED IN R309-550-8 (2) & (3) INSTALLATION OF WATER MAINS.
- PLUG PIPE ENDS DURING CONSTRUCTION AS REQUIRED IN R-309-550-8 (9) INSTALLATION OF WATER MAINS.

DEMOLITION NOTES

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM THEIR OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED PRIOR TO APPROVAL.
- BARRICAADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY OR COUNTY ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS. 48 HOURS NOTIFICATION IS REQUIRED FOR PARTIAL ROAD CLOSURES. FULL CLOSURES REQUIRE 5 DAYS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY ENGINEER.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.

SITE PREPARATION

- PRIOR TO INITIATION OF MAJOR CONSTRUCTION ACTIVITIES, ALL SURFACE VEGETATION, TOPSOIL, ROOT BULBS, SOD, RUBBISH, CONSTRUCTION DEBRIS, NON-ENGINEERED FILL, AND ANY OTHER DELETERIOUS MATERIAL MUST BE REMOVED FROM AREAS THAT WILL ULTIMATELY BE STRUCTURALLY LOADED. WE ESTIMATE THAT APPROXIMATELY THREE TO SIX INCHES OF STRIPPING WILL BE NECESSARY TO REMOVE TOPSOIL, WHICH IS DEFINED AS THE SOIL ZONE CONTAINING THE MAJOR ROOT MAT. DEEPER STRIPPING AND GRUBBING MAYBE REQUIRED IN LOCALIZED AREAS. VEGETATION AND OTHER DELETERIOUS MATERIALS SHOULD BE REMOVED FROM THE SITE. STRIPPED TOPSOIL WILL BE UNSUITABLE FOR STRUCTURAL FILL BUT MAY BE STOCKPILED FOR SUBSEQUENT LANDSCAPING PURPOSES.

STRUCTURAL FILL

- STRUCTURAL FILL IS DEFINED AS FILL THAT WILL ULTIMATELY BE SUBJECTED TO STRUCTURAL LOADINGS, SUCH AS THOSE IMPOSED BY FOOTINGS, FLOOR SLABS, PAVEMENTS, ETC. STRUCTURAL FILL WILL ME REQUIRED AS BACKFILL OVER FOUNDATIONS AND UTILITIES, AND AS REPLACEMENT FILL BENEATH SOME FOOTINGS AND FLOOR SLABS. ALL STRUCTURAL FILL MUST BE FREE OF SOD, RUBBISH, TOPSOIL, FROZEN SOIL, AND OTHER DELETERIOUS MATERIALS. STRUCTURAL SITE GRADING FILL IS DEFINED AS FILL PLACED OVER RELATIVELY LARGE OPEN AREAS TO RAISE THE OVERALL GRADE. FOR STRUCTURAL SITE GRADING FILL, THE MAXIMUM PARTICLE SIZE SHOULD GENERALLY NOT EXCEED FOUR INCHES; HOWEVER, OCCASIONAL LARGER PARTICLES, NOT EXCEEDING EIGHT INCHES IN DIAMETER, MAY BE INCORPORATED IF PLACED IN A MANNER SUCH THAT "HONEYCOMBING" DOES NOT OCCUR AND THE DESIRED DEGREE OF COMPACTION CAN BE ACHIEVED. THE MAXIMUM PARTICLE SIZE WITHIN STRUCTURAL FILL PLACED WITHIN CONFINED AREAS SHOULD GENERALLY BE RESTRICTED BY TWO INCHES.
- NON-STRUCTURAL SITE GRADING FILL IS DEFINED AS ALL FILL MATERIAL NOT DESIGNATED AS STRUCTURAL FILL OR UNSUITABLE MATERIAL, AND MAY CONSIST OF ANY COHESIVE OR GRANULAR SOILS NOT CONTAINING EXCESSIVE AMOUNTS OF DEGRADABLE MATERIAL.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA THAT SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS, WHERE SOFT AREAS ARE ENCOUNTERED THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILLS AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE.
- CONTRACTOR SHALL CONSTRUCT BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- CONTRACTOR TO GRADE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON EXISTING STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS OR TEMPORARY DRAINAGE FACILITIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF PORTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM THE PARK CITY WATER DEPARTMENT.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK, OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

EXCAVATION

- IN BEDROCK CUTS UP TO 12 FEET CAN BE ESTABLISHED WITH SLOPES NO STEEPER THAN ONE-QUARTER HORIZONTAL TO ONE VERTICAL. LOOSE AND RAVELING BEDROCK AND SOILS ARE ANTICIPATED FROM DEEP STEEP CUTS. THEREFORE, THE FACE OF THE DEEPER/STEEPER SLOPES MUST BE PROTECTED BY ANCHORING CHAIN-LINK FENCING FROM THE CREST TO THE TOE. FIELD DATA AND PAST EXPERIENCE IN THE AREA INDICATES EXCAVATIONS IN BEDROCK, 5 TO 1-FEET, CAN GENERALLY BE ACCOMPLISHED USING HEAVY CONSTRUCTION EQUIPMENT OR A "STRINGER". DRILLING AND BLASTING COULD POSSIBLY BE REQUIRED FOR LOCALIZED DEEPER AREAS. (SEE PROJECT GEOTECHNICAL REPORT)
- ALL EXCAVATIONS MUST BE INSPECTED BY THE PROJECT GEOTECHNICAL ENGINEER. IF ANY SIGNS OF INSTABILITY OR EXCESSIVE SLOUGHING ARE NOTED, IMMEDIATE REMEDIAL ACTION MUST BE INITIATED.
- CONTAMINATED SOILS TO BE HANDLED IN ACCORDANCE WITH OUTLINED CLEANUP PROGRAM.

EXCAVATION & ROAD CUT

- CONTRACTOR SHALL BE REQUIRED TO OBTAIN A WORK IN PROGRESS PERMIT FROM CITY FOR RICHARDSON FLAT ROAD.

FOR
REVIEW
ONLY

PARK CITY HEIGHTS PHASE 5

PARK CITY, SUMMIT COUNTY, UT

NOTES

REVISION BLOCK		DESCRIPTION	
#	DATE		
1	----		
2	----		
3	----		
4	----		
5	----		
6	----		

NOTES

Scale:	N/A	Drawn:	RRH
Date:	01/29/24	Job #:	18-426
Sheet:			

D7

Planning Commission Staff Report



Subject: 4807 Legacy Court Retaining Walls
Application: PL-24-06063
Authors: Spencer Cawley, Planner II
Jason Berntson, Planning Technician
Date: March 28, 2024
Type of Item: Administrative Conditional Use Permit

Recommendation

(I) Review the proposal to construct retaining walls greater than six feet tall on a site that is under construction for a Single-Family Dwelling, (II) hold a public hearing, and (III) consider approving the administrative Conditional Use Permit according to the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Kyle & Sarah Ryland
Tyler Call, Applicant Representative

Location: 4807 Legacy Court

Zoning District: Residential Development
Sensitive Land Overlay

Adjacent Land Uses: Single-Family Residential

Reason for Review: The Planning Director reviews and takes Final Action on Administrative Conditional Use Permits.¹

ACUP Administrative Conditional Use Permit
LMC Land Management Code
RD Residential Development

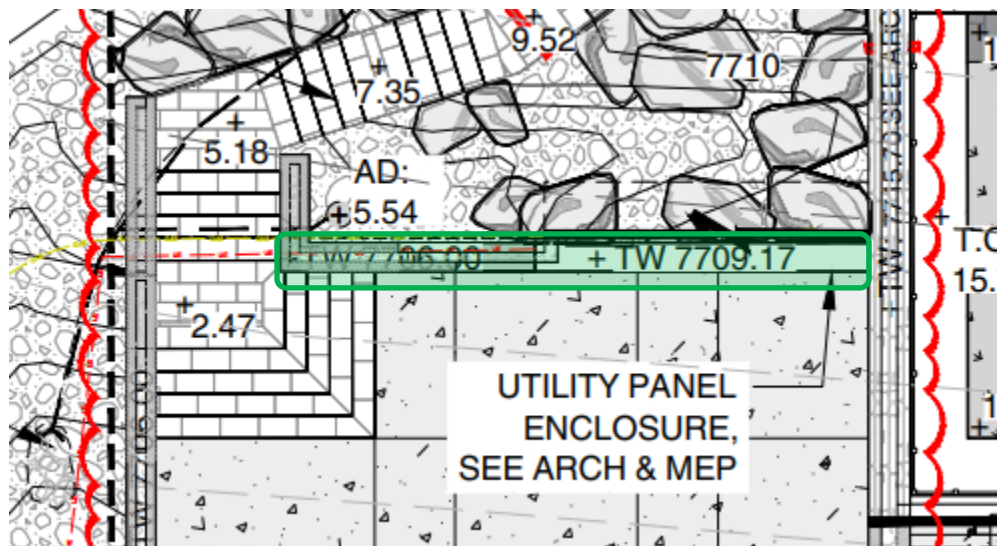
Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Summary

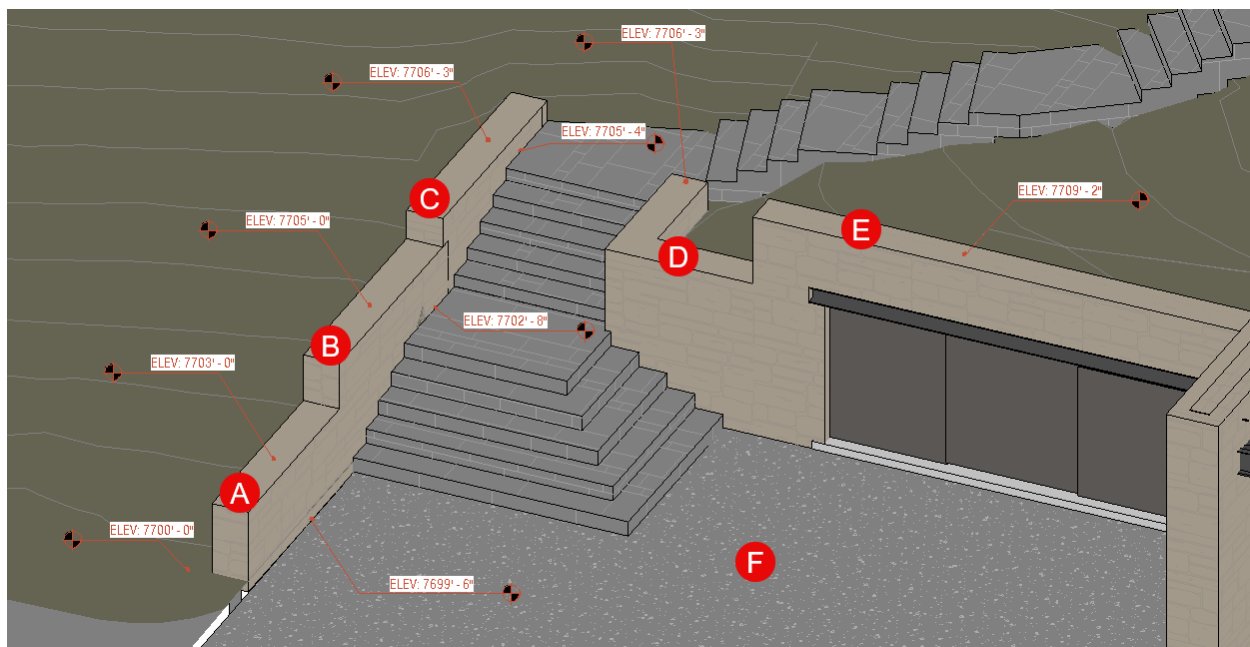
As part of the landscaping plan, the Applicant proposes constructing retaining walls exceeding six feet in height. Currently, the site is under construction for a Single-Family Dwelling and Guest House. Pursuant to Land Management Code (LMC) [§ 15-2.13-2\(B\)\(40\)](#), fences and walls greater than six feet in height from Final Grade require an Administrative Conditional Use Permit (ACUP). The city approved Building Permit 23-

¹ LMC [§ 15-1-8\(E\)](#)

1253 to construct a Single-Family Dwelling and Guest House on October 4, 2023. The retaining walls are identified on the landscape plans. The image below is taken from the approved plans; staff has highlighted the retaining wall under review in green:



The Applicant's Representative provided the following model to help identify the height of the retaining wall:



The table below identifies the total height of each wall section:

Wall Section	Top of Wall	Bottom of Wall	Total Height
A	7703' – 0"	Driveway: 7699' – 6"	3' – 6"
		Grade: 7700' – 0"	3' – 0"

B	7705' – 0"	Driveway: 7699 – 6"	5' – 6"
		Grade: 7701' – 5"	3' – 7"
C	7706' – 3"	Stairs: 7702' – 8"	3' – 7"
		Grade: 7704 – 10"	1' – 5"
D	7706' – 3"	Driveway: 7699' – 6"	6' – 9"
E	7709' – 2"	Driveway: 7699' – 6"	9' – 8"

Wall section E is for a vaulted utility enclosure and connects to the adjacent garage foundation. The utility enclosure houses the gas meter and electrical switchgear equipment. The overall height of wall section E may need to increase (to a total height of 11 feet) to accommodate the type of switchgear required by the utility company.

Background & Analysis

See the Draft Final Action Letter for a complete background and staff analysis of the proposal (Exhibit A).

Department Review

The Planning Department reviewed this application.

Notice

Staff published notice on the City's and Utah Public Notice websites and posted notice to the property on March 14, 2024. Staff also mailed courtesy notice to adjacent property owners on March 14, 2024.²

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Planning Director may approve the Administrative Conditional Use Permit;
- The Planning Director may deny the Administrative Conditional Use Permit and direct staff to make Findings for the denial; or,
- The Planning Director may request additional information and continue the discussion to April 11, 2024.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Plans

² LMC [§ 15-1-21](#)



Planning Department

March 28, 2024

Kyle & Sarah Ryland
3763 Fox Tail Trail
Park City, UT 84060
(408) 823-9400

CC: Tyler Call, Annex Architecture

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 4807 Legacy Court

Zoning District: Residential Development
Sensitive Land Overlay

Application: Administrative Conditional Use Permit

Project Number: PL-24-06063

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: March 28, 2024

Project Summary: The Applicant proposes constructing retaining walls exceeding six feet in height to accommodate landscaping for a site currently under construction for a new Single-Family Dwelling and Guest House.

Action Taken

On March 28, 2024, the Planning Director conducted a public hearing and approved the Administrative Conditional Use Permit according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The site is located at 4807 Legacy Court, Lot 2 of the Huntsman Estates First Amended Subdivision, in the Residential Development Zoning District and Sensitive Land Overlay.
2. On July 9, 2020, the City Council adopted Ordinance No. 2020-31, approving the Huntsman Estates Subdivision.

3. The Subdivision contains 15 Single-Family Lots, each containing construction Limits of Disturbance or Building Pads.
4. On July 13, 2023, the City Council adopted Ordinance No. 2023-34, approving the Huntsman Estates Subdivision First Amended Plat.
5. On October 4, 2023, the city approved Building Permit 23-1253 for a Single-Family Dwelling and Guest House. The landscape plans show retaining walls that exceed six feet in height from Final Grade.
6. The retaining wall screens a vaulted utility enclosure adjacent to the garage.
7. The proposed landscape plans show a series of retaining walls and landscape boulders across the site. With the exception of the retaining wall under review, the remainder are less than six feet as measured from final grade.
8. On March 8, 2024, the Planning Department received an Administrative Conditional Use Permit Application to construct retaining walls greater than six feet in height from Final Grade. The application was complete on March 13, 2024.
9. On March 19, 2024, the Development Review Committee reviewed the application and requires Conditions of Approval (see below).
10. On March 27, 2024, the Planning Commission **approved/denied** a Conditional Use Permit to construct the Guest House.
11. Land Management Code (LMC) § 15-2.13-2(B)(40) establishes that retaining walls greater than six feet in height from Final Grade is a Conditional Use in the Residential Development Zoning District and requires an Administrative Conditional Use Permit.
12. The Planning Director reviewed the proposal based on the following Conditional Use Permit criteria as outlined in LMC § 15-1-10(E):
 - a. **Size and Location of Site** – 4807 Legacy Court is located on the downhill side of Royal Street. Access to the site is through a gated entryway off Royal Street, then toward the southern end of a cul-de-sac (Legacy Court). The proposed retaining wall is in front of the Single-Family Dwelling and is intended to retain the uphill slope, landscaping, and vaulted utilities.
 - b. **Traffic** – No Mitigation Required.
 - c. **Utility Capacity** – The construction of the retaining wall is not anticipated to change utility capacity. The Lot exceeds one acre, and an MS4 stormwater permit must be obtained prior to any construction activity.
 - d. **Emergency Vehicle Access** – On March 19, 2024, the Park City Fire District reviewed the proposal and confirmed the location of the retaining wall does not impede emergency vehicle access.
 - e. **Off-Street Parking** – The retaining wall creates additional Off-Street Parking on the property.

- f. **Internal Vehicle and Pedestrian Circulation** – No Mitigation Required.
 - g. **Fencing, Screening, and Landscaping** – The proposed retaining wall will support a landscaped area above the driveway. It is not visible from the Royal Street Right-of-Way.
 - h. **Building Mass, Bulk, and Orientation** – The proposed retaining wall is outside the Lot setbacks.
 - i. **Useable Open Space** – The proposed retaining wall is in the Limits of Disturbance, and no changes to Open Space are proposed.
 - j. **Signs and Lighting** – No signs are proposed. All outdoor lighting shall comply with the Dark Sky Ordinance outlined in LMC § 15-5-5(J).
 - k. **Physical Design and Compatibility with Surrounding Structures** – The proposed retaining wall will be faced with stone veneer. Other hardscape materials include stone veneer steps and linear stone pavers. Materials on the façade of the Single-Family Dwelling include wood siding and stone veneer.
 - l. **Noise, Vibration, Odors, Steam, or Other Mechanical Factors** – Not Applicable.
 - m. **Expected Ownership and Management** – No Mitigation Required.
 - n. **Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site** – The property is in the Sensitive Lands Overlay (SLO). See the SLO Analysis below.
 - o. **Reviewed for Consistency with the Goals and Objectives of the Park City General Plan** – The General Plan notes that the Upper Deer Valley Neighborhood is for resort-oriented development surrounded by Open Space. The retaining wall does not take away from the character of the neighborhood and is within the Limits of Disturbance, preserving the remainder of the site as natural Open Space.
13. When the Subdivision was reviewed in 2022, the Applicant provided a Sensitive Land Analysis. Land Management Code § 15-2.21-3 outlines the requirements for Sensitive Land Analysis. The proposal is reviewed against the following criteria:
- a. **Slope** – The Site is not considered a Very Steep Slope (greater than 40%). The buildable area of Lot 2 contains slopes between 15 and 40 percent.
 - b. **Ridge Line Area** – The Site is located north and west of Royal Street, on the downhill side of the Right-of-Way. There are no ridge lines that run through Lot 2.

- c. **Vegetative Coverage** – The site is a combination of scrub oak, evergreen, and large deciduous trees. As part of the Building Permit submittal, the Applicant provided an arborist’s assessment to identify Significant Vegetation lost due to site development, including the retaining walls. On January 4, 2024, the Forestry Board reviewed the landscape plans and approved their proposal to mitigate the loss of vegetation.
- d. **Designated Vantage Points** – The Site is not visible from any of the LMC Designated Vantage Points.
- e. **Wetlands** – The Site does not contain any Wetlands.
- f. **Streams, Canals, and Irrigation Ditches** – The 2020 analysis identifies a “perennial stream corridor on the west edge of the Estate Zone and an underground aqueduct near the border of the Huntsman Subdivision and Estate Zone Lots. The perennial stream channel has been significantly altered by the presence of Marsac Avenue infrastructure. All drainage areas will be maintained and protected with culverts and detention areas as necessary”.
- g. **Wildlife Habitat Areas** – The following species are identified as inhabiting the area:
 - i. Black bear
 - ii. Blue grouse
 - iii. Moose
 - iv. Mule deer
 - v. Elk
 - vi. Snowshoe hare

The 2020 analysis states that, due to the development of the surrounding area, “it is assumed that development within the Huntsman Estates [Subdivision] will not be [detrimental] to the wildlife.”

- 14. Staff published notice on the City and Utah Public Notice websites and posted notice to the property on March 14, 2024.
- 15. Courtesy notice was mailed to adjacent property owners on March 14, 2024.

