



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
April 4, 2024**

The Council of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually. [Click here for more information.](#)

Zoom Link: <https://us02web.zoom.us/j/86465860766>

CLOSED SESSION - 3:00 p.m.

The Council may consider a motion to enter into a closed session for specific purposes allowed under the Open and Public Meetings Act (Utah Code § 52-4-205), including to discuss the purchase, exchange, lease, or sale of real property; litigation; the character, competence, or fitness of an individual; for attorney-client communications (Utah Code section 78B-1-137); or any other lawful purpose.

WORK SESSION

4:40 p.m. - Discuss Potential City Hall Remodel

5:10 p.m. - Break

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

II. RESOLUTION

1. Consideration to Approve Resolution No. 01-2024, A Resolution Recognizing International Dark Sky Week
(A) Public Input (B) Action
2. Consideration to Approve Resolution 03-2024, A Resolution Recognizing the Zero Food Waste 2030 Compact
(A) Public Input (B) Action

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. Water Fee Study Update
2. Trails & Open Space Capital Projects and Programs Update Summer 2024
3. 5-Acre Site Feasibility Study and Small Area Plan Timeline Update

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

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from March 7, 2024

VI. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Construction Agreement with Empire Excavation & Development, LLC, as Approved by the City Attorney, to Improve and Enhance the Meadows Drive and McLeod Creek Trailheads, in the Amount of \$295,209.61

VII. NEW BUSINESS

1. Historic Park City Alliance (HPCA) Annual Update
(A) Public Input
2. Consideration to Approve Resolution 02-2024, a Resolution Adopting the American Public Works Association (APWA) Manual of Standard Specifications, the APWA Manual of Standard Plans, and the Park City 2024 Supplemental Standard Plans and Specifications to be Used for the Design and Construction of Projects
(A) Public Input (B) Action
3. Microtransit Discussion
(A) Public Input

VIII. ADJOURNMENT

IX. PARK CITY HOUSING AUTHORITY MEETING

X. ROLL CALL

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

XII. NEW BUSINESS

1. Consideration to Waive the Park Meadows Country Club Affordable Housing Requirement Generated by a Proposed Maintenance Building Expansion Project
(A) Public Hearing (B) Action
2. Consideration of the Affordable Housing Mitigation Plan Proposed by Yarrow Hotel Owners, LLC
(A) Public Hearing (B) Action

XIII. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

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

City Council Old Business



Subject: Potential 445 Marsac (City Hall) Remodel
Author: Jennifer K. McGrath, Deputy City Manager, and Dave Gustafson, Senior Project Manager
Departments: Executive and Engineering
Date: April 4, 2024

Summary

In the FY24 Capital Budget, driven by a commitment to improve and modernize customer service and accommodate a growing demand for public services and the resulting impact on our workforce, the City Council approved an initial budget allocation to begin the long process of considering a remodel to the interior of the 445 Marsac building, fondly known as City Hall. Since the initial budget allocation, we have collaborated with FFKR Architects to draft concept plans that will improve the customer experience and interaction while still respecting the building's historical significance.

This work session aims to share design concepts for the first time and allow the City Council to have a policy discussion regarding the future status of the historic building and any future renovation project. We understand that despite previous policy direction and financial commitment, this Council may want to reevaluate this path forward. If an internal renovation remains on track as planned in the FY24 budget, an additional capital budget request of approximately \$1 million is required in FY25 to fund the project fully.

Previous City Hall Remodel

The 2009 renovation of the Marsac Building was a multi-faceted project designed to ensure public safety, improve accessibility, and modernize the historic space. One of the primary drivers was earthquake safety and deteriorating building systems and conditions. For example, six shear walls and upgraded floor beams were incorporated to withstand seismic activity better. Additionally, accessibility was a major focus. Ramps were removed, new bathrooms were installed, an employee break room was added, and an elevator was added to comply with modern ADA standards.

Comfort and efficiency were also addressed by adding a brand-new HVAC system, replacing the outdated radiant heaters, bringing long-awaited air conditioning to the building, and sourcing heat and electricity from geothermal wells and solar panels. Finally, recognizing the growing needs of the public, the renovation consolidated several departments frequently accessed by citizens onto one single floor (the main or 2nd floor), which initially helped to streamline service delivery while maintaining the building's historic character. The cost of this renovation was approximately \$7.3 million and took approximately 18 months to complete.

Project Status

In March 2024, we received the latest FFKR design concepts and cost estimates. Before completing additional work, we aim to provide an overall project update, design concepts, and a policy determination to proceed, discontinue, or consider additional alternatives. As demand for municipal services grows (programs, policies, initiatives, permits, projects, and more), space constraints continue to grow despite efforts to create a more flexible and shared workspace environment. Additionally, if we proceed, a considerable phasing plan is required to identify temporary space needs during construction that prioritize public access and continuity of service.

Exhibit A shows the current floor plan options under consideration, and Exhibit B outlines potential cost estimates and the FY24 allocated budgets. ¹ These will be reviewed during the discussion via PowerPoint.

Renovation Project Benefits

The goals for the renovation are twofold; to improve the overall experience for our customers and to support and accommodate a growing workforce. As a result, we focused on the second floor, where the majority of our day-to-day customers and residents interact with local government the most. We also focused on a minor renovation of Council Chamber to address technology and accessibility upgrades.

Our preferred concept provides a new customer service experience where customer needs are met more swiftly and efficiently, utilizing resources from multiple divisions without sending a customer to different parts of the building or office suites. Today, if pulling a simple permit, you may need to go to two or three different customer service windows. And though we work together and provide quality customer service, it can result in the customer having to “start over and explain their request from scratch” at each customer service window.

Instead, the preferred concept plan creates a new centralized space on the main, or 2nd floor, into a “one-stop shop” for customer inquiries. While we will still have two counters to accommodate specific audit requirements for Finance, those counters will be directly adjacent to each other. This means no more being transferred back and forth between departments as the community development and finance parts of our organization are consolidated on one floor. With a centralized customer service area, our teams can create new cross-departmental training programs, thereby reducing some of the existing departmental silos and increasing the ability to resolve issues and answer questions quickly. The physical renovation is designed to provide a better overall experience.

Additionally, our preferred concept also updates the technology in the Council Chambers. Since COVID-19, our meetings have increasingly relied upon technology to include those unable to attend in person, but maintaining and running multiple systems

¹ In addition, due to HB257 Sex-Based Designations for Privacy, Anti-Bullying, and Women’s Opportunities, the Council requested a city facilities audit. While government-owned restrooms were not addressed within HB257, they were included in our audit. Accordingly, the plans below also offer options for considering gender-neutral bathrooms as part of a Marsac remodel.

simultaneously with relatively antiquated IT equipment remains an ongoing challenge. Frequently, our meetings are interrupted due to technology gaps and equipment failures, despite our best efforts to patch and fix older systems. This improvement will also benefit numerous other public bodies, boards, and commissions, including the Planning Commission, Appeal Panel, and more. Other minor modifications are being proposed on the 1st and 3rd floors to accommodate the goals and staff cubicle and office space needs.

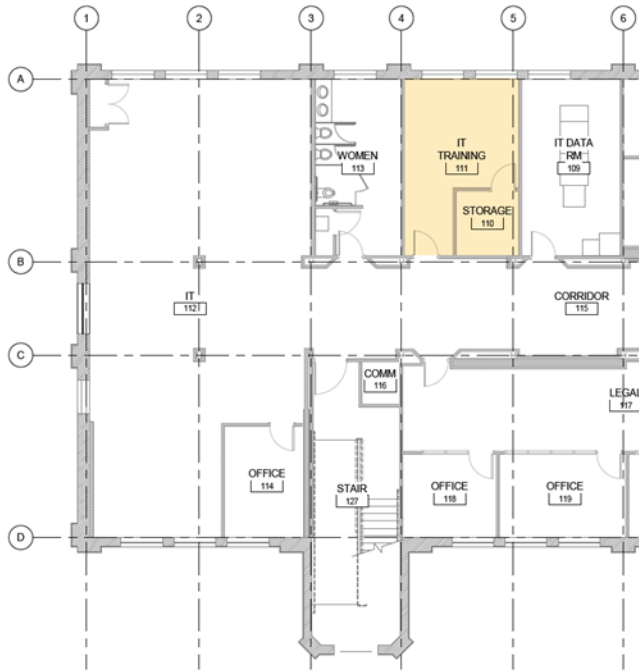
Department Review

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

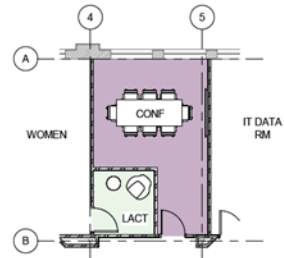
Exhibit A

LEVEL 1

Existing



Proposed



2

MARSAC RENOVATION
DESIGN MEETING 8 UPDATE (2024-01-17)
FFKR ARCHITECTS

LEVEL 2: PROPOSED

Engineering
1/1 Offices
8/8 Cubes

Housing
1/1 Offices
3/3 Cubes

Planning
1/1 Offices
13/13 Cubes

Building
1/1 Offices
11/11 Cubes
10/10 Hoteling Desks



MARSAC RENOVATION
DESIGN MEETING 8 UPDATE (2024-01-17)
FFKR ARCHITECTS

4

LEVEL 3: PROPOSED

Sustainability + Comms + Trails
3/3 Offices
5/5 Cubes
4/4 Hoteling Desks



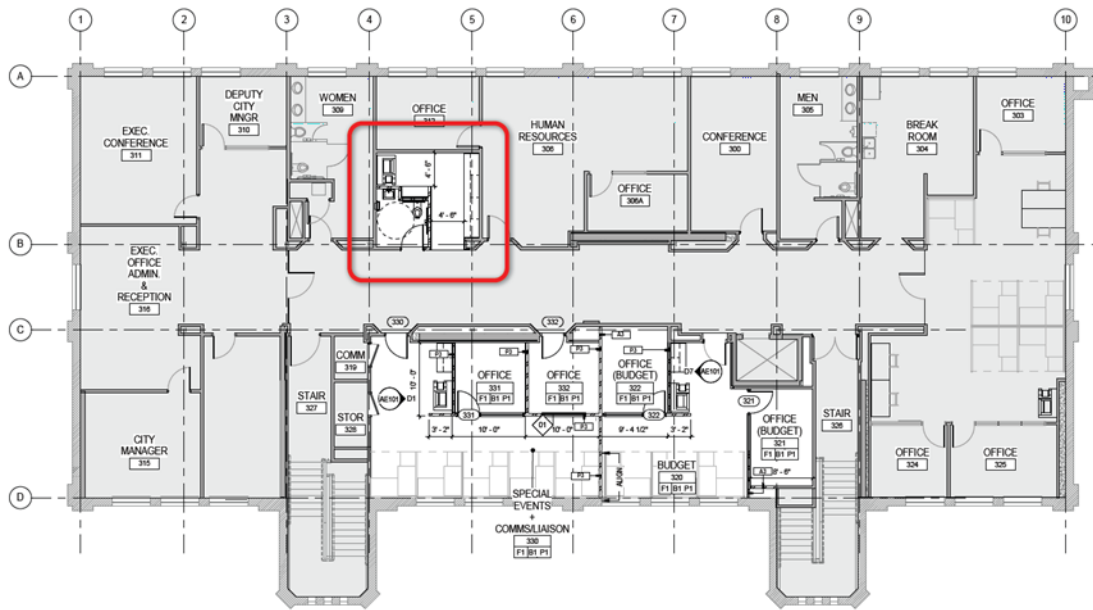
Special Events + Comms/Liaison
2/2 Offices
5/5 Cubes

Budget
2/2 Offices
3/3 Cubes

MARSAC RENOVATION
DESIGN MEETING 8 UPDATE (2024-01-17)
FFKR ARCHITECTS

6

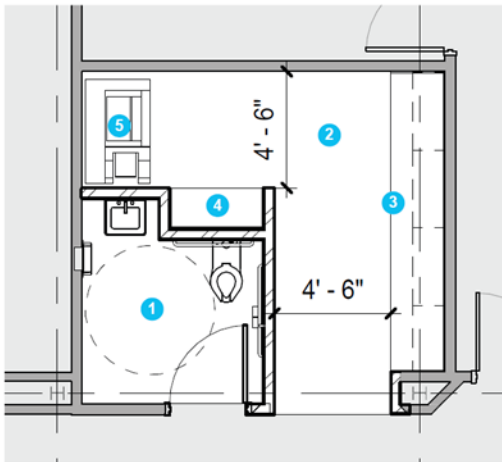
LEVEL 3: FLOOR PLAN



2

MARSAC RENOVATION
DESIGN UPDATE (2024-02-23)
FFKR ARCHITECTS

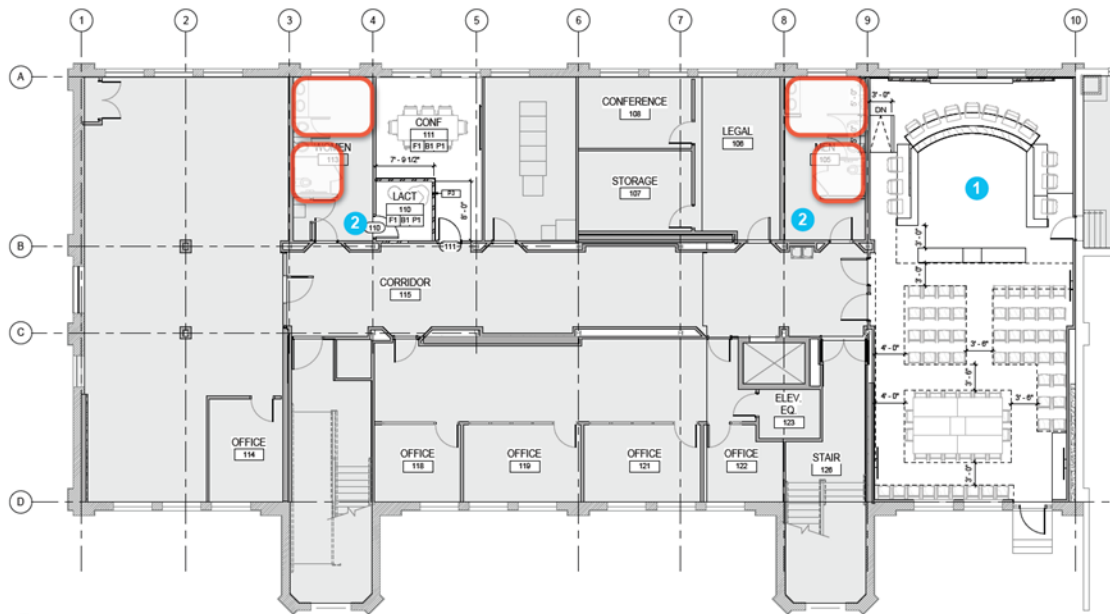
LEVEL 3: PROPOSED FLOOR PLAN



3

MARSAC RENOVATION
DESIGN UPDATE (2024-02-23)
FFKR ARCHITECTS

LEVEL 1 FLOOR PLAN

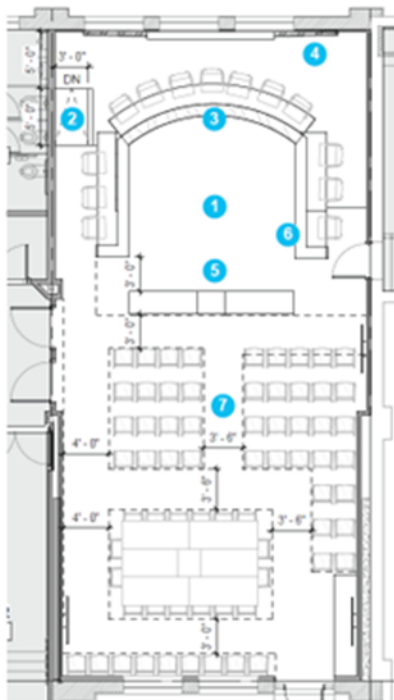


1 Council Chambers

2 Restroom Alternate: 4 Individual Restrooms Total, Remove Corridor Doors

MARSAC RENOVATION
DESIGN UPDATE (2024-02-23)
FFKR ARCHITECTS

LEVEL 1 FLOOR PLAN: COUNCIL CHAMBERS



1 Council Chambers

2 New Ramp (1:10, 6" Rise) And Curb

3 New Dais Millwork Front And Modified Knee Space Dividers

4 New Decorative Back Drop

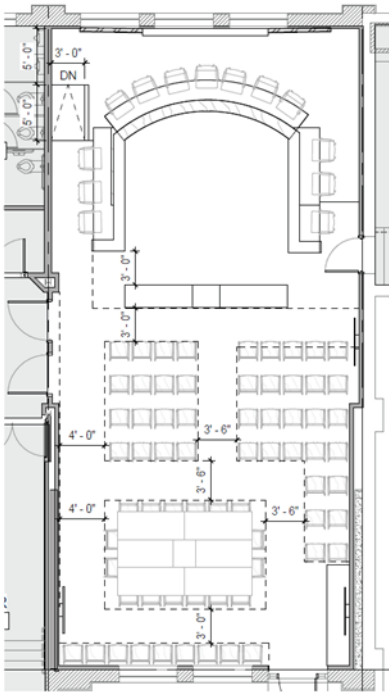
5 Existing Speaker Podium

6 AV Station

7 Additional Power Locations Along Existing Walls As Needed

MARSAC RENOVATION
DESIGN UPDATE (2024-02-23)
FFKR ARCHITECTS

LEVEL 1 FLOOR PLAN: COUNCIL CHAMBERS



6



MARSAC RENOVATION
DESIGN UPDATE (2024-02-23)
FFKR ARCHITECTS

Exhibit B

<u>MARSAC REMODEL COST ESTIMATES AS OF MARCH 2024</u>	
Base Project Scope	
Level 1	\$80,000
*New lactation room	
*Modified IT conference room	
Level 2	\$880,000
*2nd Floor office area renovations, including heat pump replacement	
*2nd floor - new conference rooms and reception area	
Level 3	\$175,000
*3rd floor office area renovations	
Furniture	\$300,000
Total Base Cost Estimates	\$1,435,000
Additional Scope Items	
Council Chambers	\$350,000
*Architectural changes (ADA ramp, new dais front, knee space mod, feature wall, new presenter table/podium)	
*AV upgrades	
Level 3 Bathroom Option	\$60,000
*New restroom and associated copy room modifications	
Level 1 Bathroom Option	\$100,000
*Renovated existing restrooms to create 4 individual restrooms	
Existing Allocated Budgets	
*Marsac Remodel Budget allocated in FY24	\$800,000
*Council Chambers Technology Budget allocated in FY24	\$230,000
Total allocated budget	\$1,030,000
Budgeted amount spent to date	\$60,000
Remaining allocated budget	\$970,000
Additional Anticipated Budget Needed (assuming all options above are included but not including any costs associated with temporary space needs) ***Please note that budget requests have been made for an additional \$845,000 in the FY25 budget.	
	\$975,000

Resolution No. 01-2024

A RESOLUTION RECOGNIZING INTERNATIONAL DARK SKY WEEK

WHEREAS, International Dark Sky Week April 2-8, 2024, is a worldwide celebration to build awareness about light pollution and the importance of the nighttime environment;

WHEREAS, light pollution is the human-made alteration of outdoor light levels from those occurring naturally and can negatively affect migratory birds, pollinators, and mammals, including humans;

WHEREAS, up to 400 million birds have been estimated to migrate across the United States in a single night during peak migration and many millions of those migrate through Utah;

WHEREAS, Utah ranks 17th of all U.S. states and provinces for 470 species of birds;

WHEREAS, of the 70% of birds that migrate, 80% migrate at night including songbirds such as thrushes, wrens, orioles, tanagers and more, waterfowl, grebes, and shorebirds – all of which have species that migrate or nest in the Wasatch Mountains;

WHEREAS, community members may take steps to support birds during migratory season, including turning off outdoor lights and drawing blinds from 11:00 PM through 6:00 AM;

WHEREAS, the Park City General Plan Goal 5 is *Environmental Mitigation: Park City will be a leader in energy efficiency and conservation of natural resources* and City Implementation Strategy 5.14 is to improve the visibility of night sky through enforcement of the existing light ordinance and potential enactment of a new night sky ordinance;

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

WHEREAS, on January 21, 2021, the City Council adopted Ordinance No. 2021-05 updating the City's Dark Sky Code, which had not been updated since 1998, to implement best dark sky practices for outdoor lighting;

WHEREAS, the City's Dark Sky Code is codified in Land Management Code Section 15-5-5(J) and outdoor lighting for projects constructed after January 21, 2021, must be fully shielded, down-directed, with bulbs 3,000 degrees Kelvin or less to protect the night sky;

WHEREAS, Land Management Code Section 15-5-5(J) requires all outdoor light bulbs to be 3,000 degrees Kelvin by the end of 2024;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council acknowledge International Dark Sky Week April 2-8, 2024, and encourage community members to learn about opportunities to protect the night sky.

PASSED AND ADOPTED April 4, 2024.

PARK CITY MUNICIPAL CORPORATION

Mayor Nann Worel

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

City Attorney's Office



City Council Staff Report

Subject: Consideration to Adopt Resolution 03-2024, a Resolution Recognizing the Zero Food Waste 2030 Compact
Author: Luke Cartin
Department: Sustainability
Date: April 4, 2024

Recommendation

Consider a Park City Municipal resolution to recognize the Zero Food Waste Compact created by the Park City Community Foundation, which considers reducing environmental impact while providing community and economic benefits.

The Zero Food Waste Compact supports the City's climate goals, and engages our residents, businesses, and visitors in reducing emissions, tracking our progress, and, importantly, diverting this resource from reaching the Summit County landfill.

Analysis

The Zero Food Waste Compact was created through a collaborative effort of the Community Foundation, City and County staff, and local businesses to investigate ways to reduce the large impact on our landfills of food waste that could otherwise be diverted. This Compact also aligns with [Zero Food Waste Strategic Plan](#), released January 11, 2024.

On [March 22, 2024](#), Park City Community Foundation presented the Food Waste Compact at the Joint City and County Council meeting. The Compact highlights the shared responsibility of and benefits to residents, businesses, and local governments in partnering to reduce food waste from going to the Summit County landfill. There was considerable discussion between the Councils about supporting the compact and examining some of the comprehensive tools used in other communities to reduce other items, such as cardboard, from reaching the Summit County landfill.

Accordingly, and in response to the discussion at the Joint Council Meeting, a draft resolution was prepared for your consideration. The resolution recognizes the Park City Community Foundation's efforts to further the community's desire for a Zero Food Waste to Landfill Compact, and the impact that Park City Municipal and Summit County can achieve when working together in partnership.

Department Review

Sustainability, Legal and Executive

Attachment

Exhibit A: Resolution Recognizing the Zero Food Waste 2030 Compact

A RESOLUTION RECOGNIZING THE ZERO FOOD WASTE 2030 COMPACT

WHEREAS, food waste is a major source of potent greenhouse gases, accounts for more than half of the waste that could otherwise avoid Summit County landfills, and creates an unnecessary financial burden for our community;

WHEREAS, Park City has set ambitious climate goals that are proven to foster partnerships and a shared vision and goal to work with our community stakeholders to amplify our impacts;

WHEREAS, the Zero Food Waste 2030 Compact sets a goal to eliminate food waste from entering the Summit County landfill by 2030 and calls on community members to achieve this goal by reducing, diverting, and eliminating food waste from entering the Summit County landfills; and

WHEREAS, the Park City Community Foundation and Summit County, Utah, play a critical role in educating and convening the greater Park City community to help create and implement numerous food waste diversion solutions.

NOW, THEREFORE, BE IT RESOLVED that the Park City Council hereby recognizes the Zero Food Waste 2030 Compact.

PASSED AND ADOPTED this 4th day of April, 2024.

PARK CITY MUNICIPAL CORPORATION

Mayor Nann Worel

ATTEST:

Michelle Kellogg, City Recorder

APPROVED TO FORM:

City Attorney's Office

Zero Food Waste 2030 Compact: United for a Sustainable Future

We, local governments, nonprofits, businesses, and residents, are joining together to eliminate food waste from the Summit County, Utah landfill by 2030. Recognizing that food waste is a major source of potent greenhouse gases, accounts for more than half the waste in our landfill, and creates a financial burden for our community, this compact calls on community members to make a united commitment to reduce, divert, and eliminate food waste from entering our landfill.

Park City and Summit County are already leaders in addressing climate change, each having committed to ambitious environmental goals. We share a passion for building a healthier world for the next generation. Reducing and diverting food waste is an immediate and impactful step to improve air and water quality, slow climate change, allocate public funds more wisely, and create a more sustainable future.

In support of the Zero Food Waste 2030 goal, we pledge to:

- Minimize food waste, acknowledging that food production is costly and uses critical resources like water, energy, and land.
- Divert food waste through composting to reduce a key source of methane in our community.
- Collaborate to achieve our goal, knowing that lasting change is only possible when our residents, local government, nonprofits, businesses, and tourists work together.
- Support systematic changes in our community that will ultimately provide more effective, sustainable, and economical waste management practices and tools.
- Educate ourselves on composting and the importance of food waste diversion.
- Share our progress and learnings along the way.

By signing this compact, we pledge our support of the Zero Food Waste 2030 goal and to uphold the principles listed above.



City Council Staff Communications Report

Subject: Water Fee Update
Author: Clint McAfee
Department: Public Utilities
Date: April 4, 2024

Summary

In 2023, considerable revisions to water service fees to, among other things, further incentivize water conservation and increase revenue to offset increased costs from inflation, were adopted after considerable public and stakeholder engagement, and City Council deliberations.

Several Staff Reports and the associated public hearings are linked below and contain detailed information on the process that resulted in the 2023 changes:

- [April 7, 2022](#) (new business, p. 290)
- [July 28, 2022](#) (discussion items, p. 11)
- [February 16, 2023](#) (work session, p. 27)
- [April 4, 2023](#) (old business, p. 319)
- [May 11, 2023](#) (old business, p. 217)

More recently, City Council (February 1, 2024, [work session](#), p.3) received an overview and update of the water enterprise fund financials and projected water rate increases being contemplated by the Public Utilities Team for Fiscal Year 2025. Water rate increases are needed to continue to offset increased costs from inflation. However, after another Council in-depth policy discussion, Council requested a third-party water rate study before further consideration of a FY25 water rate increase.

Accordingly, on February 14, 2024, a Request for Proposals was [advertised](#) with proposals due February 29, 2024. Four proposals were received, and a selection committee made up of representatives from Public Utilities, Budget and Finance evaluated, scored, and ranked the proposals based on qualifications, relevant experience, references, and fee structure. [Bowen Collins & Associates](#) (BCA) was ranked the highest and selected to conduct the water rate study.

BCA's scope of work will align with the guiding principles listed below, which were established as part of the 2023 water rate revisions.

- Maintain a fair and equitable cost-based water rate structure - total revenue received from each customer class is proportional to their cost-of-service.

- Higher cost burden placed on high water users within each customer class aligns with higher operational and infrastructure cost of providing peak day water demand.
- Cross class subsidies are avoided.
- Equitable surcharges that distribute electricity, pumping, energy efficiency, and other costs based on service elevation.
- Allow customers to select the optimal meter rate based on their usage rather than their physical meter size.
- Continue to generate minimum thresholds of required revenue to operate and maintain the City's water system
- Maintain appropriate revenue from base fees to ensure revenue stability.

BCA's scope, fee, and schedule are included as Exhibit A.

We anticipate a draft report mid-May and hosting a subsequent work session with City Council on May 23, 2024. Council was clear that a rate adjustment was not necessary to include within the FY25 Budget, yet we remain optimistic we can complete the work prior to final budget adoption.

Exhibits

Exhibit A - BCA's scope and fee.

Date: March 20, 2024

Clint McAfee
Public Utilities Engineer
Park City Municipal Corporation
P.O. Box 1480
Park City, Utah 84060

Subject: Proposed Scope and Fee for Water Rate Study

Dear Clint:

We are pleased to submit this scope and fee to prepare a Park City Water Rate Study. We understand that the City has spent several years implementing a number of rate structure changes. While these increases have generally been successful in accomplishing the City's overall water rate goals, there are some areas where additional adjustments may be needed. Additionally, we understand that the City has been preparing its own revenue needs analysis for several years and has recently identified the need for some significant upcoming rate increases. Before making any final decisions, the City desires some additional analysis to consider options for addressing the identified revenue needs.

Based on these needs, the City has requested that BC&A analyze its current rates and structure to provide additional evaluation and insight. This document will outline BC&A's proposed scope of services, schedule, and fee to complete a Water Rate Study for Park City.

OBJECTIVES

The goal of this project will be to update Park City water rates to accomplish the following objectives:

- Maintain a fair and equitable cost-based water rate structure - total revenue received from each customer class is proportional to their cost-of-service.
- Higher cost burden placed on high water users within each customer class aligns with higher operational and infrastructure cost of providing peak day water demand
- Cross class subsidies are avoided
- Equitably calculate pumping surcharges that distribute electricity, pumping, and energy efficiency costs based on service elevation.
- Allow customers to select the optimal meter rate based on their usage rather than their physical meter size.
- Continue to generate minimum thresholds of required revenue to operate and maintain the City's water system
- Maintain appropriate revenue from base fees to ensure revenue stability.
- Recommend rate revisions based on revenue needs for the next five years.

WORK PLAN

To accomplish the objectives of this Project, BC&A proposes to complete the following tasks.

Task 1: Water Rate Analysis

Task 1.1: Project Future Revenue Requirements

We will prepare for and attend a kickoff meeting with City staff to coordinate data collection and begin the study. We will collect and analyze the following data provided by the City:

- O&M budget and staffing level
- Debt service obligations
- Water contracts
- Capital projects completed, as well as schedule for future capital improvements

We will coordinate the Water Rate Study with the master planning efforts being completed concurrently by BC&A. It is anticipated that capital improvements plan information, GIS information, and asset valuations from the water master plan will be utilized for this rate study.

Task 1.2: Project Water Sales Revenue

We understand that Park City has prepared a rate model prepopulated with 2021 data. We will review the model and identify any additional information needed to project future water sales revenue. We will then use the model to project future revenue based on growth and historic water use patterns.

Task 1.3: Calculate the Projected Revenue Deficiency

Based on the results of the previous two tasks, we will calculate future revenue requirements. This will be assembled into easy-to-understand graphical representations to be shared with the City Council and the public.

Task 1.4: Assemble a Cost-Of-Service Water Rate Model

We will create an MS Excel water rate model based on the information provided by the City and perform a water rate analysis in accordance AWWA cost-of-service principles. This will include distributing system costs to various user classes in accordance with their requirements for service. Cost categories will account for unique and regional contract expenses such as:

- Water Quality
- MIW
- Elevation/weather
- Variety of sources
- Weber Basin contracts
- Mountain Regional contract
- Jordanelle Special Service District Contract
- Non-revenue snowmaking deliveries
- Non-revenue municipal deliveries
- Non-revenue golf course deliveries

Using the model, we will evaluate cost-of-service associated with:

- Base vs. volume charges
- Water use patterns including peaking characteristics by customer type

- Elevation surcharge pricing
- Wholesale vs. retail charges
- Tier rate design by customer type and size

Task 1.5: Review of Existing Rate Structure

We will use the rate model results and the conclusions from Task 1.3 to recommend adjustments to the City's rate schedule and structure for the next five years. We will identify any changes that should be made to the rate structure while maintaining equity in billing throughout the customer classes.

Task 1.6: Consider Rates and Fees for Special Circumstances

We will use the cost-of-service analysis to determine equitable application of costs to customers with unique water use circumstances. This will include:

- Deer Valley delivery costs
- Wholesale regional rates
- Municipal rates for treated water, Rockport water, and Spiro water

Task 2: Municipal Code Analysis

Task 1.1: Municipal Code Analysis

We will review the City's existing municipal code for consistency with the cost-of-service recommendations identified in Task 1. This will include identifying any additional fees that should be charged as part of the water system and also evaluating the City's leak adjustment policy.

Task 3: Report and Presentation of Results

Task 3.1: Staff Review Meetings

We will meet with staff to review results and make decisions regarding next steps. It has been assumed that 4 meetings will be required and that most of these can be conducted remotely.

Task 3.2: Prepare Rate Comparison Table

We will prepare a table and figure comparing municipal rates for various municipalities. Which municipalities to include will be determined in conjunction with City staff input. We will provide benchmarks in multiple areas including overall cost, system investment, and O&M cost.

Task 3.3: Prepare Final Report

We will prepare a report with the documentation needed to adopt and implement adjustments to water rates.

Task 3.4: City Council Meetings and Public Hearing

We will meet with City Council in two Work Sessions and/or City Council Meetings to present the results of the Water Rate Study Update and recommendations for water rate adjustments. It is expected that one of these will be a public hearing for recommended rate increases from the Water Rate Study.

Task 4: Additional Financial Analysis

Task 3.1: Additional Financial Analysis as Authorized

Park City is considering some additional financial analysis needs including the possible preparation of a storm drain utility fee study. To provide scope and budget for potentially addressing these needs, this task has been added to allow the City to request additional services as needed. This task will only

be utilized if authorized in writing by the Public Utilities Director, Clint McAfee. The budget has been based on providing enough time to prepare a basic cost-of-service rates study for a storm drain utility fee.

SCHEDULE

The City would like to complete the Water Rate Study Update in time for adoption by City Council in May or June 2024. Given the limited time before budgets must be finalized, it is proposed that initial focus be placed on the revenue needs and overall rate structure. Completion of the final report with detailed information on small rate categories will be postponed until the bigger picture items are resolved. Projected milestones are as follows:

Meeting with staff to review revenue needs analysis and general recommendations	April 19, 2024
City Council Work Session to review recommended rate and/or structure changes	May 23, 2024
Public Hearing and adoption of rates	June 2024
Final report including rates for special circumstances	July 2024

FEE

We propose to complete the tasks outlined in our scope of services on a cost-reimbursable basis, with a total fee not to exceed the amount shown in the attached fee table.

We appreciate the opportunity to work with you again on this update to the previous rate study. If there is anything in our proposed scope of work, schedule or fee that does not meet your needs, please let us know.

Sincerely,
Bowen Collins & Associates,

Keith Larson, P.E.
Principal/Project Manager

Encl.

		OFFICE STAFF		FINANCE	ENGINEERS				SUBTOTAL	SUBTOTAL
TASK	LABOR	OFFICE	EDITOR	Zions	Staff Eng. I	PE	PM	PIC	HOURS	COST
	Hourly Rate	\$82.00	\$111.00	\$175.00	\$143.00	\$178.00	\$229.00	\$218.00		
	Task 1 - Water Rate Analysis									
1.1	Project Future Revenue Requirements			4	4		1	2	11	\$1,937
1.2	Project Water Sales Revenue			8	2	2	2		14	\$2,500
1.3	Calculate the Projected Revenue Deficiency			2			2		4	\$808
1.4	AWWA Cost-of-Service Analysis			10	24	16	10	4	64	\$11,192
1.5	Rate Design Review and Recommendations			6	8		6	2	22	\$4,004
	Task 2 - Municipal Code Analysis									
2.1	Municipal Code Analysis			8		8	4	2	22	\$4,176
	Task 3 - Report and Presentation of Results									
3.1	Staff Review Meetings			8	8	6	12	4	38	\$7,232
3.2	Prepare Rate Comparison Table	2		2	4		2		10	\$1,544
3.3	Prepare Final Report	2	2	10	12	6	6	2	40	\$6,730
3.4	Up to 2 Presentations with City Council	1		4	6		8		19	\$3,472
	Task 4 - Additional Financial Analysis									
2.1	Additional Financial Analysis as Authorized	1		16	24	6	12	1	60	\$10,348
	TOTAL LABOR	6	2	78	92	44	65	17	304	\$53,943
	TOTAL LABOR COSTS	\$492	\$222	\$13,650	\$13,156	\$7,832	\$14,885	\$3,706	\$53,943	

Expenses include:
10% Markup on outside services
Mileage reimbursement at \$0.75/mile

City Council Staff Communications Report

Subject: Trails & Open Space 2024 Capital Projects and Programs Update
Author: Heinrich Deters
Department: Trails & Open Space Department
Date: April 4, 2024

During the annual budget process, the Trails & Open Space Department ensures the City Council stays updated on important capital projects, operational programs, and alignment with several different funding origins. For the next wave of initiatives in FY25, the Trails Team is not seeking any new City funding for the projects listed below. Instead, Trails & Open Space impact fees, derived from new development, are proposed to augment the Trails Master Plan Implementation Fund's existing budget by \$210,000 for FY24 and by \$50,000 annually thereafter.

This year's major projects and initiatives include:

1. **Meadows Drive and McLeod Creek Trailheads:** This involves the construction and enhancement of two informal parking areas into regulated trailheads, well outside of residential neighborhoods. Funding comes from existing Trails impact fees, the Trails Master Plan account, and a grant from the Summit County Restaurant Tax grant program.



- Timeline: Construction May 2024

2. **Bonanza Flat Multi-use Trail:** The City Council approved the alignment and construction of the final phase of this multi-use trail last fall. Funding for the project is sourced from Trail impact fees, the Trails Master Plan, and Bonanza Flat accounts.

- Timeline: Construction July-October 2024

3. **Bonanza Flat Deck Repair and Accessibility Trail:** In line with the [Bonanza Management Plan](#), this project repairs the existing yurt deck for educational purposes and improves accessibility for the community. The project is fully funded through a grant from the Utah Outdoor Recreation Grant (UORG) and private funding.

- Timeline: Construction July-October 2024

- Rail Trail Bridge Replacements:** As outlined in the [Rail Trail Master Plan](#), we will replace two existing pedestrian and bike bridges to enhance safety and comfort for trail users. Completion is anticipated in late summer 2024, with funding provided entirely by a grant from the Summit County Recreation, Arts and Parks (RAP) Program.



- Timeline: Construction September-October 2024

- Forestry Plan Update:** The Forestry Manager recently issued a Request for Proposals (RFP) to solicit qualified submissions for related services. The committee received six proposals and thoroughly evaluated them. Following the review, the committee recommended closing the current advertisement and revising the RFP with more specific criteria. The revised RFP is expected to be released by April 1, with submissions due by month-end. Funding is earmarked within the FY24 budget process.

- Timeline: The revised RFP is expected to be released by April 1, with submissions due by month-end. Funding for this plan is earmarked from the FY24 budget process

The continuation of typical Trails & Open Space Department responsibilities, including those performed within the Ranger program, is anticipated for FY25. These encompass annual operational programs, such as noxious weed abatement, wildfire mitigation, backcountry trail maintenance, and transit to trails. Funding is allocated from the Departmental Contract services line item and the Open Space Maintenance account.

- Wildfire Mitigation Update:** This spring, our primary focus for pile burning will be the remaining Treasure Hill piles, along with those on Rossi Hill and Daly Canyon created last summer. Additionally, our summer clearing and thinning endeavors will target specific areas pinpointed in the [Community Wildfire Risk Assessment \(CWRA\)](#).



These areas include, but are not confined to, Round Valley/Fairway Hills,

Thaynes Canyon, Mine Bench, Clark Ranch, and various public infrastructure locations.

2. **Noxious Weed Abatement:** Annual efforts to control all classes of noxious weeds in [Summit County](#) are set to begin this spring as usual. Contracts are awarded for a noxious weed coordinator and chemical application. However, we did not receive any proposals for mechanical or manual weed pulling. We plan to issue another RFP this spring.



3. **Backcountry Trail Maintenance Update:** Routine maintenance of backcountry trails will be carried out per the terms within the Mountain Trails Foundation (MTF) maintenance contract. Furthermore, a follow-up phase of significant maintenance to the multi-use trails within the Round Valley Open Space will address erosion mitigation and rerouting of wetland areas. Specifically, funding for the multi-use pathway enhancements will utilize road base materials on existing double tracks. This project is funded by a grant awarded to MTF by the Summit County Restaurant Tax Grant Committee.
4. **Transit 2 Trails (T2T):** The Trails Team is in the process of launching the spring T2T initiative for Bonanza Flat. This program is expected to span 2-3 weeks in spring/early summer, subject to favorable conditions. Within the next month, an RFP will be circulated for the summer 2025 and winter 25/26 programs. Following procurement, we plan to collaborate with Utah Open Lands to present to the Council during the Bonanza Flat Management discussions, aiming to review and finalize the operational parameters for spring/summer.
5. **2024/45 Trails Etiquette and Safety Program:** Aligned with programming and capital projects, the Trails Team plans to conduct extensive public outreach to enhance trail education, etiquette, and overall communication materials to minimize impacts and conflicts sometimes occurring within our trail system. Our system is significant and varied, encompassing pathways, single tracks, and numerous trailhead parking areas, some within residential neighborhoods. This outreach encompasses strategies such as local Public Service Messaging, social media, coordination with other important local stakeholders and trail users, etiquette videos, pathway educational events, and opportunities for daily Ranger interactions with the public and enforcement if necessary. We are working with the communications team to finalize our strategy before spring.



City Council Staff Communication

Subject: 5-Acre Site Feasibility Study and Small Area Plan Timeline Update
Author: Jennifer K. McGrath, Deputy City Manager
Departments: Executive
Date: April 4, 2024

Summary

On January 11, 2024, MKSK, the consultant for the Bonanza Park Small Area Plan and the Feasibility Study for the City's five-acre property, presented the Phase II community engagement results. During the City Council discussion, the Council gave the following direction:

Small Area Plan:

- Proceed with the final Advisory Committee meeting (held on February 14)
- Schedule and hold the third and final Community Meeting (scheduled for April 9)
- Explore clarification to the Frontage Protection Zone
- Evaluate shared and reduced parking opportunities
- Maximize walkable and bikeable connections
- Include concepts showing different heights within the neighborhood, where the Council directed no more than four stories for evaluation purposes.

Feasibility Study/5-Acre Site:

- Proceed assuming the RMP powerlines are underground
- The redevelopment should utilize a public/private partnership methodology (City is not the developer)
- The Transient Room Tax (TRT) should remain the preferred funding mechanism
- Potential support for a Public Improvement District (PID) if residential areas were not burdened and additional information and details presented
- Support for a variety of mixed- and local uses, including local housing and arts & culture elements
- Enter into direct discussions with the Kimball Art Center (KAC)
- The Council directed a Request for Proposal (RFP/Request for Qualifications (RFQ)) as the final deliverable

([Staff Report](#); [Consultant Presentation](#), [Minutes](#), p. 3)

Recent Timeline:

- On March 7, 2024, the Council held a policy discussion to identify and potentially accelerate the final stages of work associated with completing the MKSK Feasibility Study.

- On March 14, 2024, after reviewing options, Council directed staff to work with MKSK to draft a Request for Statements of Qualifications (RSOQ).
- On March 19, 2024, we met with MKSK's team to present the accelerated RSOQ request, and they committed to a follow-up meeting on March 29
- On March 29, 2024, MKSK provided an updated RSOQ drafting timeline deliverable, which is on or before May 10, 2024, or about six weeks. MKSK's team is committed to the accelerated schedule, and as such, they have prioritized our latest request while also accommodating their existing client workload.

Additional Information Regarding Timelines

Feasibility Study

After meeting with Council Liaisons on March 27, 2024, we began preparations to create a single and all-encompassing timeline document showing all the interrelated projects related to the Bonanza area currently underway. For example, the timeline (Exhibit A) shows the tasks and timelines associated with getting an MDP to the Planning Commission on the 5-acre site, working with RMP, testing soils, Small Area Plan completion, and more.

Below is a summary table outlining the changes in scope and timelines associated with each study:

Study and Original Timeframe	Changes/Additions to Scope	Approximate Timeline Implications
Small Area Plan – Original Month 3	Additional Advisory Group Meeting	2 weeks
Small Area Plan – Original Month 3	Additional In-Person public meeting with the Council to present Phase I engagement results	4 weeks
Small Area Plan – Original Months 4-8	Additional In-Person public meeting with the Planning Commission and City Council to present the Phase engagement results	4 weeks
Small Area Plan – Original Months 8-9 (future)	Additional In-Person public meetings with the Planning Commission and City Council for plan adoption discussions	4 – 8 weeks
Feasibility – Original Month 3	Additional Advisory Group Meeting	2 weeks (Concurrent with SAP)
Feasibility – Original Month 3	Additional In-Person public meeting with the Council to present Phase I engagement results	4 weeks (Concurrent with SAP)

Feasibility – Original Months 4-8	Additional In-Person public meeting with the Planning Commission and City Council to present the Phase engagement results	4 weeks (Concurrent with SAP)
Original Months 6-10 (future)	Original Phase 3 Deliverable of Planning Concepts and Feasibility Plan Converted to RFP/Contract Outline and Developer “Pitch Kit” to supplement RFP	Moved this task to happen after the Small Area Plan work is completed to ensure the RFP is as comprehensive and accurate as possible. Approx 4 months
Small Area Plan - Original Timeline vs New Timeline	10 months	Up to 15 months
Feasibility - Original Timeline vs New Timeline	10 months	Up to 19 months

Finally, we included the anticipated timeline for the Small Area Plan, which is attached as Exhibit B. The original timeline for both the Feasibility Study and the Small Area Plan was approximately 10 months. We signed the MKSK contract in March 2023. As a result of adding scope and modifications to our deliverables noted above, such as additional Advisory Group and in-person Council and Planning Commission meetings, that timeline increased.

Additional Information Regarding Requests for Statements of Qualifications (RSOQ)

In our most recent Council discussion regarding accelerating the 5-acre site process, questions arose regarding the differences between Requests for Proposals (RFPs) and Requests for Statements of Qualification (RSOQ). Both Requests for Proposal (RFPs) and Requests for Qualifications (RFQs) are used in procurement, but they serve different purposes. This section is meant to address those questions and help identify the differences in the purpose and anticipated deliverables.

Process:

RSOQ (Request for Statement of Qualifications): A request for a statement of qualifications is a document that asks potential suppliers or vendors to detail their background, qualifications, and experience providing a specific good or service. In this case, the City seeks to understand the vendor’s skills and experience in those areas, which are critical for developing the 5-acre site. Therefore, the response is not a bid and the RSOQ process alone does not result in a contract. An RSOQ may be used to identify qualified vendors to participate in other stages of a multiple-stage procurement process (i.e. only those proposers who successfully respond to the RSOQ will be included in the subsequent RFP), or to create an approved vendor list. See Utah Code 63G-6a-410 for an itemized list of what an RSOQ must include, such as the description

of the procurement item and type of project or scope of work, additional process, minimum mandatory requirements, evaluation criteria, etc.

RFP (Request for Proposals): An RFP is issued after clearly defining the project's needs and scope. The RFP outlines the specific problem or opportunity the City aims to address. Unlike an RSOQ that focuses on qualifications, an RFP dives deeper into the project itself. It details the desired outcomes, deliverables, and any critical success factors. The RFP acts as a roadmap for potential vendors, details the constraints of the project, and it solicits specific solutions and detailed plans for the identified site.

Deliverables:

RSOQ: A response to an RSOQ showcases the company's experience and qualifications relevant to the project. This might include details about similar projects completed, relevant certifications, team member biographies, and any other information demonstrating their ability to handle the specific requirements. For this RSOQ, we are also requesting specific information relevant to creative ideas and concepts for this development area and zone specifically. This may include but would not be limited to creative ideas from teams about things like construction methodologies, centralized parking approaches, district management, design concepts, and funding strategies.

RFP: An RFP establishes a detailed and common set of proposal criteria, which allows for a competitive and transparent process to select one or more vendors. For this reason, the proposal submissions for an RFP should be a comprehensive document demonstrating the companies' understanding of the project, its proposed solutions, and a breakdown of costs and timelines associated with each aspect of the project. It will generally include information pertinent to the evaluation criteria, such as experience and qualifications, conceptual development ideas, financial proforma or methodology, general timeline, and identification of assumptions or unknowns that may be addressed in contract negotiation.

We completely understand the desire from the City Council, community stakeholders, and the Advisory Groups to accelerate the timelines and prevent additional project delays. We will continue to evaluate opportunities to accelerate this process.

Department Review

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

Exhibit A

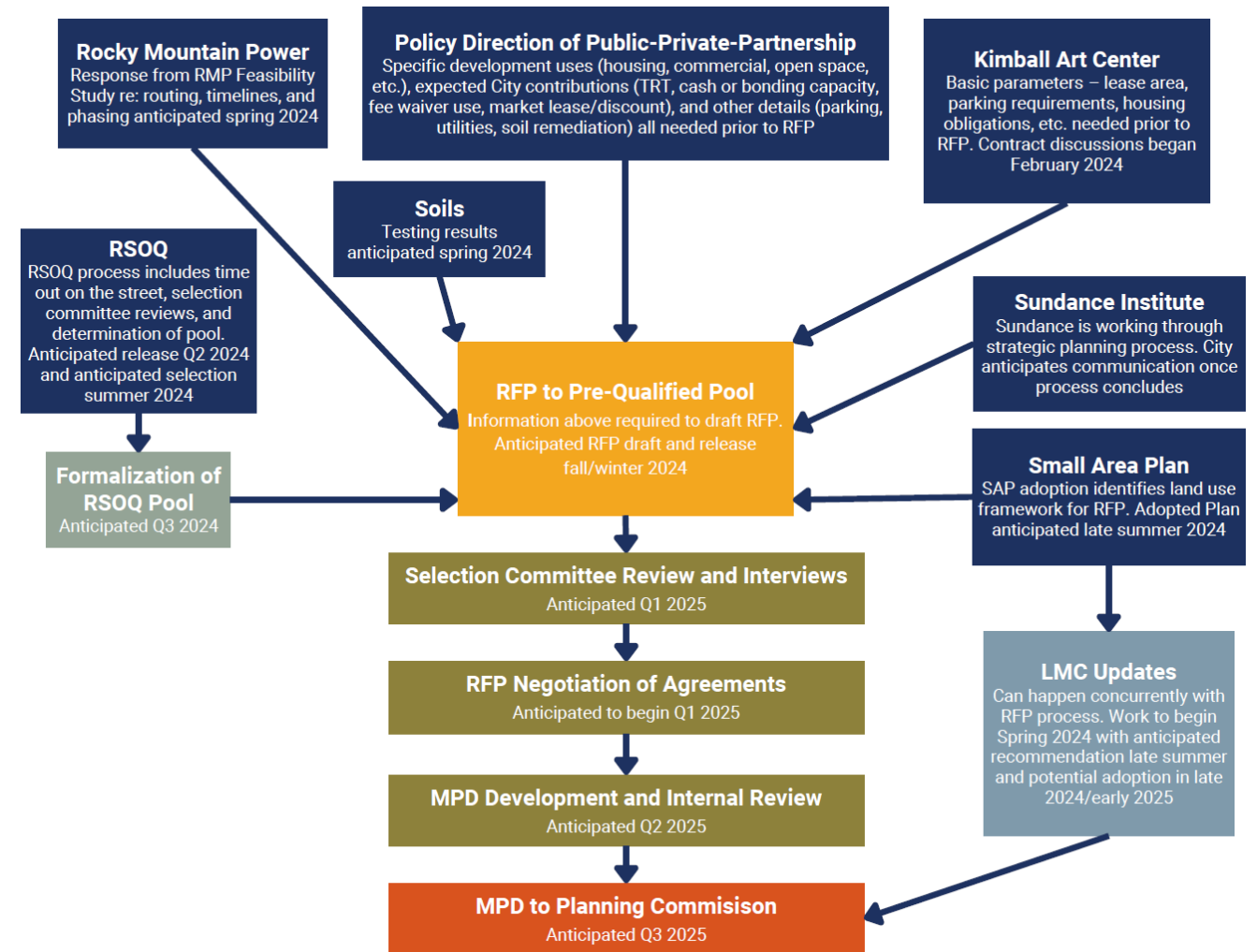


Exhibit B

Small Area Plan (SAP)

The current schedule for the Small Area Plan is as follows:

- February 22 – Consultants Design Workshop started their review of existing plans and the Land Management Code. They will follow the adoption process for the Bonanza Park Small Area Plan. Pending adoption, they will recommend Land Management Code amendments to implement the Small Area plan.
- Date TBD – The Advisory Committee will review the traffic analysis and provide input on how this information is presented to the community in the final community meeting.
- April 9 – final community meeting at the Library.
- Week of April 26 – consultants finalize draft plan.
- May 3 – internal teams, including planning, engineering, sustainability, affordable housing, trails and open space, special events, transit, and transportation planning review the draft plan and provide input. Staff input is provided to the consultants.
- May 10 – staff shares draft plan with Advisory Committee for review.
- May 10-22 – staff schedules two-by-twos with Planning Commissioners and City Councilmembers to review proposed Small Area Plan.
- May 22 – MKSK presents proposed Bonanza Park Small Area Plan to the Planning Commission for input and a public hearing.
- June 12 – MKSK presents plan that incorporates May 12 Planning Commission input. The Planning Commission conducts a public hearing and potentially forwards a recommendation to the City Council.
- June 27 – MKSK presents plan to City Council. City Council conducts a public hearing.
- July 11 – City Council potentially adopts plan or continues for further discussion.
- August 15 – Potential City Council final review and adoption.



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

March 7, 2024

The Council of Park City, Summit County, Utah, met in open meeting on March 7, 2024, at 2:15 p.m. in the City Council Chambers.

Council Member Dickey moved to close the meeting to discuss litigation at 2:16 p.m. Council Member Parigian seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Parigian, Rubell, and Toly

EXCUSED: Council Member Ciraco

CLOSED SESSION

Council Member Ciraco arrived at 2:25 p.m.

Council Member Dickey moved to adjourn from Closed Meeting at 3:00 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

WORK SESSION

Kimball Junction Environmental Impact Study Update by UDOT:

Becky Stromness, UDOT Project Manager, reviewed the goals for this project, including the improvement of travel times on SR224, the reduction of vehicle queues on the I-80 off ramps, and the improvement of pedestrian and bicyclist mobility and accessibility in the area. She stated Alternatives A and C were advancing through the process at this time. She explained the screening process for the alternatives that helped the team decide which alternatives to make priorities.

Alternative A would have a split-diamond interchange with intersection improvements, a bus rapid transit (BRT) lane planned at Olympic Parkway, and a pedestrian crossing. Alternative C consisted of intersection improvements, including additional turn lanes at

1 Olympic Parkway, and improved pedestrian crossings and bike lanes. She noted the
2 public comment period was open until March 27, 2024.

3
4 Mayor Worel asked when construction would begin once an alternative was selected.
5 Stromness stated the project would get put on a list and would be prioritized against
6 other projects. Mayor Worel asked if the Olympic factor would increase the priority
7 placement, to which Stromness indicated she thought it would. Council Member Ciraco
8 favored Alternative A since that contemplated splitting traffic. He supported splitting
9 traffic to park and take public transit. He thought adding traffic on Landmark Drive
10 wouldn't be optimal because of the grade of the terrain. He also suggested not having a
11 traffic stop for those getting on I-80 from SR224.