Conclusions of Law

- 1. The proposal complies with Land Management Code § 15-1-10 *Conditional Use Review Process*, Chapter 15-2.13 *Residential Development (RD) District*, and § 15-4-2 *Fences and Retaining Walls*.
- 2. The Use is 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. Final building plans and construction details shall reflect substantial compliance with the plans reviewed by the Planning Department submitted with this application. Any changes, modifications, or deviations from the approved design that the Planning Department has not approved in advance may result in a Stop Work Order.
2. The Applicant is responsible for notifying the Planning Department in writing of any changes, modifications, or deviations from the approved scope of work. The changes shall be reviewed and approved or denied by the Planning Director or their designee in accordance with applicable development standards.
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 Department prior to installation.
4. Up-lighting of the retaining walls and landscaping is prohibited.
5. The Engineering Department shall review and approve engineered plans for all retaining walls prior to issuance of a Certificate of Occupancy.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5060 or email spencer.cawley@parkcity.org.

Sincerely,

Rebecca Ward
Planning Director

CC: Spencer Cawley & Jason Berntson, Project Planners



ANNEX
ARCHITECTURE

CIVIL ENGINEER

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
A	23.07.17	PERMIT SET
C	23.09.12	PERMIT SET UPDATES
7	24.02.09	100% CD SET.

EXISTING
CONDITIONS

C01



ANNEX ARCHITECTURE

PROFESSIONAL SEAL

Michael Demkowicz

No. 4857264

MICHAEL DEMKOWICZ

2/08/2024

STATE OF UTAH

CIVIL ENGINEER

ALLIANCE ENGINEERING INC.

(435) 948-8487 - PHONE

(435) 948-8425 - 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
A	23.07.17	PERMIT SET
C	23.09.12	PERMIT SET UPDATES
7	24.02.09	100% CD SET.

SITE PLAN

C02

DRIVEWAY AREA DETAILS

ASPHALT DRIVEWAY

NEW 7.25" RISER. REFER LANDSCAPE DRAWINGS FOR DETAILS.

NEW STONE STAIRCASE. 6.5" RISERS. REFER LANDSCAPE DRAWINGS FOR DETAILS.

NEW RETAINING WALL. SEE ARCH FOR WALL DETAILS. WALL STEPS WITH GRADE.

NEW RETAINING WALL. SEE ARCH FOR WALL DETAILS. WALL STEPS WITH GRADE.

CONCRETE MOTOR COURT WITH SNOWMELT.

NEW CONCRETE RETAINING WALL. TW = 7700 BW = 7696 LENGTH = 92 LF

NEW STEEL RETAINING WALL. TW = 7721.5 BW = 7724.5 LENGTH = 60 LF

NEW STEEL RETAINING WALL. TW = 7721.5 BW = 7721.5 LENGTH = 133 LF

NEW STEEL RETAINING WALL. TW = 7718.9 BW = 7715.6 LENGTH = 133 LF

NEW STEEL RETAINING WALL. TW = 7724.5 BW = 7721.5 LENGTH = 64 LF

NEW STEEL RETAINING WALL. TW = 7718.5 BW = 7715.7 LENGTH = 25 LF

NEW STEEL RETAINING WALL. TW = 7724.5 BW = 7721.5 LENGTH = 32 LF

NEW STONE STACK RETAINING WALL. REFER LANDSCAPE DRAWINGS FOR DETAILS.

NEW STONE STACK RETAINING WALL. REFER LANDSCAPE DRAWINGS FOR DETAILS.

NEW STONE STACK RETAINING WALL. REFER LANDSCAPE DRAWINGS FOR DETAILS.

UPPER FLOOR LEVEL MASTER BEDROOM AREA 7716'

UPPER FLOOR LEVEL PATIO AREA

LOWER FLOOR LEVEL 7704'

LOWER FLOOR LEVEL PATIO AREA

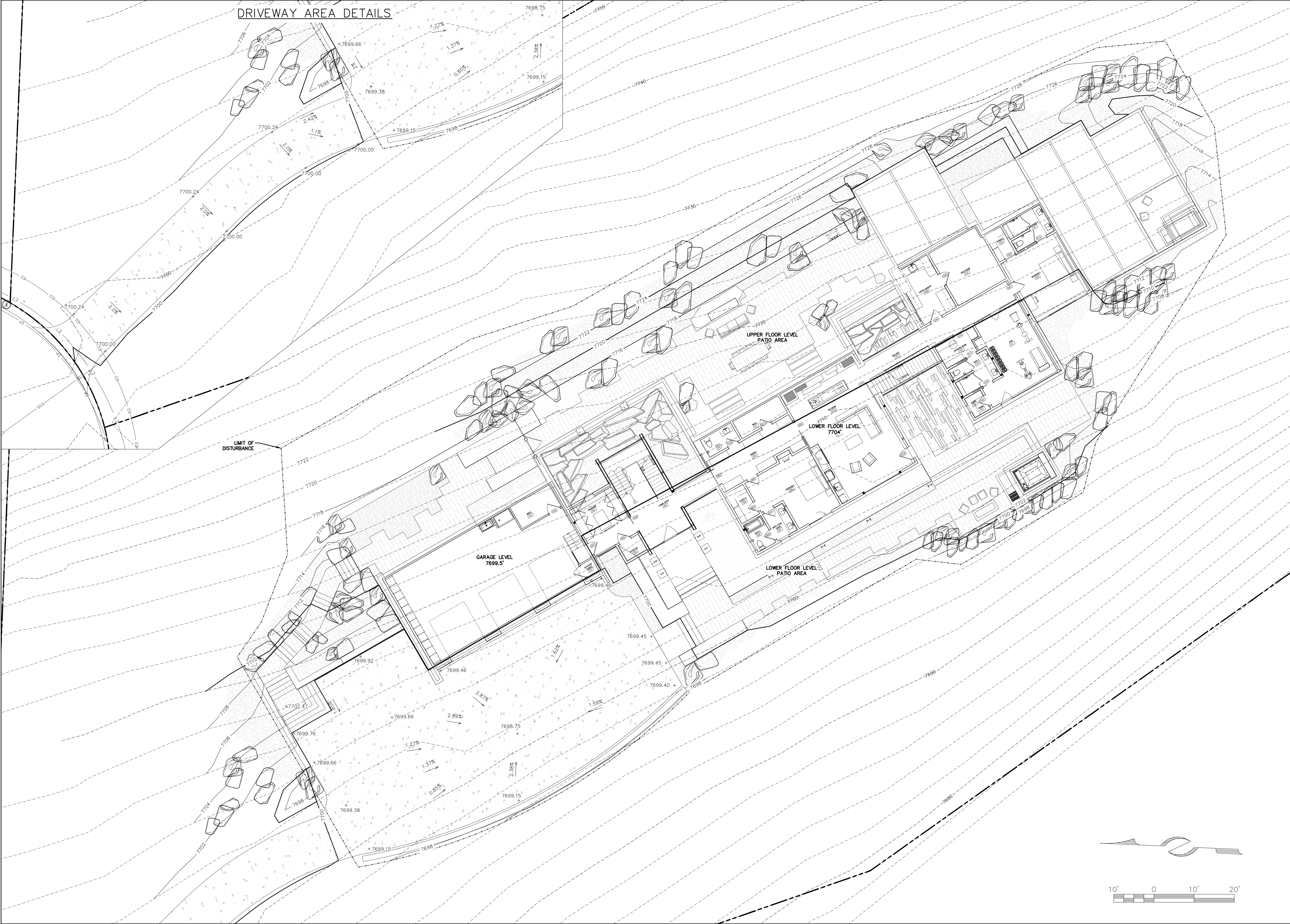
NEW STEPS WITH 6.0" RISERS. REFER LANDSCAPE DRAWINGS FOR DETAILS.

NEW STEPS WITH 6.3" RISERS. REFER LANDSCAPE DRAWINGS FOR DETAILS.

NEW STEPS WITH 6.6" RISERS. REFER LANDSCAPE DRAWINGS FOR DETAILS.

LIMIT OF DISTURBANCE

7708 7706 7704 7702 7700 7698 7696 7694 7692 7690 7688 7686 7684 7682 7680 7678 7676 7674 7672 7670 7668 7666 7664 7662 7660 7658 7656 7654 7652 7650 7648 7646 7644 7642 7640 7638 7636 7634 7632 7630 7628 7626 7624 7622 7620 7618 7616 7614 7612 7610 7608 7606 7604 7602 7600 7598 7596 7594 7592 7590 7588 7586 7584 7582 7580 7578 7576 7574 7572 7570 7568 7566 7564 7562 7560 7558 7556 7554 7552 7550 7548 7546 7544 7542 7540 7538 7536 7534 7532 7530 7528 7526 7524 7522 7520 7518 7516 7514 7512 7510 7508 7506 7504 7502 7500 7498 7496 7494 7492 7490 7488 7486 7484 7482 7480 7478 7476 7474 7472 7470 7468 7466 7464 7462 7460 7458 7456 7454 7452 7450 7448 7446 7444 7442 7440 7438 7436 7434 7432 7430 7428 7426 7424 7422 7420 7418 7416 7414 7412 7410 7408 7406 7404 7402 7400 7398 7396 7394 7392 7390 7388 7386 7384 7382 7380 7378 7376 7374 7372 7370 7368 7366 7364 7362 7360 7358 7356 7354 7352 7350 7348 7346 7344 7342 7340 7338 7336 7334 7332 7330 7328 7326 7324 7322 7320 7318 7316 7314 7312 7310 7308 7306 7304 7302 7300 7298 7296 7294 7292 7290 7288 7286 7284 7282 7280 7278 7276 7274 7272 7270 7268 7266 7264 7262 7260 7258 7256 7254 7252 7250 7248 7246 7244 7242 7240 7238 7236 7234 7232 7230 7228 7226 7224 7222 7220 7218 7216 7214 7212 7210 7208 7206 7204 7202 7200 7198 7196 7194 7192 7190 7188 7186 7184 7182 7180 7178 7176 7174 7172 7170 7168 7166 7164 7162 7160 7158 7156 7154 7152 7150 7148 7146 7144 7142 7140 7138 7136 7134 7132 7130 7128 7126 7124 7122 7120 7118 7116 7114 7112 7110 7108 7106 7104 7102 7100 7098 7096 7094 7092 7090 7088 7086 7084 7082 7080 7078 7076 7074 7072 7070 7068 7066 7064 7062 7060 7058 7056 7054 7052 7050 7048 7046 7044 7042 7040 7038 7036 7034 7032 7030 7028 7026 7024 7022 7020 7018 7016 7014 7012 7010 7008 7006 7004 7002 7000 6998 6996 6994 6992 6990 6988 6986 6984 6982 6980 6978 6976 6974 6972 6970 6968 6966 6964 6962 6960 6958 6956 6954 6952 6950 6948 6946 6944 6942 6940 6938 6936 6934 6932 6930 6928 6926 6924 6922 6920 6918 6916 6914 6912 6910 6908 6906 6904 6902 6900 6898 6896 6894 6892 6890 6888 6886 6884 6882 6880 6878 6876 6874 6872 6870 6868 6866 6864 6862 6860 6858 6856 6854 6852 6850 6848 6846 6844 6842 6840 6838 6836 6834 6832 6830 6828 6826 6824 6822 6820 6818 6816 6814 6812 6810 6808 6806 6804 6802 6800 6798 6796 6794 6792 6790 6788 6786 6784 6782 6780 6778 6776 6774 6772 6770 6768 6766 6764 6762 6760 6758 6756 6754 6752 6750 6748 6746 6744 6742 6740 6738 6736 6734 6732 6730 6728 6726 6724 6722 6720 6718 6716 6714 6712 6710 6708 6706 6704 6702 6700 6698 6696 6694 6692 6690 6688 6686 6684 6682 6680 6678 6676 6674 6672 6670 6668 6666 6664 6662 6660 6658 6656 6654 6652 6650 6648 6646 6644 6642 6640 6638 6636 6634 6632 6630 6628 6626 6624 6622 6620 6618 6616 6614 6612 6610 6608 6606 6604 6602 6600 6598 6596 6594 6592 6590 6588 6586 6584 6582 6580 6578 6576 6574 6572 6570 6568 6566 6564 6562 6560 6558 6556 6554 6552 6550 6548 6546 6544 6542 6540 6538 6536 6534 6532 6530 6528 6526 6524 6522 6520 6518 6516 6514 6512 6510 6508 6506 6504 6502 6500 6498 6496 6494 6492 6490 6488 6486 6484 6482 6480 6478 6476 6474 6472 6470 6468 6466 6464 6462 6460 6458 6456 6454 6452 6450 6448 6446 6444 6442 6440 6438 6436 6434 6432 6430 6428 6426 6424 6422 6420 6418 6416 6414 6412 6410 6408 6406 6404 6402 6400 6398 6396 6394 6392 6390 6388 6386 6384 6382 6380 6378 6376 6374 6372 6370 6368 6366 6364 6362 6360 6358 6356 6354 6352 6350 6348 6346 6344 6342 6340 6338 6336 6334 6332 6



DRIVEWAY AREA DETAILS

UPPER FLOOR LEVEL
PATIO AREA

LOWER FLOOR LEVEL
7704'

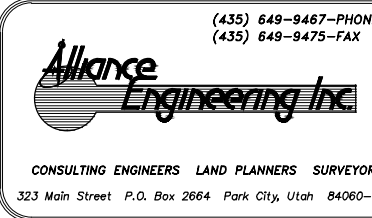
GARAGE LEVEL
7699.5'

LOWER FLOOR LEVEL
PATIO AREA

ANNEX
ARCHITECTURE



CIVIL ENGINEER



RYLAND RESIDENCE
LOT2, STEIN ERIKSEN ESTATES, 4807 LEGACY COURT
PARK CITY, UT

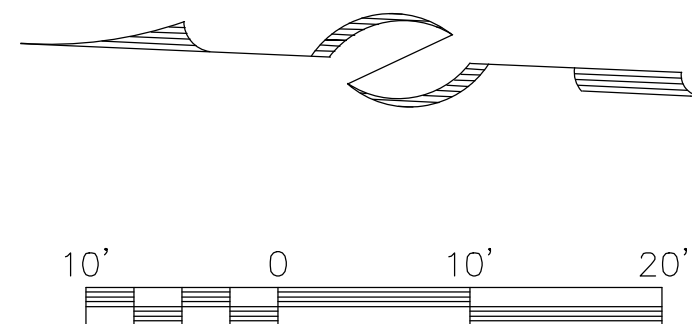
REVISIONS

#	DATE	DESCRIPTION
A	23.07.17	PERMIT SET
C	23.09.12	PERMIT SET UPDATES
7	24.02.09	100% CD SET.

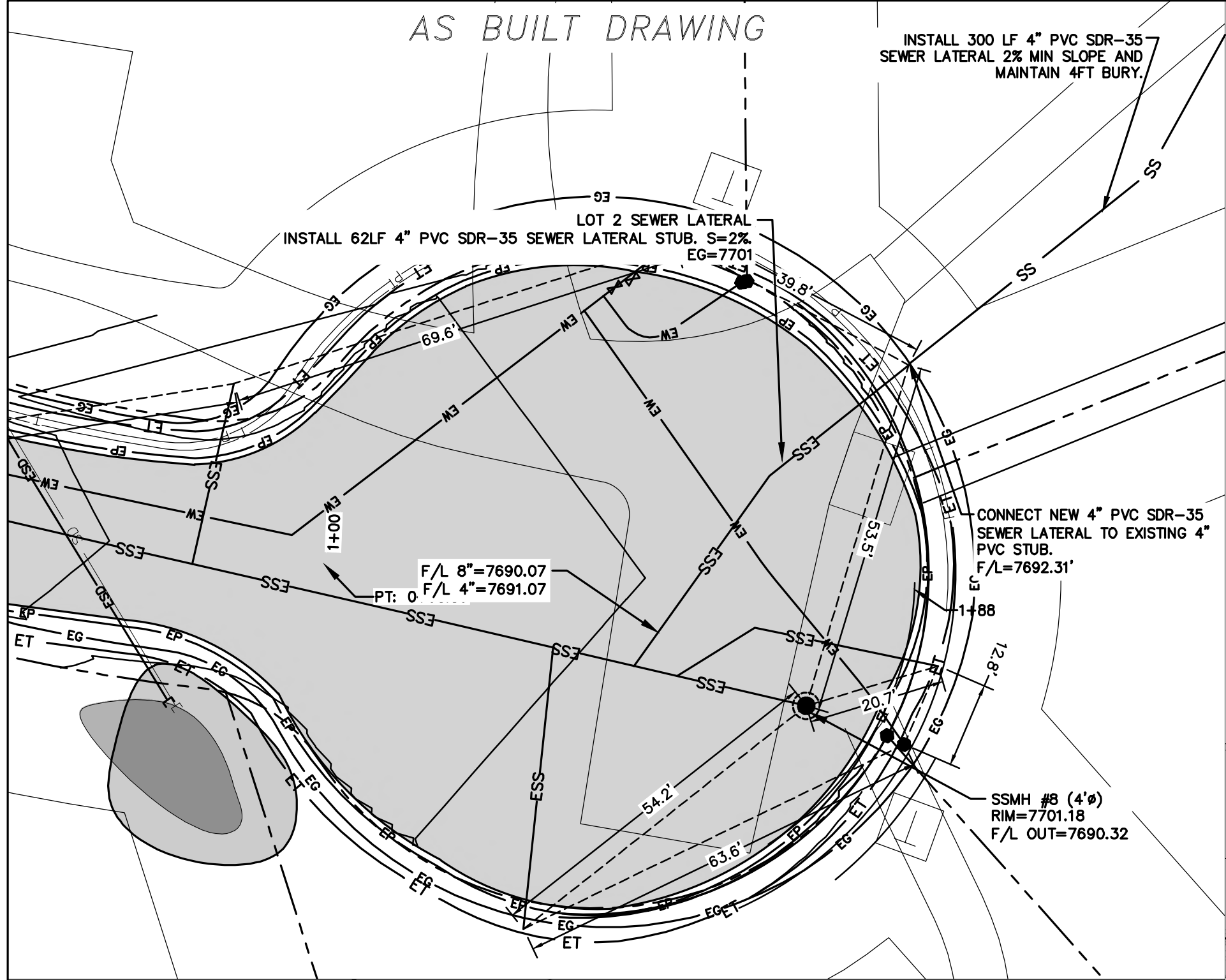
SPOT ELEVATIONS
& SLOPES

C04

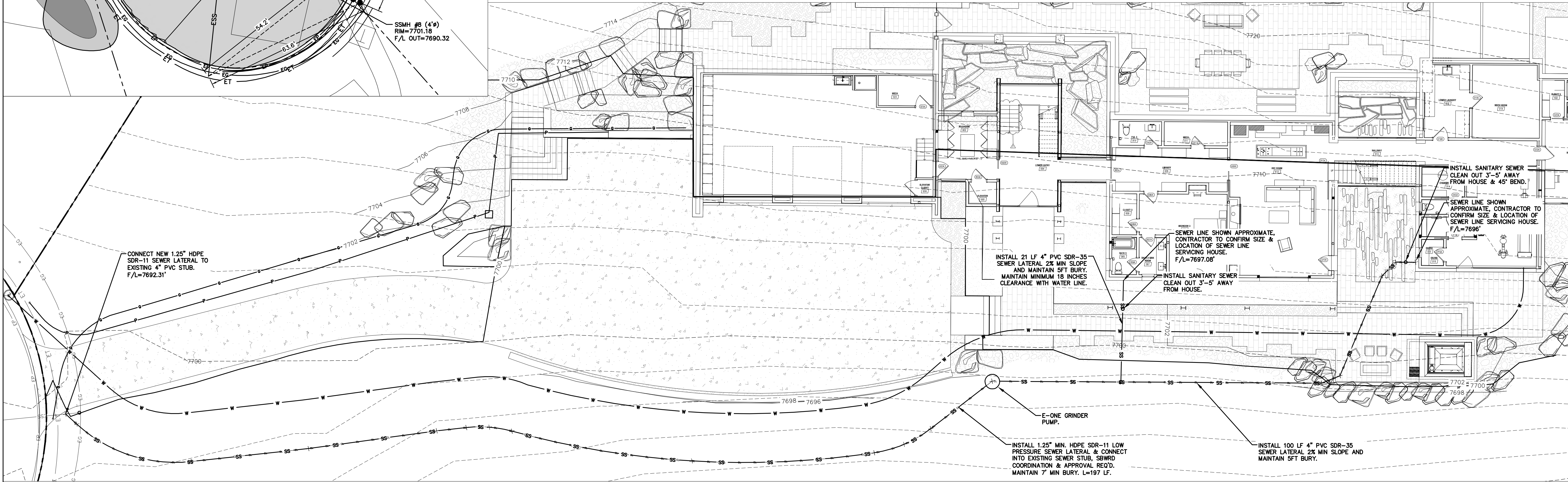
REVISIONS		
#	DATE	DESCRIPTION
A	23.07.17	PERMIT SET
C	23.09.12	PERMIT SET UPDATES
7	24.02.09	100% CD SET



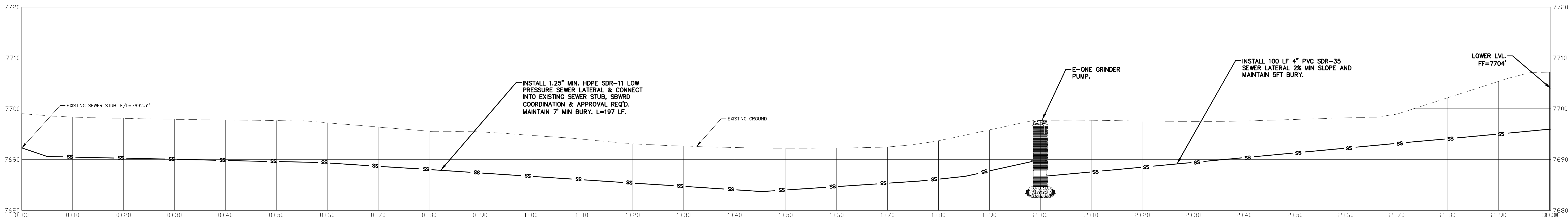
1. INSTALL WATER AND SEWER LINE AT 10' HORIZONTAL SEPARATION (6' MINIMUM), MINIMUM 18" VERTICAL CLEARANCE BETWEEN PIPES.
2. COORDINATE WITH ROCKY MOUNTAIN POWER, DOMINION ENERGY AND CENTURYLINK/XFINITY FOR POWER, GAS & TELECOMMUNICATION SERVICES.



SEWER PLAN VIEW



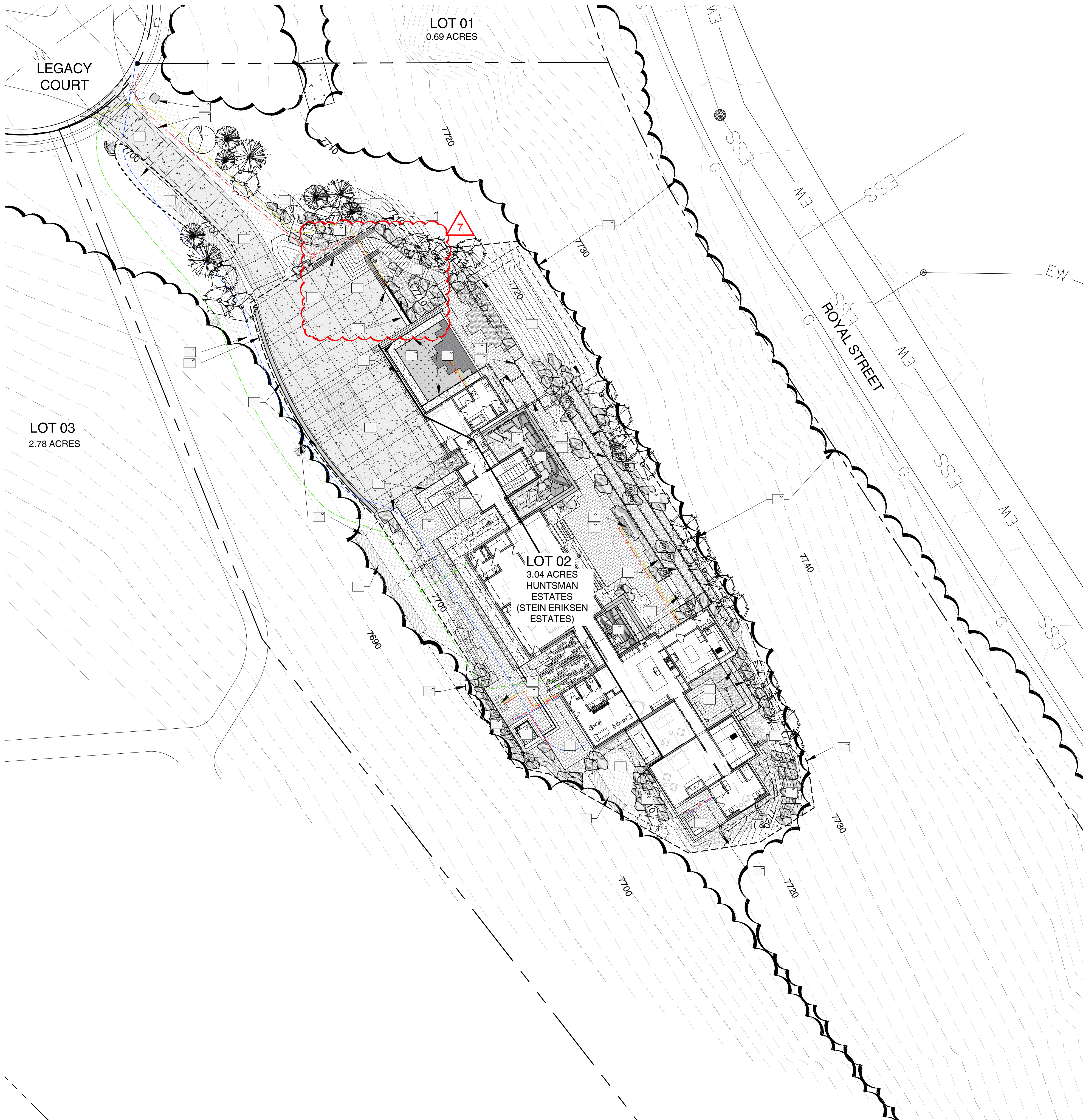
SEWER FLOW LINE PROFILE



REVISIONS

#	DATE	DESCRIPTION
A	23.07.17	PERMIT SET
C	23.09.12	PERMIT SET UPDATES
7	24.02.09	100% CD SET.

drawn by: KHM/HU
checked by: TMS
filename: z:\pc.ksr.ryland.residence\autocad\01_sheets\1000_ksr_landscape.dwg



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

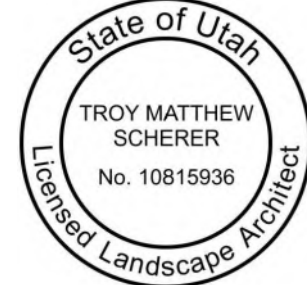
- L000- SITE PLAN
- L001- EXISTING CONDITIONS PLAN
- L002- NOTES & LEGENDS
- L003- NOTES & LEGENDS
- L100- SITE GRADING & BMP PLAN
- L101- SPOT ELEVATION PLAN
- L200- HARDSCAPE & DIMENSION PLAN
- L201- STEEL DIMENSION PLAN
- L202- MOTORCOURT PAVING ENLARGEMENT
- L203- HARDSCAPE PLAN & BOULDER SCHEDULE
- L204- GREEN ROOF ENLARGEMENT
- L300- LANDSCAPE PLAN & WUI PLAN
- L301- LANDSCAPE PLAN ENLARGEMENT
- L302- PERENNIAL PLANTING PLAN ENLARGEMENT
- L303- PERENNIAL PLANTING PLAN ENLARGEMENT
- L400- LIGHTING PLAN
- L401- LIGHTING PLAN CALCS & SPECS
- L500- LANDSCAPE DETAILS
- L501- LANDSCAPE DETAILS
- L502- LANDSCAPE DETAILS
- L503- LANDSCAPE DETAILS
- L504- LANDSCAPE DETAILS
- L505- LANDSCAPE DETAILS
- L506- LANDSCAPE DETAILS
- L507- LANDSCAPE DETAILS
- L508- LANDSCAPE DETAILS
- L600- IRRIGATION PLAN
- L601- IRRIGATION NOTES, PIPING, & HEAD LAYOUT PLAN
- L700- IRRIGATION DETAILS
- L701- IRRIGATION DETAILS
- L800- 3D IMAGERY
- L801- 3D IMAGERY

HATCH PATTERN AND LINE TYPE LEGEND

	SNOWMELTED CONCRETE MOTORCOURT
	CUSTOM RECLAIM SEED MIX
	GREEN ROOF
	PERENNIAL BED WITH FINE SHREDDED BARK DUST
	MEDIUM ROCK BARK
	LINEAR STONE PAVERS
	DECORATIVE ROCK
	LINEAR STONE PAVERS AT GREEN ROOF
	BE/LOD
	GAS LINE, SEE CIVL
	SEWER LINE, SEE CIVIL
	WATER LINE, SEE CIVIL
	UNDERGROUND POWER, SEE CIVIL
	TELEPHONE, SEE CIVIL
	SILT FENCING
	PROPERTY LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	SNOW STORAGE

KEYNOTES

- ☐ 14' WIDTH CONCRETE DRIVEWAY WITH SNOWMELT
- ☐ STRUCTURAL WALL WITH STONE VENEER
- ☐ CONCRETE GUEST PARKING
- ☐ MAIN ENTRY BRIDGE TO UPPER LEVEL
- ☒ PATIO WITH LINEAR STONE PAVERS
- ☐ WINDOW WELL WITH STACKED BOULDER WALL
- ☐ GAS FIREPIT
- ☐ BUILT-IN OUTDOOR KITCHEN
- ☐ TUMBLE-DOWN BOULDER FIELD WITH POCKET PLANTINGS
- ☐ MAIN ENTRY TO LOWER LEVEL
- ☐ 18" RAISED SPA
- ☐ LINEAR STEEL FIN WALLS (2'-3" HEIGHT)
- ☐ NATIVE SEEDING
- ☐ FUTURE GUEST HOUSE
- ☐ EXISTING TREES TO REMAIN
- ☐ STEEL PLANTERS
- ☐ ADDRESS MARKER LOCATION, FINAL DESIGN TBD
- ☐ SILT FENCING
- ☐ BE/LIMIT OF DISTURBANCE
- ☐ STONE STAIRCASE TO UPPER LEVEL
- ☐ FITNESS PATIO AT GYM
- ☐ SNOW STORAGE
- ☐ CONCRETE MOTOR-COURT
- ☐ DOG RUN
- ☐ STRAW WATTLE
- ☐ GREEN ROOF AT GARAGE
- ☐ ENTRY FENCE/GATE
- ☐ ELECTRICAL PANELS, SEE ARCH & MEP
- ☐ BE/LOD DRIVEWAY CORRIDOR
- ☐ 18" RAISED SPA
- ☐ FENCE & PLANTER AT GARAGE GREEN ROOF
- ☐ STORMWATER DETENTION AREA, SEE CIVIL
- ☒ EROSION CONTROL FABRIC (APPROX. 6,000 SF)



Stein Eriksen Estates
Lot 2
Park City, Utah



design5a.com
406.587.4873

date	issue
23.07.17	PERMIT SET
23.09.06	PERMIT SET
23.11.07	UPDATES - C
23.11.30	75% CD
23.11.30	95% CD
24.02.09	100% CD Set

Site
Plan

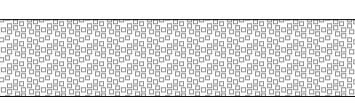
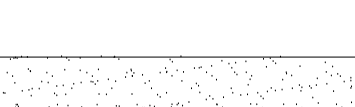
L 000

filename: z:\pc.ksr\ryland residence\autocad\01_sheets\000_ksr_landscape.dwg

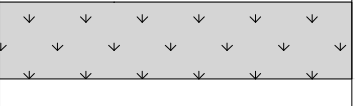
checked by: TMS

drawn by: KHM/HU

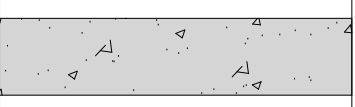
SITE MATERIAL SCHEDULE

SYMBOL	PRODUCT	QUANTITY	DESCRIPTION	CONTACT
	MEDIUM ROCK MULCH	4,334 SF	TYPE: ¾" MOUNTAIN MIX BLEND SIZE: 1" - 2" CRSUHEd ROCK INSTALLED 3" DEPTH W/ NATURAL EDGE NOTES: ALL ROCK MULCH TO BE WASHED AND CLEAN OF SEDIMENT BEFORE INSTALLING SEE SHEET L500: DETAIL 9	ROCK UTAH PO BOX 31 COPPERTON, UTAH 84006 801.935.6511
	DECORATIVE ROCK	689 SF	TYPE: MEXICAN BEACH PEBBLE SIZE: 1" - 2" INSTALLED AT 3" DEPTH COLOR: GREYS NOTES: WASHED AND CLEANED OF ALL SEDIMENT BEFORE INSTALLING SEE SHEET L500: DETAIL 10	ROCK UTAH PO BOX 31 COPPERTON, UTAH 84006 801.935.6511
	SHREDDED BARK MULCH	1,915 SF	TYPE: BARK SOIL CONDITIONER NOTES: INSTALL AT 3"-4" DEPTH; PROVIDE 17" TOPSOIL WITH 1" COMPOST TILLED INTO ENTIRE PLANTING BED; SEE SHEET L500: DETAIL 10	ROCK UTAH PO BOX 31 COPPERTON, UTAH 84006 801.935.6511

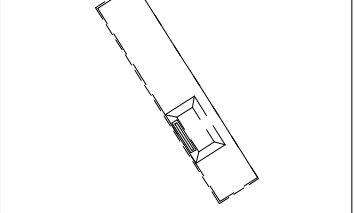
GREEN ROOF SCHEDULE

SYMBOL	PRODUCT	QUANTITY	DESCRIPTION	CONTACT
	GREEN ROOF TRAYS	344 SF	TYPE: LIVE ROOF 6" DEEP GREEN ROOF TRAY SYSTEM WITH NATIVE GRASSES & WILDFLOWER PLUGS INSTALL: ABOVE ARCHATRAK FIBERGLASS GRATING PANEL SUPPORTS SEE SHEET L506: DETAIL 4	CHARISSA WAGNER INTERMOUNTAIN ROOFSCAPE SUPPLY/ SUMMIT VALLEY TURF FARMS 406-287-2268 greenroofmontana@gmail.com
PER PLAN	FIBERGLASS GRATING PANELS & PEDESTAL SUPPORTS	737 TOTAL SF (1) 173 SF @ GAUGED PAVERS W/ PR3 PEDESTALS (2) 344 SF @ GREEN ROOF TRAYS W/ PR2 PEDESTALS (3) 220 SF @ STEEL PLANTERS W/ PR2 PEDESTALS	SELECTION: 1" THICK ARCHATRAK FIBERGLASS GRATING PANELS MESH SIZE: 1.5"X1.5" NOTES: INCLUDE ¾" THICK RUBBER MAT STABILIZER PEDESTAL SYSTEM: ETERNO PRIME PEDESTALS, SIZE PR2 & PR3 INSTALL: (1) PAVERS WITH ¾" JOINTS, (2) GREEN ROOF TRAYS PER MANUFACTURER, (3) AT STEEL PLANTERS PER DETAILS NOTE: SHOT BLOCK PROTECTION NOT NEEDED SEE SHEET L504 & SHEET L505: DETAILS 2, 3, & 5	ARCHATRAK JONATHAN DANIELS 406-551-9611 JONATHAN@ARCHATRAK.COM

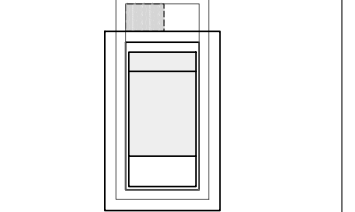
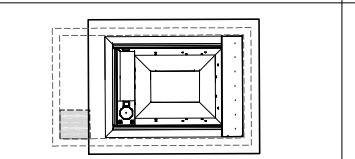
DRIVEWAY SCHEDULE

SYMBOL	PRODUCT	QUANTITY	DESCRIPTION	CONTACT
	SNOWMELTED CONCRETE MOTOR COURT & DRIVEWAY	4,910 SF	TYPE: POURED CONCRETE POURED DEPTH: 6" COLOR: INTEGRAL COLOR: DAVIS #860 PEWTER FINISH: #5 TOPCAST SANDBLAST HEATED: YES - SNOWMELT NOTE: VERIFY ROAD PROFILES WITH CIVIL SEE SHEET L501: DETAIL 2	BY CONTRACTOR DAVIS COLORS; 844-341-4780 www.daviscolors.com TOP-CAST SURFACE RETARDER, GCP APPLIED TECHNOLOGIES 877-266-7732 www.daytonsuperior.com

GRILL STATION SCHEDULE

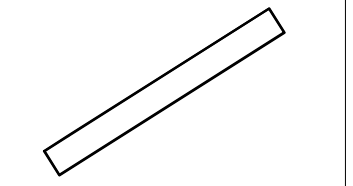
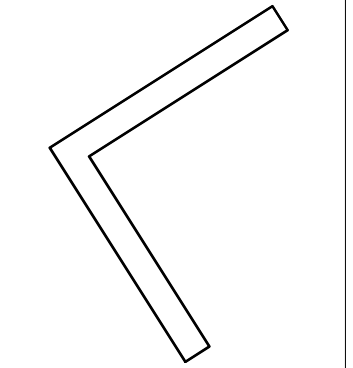
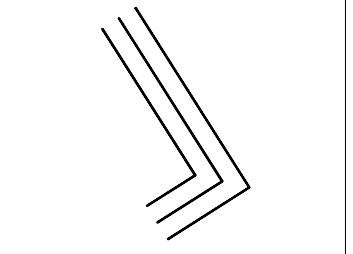
SYMBOL	PRODUCT	QUANTITY	DESCRIPTION	CONTACT
	OUTDOOR KITCHEN	(1) GRILL (1) TRASH PULLOUT (2) STORAGE DRAWERS 29 SF COUNTERTOP	CABINETS: DANVER POWDERCOATED STAINLESS STEEL DOOR STYLE: VENICE COLOR: CHARCOAL BBQ GRILL: ARTISAN GRILLS 32" LENGTH PROPANE GRILL, MODEL #ALF ARTP-32-NG COUNTERTOPS: 3CM CAESARSTONE QUARTZ COUNTERTOP, JUMBO SIZE WITH 1" OVERHANG FINISH: 4003 SLEEK CONCRETE NOTES: 36" COUNTERTOP HEIGHT SEE SHEET L503: DETAIL 4 & 7	DANVER OUTDOOR KITCHENS WALLINGFORD, CT 06492 VICKI CURRIER 203-269-6838 VCURRIER@DANVER.COM COUNTERTOP: CAESARSTONE ST. CHARLOTTE, NC 28208 877-978-2789 INFO@CAESARSTONEUS.COM

SPA SCHEDULE

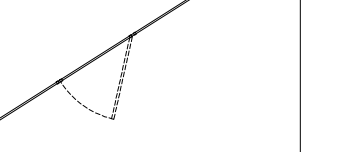
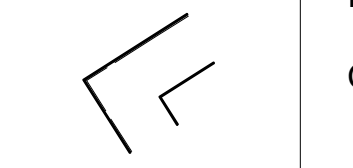
SYMBOL	PRODUCT	QUANTITY	DESCRIPTION	CONTACT
	CUSTOM BRADFORD 5'X7' SPA	1	MODEL: BRADFORD CUSTOM 3'-6" X 5'-5" AUTOCOVER: YES FINISH: SS-TILE TBD VAULTED: YES - 18" ABOVE GRADE NOTES: SEE SHOP DRAWING FOR FINAL DETAILS AND DIMENSIONS SEE SHEET L508: DETAIL 1	BRADFORD HOME 910-210-8966 mjohnson@bradfordproducts.com bradfordhome.com
	BRADFORD SPA '797X MODEL'	1	MODEL: 797X -BRADFORD SPA -7'X9'-7" AUTOCOVER: YES FINISH: SS VAULTED- YES- 18" ABOVE GRADE NOTES: SEE SHOP DRAWING FOR FINAL DETAILS AND DIMENSIONS SEE SHEET L507: DETAIL 1-3	BRADFORD HOME 910-210-8966 mjohnson@bradfordproducts.com bradfordhome.com