12
13 Council Member Parigian agreed expanding Landmark Drive would not work well. He
14 asked if the alternative would keep traffic the same through 2050. It was indicated the
15 alternatives would handle traffic better than the configuration today. Council Member
16 Rubell indicated this project affected the City and he appreciated the work done.
17 Council Member Dickey asked why Alternative B scored low for pedestrians. He hoped
18 UDOT would consider future neighborhoods in that area. Stromness stated Alternatives
19 A and C both had pedestrian crossings planned. Council Member Toly asked why the
20 cost difference between A and C was double. Stromness indicated the preferred project
21 would come down to the draft Environmental Impact Study (EIS).

22 23 **Special Events Policy Update:**

24 Jenny Diersen, Special Events Manager, presented this item and indicated her team
25 performed outreach on all the items that would be discussed today. She stated her
26 department permitted 60% of all event requests. She reviewed events historically were
27 held to bolster the economy. In the past few years, there was an emphasis on mitigating
28 events. Because of the efforts to mitigate impacts, there were fewer complaints from
29 residents.

30
31 Diersen stated she drafted some code amendments based on trends staff was seeing
32 with events, including changes to peak and local times for some events, allowing the
33 Special Event manager to retain administrative authority and updating the definition for
34 Community Identifying Events. She displayed the proposed special event fee changes.

35
36 Council Member Toly supported the code refinements and the July Fourth drone show.
37 She asked if Mountain Trails had planned Tour de Suds this year and thought it might
38 be bigger this year. Diersen stated her team was working on that and she didn't think
39 the number of attendees would be dramatically different. Council Member Toly asked if
40 Diersen knew the attendance of the Jazz in the Park event. Diersen stated the crowd
41 was manageable and there were no complaints made to the City. Council Member Toly
42 preferred that more events be held in the off-seasons and she didn't want City events to
43 overlap with County events.

1 Council Member Dickey supported the code amendments, the drone show, and the fee
2 increases. Diersen asked if Council wanted to look at opening the off-season for events.
3 Council Member Toly supported that. Council Member Dickey read the planned events
4 in the fall and didn't think it was too open. Council Member Rubell didn't think events
5 were solely held for economic development, and asserted they were also held to enable
6 community. He liked having some events when people were in town. He supported the
7 code refinements and asked about the CIE exceptions to the code. He wanted to
8 change the language from exceptions to say those events were treated differently. He
9 discussed the potential to evolve the Special Event levels from having five levels to
10 having four levels based on the impact of the event. Also, within the CIE amendments,
11 he stated a legacy event didn't necessarily qualify every year just because it qualified
12 historically. He also was concerned with the CIEs that extended beyond Park City into
13 the county and the Wasatch Back. It was a lofty goal but not a qualification criterion. He
14 stated the taxpayers were paying for the subsidies and the event should serve the
15 region, but not as a distinct qualifier. Council Member Rubell supported the drone show
16 and future planning. He noted some events were not continuing because they did not
17 renew for various reasons.

18
19 Council Member Ciraco agreed with Council Member Rubell on the code amendments.
20 He supported the drone show and future planning, and asserted Sundance was on the
21 top of the list. He also supported the fee increase. Council Member Parigian agreed with
22 the code amendments. He asked who determined the drone show was a success.
23 Diersen stated the provider was great to work with, and people enjoyed it but missed
24 the sound of fireworks. The environmental and sustainability goals of the City aligned
25 with the drone show. There was stress with fireworks because of the fire risk. Council
26 Member Parigian supported the fee increase. Council Member Dickey stated staff
27 requested a five-year contract and he suggested a three-year contract. Diersen stated
28 she could do a three-year contract with a two-year renewal so adjustments could be
29 made if needed.

30
31 **Review Special Service Contracts Program Recommendations:**

32 Hans Jasperson, Budget Analyst, presented this item and reviewed the program
33 recommendations. He noted the recommendations would make the process simpler and
34 clearer. They included renaming the program Public Service Contracts. These included
35 Core Service Contracts and Innovation Fund Contracts. He proposed adding Arts and
36 Culture, Mental Health, and Senior Services to the Core Service Contracts category and
37 removing Housing. They would prohibit organizations from receiving multiple
38 simultaneous contracts. He hoped to reallocate the contract budget so more funds
39 would go to core services. They would clearly define and communicate the process and
40 program as well as implement an interview process for applicants. They would also
41 provide greater detail when making the contract recommendations.

42
43 Council Member Rubell thought this was great progress. He asked if Core Services was
44 a push for outsourcing the service, to which Jasperson stated they were services that
45 needed to be outsourced or supplemented. Council Member Rubell suggested that

1 language be added into the program to ensure there was no redundancy in City
2 programs and service contracts. He suggested adding the following questions to the
3 evaluation criteria: Did the City do this? What is different about what is being proposed?
4 What is different about the future state than the current state that warrants an award to
5 the operation? He asked where the Core Service list came from, to which Jasperson
6 indicated it was last updated in FY2020. Council Member Rubell asked to revisit the list
7 before taking the first round of applications.

8
9 Council Member Dickey asked what the Core Services included. Jasperson stated they
10 were services that should receive long-term funding. Council Member Rubell indicated
11 he didn't want to change the list immediately, but he hoped there could be Council
12 agreement on what the list consisted of before the first round of applications. Jasperson
13 asked if the Council wanted to reconsider a four-year contract for Core Services.
14 Council Member Rubell thought it would be good to not have a time-limited contract, but
15 rather hold them to performance criteria. Mayor Worel stated the non-profits liked
16 knowing the funding was secure for a certain amount of time, but they also liked
17 knowing that at a certain time they could request additional funding. Council Member
18 Rubell thought the providers could come to the City with requests for additional funding.
19 Council Member Rubell expressed concern regarding the transparency of
20 recommendations and noted the denials did not come to Council. He asked how
21 interviews could change that. Mayor Worel stated there were always applications that
22 the committee had questions about. Council Member Rubell wanted to see the denials
23 as well. Council Member Toly indicated there was no lobbying for the recommendations.
24 Mayor Worel thought it was fair to list all applicants and the associated
25 recommendation. Council Member Rubell stated it would be beneficial to know the
26 demand for the service offered. Jasperson stated demonstrating the need was one of
27 the requirements.

28
29 Council Member Dickey liked the recommendations and questioned the limited
30 resources for the Core Services. He asked why Housing was removed yet Trails and
31 Legal Mediation were kept in Core Services. Jasperson stated there were contracts for
32 mediation that the City didn't do. The contractor also did trail maintenance that the City
33 couldn't cover. Margaret Plane, City Attorney, clarified legal mediation was mediation for
34 two third-party groups, such as tenants and landlords. Council Member Dickey asked
35 why the services had to compete for funds. Jasperson clarified they didn't compete, but
36 there was a budget request for those services.

37
38 Council Member Toly supported having a discussion on the Core Services. She
39 requested the definition of each core service and the current contract holder. Council
40 Member Dickey asked if the core service contract had to fit into the process, to which
41 Jasperson affirmed. Council Member Ciraco wanted the Core Services defined.
42 Regarding the Innovation Fund, he thought that should be flushed out because he didn't
43 want to take on excessive risk. He suggested setting minimum requirements. He
44 indicated it would be helpful to have greater detail on the committee's reasoning for
45 recommendations.

Council Member Parigian asked how innovation would be defined. Jasperson explained there could be merging needs in the community where an innovative application could be submitted that would meet a priority. Council Member Parigian asked if an organization could get funding from both Core Services and the Innovative Service, to which Jasperson stated if it met the requirements and was a separate program. Council Member Parigian felt Housing should remain a core service and fund it as needed. He asked how the \$750,000 budget was determined and to consider just having one fund and dividing it as needed. Jasperson stated it was divided so there would be clarity on expectations as non-profits applied for the funds.

Mayor Worel asked if the Innovative Fund was ongoing so organizations could apply at any time of year. Jasperson stated if there was an overall budget, they could make that work. Mayor Worel noted non-profits could not always plan what was going to happen and the funds needed for those circumstances. Council Member Dickey asked about the demand, to which Mayor Worel indicated there were double the requests as there were funds to allocate. Council Member Toly asked if the committee would meet each time an application came in. Council Member Rubell stated the funding needed to be separated. He referred to the City priorities and stated the City should support those as they allocated funding. He noted Housing was a priority. Jasperson agreed they needed to start with the City core priorities.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Sarah Pearce, Deputy City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Ciraco disclosed his property bordered the subject property on the agenda for consideration of an annexation petition. He was also the president of the HOA that bordered the subject property. He stated none of that would affect his decision

1 on this matter. Council Member Toly thanked staff for the great Council retreat last
2 week. She asked Heinrich Deters, Trails and Open Space Manager, to discuss e-bikes.
3 Deters stated there was an e-bike postcard being mailed out which was encouraging
4 the community, including Basin Rec, to take an e-bike survey.
5

6 Council Member Rubell agreed the retreat was well done. He requested a discussion on
7 how to move forward from the retreat discussion. He asked that the contracts
8 spreadsheet be kept up to date and specifically noted he wanted to see the Bully Pulpit
9 facilitator contract. He distributed the Park City Fire District Annual Report to the Council
10 members.
11

12 Mayor Worel facilitated the Summit County edition of the Scripps National Spelling Bee.
13 She was very impressed with the young participants. She indicated the winner will be
14 going to Washington, D.C. to compete at the national level.
15

16 **Staff Communications Reports:**

17 **1. Remnant Parcel Conveyances from Summit County:**

18 **2. 2023 Transit Year End Performance Stats:**

19 **3. Bonanza Area Transmission Undergrounding Feasibility Study Update:**

20 Council Member Rubell was happy to see this report and looked forward to action. He
21 noted underground powerlines prevented outages. He wanted a discussion on Bonanza
22 Park and how to get that project going. He proposed going to RFP prior to running all
23 the land use changes through the Planning Commission. He thought the RFP
24 responses could help inform the land use process. Mayor Worel recalled that the
25 Bonanza Park Feasibility study and the 5-acre parcel change requests would be district-
26 wide changes. The Council members agreed to have that discussion. Plane clarified the
27 discussion would be around moving the RFP forward more quickly. Council Member
28 Rubell asserted he wanted to discuss going to RFP before going through the planning
29 process relating to potential changes, and what the implications would be.
30
31
32
33

34 Council Member Parigian agreed the RFP could go out with the current code. He
35 wanted to get this going.
36

37 **III. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON 38 THE AGENDA)**

39
40 Mayor Worel opened the meeting for any who wished to speak or submit comments on
41 items not on the agenda.
42

43 Shelley Gillwald, 84098, Park City Soccer Club, thanked the Council for the CIE
44 program which made events affordable for non-profits. She also thanked the Special
45 Events staff for all their work and support for events.

Aldy Milliken, Kimball Arts Center Executive Director, stated arts and culture was a core service. He stated the arts and culture sector was going through a master planning process and he hoped it would connect the ambitious goals of growth and the initiatives to highlight arts and culture as a priority in the community. He wanted to include everyone in order to elevate arts and culture in the community.

Megan McKenna, 84060, Mountainlands Community Housing Trust Housing Advocate, appreciated the Council retreat. She felt Park City had a distinct identity because of the relationships here. The mining history contributed to the gritty workforce. The community worked hard and played hard. The workforce living in the community was shrinking and she wanted to consider that.

Mayor Worel closed the public input portion of the meeting.

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from February 15, 2024:

Council Member Parigian requested two corrections to the minutes. On Page Two, Line Eight, he referred to the leisure pool, not lap pool. On Page Three, Line Eight, he indicated concrete production emitted CO2.

Council Member Dickey moved to approve the City Council meeting minutes from February 15, 2024 as amended. Council Member Ciraco seconded the motion.

RESULT: APPROVED AS AMENDED

AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Design Professional Services Agreement with Contech Engineered Solutions LLC, as Approved by the City Attorney, for the Design, Engineering, Fabrication, Manufacturing, and Delivery of Two Pedestrian Bridges to be Installed on the Rail Trail, in the Amount of \$173,100.00:

Council Member Toly moved to approve the Consent Agenda. Council Member Dickey seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

VI. OLD BUSINESS

1. Gordo Property Update:

Erik Daenitz, Economic Development Manager, and Ryan Blair, Environmental Regulatory Program Manager, presented this item. Daenitz displayed a proposed concept design for the Gordo property and explained it showed the possibilities for the property. He reviewed the history of the property acquisition and the mix of zoning. He noted Council supported soil remediation for that property. They also supported a study for a regional park and ride and favored public/private partnerships for a project.

Daenitz stated the City entered into a partnership with Deer Valley in December. Blair indicated the City received approval for excavation work by the Department of Environmental Quality. Daenitz stated there needed to be public input before a full development was initiated. He also recommended issuing an RFP to get a sense of the market. Blair detailed the corrective action plan for soil cleanup and noted he wanted the most restrictive clean up so the City could have the greatest options for the property moving forward. He estimated the cleanup would begin in May and would cost approximately \$4 million.

Daenitz stated this site was previously considered for a Public Utilities building and retention pond. The construction of 3Kings Water Treatment Plant eliminated the need for a facility here. A park and ride was also considered for the site. The current proposal included 1,500 parking stalls, 266 housing units, 50,000 square feet of mixed-use space, 100,000 square feet of garage, transit, public safety support and/or commercial, and 90,000 square feet of community recreation on the garage rooftop. He indicated a site evaluation was performed for park and rides and the Gordo property scored the highest. He noted none of the structures were more than four stories high. Daenitz stated public financing tools could be used if there was a certain ratio of mixed-use and affordable housing.

Mayor Worel asked if RFP respondents could generate their own design. Daenitz stated the current design was just an example and requirements could be put into the RFP. Council Member Rubell asked if the soils on the parking portion of the site could be capped, instead of removed. Blair stated the entire site would need to be remediated according to the corrective action plan. Council Member Rubell asked if the plan could be redefined to which Blair stated he could go back and talk about a specific location for parking and those associated requirements.

Council Member Dickey asked if there was a recommended mix ratio of affordable and market rate housing for this project. Daenitz stated the City should look at the number of units needed for a public/private partnership to work. Then comply with the state's requirements associated with the housing and transit reinvestment zone, which was that there could not be short-term housing and 10% of the housing had to be affordable.

Council Member Ciraco referred to the cost analysis on the property and asked if the monetization of the current public works facility had been considered in evaluating the cost of the use. Daenitz stated that had not been considered. Council Member Parigian

asked if the soil already in the hold would be taken away. Blair stated all the soil placed on the site up to 2010 would be removed. Council Member Parigian asked if the clock tower was over four stories. Daenitz stated it was but noted that was not a used building. Council Member Parigian clarified the cars would turn right on Richardson Flat Road and into the parking garage.

Mayor Worel opened the public input.

Max Doilney 84060 thanked Daenitz for all his work at the City. He stated it was difficult to acquire land so he hoped this site could be used for good.

John Greenfield supported having a parking garage on this site. His problem was that the proposed uses were theoretical and used as a means to an end. This had nothing to do with alleviating traffic congestion. The traffic was not from skiers, but from the workers. He favored a park and ride next to the off-ramps of Highway 40 and felt that was a better alternative. He noted there was no public outreach on using the Gordo site for parking. In the future, powerful people would try to influence the Council on the Gordo site. When he campaigned for a Council seat, he was offered money and he felt pressure to change his opinion on the Gordo site. He encouraged Council to think about the wisest use for that property.

Megan McKenna appreciated Daenitz' service. She looked forward to engaging in this process.

Barbara Siegel eComment: "Ref the proposal for development - and parking structure - at Gordo property: Great location for affordable housing for NAC and other PC employees. BUT NOT the optimal location for a 1500 car parking structure and will not reduce traffic congestion. Such a parking structure needs to be located closer to the intersection of 248 & 40 to capture people coming from the Kamas direction & all the developments around the Jordanelle as well as people from SLC coming up 40 to 248. Please re-consider putting a parking structure at the Gordo property."

Mayor Worel closed the public input.

The majority of the Council supported removing the soils and issuing an RFP for soils remediation. Council Member Rubell wanted to look at the scope of the project before issuing the RFP. Mayor Worel thought the City should have public engagement on the uses for the site. Council Member Dickey supported parking at the site, and he thought it would get used year-round. He supported the housing and village concept too. He didn't want more market-rate housing, but he knew it would fund the rest of the project. He supported finding partners and issuing the RFP to get the project going, but wanted to determine what the financials were.

Council Member Toly liked the village concept. She was concerned with market rate housing. She thought there was a lot of commercial space and wanted to learn more

1 about proposed commercial uses. She asked about the garage and support
2 commercial. Daenitz stated the design was an example, but the site could
3 accommodate 150,000 square feet of something. Council Member Toly liked the
4 recreational aspects at the site. She was interested in what the community had to say
5 about the proposal.

6
7 Council Member Parigian did not support an RFP for site development. He thought the
8 City could figure out what was wanted. This was an entry point into town. This should
9 have public input and then the Council could determine what should be there before
10 issuing the RFP. He didn't want to spend Deer Valley money just because we had it. He
11 was not convinced this site was the best spot for a park and ride and felt it should be
12 closer to the off ramps. He also thought there should be public engagement before the
13 soils were removed.

14
15 Council Member Ciraco was excited about the possibilities for this site. He wanted to
16 see what the cost would be for soil remediation if a big part of the site was for parking or
17 a bus barn. He noted the City's top priority was transportation and the biggest issue was
18 SR248. He thought there would be congestion for 1,500 cars coming and going from the
19 parking garage at peak times. He wanted to move forward but he hoped for more
20 conversations on the best use for the property before going to RFP.

21
22 Council Member Rubell stated this concept was great work. He thought the parking
23 options should be thrown out because Richardson Flat worked well. The potential site
24 could be considered for Transit and Public Works instead of housing those departments
25 in the middle of town. He supported a housing and transportation hub. He thought the
26 RFP would gather more information and opinions, including what could be done if the
27 soils were not removed. But the RFP didn't need to be presumptive to a decision for what
28 was going on the site. For housing, he wanted to see a wide range of incomes and not
29 just under 80% area median income (AMI). He asserted housing for those with incomes
30 in the 80%-120% AMI range was important too. He wanted to see this project move
31 fast. He suggested running public engagement when the concept designs were made.

32
33 Council Member Toly asked if the regional transportation facility could be combined with
34 Public Works. Daenitz stated that would be information that could be requested in the
35 RFP process. He noted the market would support some things but not others. He stated
36 the more government uses were part of the project, the more the City would have to
37 pay. Council Member Parigian asked what would be included in the RFP. Daenitz stated
38 the soils should be taken care of and then the Council could talk about the project.

39
40 Mayor Worel summarized the majority of Council favored moving forward removing soils
41 and a majority of Council agreed to issue an RFP. As the soils RFP was issued, there
42 would be time to discuss the uses for the site. Council Member Ciraco asked for
43 feedback on all the options for the site in the site RFP. Mayor Worel requested that staff
44 initiate public engagement. It was indicated work on the site RFP would be on hold until
45 the soils RFP was implemented. Council Members Rubell and Dickey wanted to work

on both at the same time. There was discussion on the productivity of an RFP when nothing had been decided. Daenitz stated the Council would have a future discussion on what should be included in the site RFP.

2. Review the Dining Deck Program:

Jenny Diersen, Special Events Manager, reviewed the Council's direction to assess the dining deck lease fees and not create a hardship on the Arts Fest. She stated the program had been in effect for 13 years. It was a complex program and took nine departments to implement. There were nine dining decks on Main Street in the summer. Dining deck fee options included eliminating the fees, which would require a public benefit analysis, and eliminating the permit fees. She noted eliminating fees would not be an incentive for additional decks and it could encourage other organizations to request fee waivers. The restrictions set up for the dining deck program prohibited additional restaurants from participating.

Diersen also discussed the Art Festival booth fee for restaurants with dining decks and stated one option, in exchange for waiving deck fees for restaurants, was for the City to waive the \$10,000 Kimball Art Center (KAC) City services fee during the festival, and to pay KAC \$2,000 to make up the difference in lost revenue.

Mayor Worel asked if additional dining decks would be constructed on Main Street if the barriers were eliminated, to which Diersen indicated waiving fees could help, but a bigger incentive would be to eliminate the operational restrictions on dining decks. She noted the two-meal requirement was a big deterrent to restaurants as they considered dining decks. The HPCA also looked at Main Street restaurants and most had space for outdoor dining.

Council Member Ciraco asked if the sales tax revenue numbers were available for the restaurants with a dining deck, to which Diersen stated they didn't have those numbers, and that was one reason they needed a public benefit analysis. Council Member Ciraco asked if decks would create a better environment for the restaurants or for Main Street as a whole, to which Diersen thought it would benefit Main Street as a whole. Council Member Ciraco stated Main Street was unique with regard to businesses and density compared to other parts of town.

Council Member Rubell asked what the permitting fees were, to which Diersen stated \$30. The building permit was an additional \$300. Council Member Rubell indicated the deck lease fee was set at 30% of lost parking revenue five years ago. Diersen stated the current subsidy was estimated to be \$190,000 due to lost parking revenue. Plane explained a public benefit analysis was required for disposing of property below fair market value, including temporary leases. Non-monetary assistance to a for-profit entity would trigger the analysis. The law said you need a common sense approach to what fair market value was. If 30% of revenue for a parking space used 100% of the time was no longer a common sense approach to the fair market value, it should be reevaluated or a public benefit analysis should be conducted to determine over the lifetime of the

1 program what the City received for the nonmonetary assistance. Council Member
2 Rubell indicated a public benefit analysis would be necessary since the lease rate was
3 set with numbers from five years ago. Plane noted fees and lease rates in local
4 government often did not keep pace with the market demand and it didn't mean
5 government was violating the statute but it was something to consider. Council Member
6 Rubell stated that to be consistent, an analysis should be performed if the City
7 continued to charge \$2,160 as the lease fee. He asked if the lease fee should be
8 refigured, discuss the approach for calculating the fee, or eliminate the fee.

9
10 Council Member Toly asked if dining decks would be allowed because of the waterline
11 project. Diersen stated half could be installed as scheduled and the other half would be
12 installed after July 1st.

13
14 Mayor Worel opened public input

15
16 Aldy Milliken, KAC Executive Director, expressed concern for eliminating the Art Fest
17 fees it charged to dining decks. KAC expenses kept rising and they were constantly
18 trying to make their programs work on existing budgets. He hoped to find solutions that
19 would maintain bright futures for KAC and the Main Street businesses.

20
21 Hilary Gilson, KAC Art Director, 29464 thought these changes could impact the viability
22 of the art festival.

23
24 Mayor Worel closed the public input.

25
26 Council Member Toly favored eliminating the lease and permit fees. Diersen reviewed
27 KAC would lose \$12,000 if they didn't charge the restaurants fees so they requested not
28 to pay \$10,000 for City services during the festival and for the City to pay KAC \$2,000.

29
30 Council Member Dickey supported not charging KAC \$10,000 for City services. He did
31 not support paying them \$2,000. He favored the City charging a lease fee and
32 permitting fee. Council Member Rubell stated the goal was Main Street vibrancy and
33 getting people out of cars. He would support Prospector doing the same thing. He
34 favored waiving the fees. If the fees were not waived, then a public benefit analysis was
35 needed for new methodology. The extra seats generated extra tax revenue and he felt
36 that contributed to the vibrancy. He agreed the two-meal requirement should end. For
37 KAC, he supported recovering the \$12,000 for this year only and then working together
38 on a long-term solution.

39
40 Council Member Ciraco did not want to put a burden on KAC this year. He supported
41 vibrancy on Main Street. The City was starting a Main Street analysis so he didn't want
42 to change things too drastically. He didn't think the lease fee was a burden to the
43 restaurants and he was fine with restaurants that only served one meal per day. He
44 supported waiving the \$10,000 in City service fee for KAC but was unsure about paying

1 them \$2,000. He supported a public benefit analysis and potentially waiving the lease
2 fees.

3
4 Council Member Parigian supported keeping the lease and permit fees. He supported
5 waiving the \$10,000 City service fee and didn't support paying KAC \$2,000. Council
6 Member Toly supported eliminating the lease and permit fees and waiving the City
7 service fee of \$10,000.

8
9 Mayor Worel asked if a public benefit analysis was required before eliminating lease
10 fees. Plane affirmed that was required and explained the process. She stated three
11 Council members did not favor eliminating the fees. Diersen stated the study could be
12 done one time, but it didn't need to be done annually. This would bring lease fees up to
13 date. Her concern was that half the decks would go up in six weeks and a study could
14 not be completed in that short of time. Plane indicated the study would cover the benefit
15 over the life of the program.

16
17 Council Member Ciraco supported eliminating the lease fee and requested a public
18 benefits analysis. Plane confirmed three supported waiving the lease fee and initiating
19 the public benefit analysis. Diersen stated the public benefit analysis would be
20 accelerated. She noted the majority supported waiving the permitting fees. She asked if
21 the Council wanted to require the dining decks to only serve one meal instead of two
22 meals. Council Member Dickey asked if one meal would mean having the same number
23 of decks but offering fewer meals to which Diersen affirmed. Council Member Dickey
24 asked for that requirement to be studied. Council Member Parigian didn't want to see
25 empty decks and supported the two-meal requirement. Council Member Ciraco
26 supported giving discretion to the restaurants. Council Member Rubell thought there
27 was potential for a restaurant to start with dinner service and with success they would
28 expand their service to lunch as well.

29
30 Ginger Wicks, HPCA Executive Director, stated she didn't want empty decks on Main
31 Street so they required two-meal service. It was also frustrating for other businesses to
32 see empty decks taking up parking places. Council Member Rubell favored one meal.
33 Diersen stated two restaurants would participate if the requirement was changed to one
34 meal. Council Member Rubell noted the decks promoted a pedestrian experience.
35 Council Member Ciraco suggested requiring a length of time service instead of number
36 of meals served. Further discussion on one meal versus two meals ensued.

37
38 Diersen summarized the majority of Council supported facilitating dining decks,
39 performing a public benefit analysis, and waiving the fees. Staff could look at the
40 operational restrictions and come back to the Council with some options. The Council
41 agreed not to charge KAC \$10,000 for City services and the City would pay \$2,000 for
42 one year, and then work toward a long-term solution.

43
44 **3. Request to Authorize the City Manager to Execute a Construction Agreement,**
45 **in a Form Approved by the City Attorney, with Silver Spur Construction to**

Construct the Main Street Water Line Replacement Phase 1 Project, in an Amount Not to Exceed \$2,194,350:

Griffin Lloyd, Public Utilities Engineer, presented this item and reviewed the Main Street mitigation efforts during construction. Outreach efforts included flyers and door-to-door contacting. They would give biweekly updates via newsletters. He noted the winning bidder had done several projects with the City over the last few years and he looked forward to working with them.

Council Member Rubell hoped the Main Street design could be leveraged to prepare for future work. Council Member Toly asked if the construction hours were Monday through Friday and not weekends. Lloyd indicated work on weekends would have to be approved by the Building Department. Mayor Worel asked about social media and other forms of outreach. Lloyd stated there would be social media posts and radio spots. Council Member Toly added she and Council Member Parigian updated the Lodging Association on the project.

Mayor Worel opened public input. No comments were given. Mayor Worel closed the public input.

Council Member Rubell moved to authorize the City Manager to execute a construction agreement, in a form approved by the City Attorney, with Silver Spur Construction to construct the Main Street Water Line Replacement Phase 1 Project, in an amount not to exceed \$2,194,350. Council Member Toly seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

VII. NEW BUSINESS

1. Consideration to Accept or Deny an Annexation Petition to Bring 0.94 Acres within the Thaynes Canyon Neighborhood from Unincorporated Summit County into Park City to Create Three Lots for Single-Family Dwellings within the Single-Family Zoning District (2409 Iron Canyon Drive). PL-23-05882:

Rebecca Ward, Planning Director, presented this item and stated the request tonight was if the Council wanted the City to consider the annexation request. Numerous emails had been received and would be part of the public record (attached to this document). If the petition was accepted, the application would go to various entities and the Planning Commission for analysis prior to coming back to the Council for consideration.

Ward reviewed the location of a one-acre square that was unincorporated. The County zoned it as Rural Residential and it allowed one home. It would allow up to a 32-foot height and it could be used as a nightly rental. The applicant wanted to annex the parcel into the City limits and include part of the IC-MISC property to make the property larger and then subdivide and develop the parcels.

1
2 Ward stated accepting the petition would be the beginning of the process. An analysis
3 would be performed to ensure the plan fit with the surrounding community. It would be
4 reviewed through the sensitive land overlay. If approved, nightly rentals would be
5 prohibited and the developer would be required to contribute to the City's affordable
6 housing.

7
8 Brad Mackay, Ivory Development, stated the parcel was put under contract a year ago,
9 and the annexation application had been in the works since that time. He noted he
10 received several emails regarding the IC-MISC parcels and the thought was that those
11 parcels were common space. In looking at the plat, those were not open space. The
12 Boyers paid taxes on the land since the 1980s and they wanted to develop it now. Other
13 community concerns included compatibility with the surrounding areas. He stated
14 parcels to the north of the property were smaller than the proposed lots in this
15 annexation.

16
17 Council Member Dickey asked if the IC-MISC parcel had a development entitlement on
18 its own, to which Ward stated it was currently a parcel and would need to go through a
19 plat process. The annexation application required a subdivision plat application so those
20 parcels would be reviewed together. Council Member Dickey asked if the owner would
21 be entitled to that. Ward stated it would need to be reviewed and the Planning
22 Commission would take final action. Council Member Dickey asked if a driveway could
23 cross the IC-MISC parcel, to which Ward indicated a driveway would not require a
24 platting process. Council Member Dickey wanted to know why the neighbors thought it
25 was common area. His concern was that it would be subdivided into three lots. He
26 asked if the developer would petition for annexation if it was only one lot. Mackay stated
27 he wanted the opportunity to talk to the City but he couldn't do that tonight. He thought
28 annexation was appealing because they could access the City utilities.

29
30 Council Member Rubell asked if the review would be for the unincorporated parcel or
31 both that parcel and the IC-MISC parcel. Ward stated the review would be for both
32 parcels.

33
34 Council Member Ciraco asked if a lot combination would be required before a
35 subdivision was considered. Ward stated there could be a recommendation that the
36 parcels should not be combined as part of the annexation review. There was a lot of
37 public input concerning the right-of-way. Council Member Ciraco asked if IC-MISC was
38 always the property ID, to which Ward indicated she would have to look that up. Council
39 Member Ciraco noted that parcel extended all the way up the road and also up Iron
40 Mountain Drive. He also stated part of the parcel was sold to a landowner in Aspen
41 Springs. He discussed the footprints of Aspen Springs Phases I and II. Regarding
42 property taxes paid by Boyer, Council Member Ciraco speculated those were paid to
43 prevent access by the unincorporated parcel. He asked if there was an HOA at Park
44 City Heights, to which Mackay stated yes and it was developer controlled, but some of it
45 was being turned over to the homeowners. Council Member Ciraco asked if this petition

1 was just about the unincorporated parcel or did it have to be considered with a
2 prospective subdivision. Ward stated if the review process began, then it wouldn't
3 require the two parcels be combined.

4
5 Council Member Parigian stated he was not in favor of the annexation and asked when
6 the parcel ID was changed. Mackay stated the county had it zoned as CA for a short
7 time and then they corrected it. The County Recorder put a note on the plat stating the
8 IC-MISC was not open space. Council Member Parigian asked if Ivory Homes was
9 willing to negotiate at some point, to which Mackay affirmed.

10
11 Mayor Worel opened the public hearing.

12
13 Richard Pick 84060 opposed the annexation petition. The petition was for a county
14 parcel along with a City parcel with the hope of subdividing it into three lots. He stated
15 the City parcel was originally common area and all the lots had a note stating common
16 area was now being assessed under IC-MISC. The title to the common area was held
17 by the Boyer Company. A HOA was not created to take title of the land. In 2022, a
18 portion of the IC-MISC was conveyed to another owner, and had a note that stated this
19 area was not common area. He indicated the parcel was common area for over 40
20 years. He also had concerns regarding the S-curve on Iron Canyon Drive.

21
22 Jim Helfand 84060 indicated the parcel sold to the owner in Aspen Springs was sold in
23 1992. The change in the parcel ID was in 2003. His property was adjacent to the IC-
24 MISC property. He felt the annexation should be deferred because there was a legal
25 issue that hadn't been resolved. He thought the application was misleading because it
26 didn't include everything required by code. He thought the IC-MISC parcel was intended
27 to be common area. He had an issue with the petition because there was no mention of
28 what the proposed owner planned to do with the rest of the parcel.

29
30 Henry Fulton 84060 stated this proposed subdivision didn't fit in the neighborhood. It
31 would also set precedent for other developers to renovate one home and make three
32 homes on the property.

33
34 Mayor Worel closed the public hearing.

35
36 Council Member Parigian asked if the Council should consider the annexation if there
37 was a legal cloud. Plane stated the review would happen if the petition was accepted.
38 Council Member Ciraco had some concerns, but he had confidence the issues would be
39 vetted by staff and the Planning Commission. Council Member Rubell asked why the
40 IC-MISC parcel was part of the discussion since it was already part of the City. He
41 favored continuing the item until he received answers to the question. Plane stated
42 continuing was not an option. If no action was taken, it was deemed approved. Council
43 Member Rubell asked if the applicant could reapply if the petition was denied, to which
44 Plane stated they could.

1 Council Member Dickey stated he had no problem with the landowner wanting to annex
2 into the City, but the application was not that simple. He thought it was a waste of time
3 to review both parcels since it seemed like it had no hope. He supported a path of
4 considering the parcel with a limit of one home on the parcel. Ward stated the
5 recommendation being considered was consistent with the General Plan
6 recommendations, zoning recommendations, and there would be a full evaluation of the
7 other properties in the neighborhood for compatibility. Council Member Dickey indicated
8 his concern was to evaluate the application with those standards, but this process would
9 stir up a lot of interest and had no hope.

10
11 Council Member Toly stated the parcel was not considered common area by the County
12 Recorder. The City code did not want islands of county property within the City. The two
13 parcels confused the process. The two parcels didn't go together. Plane stated remnant
14 islands were now prohibited by the state law. Council Member Toly thought this petition
15 should be denied and a new application presented with just the county parcel being
16 considered.

17
18 Mackay stated the only parcel for consideration in the annexation petition was the
19 county parcel. The other documents in the petition were required as part of the petition,
20 but the only consideration was the county parcel. Ward explained that the applicant was
21 required to submit a subdivision application as part of the annexation petition. The
22 preliminary subdivision submitted included the county parcel and the additional parcel.
23 Council Member Dickey asked if the Council would review the annexation and
24 subdivision approval concurrently. Ward stated the Council would consider the
25 annexation and if approved, the subdivision approval would go to the Planning
26 Commission for final action. Mackay indicated the two parcels were already combined
27 and owned by one entity.

28
29 Council Member Parigian moved to deny an annexation petition to bring 0.94 acres
30 within the Thaynes Canyon neighborhood from unincorporated Summit County into
31 Park City to create three lots for single-family dwellings within the Single-Family Zoning
32 District (2409 Iron Canyon Drive. The motion died for lack of a second.

33
34 Council Member Dickey indicated Council had the authority to approve the annexation
35 and the Planning Commission had the authority to approve the subdivision. Mark
36 Harrington, Senior City Attorney, clarified the Council would have an annexation
37 agreement at the time of annexation approval. The agreement would determine the
38 development parameters. The Council had the most flexibility at the time of annexation.
39 Council Member Ciraco asked if the Council could send recommendations to the
40 Planning Commission if the annexation was approved. Plane stated the agreement was
41 built into City code to give the Council the authority to set the development parameters.
42 Council Member Dickey thought it was in the City's interest to be the land use authority
43 and the City should annex the property. He felt the Council had legislative authority.

Council Member Dickey moved to accept an annexation petition to bring 0.94 acres within the Thaynes Canyon neighborhood from unincorporated Summit County into Park City to create three lots for single-family dwellings within the Single-Family Zoning District (2409 Iron Canyon Drive). Council Member Toly seconded the motion.

Council Member Rubell stated the application would leave remnant parcels which was against the guidance in the report. He thought the intent of the IC-MISC parcel was to protect open space. He agreed the parcel should be annexed but he didn't agree with the application as presented. Mayor Worel indicated that would be analyzed in the process. Mackay stated the message was clear on the annexation, and he noted the remnant parcels were already in the City so there were no remnant parcels. There was no way to deed the parcels as open space to the subdivision because the subdivision was a standard subdivision. Those parcels could be purchased or deeded to someone else (accepting entity) but that was not part of the application. Council Member Ciraco asked what would constitute an accepting entity. Mackay stated state law defined those criteria for an accepting body. The subdivision needed to be designed as a planned community or it could be done by declaration, which had not been done because there was no HOA for Iron Canyon.

RESULT: APPROVED

AYES: Council Members Ciraco, Dickey, and Toly

NAYS: Council Members Parigian and Rubell

2. Consideration to Authorize the City Manager to Execute a Design Professional Services Agreement with Kimley-Horn Associates in a Form Approved by the City Attorney Not to Exceed \$161,707 to Complete the Thaynes & Three Kings Drive Pathway Phase 1 Final Design:

Conor Campobasso, Transportation Planner, and John Robertson, City Engineer, presented this item. Campobasso reviewed the project background and public engagement efforts. He indicated there would be a 12-foot shared-use path along Thaynes. On Snow Creek, there would be a six-foot sidewalk. He hoped construction would begin in the fall and be completed by mid-2025.

Council Member Rubell stated the road was being narrowed and noted there were some bus stops. He expressed concern people might be standing in the road. Campobasso indicated there would be a platform for people to wait for the bus. Council Member Parigian asked what this contract included, to which Campobasso stated this would get the project through final design. Phase II of the project would cover an expanded area and was not included with this contract.

Mayor Worel opened public input.

1 Suzette Robarge 84060 stated her mother didn't want the path because people walked
2 on the golf course anyway. Robarge was the owner on the corner of Three Kings Drive
3 and had an issue with the culvert being extended over the ditch. She was not sure
4 about her property line but this could cross her land. She wanted a resolution that
5 protected her aesthetically, with the view being preserved. Mayor Worel asked if the
6 design was being completed with this in mind. Robertson stated it was true the culvert
7 would be extended so it would not be in the right-of-way. Both projects would address
8 the issues.

9
10 Ryan Overton asked how the design would affect the signage on the corner by the
11 hotel. Mayor Worel stated he could talk to staff about that.

12
13 Mayor Worel closed public input.

14
15 Council Member Dickey moved to authorize the City Manager to execute a design
16 professional services agreement with Kimley-Horn Associates in a form approved by the
17 City Attorney not to exceed \$161,707 to complete the Thaynes & Three Kings Drive
18 Pathway Phase 1 Final Design. Council Member Ciraco seconded the motion.

19 **RESULT: APPROVED**

20 **AYES:** Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

21
22 **3. 2024 Legislative Session Update:**

23 Michelle Downard, Resident Advocate, presented this item and indicated bills dealing
24 with housing, elections, land use, etc. were considered by the state legislature. Council
25 Member Parigian asked if the nightly rental maximum of 20 per manager passed.
26 Downard stated the bill regarding occupancy and a local property manager did not pass.
27 Council Member Dickey asked if there were some bills that the governor had not yet
28 signed, to which Downard stated there were several waiting for signatures. Council
29 Member Ciraco referred to HB562 regarding the statewide transient room tax (TRT)
30 increase, and indicated he thought they had reduced the scope. Downard stated that
31 was adopted in a reduced form. She noted one bill coming back to Council would be
32 ranked choice voting.

33
34 **VIII. ADJOURNMENT**

35
36 With no further business, the meeting was adjourned.

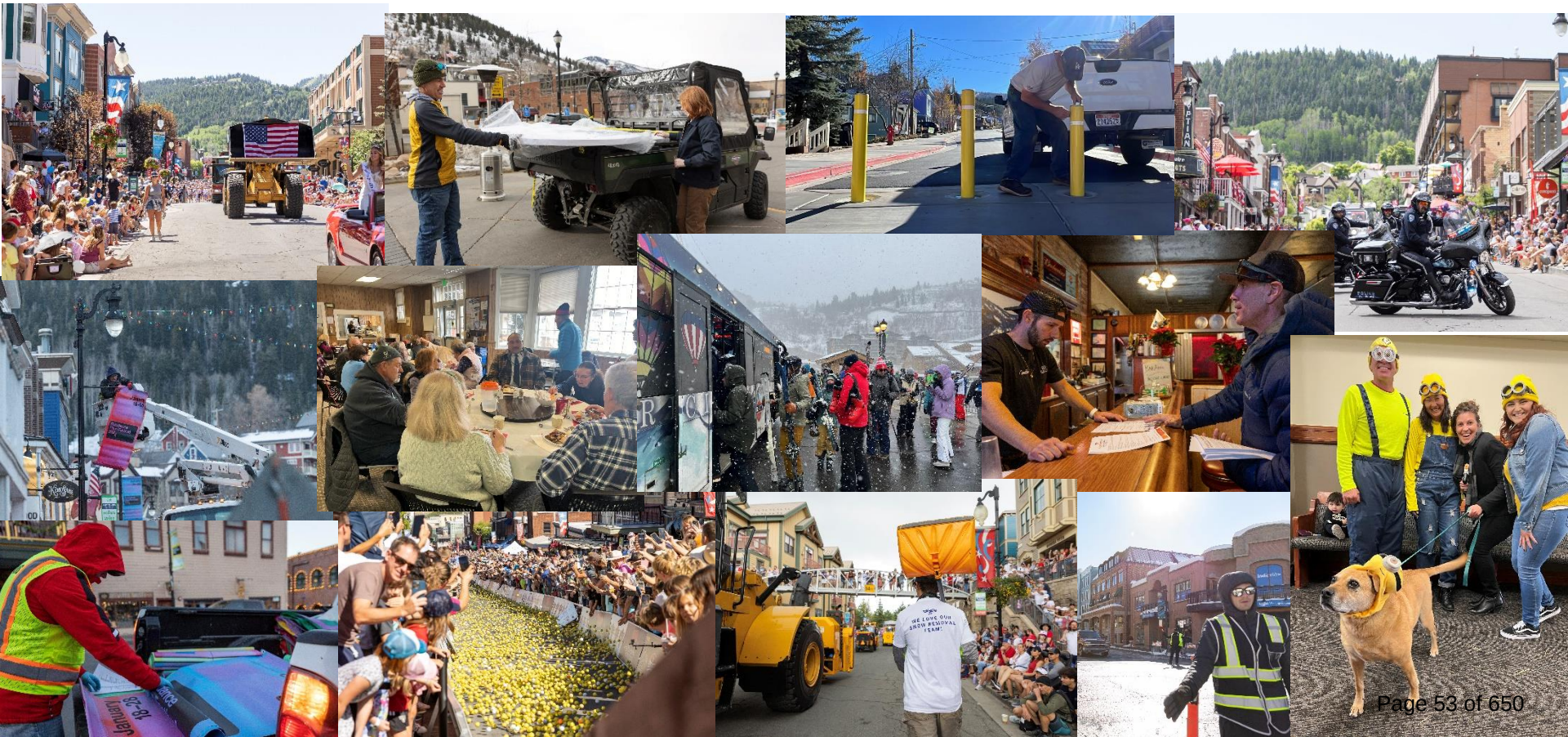
37
38
39

Michelle Kellogg, City Recorder

A group of five people (three women and two men) and a large, shaggy grey dog are posing on a snowy mountain. The dog is in the foreground, looking towards the camera with its mouth open. The people are standing behind it, smiling. The background shows a snowy mountain slope with some buildings and trees.

SPECIAL EVENT UPDATE

— BEHIND THE SCENES —





HISTORY & TRENDS

Role of Special Events

- Effectuate Council's Desired Outcomes
- Goals: Economic, Cultural, Community
- Strike Balance
- Facilitate - Mitigate - Regulate

2023 By The Numbers

- 128 Event Inquiries (including Film)
- 78 Event Permits (60%)
- 2 Event Contracts – KAF & PSSM
- 1 New Childcare Provider
- 1 New Department + 2 Staff



— CALENDAR & POLICY —

2024 EVENT CALENDAR

- 61 current applications – typical
- Within Event Level Limits
- No identified conflicts!!
- New Events – Women’s Running Race
- Not Returning – One-Time Events and Prospector Square Block Parties

Summary:

Success! We struck a balance, and continue to mitigate to balance resident and business concerns.

Use caution – the community loves gatherings. There are fewer events this Fall all than we typically see.

POLICY & CODE REFINEMENTS

- Peak & Local Times
 - Autumn Aloft Weekend (Local Time?)
 - Extreme Soccer Tournament (Peak Time?)
- Update Special Event Manager to retain Administrative Authority
- Update CIE Definition (3/24/23)
 - Meet all criteria to qualify

Next Steps:

Depending on the Council’s Direction, we will return quickly to adopt these refinements.



JULY FOURTH & MAJOR EVENTS



Fourth of July Celebration

- Environment & Safety
- Release Drone Show RFP
- Five Year Term
- Within Current Budget
- Return in Spring for Council Approval

Future Planning – Major Events

- June: 2024 Sundance Debrief
- October 1: Future Sundance Contract
- Potential Olympic Conversations

SPECIAL EVENT FEE

- We propose a second increase (based on the previous direction) through the normal budget process for adoption. Minor increase to revenue estimated at \$10K.

Item	Current FY24 Fee	Proposed FY25 Fee
Level Five	\$5,188	\$10,376
Level Four	\$1,918	\$3,836
Level Three	\$905	\$1,810
Level Two	\$488	\$976
Level One	\$410	\$820
CIE	10% of Fees Above	10% of Fees Above
First Amendment	\$40	\$40
Film Permit	\$80	\$80

Qs & DISCUSSION



Topics for Discussion

- Special Event Trends & Code Refinements
- Fourth of July Drone Show
- Future Planning
- Special Event Fee Increase

Public Service Contracts

Recommendations for Process Improvement



Summary of Recommendations

1. Rename the program from Special Service Contract to Public Service Contracts
2. Create two types of Public Service Contracts: Core Services and Innovation Fund
3. Add arts & culture, mental health, and senior services to the list of core services
4. Prevent organizations from receiving multiple service contracts for the same program
5. Allocate a greater portion of the Public Service Contract Budget to Core Services
6. Clearly define and communicate the program and process
7. Implement an interview process for all Public Service Contract applicants
8. Provide greater detail on all Public Service Contract recommendations in reports to Council

RECOMMENDATION #1

Rename the program from Special Service Contract to Public Service Contracts

Why we are recommending this:

- The [Budget Policy](#) describes the program as Public Service Contracts
- The existing terminology is confusing (e.g. “Special Service Contracts,” “Regular Special Service Contracts,” “DEI Special Service Contracts,” etc.)
- We want to avoid confusion by using simple, clear, and consistent terminology

PUBLIC SERVICE CONTRACTS

Contracts with nonprofit organizations for services consistent with the needs and goals of Park City

- Not grants or donations
- Provision of these services is common for municipalities
- Utah Code [10-8-2](#) allows municipalities to fund services that promote safety, health, prosperity, moral well-being, peace, order, comfort, or convenience
- Utah Code [10-7-85](#) allows municipalities to appropriate funds for the support of the arts

RECOMMENDATION #2

Create two types of Public Service Contracts: Core Services and Innovation Fund

Why we are recommending this:

- We should continue to provide stability and certainty to programs that provide core services
- We should also promote innovation, allow new programs a chance to flourish, and remain adaptable to shifting needs

Public Service Contracts

Core Service Contracts

Services deemed core to Park City and that will likely be financially supported by the City for the foreseeable future

Innovation Fund

Seed funding to launch new programs that target community priorities

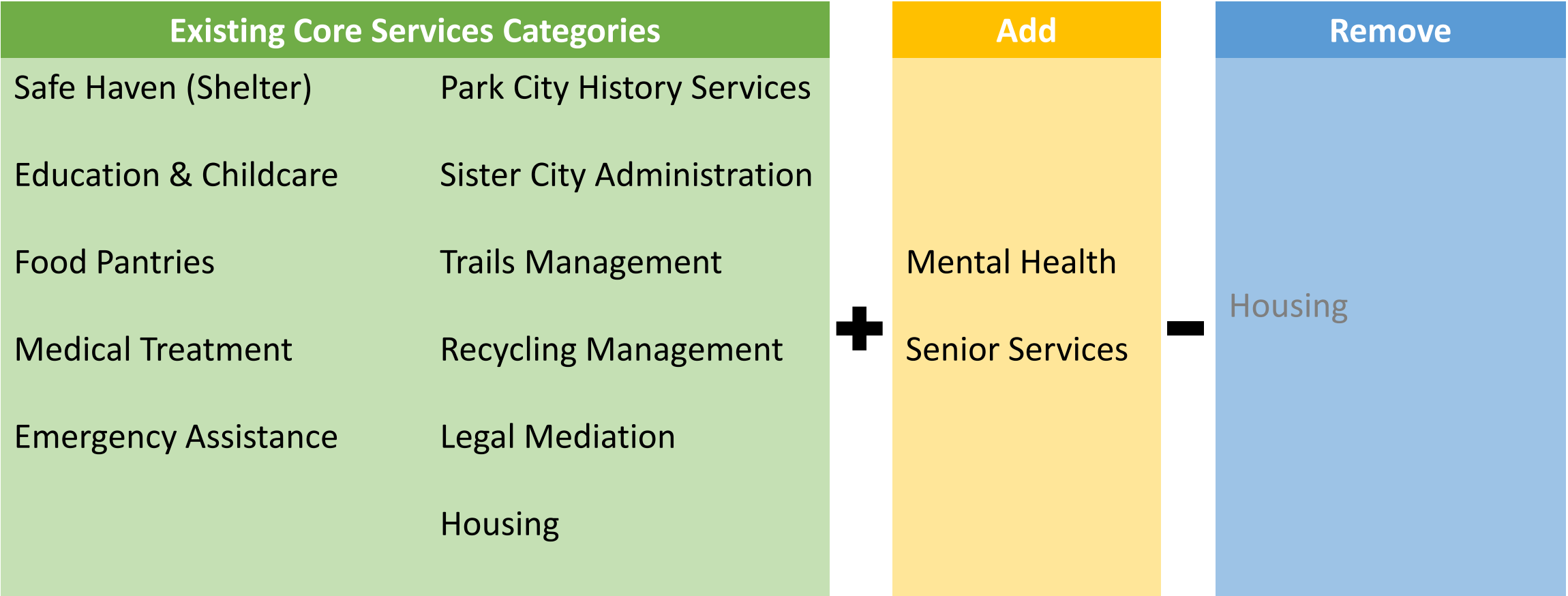
RECOMMENDATION #3

Add Arts & Culture, Mental Health, and Senior Services to the List of Core Services; Remove Housing

Why we are recommending this:

- Core Services categories should be regularly evaluated to align with community priorities
- The City does not have a dedicated arts & culture department
- There is growing demand in the community for mental health and senior services
- The City already has a dedicated housing department

PROPOSED CORE SERVICES CATEGORIES



RECOMMENDATION #4

Prevent organizations from receiving multiple service contracts for the same program

Why we are recommending this:

- Organizations wanting to launch new programs should not have to compete for funding with core services
- It's inefficient to manage multiple contracts for the same service
- Programs would not be able to receive both Core Service and Innovation funding
- Programs with existing DEI/Mental Health contracts would need to account for this funding in their FY25 Core Service Contract Request

Accounting for Existing Public Service Contracts, Hypothetical Food Pantry Program

	FY24-25 DEI SSC Contract (Current)	FY25-28 Core Service Contract (Example)	FY26-27 Innovation Fund (Ineligible)	Total
FY25	\$25,000	\$25,000		\$50,000
FY26		\$50,000		\$50,000
FY27		\$50,000		\$50,000
FY28		\$50,000		\$50,000

RECOMMENDATION #5

Allocate a greater portion of the Public Service Contract Budget to Core Services

Why we are recommending this:

- Nearly 40% of the FY24-25 DEI Special Service Contract awards went to programs that provide a core service
- Reallocating funding would better address the demand for core services in the community
- New and innovative programs seeking seed funding won't compete with established core service programs

Proposed Public Service Contract Budget

	FY25	FY26	FY27	FY28
Core Services Contracts (Regular Services)	\$380,000	\$600,000	\$600,000	\$600,000
Innovation Fund	\$0	\$150,000	\$150,000	\$150,000
DEI Special Services Contracts	\$250,000	\$0	\$0	\$0
Mental Health Service Contracts	\$120,000	\$0	\$0	\$0
Total Public Service Budget	\$750,000.00	\$750,000.00	\$750,000.00	\$750,000.00

RECOMMENDATION #6

Clearly define and communicate the program and process

Why we are recommending this:

- Nonprofit partners have asked for more clarity on the City's priorities for funding
- Clear expectations on funding priorities could lead to better applications and more innovative programs

RECOMMENDATION #7

Implement an interview process for all Public Service Contract applicants

Why we are recommending this:

- Allows committee members opportunity to ask follow up questions
- Allows committee members to receive valuable information at the same time from the same source
- Allows nonprofits a chance to make their case and to ask questions
- Can be implemented starting with FY25-28 Core Service Contracts
- No side conversations between committee members and nonprofits

APPLICATION AND INTERVIEW QUESTIONS

- How many Park City residents (residing in 84060) will your program serve?
- How many members of the Park City workforce will your program serve?
- Will you be able to provide the service if less than your full request is funded?
- For new and innovative programs: How will you financially sustain this program after the two-year contract has ended?

RECOMMENDATION #8

Provide greater detail on Public Service Contract recommendations in reports to Council

Why we are recommending this:

- Council has requested more information to better assess funding recommendations, including:
 - A detailed description of proposed projects
 - Rationale for the funding recommendation
 - Complete data on all Special Service Contracts, rental subsidies, grants, and fee waivers for each nonprofit
- Can be implemented starting with FY25-28 Core Service Contracts



Potential Strategic Regional Parking & Transportation Facility

The Opportunity

Leverage work that must be done into a vision that can be achieved.

Partnership

Integration

Transformation



Acquisition & Land Use History

Key Highlights

- Parcels total 22.67 acres
- Property acquisitions occurred over the period 1996-2020 with current parcel in orange collaborating with UDOT
- Parcels in yellow purchased with open space-related bond funding
- Mix of zoning currently spanning from open space to residential/agricultural/light industrial with medical cannabis overlay



Planning Guidance:

***2014 General Plan- Quinn's Junction Neighborhood-** well-designed structured parking preferred over large, unscreened surface parking

***2015 Round Valley Annexation Agreement,-** acknowledges a future CUP and subdivision for an '*Essential Municipal Public Utility, Use, Facility, Service and Structures*'

September 2023 Council Direction

Reviewing Council's direction from its September 2023 retreat.

Soils

Council members expressed support for continuing with soil remediation plans for the site.

Parking & Transportation

Council expressed alignment with previous studies that demonstrate the site to be a high-ranking location for a regional park and ride asset.

Mixed-Use

Feedback was mixed regarding the potential for commercial uses on the site.

Seek Financial Partners

Multiple Council members directed staff to explore the potential for additional financial partners and co-investors for a strategic regional site.