STEEL PLANTERS SCHEDULE

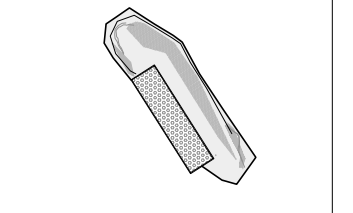
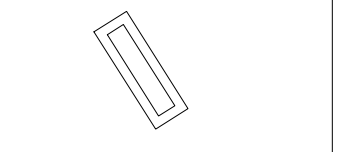
SEE DETAILED STEEL SCHEDULE ON SHEET L201 FOR MORE INFORMATION

SYMBOL	PRODUCT	QUANTITY	DESCRIPTION	CONTACT
	AT-GRADE PLANTER BOXES	(6) TOTAL 200' LF	TYPE: ¾" STEEL PLANTER BOX. FINISH: RAW STEEL W/ WAX FINISH SIZES: PER PLAN NOTES: INSIDE JOINTS ONLY, NO GRINDING OR WELDING OF EXTERIOR SEE SHEET L201 & L501: DETAIL 9-10, & L502: DETAIL 1-3	TBD BY CONTRACTOR
	PLANTER BOXES AT GREEN ROOF	(2) TOTAL 159'-0" LF	TYPE: ¾" STEEL PLANTER BOX. FINISH: RAW STEEL W/ WAX FINISH SIZES: PER PLAN NOTES: INSIDE JOINTS ONLY, NO GRINDING OR WELDING OF EXTERIOR SEE SHEET L201, L504, & L505: DETAIL 1	TBD BY CONTRACTOR
	STEEL FIN WALLS	(7) TOTAL 703' LF TOTAL	TYPE: ¾" STEEL FINISH: RAW STEEL W/ WAX FINISH SIZES: PER PLAN NOTES: INSIDE JOINTS ONLY, NO GRINDING OR WELDING OF EXTERIOR SEE SHEET L201 & L502: DETAIL 4 & 5	TBD BY CONTRACTOR

FENCE AND GATE SCHEDULE

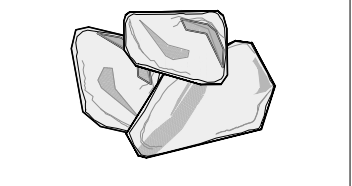
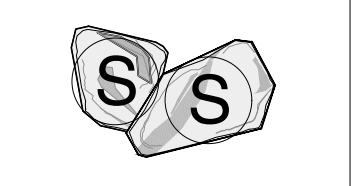
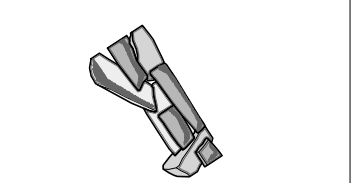
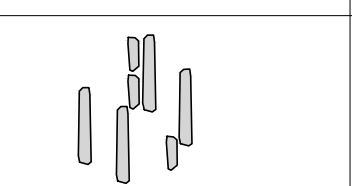
SYMBOL	PRODUCT	QUANTITY	DESCRIPTION	CONTACT
	ADDRESS STANCHION	1 TOTAL	FINAL DESIGN & LOCATION TBD NOTE: SIGNAGE TO BE BUILT PER ARC RULES & REGULATIONS SEE SHEET L502: DETAIL 6	TBD BY GENERAL CONTRACTOR
	ENTRY GATE AT UPPER PATIO	1 TOTAL	3' HEIGHT STEEL FENCE & GATE TO MATCH ARCH, 5' TOTAL WIDTH, WITH LOCKING LATCH; SEE SHEET L503: DETAIL 2 & 3	TBD BY GENERAL CONTRACTOR SEE ARCH FOR DETAILS
	HANDRAIL AT GARAGE GREEN ROOF PLANTER	56'-6" LF	CABLE RAILING WITH STEEL POSTS, VARIES 17"-35" HEIGHTS, SECURED TO CONCRETE PLANTER: SEE SHEET L504 AND SHEET L505: DETAIL 1	TBD BY GENERAL CONTRACTOR

FIREPIT SCHEDULE

SYMBOL	PRODUCT	QUANTITY	DESCRIPTION	CONTACT
	CUSTOM BOULDER & STEEL FIRE PIT	1	SIZE: CUSTOM 11'X4' BOULDER W/ 2'X8' STEEL INSERT BURNER: CUSTOM CROSSFIRE 9' H 450 BTU- FILL WITH FIRE PEBBLES IGNITION: 24V ELECTRONIC IGNITION WITH WIFI REMOTES, MANUAL ON / OFF SWITCH AND KEY VALUE FLAME CONTROL SEE SHEET L503: DETAIL 6	BOULDER & STEEL MONTANA HARDSCAPES GREG THOMAS 406-579-6554 MONTANAHARDSCAPES@MSN.COM BURNER AND CONTROLS MONTANA FIREPITS MISSOULA, MT 59801 833-228-5244 WWW.WARMINGTRENDS.COM
	LINEAR FIRE TABLE	1	SIZE:75"X33"X16" LUMERA NG FIRE TABLE (GFRC MATERIAL) BURNER: 250K BTU TREE STYLE & ELECTRIC IGNITION FILL: FIRE PEBBLES COLOR: CASCADE CLIFFS FINISH: WOOD GRAIN IGNITION: 24V ELECTRONIC IGNITION WITH WIFI REMOTES, INSTALL MANUAL ON / OFF SEE SHEET L503: DETAIL 1	MONTANA FIRE PITS 2302 MCDONALD AVE MISSOULA, MT 59801 (833) 228-5244 MONTANAFIREPITS.COM

BOULDER SCHEDULE

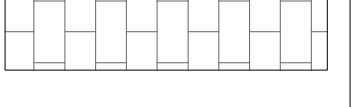
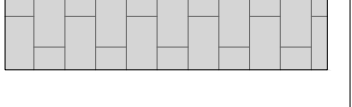
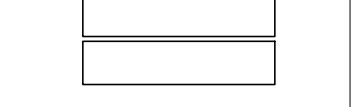
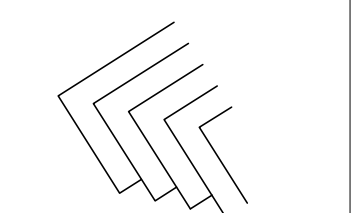
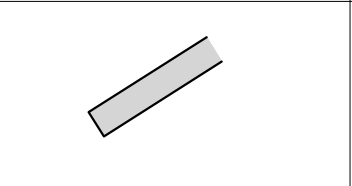
**SEE SHEET L200 FOR ADDITIONAL INFO

SYMBOL	PRODUCT	QUANTITY	DESCRIPTION	CONTACT
	LANDSCAPE BOULDERS	126 TOTAL**	SELECTION: BIGHORN GRANITE BOULDERS, ROUNDED (FINAL SELECTION TBD) COLOR: BUCKSKIN, GRAYS, BROWN SIZE: VARIOUS SIZES AT 3'-7' LENGTHS & 2.5'X4' WIDTHS, PER PLAN NOTE: SEE SHEET L200 FOR SPECIMEN BOULDER SIZES, REVIEW W/ LANDSCAPE ARCHITECT INSTALL: TUMBLE-DOWN, BURIED 6"-12" BELOW GRADE DETAILS: SEE SHEET L500: DETAIL 11 & L501: DETAIL 1 & L502: DETAIL 4	SELECT STONE 1-888-237-1000 CONTACT@SELECTSTONE.COM
	SPECIMEN BOULDERS	12 TOTAL**		
	BOULDER SLABS AT WINDOW WELLS	47' LF	SELECTION: CHIEF CLIFF & DEEP CREEK BLOCKY BOULDERS COLORS: BUCKSKIN & GRAYS SIZE: VARIOUS LENGTHS, 3'-4' WIDTHS INSTALL: DRYSTACKED DETAILS: SHEET L200 & L506	SELECT STONE 1-888-237-1000 CONTACT@SELECTSTONE.COM
	LINEAR BOULDER FINS	APPROX 48 TOTAL** (160 TOTAL LF)	SELECTION: DEEP CREEK BOULDERS, LINEAR BOULDER FINS COLORS: BUCKSKIN & GRAYS SIZE: 6"-12" THICK, VARIOUS LENGTHS 2' MIN. & 8' MAX INSTALL: BURIED AT 6"-18" HEIGHT ABOVE GRADE DETAIL: SEE SHEET L502: DETAIL 7	SELECT STONE 1-888-237-1000 CONTACT@SELECTSTONE.COM

**BOULDER QUANTITY DOES NOT ACCOUNT FOR DAMAGE OR BREAKAGE TO MATERIAL. PLEASE INCREASE ORDER BY 10-15%.

STONE SCHEDULE

**SEE SHEET L203 FOR ADDITIONAL INFO

	LINEAR STONE PAVERS	4,130 SF TOTAL	SELECTION: 3,164 SF: PEREGRINE LIMESTONE 963 SF TUXEDO GRAY LIMESTONE SIZE: 1"X12"X24" STYLE: DIMENSION CUT NOTES: INSTALL VARIES, ALL WITH SNOWMELT, SEE SHEET L203 FOR ADDITIONAL INFO DETAILS: SEE SHEET L501: DTL 3-4	SELECT STONE 1-888-237-1000 CONTACT@SELECTSTONE.COM
	LINEAR STONE PAVERS AT GREEN ROOF			
	STEPPING PAVERS	64 SF TOTAL	SELECTION: PEREGRINE LIMESTONE SIZE: 2"X16"X32" STYLE: DIMENSION CUT NOTES: SEE SHEET L203 FOR ADDITIONAL INFO; INSTALL 2" THICK MORTAR SET ON CONCRETE RAT SLAB WITH 3" GAP, WITH SNOWMELT DETAILS:SEE SHEET L501: DETAIL 5	SELECT STONE 1-888-237-1000 CONTACT@SELECTSTONE.COM
	STONE STEPS	38 TOTAL RISERS 38 TOTAL TREADS	SELECTION: PEREGRINE LIMESTONE SIZE: 2"X14"X24" STYLE: DIMENSION CUT NOTES: SEE SHEET L203 FOR ADDITIONAL INFO; INSTALL 2" THICK MORTAR SET ON CONCRETE RAT SLAB, WITH SNOWMELT, AND 1" THICK VENEER FACE DETAILS:SEE SHEET L501: DTL 6-7	SELECT STONE 1-888-237-1000 CONTACT@SELECTSTONE.COM
	STONE VENEER SITE WALL	139 LF 243 SF TOTAL	SELECTION: PEREGRINE LIMESTONE CAP & STONE WALLS TO MATCH ARCH SIZE: 16" WIDTH, HEIGHT VARIES NOTES: SEE SHEET L203 FOR ADDITIONAL INFO; VERIFY WALL DETAILS WITH STRUCTURAL DETAILS: SEE SHEET L501: DETAIL 8 & L503: DETAIL 3	SELECT STONE 1-888-237-1000 CONTACT@SELECTSTONE.COM

State of Utah

TROY MATTHEW SCHERER

No. 10815936

Licensed Landscape Architect

Stein Eriksen Estates

Lot 2

Park City, Utah

DESIGN.5

landscape architecture

design5la.com

406.387.4873

date

issue

23.07.17

PERMIT SET

23.09.06

PERMIT SET

23.11.07

UPDATES - C

23.11.30

75% CD

24.02.09

95% CD

100% CD Set

Notes & Legends

L 002

filename: z:\pc\ksr\ryland residence\autocad\01_sheets\1000_ksr_landscape.dwg
checked by: TMS
drawn by: KHM/HU

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	TYPE	NOTES	QTY
	<u>CONIFEROUS TREES</u>				
	ABIES LASIOCARPA SUBALPINE FIR	10' 8'	B&B B&B	PER PLAN PER PLAN	2 1
	ABIES CONCOLOR WHITE FIR	8' 6'	B&B B&B	PER PLAN PER PLAN	3 2
	ACER GLABRUM ROCKY MOUNTAIN MAPLE	2" CAL	B&B	PER PLAN	4
	POPULUS TREMULOIDES QUAKING ASPEN - SINGLE STEM	3" CAL	B&B	PER PLAN	14
	POPULUS TREMULOIDES QUAKING ASPEN - MULTI-STEM	3" CAL	B&B	PER PLAN	8
	<u>DECIDUOUS SHRUBS</u>				
	AMELANCHER ALNIFOLIA SASKATOON SERVICEBERRY	7 GAL	B&B	PER PLAN	1
	ALNUS TENUIFOLIA THINLEAF ALDER	5 GAL	POT	PER PLAN	4
	RIBES ALPINUM ALPINE CURRANT	5 GAL	POT	PER PLAN	4
	ROSA WOODSII WOODS ROSE	5 GAL	POT	PER PLAN	9
	PRUNUS X. CISTENA PURPLELEAF SANDCHERRY	7 GAL	POT	PER PLAN	1
	<u>PERENNIALS & ORNAMENTAL GRASSES</u>				
	ALCHEMILLA MOLLIS LADY'S MANTLE	1 GAL	POT	PER PLAN	13
	AQUILEGIA CAERULEA ROCKY MOUNTAIN COLUMBINE	1 GAL	POT	PER PLAN	17
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL	POT	PER PLAN	200
	ECHINACEA ANGSTIFOLIA PURPLE CONEFLOWER	1 GAL	POT	PER PLAN	67
	GAILLARDIA ARISTATA BLANKETFLOWER	1 GAL	POT	PER PLAN	40
	GERANIUM VISCOSISSIMUM STICKY GERANIUM	1 GAL	POT	PER PLAN	43
	IRIS GERMANICA BEARDED IRIS	1 GAL	POT	PER PLAN	18
	LEYMUS CINEREUS GREAT BASIN WILD RYE	1 GAL	POT	PER PLAN	8
	LINIUM LEWISII BLUE FLAX	1 GAL	POT	PER PLAN	86
	PULSATILLA VULGARIS PASQUE FLOWER	1 GAL	POT	PER PLAN	6
	RUDBECKIA FULGIDA BLACK-EYED SUSAN	1 GAL	POT	PER PLAN	10
	SALVIA NEMOROSA 'CARADONNA' MEADOW SAGE	1 GAL	POT	PER PLAN	229
	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	1 GAL	POT	PER PLAN	145
	SEDUM REFLEXUM 'BLUE SPRUCE' BLUE SPRUCE STONECROP	1 GAL	POT	PER PLAN	117
	SEDUM SPECTABILE 'AUTUMN JOY' AUTUMN JOY STONECROP	1 GAL	POT	PER PLAN	31

PLANT SCHEDULE - GREEN ROOF

SYMBOL	BOTANICAL NAME COMMON NAME	QUANTITY
	NATIVE SOD & WILDFLOWER GREEN ROOF IN 6" GREEN ROOF TRAYS: CONTACT: CHARISSA WAGNER, INTERMOUNTAIN ROOFSCAPE SUPPLY/ SUMMIT VALLEY TURF FARMS 406-287-2268, greenroofmontana@gmail.com	344 SF

PLANT SCHEDULE - SEED

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 CONTACT GRANITE SEED COMPANY, LEHI, UTAH - 801 - 768 - 4422

LANDSCAPE DRAINS & SLEEVEING

SYMBOL	PRODUCT	QUANTITY	DESCRIPTION	CONTACT
	LANDSCAPE AREA DRAIN	8	TYPE: 4" AREA DRAIN MODEL: TBD NOTE: AREA DRAIN TO BE HEAT TAPED SEE GRADING PLAN: SHEET L101 & SHEET L502: DETAIL 8 & 9	LANDSCAPE CONTRACTOR NDS PRO https://www.ndspro.com/
PER PLAN	AREA DRAIN AT DRIVEWAY	1	NOTE: AREA DRAIN TO BE HEAT TAPED SEE CIVIL FOR SPEC	SEE CIVIL
PER PLAN	FLOOR DRAIN AT SPAS	2	LOCATED IN CONCRETE SPA VAULT SEE CIVIL FOR SPEC	SEE CIVIL
	SLEEVEING	APPROX. 300 LF	TYPE: SCH 40 2" PVC NOTE: IRRIGATION AND LIGHTING TBD	LANDSCAPE CONTRACTOR

MISC SCHEDULE

SYMBOL	PRODUCT	QUANTITY	DESCRIPTION	CONTACT
	EROSION CONTROL FABRIC	APPROX. 4,000 SF	ALL DISTURBED SLOPES TO RECEIVE EROSION CONTROL FABRIC AFTER LANDSCAPE CONTRACTOR SEEDS AREA. -- SLOPE FABRIC TO BE USED SHALL BE SC150BN OR EQUIVALENT -- DRAINAGE SWALE FABRIC TO BE USED SHALL BE C125ECB OR EQUIVALENT	LANDSCAPE CONTRACTOR

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 3/8" X 4" NATURAL STEEL ON STRAIGHT RUNS AND 1/8" 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.

IRRIGATION NOTES AND SPECIFICATIONS

- ALL VALVE BOXES TO BE STANDARD SIZE OR LARGER.
- IRRIGATION MAIN LINE TO BE 1.5" SCH 40 PVC PIPE OR 150 PSI POLY PIPE.
- ALL TREES TO BE IRRIGATED THROUGH DEDICATED BUBBLERS. BUBBLERS TO BE EVENLY DISTRIBUTED AROUND BASE OF TREE WITH FOUR (4) EVENLY SPACED BUBBLER EMITTERS.
- TREES AND SHRUBS PLACED WITHIN PLANTING BEDS MAY UTILIZE DRIP IRRIGATION. DRIP IRRIGATION TO BE ADJUSTED PER REQUIREMENTS OF EACH INDIVIDUAL PLANT.
- ALL SHRUBS OUTSIDE OF DEDICATED PLANTING BEDS TO HAVE DEDICATED BUBBLERS. BUBBLERS TO BE EVENLY DISTRIBUTED AROUND BASE OF SHRUB WITH TWO (2) EVENLY SPACED BUBBLER EMITTERS.
- BUBBLERS TO TREES MAY BE OMITTED WHERE OVERHEAD IRRIGATION WILL PROVIDE ADEQUATE WATER.
- ALL MIXED SHRUB AND PERENNIAL PLANTINGS TO BE IRRIGATED WITH DEDICATED DRIP TUBING. DRIP EMITTERS TO BE ADJUSTED PER REQUIREMENTS OF EACH INDIVIDUAL PLANT.
RECOMMENDED EMITTERS PER PLANT TYPE:
PERENNIALS- (1) 0.5 GPH EMITTER
SHRUBS- (2) 1.0 GPH EMITTERS/0.25-1.0 GPM BUBBLERS
TREES- (4) 1.0 GPH EMITTERS/0.25-1.0 GPM BUBBLERS
***TREES UTILIZING DRIP IN PLANTING BEDS MAY NEED ADDITIONAL EMITTERS TO MEET WEEKLY WATERING REQUIREMENTS.
- LAWN AND SEED AREAS TO BE IRRIGATED WITH SPRAY OR ROTOR OVERHEAD IRRIGATION AS INDICATED ON PLAN.
- ALL HEADS MUST ACHIEVE HEAD-TO-HEAD COVERAGE FOR SOD AREAS.
- SYSTEM SHALL UTILIZE WEATHER / MOISTURE MONITOR.
- BACKFLOW ASSEMBLY AND BLOWOUT ASSEMBLY SHALL BE LOCATED IN MECHANICAL ROOM OR APPROVED EXTERNAL GRADEBOX. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION PER LOCAL CODES AND ORDINANCES AS WELL AS WITH ARCHITECTURE AND ALL OTHER TRADES.
- POWER SOURCE FOR IRRIGATION CONTROLLER TO BE COORDINATED WITH ELECTRICAL ENGINEER, ELECTRICAL CONTRACTOR AND LANDSCAPE CONTRACTOR.
- DO NOT INSTALL IRRIGATION SYSTEM WHEN OBVIOUS OBSTRUCTIONS OR GRADE CHANGES ARE PRESENT.
- ALL INFORMATION TO BE FIELD-VERIFIED BY CONTRACTOR PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL MAINTAIN AN ACCURATE & CURRENT 'AS-BUILT' IRRIGATION PLAN ON SITE AT ALL TIMES.
- SYSTEM DESIGNED TO FALL WITHIN OPERATING PRESSURE OF 50 PSI AND 12 GPM. IF NOT WITHIN LIMITS, CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT.
- A WATER SENSE LABELED IRRIGATION CONTROLLER WHICH AUTOMATICALLY ADJUSTS THE FREQUENCY AND/OR DURATION OF IRRIGATION EVENTS IN RESPONSE TO CHANGING WEATHER CONDITIONS. ALL CONTROLLERS SHALL BE EQUIPPED WITH AUTOMATIC RAIN DELAY OR RAIN SHUT-OFF CAPABILITIES.
- OVERHEAD SPRAY IRRIGATION SHALL BE NO GREATER THAN 12" ABOVE GROUND. OVERHEAD IRRIGATION IS NOT PERMITTED WITHI 18" OF ANY NON-PERMEABLE SURFACE. OVERHEAD SPRAY IRRIGATION MAY BE USED FOR LAWN/TURF, BUT DOES NOT CONSTITUTE A WATER WISE LANDSCAPING METHOD WHEN USED WITH OTHER VEGETATION.



Stein Eriksen Estates
Lot 2
Park City, Utah



date	issue
23.07.17	PERMIT SET
23.09.06	PERMIT SET
23.11.07	UPDATES - C 75% CD
23.11.30	95% CD Coordination Set
24.02.09	100% CD Set

Notes & Legends

L 003

filename: z:\pc.ksr\ryland residence\autocad\01_sheets\1000_ksr_landscape.dwg
checked by: TMS
drawn by: KHM/HU



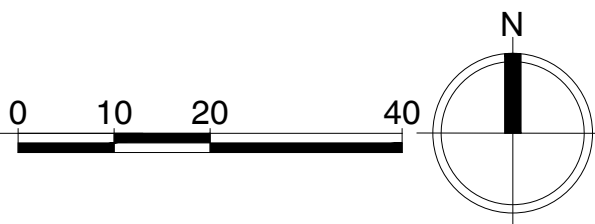
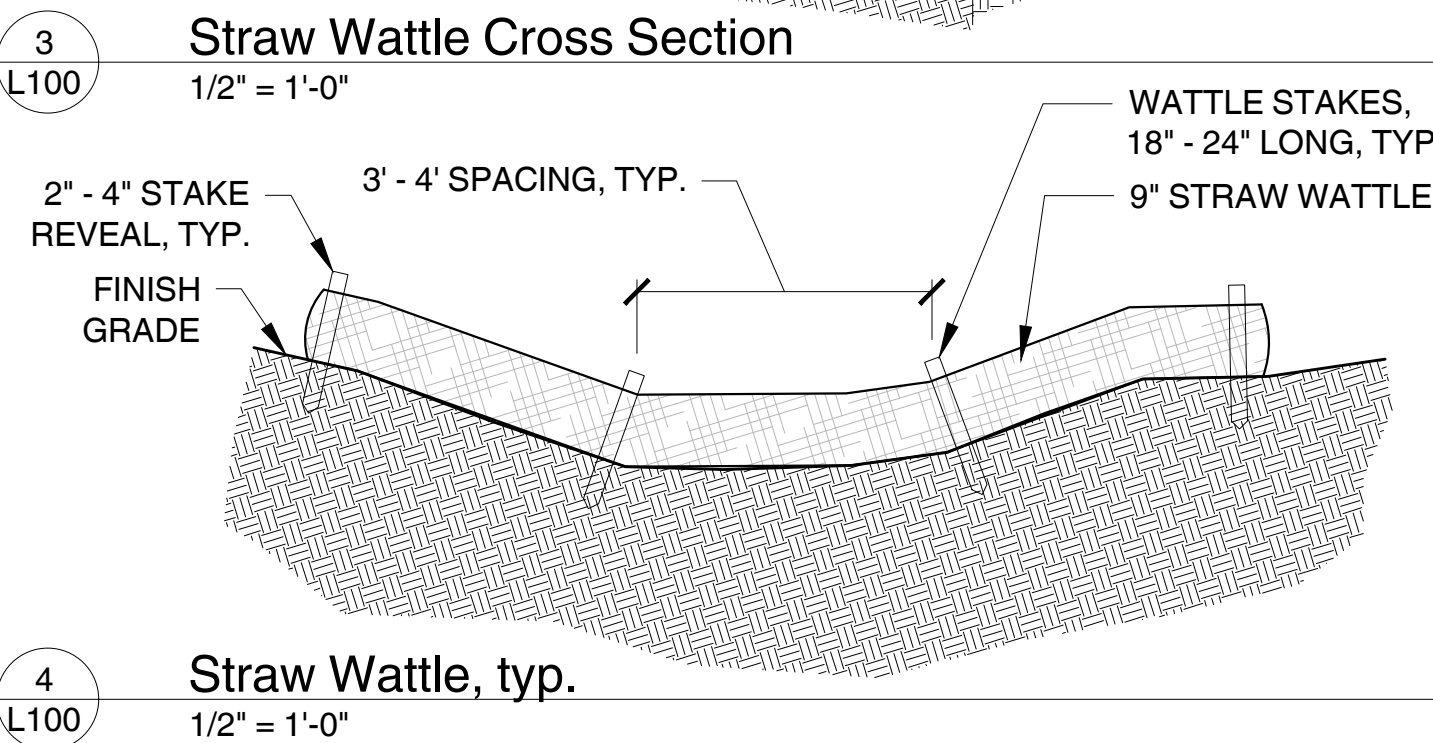
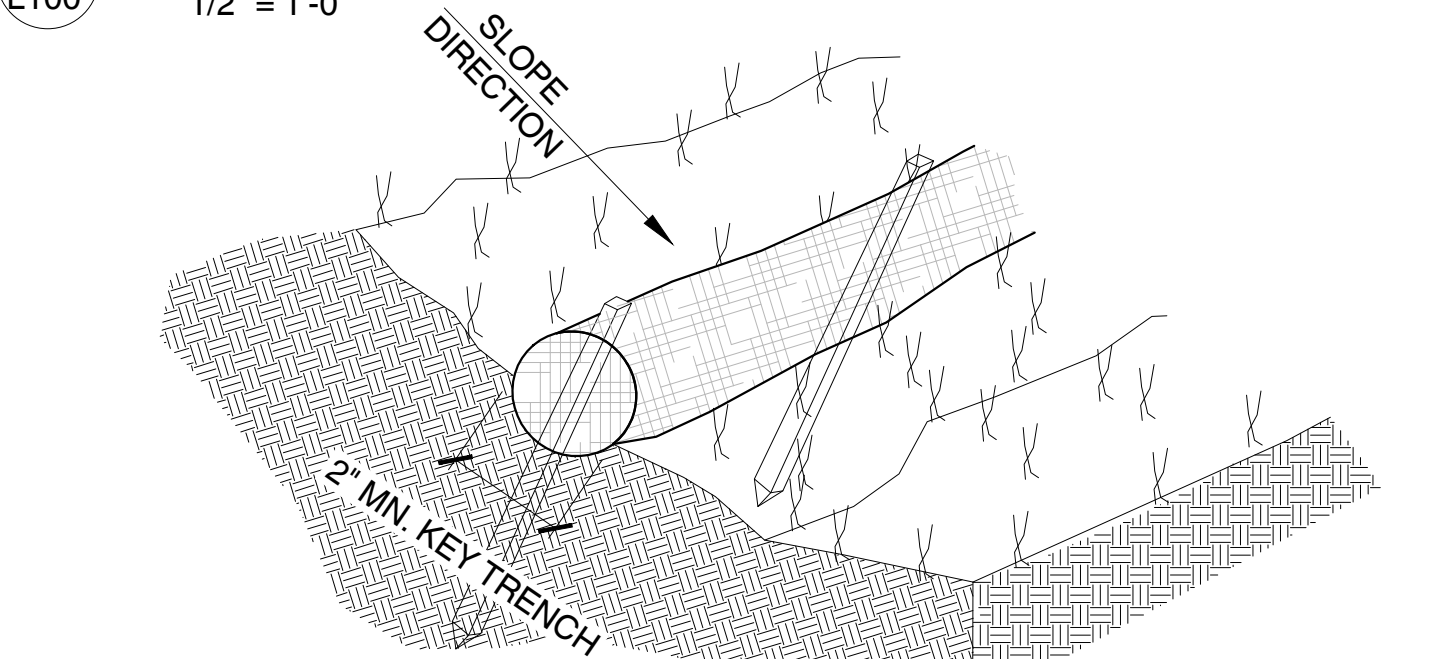
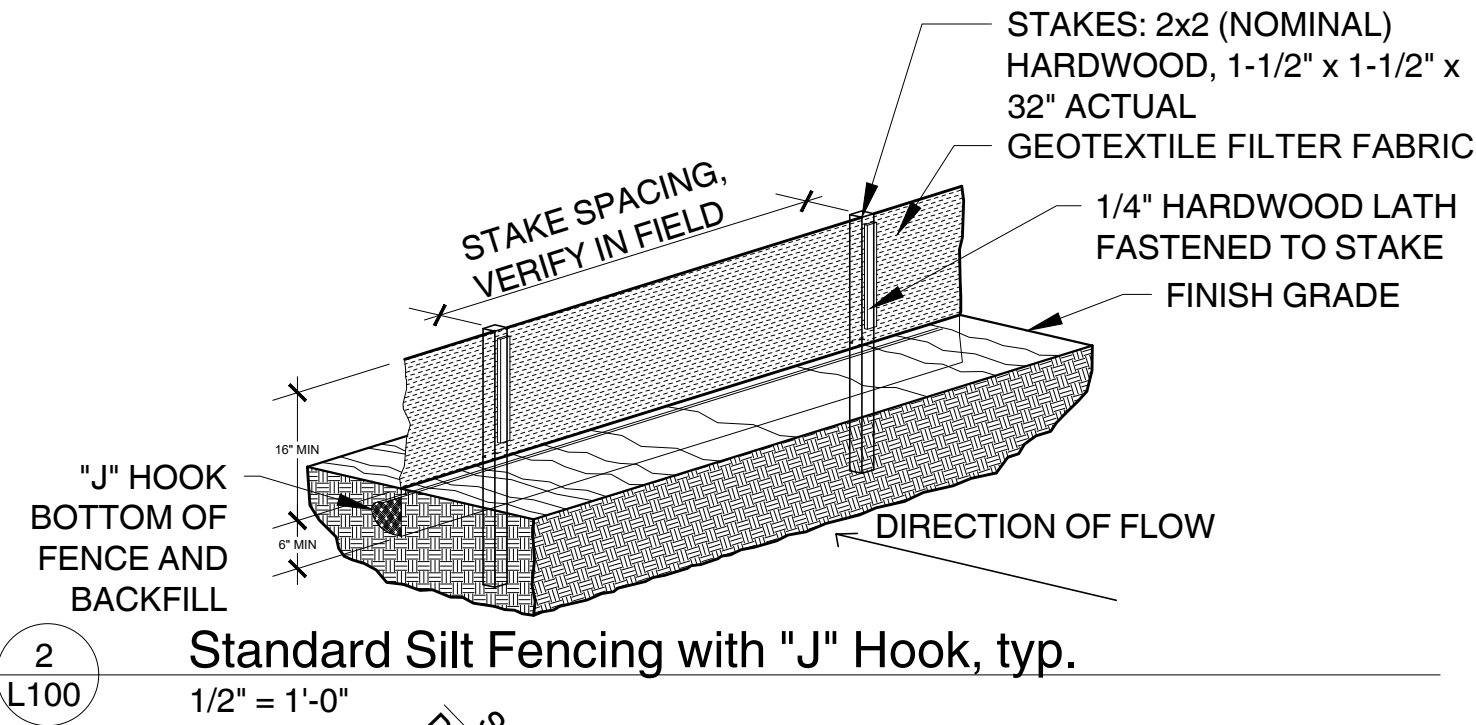
NOTE:
- VERIFY ALL DRIVEWAY & MOTORCOURT SPOT ELEVATIONS WITH CIVIL.
- SEE SHEET L200 FOR DETAILS ON BOULDER HEIGHTS. BOULDERS HEIGHTS VARY FROM 12"-48" ABOVE GRADE.
- SEE CIVIL FOR UTILITY LAYOUT AND INFORMATION: GAS, POWER, WATER, SEWER, & STORMWATER.

HATCH PATTERN AND LINE TYPE LEGEND

	SNOWMELTED CONCRETE MOTORCOURT
	MEDIUM ROCK BARK
	LINEAR STONE PAVERS
	LINEAR STONE PAVERS AT GREEN ROOF
	DECORATIVE ROCK
	BE/LOD
	GAS LINE, SEE CIVIL
	SEWER LINE, SEE CIVIL
	WATER LINE, SEE CIVIL
	UNDERGROUND POWER, SEE CIVIL
	TELEPHONE, SEE CIVIL
	SILT FENCING
	PROPERTY LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

CONSTRUCTION NOTES

- ALL EXISTING GRADES OUTSIDE OF LIMIT OF DISTURBANCE AREA TO REMAIN UNMODIFIED
- AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITIES TO BE BLENDED BACK TO MATCH EXISTING GRADE AND SEEDED
- STRAW WATTLES TO BE PLACED IN SWALES, PER PLAN BY GC DURING CONSTRUCTION
- SILT FENCING TO BE PLACED ON DOWNHILL PERIMETER OF LIMITS OF DISTURBANCE BY GC DURING CONSTRUCTION
- ALL DISTURBED SLOPES 3:1 OR STEEPER TO RECEIVE EROSION CONTROL FABRIC AFTER LANDSCAPE CONTRACTOR SEEDS AREA. SLOPE FABRIC TO BE USED SHALL BE SC150BN OR EQUIVALENT
- ALL DRAINAGE OUTLETS TO BE CUT AT APPROPRIATE DAYLIGHT AREA TO MATCH FINAL SLOPE
- ALL DRAINAGE INLETS & OUTFALL AREAS TO HAVE MIN 2'W X 3'L C125ECB EROSION FABRIC AND 3"-6" COBBLE ARMOR, PLACE NATIVE SEED UNDER MAT ON FINISHED GRADE PRIOR TO INSTALLATION.
- SEPTIC SIZING WILL BE COMPLETED DURING PERMITTING PROCESS, SEE CIVIL



Stein Eriksen Estates
Lot 2
Park City, Utah

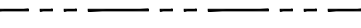


design5la.com
406.387.4873

date	issue
23.07.17	PERMIT SET
23.09.06	PERMIT SET
23.11.07	UPDATES - C 75% CD Coordination Set
23.11.30	95% CD Coordination Set
24.02.09	100% CD Set

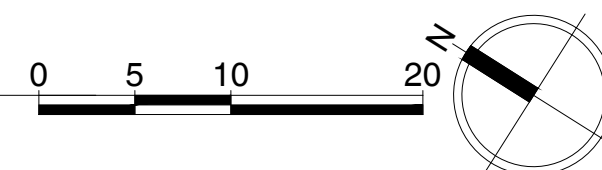
Site Grading &
BMP Plan

L 100

	SNOWMELTED CONCRETE MOTORCOURT
	MEDIUM ROCK BARK
	LINE STONE PAVERS
	BE/LOD
	GAS LINE, SEE CIVIL
	SEWER LINE, SEE CIVIL
	WATER LINE, SEE CIVIL
	UNDERGROUND POWER, SEE CIVIL
	TELEPHONE, SEE CIVIL
	SILT FENCING
	STRAW WATTLE
	PROPERTY LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	4" SCH. 40 PVC
	4" PERFORATED DRAIN TILE PIPE
	4" MIN. IRRIGATION/UTILITY SLEEVE

[illegible]

1 Spot Elevation Plan
L101 1" = 10'-0"



filename: z:\pc ksr ryland residence\autocad\01 sheets\l000 ksr landscape.dwg

checked by: TMS

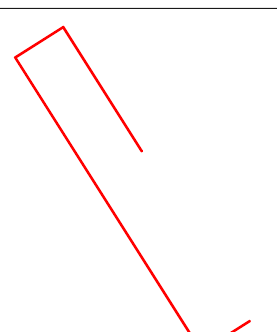
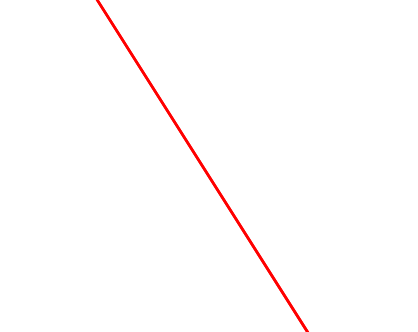
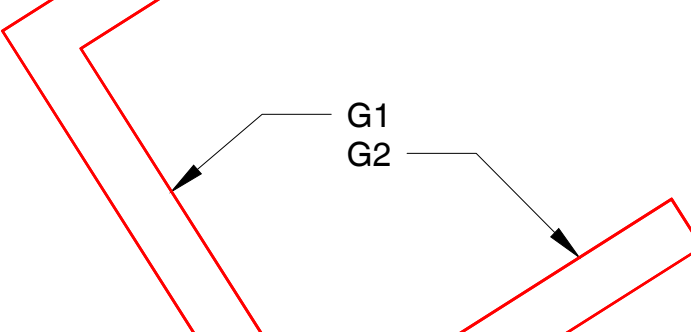
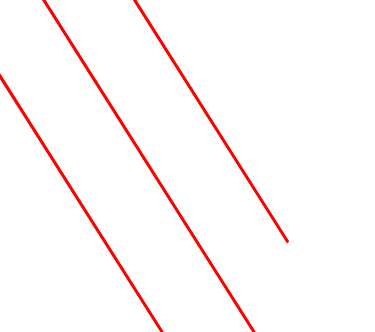
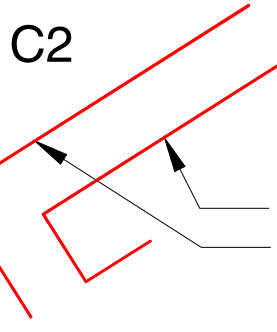
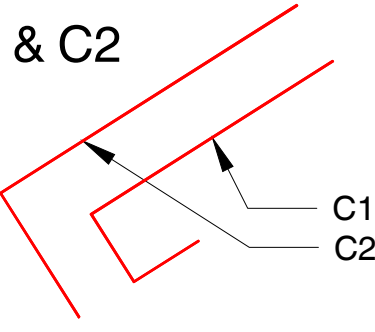
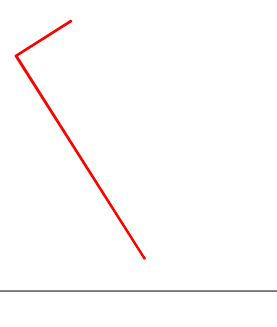
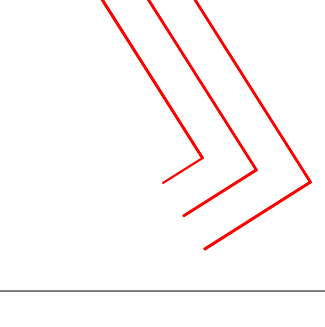
drawn by: KHM/HU

TOTAL LENGTH: 1062'-0"	NOTES
AT GRADE PLANTER BOXES: 200'	1. AL
PLANTER BOXES AT GREEN ROOF: 159'-0"	2. AL
STEEL FIN WALLS: 703'-0"	3. AL

1. ALL BOULDERS AT SITE WALLS TO BE PLACED PRIOR TO STEEL CONSTRUCTION.
2. ALL HEIGHTS REFLECT HEIGHT ABOVE FINISH GRADE.
3. ALL STEEL TO BE $\frac{3}{8}$ " THICK RAW STEEL WITH WAX FINISH

1. ALL BOULDERS AT SITE WALLS TO BE PLACED PRIOR TO STEEL CONSTRUCTION.
2. ALL HEIGHTS REFLECT HEIGHT ABOVE FINISH GRADE.
3. ALL STEEL TO BE $\frac{3}{8}$ " THICK RAW STEEL WITH WAX FINISH