Updates Since 2023

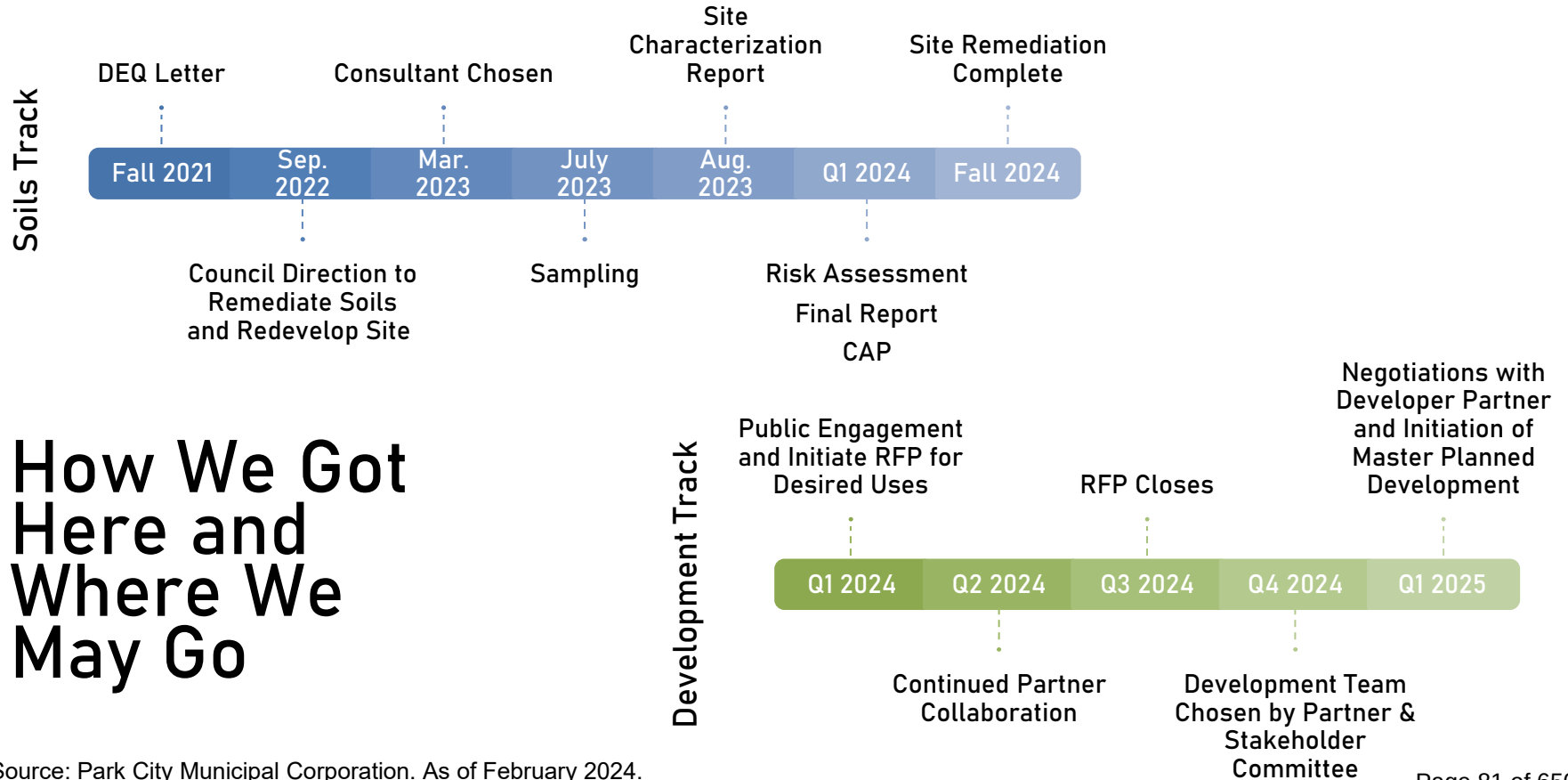
1 Council initiates public private partnership with Deer Valley Resort¹. A component of the agreement provides funding for a strategic regional parking and transportation facility near SR-248, which is considered pre – approved in the partnership.

2 Corrective Action Plan approved by Utah Department of Environmental Quality (DEQ) on February 27, 2024. RFP for excavation work and beginning of site remediation planned for Spring 2024.

3 High-level massing and design study initiated by staff to explore initial feasibility of concepts discussed by Council in 2023. County regional park and ride study continues. Expected to recommend park and ride in this region.

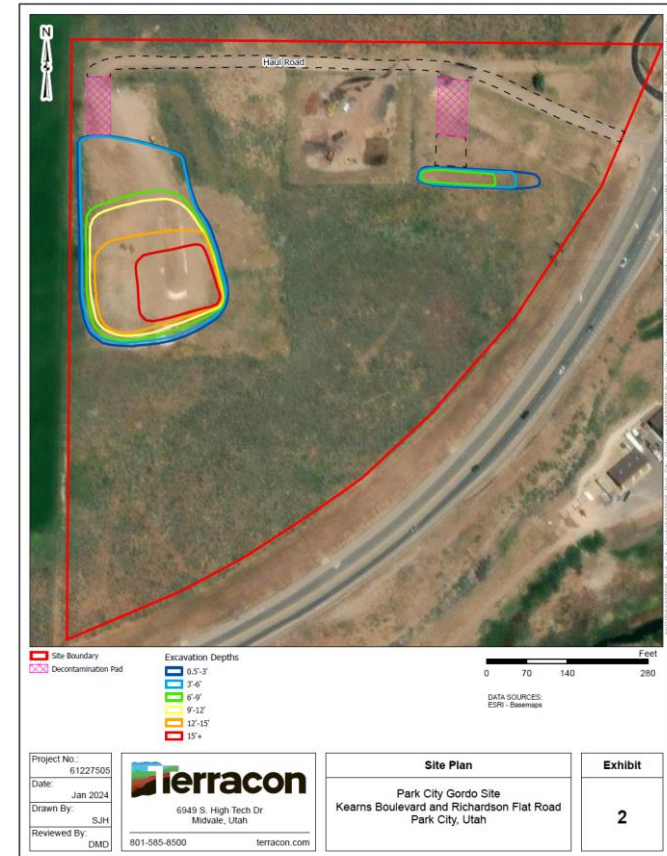
1. The pre-approved transportation facility near SR 248 must have either (i) a minimum of 900 parking spaces in a parking structure and a minimum of fifty affordable housing beds, or (ii) a minimum of 900 surface parking spaces and a minimum of one-hundred affordable housing beds.

Soil History & Potential Future



Corrective Action Plan

- Approved by Department of Environmental Quality as of 2/27/2024
- Based on sampling efforts Summer 2023
 - Maximum flexibility
- Risk Assessment
 - Not suitable for residential housing or commercial structures
- Remove 32,000 cubic yards of material
 - Disposal at appropriate facility
 - Summit Co requires higher level of testing-built into CAP
- Plan to start in May 2024
 - 2–3-month project
- Long term management



Soil - Key Takeaways

32K cu./y. to
be Removed

Any use other than capped surface parking requires the removal of 32k cu./y. of soil per risk assessment.

We Have
Existing
Budget

The City maintains a balance of ~\$4M in its capital fund to address. Remediation estimated to cost between \$4-5M (\$4M at Engine House pricing).

SC Has
Worked with
Previously

Summit County Landfill has worked with and accepted this material previously.

Excavation is
an
Opportunity

Excavation in Northwest corner provides cost savings to a potential developer, acting as pre-existing site work.

UDEQ to
Certify

UDEQ will give clean certificate once remediation work is completed.

Update to
Ordinance
Discussion

Timely updates: Staff plans to return to Council in April 2024 to discuss further potential improvements to PCMC's soils ordinance.

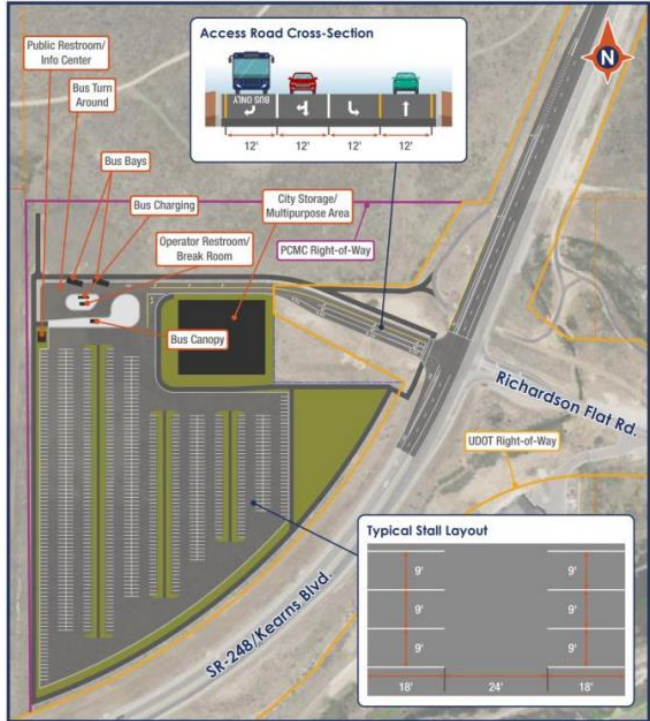
Public Works Concept



Public Works Features

- 15k sq. ft administration building
- 15k sq. ft storage and/or additional office space building
- 25k sq. ft. snow storage
- Significant water storage basin ~40% of site
- 21k sq. ft. Water treatment and chemical buildings

Surface Parking Concept



Park and Ride Potential Features

- 825 surface parking stalls (expansion possible)
- 3 bus bays
- 1 shelter
- 1 bus layover/electric charging station
- a public restroom and info center
- an operator restroom/breakroom
- 18.5% green space
- space for a maintenance shed/area for other City use/vehicle storage



Regionally Significant Transportation and Housing Infrastructure Concept

Transportation and Housing Features

- 1500 structured parking stalls
- 266 residential housing units
- 50k s.f. mixed use, childcare, commercial, office space
- 100k s.f. garage, transit, public safety support and/or commercial
- 90k s.f. community recreation (garage rooftop)
- Integrated trail network



Past & Current Discussions Regarding Use

Public Works
Facility



Surface Park
and Ride



Strategic Regional
Transportation Facility



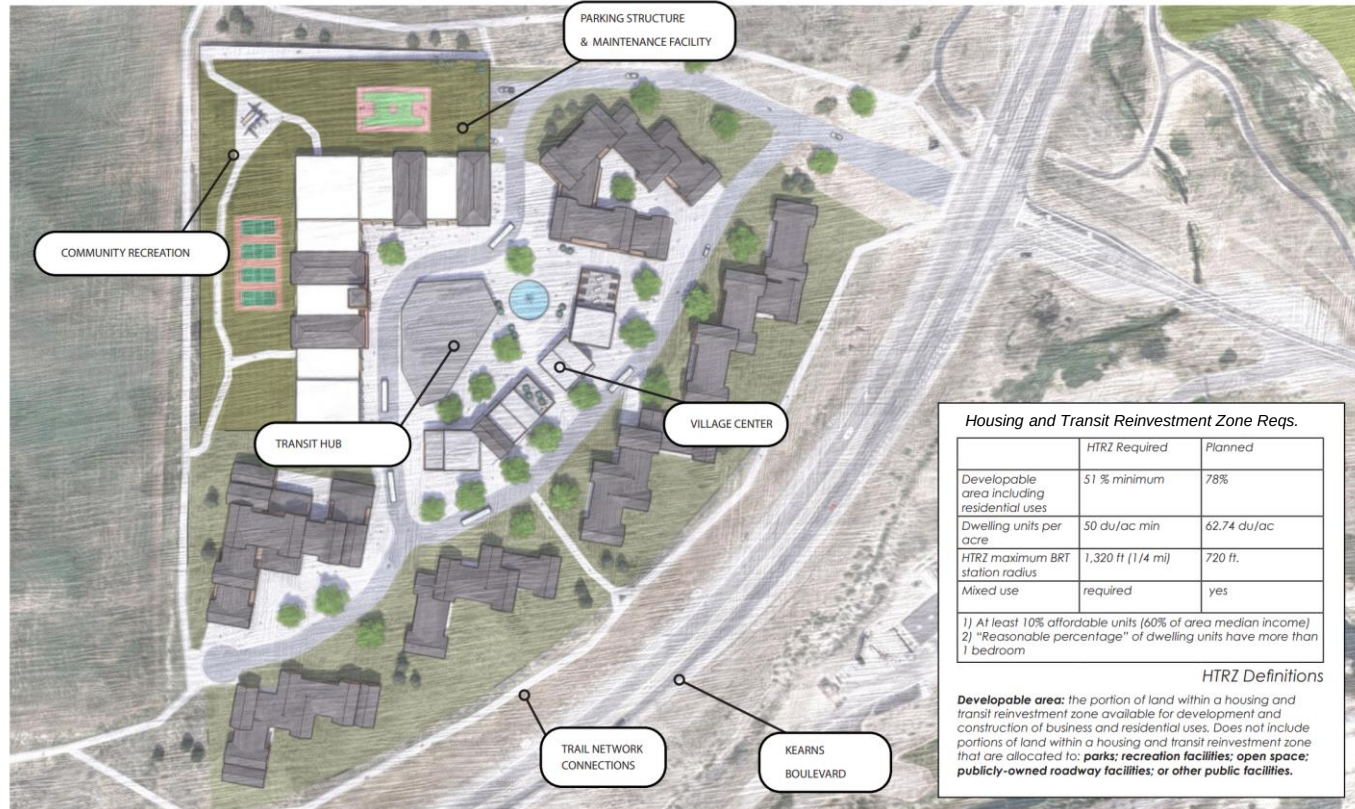
Direct Cost to Municipality	Highest	Moderate	Moderate
Direct City Government Uses	Most	Moderate	Moderate
Housing Capacity	Moderate	None	Most
Additional Economic Impact	Moderate	None	Most
Vibrancy	Moderate	Moderate	Most
Satisfies Terms of DVR Partnership?	No	No	Yes

Optimal Location for Parking Facility

Site evaluations conducted by PCMC indicate Gordo as the best location for a parking facility in the Quinn's Junction Area.

Note: Rank: Good = 3 points, Fair = 2 points, Poor = 1 Point *Weighted Points Multiplier is derived from the Performance Criteria Matrix; Top Priorities receive a double multiplier; Medium Priorities receive a 1.5 multiplier and low Priorities get a 1.0 multiplier (no change)			QUINN'S JUNCTION SITE EVALUATION MATRIX								
			Richardson Flat Park and Ride		UDOT Detention Basin Parcel		Frontage Road Parcel (Old Highway 40)		Gordo Property		
Results from the Performance Criteria Matrix	Performance Criteria Matrix Categories	Weighted* Points Multiplier	Rank	(Weighted Points Multiplier) * (Rank Points)	Rank	(Weighted Points Multiplier) * (Rank Points)	Rank	(Weighted Points Multiplier) * (Rank Points)	Rank	Rank Points	(Weighted Points Multiplier) * (Rank Points)
TOP PRIORITY	Connectivity (trail, road, transit)	2	Poor	2	Good	6	Good	6	Good	3	6
	Safety and Security	2	Poor	2	Fair	4	Good	6	Good	3	6
	Accessibility and visibility (wayfinding)	2	Poor	2	Good	6	Good	6	Good	3	6
ELEVATED PRIORITY	Utility access (amenities)	1.5	Poor	1.5	Fair	3	Fair	3	Good	3	4.5
	Sustainability	1.5	Poor	1.5	Good	4.5	Good	4.5	Good	3	4.5
	Aesthetics (architecture, landscaping, gateway, way finding, welcome center)	1.5	Poor	1.5	Good	4.5	Good	4.5	Good	3	4.5
BASELINE PRIORITY	Cost	1	Fair	2	NA	0	Good	3	Good	3	3
	Size (parking stall count)	1	Good	3	Poor	1	Fair	2	Good	3	3
	Environmental Impacts	1	Poor	1	Fair	2	Good	3	Good	3	3
	Public (perception/acceptance)	1	Poor	1	Good	3	Good	3	Good	3	3 *
Total Score				17.5		34		41			43.5

Regionally Significant Transportation and Housing Infrastructure Concept



Regionally Significant Transportation and Housing Infrastructure Concept



Regionally Significant Transportation and Housing Infrastructure Concept



Regionally Significant Transportation and Housing Infrastructure Concept



Regionally Significant Transportation and Housing Infrastructure Concept



Regionally Significant Transportation and Housing Infrastructure Concept



Housing & Transit Related Financial Tools

**Incentivize
Owner
Occupied
Affordable
Housing <
80% AMI**

**At least 51% of a site
must be developed
for housing with at
least 10% of housing
affordable**

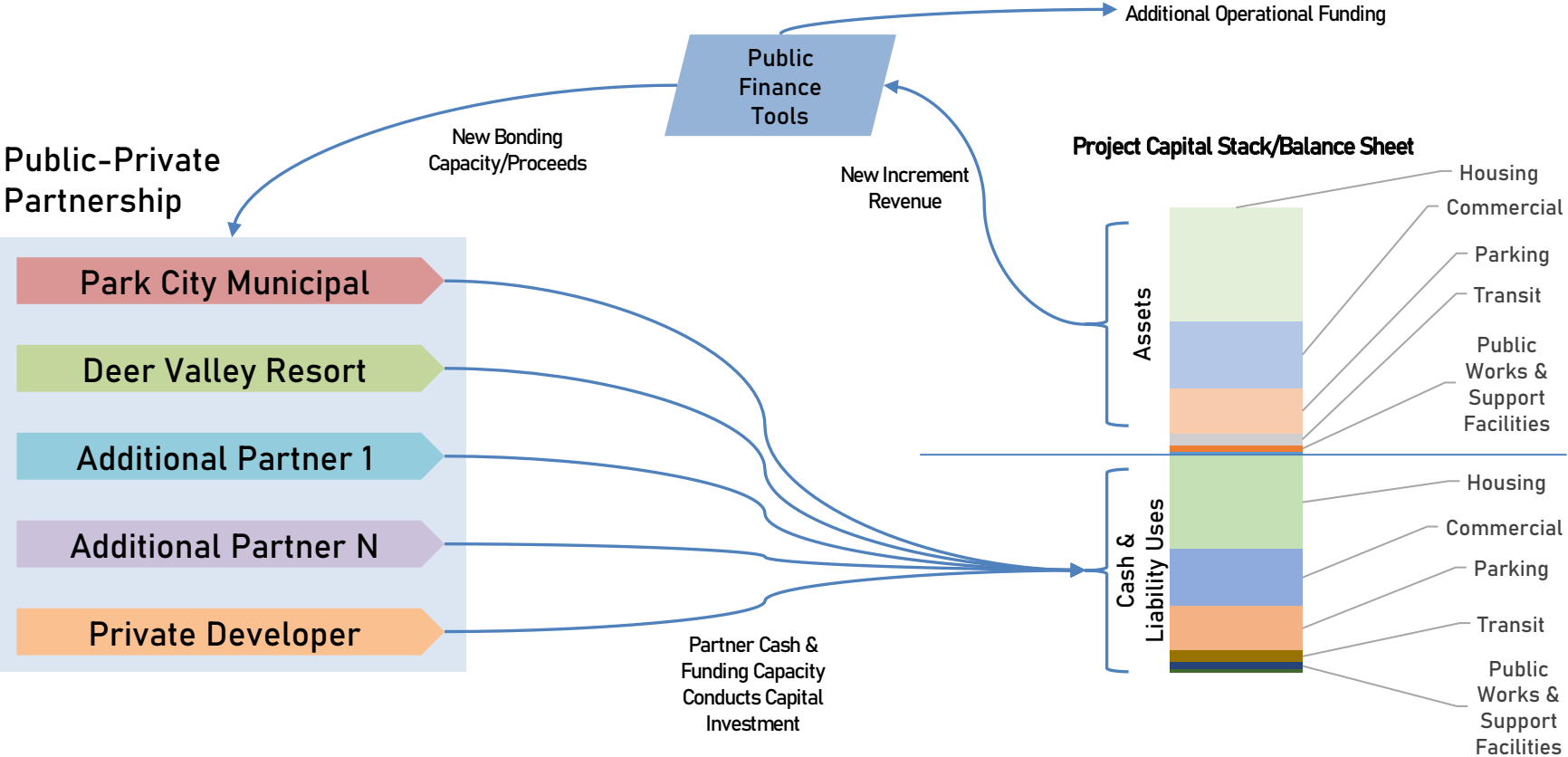
**Direct
Access to
Transit Hub**

**Bus rapid transit
qualifies in a public
transit county**

**Revenue
Generation
of up to 80%
of Future
Increment**

**Limited to a duration
of 15 years**

Funding Framework



Potential Next Steps

Council

- Direct staff to continue with RFP for soils remediation plan
- Engage with existing and potential partners
- Direct staff to prepare RFP for site development with partners

Staff

- Proceed to RFP for soils remediation plan
- Engage engineering services to prepare site roadway layout/grade/width recommendations
- Prepare RFP for site development with partners

MAIN STREET DINING DECK UPDATE



PARK CITY

1884

Page 98 of 350

HISTORY



Main Street Dining Deck Program

- Economic Development Tool
- Balanced use of Public Property for Private Business
- The Process – Department Coordination
- Operational Restrictions & Safety
- Main Street Improvement Coordination

Council Direction (December 2023)

- Facilitate Dining Decks
- No longer charge restaurants to remain on the Street during Art Festival
- Don't create financial hardship on KAC

— OPTIONS TO CONSIDER —

Dining Deck Fee Options:

1. Eliminate Lease Fee – Requires Public Benefit Analysis
2. Eliminate Permitting Fees – allowed in code, with Council Direction
3. Pros / Cons

Art Festival Booth Fee Request:

1. No longer require KAC to pay \$10,000 in cash toward City Services
2. Pay KAC \$2,000 to make up the difference in lost revenue



Qs & Timeline



Recommendation

- Take public input
- Direction on Dining Deck fees
- Direction on Kimball Art Center's request for revenue loss

Timeline

- April – Approve dining deck leases
- May – Install uphill of 5th Street
- July – Install between 4th and 5th Street
- October 30 – Dining Deck program ends

An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town's buildings, mostly multi-story structures with dark roofs, are densely packed in the lower half of the frame. In the background, a wide, snow-covered valley leads to a river that winds through the landscape under a clear, bright sky. The overall scene is serene and wintry.

Main Street Water Replacement Construction Mitigation



Main Street Water Infrastructure

Background

- Current piping installed in 1980
- In the last 5 years Main Street has had 23 water breaks
 - 10 being in 2023 (not counting Heber Avenue)
 - 2 so far in 2024
 - Most breaks on smaller diameter lines
 - Resulting breaks have caused substantial damage and costly repairs



Schedule and Mitigation

Road Closure and Proposed Detour

- Fully close Main Street from Heber Ave to 5th Street from 7am to 7pm
- Detour Route
 - Heber Ave to Swede Alley
 - 4th Street to switch direction
 - 5th Street to Switch direction
 - Both to return to normal pattern in July
- No Parking from Heber to 5th from April 1 to July 1
- Road fully open at night
- Sidewalk closures
 - Will limit sidewalk closure to one side and then switch
 - Signage for access to business on closed side



Schedule

- April 1 – July 1
 - Mobilization and potholing last week of march
- Tourism shoulder season, minimal Events
- Dining decks in the area delayed until July 1
- Initial phase
 - Phase 2 – 5th to 3rd 2025
 - Phase 3 – 3rd to Swede 2026



Public Outreach

Main Street Replacement

- Developing a stakeholder/outreach contact list in collaboration with HPCA
- Working alongside HPCA for notifications, updates, newsletters
- Project website, email, phone number for information, questions, and concerns;
- Boots on the ground initial outreach and bi-weekly check-ins
- Regular project update communication and Social Media updates, as appropriate
 - Similar newsletter updates as Engine House Affordable Housing Development
- Project informational signs and flyers
- VMS boards for construction alerts
- Business Coordination
 - Water disruption
 - Sidewalk closures and temporary walking surfaces
 - Potential grants



Bidding

Contract Award

- Park City received 3 bids on February 22, 2024
- Silver Spur Construction was the lowest responsive bidder
 - Staff has reviewed the bids and find pricing to be in line with engineers estimate
 - Contractor has previous replacement experience on Main Street and Heber Avenue



Questions?





PROJECT LOCATION

ROBBINS ANNEXATION PETITION

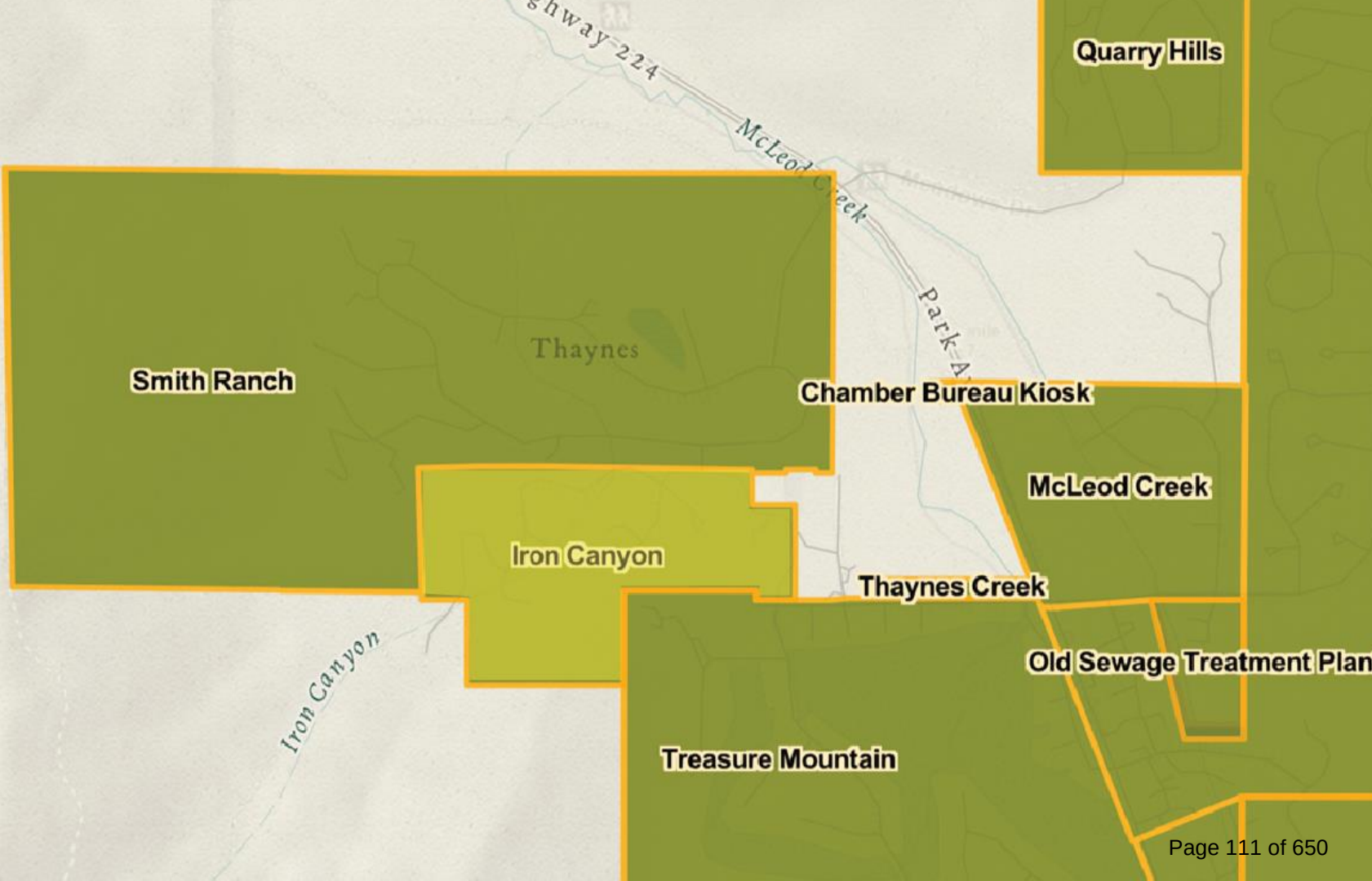
ROBBINS ANNEXATION PETITION

The Applicant requests the City Council consider accepting a petition to annex 0.94 acres within the Thaynes neighborhood from unincorporated Summit County into Park City.

The question for the City Council is not whether the annexation should be approved or not, but whether the annexation petition should be accepted or not. Accepting the annexation petition opens the door for the review process.

The review process includes staff team review, Planning Commission review and recommendation, and City Council final action.





Sandstone Cove

Osguthorpe Dairy

Highway 224

Iron Canyon

Mc

Meadow

Peterson

Park Ave

Smith Ranch

Thaynes

Chamber Bureau Kiosk

Ross

Park Ave

Iron Canyon

Thaynes Creek



Search for address



Search by parcel number



FP-21-S-A

PCA-19-B-X

PCA-18-B-X

NSR-224

SSC-A-X Sandstone C

Colony at White Pine
Canyon, The Ph. 1

SS-100-A-X

Aspen Springs
Ranch Ph. 2

ASR-11-S3

ASR-11-F3

ASR-11-F2

Park City

Canyon Ct

(1 of 3)

Snyderville Basin Zoning: Rural Residential
(RR)[Click here for zone description](#)[Click here for a table of allowed uses](#)[Zoom to](#)

...

FP-23-B-X-X

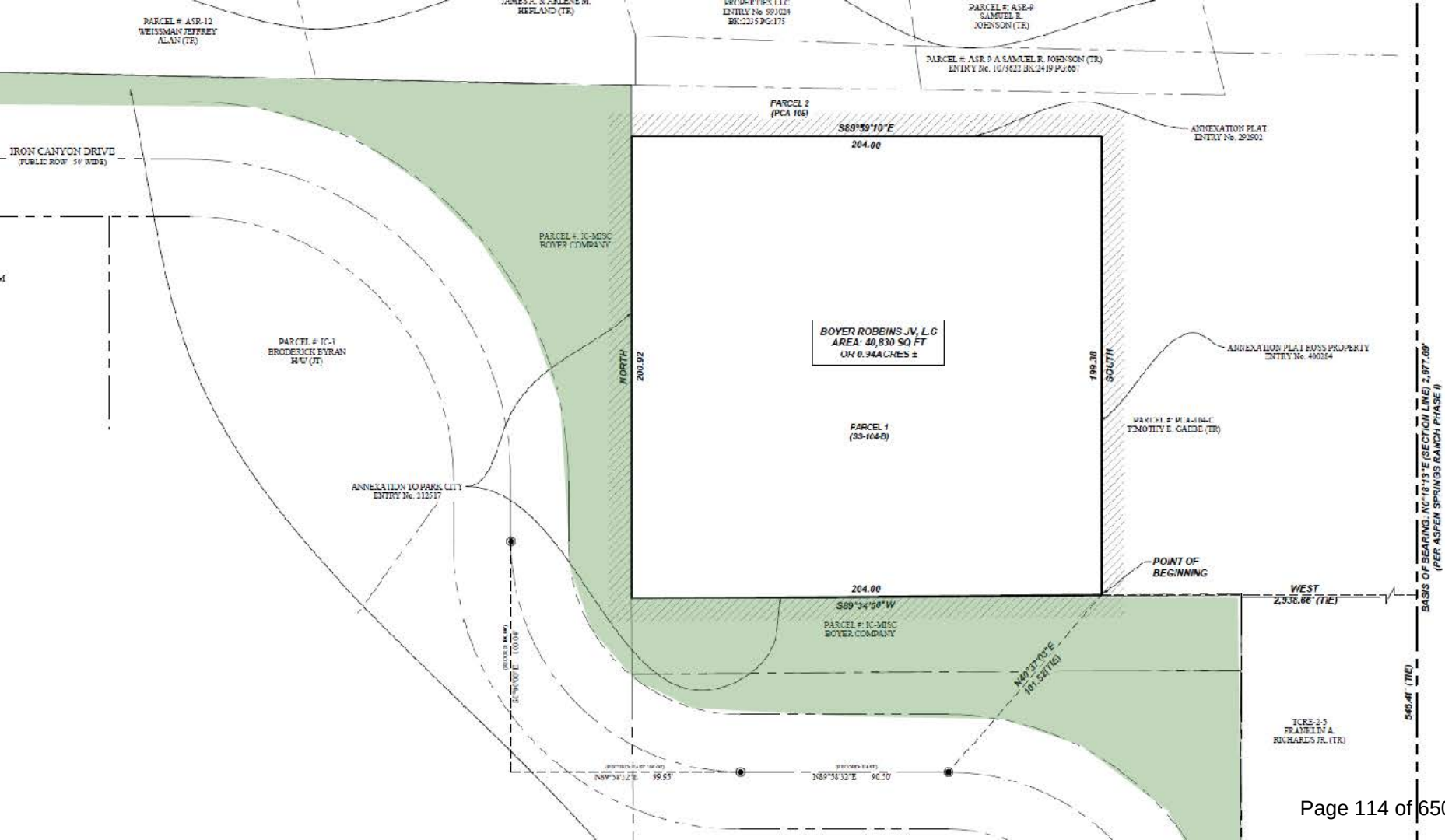
FP-23-B-X

FP-23-A-X-X

SS-108-A-X

Payday Dr

Country Ln



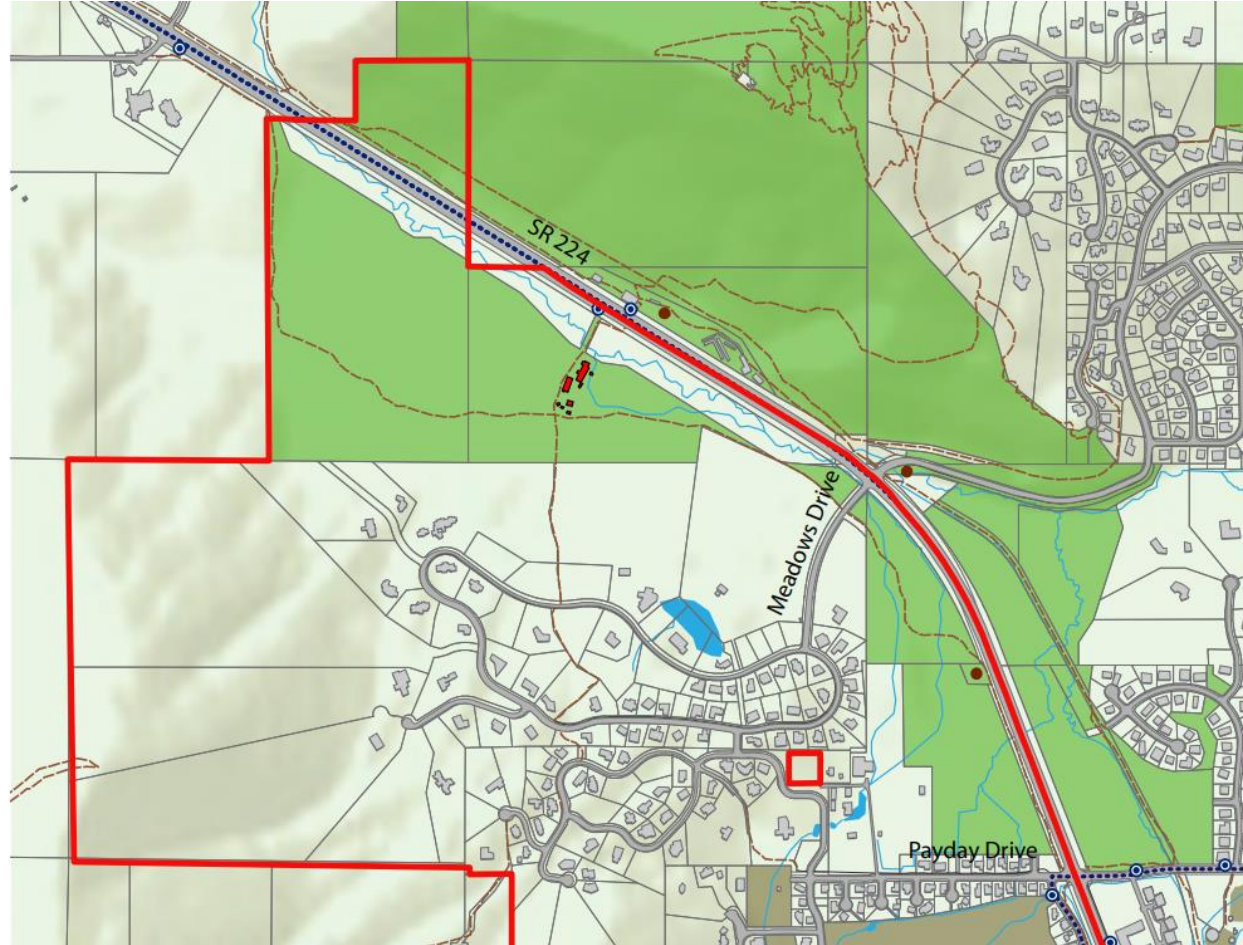
General Plan

Thaynes Neighborhood

Building pads should be adopted

Shared view corridors should be maintained

Should remain a quiet residential neighborhood dominated by single family homes.



ROBBINS ANNEXATION PETITION

Annexations should:

Protect the general interests and character of the community.

Assure orderly growth and development.

Preserve open space.

Ensure environmental quality.

Protect entry corridors, view sheds, and environmentally sensitive lands.

Comply with the General Plan.

ROBBINS ANNEXATION PETITION

If the City Council accepts the petition, staff recommends the petition:

Be reviewed for compatibility with the Thaynes neighborhood and proposed Zoning District.

Be reviewed through the Sensitive Land Overlay.

Prohibit nightly rentals.

Comply with Resolution No. 25-2020 requiring contributions to the City's affordable housing.

ROBBINS ANNEXATION PETITION

Staff recommends the City Council:

Open a public hearing, and

Consider accepting or denying the annexation petition.



Thaynes / Three Kings: Phase 1

Final Design Contract

Recommendation

Execute a Design Professional Services Agreement with Kimley-Horn Associates not to exceed **\$161,707** to complete the design of the Thaynes & Three Kings Drive Pathway: Phase 1 Final Design



Phase 1 Limits: Thaynes Canyon from Three Kings to SR-224 and Snow Creek from SR-224 to the McLeod Trail

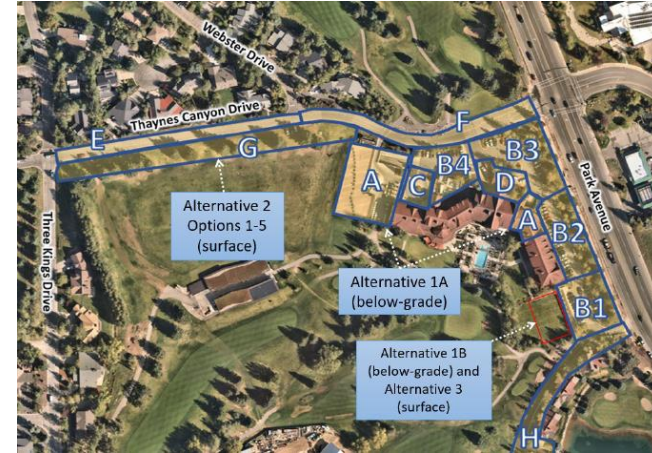
Project Background

\$960k was secured from UDOT in 2020 to construct pedestrian improvements in the area

The concurrent parking study overlapped with the Bike/Ped Project along the north side of the golf course

Council gave direction on July 13, 2023, to proceed only with Bike/Ped Project only

Project separated into two Phases to expedite construction and use of State funding



Images from parking study

Public Engagement



Neighborhood request in 2017

2022 Parking Study

Neighborhoods First Committee

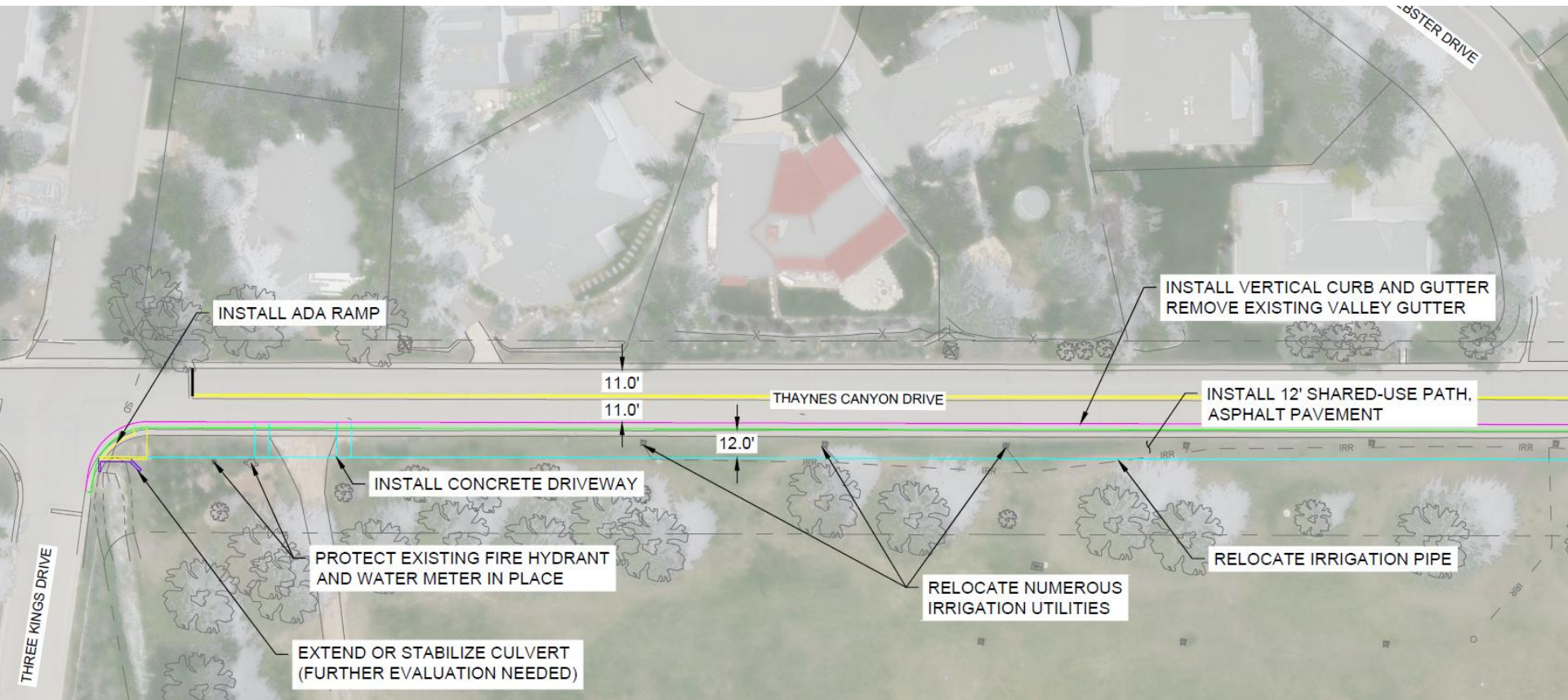
Council Meetings

Engage Park City Page

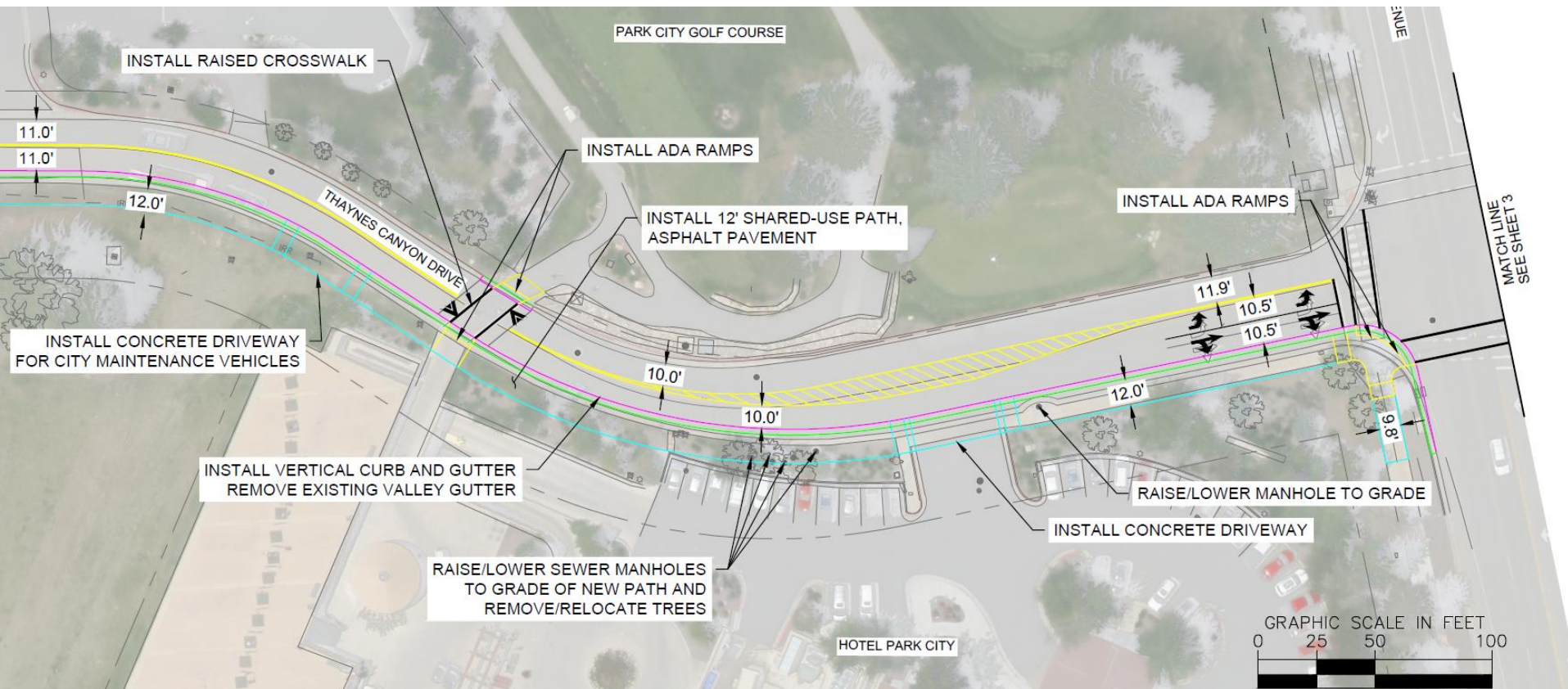
Outreach during design

Local Liaison Group

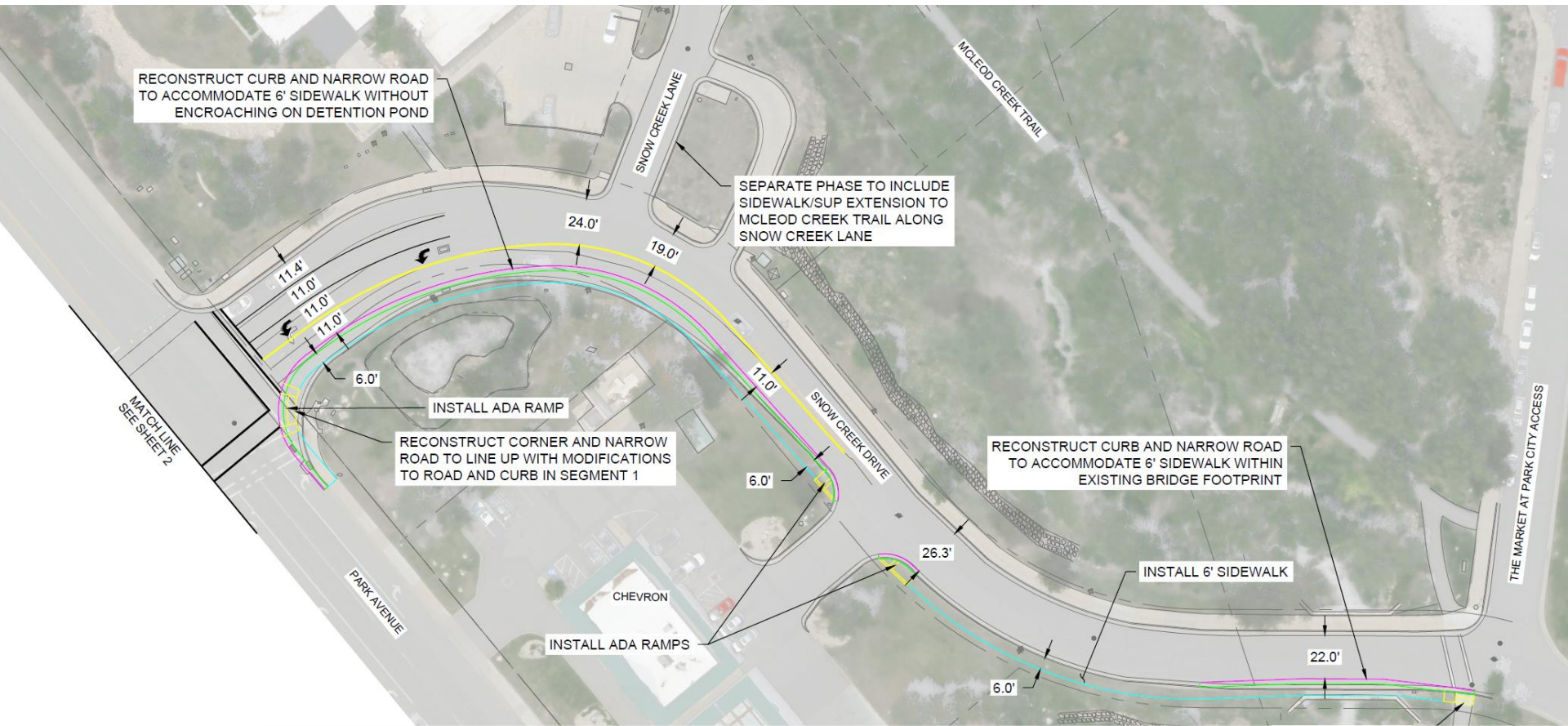
Phase 1 Scope of Work



Phase 1 Scope of Work



Phase 1 Scope of Work



Phase 1 Project Schedule



Note: This is an ambitious schedule. Despite the proactive measures in place, it is essential to acknowledge the potential for delays, especially in the context of utilities or right-of-way considerations. Recognizing this, contingency plans have been established. We have set a mid-2025 completion stands as a potential alternative timeframe.



VIA EMAIL AND HAND DELIVERY

March 7, 2024

Mark Harrington
Park City Attorney
445 Marsac Ave
Park City, UT 84060
mark@parkcity.org

Dear Mark:

I represent Ivory Development, LLC ("Ivory"). Ivory is under contract to purchase certain real property currently owned Boyer Robbins, LLC made up Parcel No. SS-104-B and a neighboring parcel described as "IC-MISC" (the "Property"). Ivory has requested that Parcel No. SS-104-B be annexed into Park City. In response to Ivory's petition, certain neighbors to the Property have made allegations that the IC-MISC parcel is common area owned by the Ivory Canyon subdivision owners. As part of its due diligence, Ivory has received a title report and has investigated the claims that the Property is open space. Ivory has not found any information suggesting that the Property is open space or is subject to any type of common ownership.

The Iron Canyon subdivision does not have, and has never had, a homeowner's association. The Property has been privately owned since the subdivision was developed in the 1980s. This fact is not only shown by the title report, but also by the Summit County Assessors records which show that the Property has been assessed as private property, and the property taxes paid by a sole owner, for more than 4 decades. Ivory is ready and willing to share its due diligence with the City. Ivory respectfully requests that the Council disregard speculation regarding the ownership of the Property that is supported by documentation.

Sincerely,

Analise Wilson
General Counsel

James Helfand, Aspen Springs Resident

Resident of Aspen Springs for about 30 years. Our property overlooks Iron Canyon Drive and is adjacent to the portion of Parcel IC-MISC which is proposed to be subdivided.

There is a legal question of whether the Boyer Company had the right to convey title to the parcel to a joint venture without the approval of the lot owners of Iron Canyon. I have submitted for the record copies of letters from my Counsel and Counsel for the Boyer Company on this issue.

Also, there are facts that were not disclosed in the Petition that I think you would have wanted to know. Some of those were pointed out by Mr. Pick.

The Land Management Code requires that an Annexation Petition must include a "A **comprehensive** land use **review** and **analysis** of Property surrounding the proposed annexation."

If you use the online Summit County Parcel Viewer and click on this parcel - IC-MISC - you will see that it runs all the way down to Payday Drive and across much of the top border of the Iron Canyon subdivision. This map of the entire parcel was never presented in the Petition.

Unfortunate
~~Perhaps that's~~ because it looks like what is typically considered common area and in fact, as Mr. Pick pointed out, it was originally labeled as common area with the CA designation. It was labeled that way for 20 years.

Nowhere in the Annexation Petition is there a map that shows the entirety of this parcel nor a disclosure that it was labeled as common area.

1 of 2

No mention in the Petition that virtually every lot in Iron Canyon has the reference mentioned by Mr. Pick which states COMMON AREA IS NOW BEING ASSESSED UNDER IC-MISC.

No mention of the Applicant's plans for the surrounding portions of parcel IC-MISC such as the portion on which the Iron Canyon monument resides. I would want to know are they planning to remove this monument. Nothing is disclosed in the Petition.

No mention in the Petition that this property has been assessed for property tax purposes as a non-developable parcel, having a market value according to the Assessor of a paltry \$5,800, while parcels surrounding it - even though smaller are assessed at between \$400,000 and 800,000, another indication that it was **both intended and represented** as being non-developable common area.

No mention in the Petition that in 2003 an easement was granted and recorded over this parcel by the Iron Canyon Architecture Review Committee, an indication that such Committee represented the lot owners of the subdivision as the beneficial owner of the property.

I don't believe the Council should proceed with the further review process at this point when there are these kinds of omissions from the Petition and there is a legal issue as to who the beneficial owner is.

I also urge the Council to postpone its vote in order to give the surrounding neighborhood adequate time to respond to the Petition before proceeding with further study.

2 of 2

Park City Council Meeting

March 7, 2024

Richard Pick, 2447 Iron Mountain Drive, Iron Mountain Subdivision

I am Speaking in opposition to the subject petition. There is a lot going on here.

1. The petition combines a Summit County parcel with adjacent Park City parcels, and then subdivides the resulting property into three lots. Iron Canyon Drive is the entry road into our Iron Canyon Subdivision and is also used by many of the residents of Aspen Springs. The strip of land that runs along the road, originally IC-CA, is now shown as IC-MISC. That strip of land was platted in 1983 as part of the Iron Canyon Subdivision and was common area. This is confirmed by the legal description associated with each lot in the Iron Canyon subdivision which includes the notation "COMMON AREA IS NOW BEING ASSESSED UNDER IC-MISC." One of the IC-MISC parcels contain a monument sign identifying the area as Iron Canyon, consistent with its intended use as common area.

Title to our common area was held by the Boyer Company as the developer of the Iron Canyon subdivision and had been so held for almost 40 years on behalf of the Iron Canyon lot owners (a Homeowners Association was never created to take title). In December, 2022, a portion of IC-MISC was conveyed by the Boyer Company to an entity called the Boyer Robbins JV with a description in the deed which states "NOTE: THIS PROPERTY WAS DETERMINED NOT TO BE COMMON AREA." Who determined this was not Iron Canyon common area? It was not those of us who live in Iron Canyon. It was not Park City. It was not Summit County. For over 40 years this has been common area. And it still is. Whether there can be found some

legal basis for the transfer or not, it is the long-held understanding that the property was common area and therefore not subject to further development. It is just not right to take Iron Canyon common area and place it into the JV.

2. I do not oppose allowing the landowner of SS-104-B to construct a single dwelling on the property. Nor do I oppose the annexation of SS-104-B into Park City. Construction of one dwelling on SS-104-B is entirely consistent with the neighborhood.

3. Iron Canyon Drive serves as the entry and exit road for our Iron Canyon Subdivision. It has a posted speed limit of 15 mph between Payday Drive and Delta Drive. This is because of the "S" curves and the grade of the road. The road is steeper and narrower than most other residential roads, has no curbs and gutters or sidewalks. In spite of the posted speed limit, there has been at least one vehicle slide off on this section of the road every year. There are blind corners. Vehicles traveling around the northern most curve of the road cannot see oncoming traffic or pedestrians until they have entered the curve. Furthermore, our children walk up the road after being dropped off by the school bus which stops on Payday Drive. I do not want to see driveway access to Iron Canyon Drive under any circumstance, even if just a single house was constructed on SS-104-B.

I would like to see the City Council select the alternative to deny this annexation petition, terminating the review process. The City Council may want to instruct the applicant to bring back a petition that excludes our Iron Canyon common area, annexes tract SS-104-B into Park City, includes a single-family home and does not have access from Iron Canyon Drive.

Thank you for the opportunity to provide input on this important matter to Iron Canyon residents.

Account 0229223

Location		Owner	Value	
Account Number 0229223		Name PICK RICHARD D TRUSTEE	Market (2023)	\$3,873,4
Acres 0.44		2447 IRON MOUNTAIN DR	Taxable	\$2,130,0
Situs 2447 IRON MOUNTAIN DR ,		PARK CITY, UT 84060	Tax Area: 07	Tax Rate: 0.005638
Tax District 07 - PARK CITY A,J,K,U (D-D)			Type	Actual Assessed SQFT Un
Parcel Number IC-28			Improvement	\$2,373,429 \$1,305,386 3000.000 169,0
Geo Neighborhood 01-01-02 - IRON CANYON SUB			Land	\$1,500,000 \$825,000 1,0
Legal LOT 28 IRON CANYON SUBDIVISION; ACCORDING TO THE OFFICIAL				
PLAT THEREOF ON FILE IN THE OFFICE OF THE SUMMIT COUNTY				
RECORDER CONT 0.4462 AC (COMMON AREA IS NOW BEING ASSESSED				
UNDER IC-MISC) 541-362 600-490 682-628 1630-1729 1841-1850-1852 1973-				
1708-1727 2115-1345-1362				
RICHARD D PICK & SALLY PICK TRUSTEES OF THE RICHARD & SALLY PICK				
FAMILY TRUST 1973-1708-1727;				
Parent Parcels				
City				

Account 0473180

Location		Owner	Value	
Account Number 0473180		Name BOYER ROBBINS JV LLC	Market (2023)	\$5,800
Acres 1.16		101 S 200 E STE 200	Taxable	\$5,800
Situs :		SALT LAKE CITY, UT 84111	Tax Area: 07	Tax Rate: 0.005638
Tax District 07 - PARK CITY A,J,K,U (D-D)			Type	Actual
Parcel Number IC-MISC			Land	Assessed
Geo Neighborhood 01-01-02 - IRON CANYON SUB				Acres
Legal NON DEDICATED STREETS & MISC AREA NOT INCORPORATED INTO LOTS				
AS SHOWN ON THE OFFICIAL PLAT OF IRON CANYON SUBDIVISION ON FILE IN				
THE SUMMIT COUNTY RECORDERS OFFICE CONT 1.36 AC (LESS 0.20 AC 698-545				
IA-CA-1) BAL 1.16 AC (NOTE: THIS PROPERTY WAS DETERMINED NOT TO BE				
COMMON AREA) 2767-1892				
Parent Parcels SEE REMARKS				
City				

Transfers	
Entry Number	Form Name
01199216	
Recording Date	
12/29/2022 10:01:40 AM	
Images	

GIS



Public Comments re: Annexation Petition for 2409 Iron Canyon Drive:

Kris and John Maclay eComment: "We join our neighbors in opposing the division of the above-referenced lot into three lots for single family homes. The reasons have been enumerated by others, and we will add our concern that this stretch of road is extremely dangerous not just to school children, but the many PC citizens who walk it daily. Because of the curve, many, many vehicles veer onto the "wrong" side of the road all the time. There are no sidewalks, so there are many close calls between all kinds of commercial and private vehicles and people walking alone or with their dogs. It's bad in all seasons – summer when the trees on one side are growing so it creates a blind spot, and winter when the road is very slick. There is also a lot of wildlife, particularly moose, that walk the road. We simply can't have that kind of density and driveways in that location. We don't oppose the annexation of the property or having someone build one home there, subject to everyone's comments on the location of the driveway. Thank you for your consideration to this important matter."

John Maclay also wrote: "I would like to also express my opposition to the Taking of the Common Area to facilitate access to the SS104B lot. I do not understand who determined it was not common area after decades of being a common area. Also, to express my opposition to having one or more driveways access Iron Mountain on the S curve. It is a partially blind, steep curve and not a safe place to add a driveway. If you have any questions, please do not hesitate to contact me."

Jonathan Evans eComment: "I am writing in opposition to the annexation petition to create three single-family lots in our Iron Canyon and Thaynes Canyon neighborhoods. I concur with the detailed concerns outlined in many of my Iron Canyon neighbors' letters. First, the sizes of the proposed lots would significantly deviate from those of Iron Canyon and Thaynes Canyon. Such a divergent variance would conflict with the character and landscape of these communities, each of which was designed with principles that would be undermined by this incompatible proposed development. One home on a lot size consistent with those of other lots in these neighborhoods would be appropriate. Second, adding multiple new driveways exiting onto Iron Canyon Drive would undermine safety. As the father of young children, I do not want additional risk compounding along this section of road, which already creates problems in its shape, width, grade, drainage, and visibility. I regularly witness vehicles getting stuck, sliding off the road, or struggling with its sight lines. Moreover, the entire Iron Canyon neighborhood has only two points of ingress and egress to the rest of Park City. Increasing driveway density would introduce additional hazards in general for daily use and especially at times of need. A single driveway that would be placed in a safer location (such as on Payday Drive), and as important, that would generate traffic consistent with that of a single family home (versus three), would be in the best interest of the neighborhood and the City. Third, the self-serving interpretation that the common area was intended and should be included as developable land is misleading. Pursuing shifts in land use may be appropriate as needs and markets evolve, but proposals with outright contractions require unique circumstances -- and this proposal does not come close to meeting that standard. Finally, while you may receive letters from only a subset of Iron Canyon and nearby Thaynes residents given varying levels of engagement in

local matters, if every Iron Canyon resident were polled about this proposed development and actually responded, opposition would be nearly universal for reasons such as those above. Approval of the annexation petition would set an ugly precedent that would fail to serve broader community needs as well as the community members the City represents. I request that this annexation petition be denied and the review process be terminated. The applicant should exclude our Iron Canyon common area and examine annexing the tract for development of a single family home that does not have access to and from Iron Canyon Drive. Thank you for your consideration, and we appreciate all you do for Park City."

Jim Hailey eComment: "I am writing in opposition to the Annexation Petition to create three SFH lots in Iron Canyon. I have lived in Iron Canyon for 18 years and I agree with Dick Pick's email. I would like to add that the sizes of the proposed new lots are not in keeping with the Iron Canyon neighborhood. I strongly disagree that the Common Area should be included as developable land. It feels like a very underhanded move by Boyer and the JV. However, even if the city were to agree with the developer, then the proposed three lots would measure a total of 1.73 acres. Each lot would be little more than half an acre and the average lot in the Iron Canyon subdivision is 1.1 acre. Of the 99 lots in the Thaynes neighborhood the average lot is 1.2 acres. Approving this variance would negatively change the landscape of our great neighborhood. Furthermore, the proposed driveways are on a very dangerous curve on Iron Canyon Drive. This road isn't even wide enough to stripe with a center line so the idea of adding three driveways is absurd. I don't know what the developer is possibly thinking trying to exit three driveways on this dangerous corner. Thank you for considering my views."

Kristen Flaharty and Patrick Flaharty eComment: "I am writing in opposition to the Annexation Petition to create three SFH lots. I concur with Dick Pick's email. We have owned a home in Iron Canyon for 18 years. The section of road being proposed for the three driveways is just down from our home at 2426 Iron Canyon Drive. Many times, we have feared sliding off the road during the winter. We have termed it the "Three Sisters". There is no sidewalk and blind corners, it is a very dangerous stretch of road for the children in the neighborhood. We feel that three new homes on this small lot is not in keeping with our beautiful well planned neighborhood. As mentioned by many of our residents, our typical lot size is 1.1 acres. We do not feel it is in keeping with the neighborhood that we have known all these years and it presents many more safety concerns than already exist. Thank you for the opportunity to share my opinion and concerns."

Carin Terp eComment: "I am writing to oppose the subject petition. I am in agreement with Dick Pick's email below. My name is Carin Terp and my husband and I are the homeowners at 2429 Iron Canyon Drive. My three children (15, 13 and 8) ride their bikes and walk this stretch of road on a daily basis. The school bus stop for Treasure Mountain Junior High is at Rotary Park and it is oftentimes still pitch black at 6:48 am. It is an already treacherous road with blind spots and no sidewalks. An additional three driveways leading to Iron Canyon Drive would make the road even more hazardous. My

8-year-old walks around the block to her friend's house after school and on weekends. They like to explore the neighborhood and look for wild turkeys. It would be such a shame to have to limit my children's time playing outdoors in our own neighborhood because of three additional driveways on Iron Canyon — from a lot that is sized at .94 acres. It's truly absurd that this is even a consideration. I believe that three new homes on the small lot is not in line with the neighborhood where the typical lots are sized at 1.1 acre. Thank you for allowing me to voice my concerns on this matter."

Steve Boyd eComment: "I am writing in opposition to the Annexation Petition to create three SFH lots in Iron Canyon. I have lived in Iron Canyon for 16 years and I agree with Dick Pick's email. I would like to add that the sizes of the proposed new lots are not in keeping with the Iron Canyon neighborhood. I strongly disagree that the Common Area should be included as developable land. It feels like a very underhanded move by Boyer and the JV. However even if the city were to agree with the developer then the proposed three lots would measure a total of 1.73 acres. Each lot would be little more than half an acre and the average lot in the Iron Canyon subdivision is 1.1 acre. Of the 99 lots in the Thaynes neighborhood the average lot is 1.2 acres. Approving this variance would negatively change the landscape of our great neighborhood. Furthermore the proposed driveways are on a very dangerous curve on Iron Canyon Drive. As a 23 year Captain with PCFD, I have personally responded to several accidents on this S-curve. This road isn't even wide enough to stripe with a center line so the idea of adding three driveways is absurd. I don't know what the developer is possibly thinking trying to exit three driveways on this dangerous corner. I feel that one home with a driveway that exits closer to the lower section of the Iron Mountain Drive is appropriate. Thank you for considering my views."

Ellen Hotung eComment: "I am writing in opposition to the Annexation Petition to create three SFH lots. I concur with Dick Pick's email. I have lived in Iron Canyon for 21 years. I am very familiar with the section of road being proposed for the three driveways. My two children walked home from the bus stop on Payday Drive on this stretch of road for many years. Given the fact there is no sidewalk and blind corners, it is already very dangerous for the children in the neighborhood. We have several families whose children take the bus and walk home on this very section. In the winter months it becomes extremely slick. I personally have gone off this icy road in my SUV and had to be towed out of the ditch. I feel that three new homes on this small lot is not in keeping with our beautiful well planned neighborhood. Our typical lot size is 1.1 acres. I am not against annexing this parcel into the city however a fair trade would be one home with a driveway that exits on Payday Drive in exchange for city water. Thank you for the opportunity to share my opinion and concerns."

Stephen and Susan Kay eComment: "We are writing in opposition to the subject petition, and in support of the e-mail sent to you on March 2, 2024 by our neighbor Richard Pick. As detailed in Mr. Pick's e-mail to you, the petition combines a Summit County parcel with the adjacent Park City parcels, and then subdivides the resulting property into three lots. Iron Canyon Drive is the entry road into the Iron Canyon subdivision, where we purchased a home in trust for our family (including generations to

come) more than five years ago. The strip of land that runs along the road (a portion of Parcel IC-MISC) was platted in 1983 as part of the Iron Canyon subdivision and was represented as being common area. The parcels contains a monument sign identifying the area as Iron Canyon, consistent with its intended use as common area. For 40 years this has been common area. As such, it is the long held understanding and representation that the property was common area and therefore not subject to further development. It is just not right to take Iron Canyon common area and place it into a privately held joint venture for development for private use (and/or for development and sale with the profits being reaped by the participants in the new joint venture entity). We do not oppose allowing the landowner of SS-104-B constructing a single dwelling on the property. Nor do we oppose the annexation of SS-104-B into Park City. Construction of one dwelling on SS-104-B is entirely consistent with the neighborhood. Iron Canyon Drive serves as the entry and exit road for our Iron Canyon subdivision. The road is steeper and narrower than most other residential roads, has no curbs and gutters or sidewalks. In short this stretch of narrow road is hazardous. If three parcels were to be developed as proposed, with driveway access to those parcels from Iron Canyon Drive this road would become even more hazardous. I do not want to see driveway access to Iron Canyon Drive even if a single house was constructed on SS-104-B. The road is used by the families that live in the Iron Canyon subdivision as a "walking street", including to access school transportation and the Rotary park. The staff report proposes two alternatives for the City Council to consider. We would like to see the City Council select the alternative to deny this annexation petition, terminating the review process. The City Council may want to instruct the applicant to bring back a petition that excludes our Iron Canyon common area, annexes tract SS-104-B into Park City, includes a single family home and does not have access from Iron Canyon Drive. Thank you for the opportunity to provide input on this important matter. As noted previously, I fully support the e-mail sent to you by Mr. Pick."

Howard Sands eComment: "I am the owner of 2421 Iron Canyon Drive. I concur with the positions expressed below and to you by my neighbor Richard D. Pick. In addition, I do not believe that I received a notice of the pending matter or the City Council meeting in which this matter will be on the agenda, which I now learn will be tomorrow. I do not know if the meeting is open to the public, but because I did not receive advance notice, I am no longer available tomorrow. As a resident of the immediate neighborhood where the proposed project is contemplated, I would expect to receive proper notice and opportunity to participate. In light of the above and for the reasons expressed by Mr. Pick, I respectfully request that the proposal be rejected."

Howard Rothwell eComment: "The proposed annexation and subsequent subdivision of the parcel adjacent to Iron Mountsun Drive is a contrivance and a dangerous threat to our neighborhood. We object to the unnecessary annexation that would only serve to facilitate the greed and fraudulent conveyance of "common area" land by the original Iron Canyon developer to the development joint venture. We also object to the proposed subdivision into 3 tiny lots that would result in 3 driveways into our neighborhood. The entire parcel starts out being smaller than the average lot size in Iron Canyon! Dividing it into 3 tiny parcels is absurd! Let alone that the parcel is on the curve of Iron Mountain

Drive which already has too much traffic from outside the neighborhood. Please refer to the communications you have received from Mr. Pick which we wholeheartedly second! This is a great example of the excess development in Park City which must be controlled. There is no benefit to the neighbors, the whole of Thames and none to Park City as a whole.”

Richard Pick eComment: “I am writing in opposition to the subject petition. The petition combines a Summit County parcel (outlined in blue on Exhibit B) with the adjacent Park City parcels, and then subdivides the resulting property into three lots. Iron Canyon Drive is the entry road into our Iron Canyon subdivision and is also used by many of the residents of Aspen Springs. The strip of land that runs along the road (a portion of Parcel IC-MISC) was platted in 1983 as part of the Iron Canyon subdivision and was represented as being common area (see Exhibit A for the actual separate boundaries of this entire parcel). This is confirmed by the legal description associated with each lot of Iron Canyon according to the Summit County Assessor which includes the notation “COMMON AREA IS NOW BEING ASSESSED UNDER IC-MISC.” The parcels contains a monument sign identifying the area as Iron Canyon, consistent with its intended use as common area. Title to Parcel IC-MISC was held by the Boyer Company as the developer of the Iron Canyon subdivision and had been so held for almost 40 years on behalf of the Iron Canyon lot owners (a Homeowners Association was never created to take title). In December, 2022, the property was conveyed by the Boyer Company to an entity called the Boyer Robbins JV with a description in the deed which states “NOTE: THIS PROPERTY WAS DETERMINED NOT TO BE COMMON AREA.” This statement and the transfer of the property are not consistent with the long held understanding of the use of the property. Who determined this was not Iron Canyon common area? It was not those of us who live in Iron Canyon. It was not Park City. It was not Summit County. For 40 years this has been common area. Whether there can be found some legal basis for the transfer or not, it is the long held understanding and representation that the property was common area and therefore not subject to further development. It is just not right to take Iron Canyon common area and place it into the JV. I do not oppose allowing the landowner of SS-104-B constructing a single dwelling on the property. Nor do I oppose the annexation of SS-104-B into Park City. Construction of one dwelling on SS-104-B is entirely consistent with the neighborhood. Iron Canyon Drive serves as the entry and exit road for our Iron Canyon subdivision. It has a posted speed limit of 15 mph between Payday Drive and Delta Drive. This is because of the “S” curves and the grade of the road. The road is steeper and narrower than most other residential roads, has no curbs and gutters or sidewalks. In spite of the posted speed limit, there has been at least one out of control vehicle slide off on this section of the road every year for each of the last 30 years. These accidents usually occur by vehicles sliding off to the south as they go around the middle curve, but there have also been slide offs onto the subject property. Tow trucks are often required to extract the vehicles due to the terrain on either side of the road. Vehicles traveling around the northern most curve of the road cannot see oncoming traffic until they have entered the curve. In short this stretch of narrow road is hazardous. Furthermore, our children walk up the road after being

dropped off by the school bus which stops on Payday Drive. If three parcels were to be developed as proposed, with driveway access to those parcels from Iron Canyon Drive this road would become even more hazardous. I do not want to see driveway access to Iron Canyon Drive even if a single house was constructed on SS-104-B. The staff report proposes two alternatives for the City Council to consider. I would like to see the City Council select the alternative to deny this annexation petition, terminating the review process. The City Council may want to instruct the applicant to bring back a petition that excludes our Iron Canyon common area, annexes tract SS-104-B into Park City, includes a single family home and does not have access from Iron Canyon Drive. Thank you for the opportunity to provide input on this important matter to Iron Canyon residents."

Sally Pick eComment: "I am writing to you to let you know I support the comments submitted below by Richard Pick. I am not opposed to the annexation of the parcel and building one home on the lot. However, the entrance to the property should not be from Iron Canyon Drive. Iron Canyon Drive and Iron Mountain Drive are very narrow roads, and become even more narrow in winter with the snowfall and snow removal. The road is a tertiary road for snowplowing, and can be quite slippery in winter. There are no gutters, no sidewalks, no shoulders to speak of except for some gravel, and the "S" curves are blind corners and therefore can be dangerous. I had a "grab your heart experience" some time ago when traveling downhill, going around the northern most "S" curve. As I went around the curve I encountered a woman walking uphill with her dog. It was quite a surprise, and fortunately she stepped just off the road, so tragedy averted. If you take the corner wide, you can encounter vehicles coming up from the opposite direction and run the risk of colliding with them. A driveway entering Iron Canyon Drive would not be a good idea for anyone traveling the road or for the property owner trying to enter or leave. The driveway should be located off of Country Lane. I have also followed school students walking up Iron Canyon who have been dropped off at Rotary Park by their school bus. You cannot pass them because you cannot see around the blind corners to know if a vehicle is coming downhill. This is also true for people out for daily walks. You absolutely need a clear line of vision to know when to travel safely. The lots and homes in the surrounding neighborhood are large. Subdividing the lot into three lots results in homes and lot sizes inconsistent with surrounding property. One lot and one home is consistent with the surround neighborhoods. The speed limit is 15 mph on Iron Canyon Drive. Construction vehicles and other vehicles are known to travel above the speed limit and create a dangerous situation. This needs to be taken into consideration. The speed limit is 15 mph for a reason.

Linda DeShazer eComment: "I have been a home owner on Iron Canyon Drive for the last 20 years and I am opposed to the above petition. The petition combines a Summit County parcel (outlined in blue on Exhibit B) with the adjacent Park City parcels, and then subdivides the resulting property into three lots. Iron Canyon Drive is the entry road into our Iron Canyon subdivision and is also used by many of the residents of Aspen Springs. The strip of land that runs along the road (a portion of Parcel IC-MISC) was platted in 1983 as part of the Iron Canyon subdivision and was represented as

being common area (see Exhibit A for the actual separate boundaries of this entire parcel). This is confirmed by the legal description associated with each lot of Iron Canyon according to the Summit County Assessor which includes the notation "COMMON AREA IS NOW BEING ASSESSED UNDER IC-MISC." The parcels contain a monument sign identifying the area as Iron Canyon, consistent with its intended use as common area. Title to Parcel IC-MISC was held by the Boyer Company as the developer of the Iron Canyon subdivision and had been so held for almost 40 years on behalf of the Iron Canyon lot owners (a Homeowners Association was never created to take title). In December, 2022, the property was conveyed by the Boyer Company to an entity called the Boyer Robbins JV with a description in the deed which states "NOTE: THIS PROPERTY WAS DETERMINED NOT TO BE COMMON AREA." This statement and the transfer of the property are not consistent with the long held understanding of the use of the property. Who determined this was not Iron Canyon common area? It was not those of us who live in Iron Canyon. It was not Park City. It was not Summit County. For 40 years this has been common area. Whether there can be found some legal basis for the transfer or not, it is the long held understanding and representation that the property was common area and therefore not subject to further development. I do not oppose allowing the landowner of SS-104-B constructing a single dwelling on the property. Nor do I oppose the annexation of SS-104-B into Park City. Construction of one dwelling on SS-104-B is entirely consistent with the neighborhood. Iron Canyon Drive serves as the entry and exit road for our Iron Canyon subdivision. It has a posted speed limit of 15 mph between Payday Drive and Delta Drive. This is because of the "S" curves and the grade of the road. The road is steeper and narrower than most other residential roads, has no curbs and gutters or sidewalks. In spite of the posted speed limit, there has been at least one out of control vehicle slide off on this section of the road every year for each of the last 30 years. These accidents usually occur by vehicles sliding off to the south as they go around the middle curve, but there have also been slide offs onto the subject property. Tow trucks are often required to extract the vehicles due to the terrain on either side of the road. Vehicles traveling around the northern most curve of the road cannot see oncoming traffic until they have entered the curve. In short this stretch of narrow road is hazardous. Furthermore, our children walk up the road after being dropped off by the school bus which stops on Payday Drive. If three parcels were to be developed as proposed, with driveway access to those parcels from Iron Canyon Drive this road would become even more hazardous. I do not want to see driveway access to Iron Canyon Drive even if a single house was constructed on SS-104-B. The staff report proposes two alternatives for the City Council to consider. I would like to see the City Council select the alternative to deny this annexation petition, terminating the review process. Thank you for the opportunity to provide input on this important matter to all Thaynes Canyon residents."

Kevin McCarthy eComment: "I write to you in support of the comments submitted by Richard Pick, 2 Mar 2024. As background, my wife and I purchased lot IC-45-AM, 2460 Iron Mountain Drive in 1988 and subsequently built there in 1989. This was one of the first residences in the Iron Canyon subdivision. We moved out of that home in 2016 into a new one level home on TCR-1B-10, 22 PayDay Drive where we currently live and intend to remain ad infinitum. As a result I have been intimately aware of all the various

real estate and construction activities in the Iron Canyon, Aspen Springs, and Richards Ranch for over 35 years. For many years I have been concerned as to what was going to be the final resolution SS-104-B and the next door PCA-104-C which at the time was owned/occupied by a friend. I was supportive of her when she annexed into the city many years ago and formally connected into what became Country Lane. The consensus of the concerned neighbors was that SS-104-B would eventually become a single family house on a nice .9 acre lot accessing Country Lane, as we all believed the boundary strip along Iron Canyon Drive was common area of Iron Canyon and in any case totally unusable as an access point onto our street. Richard Pick has clearly articulated the associated safety concerns. Continuing as a concerned resident in what was the Richards Ranch I am strongly opposed of a development proposal trying to take advantage by reneging on the development and common area created by Boyer Development dating back over 40 years. This is compounded by looking to PCMC codes to escape the one home restriction on a lot which has been held as unincorporated to leverage the lower taxes in order to later make a jump into the city. The whole proposal feels akin to the Dakota Pacific plan to acquire property designated for one use and then shifting the use to a higher utilization without regard to the existing community. Respectfully, I support one home on SS-104-B with access via Country Lane.”

Mary and Keith Martin eComment: “We have read Richard Pick’s communications regarding the annexation proposal in Iron Canyon. Both of us are strongly against the proposal to create three smaller homesites off Iron Canyon Drive. Iron Canyon Drive, at that point with its “S” curve, is hazardous enough for drivers without adding blind driveways. The street there is barely walkable even though Park City is often touting making our neighborhoods pedestrian friendly. We do not oppose allowing the landowner of SS-104-B constructing a single dwelling and annexing that parcel into Park City. One dwelling on that parcel is consistent with the area. We hope Park City officials strongly consider keeping the entry area to Iron Canyon consistent with the established area.”

Kyle Kawakami eComment: “I am a property owner in Aspen Springs Ranch and received a notice regarding the proposed annexation of a lot known as SS-104-B. I know that my neighbor, Bill Ligety, send an email regarding this proposed annexation, and I am writing to let you know that I agree with Bill's position as stated in his email. I also urge that the review of this annexation be rescheduled to allow impacted owners the opportunity to offer solutions to mitigate the effects of the proposed development on SS-104-B. Thank you for your consideration.”

Bill Ligety eComment: “A neighbor brought this development proposal to my attention. I did not receive notice even though my property abuts two parcels of land labelled as IC-Misc. Until recently this land was on the tax roles as IC-CA. My understanding was that the CA designation signified that this was common area and held by the original developers as a protective strip to control access to the Iron Canyon Drive by adjacent properties. The assessor’s record shows a taxable value in 2023 of \$5,800 for the largest parcel suggesting there was no development value. Allowing the IC-CA now

called IC-MISC to be counted toward density on the property proposed for annexation would create a density incompatible with the neighborhood. The stretch of Iron Canyon Drive adjacent to this proposed development appears to be built to a very different and lesser standard than other roads in Park City. If any development is approved for the site, even one home, I believe the city would be prudent to require improvements to the road to correct presently dangerous situations: The lack of curb and gutter frequently results in gravel being deposited on the road by drivers who inadvertently cut the corners. Improper drainage often results in gravel being deposited on the road. Gravel on the road creates a hazard for cyclists and pedestrians as well as drivers. The absence of sidewalks or pathways next to the road forces the many people who walk on the road to be exposed to traffic. This is especially dangerous given the curves, narrow width of the road and steepness of the grade. The placement of even one driveway needs to be very carefully considered given how frequently cars have limited control on snowy days and occasionally slide off the road. Parking on Iron Canyon Drive for events at Rotary Park often chokes the road creating a dangerous situation. School children walk down this road to access the school bus stop on the corner of Payday Drive. The property designated previously as IC-CA is ideal for correcting the road and creating pathways of a safe standard. I urge you to reschedule the review of this annexation to a time when impacted owners who travel that road every day can be properly noticed and have the opportunity of offer constructive suggestions.”

Anne Hodgson Evans eComment: “My family and I are full-time residents of the Iron Canyon neighborhood; we have a kindergartener and second grader who attend Parley's Park Elementary. I'm reaching out to express my objection to the annexation petition to create three single-family lots within our Iron Canyon and Thaynes Canyon neighborhoods. I share the concerns articulated in several letters from my fellow Iron Canyon residents. The addition of multiple new driveways exiting onto Iron Canyon Drive poses safety risks. As a parent of young children, I am concerned about exacerbating the hazards along this road, which already presents challenges in terms of its shape, grade, and width. I regularly observe vehicles encountering difficulties, such as getting stuck or sliding off the road, and I know from personal experience that this location's sight lines are already a challenge without additional vehicles entering and exiting along it. Furthermore, Iron Canyon has only two access points to the rest of Park City. Introducing more driveways would heighten safety concerns for daily use and emergencies. A single driveway placed in a safer location, such as on Payday Drive, and serving a single-family home, would be more prudent for the neighborhood and the city. The proposed lot sizes outlined in the petition would deviate significantly from the established norms of Iron Canyon and Thaynes Canyon. Such a departure would disrupt the character and aesthetic of our communities, which were meticulously planned with principles that this proposed development would undermine. A single home on a lot size consistent with those of existing properties in our neighborhoods would be more appropriate. The assertion that the common area should be included as developable land is misleading. While adjustments to land use may be warranted as circumstances evolve, proposals for outright contractions require exceptional justification, which this proposal lacks. I am aware that you have received letters from some of my fellow residents. The volume in correspondence from Iron Canyon and

neighboring Thaynes residents may be low due to varying levels of engagement with local affairs. But if this annexation petition were more well known, opposition would likely be unanimous. Approving the annexation petition would establish an unfavorable precedent that fails to address broader community needs or represent the interests of city residents effectively. I ask that the city reject the annexation petition and end its review process. The applicant should reconsider excluding the Iron Canyon common area from the proposal and explore alternative options for developing a single-family home without access to and from Iron Canyon Drive. Thank you for your attention to this matter, and for your dedication to serving Park City.”

Mike Castleman eComment: “As a resident of Iron Canyon I do not speak for any other resident and equally I want to dissuade any notion that the Pick’s recent email (below) represents my views as a resident.”

Steve Taylor eComment: “Agree with Richard Pick.”

Phoebe Hailey eComment: “I agree with the below letter (Pick). Thank you for the consideration of my email. I would like to emphasize the dangers of that S curve. Always, see people off the road here.”

Henry Fulton eComment: “I had spoken with you earlier regarding this petition. As a recent purchaser of property in Iron Mountain, I purchased our property (2414 Iron Canyon Dr) with the knowledge that all of the homes in the area were single homes on each lot. I believe this petition will negatively impact my property value. As a taxpayer I do not approve this petition. Additionally, I agree with Richard Pick’s comments below.”

Brian Terp eComment: “I agree with the objections noted in the email below from Sally Pick. Only I would go further and object even to the creation of a single lot. If the developers truly intended for this not to be common space, the land would have been developed/sold 40 years ago. The fact pattern here looks like the Boyer Company trying to enrich themselves at the expense of the Iron Canyon homeowners. And they are doing it when they should have no reasonable expectation that it’s even possible. Thank you for your consideration.”

David Norwood eComment: “I am writing in response to your letter of February 5, 2024, providing notice that my home at 2409 Iron Mountain Drive may be affected by a proposed annexation (Robbins Annexation Petition). I oppose this proposed annexation. In addition to the points outlined in Richard Pick’s note below, my opposition is also based on the following: Parcel SS-104-B is landlocked. Development of this parcel would require access to Iron Canyon Dr. or another nearby public street, which I believe in any eventuality would require involvement and approval by Park City. As it stands today this parcel cannot be developed and In essence represents open space. This open space is in direct line of sight and part of the view from my home. The proposed annexation would seem to value development (at a greater density than the surrounding neighborhood) at the expense of open space. Arguments that annexation would bring development within Park City regulations seem moot if the parcel cannot be developed

without this annexation. Parcel IC-MISC is common space within the Iron Canyon Subdivision. The purpose and past use of this parcel are very important considerations in evaluating this annexation proposal. This parcel obviously was not intended for development but was meant as common space for the benefit of residents, and I would suggest to provide a buffer against further development along Iron Canyon Dr. The proposed annexation would represent a conversion of Iron Canyon Subdivision's common area into a commercial real estate development that would eliminate existing open space and increase the development density of the neighborhood. I would urge the City Council to reject this annexation petition."

Teresa Norwood eComment: "I am writing in response to your letter of February 5, 2024, providing notice that my home at 2409 Iron Mountain Drive may be affected by a proposed annexation (Robbins Annexation Petition). I oppose this proposed annexation. In addition to the points outlined in Richard Pick's note below, my opposition is also based on the following: Parcel SS-104-B is landlocked. Development of this parcel would require access to Iron Canyon Dr. or another nearby public street, which I believe in any eventuality would require involvement and approval by Park City. As it stands today this parcel cannot be developed and In essence represents open space. This open space is in direct line of sight and part of the view from my home. The proposed annexation would seem to value development (at a greater density than the surrounding neighborhood) at the expense of open space. Arguments that annexation would bring development within Park City regulations seem moot if the parcel cannot be developed without this annexation. Parcel IC-MISC is common space within the Iron Canyon Subdivision. The purpose and past use of this parcel are very important considerations in evaluating this annexation proposal. This parcel obviously was not intended for development but was meant as common space for the benefit of residents, and I would suggest to provide a buffer against further development along Iron Canyon Dr. The proposed annexation would represent a conversion of Iron Canyon Subdivision's common area into a commercial real estate development that would eliminate existing open space and increase the development density of the neighborhood. I would urge the City Council to reject this annexation petition."

Jane Sullivan eComment: "I agree with Sally Pick."

Diane Liotta eComment: "I spoke with you last week, regarding the zoning of this lot in Thaynes Canyon. Richard has nicely summed up my concerns, please share with whomever needs to understand our side of the situation."

Michael Block eComment: "I am 100% in agreement with Sally Pick's concerns as explained below. I am opposed to the proposed petition to annex and subdivide this area which has long been community open space. This petition is not consistent with our neighborhood and would unfairly diminish the value of surrounding properties."

Jackie and Bryn Carey eComment: "We are writing to oppose the annexation petition to create the 3 single family lots in Iron Canyon and thanks. I know you have received other opposition comments which we agree with, especially around the proposed lot

sizes outlined in the petition that would deviate significantly from the established norms of Iron Canyon and Thaynes Canyon. A single home on a lot size consistent with those of existing properties in our neighborhoods would be more appropriate. The assertion that the common area should be included as developable land is misleading.”

March 2, 2024

To: Park City Council Members (via email):

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**Re: Annexation Petition and Development Plan for Parcel SS-104-B
(Council Meeting March 7, 2024, New Business Item 1)**

This letter is to state our opposition to the Annexation Petition which was made public on February 28, 2024 and which is scheduled to be voted on in the March 7 Council meeting. The Petition involves both the annexation of the Summit County parcel just east of Iron Canyon Drive, combining that with a narrow parcel which runs along Iron Canyon Drive, and then subdividing the resulting property into 3 lots. The property proposed to be annexed is the square parcel labeled SS-104-B shown within the white border on the attached parcel map.¹

We do not oppose the landowner building a residence on Parcel SS-104-B nor its annexation by Park City. However, we oppose the development plan proposed in the Petition and urge the Council to either deny the Petition or at least postpone its vote until a more suitable plan is presented.

We live at 2554 Aspen Springs Drive and have resided there for 30 years. Our house overlooks the portion of Iron Canyon Drive that is adjacent to the proposed development. In those 30 years there has never been a year in which we have not witnessed at least one vehicle slide-off from the road during the winter, in some cases the vehicle overturning. This is in spite of the 15 mph posted speed limit and a sign warning of icy conditions. This has occurred on both sides of the road though usually on the south side of the series of "S" curves adjacent to the highlighted parcel.

This stretch of road is narrow, has no curbs or sidewalk, has blind curves and is hazardous to both drivers and children who walk up it from where the bus stops on Payday Drive. We believe allowing the construction of three driveways onto this section of road, and even one driveway, would result in this road being even more hazardous than it already is.

¹ There is an additional small parcel within Park City (PCA-105) directly above SS-104-B consisting of .08 Acres which is also proposed to be combined with SS-104-B but we have no objection to that proposal.

We also oppose the development plan because the Petition proposes to subdivide and build houses on a portion of property that has long been regarded as common area. The areas contained within the blue-green outline on the attached map represent Parcel IC-MISC. It stretches south to Payday Drive where there is a monument sign designating the entry to the Iron Canyon subdivision and across much of the northern portions of the subdivision. It serves to fill in the areas around the boundary of the subdivision.

This parcel has been regarded as common area since the inception of the Iron Canyon subdivision in 1983 even though title was held in the name of the developer, the Boyer Company. In December, 2022 the Boyer Company deeded the parcel to a joint venture and on the deed it stated "NOTE: THIS PROPERTY WAS DETERMINED NOT TO BE COMMON AREA." After almost 40 years of being treated as common area, this parcel is now claimed to be private property. There is no explanation of how this determination was made.

Also attached is a page which shows an enlarged map of Parcel SS-104-B and the portion of Parcel IC-MISC (shaded) which is proposed to be combined and subdivided into 3 lots. This would actually result in 4 parcels since the rest of Parcel IC-MISC is not proposed to be included in the resulting lot split. Nowhere in the documents submitted is there a discussion of this parcel being common area or the eventual destiny of the remaining land included in Parcel IC-MISC. For example, does the joint venture intend to remove the Iron Canyon monument at the bottom of Iron Canyon Drive if it now claims that property is no longer common area? The absence of any mention of this issue and how it was determined that the parcel was no longer common area does not seem to comply with Section 15-8-5(E) of the Park City Municipal Code dealing with Annexation Petitions.²

Finally, we understand that with regard to density, a property zoned for single family residences, as is proposed in the Petition, must be consistent in size with the size of adjacent properties. The surrounding properties are identified in the Staff Report as having an average size of 1.65 Acres. That report points out that the lot sizes of the proposed development are triple the density of surrounding parcels and therefore do not conform with this requirement.

For the above reasons we urge the Council to either reject the Petition or at least postpone its vote until these issues are addressed. Thank you for your consideration of these concerns.

James and Arlene Helfand

cc: Ms. Rebecca Ward, Park City Planning Department

² Section 15-8-5(E) reads "A comprehensive land use review and analysis of Property surrounding the proposed annexation must be completed and submitted with the annexation petition."