4. ALL STEEL TO HAVE INSIDE JOINTS ONLY, NO GRINDING OR WELDING OF EXTERIOR.
5. ALL STEEL WALLS & PLANTERS BY CONTRACTOR.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
A 	NOT USED	E 	PLANTER BOX AT LOWER PATIO LENGTH: 71'-11" SIZE: PER PLAN, 1'-6" HEIGHT; SEE SHEET L501: DETAIL 9	G-1 & G-2 	PLANTER BOX AT GARAGE GREEN ROOF PATIO WITH INTEGRATED STEEL HANDRAIL G1 LENGTH: 102'-11" SIZE: PER PLAN, 12" HEIGHT G2 LENGTH: 56'-2" SIZE: PER PLAN, 18" HEIGHT SEE SHEET L504: DETAILS 3, 4, 6, & 7	I 	TIERED PLANTERS AT UPPER PATIO TOTAL LENGTH: 562' SIZE: PER PLAN, 2'-6"-4'-0" HEIGHT SEE SHEET L502: DETAIL 4 & 5
B 	SOUTH PLANTER BOX AT ENTRY LENGTH: 31'-10" SIZE: PER PLAN, 1'-6" HEIGHT						
C1 & C2 	NORTH PLANTER BOX AT ENTRY C1: LENGTH: 23'-2" LF SIZE: PER PLAN, 2'-9" HEIGHT C2: LENGTH: 26'-0" LF SIZE: PER PLAN, 2'-2" HEIGHT SEE SHEET L501: DETAIL 10 & L502: DETAILS 1 & 2						
D 	PLANTER BOX AT GUEST HOUSE (SOUTH SIDE) LENGTH: 15'-11" LF SIZE: PER PLAN, 1'-9" HEIGHT; SEE SHEET L503: DETAIL 4	F 	PLANTER BOX AT GUEST HOUSE (NORTH SIDE) LENGTH: 31'-0" SIZE: PER PLAN, 2'-3" HEIGHT SEE SHEET L503: DETAIL 4	H 	TIERED PLANTERS AT DOG RUN TOTAL LENGTH: 141' SIZE: PER PLAN, 3'-0" HEIGHTS		

SYMBOL	PRODUCT	SYMBOL	PRODUCT
	SNOWMELTED CONCRETE MOTORCOURT		LINEAR STONE PAVERS AT GREEN ROOF
	MEDIUM ROCK BARK		SPECIMEN BOULDERS
	PERENNIAL BED WITH BARK DUST		LANDSCAPE BOULDERS
	LINEAR STONE PAVERS		BOULDER SLABS AT WINDOW WELLS
	DECORATIVE ROCK		LINEAR BOULDER FINS

SYMBOL	PRODUCT
	NATIVE GRASS CABIN BLEND
	GREEN ROOF



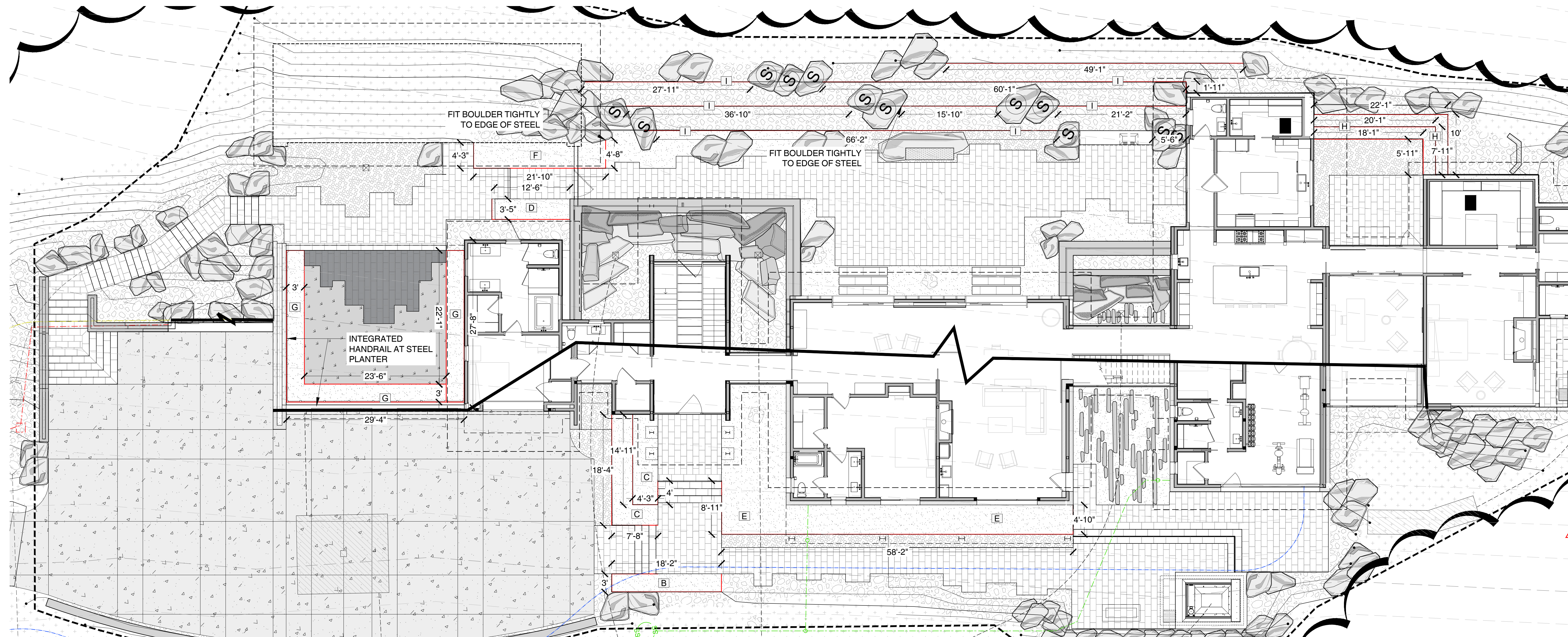
Stein Eriksen Estates
Lot 2
Park City, Utah



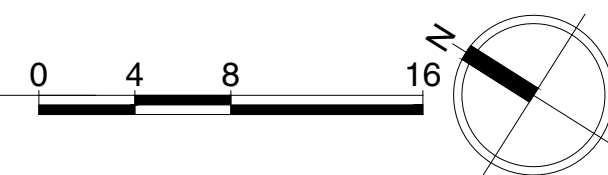
date	issue
23.07.17	PERMIT SET
23.09.06	PERMIT SET UPDATES - C
23.11.07	75% CD/ Coordination S
23.11.30	95% CD Coordination S
24.02.09	100% CD Set

Steel Dimension Plan

L 201



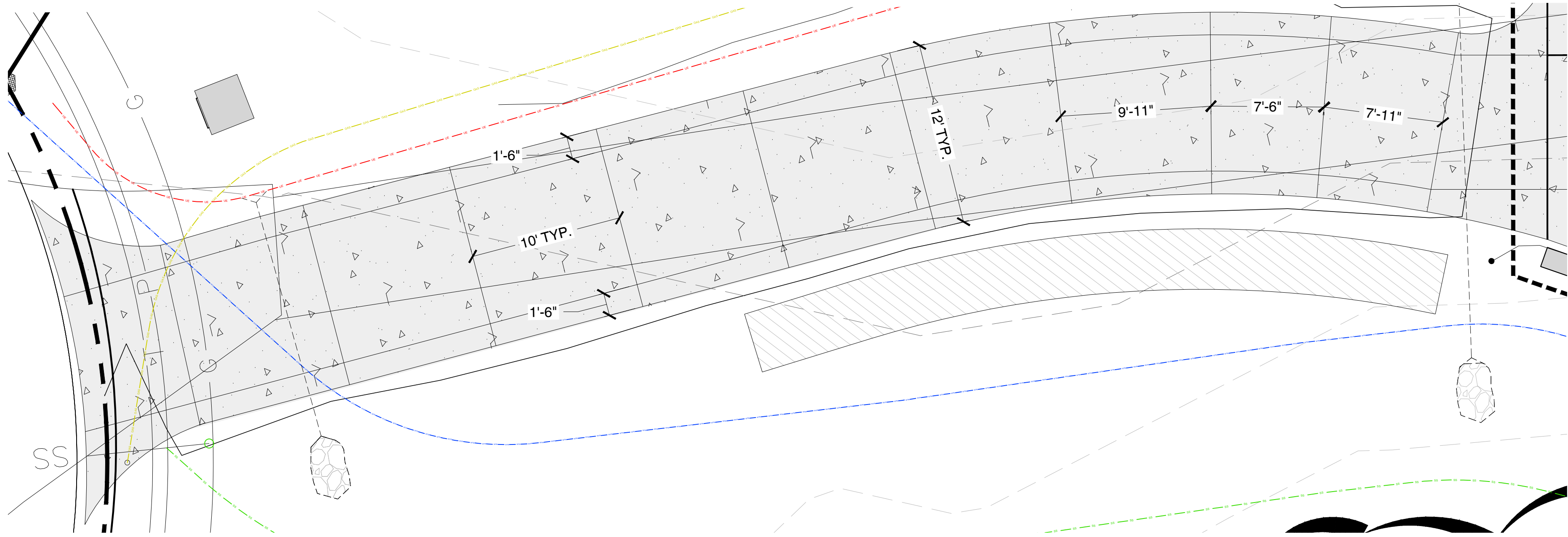
1
L201



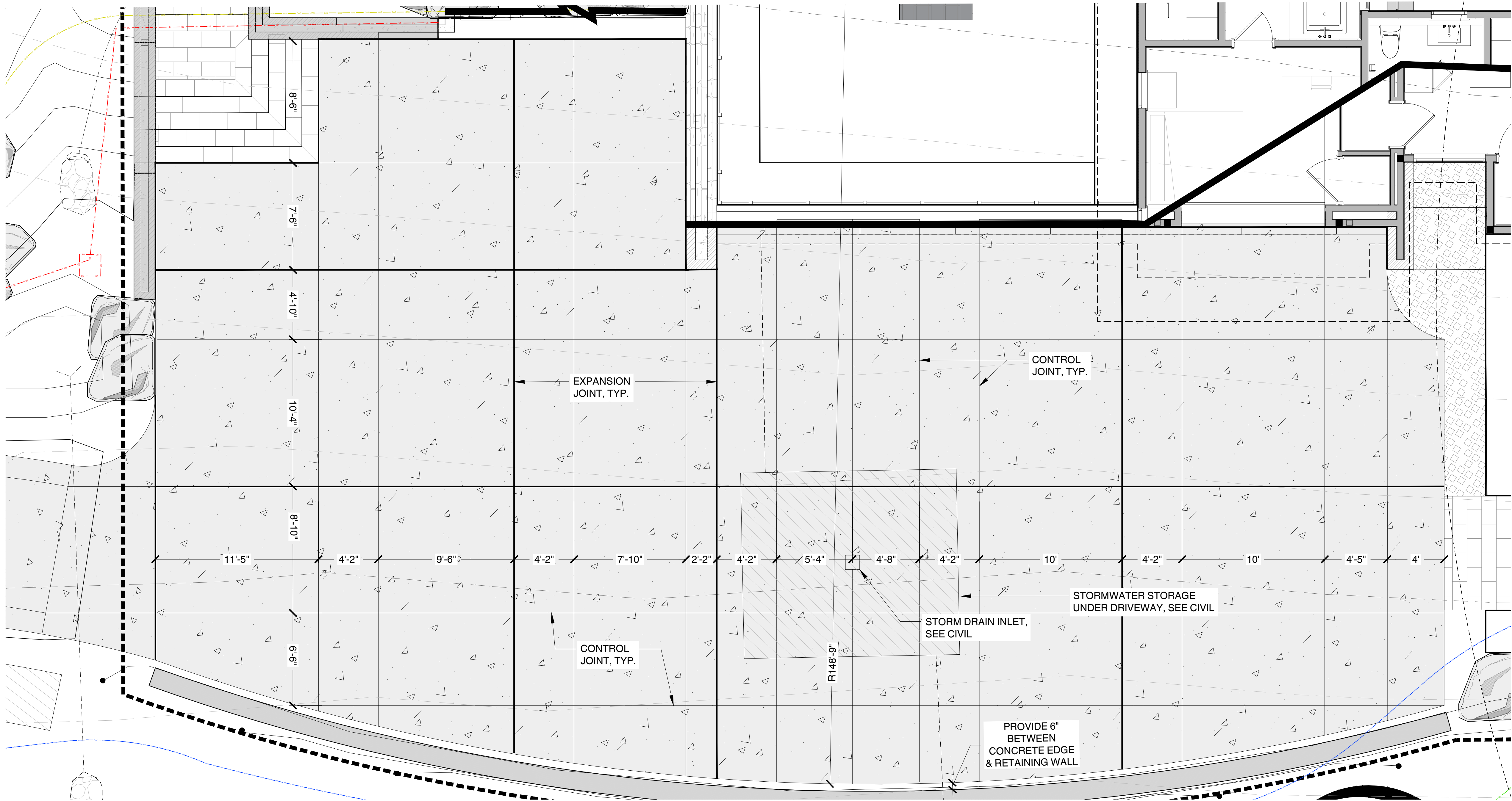
filename: z:\pc.ksr\ryland residence\autocad\01_sheets\1000_ksr_landscape.dwg

checked by: TMS

drawn by: KHM/HU



1 Driveway Paving Enlargement
3/16" = 1'-0"



2 Motorcourt Paving Enlargement
1/4" = 1'-0"

DRIVEWAY SCHEDULE

SYMBOL	PRODUCT	QUANTITY	DESCRIPTION	CONTACT
	SNOWMELTED CONCRETE MOTOR COURT & DRIVEWAY	4,910 SF	TYPE: POURED CONCRETE POURED DEPTH: 6" COLOR: INTEGRAL COLOR: DAVIS #860 PEWTER FINISH: #5 TOPCAST SANDBLAST HEATED: YES - SNOWMELT NOTE: VERIFY ROAD PROFILES WITH CIVIL SEE SHEET L501: DETAIL 2	BY CONTRACTOR DAVIS COLORS; 844-341-4780 www.daviscolors.com TOP-CAST SURFACE RETARDER, GCP APPLIED TECHNOLOGIES 877-266-7732 www.daytonsuperior.com

- NOTE:
- CONTROL JOINTS TO BE 1/4" X 1/2" HAND TOOLED WITH ROUNDED EDGES AND RECESSED SEALANT, IF NECESSARY. REFERENCE PLAN FOR JOINT SPACING. NO SHINER BAND.
 - EXPANSION JOINTS TO BE 3/4" WITH RIGID FILLER. 1/8" RADIUS AT TOP EDGES. REFERENCE PLANS FOR JOINT SPACING.



Stein Eriksen Estates
Lot 2
Park City, Utah



date	issue
23.07.17	PERMIT SET
23.09.06	PERMIT SET
23.11.07	UPDATES - C
23.11.30	75% CD Coordination Set
24.02.09	95% CD Coordination Set
	100% CD Set

Motorcourt
Paving
Enlargement

L 202

Planning Department Staff Report



Subject: 327 McHenry Avenue
Application: PL-23-05981
Author: Caitlyn Tubbs, Sr. Preservation Planner
Date: March 28, 2024
Type of Item: Modification of Approval

Summary

On March 21, 2024, the Planning Director opened and closed a public hearing and continued this item to March 28, 2024.

Recommendation

(I) Continue the item to April 18, 2024.

Planning Commission Staff Report



Subject: 626 Sunnyside Drive
Application: PL-24-06053
Author: Jason Berntson, Planning Technician
Date: March 28, 2024
Type of Item: Administrative Conditional Use Permit

Recommendation

(I) Review the Administrative Conditional Use Permit for the retaining wall greater than four (4) feet within the Front Setback at 626 Sunnyside Drive, (II) conduct a public hearing, and (III) consider approving the Administrative Conditional Use Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Johnathan Short and Julie Lombardi
Location: 626 Sunnyside Drive
Zoning District: Single Family (SF)
Adjacent Land Uses: Single-Family residential and multi-family residential
Reason for Review: The Planning Department reviews and takes Final Action on retaining walls greater than 4 feet in the front setback of the Single Family Zoning District.¹

ACUP Administrative Conditional Use Permit
APH Administrative Public Hearing
DRC Development Review Committee
LMC Land Management Code
SF Single Family Zoning District
SBWRD Snyderville Basin Water Reclamation District

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

Summary

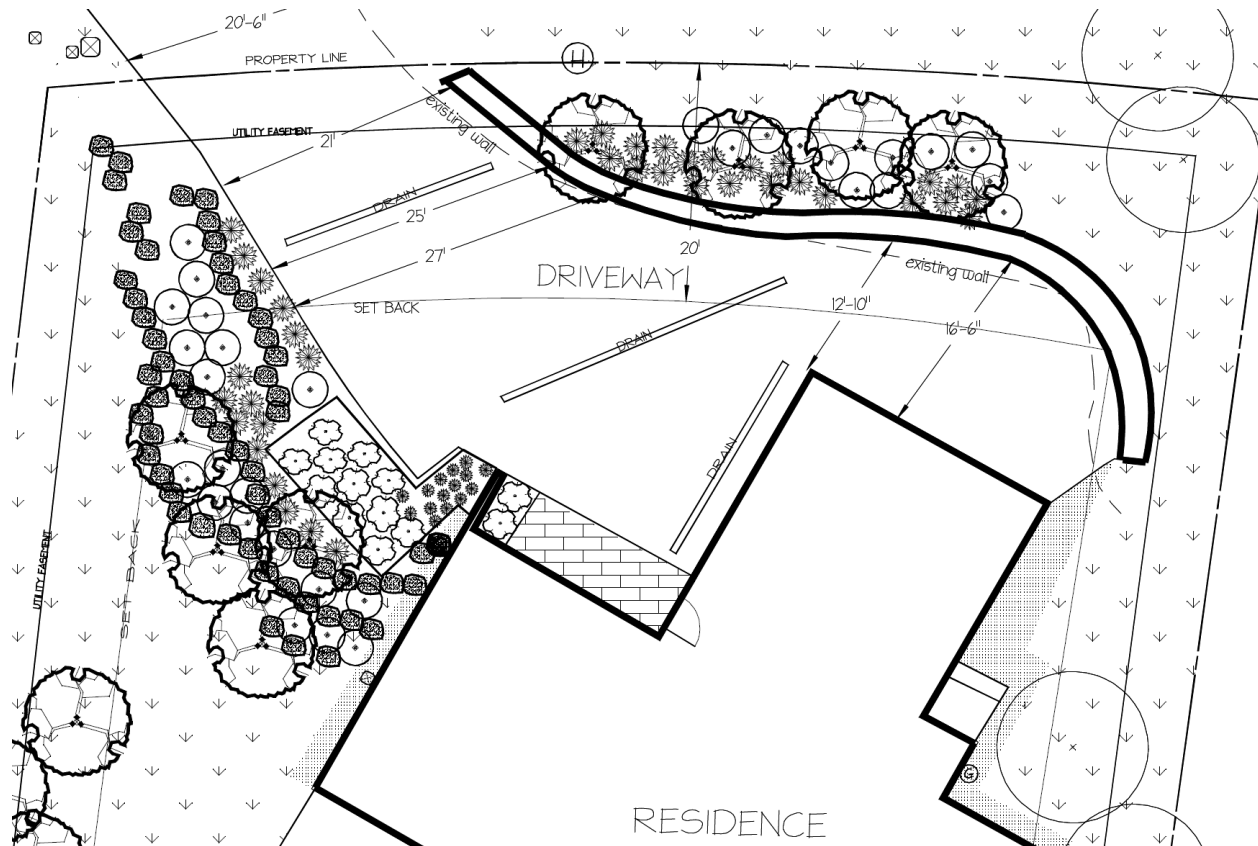
The Applicant proposes to replace an existing retaining wall greater than four (4) feet in the Front Setback.

Background

The Single-Family Dwelling located at 626 Sunnyside Drive was built in 1980. The Lot contains a retaining wall within the Front Setback that exceeds the allowed height of four feet (LMC [§ 15-4-2](#)). The Applicant has stated: “their desire is to update the

¹ LMC [§ 15-4-2](#), [15-2.11-2](#)

landscape and install a new driveway. The existing cinder block wall is ... disintegrating, crumbling, and simply falling apart". There is no record of the retaining wall on the original building plans, nor any record that the additional height was approved (Exhibit C). However, the retaining wall is shown on the building plans for a garage installed in 2000 (Exhibit D). The existing retaining wall is 6 feet in height and encroaches into the Front Setback and the public Right-of-Way (ROW). The Applicant is proposing to replace the retaining wall and remove the portion encroaching into the public ROW. (See image below.)



Analysis

(I) The proposal complies with the Single Family Zoning District Lot and Site requirements as outlined in LMC Chapter 15-2.11.

Retaining walls greater than 4' feet in the front setback require an ACUP in the SF Zoning District.²

(II) The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC [§ 15-1-10\(E\)](#).