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Budget, Finance, Economic Development							
Taxes	HB0013	Infrastructure Financing Districts	Rep. Dunnigan, James	Sen. Cullimore, Kirk	Local governments wouldn't be involved in any of these new infrastructure districts. The legislation doesn't allow a property tax for bonding. The new districts could assess up to .0004, but only for admin costs. This makes them pretty unattractive for developers. Unlike a PID, which can assess property tax levies for bonds. These new districts could bond with tax increment financing, but those are always difficult and require taxing entities to forego potential property tax revenue for many years. Politically difficult. They could also do assessment area financing. Similar to a Special Assessment Area. These can be difficult to pull off as well. So, the only major difference between these new infrastructure districts and a SAA would be that it wouldn't have to get approval from the local government. It does give developers access to tax-exempt financing through the assessment process, without any local government involvement.	1.26.24- House 2nd Reading; 2.8.24- Senate to Committee; 2.13.24- Senate 2nd Reading Calendar; 2.22.24- Senate 3rd Reading Calendar; 2.29.24- Enrolling	
Economic Development	HB78	Motion Pictures Incentives Amendments	Rep. Stenquist, Jeffrey	Sen. Winterton, Ronald	Repeals the current sunset date for motion picture incentives available for rural productions and requires a review of the incentives every 2 years.	1.30.24- House Circled; 2.2.24- Senate to Committee; 2.13.24- Senate 2nd Reading Calendar; 2.21.24- Senate 3rd Reading Calendar; 2.29.24- Enrolling	
Property Taxes	HB354	Truth in Taxation Revisions	Rep. Clancy, Tyler		Taxing entities may not increase property taxes unless it is approved by the majority of voters during a general election. Opposed by the ULCT.	1.26.24- House to Committee; 3.1.24- Not Passed	
Fees	HB367	Local Government Fees Modifications	Rep. Peterson, Karen	Sen. Harper, Wayne	Prohibits local governments from imposing a fee for broadband on the general public. Limits a city's ability to impose or increase a Transportation Utility Fees (to pay for transportation facilities). Supported by ULCT.	1.29.24- House to Committee; 2.9.24- Fiscal Note sent to Sponsor; 2.12.24- House 3rd Reading Calendar; 2.23.24- Senate 2nd Reading Calendar; 2.27.24- Senate to Rules Committee; 3.1.24- Not Passed	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Transit	HB430	Local Government Transportation Services Amendments	Rep. Pierucci, Candice	Sen. Cullimore, Kirk	This bill requires large public transit districts to provide service in cities and towns where sales and use tax revenue was generated. Substitute language adjusts the process for transportation innovation grants and requires reports to be provided to municipalities regarding ridership and expenditures.	2.2.24- House to Committee; 2.9.24- House Committee; 2.14.24- House 2nd Reading; 2.22.24- House Circled; 2.28.24- Senate Rules Committee; 3.2.24- Enrolling	
TRT	HB562	Utah Fairpark Area investment and Restoration District	Rep. Wilcox, Ryan	Rep. Fillmore, Lincoln	Defines a boundary for the Utah Fairpark Area Investment and Restoration District with the intent of recruiting a Major League Baseball Team and build a stadium. Establishes a 1.5% statewide TRT increase and 1.5% increase to car rental tax once a franchise agreements are signed. \$50-60M annual revenue towards \$1.8B total project cost. \$959M in private funds. \$841M funds needed. SL City is granted first last use option until Dec 31, 2024. Creates the ability to recruit businesses, receive and spend property tax, bond, collect tax increment within zone, impose 1% resort tax, contract for city services within zone, collect visitor player income tax for at-risk schools, state-backed loan committee, and creates the Utah Fairpark Area Reinvestment & Restoration District.	2.21.24- House 1st Reading; 2.23.24- House Committee; 2.29.24- Enrolling	
Governmental Bonds	SB86	Local Government Bonds Amendments	Sen. Fillmore, Lincoln	Rep. Brammer, Brady	Prohibits local governments from issuing a lease revenue bond unless it is for a correctional facility, under a certain amount, or approved by an election. While PCMC does not use this type of bond frequently, this bill would restrict a current financing tool. Other jurisdictions likely utilize these more often and would be impacted by this bill.	1.17.24- Senate to Committee; 2.8.24- Senate 2nd Reading Calendar; 2.14.24- House 1st Reading; 2.22.24- House 2nd Reading; 3.1.24- Enrolling	
High Valley Transit Funding	Request for Appropriation	Transit Operations & Housing	Sen. Winterton, Ron		High Valley Transit is requesting \$5M towards a \$45M project to construct employee housing, operations and administration building, bus storage and charging building, and maintenance facility to replace the current tent and construction trailers.	1.29.24- Presented in Infrastructure and General Government Appropriations Subcommittee; 3.1.24- Not Funded	
Resolution for Constitutional Amend	SJR2	Prohibition on Real Estate Transfer Fee	Sen. McCay, Daniel	Rep. Eliason, Steve	This resolution proposes to amend the Utah Constitution to: prohibit the State or a political subdivision of the State, from imposing or authorizing a new tax or fee on the transfer of real property	1.30.24- Senate 2nd Reading Calendar; 2.6.24- Senate Circled; 2.28.24- Senate Sent to Rules Committee; 3.1.24- Not Passed	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Diversity, Equity, and Inclusion							
Employment Training	HB111	Employment Training Requirement Limitations	Rep. Jiminez, Tim	Sen. McCay, Daniel	Prohibits employers from requiring training that involve: an individual, by virtue of an individual's race, color, sex, or national origin are superior, racist, privileged, sexist, or oppressive; that an individual's status as privileged or oppressed is determined by race, color, sex, or national origin; that an individual, by virtue of race, color, sex, or national origin are responsible for the actions of others	1.30.24- House Circled; 2.8.24- Senate to Committee; 2.9.24- Senate Committee- Failed	
Bathroom Designations	HB257	Sex-Based Designations for Privacy, Anti-Bullying, and Women's Opportunities	Rep. Birkeland, Kera	Sen. McCay, Daniel	Requires individuals in public owned or funded buildings to utilize restrooms designated for their sex designation or the individual has legally amended their birth certificate to reflect that sex, or has undergone a surgical procedure to correspond with that sex. PCMC is completing an audit of city buildings.	1.30.24- Governor Signed	
Equal Opportunity	HB261	Equal Opportunity Initiatives	Rep. Hall, Katy	Sen. Grover, Keith	Restricts "prohibited discriminatory practices" which promote differential treatment, influences employee decisions, any training that asserts that a personal identify characteristic is inherently superior or inferior to another, asserts inherent privilege or bias, asserts reverse adverse treatment, etc. The bill definitions are very broad. This would possibly apply to the third-party optional trainings offered by Equality Utah and PCCF to PCMC employees and the community.	1.30.24- Governor Signed	
School Curriculum	HB303	School Curriculum Requirements	Rep. Stenquist, Jeffrey	Sen. Kennedy, Michael	Prohibits school officials and employees from promoting, endorsing, or disparaging political or social beliefs, viewpoint regarding sexual orientation or gender identity, or religion.	2.12.24- House 2nd Reading; 2.21.24- House 3rd Reading Calendar; 2.26.24- House Failed	
Religious Freedom	HB396	Workplace Discrimination Amendments	Rep. Brammer, Brady	Sen. Kennedy, Michael	Prohibits employers from requiring employees to engage in religiously objectionable expression that the employee reasonably believes would burden or offend the employees religious beliefs including dress and grooming requirements, speech, scheduling, prayer, and abstention, including abstentions related to healthcare.	2.20.24- Senate 2nd Reading Calendar; 3.1.24- Enrolling	
Pronouns	HB527	Public Employee Gender-Specific Language Requirements	Rep. Jimenez, Tim		Prohibits public employers from pursuing disciplinary action against an employee for using specific pronouns in good faith when referencing another individual which conflicts with that individual's preference.	2.14.24- House Received Fiscal Note; 2.22.24- House to Committee; 3.1.24- Not Passed	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Alcohol	HB548	Alcohol Amendments	Rep. Burton, Jefferson	Sen. Stevenson, Jerry	Modifies the powers, duties and appointment process for the Dept of Alcohol and Beverage Services. Requires a workgroup to be formed to make recommendations on alcohol training and education for licensees, and recordkeeping. Increases the state markup on spiritous liquor, wine, heavy beer and flavored malt beverages. The new revenue will be used for 3 new enforcement officers. Prohibits retail sale of frozen beverages or beverages with >80% alcohol. Requires for available retail licenses to be available to applicants to satisfy the requirements. Increases the number of full-service restaurant and bar establishment licenses based on state population and an automatic license increase for 7 years. A patron in a hotel with a hotel license may carry an alcoholic beverage within an approved container along a designated area within the hotel. Allows hospitality room in an international airport. Allows individuals to obtain a DUI investigative report if they suffered a loss or injury.	2.15.24- House 1st Reading; 2.22.24- House to Committee; 2.29.24- Enrolling	
Religious Freedom	SB150	Exercise of Religion Amendments	Sen. Weiler, Todd	Rep. Teuscher, Jordan	Recognizes the free exercise of religion is a fundamental right. Governmental entity may not burden free exercise of religion.	2.15.24- House to Committee; 2.22.24- Enrolling	
Privacy in Schools	SB105	Student Privacy and Modesty in Public Education	Sen. Plumb, Jen		Establishes that students have an expectation of privacy. Schools cannot require, invite, or encourage students to undress or change clothing in the presence of others and must ensure the availability of private changing areas	1.24.24- Senate to Committee; 1.27.24- Senate Committee Sent to Rules; 3.1.24- Not Passed	
Housing, Building, Land Use, and Licensing							
Building	HB64	State Construction and Fire Code Amendments	Rep. Peterson, Thomas	Sen. Bramble, Curtis	Amends the International Building Code, Residential Code and others including electrical disconnect requirements. Supported by the Utah Homebuilders Association and Code Official Association.	1.31.24- Senate 2nd Reading Calendar; 2.9.24- Senate to House; 2.16.24- Governor Signed	
Building, Land Use	HB104	Property Owner Association Amendments	Rep. Thurston, Norm	Sen. Kennedy, Michael	Prohibits HOAs from prohibiting property owners from making modifications for radon mitigation	1.31.24- Senate to Committee; 2.6.24- Senate 2nd Reading Calendar; 2.14.24- Senate 3rd Reading Calendar; 2.19.24- Enrolling	
Alcohol Licenses	HB108	Alcohol Licensee Video Recording Requirements	Rep. Rohner, Judy		Requires alcohol licensees to have video surveillance and retain the video for 30 days.	1.24.24- House to Rules; 3.1.24- Not Passed	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Land Use	HB135	County Land Use Amendments	Rep. Birkeland, Kera		Repeals the "Spot Zoning Bill", SB84 from the 2023 General Session which provides development rights within 1/3 mile of a public transit hub in a county if a county fails to submit an application for a housing and transit reinvestment zone before Dec 2022. Development rights include mixed-uses and 39-50 dwelling units per acre on average with 10% affordable deed restricted. Specifically, this bill impacts Summit County's transportation and transit funding, and regulatory oversight of the Dakota Pacific Development.	1.16.24- House 1st Reading; 3.1.24- Not Passed	
Building, Licensing	HB180	Short-Term Rental Amendments	Rep. Bennion, Gay Lynn		Short-term rentals must have a local contact within a one-hour drive. One local contact can represent a max total of 20 properties. The owner and contact must complete approved education. Max of 4 occupants per residential rental unit w/2 additional occupants allowed per bedroom (excluding the first bedroom). Requires a smoke detector, Carbon monoxide detector, and fire extinguisher. ULCT is Opposed	1.16.24- House 1st Reading; 2.20.24- House Committee; 2.27.24- House Committee Sent to Rules; 3.1.24- Not Passed	
Building	HB188	Building Permit Requirements	Rep. Walter, R. Neil	Sen. Bramble, Curtis	After the issuance of a building permit, a municipality may not change or add to the requirements expressed in the building permit unless requested by the applicant or required by the building code. Supported by the Utah Homebuilders Association and the Code Officials Association. (as amended)	1.31.24- Senate to Committee; 2.14.24- Fiscal Note Publicly Available; 2.23.24- House Concurrence Calendar; 2.27.24- Enrolling	
Land Use	HB195	Land Use Planning Amendments	Rep. Owens, Doug		Requires a municipality/legislative body to consider impacts on wildlife (including habitat and movement) when adopting land use regulations and general plans. Park City's General Plan already evaluates wildlife and the comprehensive update will also.	1.16.24- House 1st Reading; 3.1.24- Not Passed	
Land Use	HB237	Land Use Authority Amendments	Re. Walter, Neil	Sen. Bramble, Curtis	Prohibits municipalities from requiring aesthetic features (including color, architectural style, type of facade, or other aesthetic quality) in development unless the requirement is expressed in the land use regulation. Park City's Historic District Design Guidelines are already codified. Supported by the Utah Homebuilders Association.	1.29.24- House to Committee; 2.26.24- House Committee Sent to Rules; 3.1.24- Not Passed	
Land Use	HB256	Military Compatible Land Use Amendments	Rep. Peterson, Val	Sen. Buxton, David	Allows for the Dept of Veterans Affairs to notify a municipality of applications that would have an adverse effect on military operations and the municipality should not allow the application (including annexation and land use applications, but excluding building permits).	1.31.34- Senate to Committee; 2.9.24- Senate to House; 2.12.24- Enrolling	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Property Rights Ombudsman	HB289	Property Rights Ombudsman Amendments	Rep. Birkeland, Kera	Sen. Fillmore, Lincoln	Requires that if the Property Rights Ombudsman advisory opinion is subsequently litigated and the court's findings are consistent with the Ombudsman's opinion, the court shall award the prevailing party reasonable attorney fees since the Ombudsman's decision was given, damages, and, if opposing party knowingly and intentionally violated the law, a civil penalty of \$250 per day. Opposed by the Utah Association of Counties and Utah League of Cities and Towns. New language includes discretion for the court to award attorney fees, consequential damages and \$250 daily fines. Possible future action alert from ULCT- Opposed.	1.31.24- House 2nd Reading; 2.9.24- Senate Received from House; 2.14.24- Senate Committee; 2.27.24- Senate 2nd Reading Calendar; 3.2.24- Enrolling	
Alcohol Licenses	HB304	Alcohol Control Amendments	Rep. Ivory, Ken		Requires bars to maintain purchase records; allows individuals to obtain a DUI investigate report if the individual suffered a loss or injury; prohibits the expungement of a DUI conviction	1.19.24- House received Fiscal Note; 3.1.24- Not Passed	
Land Use, Affordable Housing	HB306	Residential Housing Amendments	Rep. Ward, Raymond		1st of 2nd class counties or 3rd class with 15,000+ population (this does not include Park City) may not deny lots based on lot size if they are at least 5,400 sq ft. Establishes starter homes as a permitted use in a residential zone. Starter homes are defined as a detached, single-family residential unit sold for less than the median price and deed restricted requiring owner occupancy for the first 5 years. Prohibits impact fees on starter homes unless they are for roads, sewer, or fire protection. This bill lacks specificity defining starter homes, deed restrictions, and the length of affordability. Opposed by the Utah League of Cities and Towns.	1.29.24- House to Committee; 2.26.24- House Committee Sent to Rules; 3.1.24- Not Passed	
Annexations	HB330	Unincorporated Areas Amendments	Rep. Teuscher, Jordan	Sen. Cullimore, Kirk	Allows for unincorporated islands within 1st class counties to be automatically annexed into an adjoining municipality.	2.23.24- Senate 1st Reading; 2.29.24- Enrolling	
Housing	HB465	Housing Affordability Revisions	Rep. Whyte, Stephen	Sen. Fillmore, Lincoln	Municipalities that fail to comply with the moderate income housing reporting requirements become ineligible for outdoor recreation grant funding. Establishes additional MIHP reporting on the number of housing units anticipated in the general plan, the number of vested units (legally approved), number of housing units in active development, number of permit-ready lots, number of active building permits, zoning map, land use table, the number of deed restricted units. New changes clarify that RDAs spend, encumber, or allot housing set aside funds within 6 years of receiving them.	2.9.24- House to Committee; 2.15.24- House 2nd Reading; 2.23.24- Senate 1st Reading; 3/1/24- Enrolling	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Land Use	HB476	Municipal Land Use Regulation Modifications	Rep. Whyte, Stephen	Sen. Lincoln, Fillmore	Municipalities must accept complete land use applications; Municipalities may require development agreements for structure heights, parking or setback exceptions, density transfer, zoning amendments; Municipalities with a population >5,000 must complete initial subdivision application reviews for single-family, duplexes, or townhomes within 15 business days; Municipalities cannot withhold a building permit or CO for incomplete landscaping or incomplete public sidewalk unless the sidewalk is required for access to the residences. Supported by ULCT.	2.7.24- House to Committee; 2.13.24- House 2nd Reading; 2.23.24- Senate 1st Reading; 3.1.24- Enrolling	
Land Use	HB502	Critical Infrastructure and Mining	Rep. Snider, Casey	Sen. Cullimore, Kirk	Local governments must allow gravel pit operations and mining as a permitted use or conditional use in all zones within limited exceptions including within 1,000 ft of a home of 500 ft from rail or an interstate highway. Local governments are prohibited from restricting, prohibiting, or imposing conditions that unnecessarily limit these operations and must amend ordinances by the end of 2024. Local governments must provide utilities. The gravel pit must pay for the cost of service and impact fees. Existing state law already gives special vesting rules to historic mines in place prior to zoning. However, this bill preempts land use and allows mining in all zones. Substitute language outlines a study of critical infrastructure materials and mining.	2.13.24- House to Committee; 2.22.24- House 2nd Reading; 3.1.24- Senate Circled; 3.2.24- Enrolling	
Building, Water Quality	HB507	Construction Amendments	Rep. Musselman, Calvin	Sen. Bramble, Curtis	Established one standard for Storm Water Pollution Protection Practices (SWPPP). The substitute language requires municipalities to determine best management practices and publish them on their website. Requires municipalities to publish a list of application requirements . Municipalities must review applications within 14 days; establishes enforcement practices. Implementation date is Jan 1, 2025 as negotiations continue. This bill has a large fiscal note (\$11M). Possible future action alert from ULCT- Opposed Substitute language includes delayed implementation (January 1, 2025), standardized process for addressing violations, requires municipalities to publish the best management practices and permit submittal requirements on their website, complete reviews of storm water prevention plans within 14 business days.	2.9.24- House 1st Reading; 2.13.24- Fiscal Note Sent to Sponsor; 2.22.24- House 2nd Reading; 2.28.24- Fiscal Note Sent to Sponsor; 3.2.24- Enrolling	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Licensing	HB511	Home Ownership Modifications	Rep. Bennion, Gay Lynn		Requires municipalities to collect parcel numbers and names of pass-through entities that receive profit or loss from rentals. (This is currently not required by PCMC.) This bill also requires municipalities to provide reports to the ULCT who compiles a comprehensive report and identifies non-complying municipalities to the Economic Development and Workforce Services Interim Committee.	2.12.24- House received Fiscal Note; 3.1.24- Not Passed	
Building	HB518	State Construction Code Modifications	Rep. Peterson, Thomas	Sen. Bramble, Curtis	Includes State Construction Code amendments for mass timber framing and prohibits municipalities from withholding a building permit, require additional permitting, engineering, or inspections on noncomplying or non-conforming structures if it has been in place for at least 5 years and does not pose an immediate health or life safety concern. It allows municipalities to require permits until 10 years after the construction. This bill has been heavily negotiated and amended.	2.13.24- Fiscal Note Sent to Sponsor; 2.22.24- House 2nd Reading; 3.1.24- Enrolling	
Housing	HB572	State Treasurer Investment Amendments	Rep. Spendlove, Robert	Sen. Ipson, Don	"PTIF" Bill- Public Treasures Investment Fund. from 2017 to 2023, PTIF doubled to \$30 billion and currently yields 5.47% one-year rate of return. This bill would create a Utah Homes Investment Program oversight Council, authorize the State Treasurer to invest up to \$300M as deposits to lenders for "qualified projects" (QP). Qualified projects must include 60% of the hoes selling at "first home" levels, owner-occupied for 5 years (deed-restriction), max of 75% of overall QP financing. Financing- Loan rate would be no higher than 1.5% above fed finds effective rate. Repayment interest rate equal to greater of fed funds effective rate minus 2%, and .5%; earlier of 24 months, loan repayment, or sale of last QP house. This bill will increase the amount of money available and circulating locally for housing development.	2.20.24- House 1st Reading; 2.23.24- House Committee; 2.29.24- Enrolling	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Building	SB168	Housing Affordability Amendments	Sen. Fillmore, Lincoln	Rep. Whyte, Stephen	"HOPZ"- Home Ownership Prosperity Zone bill. City option to designate a HOPZ on 10 acres or less and collects 60% of the TIF to pay for infrastructure for 15 yrs. On 10 acres or more, the City may propose HOPZ or HTRZ Committee. Established a process for modular building manufacturers to fabricate buildings off-site. Spot checked by a third-party inspector. No local inspections of the off-site construction except under specific circumstances (such as damage caused during transportation). Established immunity for the local jurisdiction that does not perform the inspections. Possible future action alert from ULCT- Support.	2.2.24- Senate Received Fiscal Note; 2.8.24- Senate 2nd Reading Calendar; 2.14.24- Fiscal Note Publicly Available; 2.23.24- House Committee; 2.29.24- Enrolling	
Building, Licensing	SB171	Municipal Rental Dwelling Licensing Amendments	Sen. Kwan, Karen	Rep. Stoddard, Andrew	Exempts rental dwellings from licensing requirements if the owner demonstrated (with a signed affidavit) that they do not receive compensation for the use of the dwelling.	1.31.24- Senate to Committee; 2.9.24- Senate Committee Favorable; 2.14.24- Passed Senate; Sent to House; 2.22.24- Enrolling	
Building	SB185	Residential Building Inspection Amendments	Sen. Vickers, Evan	Rep. Musselman, Calvin	For residential building permits, allows a compliance agency or permit holder to contract for licensed building inspector services and requires building officials to accept the reports of the licensed inspectors. This causes concern involving access to the approved plans, inspection tracking, documentation retention, issuing certificates of occupancy, liability, insurance rates, inter-departmental coordination. Opposed by the League of Cities and Towns. Strongly opposed by the Code Official Legislative Affairs Committee. Update- Substitute language allows for third-party inspections if the local authority does not provide an inspection within 3 days. The inspector must be licensed, independent (but may be from another county/city), and be on the local authority's list of approved inspectors. Permit holders must notify the local authority of the intent to request a third-party inspection. The third-party inspector provides the inspection report to the local authority. The local authority issues the CO or letter of completion, pays for the third-party inspection, and is not liable for third-party inspections.	2.1.24- Bill Numbered; 2.7.24- Senate Received Fiscal Note; 2.14.24- Circled Senate; 2.23.24- Senate 3rd Reading Calendar; 3.1.24- House 2nd Reading; 3.2.24- Enrolling	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Incorporation	SB258	Municipal Incorporation Amendments	Sen. Bramble, Curtis	Rep. Dunnigan, James	This bill allows three landowners to incorporate a preliminary municipality for the purpose of developing land for eventual incorporation into a town that once it hits 100 people would need to become an official municipality with a city council and mayor. The landowners would have no tax authority. They will have land use authority, the ability to contract with service districts, and may collect fees for infrastructure. Max of 3 per year. This is a pilot program which ends in 2031. If there are less than 100 residents in a preliminary municipality in 2031, it disincorporates automatically.	2.27.24- Fiscal Note Publicly Available; 3.2.24- Enrolling	
Housing	SB268	First Home Investment Zone Act	Sen. Harper, Wayne	Rep. Musselman, Calvin	"FHIZ" bill. City option to purchase. Proposal must include a center and extra-territorial areas: 30 housing units to acre, 51% of developable acreage within the center for housing, 50%+ total housing units must be owner-occupied, 20%+ total housing units must be "affordable", can count extra-territorial units toward the 30 required. (Ex: 50 acres in center with 26 acres x 30 units = 780 units. 40% extra-territorial = 312 owner-occupied at 8+ units per acre; 60% center = 468 units). HTRZ approves awards up to 60% of tax increment years from taxing entities for system or project infrastructure. This bill will support more housing development, increase access to income earners, and generate more business for developers.	2.20.24- Senate 1st Reading; 2.23.24- Fiscal Note Sent to Sponsor; 2.29.24- Enrolling	
Public Records, Open Meetings & Elections							
Open Meetings	HB36	Open and Public Meetings Act Amendments	Rep. Dunnigan, James	Sen. McKell, Michael	Excludes from the definition of meeting a gathering, with a quorum, if only related to "internal administrative public body matters" and no funds are appropriated.	2.8.24- Senate to Committee; 2.14.24- Fiscal Note Publicly Available; 2.23.24 House Circled; 2.26.24- Enrolling	
Disclosures	HB80	Conflict of Interest Disclosure Modifications	Rep. Cutler, Paul	Sen. Stevenson, Jerry	Establishes a timeline for elected and appointed individuals to submit the conflict of interest disclosure on the State's designated website, establishes a \$100 penalties for failure to comply. Substitute language requires disclosure statements to be posted on the website, sent to the Lt. Governor's Office and posted on the state website. Establishes penalties for failure to comply. Requires campaign finance statements to be provided to the Lt. Governor and to be posted on the state website.	1.16.24- House to Committee; 2.15.24- House 2nd Reading; 2.23.24- Senate 1st Reading; 2.27.24- Senate Sent to Rules Committee; 3.2.24- Enrolling	
Election	HB92	Voting Amendments	Rep. Strong, Mark		Eliminates vote by mail unless voters request a mail-in ballot. This can be done by mailing in your ballot. Also requires the County Clerk to notify voters of the requirement to request a mail-in ballot, provide a request form, and allow voters to decline mail-in ballots.	1.17.24- House to Committee; 2.26.24- House to Committee; 3.1.24- Not Passed	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Election	HB214	Election Modifications	Rep. Thurston, Norm		Required mailed in ballots to be received by the close of polls on election day. (Currently, ballots are required to be postmarked before election day.)	1.22.24- House Committee; 2.26.24- House Rules Committee; 3.1.24- Not Passed	
Election	HB290	Ranked Choice Voting Amendments	Rep. Hall, Katy	Sen. Millner, Ann	Amends the sunset date of the ranked choice voting pilot program from January 1, 2026 to May 1, 2024. Opposed by the ULCT.	1.26.24- House to Committee; 2.13.24- House 2nd Reading; 2.22.24- Senate 1st Reading; 2.29.24- Senate Failed; 3.1.24- Not Passed	
Election	HB489	Party Affiliation Disclosure Amendments	Rep. Acton, Cheryl		Allows candidates for municipal office to have their party affiliation included on the ballot next to their name. The candidate remains nonpartisan.	2.9.24- House to Committee; 2.14.24- House Committee; 3.1.24- Not Passed	
Election	HB582	Voting Methods Amendments	Rep. Christofferson, Kay		Allows for rank choice voting during municipal primary elections, general elections, or both. Adds proportional representation as an option.	2.24.24- Fiscal Note Publicly Available; 2.26.24- House Received Fiscal Note; 3.1.24- Not Passed	
Public Safety							
School Safety	HB14	School Threat Penalty Amendments	Rep. Wilcox, Ryan	Sen. Ipson, Don	Requires a student to be suspended or expelled from a public school if the student makes a false emergency report targeted at a school. Enhances penalties for making a threat against a school. Law Enforcement Legislative Committee Supports this bill.	1.31.24- Senate 3rd Reading Calendar; 2.28.24- Enrolling	
First Responder Mental Health	HB67	First Responder Mental Health Services Grant Program Amendments	Rep. Wilcox, Ryan	Sen. Ipson, Don	Expands program eligibility, expands participating institutions, amends the grant amount. ULCT and LELC (Law Enforcement Legislative Committee) Supports this bill.	1.31.24- Senate Circled; 2.9.24- House to Senate; 2.12.24- Enrolling	
School Safety	HB84	School Safety Amendments	Rep. Wilcox, Ryan	Sen. Ipson, Don	Establishes safety policies and requirements for schools including requiring video surveillance, first aid kits, classroom door locks, and fencing around playgrounds. The Guardian Program allows a school "Guardian" to be an armed school employee to be trained by LE to engage in active threats if needed. Requires certain policies for school resource officers (SRO). Requires an armed person at each school when school is in session- a guardian, SRO, or armed security guard. LELC has expressed personnel funding and training concerns. Substitute- Identified funding.	2.14.24- Fiscal Note Publicly Available; 2.23.24- Senate Committee; 2.29.24- Enrolling	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Victim Reparations	HB276	Crime Victims Reparations Amendments	Rep. Ballard, Melissa	Sen. Weiler, Todd	Allows for the Utah Office for Victims of Crimes to award victims of a crime related death or disability a lump sum payment. Opposed by the Law Enforcement Legislative Committee due to the requirement to provide active case investigations.	1.24.24- House Committee; 2.2.24- House 2nd Reading; 2.14.24- Senate to Committee; 2.21.24- Senate 2nd Reading Calendar; 3.2.24- Enrolling	
Driving Offenses	HB345	Driving Penalty Amendments	Rep. Spendlove, Robert	Sen. Cullimore, Kirk	Increases fines for speeding in school zones from \$50 - \$125 to \$260 - \$760 and second offenses from \$50 - \$525 to \$320 - \$960. Increases the fines and service hours required for illegally passing a school bus.	1.30.24- House to Committee; 2.2.24- House 2nd Reading; 2.14.24- House to Senate; 2.21.24- Senate 2nd Reading Calendar; 2.29.24- Enrolling	
Driving Restrictions	HB351	Driving by Minors Amendments	Rep. Birkeland, Kera	Sen. McKell, Michael	Allows newly licensed drivers <18 years old to drive one unrelates passenger. LELC Opposes this bill.	2.5.24- Fiscal Note Available; 2.14.24- Senate 1st Reading; 2.28.24- Senate Rules Committee; 3.1.24- Not Passed	
Use of Force	HB369	Defensive Force Amendments	Rep. Wilcox, Ryan	Sen. Kennedy, Michael	Modifies provisions concerning when defensive force or deadly force can be used in situations involving individuals defending a vehicle, place of business of place of employment	1.31.24- House to Committee; 2.2.24- House 2nd Reading; 2.14.24- Senate to Committee; 2.21.24- Senate 2nd Reading Calendar; 2.27.24- Senate Rules Committee; 3.1.24- Enrolling	
Mental Health Support for First Responders	HB378	First Responder Mental Health Services Amendments	Rep. Wilcox, Ryan	Sen. Ipson, Don	Requires employers of first responders to provide stress management services, and broadens the scope of eligible individuals for mental health resources. PCFD has expressed concerns regarding the broad language regarding who benefits would apply to including short-term employees, their families, and more. The LELC does not have significant concerns since most police agencies already have extensive mental health services and expect the impact from this bill to be low.	2.14.24- Senate to Committee; 2.23.24- Senate 1st Reading Calendar; 2.29.24- Enrolling	
Transportation Network Companies	HB408	Ride-Share Amendments	Rep. Ballard, Melissa	Sen. Harper, Wayne	Allows Transportation Network Company (TNC) customers to notify the TNC if they have oversized luggage or need a car seat for a child. Notify the passenger when a child car seat is needed.	2.13.23- House to Committee; 2.23.24- Senate 1st Reading; 2.28.24- Senate Rules Committee; 3.2.24- Enrolling	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Criminal Justice Court	HJR1	Support Resolution Supporting Justice Court Reform	Rep. Abbott, Nelson	Sen. Cullimore, Kirk	Moves class B and C misdemeanors from local justice courts into state district court. 20 of the 29 elected county attorneys in UT have signed a joint letter opposing the bill and requesting a feasibility study exploring whether it would be more efficient to amend the state constitution and simply change the structure of the justice courts into courts of record.	1.24.24- Senate 1st Reading; 2.21.24- Senate to Committee; 2.27.24- Senate Rules Committee; 3.1.24- Not Passed	
Recreation, Trails & Open Space							
Recreation	HB85	Electric Bike Amendments	Rep. Stenquist, Jeffrey	Sen. Winterton, Ronald	Amends the definition of electric bikes to add a requirement that the pedals be installed at the time of original manufacturing and adds specificity to the classes of bikes and speeds. This helps to differentiate the 'electric motorcycles' which can go 40+ MPH but are currently being branded as 'e-bikes'. Manufacturers and sellers will be required to disclose if products are not 'e-bikes'. This helps regulation within outdoor recreation spaces and differentiate between e-bikes and e-motorcycles.	1.31.24- Senate 2nd Reading Calendar; 2.9.24- Senate to House; 2.12.24- Enrolling	
Olympics	HB254	State Olympic Coordination Amendments	Rep. Hawkins, Jon	Sen. McKell, Michael	Modifies provisions related to the Olympic Winter Games Committee and grant fund including the Division of Facilities Construction and Management and recommended uses for the fund.	1.26.24- House 2nd Reading; 2.9.24- Senate Committee; 2.15.24- Senate to House; 2.16.24- Enrolling	
Recreation	HB232	Outdoor Recreation Impacts Fund	Rep. Stenquist, Jeffrey	Sen. Hinkins, David	Establishes the Outdoor Recreation Impacts Restricted Account funded through part of the sales and use tax revenue from sporting goods sellers. Funds can be used for avalanche forecasting or to support rural counties in mitigating the impacts of outdoor recreation.	1.16.24- House 1st Reading; 2.8.24- House to Committee; 2.15.24- House 2nd Reading; 2.22.24- House Failed	
Hunting Restrictions	HB382	Wildlife Amendments	Rep. Snider, Casey	Sen. McKell, Michael	Requires political subdivisions that own 500 acres of land and restrict hunting to pay for wildlife claims including depredation, wildlife damage, nuisance.	1.30.24- Fiscal Note Available; 2.5.24- House to Committee; 2.13.24- House 2nd Reading; 2.22.24- Senate to Committee; 3.1.24- Enrolling	
Water Management & Environmental Sustainability							
Water Conservation	HB11	Water Efficient Landscaping Requirements	Rep. Owens, Doug	Sen. Winterton, Ronald	Restricts the amount of turf installed on new or reconstruction sites of government facilities in the Great Salt Lake basin after May 1, 2024	1.31.24- Senate 2nd Reading Calendar; 2.2.24- Senate Circled; 2.22.24- Enrolling	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Environmental Sustainability	HB241	Clean Energy Amendments	Rep. Albrecht, Carl	Sen. Owens, Derrin	This bill changes almost all references of “renewable” to “clean” in all state statutes, as well as add in nuclear and carbon capture. The bill is 3771 lines long. It will have impacts on our 2019 HB411 language, and a lot of associated administrative code that deals with everything from municipal power, cooperatives, CPACE, municipal general plans, etc. Amendments were negotiated to minimize impacts on the Community Renewable Energy Program.	1.26.24- Fiscal Note Available; 2.9.24- Senate 2nd Reading Calendar; 2.21.22- Enrolling	
Other							
Childcare	HB153	Child Care Revisions	Rep. Pulsipher, Susan	Sen. McCay, Daniel	Makes residential childcare certificates optional for residential childcare facilities with 8 or fewer children, but no more than 2 children under 3 years of age. (Currently, certificates are required)	2.26.24- Senate 2nd Reading Calendar; 2.29.24- Enrolling	
Contracting	HB368	Apprenticeship on Public Works Requirements	Rep. Clancy, Tyler	Sen. Kennedy, Michael	Requires government entities to ensure that a certain amount of work be performed by an apprentice on public works projects. PCMC would therefore require contractor certification as part of the selection and contracting process.	1.29.24- House to Committee; 2.22.24- House 2nd Reading; 2.26.24- House 3rd Reading Calendar; 3.1.24- Not Passed	
Childcare	HB461	Childcare Wage Stabilization Amendments	Rep. Matthews, Ashlee	Sen. Escamilla, Luz	This bill originally included a childcare workers wage supplement which allowed providers with 50% or more of their children receiving state-funded subsidies to be eligible for a grant for employee wages and benefits. That portion of the bill has now been removed. The bill substitute language expands access to childcare subsidies for children whose parents work in the childcare sector, regardless of income.	2.7.24- House to Committee; 2.21.24- House 2nd Reading; 2.27.24- Senate Rules Committee; 3.2.24- Enrolling	
Constitutional Amendment	SB57	Utah Constitutional Sovereignty Act	Sen. Sandall, Scott	Rep. Ivory, Ken	Established a framework for the State Legislature to prohibit enforcement of federal directives when the directives violate the principles of state sovereignty	1.31.24- Governor Signed	
Compensation for County or Municipal Officers	SB91	Local Government Officers Compensation Amendments	Sen. Wilson, Chris	Rep. Maloy, Cory	The legislative body must hold a separate, publicly noticed, public hearing for any increase in compensation for the City Manager, Deputy City Manager, City Attorney, Department Heads and their deputies. Possible future action alert from ULCT- Opposed.	2.9.24- House Committee; 2.15.24- House Returned to Rules due to Fiscal Impact; 2.21.24- House Circled; 2.20.24- Enrolling	
Government Websites	SB98	Online Data Security and Privacy Amendments	Sen. Harper, Wayne	Rep. Burton, Jefferson	Amends the deadline requirement for government websites to have a .gov, .mil, or .edu suffix from January 1, 2025 to July 1, 2025	2.1.24- House 1st Reading; 2.9.24- House to Committee; 2.15.24- Senate Concurrence Calendar; 2.20.24- Enrolling	

2024 LEGISLATIVE BILL TRACKER							Updated 3.5.24
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	
Local Education Agencies	SB137	Teacher Empowerment	Sen. Fillmore, Lincoln	Rep. Peterson, Karen	Allows schools to create policies that conflict with federal guidance. Provide teacher empowerment and training to refer students to appropriate intervention or request their removal.	1.26.24- Senate 2nd Reading; 2.8.24- House to Committee; 2.15.24- House Committee- Favorable; 2.22.24- Enrolling	
Utah Retirement System	SB140	Utah Retirement System Amendments	Sen. Harper, Wayne		Allows for a participating employer to pay all or part of a Tier II employee's required contribution on behalf of the employee (in addition to the employer's required contribution).	1.29.24- Senate Committee; 3.1.24- Not Passed	
Childcare	SB176	Childcare Services Amendments	Sen. Escamilla, Luz	Rep. Spendlove, Robert	Enacts the Childcare Capacity Expansion act; establishes processes for identifying existing state-owned building for possible retrofit and lease for building childcare capacity	2.6.24- Senate to Committee; 2.14.24- Fiscal Note publicly Available; 2.21.24- House to Committee; 2.28.24- House Failed	
Resolution for Constitutional Amendment	SJR2	Prohibition on Real Estate Transfer Fee	Sen. McCay, Daniel	Rep. Eliason, Steve	This resolution proposes to amend the Utah Constitution to: prohibit the State or a political subdivision of the State, from imposing or authorizing a new tax or fee on the transfer of real property	1.30.24- Senate 2nd Reading Calendar; 2.6.24- Senate Circled; 2.28.24- Senate Rules Committee; 3.1.24- Not Passed	



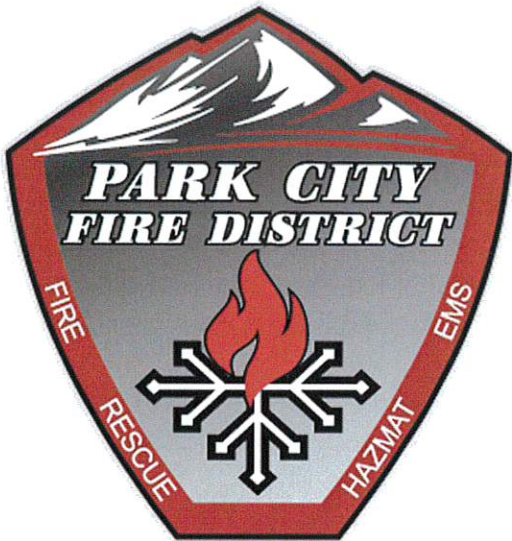
ANNUAL REPORT

2023





PCFD ANNUAL REPORT 2023



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MESSAGE FROM THE FIRE CHIEF

Thank you for taking the time to review the Park City Fire Service District (PCFD) annual report. We have intended to provide a snapshot of the hard work the men and women of the Fire District are doing to provide the best service possible to the community.

In 2023, PCFD put together a comprehensive EMS plan that would have the three fire districts within Summit County operating their own EMS system and each having their own license. PCFD worked with the County and the two other fire districts and inter-local agreements were signed. After operating EMS for the entire county for more than 20 years, on January 1, 2024, the agreement went into effect. The County's other two fire districts are now combination Fire/EMS departments. This will allow the two smaller rural fire departments to expand and cater to their communities as they experience growth now and into the future. This change in EMS will bring many financial and operational efficiencies to our community. Our goal is to keep PCFD firefighters and EMTs trained at the highest level, keeping our knowledge, skills, and abilities sharp and crews ready to serve our community.

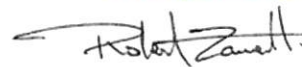
Also completed in 2023 was the re-build of Station 34. Initial planning for the replacement of Station 34 started in early 2019. The District's Administrative Control Board approved the funding in 2021. One of the biggest challenges was where to house the firefighters and equipment during the re-build. Knowing service and response times could not be delayed during the rebuild, we were able to find a temporary station close by. Old Station 34 was torn down in April 2022, and new Station 34 was completed in December 2023. The new station has three bays instead of two and allows an additional apparatus at the station to provide the needed service to the area. The new station provides larger living quarters and an additional bedroom for increased staffing for the firefighters. It also has a state-of-the-art workout room and the Fire District's first ever fire pole.

As we look ahead to 2024, we have several projects to be completed during the year: the delivery of two new fire apparatus and two new ambulances, the acquisition of improved radio communication equipment, and the continued development of the Critical Care Paramedic Program. PCFD is always progressing and committed to meeting the increased service demands of the community.

In addition to fire and medical emergencies, we prepare ourselves as an "All Hazard" response team. We are ready and able to respond to numerous emergency calls including trail rescue, trench rescue, heavy rescue, above-grade rescue, animal rescue, hazardous material incident mitigation, confined space rescue, earthquakes, collapses, and many other calls. We provide our employees with the most modern tools and apparatus available to respond safely and efficiently to the thousands of emergency calls we receive each year.

Whether you are visiting or live here, you will see our crews responding to emergencies, training, or visiting the local coffee shop. Contact us with questions and be safe while enjoying the many activities our community offers.

Please visit our website to learn more about PCFD: www.pcfcd.org.



Bob Zanetti
Fire Chief, Park City Fire District



"The mission of the Park City Fire Service District is to enhance the quality of life for those we serve, safeguard the environment and economic base of our communities, make a positive difference, and provide excellence in service."



FINANCIALS & TRANSPARENCY

Park City Fire Service District Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds Year Ended December 31, 2022*

	General	Capital Projects	Other Nonmajor Governmental Funds	Total Governmental Funds
Revenues:				
Property taxes	\$ 13,945,933	\$ -	\$ -	\$ 13,945,933
Fee-in-lieu	251,408	-	-	251,408
Interest income	95,058	227,332	28,080	350,470
Other income	523,922	-	-	523,922
Grants and donations	116,016	-	-	116,016
Fees and permits	3,624,236	-	398,826	4,023,062
Total revenues	<u>18,556,573</u>	<u>227,332</u>	<u>426,906</u>	<u>19,210,811</u>
Expenditures:				
Current:				
Personnel:				
Salaries and wages	9,882,713	-	-	9,882,713
Fringe benefits	3,974,077	-	-	3,974,077
Operations	2,131,887	-	-	2,131,887
General and administrative	284,478	554,264	4,060	842,802
Capital outlay	191,053	1,524,142	-	1,715,195
Debt service:				
Principal retirement	-	-	844,225	844,225
Interest and fiscal charges	-	-	63,234	63,234
Total expenditures	<u>16,464,208</u>	<u>2,078,406</u>	<u>911,519</u>	<u>19,454,133</u>
Excess revenues over (under) expenditures	<u>2,092,365</u>	<u>(1,851,074)</u>	<u>(484,613)</u>	<u>(243,322)</u>
Other financing sources (uses):				
Proceeds from sale of assets	13,150	-	-	13,150
Operating transfers	(1,899,000)	1,106,000	793,000	-
Total other financing sources (uses)	<u>(1,885,850)</u>	<u>1,106,000</u>	<u>793,000</u>	<u>13,150</u>
Net change in fund balances	206,515	(745,074)	308,387	(230,172)
Fund balances – beginning of year	13,016,778	13,528,640	1,968,766	28,514,184
Fund balances – end of year	<u>\$ 13,223,293</u>	<u>\$ 12,783,566</u>	<u>\$ 2,277,153</u>	<u>\$ 28,284,012</u>

* This is the final 2022 audited financial statement. The 2023 audited statement will be available after June 2024.

The Park City Fire District is open and accountable to the community it serves. All aspects of the PCFD budget and financials are public record in the effort toward total transparency and accountability. PCFD's website provides a link to download our current budget, as well as a link to the Utah State Auditor's website where our audit reports and financial information can be reviewed. Our 2022 independent audit was a clean audit with no adjustments or findings.

PCFD is a member of the Utah Association of Special Districts (UASD), which promotes the proper and efficient operation of all special service districts in the State of Utah. Every year PCFD administrative staff and members of the PCFD Administrative Control Board take open meetings training provided by the UASD which is certified by the State Auditor's Office.

RECRUITING

The Park City Fire District offers a challenging and rewarding career in emergency services which includes firefighter/EMT, firefighter/paramedic, and our newly added positions of non-fire EMT and non-fire paramedic. The job of a firefighter is physically demanding. Firefighters must be in good physical condition, both at the time of hire and throughout their career. Our personnel enjoy an excellent working environment, highly competitive wages and benefits, paid leave, and employer-paid Utah State Retirement. Park City and the surrounding areas are some of the most picturesque mountainous terrain in the world. Off shift, our personnel enjoy many outdoor activities including over 400 miles of single-track trails in our District.

Once hired as a Park City firefighter, EMT, or paramedic, many new opportunities to test for different positions and specialties will be available. You will have the opportunity to earn many certifications as well as opportunities to promote during your tenure. PCFD offers a career full of exciting challenges.

We invite you to join our family and become a Park City firefighter, EMT, or paramedic. You can find more information about PCFD firefighter testing on our website at www.pcfcd.org. After learning about this exciting opportunity, please fill out a job interest card using the following link: [PCFD Job Interest Card](#).



Recruit Class 16

Chief Zanetti and Deputy Chief Emery

TRAINING DIVISION

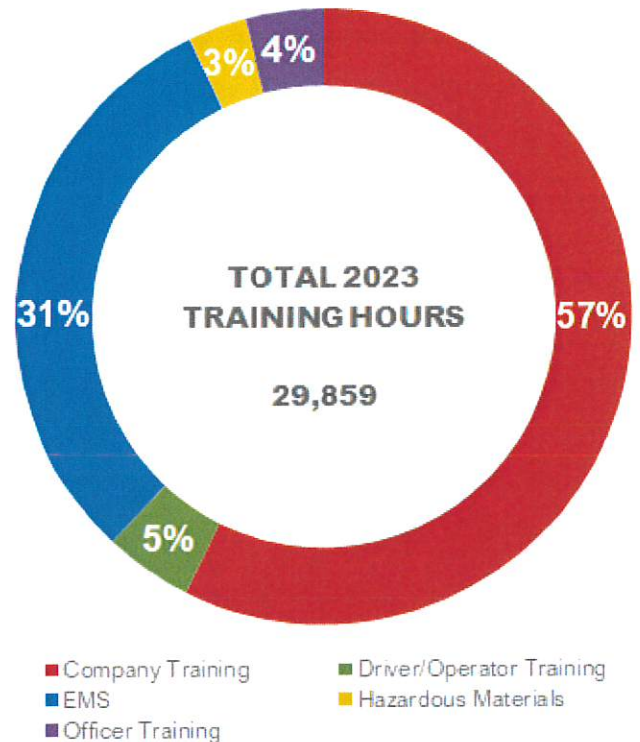
Emergency Medical Services

PCFD employees use the Medical Knowledge Skill Ability (MKSA) program for EMS training. The MKSA program was built by PCFD and meets both the State of Utah Bureau of Emergency Medical Services requirements as well as the National Emergency Medical standard. PCFD members complete a minimum of 60 hours of medical training every year. The Utah Bureau of Emergency Medical Services requires 30 hours a year. The MKSA program coincides with training delivered from the Training Division through lecture, EMS lab, and spot checks.

In 2023, all crews participated in their biannual ACLS training, which includes six hours of continuing education hours and two hours of hands-on training. Paramedics Hudson Zwahlen, Sam Croft, and Dalton Schaefer completed paramedic school and participated in the PCFD Paramedic Mentorship Program.

PCFD has been contracted to run EMS services in Summit County for more than 20 years. This year was the final year PCFD ran our eastern county ambulance units (Ambulance 21 in Coalville and Ambu-

lance 41 in Kamas). PCFD continues to provide paramedic services for the entire county, and we look forward to growing our relationships with the surrounding jurisdictions.



Critical Care Team and Rapid Sequence Intubation Onboarding

Also in 2023, PCFD continued to expand the scope of practice for our Critical Care Team. Our focus up to this year has been and continues to be the safe and appropriate care of critically injured and ill patients during interfacility transports out of Park City Hospital. This year we expanded our focus to scene calls by initiating a 12-month roll out of Rapid Sequence Intubation (RSI). RSI is an intervention used when a patient's airway is compromised to the point they are unable to protect it themselves or are trending in a direction that a predicted clinical decline warrants the medical team to take over the airway completely. RSI in the prehospital settings is typically reserved for flight crews with very few exceptions.

The PCFD Critical Care Team will be the third ground agency in Utah to add this intervention to their scope

of practice. To responsibly expand our scope, we have implemented a four-phase process with the expectation of having field RSI performed by our Critical Care Team in conjunction with "RSI Support Medics" across our district by summer 2024.

The first and second phases began in 2023 with all suppression personnel first completing airway training and then all paramedics attending the difficult airway course in preparation for RSI being performed in our district. The third phase will be the hands-on practice portion of the process and will be completed in Spring 2024. The final phase will be the testing phase, during which each crew, paramedic, and critical care paramedic will participate in a written test and scenario-based tests overseen by our medical control physician.

TRAINING DIVISION

Fire Training

Park City Fire District employees use the Knowledge, Skills, and Abilities (KSA) program for fire training with 19 sections covering all pertinent fire skills ranging from accessing a hydrant to incident command structure. Sections are assigned on a monthly basis to all PCFD crews. The station captains have a month to review the assigned KSAs and sign each crew member off. The following month, spot checks are performed with each crew on a few of the assigned KSAs from the prior month. These spot checks are performed by the Training Officer and are completed to make sure PCFD's members' skills are consistent across the department and that individual skills are proficient.

PCFD graduated nine firefighters in December 2023: Bryson Allison, Russell Buhecker, Eric Gratien, Taylor Hart, Dusty Kerns, Asa Low, Jonathan Price, Ruben

Santana, and Tanner White. The recruit camp was a total of 13 weeks with all recruits receiving Utah State certification in Firefighter I, Firefighter II, Hazmat Awareness, Apparatus Driver Operator, Aerial Apparatus Operator, Hazmat Operations, and National Registered Advanced Emergency Medical Technician.

All combat personnel participated in the Task Performance Test (TPT). PCFD had a 100% pass rate again for 2023. The average passing TPT times per year are as follows:

- | | |
|-------------|-------------|
| • 2014 3:57 | • 2019 3:05 |
| • 2015 3:34 | • 2020 3:10 |
| • 2016 3:15 | • 2021 3:18 |
| • 2017 3:16 | • 2022 3:15 |
| • 2018 3:11 | • 2023 3:16 |



Special Operations

The Park City Fire District operates three special operation stations each day. The crew members of these stations are certified hazmat technicians and have training in trench, confined space, structural collapse, and high-angle rescues. In 2023, PCFD taught Utah State certification classes in all special

rescue disciplines: high-angle and rope rescue, confined space rescue, trench rescue, heavy extrication, and hazardous materials. This was our first year opening these classes to outside agencies. Participants included firefighters from Wasatch County, North Summit, and the United Fire Authority.

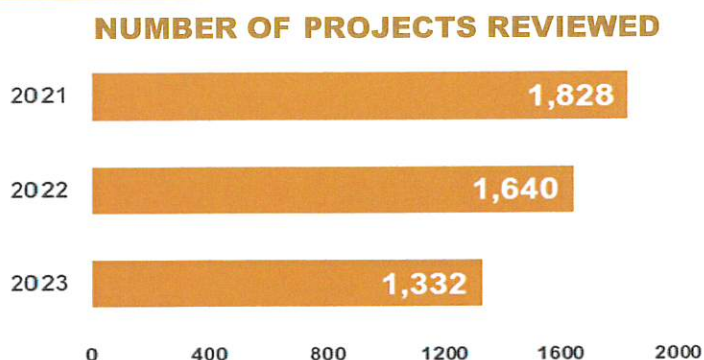
FIRE PREVENTION DIVISION

Fire Prevention Bureau Responsibilities

- Plan review, permit issuance, inspecting and performing acceptance test of:
 - Fire sprinkler systems
 - Fire alarm systems
 - Specialized engineered fire protection and detection systems
 - Smoke control systems
- Detailed water supply analysis
- Interpretations of fire code questions for design professionals
- Plan review and issuance of project clearance for new construction
- Plan review and issuance of project clearance for photovoltaic (solar panels) installations
- Business license and nightly rental inspections for new businesses
- Inspections of new construction with fire and life safety systems
- Issuance of operational permits for activities regulated by the International Fire Code
- Investigation of fires to determine origin and cause
- Publication of operating policies and fire safety info bulletins

Fire and Life Safety Plan Review of New Construction and Tenant Improvements

The Fire Prevention Bureau reviews construction documents to determine compliance with the International Fire and Building Codes as well as all local codes, ordinances, standards, and regulations. This includes plan review of building sites for adequate fire department access, hydrant locations, adequate fire flow, egress and exiting analysis, and requirements for fire and life safety systems such as fire sprinkler and alarm systems.



Fire Investigation Team



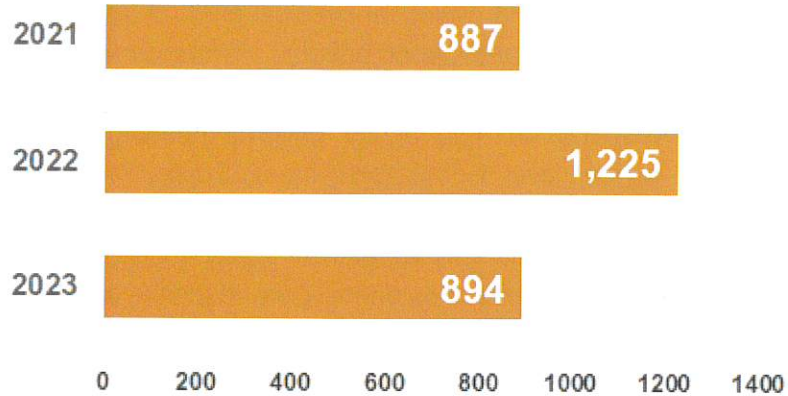
The Fire Investigation Team is under the direction of the Fire Prevention Bureau. All inspectors in the Fire Prevention Bureau have become certified fire investigators. Additionally, several on-duty firefighters are certified as fire investigators. This year PCFD investigated 12 significant fires with a range of causes including fireplace-related causes, broken natural gas lines, illegal fireworks, and cooking. There were no civilian or firefighter injuries reported at any fire PCFD responded to. Total fire losses in the PCFD area are estimated to be \$1.3 million.

Public Education

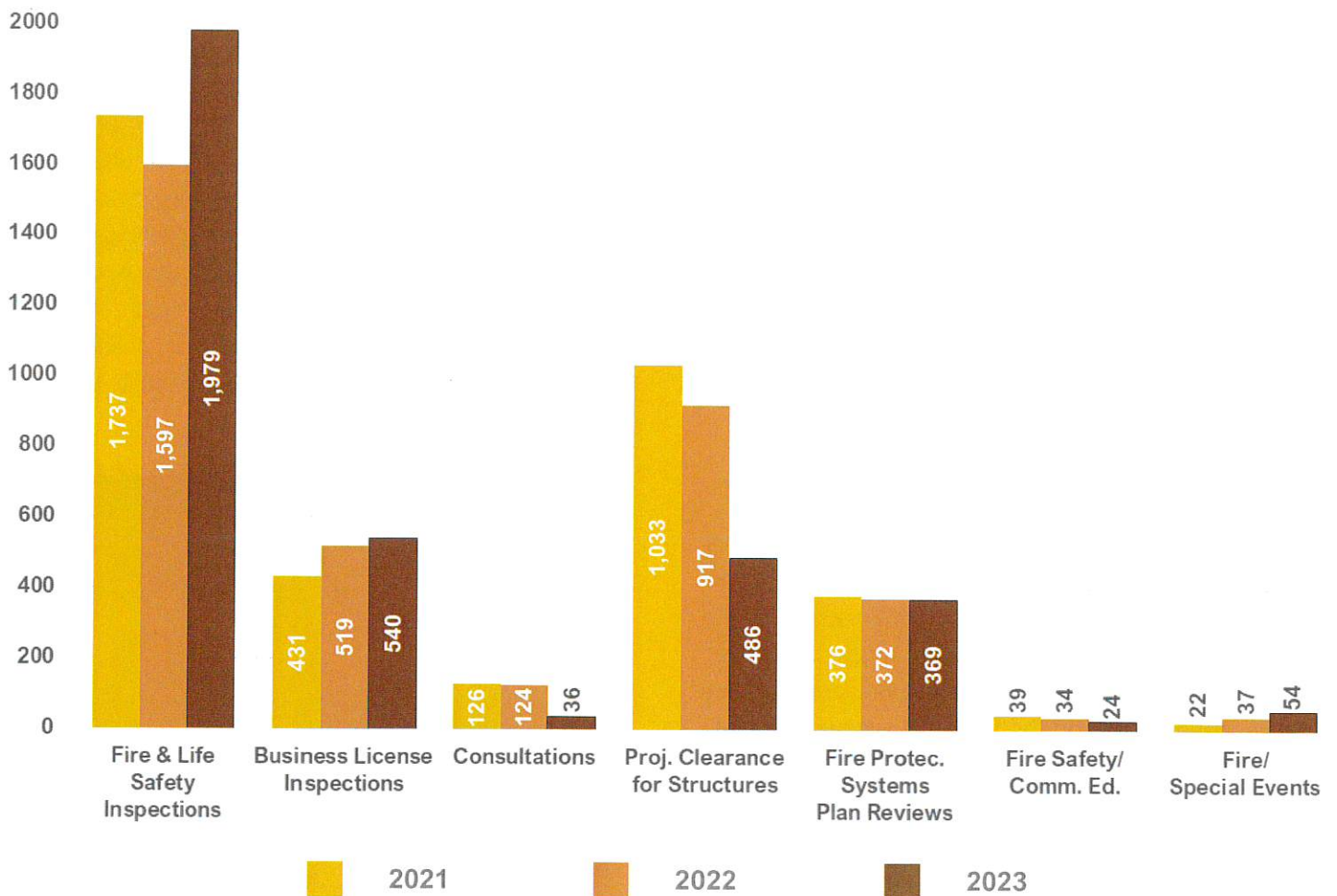
This year, PCFD continued to focus on evacuation plans in business and multi-family residences. Using guidelines from the National Fire Protection Association, we gave presentations to schools and interested community groups and businesses. We also met with HOAs to discuss wildfire fuel mitigation and home emergency preparedness.

FIRE PREVENTION DIVISION

REGISTERED PILES PROCESSED THROUGH CHIPPING PROGRAM



FIRE PREVENTION BUREAU ACTIVITIES



ADMINISTRATIVE DIVISION

EMS

The Park City Fire District is dedicated to the mission and vision of providing excellence and being an exemplary leader in the fire service. This dedication has saved lives and promoted improvements to the PCFD EMS service delivery model. PCFD continuously evaluates life-saving practices and equipment to push the limits of EMS care. Under the direction of the on-duty battalion chief, four advanced EMT ambulances and one paramedic critical care ambulance are staffed each day throughout the 110 square miles of PCFD. These ambulances respond to 911 scene calls, various recreation areas, and

hospitals and clinics for medical aid and transportation of sick and injured patients. Paramedics are also strategically located throughout the Park City area to respond on high acuity patients needing an advanced level of emergency medical care. Emergency medical responses make up approximately 60% of PCFD annual call volume. In 2023, PCFD pursued advancements in its critical care response and coordination with local area hospitals. Coordination and collaboration with area medical stake holders are of the upmost priority to PCFD, and together we can make a difference in patient outcomes and care.

Community Education/Special Projects



Community CPR and First Aid

PCFD continues to offer monthly CPR and First Aid classes to the community. The American Heart Association (AHA) CPR, First Aid, and Emergency Cardiac Care courses offered provide the information and skills necessary to effectively assess and help those in critical emergencies until EMS personnel arrive. Classes were offered through the AHA online portal and the skills are taught in small, individual groups. Classes were transitioned to online-based learning, and we have found many benefits with this platform.

High School Emergency Medical Technician Course

For the 12th year now, Park City Fire District has partnered with Park City High School in offering an Emergency Medical Technician (EMT) course. This yearlong course is designed to give students the opportunity and resources to learn about and explore career opportunities in the EMS field as well as prepare them for the National Registry Test and State certification as an EMT. Well over 300 students have had the opportunity to participate in this valuable training since its inception.



ADMINISTRATIVE DIVISION

Information Technology

Our Information Technology Division continues to advance and upgrade in an effort to keep our systems up to date and running properly. There were many improvements in 2023, including redundant system processes to serve as secondary backup in an effort to isolate variables. There was a coordinated effort between staff to outfit the temporary Station 34 with information systems while the new station was under construction. This effort continued as the station neared completion at the end of 2023.

Awareness to cyber security is a priority to PCFD and we will be moving forward with objectives to prevent the actions of threat actors and cyber-attacks. Our IT manager continuously monitors technology to improve efficiency and increase the flow of information throughout the organization. Medical control meetings continue to be held remotely via cloud-based video conferencing software. These meetings are broadcast as well as archived for a continuous education opportunity.

Logistics

Maintenance of our facilities is imperative to maintaining operational readiness for emergency response. The rebuild of Station 34 located in upper Deer Valley took almost two years to complete and is now staffed and in service as of December 2023.

Preventative maintenance of the seven staffed PCFD stations, logistics warehouse, and fleet services buildings is always an on-going process with the goal of creating an efficient and functional workplace for our staff that supports the culture of PCFD.



Station 34 - 7805 Royal Street East, Park City, Utah

DEPARTMENT HIGHLIGHTS

Promotions

Captain



Jonathan Jahp



Matt Provost

Paramedic



Sam Croft



Dalton Schaefer



Hudson Zwahlen

Engineer



Jace Adams



Evan Esquivel



David Horning

2023 Recruit Class - Graduation Date December 6, 2023



Bryson Allison



Russell Buhecker



Eric Gratien



Taylor Hart



Dusty Kerns



Asa Low



Jonathan Price



Ruben Santana



Tanner White

DEPARTMENT HIGHLIGHTS

Retirements



Captain
Rex Florendo

Awards

Chief's Award



Captain
Eric Gomm

Outstanding Crew



Critical Care Paramedic Team

Paramedics Steve Carroll, Anna Coles, Sam Croft, Michael Dean, Skylar Marsh, Sergio Ortiz, and Hudson Zwahlen

Firefighter of the Year



Engineer
Reed Wycoff

Community Service



Birthday Party for Life-Long PCFD Supporter Riley

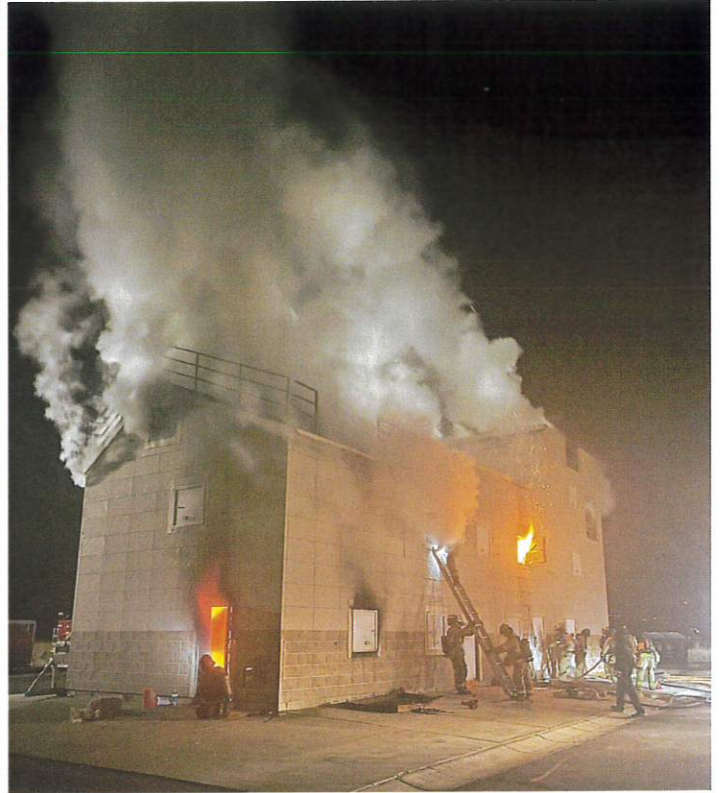
Captains Eric Hintze, Jonathan Jahp, and Matt Meinhold; Paramedic Logan Rodriguez; Engineer Colin Higgins; Firefighter TJ Egbert; and AEMTs Leslie Molinar, Cole Smyth, Joe Walker, and Abby Walton

Incident of the Year



13-Year-Old Patient in Cardiac Arrest

Battalion Chief Max Doshier; Captains Chad Kramer and Zane Thompson; Engineers David Horning and Tyler McAllister; Paramedic Anna Coles; Firefighters Spencer King, Emerson Parker and Jacob Rogge; and AEMT Gavin Skirucha

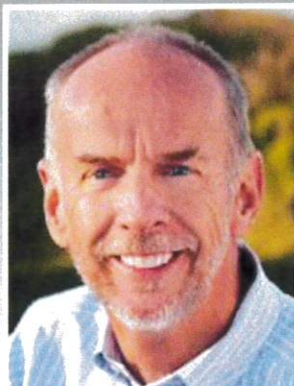




Park City Fire Service District Administrative Control Board



Chair
Jeremy Rubell



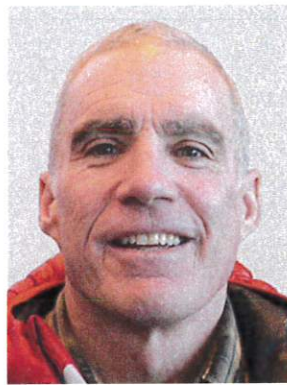
Vice Chair
Alex Butwinski



Treasurer
Christina Miller



Secretary
John Hanrahan



Member
Steve Briley

Park City Fire District is supported by a board of commissioners, four who are appointed by Summit County and one member from within the District who is appointed by Park City. This board is focused on ensuring PCFD not only meets but exceeds the needs of its communities and service areas, as well as supporting our operations to all areas served.



Park City Fire District
736 W. Bitner Road
Park City, UT 84098
435-940-2500
www.pcfcd.org

City Council Staff Report

Subject: Meadows Drive & McLeod Creek Trailhead Improvement
Construction Contract
Author: Heinrich Deters
Department: Trails & Open Space
Date: April 4, 2024

Recommendation

Review and consider a request to authorize the City Manager to execute a Construction Agreement with Empire Excavation & Development, LLC, as approved by the City Attorney, to improve and enhance the Meadows Drive and McLeod Creek Trailheads, in the amount of \$295,209.61.

Executive Summary

Consider a contract to improve various aspects of two high-volume trailheads, Meadows Drive and McLeod Creek, to be completed in spring 2024.

Analysis

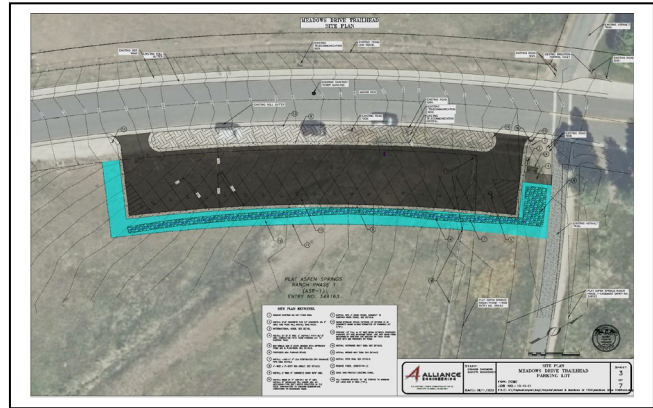
The Trails & Open Space Department is set to enhance two informal yet highly utilized trailhead areas near the Meadows Drive and SR-224 intersection. Our goals are to improve safety, and accessibility, and provide additional information to users on their overall impacts and trailhead etiquette.

- **McLeod Creek:** A new trailhead established on the north side of Meadows Drive and away from SR224, featuring eleven parking spaces, one ADA stall, a trailhead informational kiosk with maps, and appropriate sanitation and mutt mitt station. The existing informal area on the south side of the road (red outline) will be restored to its natural state



as conditioned upon Planning Commission review.

- **Meadows Drive:** Established on the south side of Meadows Drive, it offers nineteen parking spaces, one ADA stall, a trailhead kiosk with map and information, and adequate sanitation and mutt mitt station. Additionally, this trailhead will be separated from the roadway, allowing users to pull in, back out, and prepare outside of active traffic lanes.



Both trailheads will receive winter plow services consistent with the current plowing priority schedule under the Public Works Department.

Public Easement: To facilitate the design of the Meadows Drive facility, private property was secured through an easement granted by the property owner, which was recorded and is provided as Exhibit A.

Both initiatives are consistent with our efforts to create safer and more accessible trailheads that attempt to mitigate neighborhood impacts and trail etiquette.

The City initiated an Invitation for Construction Bid for the Meadows Drive and McLeod Creek Trailheads on October 19, 2023, via the U3P state procurement portal. We received five bids, and Empire Excavation & Development emerged as the qualified lowest bidder. Below is a breakdown of the trailhead bids:

- McLeod Creek Trailhead is \$133,422.29
- Meadows Drive Trailhead will amount to \$161,787.32.

Funding

The majority of funding is derived from existing impact fees and grants sources, and includes:

- Summit County Utah Restaurant Grant- \$70,000
- PCMC Trails Master Plan CIP- \$50,000
- PCMC Trail Impact and Development Fees- \$175,209.61

Attachments

Exhibit A- Trailhead Easement Agreement

WHEN RECORDED, RETURN TO:

Cielo Azul, L.L.C.
Attn: Fred Ahlstrom, Manager
5920 N. Campbell Road
Las Vegas, NV 89149

PUBLIC RECREATIONAL TRAILHEAD EASEMENT AGREEMENT

This Public Recreational Trailhead Easement Agreement ("Agreement") is between PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation (the "City") and CIELO AZUL, L.L.C., a Utah limited liability company ("Grantor").

RECITALS

Grantor is the owner of the real property located in Summit County, Utah, commonly known as 2600 Meadows Drive, Park City, Utah, Parcel No. ASR-1, and more particularly described as Lot 1, Aspen Springs Ranch Subdivision Phase 1, according to the official plat thereof on file and of record in the Summit County Recorder's Office (the "Property");

The City desires to create a public trailhead for recreation trail access (the "Trailhead") on the Property where the public will not be charged an entry fee;

The City has an existing informal Trailhead in the area and wishes to make improvements which requires additional property; and

Grantor desires to facilitate these improvements by granting an easement that allows the Trailhead to be partially constructed on the Property pursuant to the terms of this Agreement.

AGREEMENT

The parties therefore agree as follows:

1. Grantor hereby grants to the City and the Property is hereby burdened by a Trailhead easement (the "Easement") for the sole purpose of constructing, operating, and maintaining recreational public parking over the portion of the Property depicted on exhibit A and further described in the Legal Description shown on exhibit B.
2. The initial term of this Agreement ends at midnight at the end of December 31, 2043. The term of this Agreement (consisting of the initial term and any extensions in accordance with this section 2) will automatically be extended by consecutive 10-year terms unless no later than one year before any such extension begins either Grantor or the City notifies the other in writing that it does not wish to extend the Agreement.
 - (a) Upon the termination of this Agreement and the Easement granted herein for any reason, the City, at the City's sole and exclusive cost and expense, shall fully restore the

Property, to the reasonable satisfaction of Grantor, to be unimproved real property, including, without limitation, the removal of all asphalt, concrete, fencing, signs, and other improvements, and reseeding the Property with natural grass and other vegetation.

- (b) Such restoration of the Property shall be completed no later than one year from the termination of this Agreement.
3. The general public shall have the nonexclusive right to use the Easement for recreational parking only. The Easement shall not be used for commercial or overnight parking. Grantor shall have no obligation to maintain the Trailhead within the Easement.
- (a) The City, at the City's sole cost and expense, shall post signs in multiple conspicuous locations, as reasonably approved by Grantor, plainly stating that the Property beyond the fence line enclosing the Easement is private property and there shall be no trespassing thereon.
 - (b) Grantor, at Grantor's sole cost and expense, may, in Grantor's sole and absolute discretion, post additional signs on the Property indicating that the Property beyond the fence line enclosing the Easement is private property and there shall be no trespassing thereon.
 - (c) The City, at the City's sole cost and expense, shall be responsible for cleaning up any trash and debris that blows onto the Property from the Easement and/or is deposited on the Property by users of the Trailhead and the Easement.
 - (d) Upon notice from Grantor of trespassing on and/or damage caused to the Property outside of the Easement by users of the Trailhead and the Easement, the City shall make reasonable efforts to promptly investigate and address those issues.
 - (e) If the City fails to reasonably address trespassing and/or damage issues within 30 days of notice from Grantor, then Grantor may immediately terminate this Agreement and the Easement granted therein by providing written notice of such termination to the City.
 - (f) The City, at the City's sole cost and expense, shall be responsible for removing snow from the Easement area. Snow removed from the Easement area may be stored on the Property within 10 feet from the edge of the Easement area, provided that the City shall be solely responsible for any damage caused to the Property as a result of such snow storage.
 - (g) The City, at the City's sole cost and expense, shall install a split rail fence, or similar fence, as reasonably approved by Grantor, plainly delineating the boundary line of the Easement and snow storage area referenced in the preceding paragraph in relation to the remainder of the Property owned by Grantor. The City shall be solely responsible for the maintenance of the fence and all areas on the easement side of the fence.

- (h) The Park City Planning Commission approved a Conditional Use Permit for the Trailhead on August 23, 2023. The Final Action letter stating the Findings of Fact, Conclusions of Law, and Conditions of Approval for the Conditional Use Permit is attached as exhibit C. The City agrees to comply with all requirements contained in this letter when constructing the Trailhead.
4. Grantor agrees to donate use of the Property to the City for purposes of the Easement pursuant to this Agreement.
 5. Grantor and City agree that, following the date of execution of this Agreement, the City will be solely responsible for the construction, operation, and maintenance of the Trailhead, and that the City may remove or replace the Trailhead at its sole discretion.
 6. To the extent permitted by the Utah Constitution and the Governmental Immunity Act of Utah, the Utah Limitation of Landowner Liability—Public Recreation Act, and the Recreation Land Use Immunity Act, the City shall, within the limits of the Utah Governmental Immunity Act, defend and indemnify Grantor against any liability for damage to life or property arising from public use of the Easement. The City shall not be required to indemnify Grantor for any such liability arising out of the negligence or intentional acts of the Grantor or the employees, agents, invitees, or guests of the Grantor.
 7. Grantor represents and warrants to the City that Grantor owns fee simple title to the Property which is being encumbered by the Easement. Grantor represents that, subject to Section 13 below, it has the full right, power, and authority to grant this Easement to the City and to carry out its obligations in this Agreement. Grantor further represents that all required actions necessary to internally authorize Grantor to carry out its obligations in this Agreement have taken place.
 8. Each right and obligation which inheres in this Agreement (whether affirmative or negative in nature): (a) shall constitute a covenant running with the land; (b) shall benefit and bind every person having any fee, leasehold, or other interest in any portion of the Property or Easement to the extent such portion is benefitted, affected, or bound by the Easement; and (c) shall benefit and be binding upon any owner of the Property whose title is acquired by judicial foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise. If Grantor transfers the Property, the transferee shall automatically be deemed to have assumed and agreed to be personally bound and obligated by and responsible to perform the obligations of Grantor contained in this Agreement.
 9. Grantor shall timely pay all taxes and assessments against the Property of which the Easement is a part.
 10. All notices, requests, demands, and other communications must be in writing and must be given by: (a) established express delivery service which maintains delivery records; (b) hand delivery; or (c) certified or registered mail, postage prepaid, return receipt requested, to the

parties at the following addresses, or at such other address as a party may designate by written notice in the above manner:

If to Grantor:	Cielo Azul, L.L.C. Attn: Fred Ahlstrom, Manager 5920 N. Campbell Road Las Vegas, Nevada 89149
If to the City:	Park City Municipal Corporation 445 Marsac Avenue PO Box 1480 Park City, Utah 84060

11. This Agreement is governed by the laws of the State of Utah.
12. This Agreement is binding upon and inures to the benefit of the parties and their respective successors and assigns.
13. The effectiveness of this Agreement, and the Easement granted herein, is expressly contingent upon the prior written approval of the Aspen Springs Ranch Homeowners Association, Inc., a Utah non-profit corporation, as indicated in the attached approval below.
14. Each individual executing this Agreement represents that they are duly authorized to execute this agreement in the capacity and for the entity for whom that individual signs.

(Signatures on following page)

CIELO AZUL, L.L.C.,
a Utah limited liability company

Date: 9/ 29/ 2023

Signature: [Signature]
Fred Ahlstrom, Manager

Signature: [Signature]
Debra Ahlstrom, Manager

CORPORATE ACKNOWLEDGMENT

STATE OF Nevada)
) ss.
COUNTY OF Clark)

On this 29th day of September, 2023, personally appeared before me FRED AHLSTROM and DEBRA AHLSTROM, who being duly sworn, did say that they are the MANAGERS of CIELO AZUL, L.L.C., a Utah limited liability company, and acknowledged to me that the preceding Easement Agreement was signed on behalf of said limited liability company, by their authority and they acknowledged that they did execute the same for its stated purpose.



[Signature]
NOTARY PUBLIC

PARK CITY MUNICIPAL CORPORATION,
a Utah municipal corporation

Date: _____

Signature: _____
Nann Worel, Mayor

Attest:

City Recorder's Office

Approved as to Form:

City Attorney's Office

APPROVAL OF HOMEOWNERS ASSOCIATION

The Aspen Springs Ranch Homeowners Association, Inc., a Utah non-profit corporation (the "Association"), hereby consents to the foregoing Public Recreational Trailhead Easement Agreement, and expressly states for the benefit of Grantor and the City that the Easement granted in such Agreement is not contrary to, and will not violate, any provision of the Declaration of Covenants, Conditions and Restrictions for Aspen Springs Ranch Subdivision, Park City, Utah, initially recorded in the office of the Summit County Recorder as Entry No. 349164, on October 31, 1991 (the "Declaration"), or that any such violation of the Declaration by the Easement and/or any provision of the foregoing Agreement is hereby forever waived by the Association.

Any individual executing this Approval of Homeowners Association on behalf of the Association hereby individually represents and warrants that they are duly authorized to execute this Agreement on behalf of the Association and cause the Association to be bound thereby.

**ASPEN SPRINGS RANCH HOMEOWNERS
ASSOCIATION, INC.,**
a Utah non-profit corporation

Dated: 10/19/2023

Signature: Bill Ciraco

Bill Ciraco, President

Acknowledgement

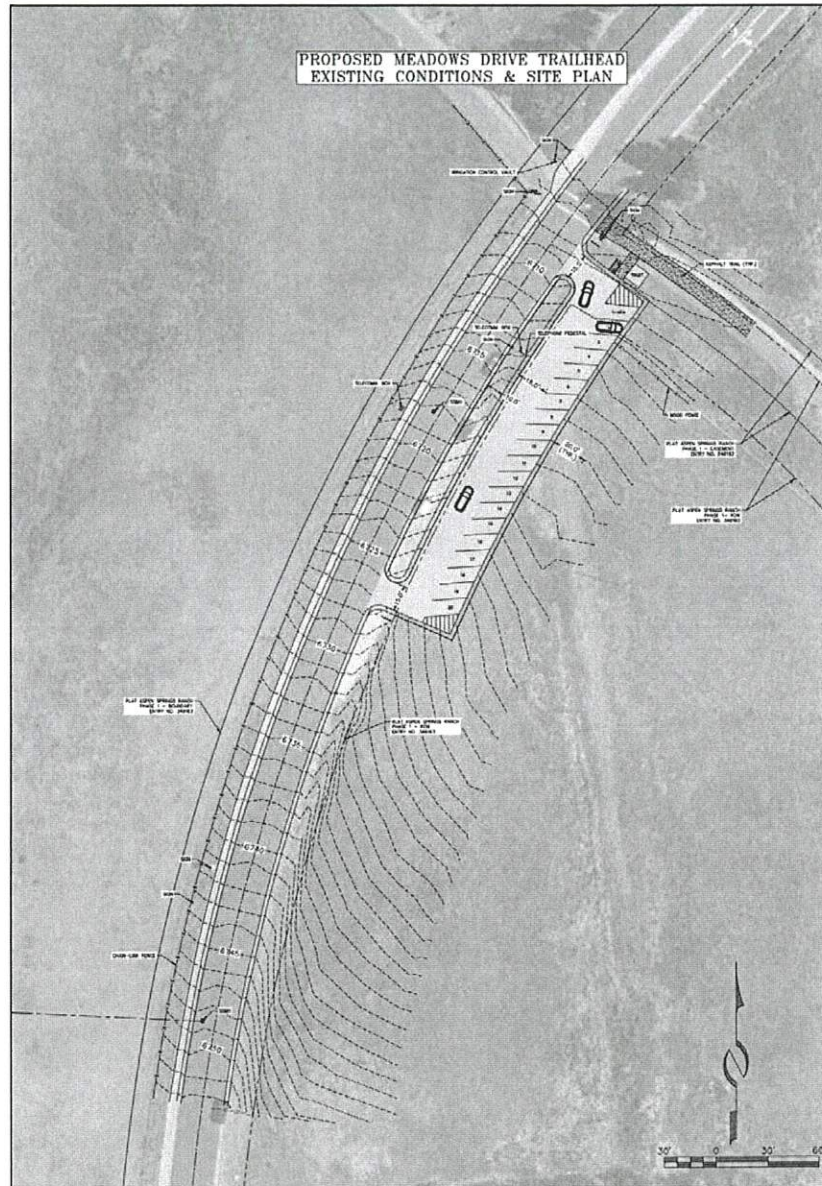
State of Utah)
 : ss
County of Summit)

On October 17, 2023, personally appeared before me BILL CIRACO, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he executed the foregoing instrument in his capacity as the PRESENT of ASPEN SPRINGS RANCH HOMEOWNERS ASSOCIATION, INC., and that he did so of his own voluntary act for its stated purpose.



Michelle Kellogg
NOTARY PUBLIC

EXHIBIT A
TRAILHEAD DESIGN



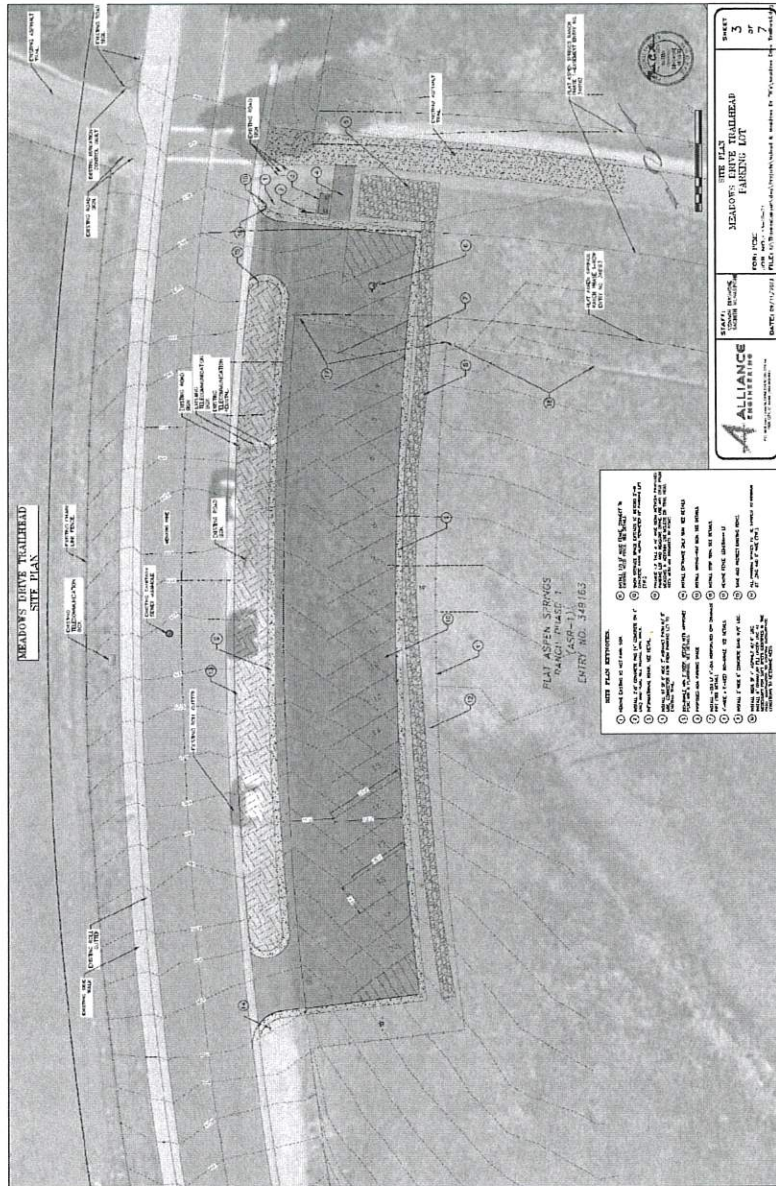


EXHIBIT B

LEGAL DESCRIPTION AND DEPICTION OF THE EASEMENT

The real property referenced in this Trailhead Easement Agreement as the "Easement" is located in Summit County, Utah and is more particularly described as follows:

A parcel of land located in the southwest quarter of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at the northernmost corner of Ranch Lot Open Space (Part of Lot 1), Aspen Springs Ranch Phase 1, recorded October 31, 1991, as Entry No. 349163 in the Office of the Recorder, Summit County, Utah, said point being on the east boundary of Meadows Drive right-of-way and also being on a curve to the right having a radius of 563.48 feet, of which the radius point bears South 29°33'01" West; and running thence Southeasterly, coincident with the northerly boundary of Ranch Lot Open Space and along the arc of said curve 55.91 feet through a central angle of 05°41'07"; to a point on a non tangent curve to the left having a radius of 952.88 feet, of which the radius point bears South 54°22'10" East; thence along the arc of said curve 219.53 feet through a central angle of 13°12'01"; thence North 66°16'52" West 56.44 feet to the east boundary of Meadows Drive right-of-way, said point also being on a non tangent curve to the right and having a radius of 1075.22 feet, of which the radius point bears South 66°56'28" East; thence coincident with the east boundary of Meadows Drive right-of-way and along the arc of said curve 227.98 feet through a central angle of 12°08'54" to the point of beginning.

Description contains 12,523 square feet

Part of Summit County Parcel: ASR-1

EXHIBIT C
PLANNING COMMISSION FINAL ACTION LETTER



Planning Department

August 23, 2023

Park City Municipal Corporation
445 Marsac Avenue
435-615-5155

CC: Heinrich Deters

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: Meadows Drive Trailhead, ASR-1

Zoning District: Recreation and Open Space (ROS)

Application: Conditional Use Permit

Project Number: PL-23-05575

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: August 23, 2023

Project Summary: The Applicant proposes to construct a hard-surface Parking Area with 20 parking spaces at the existing Meadows Drive Trailhead within the Recreation Open Space (ROS) Zoning District.

Action Taken

On August 23, 2023, the Planning Commission conducted a public hearing and approved the Conditional Use Permit for the Meadows Drive Trailhead and Parking Area according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The proposed Trailhead and Parking Area is partially located on Parcel No. ASR-1 in the Aspen Springs Ranch Phase 1 Subdivision Lot 1 and partially within the Meadows Drive Right-of-Way (ROW).



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2. The Aspen Springs Ranch Phase 1 Subdivision Plat was approved on May 23, 1991, by the Park City Council and recorded with Summit County on October 31, 1991, as Entry No. 349163.
3. The property owner of Aspen Springs Ranch Phase 1 Subdivision Lot 1 has agreed to enter into an Easement Agreement with the Applicant to allow the construction of the Meadows Drive Trailhead.
4. The existing gravel parking configuration for 15 – 18 parking spaces at the Meadows Drive Trailhead is not compliant with LMC 15-3-3(B), which requires parking areas to be hard-surfaced and impervious.
5. The Applicant proposes constructing 20 paved parking spaces.
6. Staff determined the Application was complete on April 4, 2023.
7. The application as conditioned complies with LMC Chapter 15-2.7 *Recreation and Open Space (ROS) District* as follows:
 - a. In the ROS Zoning District, Parking Areas greater than 5 spaces require a Conditional Use Permit.
 - b. The ROS Zoning District requires a 25-foot setback from all property lines and Approved Parking Areas are listed as a Front, Side, and Rear Setback exception.
 - c. The Forestry Board reviewed this Proposal on April 6, 2023, and determined there is no Significant Vegetation in the Trailhead Parking Area.
8. The application as conditioned complies with LMC Chapter 15-2.21 *Sensitive Land Overlay (SLO) District* as follows:
 - a. **Steep Slopes-** The Trailhead and Parking Area are located on a flat area.
 - b. **Ridge Line Area Protection-** The Meadows Drive Trailhead and Parking area are not located near or on protected Ridge Lines.
 - c. **Wildland Urban Interface-** 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.
 - d. **Wildlife Habitat Areas-** There are no Sensitive or Specially Valued species that are occupying or using on-Site and adjacent Areas where the Meadows Drive Trailhead and Parking Area are proposed.
 - e. **Vegetative Cover**
 - i. The Forestry Board reviewed this Proposal on April 6, 2023, and determined that no Significant Vegetation would be impacted by the



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Trailhead Parking Area. Any non-paved area will be re-planted using the City's approved seed mixture.

f. Designated Entry Corridors and Vantage Points

- i. The Meadows Drive Trailhead and Parking Area are within the Entry Corridor Protection Overlay

g. Wetlands and Stream Corridors

- i. The Applicant meets Wetland setbacks.

9. The application as conditioned complies with LMC Chapter 15-2.20-5 *Entry Corridor Protection Overlay (ECPO) District* as follows:

- a. The regulations contained in this sub-zone shall apply to all Structures on Lots adjacent to or within two hundred and fifty feet (250') of the nearest Right-of-Way of entry corridor highways within existing Park City limits including: Utah State Highway 224 north of Holiday Ranch Loop Road and Payday Drive, Utah State Highway 224 south of Prospect Street, and Utah Highway 248 east of Wyatt Earp Way

- i. The proposed Trailhead and Parking Area are outside of the 250' foot Setback

10. The application as conditioned complies with LMC Chapter 15-3 *Off-Street Parking Regulations* as follows:

a. Grading and Drainage

- i. The City Engineer reviewed this proposal on March 21, 2023, and preliminarily approved the grading and drainage plans for the Parking Area. Condition of Approval 5 requires the Applicant to submit a geotechnical report prior to Building Permit submittal to ensure the soils are sufficient for the hard-surfaced Parking Area.

b. Surfacing

- i. The Parking Area will be hard-surfaced, impervious Asphalt.

c. Parking Area Lighting

- i. No lighting is proposed as part of the Trailhead and Parking Area.

d. Parking Area Landscaping

- i. The Applicant is proposing small shrubs, bushes, and trees between the edge of the Parking Area and the Private Property.

e. Snow Storage

- i. On March 21, 2023, the Streets Department reviewed and preliminarily approved the Snow Storage design at the Meadows Drive Parking Area and is shown on the Proposed Plans.



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f. Parking Space Dimensions

- i. All parking spaces will be 9' wide and 18' long, with the exception of one parking space that will meet ADA-required dimensions.

g. Street Access and Circulation

- i. Vehicular traffic flow will improve with the design of the Meadows Drive Parking Area. The striped parking allows for better organization and efficiency. The Parking Area will now meet standard parking space designs. Vehicles parking to use the Trails will now be completely out of traffic lanes to improve pedestrian safety and trail users exiting their cars with recreational equipment.

h. Parking Lot Setbacks

- i. Approved Parking Areas are listed as a Front, Side, and Rear Setback exception in the ROS Zone.

i. Geotechnical Report

- i. Condition of Approval 5 requires the Applicant to submit a geotechnical report prior to Building Permit submittal.

11. The application as conditioned complies with *LMC 15-1-10 Conditional Use Permits* as follows:

a. Size and Location of the Site

- i. This is an existing Site utilized for Trailhead parking. The proposed Parking Area will improve the site and create better accessibility for Trail users.

b. Traffic

- i. The gravel Parking Area provides parking for 15 – 18 vehicles. The proposed paved Parking Area provides parking for two additional vehicles, for a total of 20 parking spaces. Vehicular traffic flow will improve with the design of the Meadows Drive Parking Area. The striped parking allows for better organization and efficiency. The Parking Area will now meet standard parking space designs. Vehicles parking to use the Trails will now be completely out of traffic lanes to improve pedestrian safety and trail users exiting their cars with recreational equipment.

c. Utility Capacity

- i. The Development Review Committee reviewed this proposal on March 21, 2023, and did not identify any utility issues with the proposed Parking Area.



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d. Emergency Vehicle Access

- i. On March 21, 2023, the Park City Fire District reviewed the proposed Trailhead Parking Area and confirmed the proposal conforms with their requirements.

e. Parking

- i. The proposed Parking Area will increase the amount of Parking at the Meadows Drive Trailhead by two parking spaces. Twenty Parking Spaces are proposed. There are currently 15-18 un-striped, gravel parking spaces at the existing Meadows Drive Trailhead.

f. Internal Vehicular and Pedestrian Circulation System

- i. The proposed Parking Area will improve the vehicular circulation system by only allowing one-way traffic within the Parking Area with directional parking stalls. Pedestrians will have direct access to the Farm Trail via asphalt pathway from the Parking Area to the trail.

g. Fencing, Screening, and Landscaping

- i. The proposed Parking Area will be surrounded by a wood/rope fence similar to other Trailhead fences in Park City. There is no landscaping proposed for the Parking Area. Any disturbed non-paved area will be re-planted using the City's approved seed mixture. The existing wood fence at the site is City-Owned, and will be adjusted to allow a pedestrian pathway from the Parking Area to the Trail.

h. Building Mass, Bulk, and Orientation

- i. Not Applicable, no buildings or structures are proposed as part of this Application.

i. Useable Open Space

- i. The proposed Parking Area will increase the useability of Open Space for the community.

j. Signs and Lighting

- i. Five signs are proposed for the Meadows Drive Trailhead Parking Area: one is an informational kiosk sign, two are general signs for the Trailhead located near the entrance and exit, and there are two signs proposed for traffic flow; a one-way sign at the entrance and a do not enter sign at the exit. Municipal Code of Park City § 12-8-1 lists Recreational Facilities as exempt from the Sign Code



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Mine Hazards, and it is outside the Soils Ordinance Boundary. No steep slopes will be impacted by the Trailhead Parking Area.

p. Reviewed for Consistency with the Goals and Objectives of the Park City General Plan

- i. Goal 4 of the General Plan states: "Conserve a connected, healthy network of open space for continued access to and respect for the Natural Setting." The proposed Trailhead will increase access and connectivity in Open Space areas.
 - ii. Goal 9 of the General Plan states: "Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors." The proposed Trailhead Parking Area will provide residents and visitors with improved access to recreational opportunities.
12. Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on April 12, 2023.
 13. Staff mailed courtesy notices to the adjacent property owners within 300 feet on April 12, 2023 and the *Park Record* published notice on April 12, 2023.
 14. On April 26, 2023, the Planning Commission conducted a public hearing and continued the review to May 24, 2023, to allow the Applicant to obtain additional information.
 15. On May 24, 2023, the Planning Commission conducted a public hearing and continued the review to a date uncertain to allow the Applicant to obtain additional information.
 16. Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on August 9, 2023.
 17. Staff mailed courtesy notices to the adjacent property owners within 300 feet on August 9, 2023 and the *Park Record* published notice on August 9, 2023.

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)*, Chapter 15-3 *Off Street Parking Requirements*, and Section 15-1-10(E) *Conditional Use Permits*.
2. The use will be compatible with surrounding Structures in use, scale, mass, and circulation.



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3. The effects of any difference 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 dated August 4, 2023, reviewed by the Planning Commission as Exhibit C to the August 23, 2023 staff report. Any 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 or designee prior to construction.
4. The Applicant must submit a geotechnical report prior to Building Permit submittal.
5. The Applicant must complete and record with Summit County an Easement Agreement with the property owner of Parcel No. ASR-1 for the proposed Parking Area and landscaping prior to Building Permit submittal.
6. Any disturbed non-paved area must be re-planted using the City's approved seed mixture.
7. Outdoor lighting is not included in the review of this permit. Future proposals to install outdoor lighting require Planning Department review and must comply with the outdoor lighting regulations outlined in Land Management Code Section 15-5-5(J), be Fully Shielded, down-directed, and 3,000 degrees Kelvin or less.
8. The Applicant shall protect existing utilities on site during construction.
9. The Applicant shall submit a Landscaping and Irrigation Plan to the Planning Department prior to building permit submittal that comply with the water wise landscaping requirements outlined in LMC § 15-5-5(N). Screening of trash shall be addressed as part of the Landscaping Plan.
10. The Applicant shall install a drainage basin to catch and filter any stormwater runoff from the Parking Area, as approved by the City Engineer.

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,

A handwritten signature in dark ink, appearing to read "Sarah Hall", written over a horizontal line.

Sarah Hall
Planning Commission Chair

CC: Virgil Lund



City Council Staff Report

Subject: Historic Park City Alliance Annual Update

Author: Jenny Diersen

Department: Special Events

Date: April 4, 2024

Recommendation

Consider an update from the Historic Park City Alliance (HPCA), required by a [Professional Services Agreement \(PSA\) between HPCA and Park City Municipal to Centralize Communication and Waste Management for Main Street Park City](#).

Additionally, as the Agreement outlines on page 1, the City Council must either extend the agreement for an additional year (through June 2025) or it expires on June 30, 2024.

Background

Main Street is unique compared to other commercial locations in Park City because the City owns, regulates, and operates significant aspects of the area. These include most streets, sidewalks, plazas, stairs, walkways, parking areas, and consolidated waste infrastructure. Main Street's historic district regulations also require more careful and complex planning, zoning, and maintenance. This requires daily collaboration to operate the area effectively.

Years ago, in 2007, a Business Improvement District (BID) for Main Street was created after Summit County ceased to provide commercial waste services. Despite a desire to continue coordinated services and communication between Main Street merchants and the City using the BID, Utah law changed, and the BID was no longer permissible. There is a complete history of the Main Street BID [here](#).

On July 27, 2023 ([report](#) p. 5 / [minutes](#) p. 3), the City Council held a Work Session to discuss options given the BID discontinuation. Following City procurement policy, on August 29, 2023 ([report](#) p. 98 / [minutes](#) p. 7), the City Council approved a Service Provider Contract with HPCA for Centralized Communication and Waste Management for \$80,000 annually. This contract requires HPCA to provide an annual summary to the City Council about the services provided, and the contract expires June 30, 2024, unless the City extends the agreement for another year.

Analysis

To our knowledge, the HPCA completed all requirements in the [scope](#) (p. 15) as outlined in **Exhibit A**. Looking ahead, the HPCA requests the City Council consider the following:

- Consider additional code requirements to compel better trash compliance and code enforcement tools to hold violators accountable. The HPCA will continue educating and managing day-to-day waste issues in collaboration with City

Departments. However, additional compliance and enforcement tools are necessary to gain better compliance in the future and reduce increasingly difficult sanitation concerns.

- Provide the HPCA with quarterly parking and sales tax summary data and
- Continue to include the HPCA as a partner during the Main Street Area Plan to ensure local businesses have a compelling voice to guide the future of Main Street infrastructure and investments.

Waste System on Main Street

On April 25, the Environmental Sustainability Department plans to present several options to the City Council regarding future waste management and enforcement strategies for commercial waste services. This will dovetail into the considerations the City and HPCA jointly recommend above.

Funding

Funding for the HPCA PSA comes from parking revenues in the Parking Fund.

Exhibits

A HPCA Annual Report



PCMC Annual Report
March 2024



Overview

In October 2023, the HPCA entered into a new agreement with the City. Outlined in this report you will see the results of this new partnership to help with waste management and communications to all Main Street businesses. HPCA Executive Director and Board have been working cohesively with the City to ensure the Historic District continues to be a vibrant community asset.

2023/2024 Highlights As of 3.18.2024

Communication

The HPCA has worked with the City to keep the Historic District informed on event impacts, construction updates, community announcements and more. Communication was sent to businesses through the HPCA Newsletter. Below are topics and links to all newsletters sent beginning July 2023 to March 2024:

DATE SENT	CONTENT	LINK TO EMAIL
07/13/23	Community Updates: PCCB Info, HPCA Board Mtg.	https://conta.cc/3DdnRFx
07/28/23	Kimball Arts Festival: City Event Info	https://conta.cc/44JpW8o
08/12/23	Community Updates: PCCB Info, HPCA Board Mtg.	https://conta.cc/47sY362
08/22/23	Business Notice: Trash Compactor Installation	https://conta.cc/45fMBcw
08/25/23	Business Notice: Upcoming Road Closures	https://conta.cc/3EdKPwK
09/01/23	Business Notice: Labor Day Event Impacts	https://conta.cc/3Z1Eez4
09/05/23	Business Notice: PSSM Survey	https://conta.cc/3P9XEgg
09/11/23	Business Notice: PSSM Survey Reminder	https://conta.cc/3sMZs7A
09/14/23	Business Notice: PSSM Final Reminder	https://conta.cc/3sHqe1h
09/17/23	Upcoming Meetings to Note: Potential Impacts to Main Street	https://conta.cc/3rgdzSz
09/20/23	City Council Retreat Reminder	https://conta.cc/3rkLCJl
09/26/23	This Week on the Street	https://conta.cc/3RGHYEF
09/27/24	Heber Avenue Construction Update	https://conta.cc/3RxWH4F
09/28/23	Upper Main Construction Update	https://conta.cc/3PVdmhf
10/06/23	Weekend Events	https://conta.cc/3tIN6DX
10/17/23	HPCA Member / City Updates	https://conta.cc/47djojh
10/23/23	This Week on the Street	https://conta.cc/3SbWrZb
10/30/23	Halloween on Main	https://conta.cc/476pC4f
11/01/23	Compactor Notice	https://conta.cc/3MrK8Er
11/07/23	Community Updates: City Survey Reminder	https://conta.cc/465JjZd
11/15/23	HPCA Updates: Trash Compactor Video	https://conta.cc/3QZny8N
11/17/23	HPCA Updates: Last week of Free Parking	https://conta.cc/46kTidb
12/01/23	HPCA Updates: Film Shoot, Dec Events, Ride On	https://conta.cc/3T6xFtW
12/06/23	HPCA Updates: Events & Council Meetings	https://conta.cc/47YiE1u
12/15/23	Business Reminders: Traffic Pilot Program, Council Meetings	https://conta.cc/3GHXzwO
12/22/23	Business Notice: Holiday Trash Schedule	https://conta.cc/3tsbnlO
01/03/24	Community Updates: Council Swearing In, Preparing for Sundance	https://conta.cc/47qEJ8m
01/05/24	Business Notice: Trash Compactor, Bob Wells Closures	https://conta.cc/48Hitbh
01/08/24	Sundance Community Guide, Council Mtg	https://conta.cc/48oZXoh
01/11/24	Talking Trash	https://conta.cc/3TUw4Ic
01/14/24	Snow Removal, Parking Updates, Community Guide	https://conta.cc/3Hi2DrY
01/20/24	First Amendment Event Notice	https://conta.cc/3u3TzEf
01/20/24	First Amendment Event Delivery Notice	https://conta.cc/4b82PrJ
01/27/24	Water Project Notice	https://conta.cc/48OP3IU
02/12/24	City Events & Updates: Ribbon Cutting	https://conta.cc/4bM7mAq
02/17/24	Community Updates:	https://conta.cc/42KCb47
03/07/24	Water Line Project Q&A Announcement	https://conta.cc/3lpPe1N
03/14/24	Business Updates	https://conta.cc/3PmoYsX
03/18/24	Fire & Safety Inspection	https://conta.cc/3PmoYsX
03/19/24	Childcare scholarships	https://conta.cc/3VoPtSm

New Businesses Outreach

HPCA created a welcome packet for new businesses coming onto the street. This packet was provided to the City's business license department, who then shares it with new businesses license applicants. In addition, on a monthly basis, the City provides the HPCA a report of businesses in the Historic District.

Community Engagement

HPCA attends on a regular basis a variety of meetings to ensure expectations and goals of our partnership within the agreement are met. Below is an overview of meetings attended:

MEETINGS	# ATTENDED
City Council Meeting	8
KPCW Street Updates	6
HPCA Board Mtgs.	9
HPCA Executive Committee Mtgs.	8
Community Mtgs. (Chamber, County & Other)	24
Mtgs. With City Staff	16
Event Mtgs.	6
Trash Mtgs.	5
Transit Mtgs.	3
Water Line Improvement Project	8
Total Meetings Attended	93

Merchant Feedback / Surveys

- In the fall of 2023, at the request of City Council, the HPCA conducted a Park City Sunday Market survey. Following the initial results of the survey, additional outreach was done in person by the Executive Board to specific businesses to confirm responses.
- In October 2023, the HPCA worked with City staff to review current Dining Deck program guidelines and gathered feedback from businesses of any suggested changes for the future. A written statement was given to City Council stating that it was the consensus of the HPCA that the current guidelines should remain and not be changed.
- In January 2024, the HPCA worked with Jenny Diersen to gather feedback from lower Main regarding the timing of a Hyundai commercial film request.
- In preparation for Sundance 2024, the City requested that HPCA gather contact information for delivery companies used by Main Street businesses. This request was sent out through the HPCA newsletter, and contacts were added to the delivery database.
- In preparation for the water line project, the Executive Director visited very business in the impacted area to ensure businesses were aware of the pending project.



Waste Management

The HPCA worked with City staff and Republic Service throughout the year in a variety of ways as follows:

- Created a [Trash and Recycling landing page](#) in the Member Center on the HPCA website.
- Worked with Republic Services to do a street audit to determine what type of trash service each business is utilizing. Through these efforts several businesses were identified as not paying for service.
- Maintained weekly communication with City staff to mitigate service and disposal issues by merchants. HPCA assisted with taking pictures of boxes not broken down and followed up with violators on the street.
- Sent emails to businesses addressing trash issues as well as compactor updates and training video.
- Worked to manage and increase services as needed throughout the year (i.e., holidays and Sundance).

Transit / Parking

The HPCA continues to work with City staff to give travel direction to visiting guests, employees, and others as needed.

Examples of this on the HPCA website:

- [City Transit App Blog Post](#)
- [Getting Around](#)
- [Fall Parking Promotion](#): As shown below, the HPCA created a variety of digital ads to support the Free Parking promotion.
- HPCA worked with City staff to implement the return of Free Parking in China Bridge during the Water Line Improvement Project ([letter](#) submitted to Council). At the February 15, 2024, Council Meeting, HPCA discussed the importance of creating ways to attract and support businesses while working through the impacts of this project.



Main Street Water Line Improvement Project

Beginning in December 2023, the HPCA began working with City staff to create a communications plan to inform businesses on Main Street of the pending water line project. HPCA has been attending regular meetings to jointly create and implement a communication strategy within the Historic District.

The HPCA has created a [landing page](#) on their website and is directing businesses there for information and updates on the project.

HPCA is co-hosting a Project Presentation and Q&A session with City staff on March 27 > [View Email](#)

Other

- HPCA Position Papers: The HPCA Board reviewed and updated their position papers which have been provided to City staff as a tool to help guide discussions and collaboration.
- Main Street Area Plan: The HPCA believes it is important to preserve the unique historic character and authentic feel of Historic Park City while positioning it to compete with growing competition from surrounding developments. HPCA looks forward to being a partner to the city during this process.

Looking Ahead

The HPCA requests from City staff and council:

- During the business license renewal process, require businesses to provide proof of their service contract with Republic Services. As noted under the Waste Management subheading above, during the service audit, several businesses were identified as not having trash service setup, thus not paying for service. In addition, neither HPCA nor Republic Services has a course of action to ensure businesses are paying for trash service. This is especially critical for our "Shared Service" program.
- On a quarterly basis, provide financial data associated with the Historic District from:
 1. Paid parking
 2. Sales tax
- To be a significant partner during the Main Street Area Plan process to ensure the businesses have a voice.
- Considering entering into a multi-year agreement. This request would not change the requirement to provide an annual report.

In closing, we are grateful to the City for our partnership, and most importantly for City Staff for their support and continued collaborative efforts. As we manage the ever-changing landscape and massive growth of our community, it is more vital than ever to continue to work together and we hope that the City has found value in our efforts and will continue to support the HPCA in the years to come.



City Council Staff Report

Subject: 2024 Update to the Park City Supplemental Standard Plans and Specifications
Author: Becky Gutknecht, P.E., John Robertson, P.E., City Engineer
Department: Engineering
Date: April 4, 2024

Recommendation

Consider a Resolution adopting the most current version of the American Public Works Association (APWA) Utah Chapter standard plans and specifications, and the Park City 2024 Supplemental Standard Plans and Specifications (2024 Supplemental) as the standards/guidelines for the design and construction of projects, including private development, within existing and future public rights-of-way.

Background

The City Engineer maintains a set of specifications and plans to set the standards, general guidelines, and requirements for the design and construction of infrastructure, including private development work that occurs within existing and future rights-of-way. These standards aim to set quality and consistency standards in materials and construction methods. These standards, combined with inspections, increase the longevity and functionality of public improvements and help to reduce long-term maintenance costs. In addition, standard specifications provide contractual language to guide the behavior and relationship between contractors and the City during construction activities.

In [January 2021](#), the City Council adopted the APWA Utah Chapter standard plans and specifications. The APWA standards were created to provide uniform construction practices throughout Utah, standard requirements for supplying and installing materials and systems, and to present industry consensus on uniform organization and sequencing of specifications. These are commonly adopted across Utah and enabled Park City to establish consistency of construction materials and practices. Due to Park City's unique location, challenges, and characteristics, it was necessary to supplement the APWA standards with the 2021 Park City Supplemental Standard Plans and Specifications (2021 Supplemental). The 2021 Supplemental documents were created to compile different City standards (such as water and street standards) into one document on the City's website for consistency and easy reference.

In addition to updating existing standards, the proposed 2024 Supplemental update adds a division for standards related to Telecommunications, Intelligent Transportation Systems (ITS), and Smart Cities. Some of the more significant changes from the 2021 Supplemental documents proposed for the 2024 Supplemental documents are as follows:

1. The addition of Division 900: Telecommunication, ITS, and Smart Cities.
 - a. This division adopts the Utah Department of Transportation Standard Specifications and Standard Drawings sections related to Telecommunication, ITS, and Smart Cities (Sections 13431 through 13595) with a few specific modifications.
2. Adding a road-cut moratorium.
 - a. A moratorium is commonly implemented by municipalities throughout the state and by UDOT.
 - b. A moratorium's intent is to increase the life of the roadway network. By disallowing non-emergency cuts in newly constructed or reconstructed roadways, we better ensure roadways get the most out of their life cycle. Additionally, moratoriums ensure better repair requirements for newly constructed or newly reconstructed streets should an emergency road cut be required.
3. Replacing the roadway standard cross sections with required roadway geometrics and tabulated transportation element widths.
 - a. The 2021 cross-sections provided good recommendations for desired roadway configurations, but given our non-standard right-of-way widths within the City, the recommended sections are often not practical or possible. Design standards are intended to provide requirements for construction instead of recommendations. The cross-sections were thus pulled out and are compiled separately as the "Library of Recommended Roadway Cross-Sections," which can be used as a reference.
 - b. The tabulated transportation element widths give the required widths of elements that must be adhered to in design.
4. Snowmelt System requirements were established.
 - a. The City sees issues in which the water produced by snowmelt systems freezes in the City's unheated right-of-way, creating hazards. The proposed snowmelt system requirements state, "All snowmelt systems within or adjacent to the City Right-of-Way shall not drain to an unheated portion of sidewalk, hardscape, or roadway." This ensures that the water will be managed in a way that will not cause a hazard by freezing in the City right-of-way.
 - b. This provision also requires an applicant to file an Encroachment Agreement for improvements within the City right-of-way. This was previously requested at the time of the building permit, but adding this requirement to the Standards and Specifications better ensures the applicant is aware of the requirement earlier in the process.
5. Water lateral standardization of 2" minimum.
 - a. A 2" water lateral is typical for new residential construction and generally allows for sufficient pressure for the fixtures and sprinkling required (this must be verified by an engineer for each individual project). Previously, if an engineer deemed that a home's flow requirements did not necessitate a 2" lateral, a smaller size as determined by the engineer would be accepted. However, given sprinkler requirements, most new homes and

large additions or remodels require a minimum of a 2" lateral to provide sufficient water to the home.

- b. In the event of future construction, additions, or remodels, given the minor cost difference between the sizes of water lines, this provision helps prevent future redundant road cuts and connections to the water mains.

Attachments

- A 2024 Park City Supplemental Standard Plans & Specifications
- B 2021 Park City Supplemental Standard Plans & Specifications
- C Resolution to Adopt PCMC Supplemental Standard Plans & Specifications and APWA Manuals of Standard Drawings and Specifications



2024 Supplemental Standard Plans & Specifications

ADOPTED BY PARK CITY COUNCIL APRIL 04, 2024

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DIVISION 100 ADMINISTRATIVE & GENERAL **REQUIREMENTS**

100.01 Introduction to Park City Engineering Standards

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Explanation of adopted engineering standard plans and specifications for construction improvements occurring within Park City right-of-way or properties. Park City Engineering Standards includes the most current versions of the:
- Supplemental Standard Plans and Specifications (SSPS)
 - American Public Works Association Utah Chapter Manuals of Standard Plans and Specifications(UAPWA)

1.2 STANDARDS EXPLAINED

- A. Park City Municipal Corporation (PCMC) has adopted the most current versions of the UAPWA Manuals of Standard Plans and Specifications, including approved amendments.
- B. These SSPS are intended to provide supplemental information to the most current version of the UAPWA.
- C. The UAPWA and SSPS are intended to ensure quality and uniform construction of public infrastructure in Park City.
- D. Technical Specifications produced by industrial or trade associations that are referred to in this document (ASTM, AASHTO, ANSI, etc.) are adopted as their most current version. Upon approval by the City Engineer or Designee, these Technical Specifications may be modified or deleted by appropriate notes identified on Approved Drawings.
- E. Drawings and specifications must additionally conform to Park City Municipal Code which can be found at the following link:
<https://parkcity.municipalcodeonline.com/book?type=ordinances#name=Preface>
- F. For standard specifications and drawings for sanitary sewer systems, Park City defers to Snyderville Basin Water Reclamation District (SBWRD). All sewer design and construction shall conform to the latest SBWRD requirements which can be found at:
<https://www.sbwrdr.org/standards-and-specifications/>
- G. Park City Water has developed standards different from the APWA that have been accepted by the Utah Division of Drinking Water. All Water system design and construction shall conform to Park City Water Standards contained herein.
- H. All public improvements constructed in the Park City's right-of-way, on Park City property, or facilities intended to be operated or maintained at any time by Park City are required to comply with these standards. Engineering standards are also applicable to private development site design, and all new development and redevelopment projects are required to adhere to these standards.
- I. Design Exceptions (DE) to specific standards must be approved in writing by the City Engineer or Designee. A request for a DE will be submitted to the City Engineer's Office. It will include documentation of the standard for exception and proposed modification. Examples of justification for approval include the following:
- The cost to obtain the standard significantly exceeds the expected benefit.
 - Results of a safety analysis suggest that changing the existing conditions to meet standards would not increase safety.
 - Required work to meet the standard is outside the scope of the project or could be addressed by a future project.

Plan approval by the City Engineer or Designee does not grant or imply a waiver from standards unless noted explicitly by the City Engineer at the time of approval. Approval of a DE by the City Engineer or Designee can only be approved for work occurring within PCMC right-of-way. The City Engineer or Designee cannot approve a DE that occurs within the jurisdiction of another agency.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

Not Used

END OF SECTION

100.02 Standards for Construction

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Park City Engineering has adopted the 2017 edition of the UAPWA Manual of Standard Plans and Manual of Standard Specifications, with the following exceptions.

1.2 APWA STANDARD DRAWING EXCEPTIONS

- A. Drawing exceptions:
- | | |
|-------|--|
| 205.1 | Only type A curb is allowed |
| 205.2 | Only type G curb is allowed |
| 238 | Detectable warning surface – |
| | Type P – Allowable on Main St and within Historic District |
| | Type R – Not Allowed |
| | Type T – Allowable everywhere: Material shall be Cast Iron |
- B. Delete the following standard details, which are not permitted within Park City:
- | | |
|--------|---|
| 205.3 | Curb and Gutter Type HB30-7 |
| 209 | Curbs |
| 213 | Waterway Transition Structure |
| 216 | Mountable Curb Driveway Approach |
| 221.1 | Flare Driveway Approach Type A |
| 221.2 | Flare Driveway Approach Type B |
| 222 | Saw-Cut Driveway Approach |
| 225 | Open Driveway Approach |
| 229.1 | Bridge Driveway Approach |
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| 232.1 | Patterned Concrete Park Strip |
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| 241 | Parking Meter Post |
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| 304 | 48" Cover and Frame |
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| 305.2 | 51" Frame A |
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| 331.2 | Cleanout box Type B |
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| 335 | Adjust reinforced concrete deck to grade |
| 341.2 | Pipe pass through base |
| 360.2 | Raise frame to grade—plastic form |
| 372 | Area drain |
| Part 4 | All Sanitary Sewer requirements |
| Part 5 | All Culinary Water requirements |
- C. Amend the following standard drawings:
- | | |
|-----|--|
| 231 | Sidewalk – Add Wire Mesh as per 231 Sidewalk below |
|-----|--|

- 315.1 Single Grate – Use bicycle safe grate and frame (STD. DWG. 309.2)
- 315.2 Double Grate – Use bicycle safe grate and frame (STD. DWG. 309.2)
- 341.1 Precast Manhole – Add 12” of sediment storage as shown in APWA Standard Drawing – Plan 316 Combination catch basin and cleanout box
- D. Add the following guide as standard drawing:
 - 881 Park City Stair Standards

1.3 APWA STANDARD SPECIFICATION EXCEPTIONS

- A. Park City has adopted APWA 32 12 05. For the purposes of uniformity, the standard asphalt mix design, unless approved otherwise, shall be a ½” maximum nominal aggregate size Superpave mix with AC-20 / PG 58-28 or other approved binder grade with a 25% maximum RAP content. Use the next softer binder grade available for mixes with RAP contents between 15 and 25%.
- B. Delete the following sections in their entirety:
 - 33 01 00 Water Distribution and Transmission
 - 33 11 11 Relocate Water Meters and Fire Hydrants
 - 33 12 16 Water Valves
 - 33 12 19 Hydrants
 - 33 12 33 Water Meter
 - 33 13 00 Disinfection
 - 33 16 13 Water Tank
 - 33 1 00 Sanitary Sewerage Systems

PART 2	PRODUCTS	Not Used
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PART 3	EXECUTION	Not Used
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END OF SECTION

100.03 GENERAL IMPROVEMENT REQUIREMENTS & DESIGN GUIDELINES

PART 1 GENERAL

1.1 SECTION INCLUDES

Requirements for one-year warranty period and general design guidelines related to roadway/construction improvements.

A. **One-Year Warranty Period:**

If within one year after completion any work is found to be defective, the contractor or developer shall promptly, without cost to the City, either correct such defective work or remove it from the site and replace it with non-defective work. If the contractor or developer do not promptly comply, or in an emergency where delay would cause serious risk of loss, injury or damage, the City may have the defective work corrected or the rejected work removed and replaced, and all direct and indirect costs of such removal and replacement, including compensation for additional professional services, shall be collected by the City in the manner most convenient to the City from the developer and contractor. Whatever sharing of cost may be agreed upon between the developer and contractor is strictly a private matter between the developer and the contractor.

B. **Road-Cut Restrictions:**

Newly built roads, or roads which have been reconstructed, repaved, or overlaid shall not be cut into within three years of construction unless granted an exception by the City Engineer or Designee. Roads which have been slurry sealed shall not be cut into within one year of placement. Any cuts shall be performed with a saw or pneumatic tool to provide a straight, neat construction line. All cuts will require a repair in accordance with APWA Section 255 – Bituminous pavement T-patch that spans the full width of the road to be paid for by the owner/contractor. These conditions will be met unless otherwise approved by the City Engineer or Designee.

Any street cuts, asphalt paving or street patching operations shall only occur between April 15th and October 15th; when the surface temperature, upon which asphalt paving is to be placed, is at least fifty (50) degrees F and when the wind chill factor has not fallen below thirty (30) degrees F, unless otherwise approved by the City Engineer or Designee.

Between October 15th and April 15th, non-essential street cuts, asphalt paving, and street patching operations shall only be permitted by written authorization from the City Engineer or Designee and then only when conditions established by a proper review indicate that such placements are in the best interest of the City and the public. These conditions may include but are not limited to anticipated weather conditions showing temperatures above thirty-two (32) degrees F for the day of placement and an additional three (3) days after placement, no snow being predicted within this same time period, the anticipated project schedule being of minimal imposition, and good cause for the requirement of work during the time period of road cut prohibition rather than the work occurring after April 15.

Any asphalt placed after October 15 and before April 15 will be considered temporary, to be replaced under suitable conditions in accordance with APWA Section 255 – Bituminous pavement T-patch unless otherwise approved by the City Engineer or Designee.

Essential road cuts are defined as road cuts required for emergency repairs to infrastructure and utilities which, if left untouched, have the potential to cause significant property damage or risk to safety.

C. **Concrete Cuts:**

Cuts through concrete (e.g. sidewalk, curb and gutter, rolled gutter) require full panel replacement. Concrete section must be replaced from joint to joint. No partial section replacements will be allowable unless by approval by the City Engineer or Designee.

D. **Required Improvements:**

The following improvements are required unless waived by the City Engineer or Designee on the basis of site conditions which make these improvements unnecessary. The design of the improvements will vary depending on site conditions but should be in alignment with Park City's Adopted Transportation Plans, and other similar planning documents adopted by the City that may cover the site or adjoining public properties. Unless otherwise stipulated all improvements shall be designed and built to the standards as adopted in this document, as required per the Park City Municipal Code and as required by other generally-accepted engineering standards.

1. Curb and gutter, culverts, inlet boxes, and other drainage improvements reasonably necessary to provide proper drainage in accordance with good engineering practices and the Park City Master Storm Drainage Plan.
2. Proper grading and drainage in conformance with Park City Municipal code Section 13-5-3 Long-Term Storm Water Management.
3. Wherever possible open channels shall be preserved for all major drainages shown on the Master Storm Drainage Plan. Culverting of these channels is not allowed unless approved by the City Engineer and Public Utilities Director or their designees. Landscaping and revegetation to stabilize soils may be required.
4. Pavements shall be designed on a site-specific basis by a registered professional civil engineer. Refer to Division 200.01.1.2.B Roadway Structural Section of these Supplemental Specifications and Division 32 Exterior Improvements of the most current UAPWA Specifications for all pavement design and construction requirements.
5. Both public and private streets shall be built in accordance with all provisions in this and other adopted Park City Code Documents. Streets should be designed using cross-sections shown in the Park City Municipal Library of Recommended Roadway Cross Sections. Due to right-of-way dimensional constraints within the City the recommended cross sections may not be applicable to all projects. If project constraints make the preapproved cross-sections infeasible, the City Engineer or Designee may grant exceptions on a case-by-case basis.
6. Projects which would create an unreasonable traffic impact, either for construction or for permanent access, whether by vehicles, bicycles, or pedestrians on any City street shall be required to structurally and/or geometrically improve those streets in a

manner as determined by the City Engineer or Designee. These improvements will be required such that the improved street is structurally and geometrically capable of carrying both the temporary and permanent increases in traffic when analyzed by generally accepted engineering methods.

7. A study of geological hazards by a geologist or soils engineer may be required to be submitted for all sites unless City Staff specifically omits the requirement. Cuts and fills on each site shall be balanced to minimize hauling.
8. If a site is adjacent to a street identified within the Streets Master Plan as requiring additional right-of-way, the site may be required to dedicate right-of-way for public streets in accordance with the Streets Master Plan.
9. Sidewalks and/or pedestrian pathways, including all necessary ADA improvements, may be required to be installed in accordance with Park City's Adopted Transportation Plans or as required to serve the proposed project.
10. Trails may be required to be installed. If so, they shall be installed in accordance with the most current version of the Park City Trails Master Plan. Trails shall be constructed to meet the International Mountain Biking Association guidelines. Should a development establish trails, trail easements shall be dedicated on the plat and recorded with Summit County. Easements shall be established as listed:
 - a. Typical backcountry trail easements require a minimum of 10' in width and may require a professional trail designer to locate the trail appropriately in terms of grades and topography.
 - b. Neighborhood Trail easements may vary depending on the intent but typically range from 10-25' in width and should provide efficient and logical connections within and through a development.
 - c. Multi-use pathway easements typically require a minimum of 20' in width and should provide efficient and logical connections to existing facilities or destinations.
11. Streetlights, street signs, and traffic signs and markers. Operation and maintenance of streetlights is a City responsibility only when the light is at the intersection of two City streets. Street name signs shall be in accordance with Standard Drawings 239.1 and 293.2. Traffic signs and traffic markers (including but not limited to stop signs and pavement striping) shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). Streetlights shall be in accordance with UAPWA standards and specifications.
12. Fire hydrants are required at 500-foot intervals measured along public ways or walks or drives which are to be snow-plowed. All water mains serving a hydrant shall be a minimum of eight-inch diameter. Each hydrant shall have an auxiliary gate valve located flanged to the tee on the water main.