² LMC [§ 15-2.11-2\(B\)](#)

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 Staff 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 Staff 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	Complies. The retaining wall is a replacement of an existing retaining wall and helps to stabilize the Natural Grade of the slope.
Traffic considerations	No Mitigation Required
Utility Capacity	No Mitigation Required
Emergency Vehicle Access	No Mitigation Required
Off-Street Parking	Not Applicable
Internal Vehicular and Pedestrian Circulation	No Mitigation Required: The retaining wall is proposed to replace an existing retaining wall and will not have any impact on vehicular or pedestrian circulation.
Fencing, Screening, and Landscaping	Complies: The retaining wall is a replacement of an existing retaining wall and helps to stabilize the Natural Grade of the slope. The Snyderville Basin Water Reclamation District requires the following Condition of Approval 1: There is an existing utility easement on the north line of the property that contains a main sewer line. Trees shall not be planted within the easement.
Building Mass, Bulk, and Orientation	No Mitigation Required: The retaining wall is proposed to replace an existing retaining wall. The retaining wall is not easily visible from surrounding properties and helps stabilize the Natural Grade of the slope.
Useable Open Space	No Mitigation Required: The retaining wall is proposed to replace an existing retaining wall and will not disturb any usable Open Space.
Signs and Lighting	Not Applicable
Physical Design and Compatibility	Complies: The retaining wall is a replacement of an existing retaining wall and helps to stabilize the Natural Grade of the

	slope. 
Noise, Vibration, Odors, Steam or other Mechanical Factors	Not Applicable
Expected Ownership and Management	The property is owned by Johnathan Short. The Engineering Department requires Condition of Approval 2 and 3: The property owner of 626 Sunnyside Drive shall record an Encroachment Agreement with the Engineering Department for the portion of the retaining wall that crosses the public easement. A Work in the Public ROW permit will need to be submitted to remove the portion of the retaining wall that currently extends into the ROW.
Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, and Park City Soils Ordinance,	No Mitigation Required: The retaining wall does not affect any environmentally sensitive lands.

Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site	
Reviewed for Consistency with the Goals and Objectives of the Park City General Plan	Not Applicable

(III) The Development Review Committee requires Conditions of Approval.³

Condition of Approval 1:

The landscaped area above the retaining wall is within a utility easement. The SBWRD requires that no trees be planted within this easement as it encompasses a main sewer line.

Condition of Approval 2:

An Encroachment Agreement shall be recorded with the Engineering Department for the portion of the retaining wall that is within the public Right-of-Way and the Utility Easement.

Condition of Approval 3:

A Work in the Public ROW permit shall be submitted to the Engineering Department for removal of the portion of the retaining wall that is within the public ROW.

Department Review

The Planning Department 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.

Public Input

Staff did not receive any public input at the time this report was published.

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).

Alternatives

- The Planning Director may approve the Administrative Conditional Use Permit;
- The Planning Director may deny the Administrative Conditional Use Permit and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: 1980 Site Plan

Exhibit D: 2000 Garage Site Plan



Planning Department

March 28, 2024

Ariel Vernell
PO Box 981736, Park City, UT
435-659-4877

CC: Johnathan Short and Julie Lombardi

Description

Address: 626 Sunnyside Drive

Zoning District: Single Family

Application: Administrative Conditional Use Permit

Project Number: PL-24-06053

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: March 28, 2024

Project Summary: The Applicant Proposes to Replace an Existing Retaining Wall with a Height Greater Than 4' Feet in the Front Setback

Action Taken

On March 28, 2024, the Planning Director conducted a public hearing and approved the Administrative Conditional Use Permit according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. 626 Sunnyside Drive contains an existing Single-Family Dwelling constructed in 1980.
2. 626 Sunnyside Drive is in the Single Family (SF) Zoning District.
3. The Applicant is proposing replacement of an existing retaining wall that is in poor condition.
4. The existing retaining wall reaches a height of 6 feet above Existing Grade in the front setback.
5. The existing retaining wall encroaches into the public Right-of-Way (ROW).
6. The portion of the retaining wall that encroaches into the public ROW is proposed to be removed as part of the replacement.



Planning Department

7. There is no indication that the existing retaining wall was approved.
8. The application complies with LMC § 15-4-2 Fences and Retaining Walls.
9. The application complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E)
 - a. Size and Location of the Site
 - i. The retaining wall is a replacement of an existing retaining wall and helps to stabilize the Natural Grade of the slope.
 - b. Traffic
 - i. No Mitigation Required.
 - c. Utility Capacity
 - i. No Mitigation Required.
 - d. Emergency Vehicle Access
 - i. No Mitigation Required.
 - e. Parking
 - i. Not Applicable.
 - f. Internal Vehicular and Pedestrian Circulation System
 - i. No Mitigation Required. The proposed retaining wall is a replacement of an existing retaining wall and will not have any impact on vehicular or pedestrian circulation.
 - g. Fencing, Screening, and Landscaping
 - i. The proposed retaining wall is a replacement of an existing retaining wall and helps to stabilize the Natural Grade of the slope.
 - h. Building Mass, Bulk, and Orientation
 - i. No Mitigation Required.
 - i. Useable Open Space
 - i. No Mitigation Required.
 - j. Signs and Lighting
 - i. No Mitigation Required.
 - k. Physical Design and Compatibility with Surrounding Structures
 - i. The proposed retaining wall is a replacement of an existing retaining wall and helps to stabilize the Natural Grade of the slope.
 - l. Noise, Vibration, Odors, Steam, or Other Mechanical Factors
 - i. Not Applicable.
 - m. Expected Ownership and Management
 - i. The property is owned by Johnathan Short.



Planning Department

- n. Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site
 - i. No Mitigation Required.
- o. Reviewed for Consistency with the Goals and Objectives of the Park City General Plan
 - i. Not Applicable.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements outlined in LMC Chapter 15-2.11 *Single Family (SF) Zoning District*, Section 15-4-2 *Fences and Retaining Walls*, and Section 15-1-10 *Conditional Use Permits*.
2. The Use will be compatible with surrounding Structures in use, scale, mass, and circulation.
3. The effects of any difference in use or scale have been mitigated through careful planning.

Conditions of Approval

1. The landscaped area above the retaining wall is within a utility easement. The SBWRD requires that no trees be planted within this easement as it encompasses a main sewer line.
2. The Property Owner of 626 Sunnyside Drive shall record an Encroachment Agreement with the Engineering Department for the portion of the retaining wall that encroaches into the Utility Easement.
3. The Property Owner of 626 Sunnyside Drive shall submit a Work in the Public ROW permit to remove the portion of the retaining wall that is in the existing ROW.
4. Any changes, modifications, or deviations from the approved retaining wall that have not been approved in advance by the Planning Department may result in a stop work order.
5. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved retaining wall.
6. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director prior to construction.



Planning Department

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email jason.berntson@parkcity.org.

Sincerely,

Rebecca Ward, Planning Director

CC: Jason Berntson

DRAFT

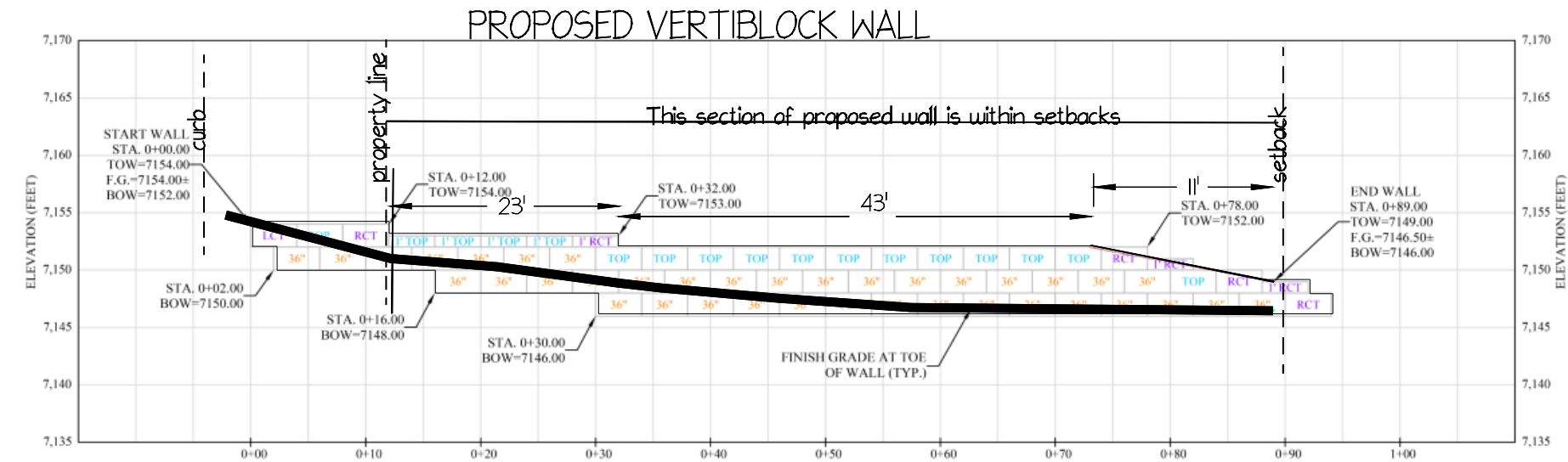
Johnathan Short recently purchased a house at 626 Sunnyside Drive. The original desire is to update the landscape and install a new driveway. Main concern with the landscaping is the existing cinder block retaining wall adjacent to driveway. This existing wall is disintegrating, crumbling, and simply falling apart. There is no evidence of original drainage installed behind the wall nor any geotextile fabric when it was originally built. This along with the failing cinderblocks all is compromising the integrity of the wall. Existing wall was built taller than allowed height in a front set back. LMC 15- 2.11-3. There is no record of the original wall being built with ACUP or submitted plans.

PROPOSAL: Replacing the existing wall structure with an engineered product: Verti-block system. Same footprint will be followed for the newly constructed wall. Proposed wall will be built with proper drainage, drain tiles with daylight locations, engineered drafted plans, geotextile material installed with proper compaction and footing requirement. Proposed wall will also be taller than allowed height in front set back. LMC 15- 2.11-3. See plans for details. Newly proposed wall will not impact landscape or driveway. Simply replacing failing wall with a newly engineered material. New plantings above the wall are also proposed to help shrink the look of the wall. This is material of choice for wall product.

Site survey has been provided, showing existing location of wall. Landscape Plans, Engineering Plans, HOA approval letter all have been submitted for permitting.

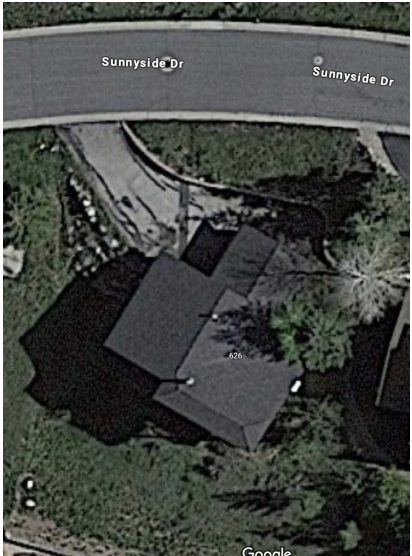


SHORT/ LOMBARDI RESIDENCE
626 SUNNYSIDE DRIVE, PARK CITY UTAH 84060
ADIMNSTRATIVE CONDITIONAL USE PERMIT
DESIGNED BY: DIVINE DESIGN PAR CITY, 435-659-4877
3/13/2024



verti-block

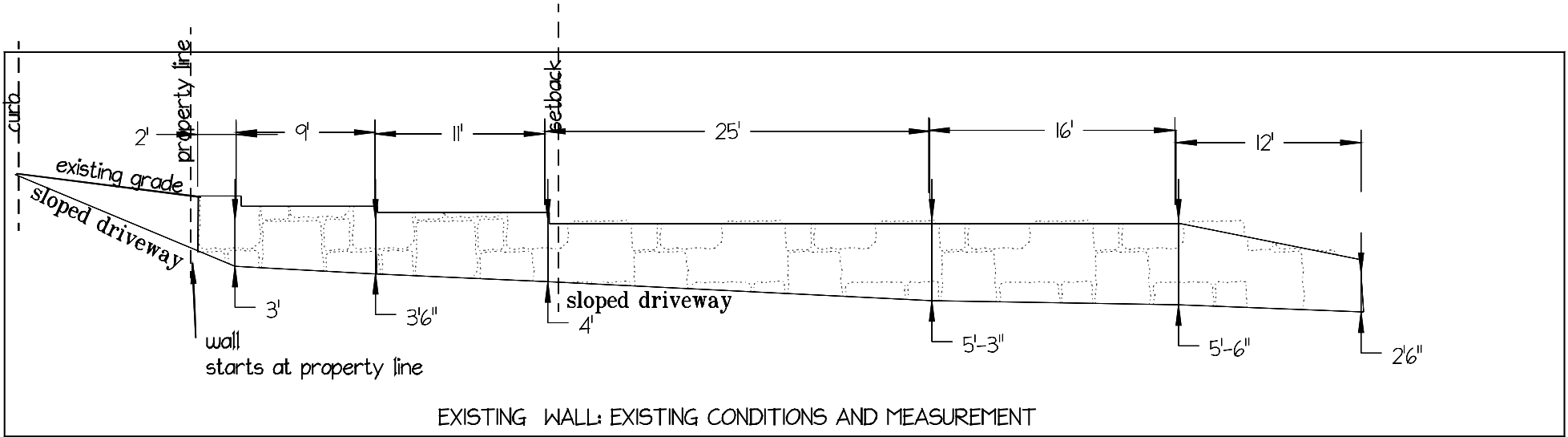
VERTI-BLOCK RETAINING WALL ESTIMATED QUANTITIES	
MATERIAL	TOTAL
TOTAL VERTI-BLOCK WALL AREA (ft ²)	476
TOP VERTI-BLOCK UNITS	13
36-INCH VERTI-BLOCK UNITS	38
LEFT CORNER TOP VERTI-BLOCK UNITS	1
RIGHT CORNER TOP VERTI-BLOCK UNITS	4
1' STEP TOP VERTI-BLOCK UNITS	4
1' STEP RIGHT CORNER TOP VERTI-BLOCK UNITS	3
DRAINAGE AND INFILL GRAVEL (yd ³)	302
LEVELING PAD CRUSHED STONE (yd ³)	5
4-INCH PERFORATED DRAINAGE PIPE (ft)	100
6-OZ NON-WOVEN GEOTEXTILE FABRIC (yd ²)	100

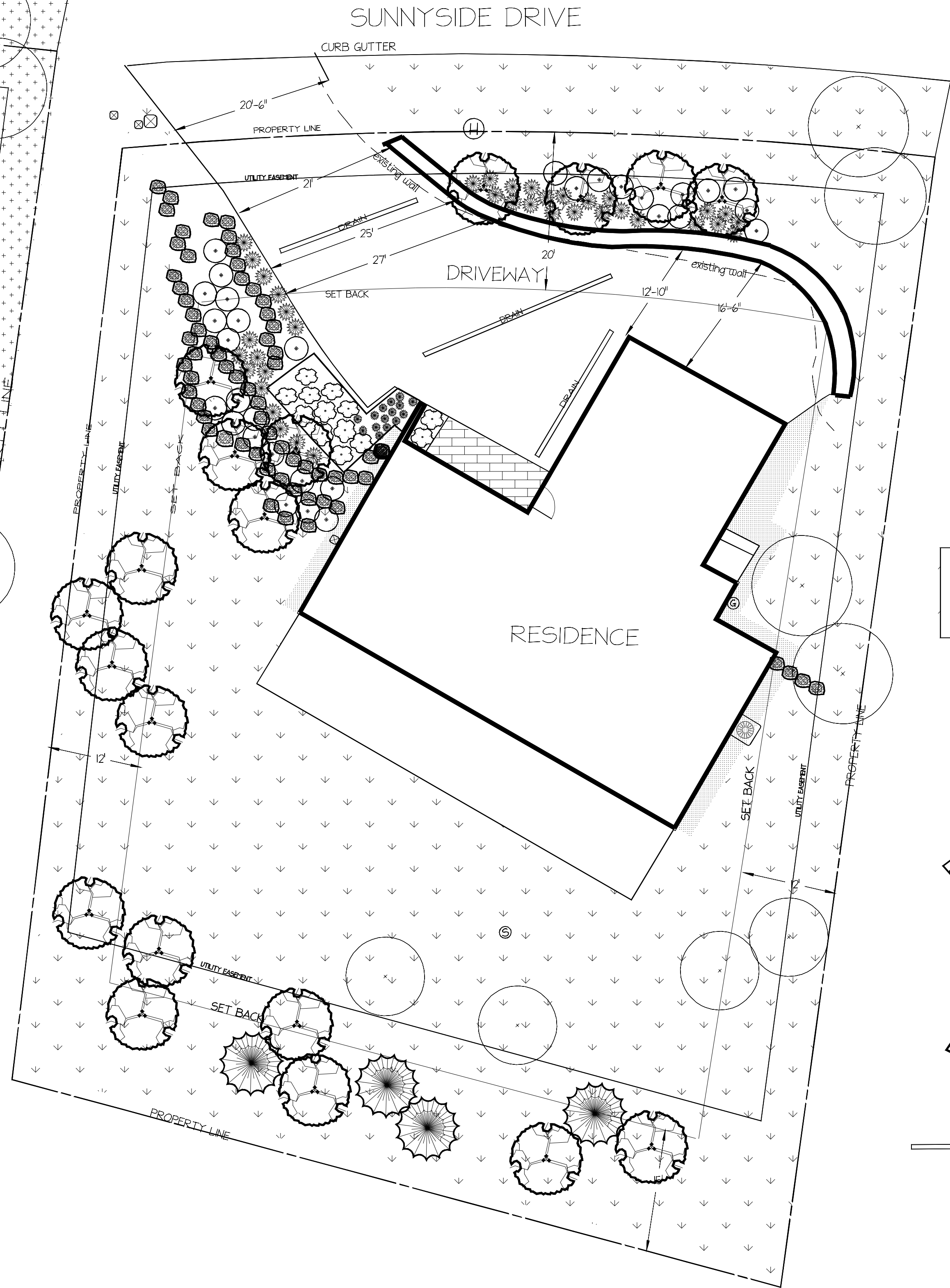
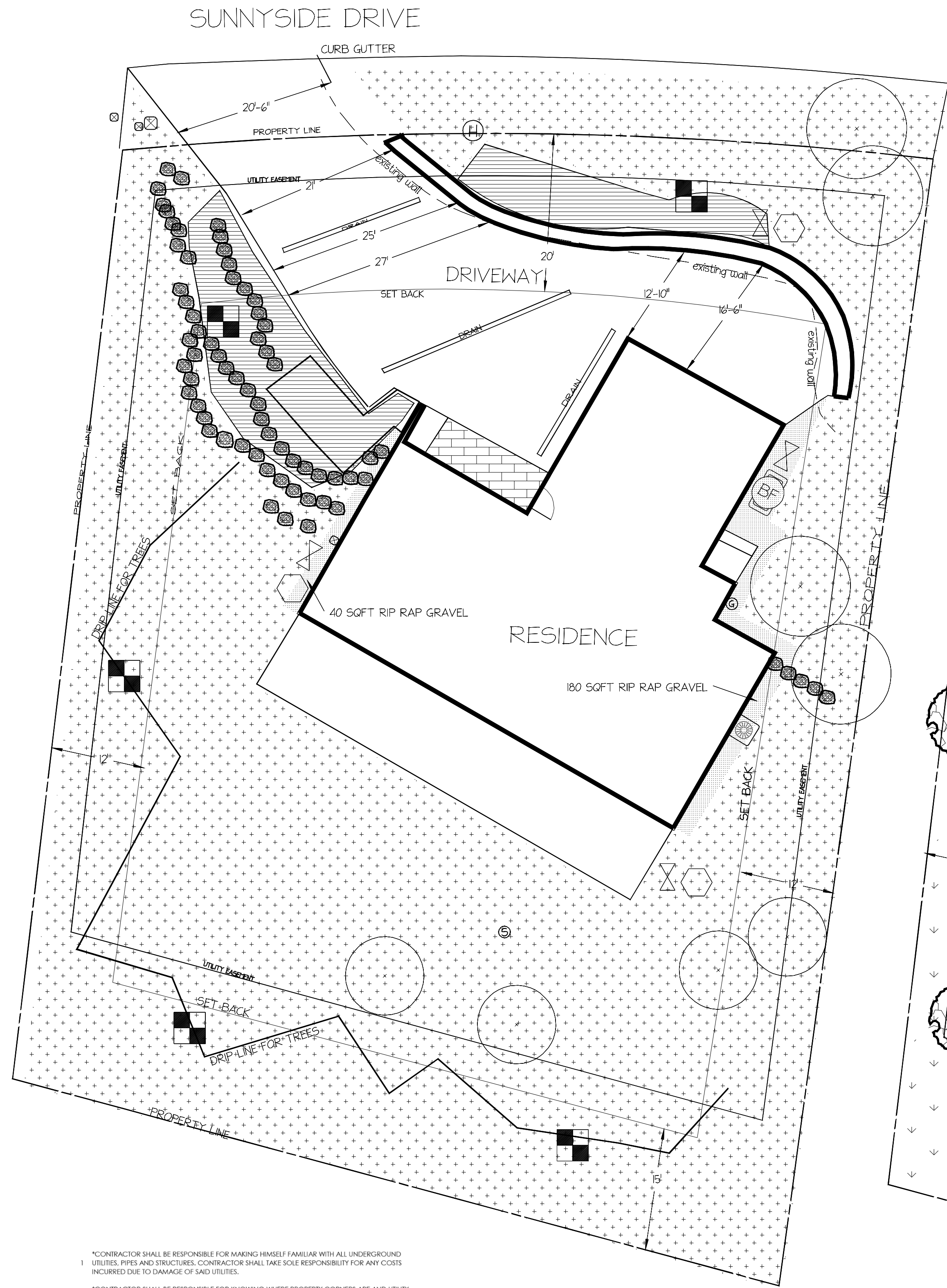