13. All products and materials for public utilities shall be “MADE IN THE USA”. Steel and iron material products such as pipe, fittings, valves, manhole, meter vault, inlet box and valve box castings shall be “MELTED & MANUFACTURED IN THE USA”. If an item is not possible to source “MADE IN THE USA”, the developer/contractor may apply for an exception from the City Engineer or Designee with proof that a reasonable sourcing effort was made to comply with the “MADE IN THE USA” requirement.
14. A metallic tracer wire and high-visibility utility warning tape shall be placed over all underground utility lines.
15. All utilities and meter locations must be shown on submitted plans, including water and sewer laterals, power and phone cables, gas lines, and cable TV. Whenever a proposed project will alter, extend, or abandon sanitary sewer mains, all sewer construction shall be done according to standards established by Snyderville Basin Water Reclamation District (S.B.W.R.D.).
16. Sewer improvements as required by the S.B.W.R.D., including excess capacity as agreed upon between S.B.W.R.D. and the developer. Backfill over sewer lines in City streets or on City property shall be in accordance with these Specifications.
17. All connections to the City water system shall be inspected and metered unless otherwise approved by the City Engineer and Public Utilities Director or their Designees. All connections 4 inches in diameter or larger shall also be provided with a valve at the tee or property line and in other locations subject to the approval of the City Engineer and Public Works Director or their Designees. All connections, piping, and appurtenances on the consumer's side of the water meter or beyond a point 5 feet outside of the public right-of-way are to be owned and maintained privately, not by Park City, unless the infrastructure is dedicated to and accepted by the City. Any large addition to the water system, such as a new condominium project or subdivision, may also be required to install a master meter in order to allow Park City to monitor line losses.
18. A letter from each appropriate impacted utility company approving all utilities, including modification or protection but not limited to water and sewer laterals, power and phone cables, gas lines and cable TV can be required by the City Engineer or Designee prior to Park City approval. All utilities shall be placed underground unless otherwise approved by the City Engineer or Designee.
19. Water system improvements necessary to keep Park City's water storage and distribution system fully in accordance with recommendations from the Insurance Services Office and Utah State Board of Health regulations. Improvements required include but are not limited to: reservoirs and appurtenances, including excess capacity as need to provide efficient long-term system operation, pressure reducing stations, pump stations, valves, air release valve vaults, meter vaults, water distribution lines, telemetry, and computer modeling by Park City or the consulting

engineer of the City's choice as necessary to determine the impacts of a proposed development on the City water system. The City Engineer or Designee may require manhole-size valve vaults as per Std. Dwg. 709 at any valve. A completely-detailed design of each pump house will be required; scope of review includes but is not limited to exterior design and safety issues such as kill switches, ground faulting, and panel locations (2 feet off floor minimum). Pumps and motors shall have a minimum of 75% wire-to-water efficiency unless otherwise approved by City Engineer and Public Works Director or their Designees. To simplify parts inventories, water systems equipment manufacturers shall be as follows: pumps shall be manufactured by Aurora; motors by U.S. Electrical Motor; starters by Dayton; boxes and panels by Square D; chlorinators by Fischer and Porter; pump control valves by Cla-Val.

20. Locate transformers and pedestals outside of the right-of-way and within public utility easements. If the facilities cannot be located outside of the right-of-way shield may be required
21. Any staging area must be identified if requested by the City Engineer or Designee. Site survey information including detailed horizontal and vertical information relating to existing and future items may be required by the City Engineer or Designee.
22. Bus shelters, with an estimated value of \$6,000.00 each, are required for major developments along bus routes. If a bus shelter is provided, the developer's architect is required to use logos and signage in the design of the shelter but is encouraged to incorporate project design themes and features into the design of the shelter.
23. Snow storage sites and snow storage easements adequate to serve all plowed spaces within and adjacent to the developments. Snow which could be shed from roofs shall be adequately accommodated to eliminate the possibility of snow and ice falling on access ways to buildings.
24. Permanent survey controls such as brass cap measurements shall be set by a licensed professional land surveyor for all new developments.
25. As-built record drawings showing the as-built location of all public improvements. All subsurface improvements shall be tied to permanent surface improvements (e.g. survey monuments).

PART 2	PRODUCTS	Not Used
PART 3	EXECUTION	Not Used
		END OF SECTION

DIVISION 200 STREETS

200.01 Roadway Standards

PART 1 GENERAL

1.1 GENERAL ROAD DESIGN STANDARDS

These standards shall be applicable to all developments/construction in Park City:

A. Roadway Design

1.1.A.1 Roadway Cross Slopes

The purpose of sloping on roadway cross sections is to provide a mechanism to direct water off the traveled way.

1. The standard cross slope to be used for new construction on a traveled way for all types of surfaces **shall be 2 percent**.
2. For resurfacing or widening (only when necessary to match existing cross slope), the minimum **shall be 1.5 percent and the maximum shall be 3 percent**.
3. On unpaved roadway surfaces, including gravel and penetration treated earth the cross slope **shall be 2.5 percent to 5.0 percent**.

1.1.A.2 Roadway Grade Requirements

1. Roadway **shall have a maximum grade of 10%**. Segments less than 250 ft. in length with a maximum grade of 12.5% may be acceptable with City Engineer or Designee approval.

1.1.A.3 Roadway Width Requirements

1. All roadway design elements shall have minimum widths in compliance with the following table.

TRANSPORTATION ELEMENT	PARK CITY STANDARD MINIMUM WIDTH [FT]	MINIMUM WIDTH [FT] (ONLY APPLICABLE WITH CITY ENGINEER'S APPROVAL)
Roadways		
Shoulder	4	2
Transit Shoulder	12	10
Parking Shoulder	9	7
Lane (Speed Limit <30MPH)	11	10
Transit Lane	12	12
Bicycle Lane	5	4
Pedestrian Ways		
Required Buffer from Roadway	4	4
Sidewalk	6	4
Multi-Use Path	12	10
Back Country Trail	4	2
Natural Surface Pathway	10	10

2. Full roadway design sections shall be in conformance with all adopted code standards.

1.1.A.4 Roadway Structural Section

1. Table 1 below is minimum allowed material thicknesses for the various roadway geometric cross sections. The actual structural section shall be based on the volume of traffic and site specific soils engineering recommendations that shall be provided to the City Engineer's office for review and approval prior to permit issuance.
2. All curb, gutter, and sidewalk shall be concrete and installed per APWA 2017 Standard Plans Part 2 – Roadway.

Table 1. Minimum Roadway Structural Section Requirements

Roadway Section	Minimum Asphalt Thickness (in)	Minimum Commercial Roadbase Thickness (in)	Minimum CBR
Local Road - Non-old Town	3	9	70
Local Road - Old Town	3	9	70
Minor Residential Collector	4	9	70
Major Residential Collector	4	9	70
Commercial Collector	5	10	70
Non-UDOT Arterial	5	10	70
UDOT Arterial	4	9	70

B. Construction Season

See 100.03 General Improvement Requirements and Design Guidelines Section 1.1-B Road-Cut Restrictions.

Any street cuts, asphalt paving or street patching operations shall only occur between April 15th and October 15th; when the surface temperature, upon which asphalt concrete is to be placed, is at least fifty (50) degrees F and/or when the wind chill factor has not fallen below thirty (30) degrees F, unless otherwise approved by the City Engineer or Designee.

C. Traffic Control

All construction activities shall minimize obstruction of vehicular, bicycle, or pedestrian traffic and prevent damage to completed work. In this regard, the Permittee shall keep the proper City Authorities continuously informed as to the location(s) of these operations.

Should construction activities partially or wholly obstruct a lane of travel (e.g. if traffic is unable to pass the work zone without entering the opposing lane of traffic) or will obstruct a sidewalk, it is required to obtain a Permit for a Closure of City Streets or Closure of City Sidewalks through the City Engineer's office prior to beginning the work. The application for the permit shall include a traffic control plan that conforms to the Utah Manual of Uniform Traffic Control Devices (MUTCD)

Contact the City Engineer's office to apply for a Permit for authorization of Closure of City Streets or City Sidewalks.

In order that the effect to both the flow of traffic and damage to the new work is minimized, the permittee shall, at all times, provide approved traffic control measures (e.g. barricades, lights, flaggers and other traffic control devices) in accordance with their approved, MUTCD conforming traffic control plan and permit for closure of city streets/sidewalks and as may be required by law. All barricades needed overnight shall have flashing amber lights.

All necessary personnel and/or devices, including any additional as directed by the City Engineer's office, shall be provided solely at the permittee's expense.

No City street or road shall be closed to vehicular traffic without first obtaining a Road Closure Permit from the City Engineer's office and prior notification to affected emergency response authorities. If a road is closed without a Permit, the Contractor shall pay a fee in accordance with the Park City Municipal Code Fee Schedule Section 1.3.4 Road Closure Permit.

D. Right of Way: Grades Behind Gutter/Edge of Asphalt

When landscaping or excavating on City property or the City Right-Of-Way, the following conditions shall apply:

- a. The change in grade within the first five (5) feet behind the back of curb (BOC), or edge of asphalt (if there is no curb or gutter), shall not exceed six (6) inches plus or minus from the BOC grade elevation. The change in grade between five (5) feet and ten (10) feet behind the BOC, or edge of asphalt (if there is no curb or gutter), shall not exceed three (3) feet plus or minus from the BOC grade elevation.
- b. Approval from City Officials is required prior to doing work on City Property. A permit may be required. Contact the City Engineer's Office for Permit requirements and/or Approval.

E. Snowmelt Systems

Surface runoff originating from snowmelt systems shall meet all criteria set forth in Section 13-5 Regulation And Enforcement of Storm Water Discharges Associated With Post-Construction Activities. Portions of snowmelt systems located over utility easements require a separate mechanical zone. Additionally, the utility provider may require a permanent utility encroachment that includes indemnification for the utility provider.

Proposed snowmelt systems located on a public right-of-way require Engineering Department approval. All snowmelt systems within or adjacent to the City Right-of-Way shall not drain to an unheated portion of sidewalk, hardscape, or roadway. All snowmelt systems in the ROW require a Work in the Right of Way permit and recordation of a permanent encroachment agreement. Additionally, these systems will need to have a separate mechanical zone for the ROW. If the City or associated utility provider needs to improve the ROW or access subsurface utilities, and the associated construction requires removal of a snowmelt system, then the property owner will be responsible for the replacement/ restoration of the system.

F. Plates (Steel/Rubber) Placed at Driveway Entrances

Steel plates or rubber inserts (both hereby known as "driveway plates") placed at the bottom of driveways are not allowed. During new construction, driveway plates are prohibited to be installed. If a building permit is issued for work on an existing property that has an existing driveway plate, the driveway plate shall be removed prior to the final inspection.

Driveway plates can become hazardous projectiles if caught by snowplows and they can damage private property and public infrastructure and equipment. They can collect or stop debris creating street sweeping difficulties. The rubber inserts often obstruct the flow of storm water preventing proper system functionality.

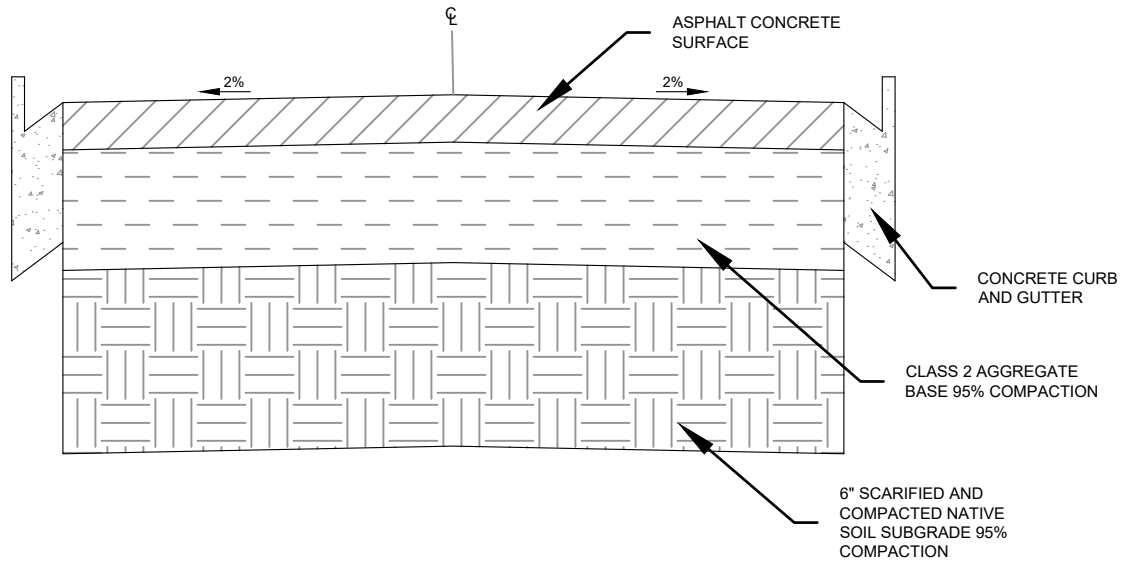
If a driveway plate is thought to be necessary at a given location, an applicant may apply for City Engineer's or Designee's authorization of the driveway plate. If the City Engineer or Designee deems the driveway plate necessary and authorizes the driveway plate, the applicant must record an Encroachment Agreement for the placement (or continued presence) of a driveway plate in the City's right-of-way.

G. Speed bumps or speed humps

The placement of speed bumps or humps in the City roadway rights of way require approval by the City Engineer and are not recommended, in general, for placement within City roadway rights of way. Speed bumps have not been proven to be consistently effective at reducing speeds within City roadways. Additionally, they pose problems for snow removal. Thus, for safety and liability reasons these facilities require special approval by the City Engineer prior to their installation. The City recommends that other traffic calming measures be considered before the placement of speed bumps/humps.

PART 2	PRODUCTS	Not Used
PART 3	EXECUTION	Not Used
		END OF SECTION

200.02 Standard Roadway Drawings



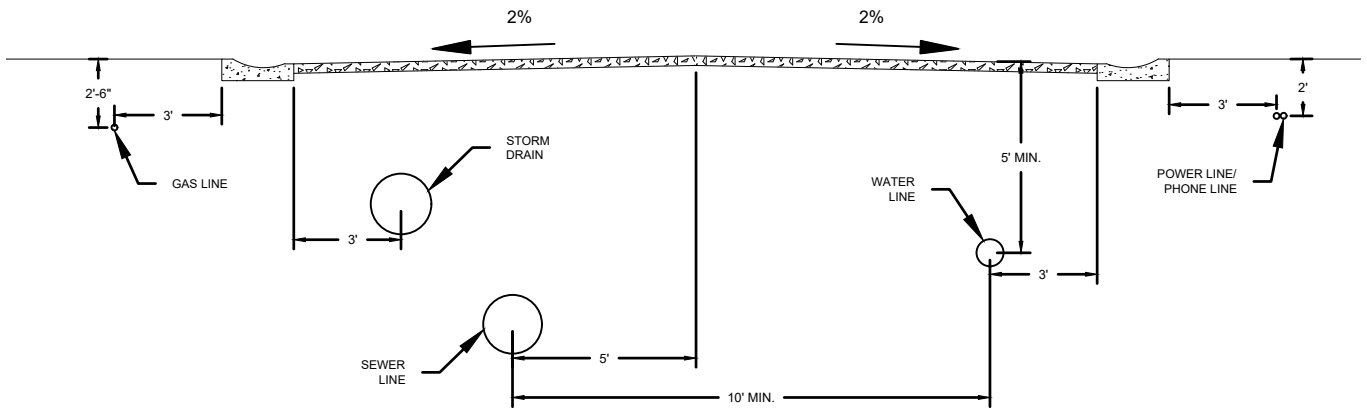
TYPICAL STREET STRUCTURAL CROSS SECTION
N.T.S.

MINIMUM ROADWAY CONSTRUCTION REQUIREMENTS			
ROADWAY SECTION	MINIMUM ASPHALT THICKNESS (IN)	MINIMUM COMMERCIAL ROAD BASE THICKNESS (IN)	MINIMUM CBR
LOCAL ROAD - NON-OLD TOWN	3	9	70
LOCAL ROAD - OLD TOWN	3	9	70
MINOR RESIDENTIAL COLLECTOR	4	9	70
MAJOR RESIDENTIAL COLLECTOR	4	9	70
COMMERCIAL COLLECTOR	5	10	70
NON-UDOT ARTERIAL	5	10	70
UDOT ARTERIAL	4	9	70

NOTES:

1. ALL STREET STRUCTURAL PAVEMENT SECTIONS SHALL BE BASED ON A MINIMUM CBR VALUE OF 70.
2. STREET STRUCTURAL PAVEMENT SECTION CALCULATIONS SHALL BE SUBMITTED TO & APPROVED BY THE CITY ENGINEER.
3. A SAFETY FACTOR OF 0.2 SHALL BE APPLIED IN PAVEMENT CALCULATIONS.
4. SOILD TEST DATA USED IN THE DESIGN CALCULATIONS SHALL BE FURNISHED BY A SOILS TESTING LABORATORY REPORT TO BE SIGNED AND SEALED BY A UT REGISTERED CIVIL ENGINEER.

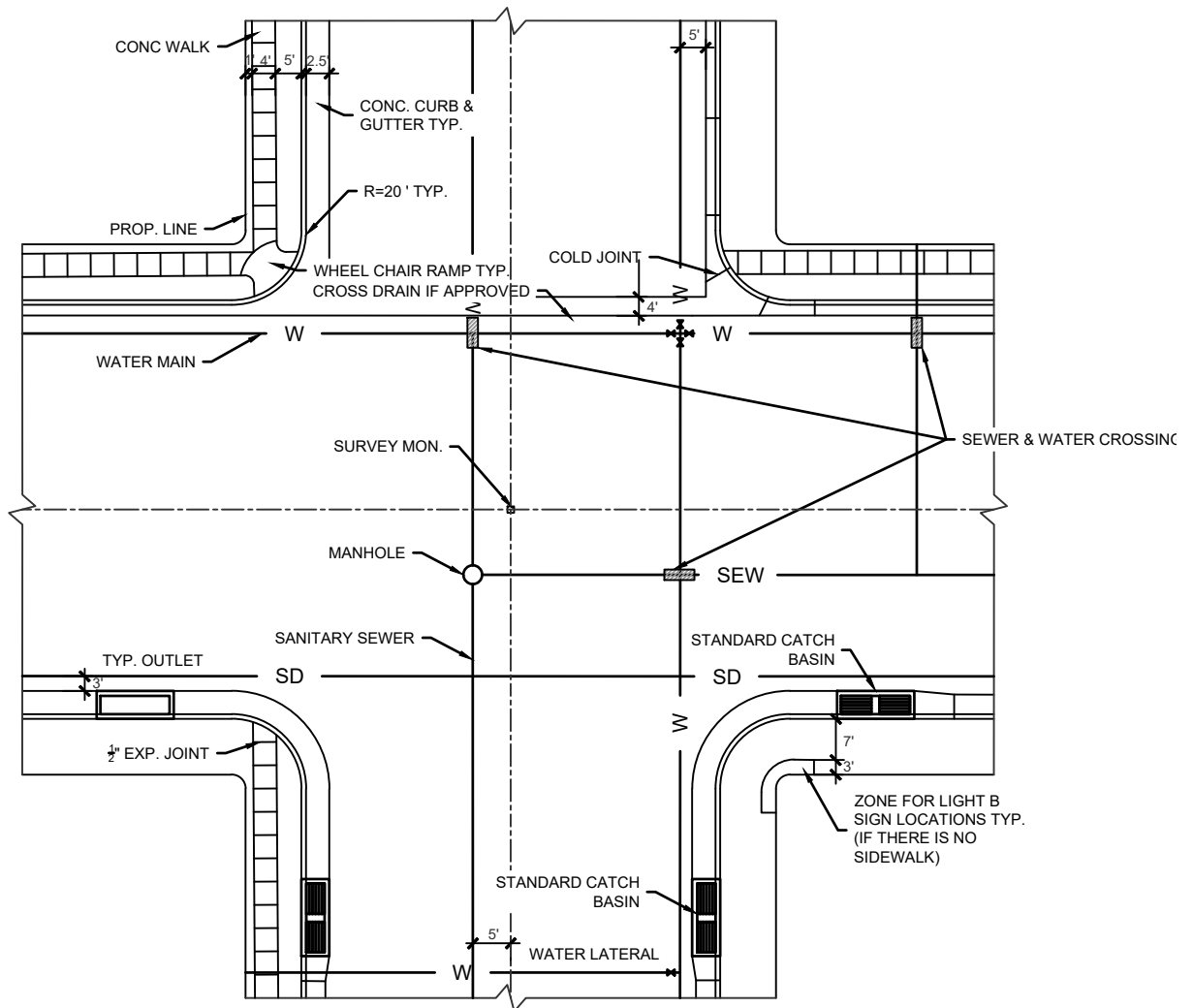
	DATE	STREET STRUCTURAL DETAILS	STD. PLAN
	8/2020		205.5
	REV.		



NOTE:

1. WATER LINE TO BE LOCATED ON THE NORTH AND EAST SIDE OF STREETS.
2. GAS LINE TO BE LOCATED ON THE SOUTH AND WEST SIDE OF STREETS OR WHERE DESIGNATED BY THE CITY ENGINEER AND/OR THE DIRECTOR OF PUBLIC WORKS.
3. PAVEMENT SECTION TO BE DESIGNED BY A PROFESSIONAL CIVIL ENGINEER.

	DATE	TYPICAL STREET SECTION FOR UTILITIES	STD. PLAN
	8/2020		208
	REV.		



NOTE:

1. SANITARY SEWER LINES MAY VARY FROM THE LOCATION SHOWN. IN NO CASE SHALL THE SANITARY SEWER OR LATERAL BE PLACED LESS THAN 10 FEET FROM A PARALLELING POTABLE WATER LINE (INCLUDING SERVICE LINES). ALL SEWER LINES AND MANHOLES SHALL BE INSTALLED AT A MINIMUM OF 4 FEET FROM THE EDGE OF ALL CURB AND GUTTER WHEREVER POSSIBLE. SANITARY SEWER SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE STREET.
2. WHEN A SANITARY SEWER AND A WATER LINE CROSS, THE TOP OF THE SANITARY SEWER SHALL BE NO LESS THAN 18 INCHES BELOW THE BOTTOM OF THE WATER LINE.
3. WATER VALVES AND FIRE HYDRANTS SHALL BE LOCATED AS APPROVED BY THE CITY (5 FOOT MINIMUM SEPARATION BETWEEN WATER LINE AND ANY OTHER UTILITY).
4. NO WATER LINE SMALLER THAN 8-INCH DIAMETER SHALL BE INSTALLED WITHOUT APPROVAL OF THE CITY ENGINEER. NO WATER CONNECTION SHALL BE MADE WITHOUT APPROVAL OF THE PUBLIC WORKS DIRECTOR.
5. SIDEWALK ON BOTH SIDES OF THE STREET MAY BE REQUIRED BY THE CITY.



DATE

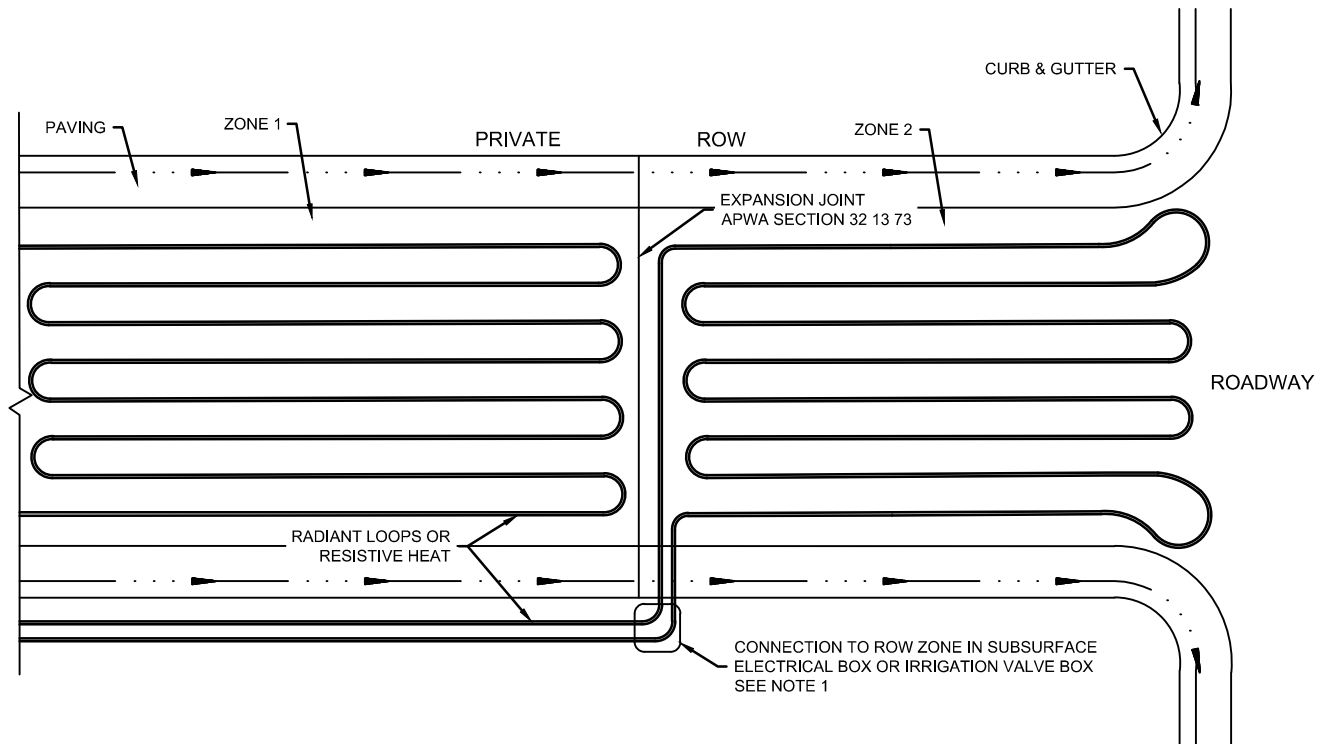
8/2020

REV.

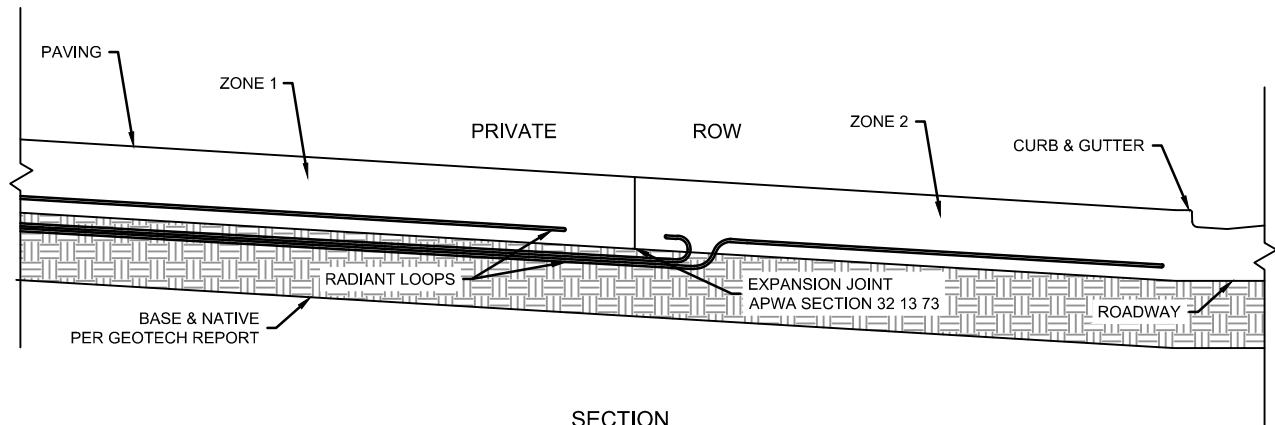
TYPICAL INTERSECTION LOCATIONS OF UTILITIES

STD. PLAN

210



PERSPECTIVE VIEW



SECTION

NOTES:

1. REFER TO APWA STANDARD PLAN 731 FOR THE JUNCTION BOX, OR USE AN EQUAL ELECTRICAL CONNECTION THAT COMPLIES WITH LOCAL CODE.
2. THE HEATED PORTION OF A DRIVEWAY WITHIN THE ROW SHALL BE POWERED BY A SEPARATE ZONE THAT CAN BE SHUT OFF OR REPAIRED WITHOUT DAMAGE OR INTERRUPTIONS TO THE REMAINDER OF THE SYSTEM.
3. THE CONNECTION TO THE ROW ZONE SHALL INCLUDE A JUNCTION BOX LOCATED OUTSIDE OF THE PAVED AREA WHERE THE ROW ZONE CAN BE SHUT OFF OR REROUTED IN CASE OF DAMAGE.
4. A CONSTRUCTION JOINT/BREAK IN PAVEMENT SHALL BE CONSTRUCTED ALONG THE ROW LINE, BETWEEN HEATED ZONES, TO FACILITATE REMOVAL OF PAVEMENT IN THE ROW WITHOUT DAMAGE TO THE REMAINING DRIVEWAY.

NOT TO SCALE



DATE

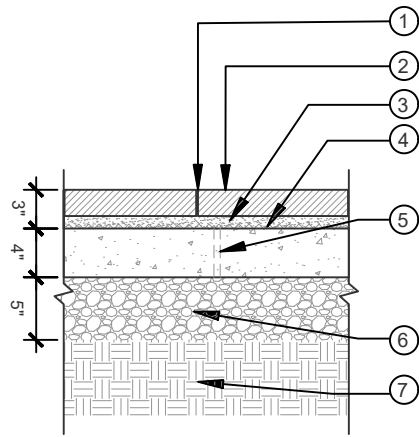
11/2020

REV.

HEATED PAVEMENT

STD. PLAN

217



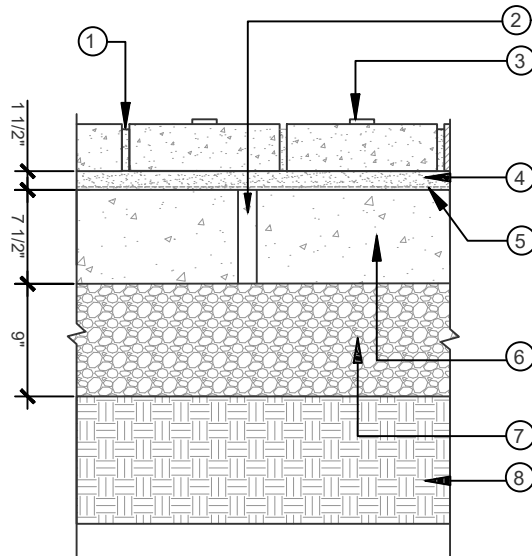
- ① BUTT JOINT. TYP. (POLYMERIC SAND)
- ② GRANITE STONE PAVER (2" X 12" X 12")
- ③ SAND SETTING BED: 1/2" MIN. & 1" MAX
- ④ GEOTEXTILE FABRIC; SEE SPECS
- ⑤ CONC. SLAB WITH 1/2" DIA. WEEP HOLES @ 18" O.C. GRID.
- ⑥ 95% COMPACTED BASE COURSE (75% FRACTURED FACE STONE)
- ⑦ 95% COMPACTED UNDISTURBED SUBGRADE

SECTION

NOTE:
1. TRANSITIONS TO ADJACENT PAVING MATERIALS ARE TO BE FLUSH.

1 GRANITE STONE PAVER - SECTION

NTS



- ① 1/16" SAND JOINT, TYP.
- ② 1" DIA. WEEP HOLE @ 18" O.C. GRID
- ③ TRUNCATED DOME 4"x8" PACIFIC CLAY COLOR: DARK IRON SPOT
- ④ SAND SETTING BED; 1/2" MINIMUM AND 1" MAXIMUM SAND THICKNESS
- ⑤ FILTER FABRIC; SEE SPECS
- ⑥ CONCRETE PAVING-TYPE 1
- ⑦ UNTREATED BASE COURSE
- ⑧ 95% COMPACTED/UNDISTURBED SUBGRADE

SECTION

NOTE:
1. ANY PAVERS THAT ARE CUT TO FIT MUST BE AT LEAST 1/2 THE ORIGINAL 4"x8" PAVER.

2 TRUNCATED DOME BRICK PAVING

NTS



DATE

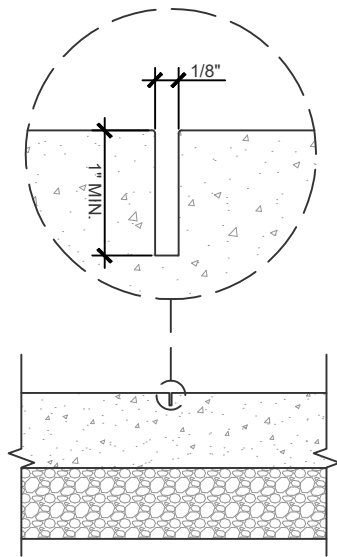
3/2020

REV.

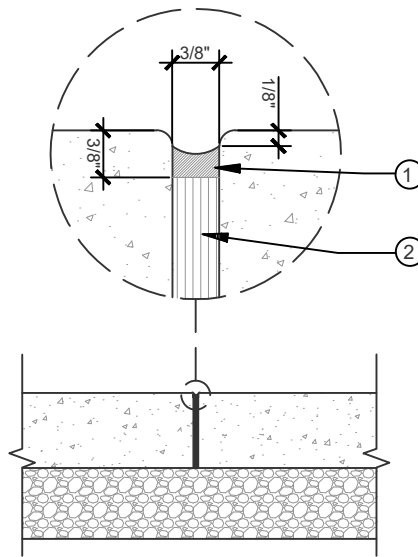
MAIN STREET SIDEWALK DETAILS

STD. PLAN

230.1-A



SAW-CUT CONTROL JOINT



EXPANSION JOINT (E.J.)

- ① SEALANT AT ALL EXPOSED E.J. AND AT EXISTING STRUCTURES
- ② NON-EXTRUDED, BITUMINOUS TYPE RESILIENT FILLER

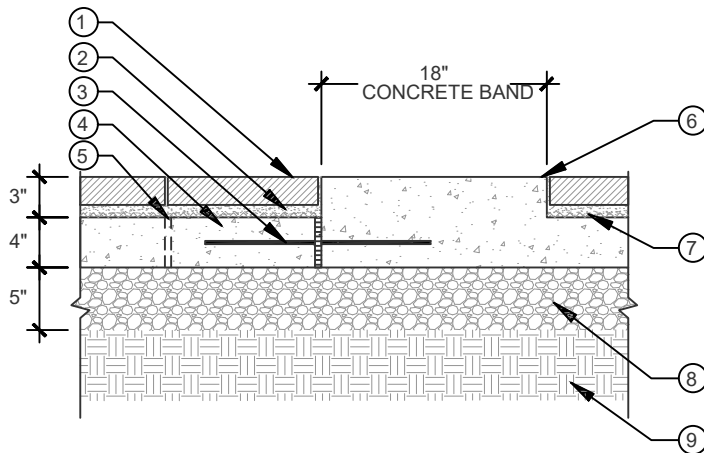
NOTE:

1. SUB-SLAB TO RECEIVE EXPANSION AND CONTROL JOINTS. ALIGN WITH JOINTS AS SHOWN ON PLAN FOR BANDING.

3

CONCRETE PAVING CONTROL JOINTS

NTS



- ① GRANITE STONE PAVER (2" X 12" X 12")
- ② SAND SETTING BED; 1/2" MINIMUM AND 1" MAXIMUM SAND THICKNESS
- ③ 1/2" EXP. JT. MAT'L. 12" x 18" STEEL DOWEL W/ SLEEVE 24" O.C.
- ④ CONCRETE BASE
- ⑤ 1" DIA. WEEP HOLE @ 18" O.C. GRID
- ⑥ CONCRETE BANDING FLUSH WITH BRICK PAVERS, MEDIUM BROOM FINISH
- ⑦ FILTER FABRIC; SEE SPECS
- ⑧ 95% COMPACTED BASE COURSE (75% FRACTURED FACE)
- ⑨ UNDISTURBED SUBGRADE OR 95% COMPACTION

4

CONCRETE BAND BETWEEN GRANITE PAVERS SECTION

SCALE: 1" = 1'



DATE

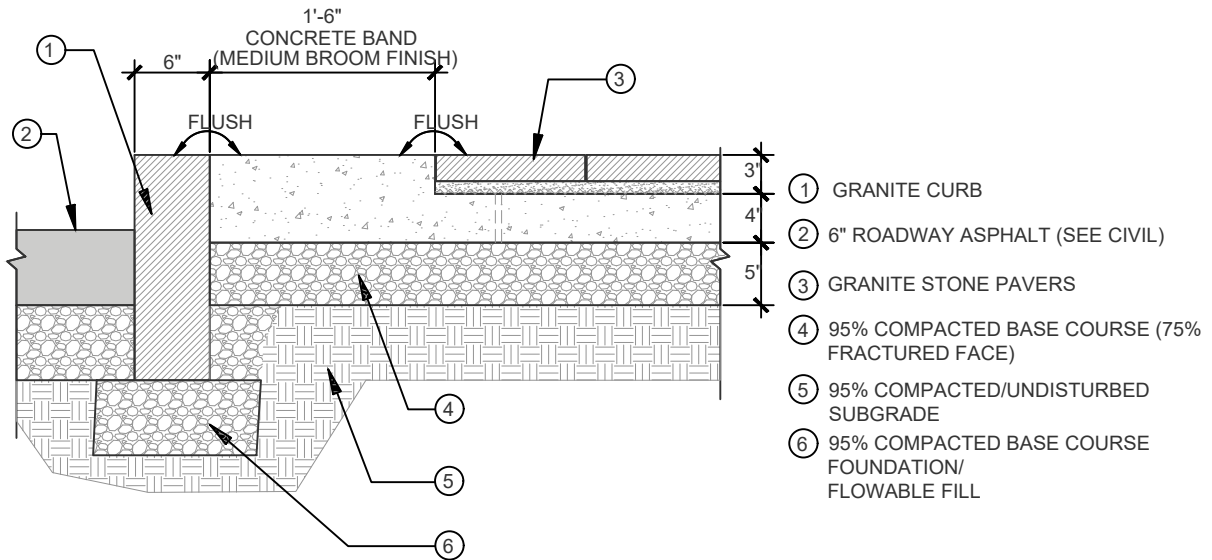
3/2020

REV.

MAIN STREET SIDEWALK DETAILS

STD. PLAN

230.1-B



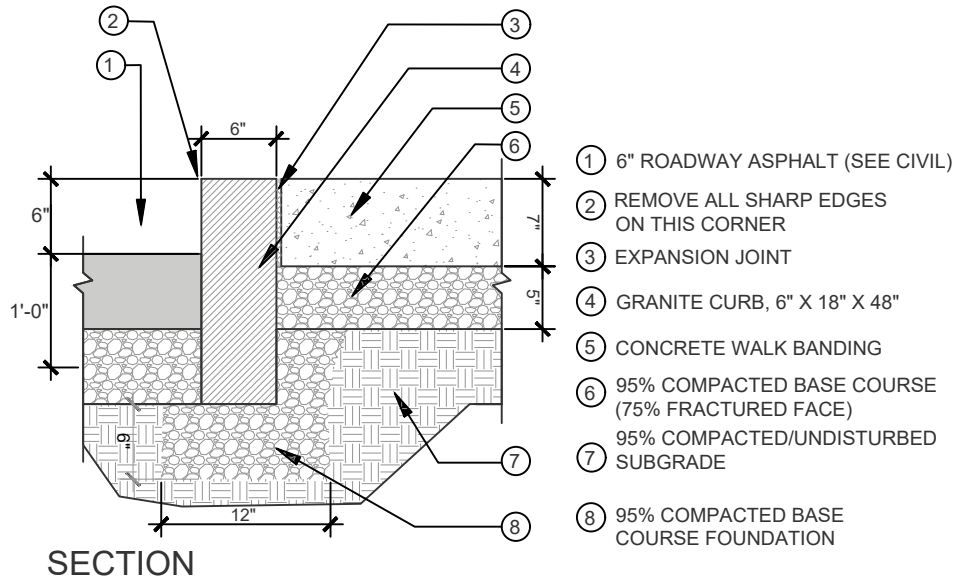
SECTION

NOTE:

1. CONTRACTORS OPTION TO FILL ALL VOIDS WITH FLOWABLE FILL. PROVIDE COSTS FOR OWNER APPROVAL.

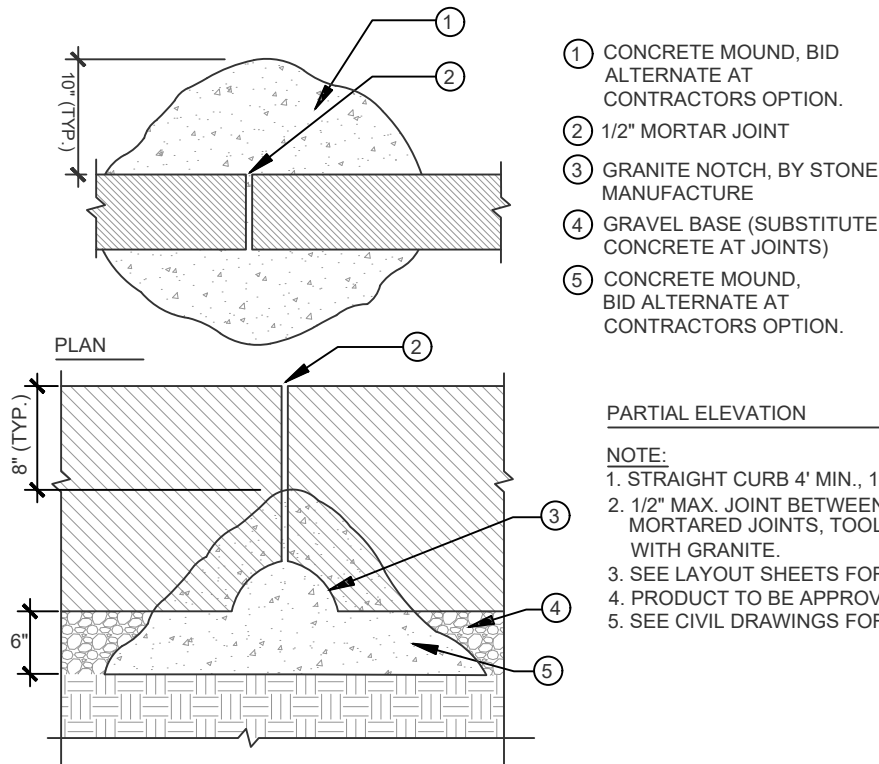
5 CONCRETE BAND AT GRANITE CURB SECTION
NTS

	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.1-C
	REV.		



MATERIAL:

1. STONE FOR GRANITE CURBING SHALL BE HARD AND DURABLE GRANITE OF LIGHT COLOR AND UNIFORM TEXTURE, NEITHER STRATIFIED NOR LAMINATED. IT SHALL BE FREE FROM SEAMS AND EVIDENCE OF WEAKENING OR DISINTEGRATION AND SHALL HAVE GOOD, SMOOTH SPLIT FACES.
2. THE ENDS OF ALL STONES SHALL BE SQUARE WITH THE PLANES OF THE TOP AND FACE, AND SO FINISHED THAT WHEN STONES ARE PLACED END TO END AS CLOSELY AS POSSIBLE, NO SPACE MORE THAN 1/2 INCH SHALL BE SHOWN FOR FULL WIDTH.
3. ALL SHARP EDGES OF STONE TO BE REMOVED FROM CORNER ON STREET SIDE OF CURB.

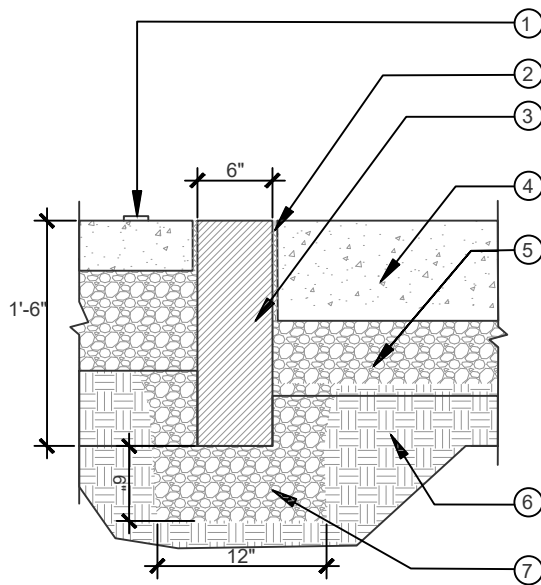


NOTE:

1. STRAIGHT CURB 4' MIN., 10' LENGTH MAX.
2. 1/2" MAX. JOINT BETWEEN CURB SECTION. MORTARED JOINTS, TOOLED SMOOTH WITH GRANITE.
3. SEE LAYOUT SHEETS FOR EXCEPTIONS.
4. PRODUCT TO BE APPROVED BY MOCK UP.
5. SEE CIVIL DRAWINGS FOR TBC ELEVATIONS.

6 GRANITE CURB - SECTION
NTS

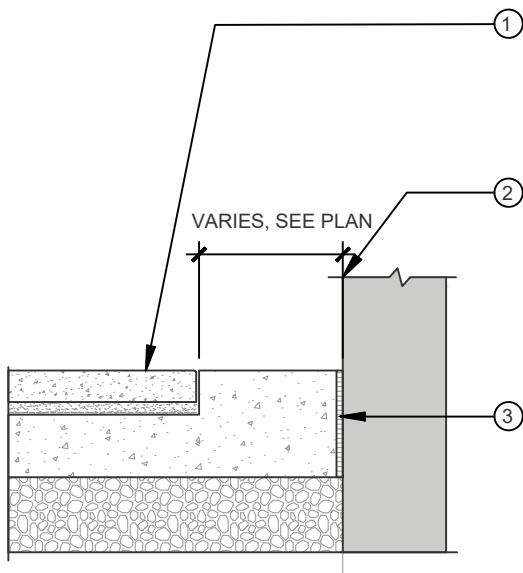
	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.1-D
	REV.		



- ① TRUNCATED DOME BRICK PAVING
- ② EXPANSION JOINT
- ③ GRANITE CURB, 6" X 18" X 48"
INSTALLED FLUSH WITH CONCRETE
- ④ VEHICULAR CONCRETE PAVING
- ⑤ 95% COMPACTED BASE COURSE (75%
FRACTURED FACE)
- ⑥ 95% COMPACTED/UNDISTURBED SUBGRADE
- ⑦ 95% COMPACTED BASE COURSE
FOUNDATION/ FLOWABLE FILL

SECTION

7 GRANITE CURB - AT DRIVEWAY
NTS

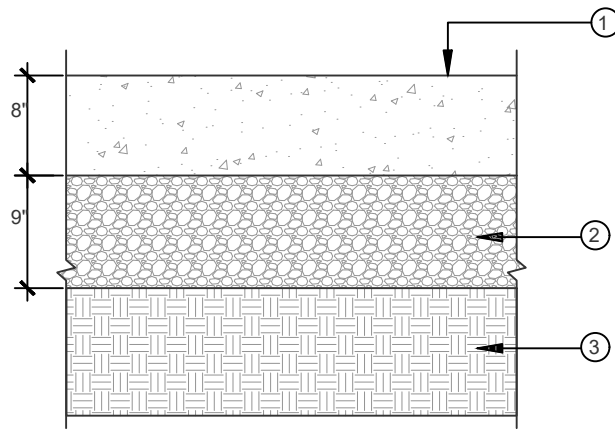


- ① GRANITE STONE PAVERS
- ② BUILDING FACE
- ③ EXPANSION JOINT AT ALL ADJACENT WALLS
AND PAVEMENTS

NOTE:
1. SEE CIVIL DRAWINGS FOR ELEVATIONS AT BUILDING.

8 TRANSITION AT BUILDING
NTS

	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.1-E
	REV.		



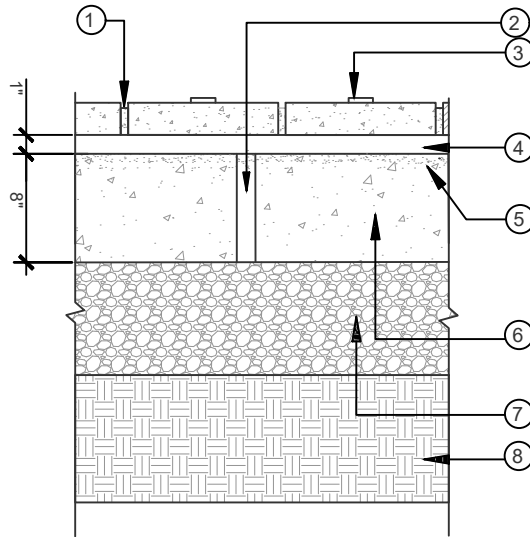
SECTION

NOTE:

1. MEDIUM BROOM FINISH
2. SEE PLAN FOR SCORE AND EXPANSION JOINT LOCATIONS

- ① CONCRETE PAVING (MEDIUM BROOM FINISH)
- ② 95% COMPACTED BASE COURSE (75% FRACTURED FACE)
- ③ 95% COMPACTED/UNDISTURBED SUBGRADE

9 VEHICULAR CONCRETE PAVING
NTS



- ① 1/8" SAND JOINT, TYP.
- ② 1" DIA. WEEP HOLE @ 18" O.C. GRID
- ③ BRICK PAVER - VEHICULAR RATED
- ④ SAND SETTING BED; 1/2" MINIMUM AND 1" MAXIMUM SAND THICKNESS
- ⑤ FILTER FABRIC; SEE SPECS
- ⑥ CONCRETE PAVING
- ⑦ UNTREATED BASE COURSE
- ⑧ 95% COMPACTED/UNDISTURBED SUBGRADE

SECTION

NOTE:

1. ANY PAVERS THAT ARE CUT TO FIT MUST BE AT LEAST 1/2 THE ORIGINAL 4"x8" PAVER SIZE
2. HERRINGBONE PATTERNS IN TRAFFIC AREAS.
3. USE POLYMERIC SAND IN JOINTS.

10 VEHICULAR BRICK PAVING
NTS



DATE

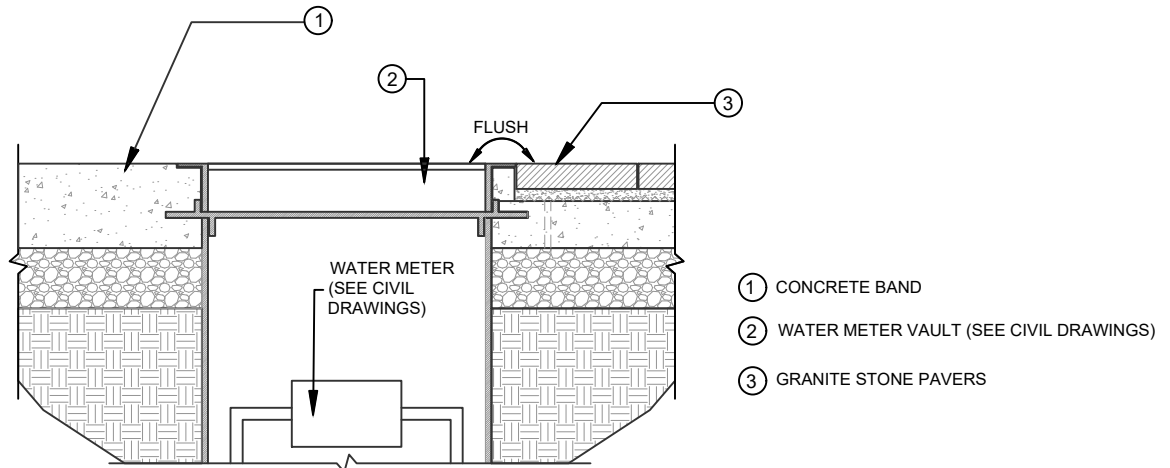
3/2020

REV.

MAIN STREET SIDEWALK DETAILS

STD. PLAN

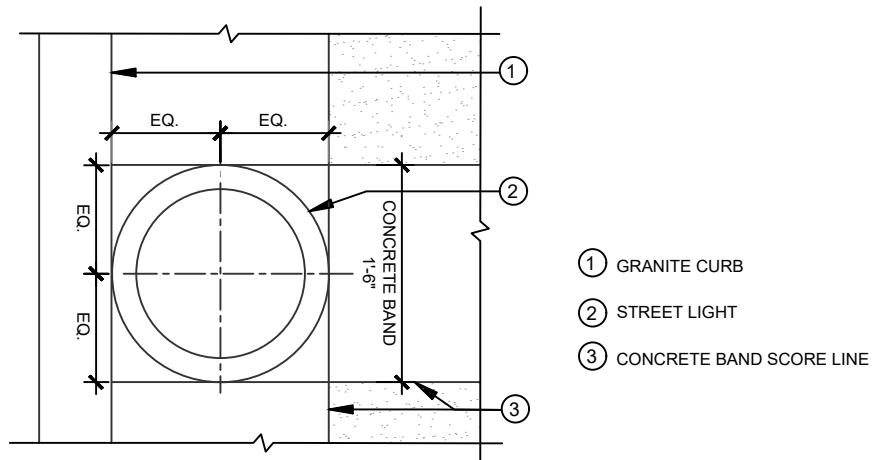
230.1-F



NOTE:
 1. COORDINATE LOCATION IN FIELD WITH CIVIL.
 2. CUT STONE IN FIELD (1/8" MAX. JOINT).
 3. ADJACENT MATERIAL MAY VARY FROM GRANITE TO CONCRETE.
 SEE LAYOUT PLAN FOR CONDITION.

SECTION

1 CONCRETE / GRANITE STONE PAVERS AT WATER METER - SECTION NTS



NOTE:
 1. STREET LIGHT BASE IS TO BE INSTALLED FLUSH WITH SIDEWALK ON HIGH SIDE. GROUT BOTTOM.
 2. CENTER BASE IN CONCRETE SCORING.
 3. SEE LIGHTING ENGINEERS DRAWING FOR FOOTING SIZE.

2 STREET LIGHT BASE NTS



DATE

3/2020

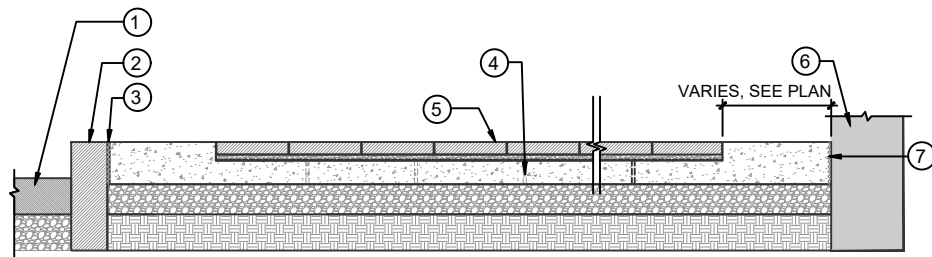
REV.