LEGEND
TOW = TOP OF RETAINING WALL
BOW = BOTTOM OF RETAINING WALL
FG = FINISHED GRADE AT BOTTOM OF WALL
SCALE: 1" = 10'



ELEVATION VIEW				VERTI-BLOCK RETAINING WALL SHORT/LOMBARDI RESIDENCE 626 SUNNYSIDE DRIVE PARK CITY, UTAH ELEVATION VIEW			
REFERENCE ELEVATIONS FROM FERRARI SURVEYING, LLC, RECORD OF SURVEY & TOPOGRAPHICAL MAP, LOT 6 SUNNYSIDE SUBDIVISION, JONATHAN SHORT, SHEET 1 OF 1, SHEET DATED AUGUST 23, 2023. FIELD ADJUSTMENTS/CHANGES SHOULD BE EXPECTED ONCE CONSTRUCTION COMMENCES. IGES SHOULD BE CONSULTED WHERE FIELD CHANGES ARE REQUIRED.				DESIGNED BY: TBL 10-2-2023 PLOT SCALE DRAWN BY: TBL 10-2-2023 1=1 CHECKED BY: BMJ 10-2-2023 DWG SCALE APPROVED BY: TBL 10-2-2023 1"=10' IGES PROJECT NO: 04500-001 SHEET NO: 3 REV N/A			
12429 SOUTH 300 EAST DRAPER, UTAH 84020 (801) 748-4044				IGES PROJECT NO: 04500-001 SHEET NO: 3 REV N/A			
REV				REVISION DESCRIPTION			
DATE				BY			
CHK				REVISIONS			





	EXISTING TREES TO REMAIN ON SITE NO SIGNIFICANT VEGETATION PROPOSED TO BE REMOVED.	
	ACER GRANDIDENTATUM	BIGTOOTH MAPLE 2'-4"
	POPULUS TREMULOIDES	QUAKING ASPEN 4"
	PRUNUS VIRGINIANA	CANADA RED CHOKECHERRY 2'-4"
	MALUS X 'DOLGO'	CRAB APPLE 'DOLGO' 2'-4"
	PICEA PUNGENS	BLUE SPRUCE 14'-16'
	AMELANCHIER ALNIFOLIA	SASKTOON SERVICEBERRY 5'
	CARAGANA ARBORESCENS	SIBERIAN PEASHRUB 6'
	RIBES ALPINUM	ALPINE CURRANT 5 GAL
	POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL 5 GAL
	CERCOCARPUS LEDIFOLIUS	CURL LEAF MOHAGANY 5 GAL
	BERBERIS THUNBERGII	CRIMSON PYGMY BARBERRY 5 GAL
	HYLOTHELEPHIUM SPECTABILE	SHOWY SNOWCROP 1 GAL.
	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON 1 GAL.
	ALCHEMILLA MOLLIS	LADY'S MANTLE 1 GAL.
	ERIOCOMA HYMENOIDES	INDIAN RICE GRASS 2 GAL.
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA 2 GAL.
	HYDROSEEDED NATIVE DROUGHT TOLERANT GRASS, TO BE KEPT UNDER 4" TALL, MOWED 3 X YR HIGH MOUNTAIN NATIVE: SEED RATE: 1-2 LBS PER 1000SQFT MOUNTAIN BROME, SLENDER WHEATGRASS SANDBERG BLUE GRASS, WESTERN WHEATGRASS WILD RHYEGRASS, SHEE FESCUE, PERENNIAL RYEGRASS	
	4" DIA RIP RAP GRAVEL AROUND PERIMETER OF HOUSE, WEED FABRIC UNDERLAYMENT	
	BLACK STEEL POWDERCOATED PLANTERS: 3'X3' GRAVEL FOR DRAINAGE, DRIP IRRIGATED	
	EXISTING ROCK WALLS TO REMAIN	
	NEWLY PROPOSED CONCRETE BLOCK WALLS: SEE ADDITIONAL PLANS FOR DETAILS	
	SURFACE DRAINS, DAYLIGHTING INTO GRAVEL BEDS DOWNHILL SIDE	
	TEMPORARY OVERHEAD IRRIGATION ZONES NATIVE GRASS RE SEED AFTER CONSTRUCTION OF WALL, DRIVEWAY AND ADDITIONAL TREE PLANTING	
	DRIP IRRIGATION LINES: ALL NEWLY PLANTED TREES, SHRUBS, ORNAMENTAL GRASSES, DRIP ZONES	
	CONTROL VALVES, BACK FLOW PREVENTER, RAIN SENSOR, VALVE BOXES	

- *CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
- *CONTRACTOR SHALL BE RESPONSIBLE FOR KNOWING WHERE PROPERTY CORNERS ARE AND UTILITY EASEMENTS ARE LOCATED ON PROPERTY ROAD SIDE.
- *CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
- *DRIVEWAY TO BE REPLACED. ENTRY TO BE 21'-27" WIDE WITHIN SET BACK. OVERALL FOOT PRINT STAYS THE SAME. NEW ASPHALT DRIVEWAY TBD. SEPARATE PLANS WILL BE PROVIDED FOR PERMITTING IF NECESSARY.
- *ROCK WALL ON DOWN HILL SIDE OF DRIVEWAY TO REMAIN (PER HOMEOWNER) PLANTING SPACE CLEANED UP BETWEEN LAYERS. ADDITIONAL PLANTINGS SUGGESTED. ADDITIONAL SOIL AND PLANTING AMENDMENT ADDED.
- *UPHILL DRIVEWAY ROCK WALL PROPOSED TO BE REBUILT. APPROPRIATE DRAINAGE TILE, GRAVEL AND COMPACTION REQUIRED BEHIND WALLS. TAKE NOTE OF THE CITY WATER LINE IN THIS ZONE. UNKNOWN ACIP FOR EXISTING CONCRETE BLOCK WALL. SEE DETAILED ENGINEERING PLAN, TOW/BOW.
- *ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE. AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTION OF PLANT SPECIES SHALL BE MADE WITH PLANTS EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
- *EXISTING VEGETATION ON ENTIRE PROPERTY: HANDFUL OF EXISTING OLD GROWTH ASPENS, CHOKECHERRIES, OLD GROWTH EVERGREENS. REST OF VEGETATION IS A NATIVE GRASS MIX. NO EXISTING IRRIGATION SYSTEM ON SITE.
- *ALL TREES TO REMAIN ON SITE. FENCING TO PROTECT EXISTING TREES INSTALLED IF NECESSARY. NO ADDITIONAL REMOVAL OF EXISTING PLANT MATERIAL, SHRUBS, TREES ETC.
- *ONLY TREE NOT ON APPROVED PLANT MATERIAL LIST IS THE BLUE SPRUCE. THIS PLACEMENT IS BEYOND THE 30' EXTENDED IGNITION ZONE. THIS TREE IS FOR SCREENING DOWN HILL PROPERTIES.
- *CONTRACTOR COMPLIES OR WILL COMPLY THE FOLLOWING REQUIREMENTS: HOME HARDENING: #1-4, #4, #6, #8, #9, IMMEDIATE IGNITION ZONE: #1-#3, INTERMEDIATE IGNITION ZONE: #1-4, EXTENDED IGNITION ZONE: #1-3
- *SHREDDED BROWN BARK MULCH INSTALLED FOR SHRUB AND ORNAMENTAL GRASS PLANTING AREAS. PER CITY CODE 15-5-5 (3) PLANTED HEAVILY.
- *RIP RAP (4-6 DIA) MULCH ONLY INSTALLED ALONG DRIP LINE OF TWO SIDES OF HOUSE. NO PLANTINGS ARE TO BE INSTALLED IN RIP RAP. THIS IS FOR DRAINAGE AND EROSION CONTROL ONLY AGAINST THE HOUSE EXTERIOR. TOTAL SQUARE FOOTAGE OF COVERAGE 220 SQFT. LESS THAN 5% COVERED IN ROCK MULCH.
- *IRRIGATION: NEWLY INSTALLED IRRIGATION WATER SYSTEM WITH A WATER SENSE LABELED SMART WATER IRRIGATION CONTROLLER AND BACK FLOW PREVENTER (PER CODE). THERE IS NOT AN EXISTING IRRIGATION SYSTEM TO DATE. DRIP IRRIGATION FOR ALL TREES, SHRUBS, PERENNIAL PLANTINGS. NEW OVERHEAD SPRAY IRRIGATION FOR NATIVE AREAS. CAN BE TEMPORARY UNTIL GERMINATION OCCURS.
- *LANDSCAPE LIGHTING IS NOT PROPOSED IN THIS PHASE OF DESIGNING. WHEN AND IF THIS CHANGES A NEW SET OF PLANS WILL BE PROVIDED FOR PERMITTING.
- *DRAWINGS ARE FOR DESIGN INTENT ONLY.

SHORT RESIDENCE CONCEPTUAL LANDSCAPE PLAN

626 SUNNYSIDE DRIVE
PARK CITY, UTAH 84098

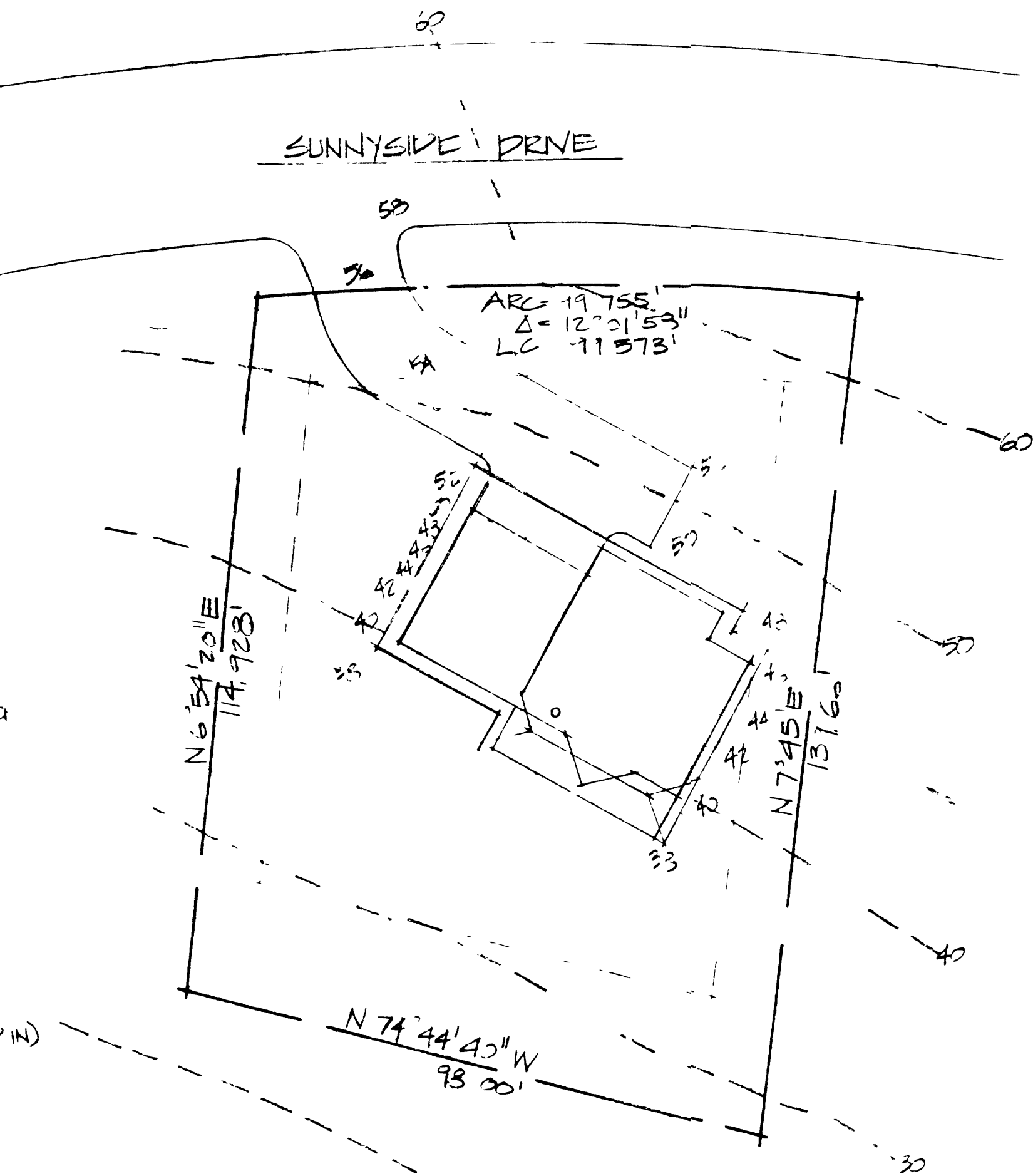
SCALE: 1"=100'

1/24/24

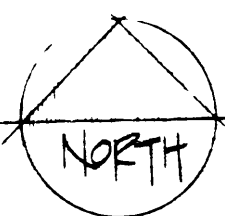
DIVINE DESIGN PARK CITY



435.545.9487
WWW.DIVINEDESIGNPC.COM
WWW.DIVINEDESIGNPC.COM

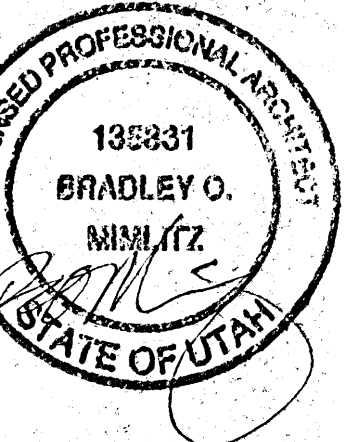


SITE PLAN
SCALE 1"=20'-0"

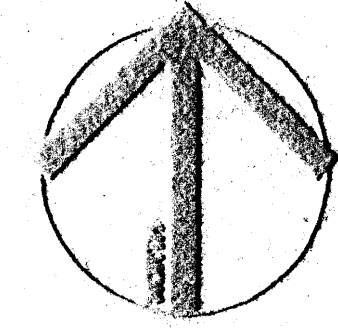


**PARK CITY
MUNICIPAL CORP
AUG 18 1980
RECEIVED**

A RESIDENCE FOR R&B INVESTMENT



RECORD OF SURVEY & TOPOGRAPHIC MAP
LOT 3 OF THE SUNNYSIDE SUBDIVISION
LYING WITHIN THE WEST HALF OF
SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH



LEGEND

- STREET MONUMENT
- SET REBAR & CAP L.S. 173739
- TELEPHONE PEDESTAL
- WATER METER
- SANITARY SEWER MANHOLE
- SPOT ELEVATION

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND TO OBTAIN GRADE ELEVATIONS FOR A CONTOUR MAP PRIOR TO DEVELOPMENT OF THE OWNER.

EXISTING SURVEY MONUMENTS IN ADJACENT ROADWAYS WERE USED TO REESTABLISH THE PROPERTY CORNERS.

THE BASIS OF BEARING IS SHOWN HEREON.

SURVEY COMPLETED: 04/2/00

SEE SMO OFFICIAL SURVEY SUBDIVISION PLAT FOR ANY EASEMENTS, SETBACK REQUIREMENTS, BUILDING ENVELOPES AND BUILDING LOT RESTRICTIONS.

NOTE: OTHERS MAY APPLY.

THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS, OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS SHOWN HEREON.

EVIDENCE FOR THIS SURVEY WAS TAKEN FROM RECORDED DEEDS, RECORDS OF SURVEYS, PLATS AND PHYSICAL EVIDENCE OBTAINED IN THE FIELD. ALL EVIDENCE HAS BEEN CONSIDERED IN THE ESTABLISHMENT OF THE BOUNDARY AS SHOWN HEREON.

LEGAL DESCRIPTION

ALL OF LOT 3 LYING WITHIN THE SUNNYSIDE SUBDIVISION PLAT ON FILE AND OF RECORD AT THE SUMMIT COUNTY RECORDER'S OFFICE.

SURVEYOR'S CERTIFICATE

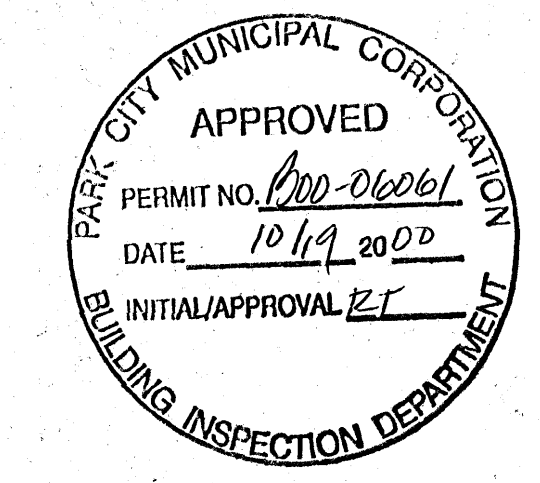
I, ROBERT W. POHL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 173739 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN AND DESCRIBED HEREON.

I FURTHER CERTIFY THAT THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

ROBERT W. POHL

DATE:

PLANNING DEPT.
APPROVED
DATE: 10/19/2000



RECEIVED
AUG 23 2000
PARK CITY MUNICIPAL CORP.

14. Seasonal Display of Lights
- 14.1. Seasonal restrictions apply to the HCB, GC, LI and HRC zones. The HR-1, HR-2, E, HRL, SF, RM, R-1, RDM, and RD zones are exempt from this requirement. Winter seasonal displays are permitted from the first of November to the 15th of April. Displays should be turned off by midnight. Any color or lights may be used; however the lights shall not be used to create advertising messages or signs (e.g. spelling out the name of a business is prohibited).
- 14.2. All exterior lights on porches, garage doors or entryways shall be shielded to prevent glare on adjacent property or public right of way and light trespass in to the night sky.
- 14.3. Lights shall be directed at walkways or entries and shall not be directed in to the night sky. High-pressure sodium fixtures are recommended light source, compact fluorescent are also permitted.
- 14.4. Bare bulb light fixtures such as flood or spotlights are not permitted.
- 14.5. Lighting exterior building features for architectural interest is prohibited.
- 14.6. Security lighting shall be fully shielded and shall be set on a timer or motion detector. Infrared sensor spotlights are the recommended light type for security.
- 14.7. Private sport court facilities shall use fully shielded fixtures and shall not use the lights past 11 p.m.

SUNNYSIDE DRIVE

LOT 5

LOT 7

LOT 6

LOT 4

PARK CITY SURVEYING
P.O. BOX 2705
PARK CITY, UTAH 84060
(435) 246-2995

RECORD OF SURVEY & TOPOGRAPHIC MAP
LOT 3, SUNNYSIDE SUBDIVISION

DEAN RESIDENCE REMODEL AND ADDITION
626 SUNNYSIDE DR.
PARK CITY, UTAH 84060