MAIN STREET SIDEWALK DETAILS

STD. PLAN

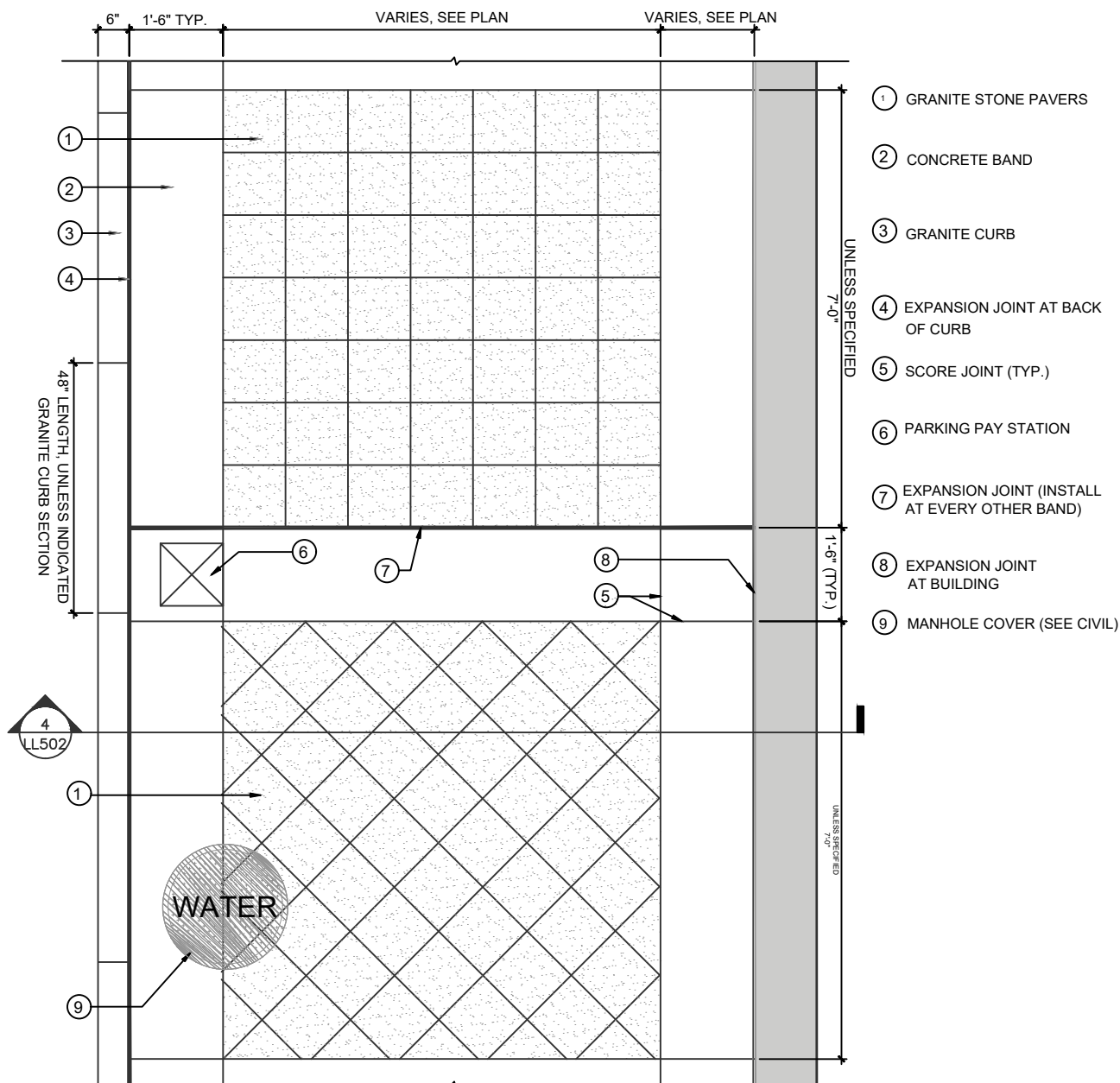
230.2-A

- ① ROADWAY ASPHALT (SEE CIVIL)
- ② GRANITE CURB
- ③ EXPANSION JOINT BEHIND CURB
- ④ CONC. SLAB WITH 1/2" DIA. WEEP HOLES @ 18" O.C. GRID.
- ⑤ GRANITE STONE PAVERS
- ⑥ BUILDING FACE OR ADJACENT STRUCTURE TO BE PROTECTED THROUGHOUT CONSTRUCTION.
- ⑦ EXPANSION JOINT AT BUILDING



③ SIDEWALK SECTION TYP.
NTS

	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.2-B
	REV.		



NOTE:

1. SEE LAYOUT PLAN FOR GRANITE PATTERN LOCATION.
2. BEGIN LAYOUT OF GRANITE PATTERN ON NORTH END OF EACH PANEL ON BUILDING SIDE OF WALK.
3. CONTRACTOR TO RAISE ALL UTILITY BOXES IN SIDEWALK TO BE FLUSH WITH NEW SIDEWALK ELEVATIONS, REGARDLESS OF CONDITION SHOWN ON DRAWINGS.
4. ALL BOXES AND LIDS TO BE STEEL OR CONCRETE. NO PLASTIC PERMITTED.
5. CONCRETE FINISH TO BE MEDIUM BROOM, TEXTURE TO RUN PERPENDICULAR TO CURB.
6. INSTALL EXPANSION JOINT ON UPHILL SIDE FOR EVERY OTHER PANE.

4 SIDEWALK PAVING PATTERN - ENLARGEMENT PLAN
 NTS



DATE

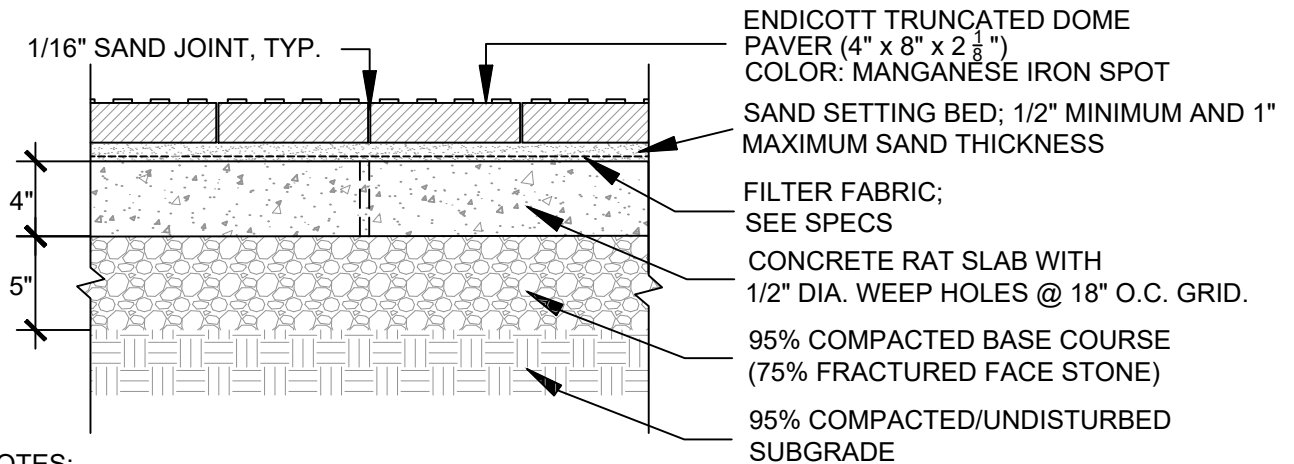
3/2020

REV.

MAIN STREET SIDEWALK DETAILS

STD. PLAN

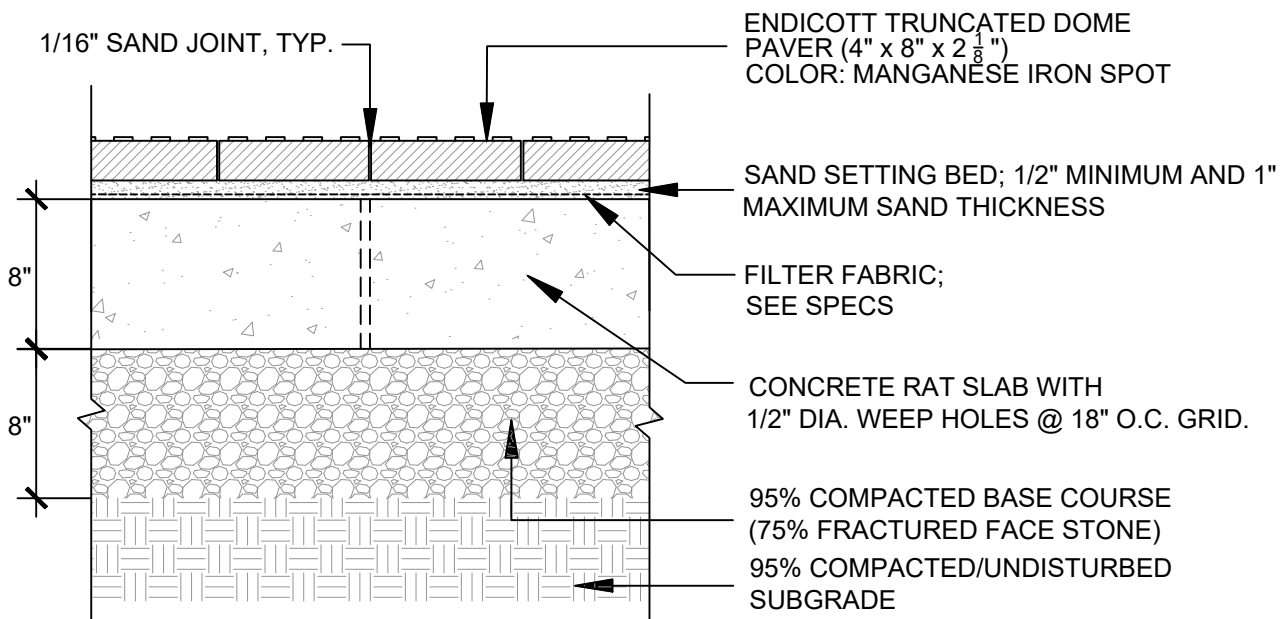
230.2-C



NOTES:

1. ANY PAVERS THAT ARE CUT TO FIT MUST BE AT LEAST 1/2 THE ORIGINAL 4"x8" PAVER

1 PEDESTRIAN TRUNCATED DOME BRICK PAVING - SECTION

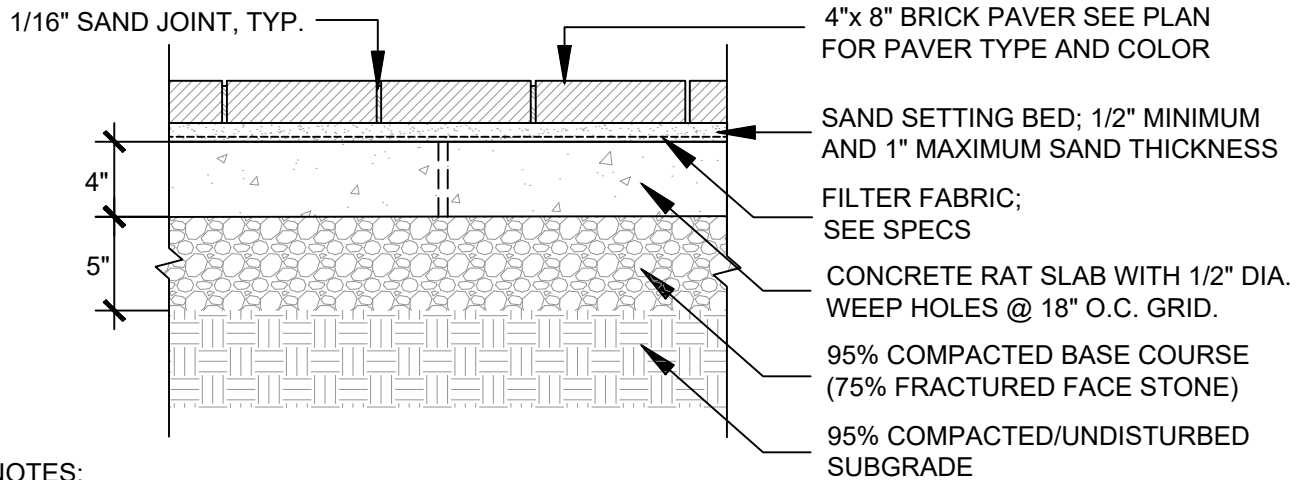


NOTES:

1. ANY PAVERS THAT ARE CUT TO FIT MUST BE AT LEAST 1/2 THE ORIGINAL 4"x8" PAVER

2 VEHICULAR TRUNCATED DOME BRICK PAVING - SECTION
N.T.S.

	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.3-A
	REV.		



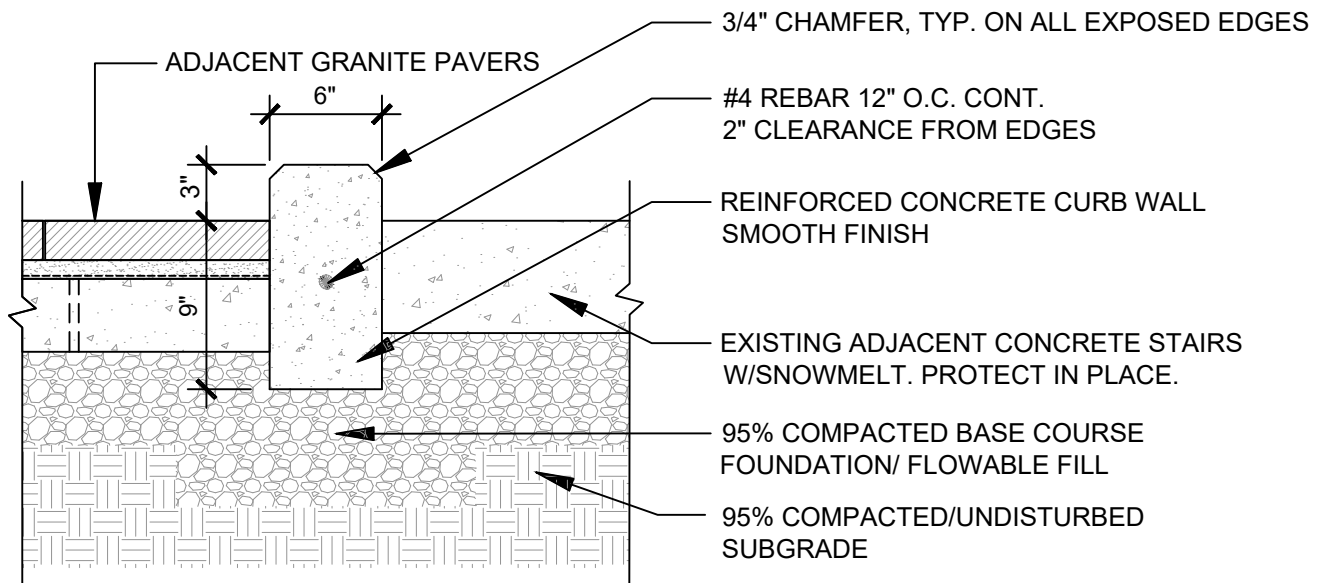
NOTES:

1. ANY PAVERS THAT ARE CUT TO FIT MUST BE AT LEAST 1/2 THE ORIGINAL 4"x8" PAVER.
2. TRANSITIONS TO ADJACENT PAVING MATERIALS ARE TO BE FLUSH.

3

PEDESTRIAN BRICK PAVING - SECTION

N.T.S.



NOTES:

1. EXTRA PRECAUTION IS TO BE TAKEN WITH ADJACENT EXISTING CONCRETE STAIRS TO PROTECT SNOWMELT.
2. SEE CIVIL PLANS FOR FINISH ELEVATIONS.

4

CONCRETE CURB WALL AT STAIRS - SECTION

N.T.S.



DATE

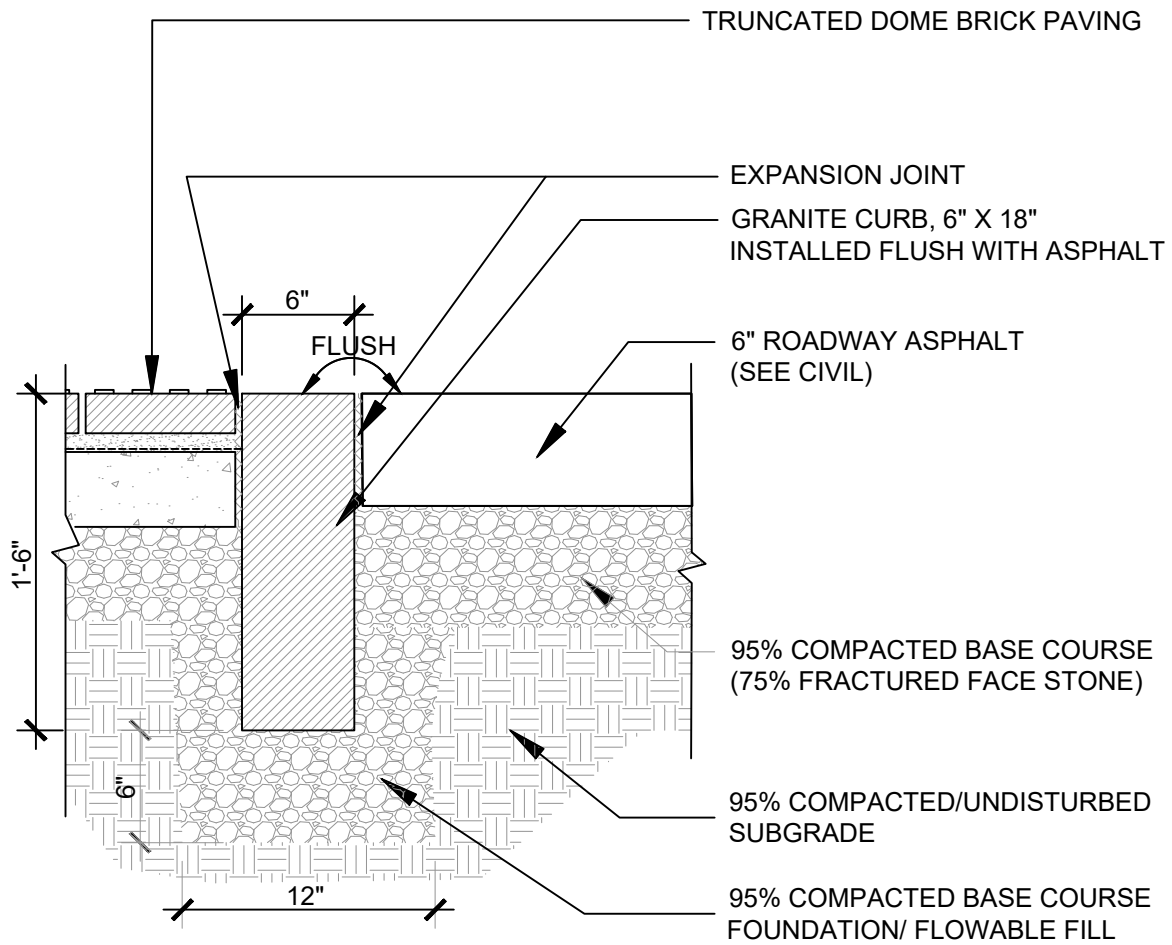
3/2020

REV.

MAIN STREET SIDEWALK DETAILS

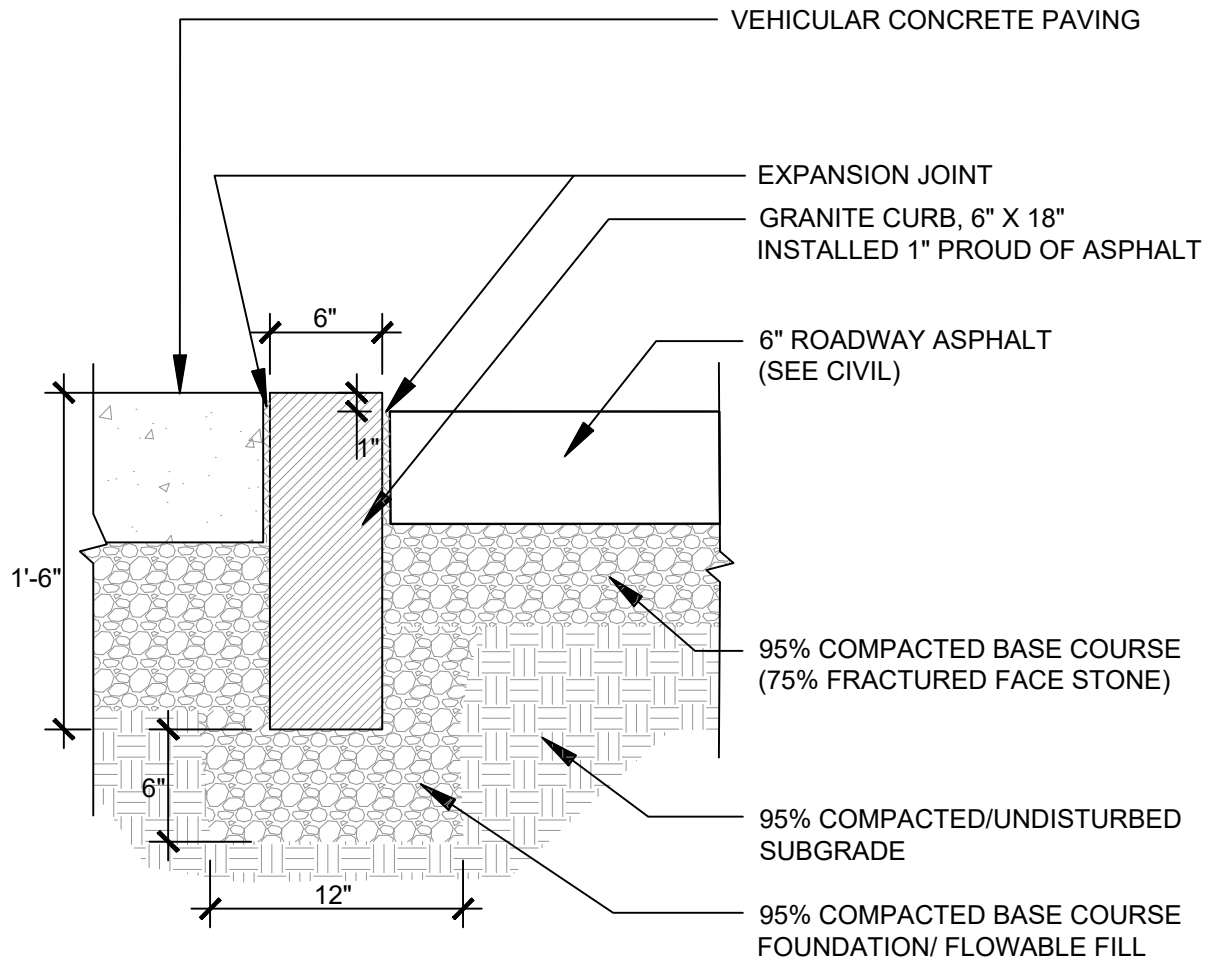
STD. PLAN

230.3-B



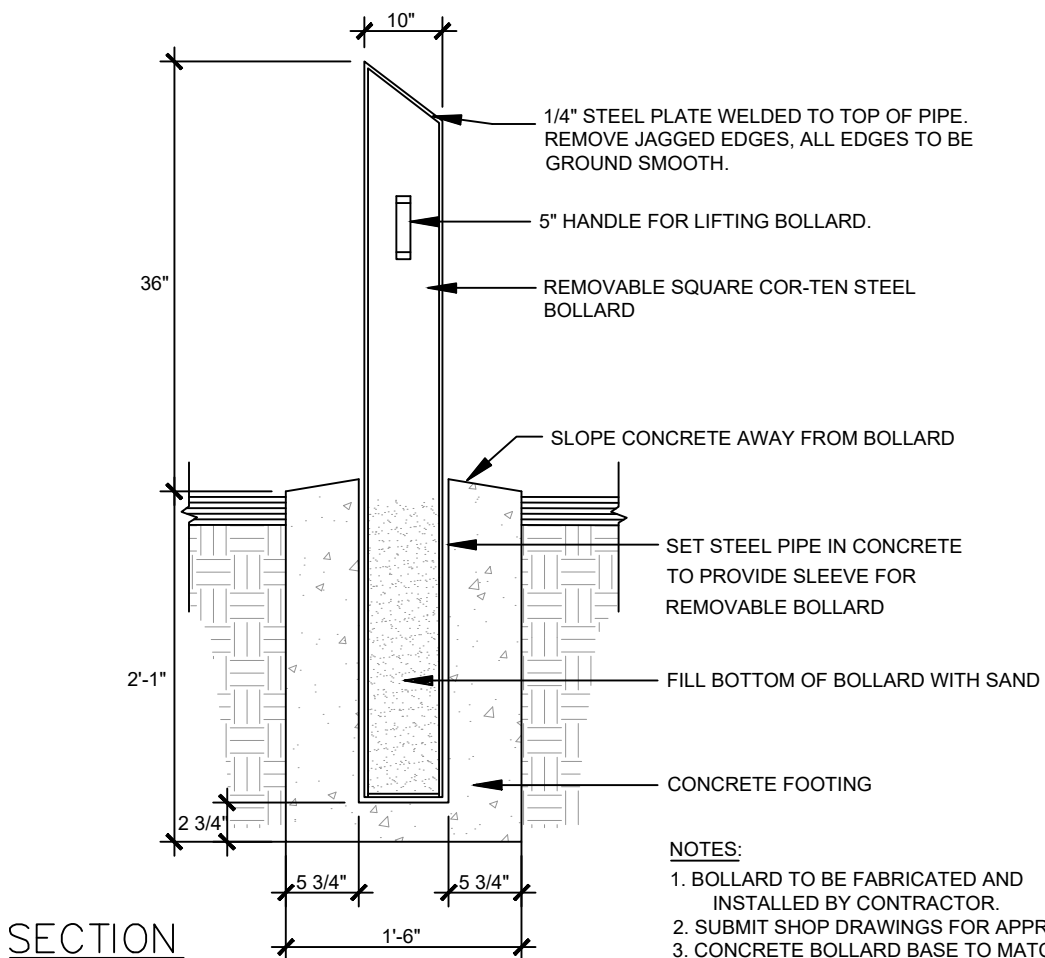
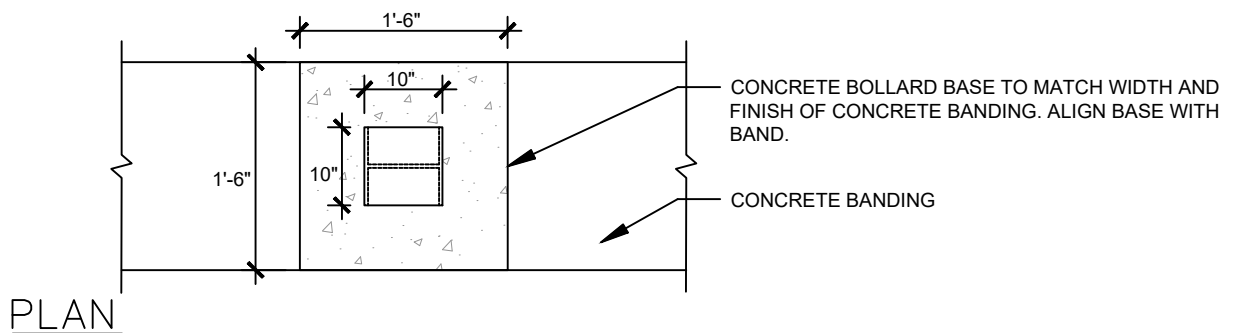
5 GRANITE CURB AT CROSSWALK - SECTION
N.T.S.

	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.3-C
	REV.		



6 GRANITE CURB AT DRIVEWAY - SECTION
N.T.S.

	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.3-D
	REV.		



NOTES:

1. BOLLARD TO BE FABRICATED AND INSTALLED BY CONTRACTOR.
2. SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. CONCRETE BOLLARD BASE TO MATCH WIDTH AND FINISH OF CONCRETE BANDING. ALIGN BASE WITH BAND.

7 REMOVABLE BOLLARD
N.T.S.



DATE

3/2020

REV.

MAIN STREET SIDEWALK DETAILS

STD. PLAN

230.3-E

Sidewalk

1. GENERAL

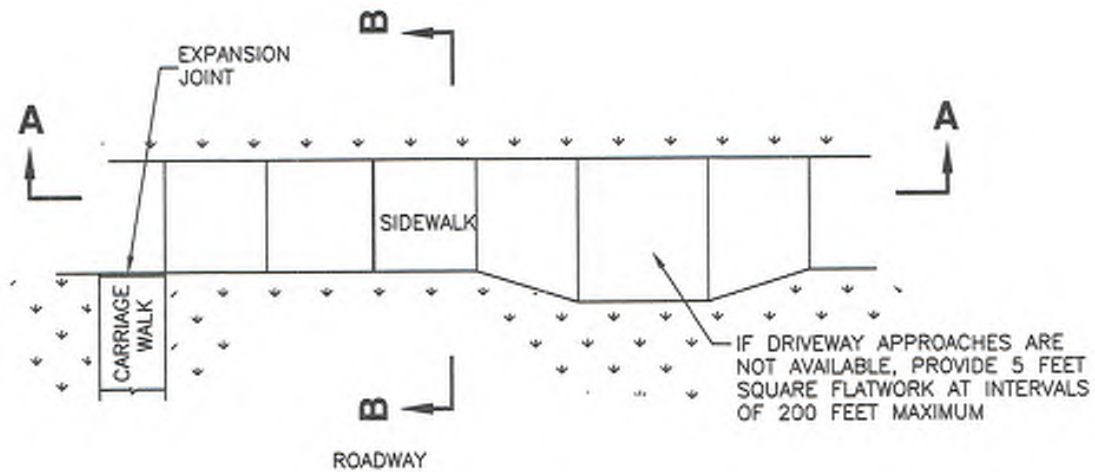
- A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
- B. Additional requirements are specified in APWA Section 32 16 13.

2. PRODUCTS

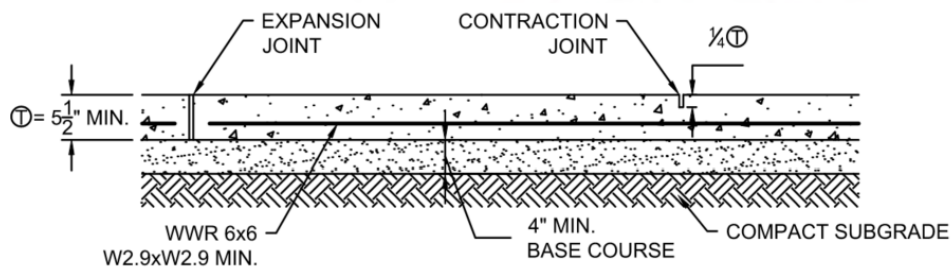
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
- C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
- D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- E. Reinforcement: Welded Wire Reinforcement 6x6 minimum W2.9xW2.9 or approved equal.

3. EXECUTION

- A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Concrete Placement: APWA Section 03 30 10.
 - 1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
 - 2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
 - 3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- C. Reinforcement Placement: Ensure reinforcement is placed with minimum 2" concrete cover.



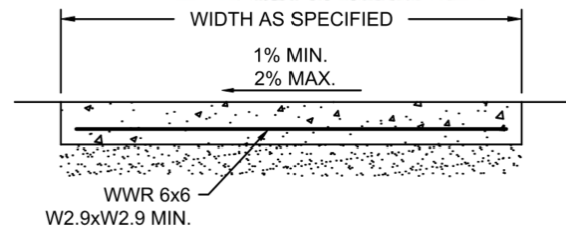
PLAN



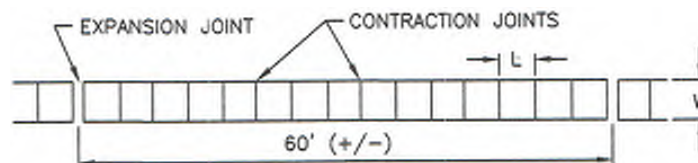
SECTION A-A

STREET TYPE	Ø
RESIDENTIAL	6"
OTHER	
REPLACING EXISTING SIDEWALK	MATCH EXISTING (6" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS



SECTION B-B



$$L_{\text{MIN}} = W$$

$$L_{\text{MAX}} (\text{in feet}) = 2.5 \times \text{Ø} (\text{in inches})$$

OR

$$= 15 \text{ FEET MAX}$$

SIDEWALK JOINT DETAIL



PARK CITY MUNICIPAL CORPORATION
ENGINEERING

DATE

01/24/24

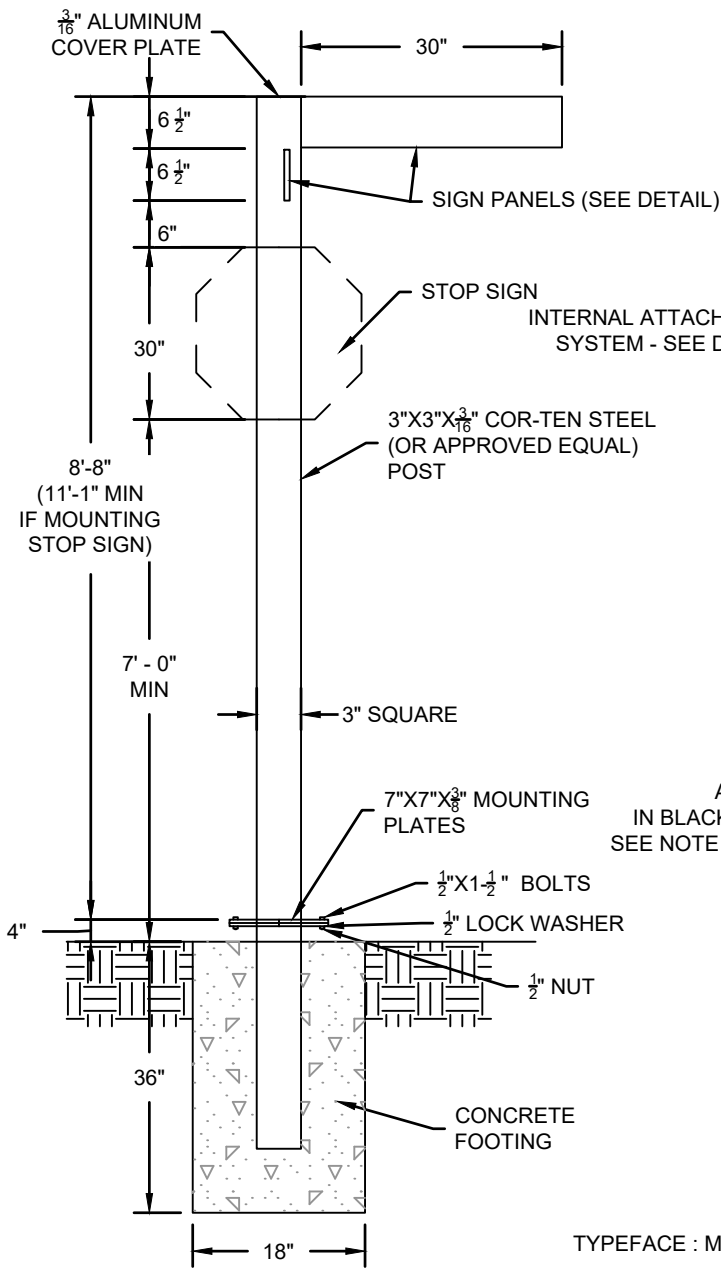
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SIDEWALK

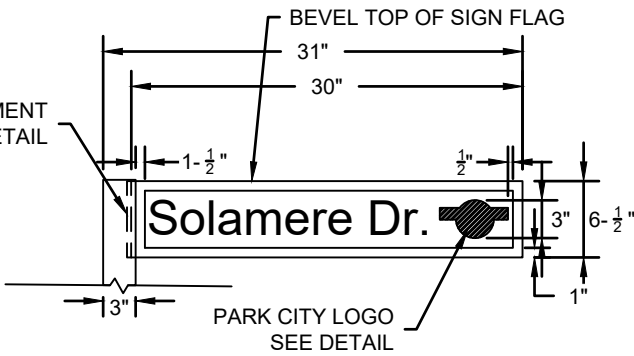
STD. PLAN

231

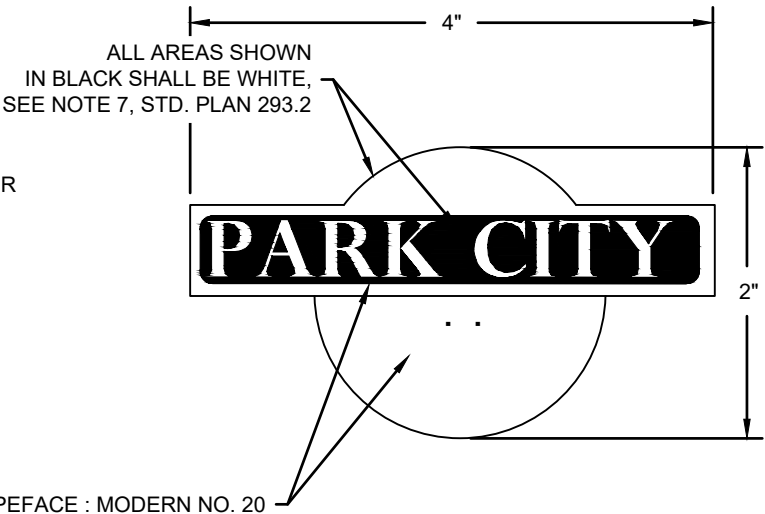
NOTE: SUBJECT TO APPROVAL OF PUBLIC WORKS
DIRECTOR, STREET SIGNS AND TRAFFIC
CONTROL SIGNS MAY BE MOUNTED ON
STREET LIGHT POLE.



STREET SIGN ELEVATION



STREET SIGN FACE DETAIL



PARK CITY LOGO DETAIL

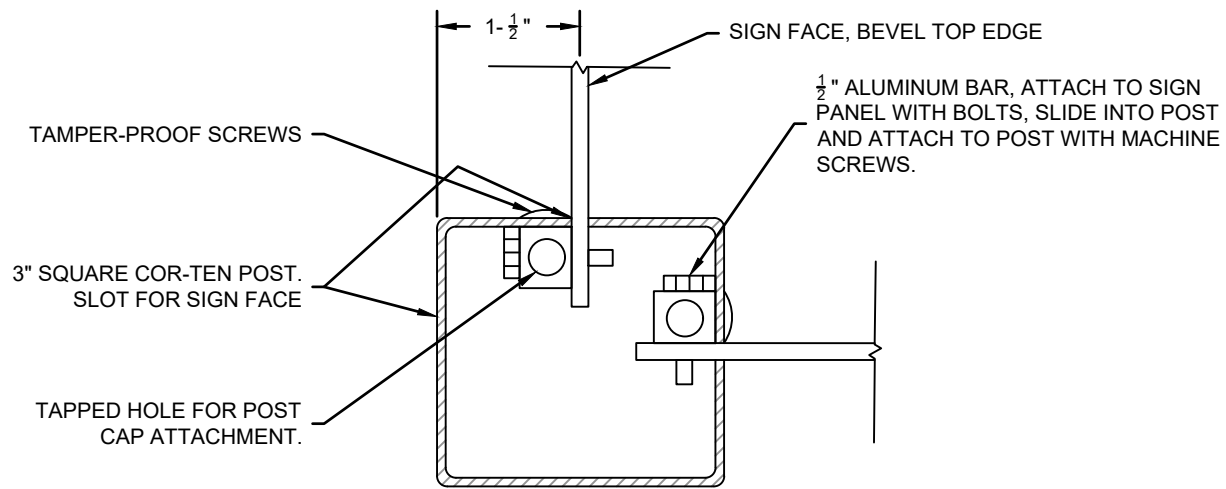
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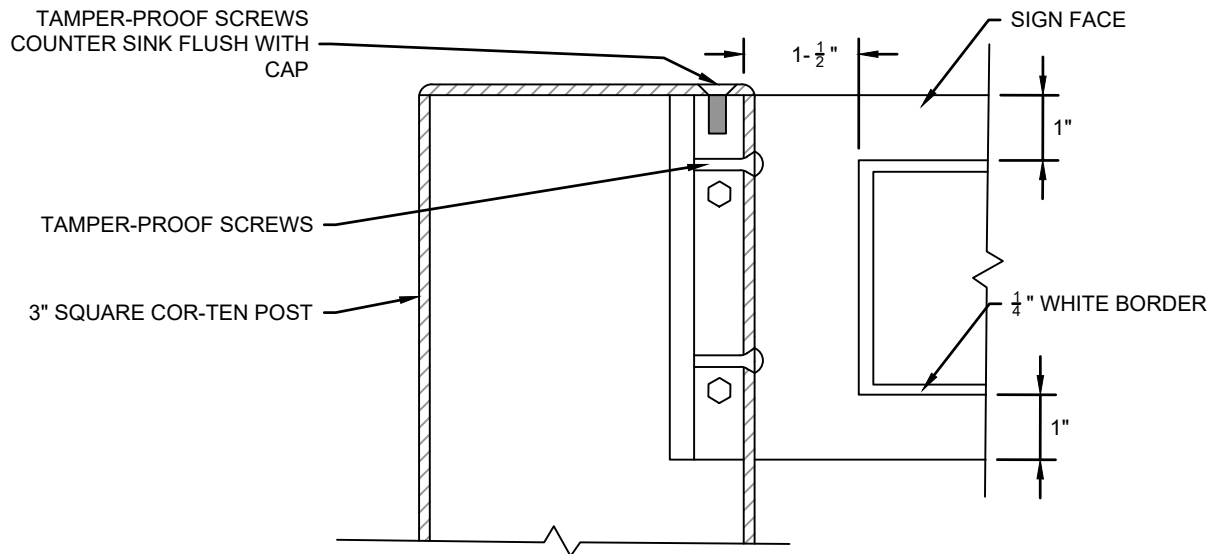
DATE
3/2020
REV.
8/2020

STREET SIGN DETAILS

STD. PLAN
293.1



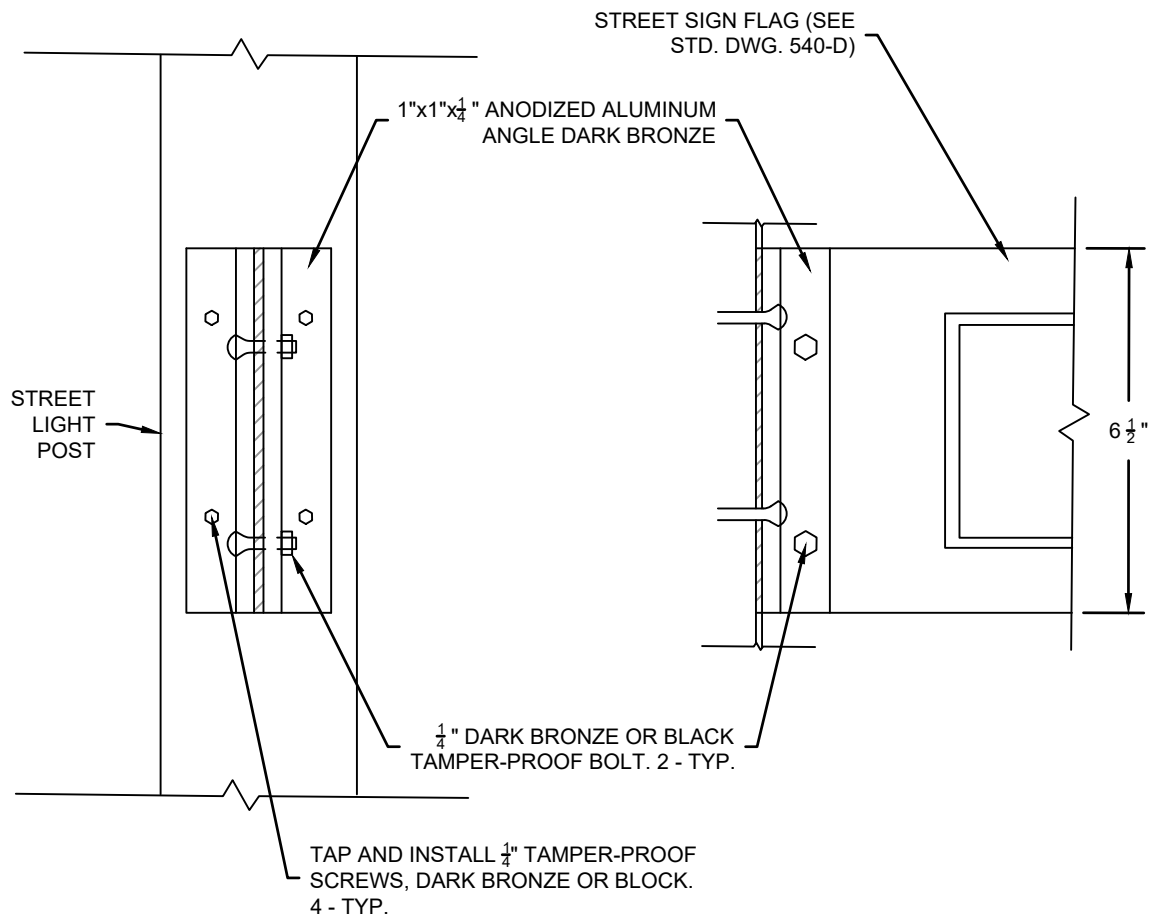
STREET ATTACHMENT SECTION



STREET ATTACHMENT ELEVATION

1. 3"X3"X $\frac{3}{16}$ " COR-TEN STEEL POST.
 2. 3"X3"X $\frac{3}{16}$ " COR-TEN STEEL BASE EMBEDDED IN CONCRETE.
 3. $\frac{1}{4}$ " THICK SIGN PLATES ELECTRO-CHEMICALLY PLATED TO PRODUCE AN ANODIZED HARD COAT FINISH. MOUNT SIGN PLATES IN THE CENTER AND AT RIGHT ANGLES TO THE POST.
 4. THE ATTACHMENT OF THE SIGN PANELS TO THE POST SHALL BE VANDAL-PROOF.
 5. ALL FASTENERS SHALL BE DARK BRONZE TO MATCH THE SIGN FACE.
 6. LETTERING SHALL BE 3" HELVETICA MEDIUM UPPER AND LOWER CASE, REFLECTIVE WHITE SCOTCH-LITE APPLIED TO FACE AND BAKED ON.
 7. THE BORDER AND LOGO SHALL BE APPLIED BY SCREEN PROCESS AND SHALL BE WHITE ENAMEL.
- NOT TO SCALE

	DATE	STREET SIGN DETAILS	STD. PLAN
	3/2020		293.2
	REV.		



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DATE

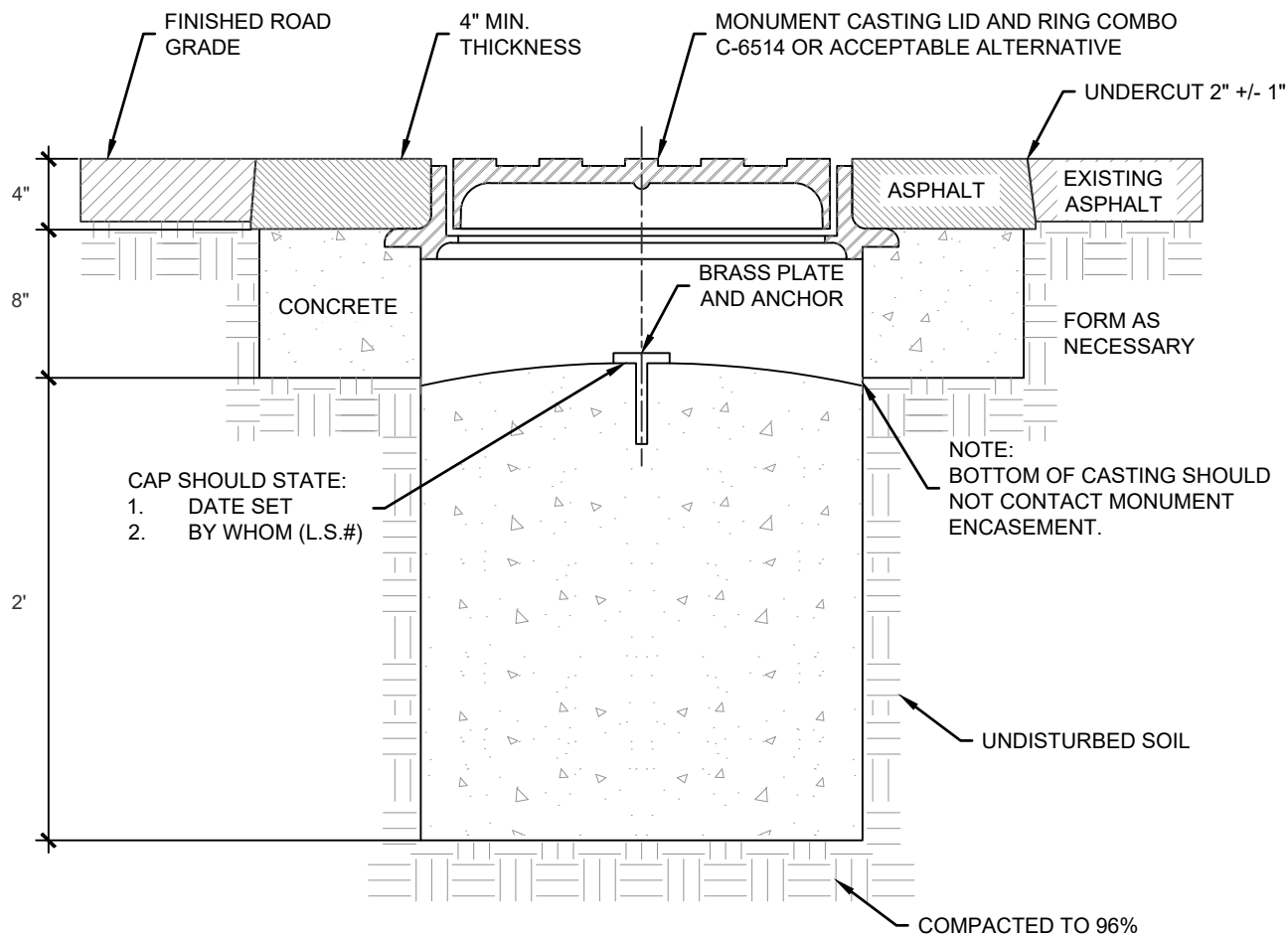
3/2020

REV.

MOUNTING DETAIL FOR SIGN
ON LIGHT POLE

STD. PLAN

294



NOTE:

1. CASTINGS, CAST IRON PIPE, BRASS PLATE AND ANCHOR TO BE FURNISHED AND INSTALLED BY THE DEVELOPER UNDER CITY SUPERVISION.



DATE

8/2020

REV.

STANDARD CITY STREET MONUMENT

STD. PLAN

295

296.01 Street Lighting Product Specifications

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. K828 Moderne Sr. – LED or approved equal product specifications.

PART 2 PRODUCTS

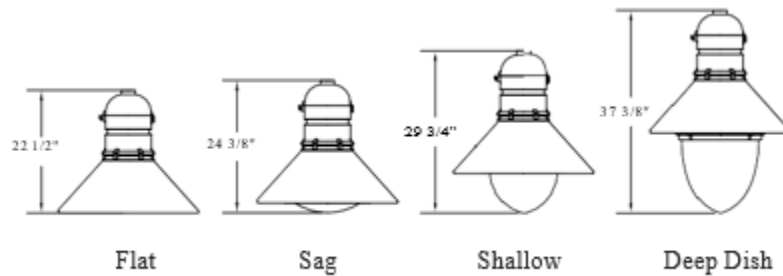
2.1 PRODUCT SPECIFICATIONS

- A. LED ENGINE
1. Light engine shall include an array of 60 or 84 solid state Cree X-Series high power LEDs (light emitting diodes). The emitters shall be mounted to a metal core circuit board using SMT technology. The LEDs and circuit boards shall then be mounted to a high-performance heat sink which is vented to the outside ambient air to provide dynamic airflow for cooling the system.
- B. OPTICS
1. External light control shall consist of high precision refractive lenses mounted above the LED emitter arrays in such a way to achieve optimum uplight control. The lenses shall also control horizontal light distribution so that Type II, III, IV or V IESNA distribution patterns are achieved.
- C. LENS
1. Lens options include: sag glass lens, shallow glass lens, or rippled acrylic deep dish lens. The glass lens shall be made of #9000 clear borosilicate glass (fully annealed). It shall maintain a minimum thickness of 0.3". The deep dish globe shall be molded of rippled acrylic Acrylite Plus Acrylic Polymer, or equivalent, having a minimum thickness of 0.09". The lens is secured by means of a cast A319 aluminum holding ring that is sealed to provide an IP66 Ingress rating. Additionally, a continuous circular gasket rated for 270°F must hold the lens into place within the cast ring assembly and assist in sealing the fixture.
- D. DECORATIVE BODY
1. The luminaire shall consist of a heavy Grade A319 cast aluminum housing that acts as the enclosure for the engine and is of adequate thickness to give structural rigidity. The engine must be affixed to the inside of the housing with stainless steel screws.
 2. The bottom decorative portion of the fixture is comprised of a one-piece spun aluminum alloy with a minimum thickness of 0.09". The spinning is permanently affixed to the cast housing with the use of stainless steel hardware.
- E. PLUMBIZER
1. Mounting options include the KPL10, KPL11, KPL20, KPL21, KPL30, KPL31, KPL40, or approved equals.
- F. DRIVER
1. The LED universal dimmable driver will be class 2 and capable of 120 - 277V or 347 - 480V input voltage, greater than 0.9 power factor, less than 20% total harmonic distortion. The case temperature of the driver can range from -40°C to 70°C. Each LED system comes with a standard surge protection designed to withstand up to 20kV/10kA of transient line surge as per IEEE C62.41.2 C High. An in-line ferrite choke is utilized to provide protection against EFT's. The driver assembly will be mounted on a heavy duty fabricated aluminum bracket to allow complete tool-less maintenance. Dimming capable using 1-10vdc (10% to 100%), 10v PWM, or resistance.
- G. PHOTOMETRICS
1. Fixtures are tested to IESNA LM79 specifications. These reports are typically available upon request.

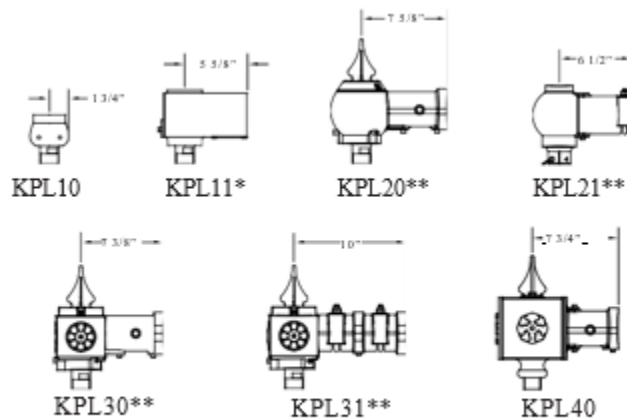
- H. CHROMATICITY
 - 1. High output LED come standard at 3000K & 4000K (+/- 300K) with a minimum nominal 70 CRI.
- I. LUMEN MAINTENANCE
 - 1. Reported (TM21) and Calculated (L70) reports are available upon request with a minimum calculated value of 100,000 hrs.
- J. WIRING
 - 1. All internal wiring and connections shall be completed so that it will be necessary only to attach the incoming supply connectors to Mate-N-Lok connectors or to a terminal block. Mate-N-Lok shall be certified for 600V operation.
 - 2. Internal wire connectors shall be crimp connector only and rated at 1000V and 150°C. All wiring to be CSA certified and/or UL listed, type SFF-2, SEWF-2, or SEW-2
 - 3. No. 14 gauge, 150°C, 600V, and color coded for the required voltage.
- K. THERMALS
 - 1. Fixtures tested to DOE sanctioned standards to determine the maximum in-situ solder-point or junction-point temperatures of the LED emitters. This report is typically available upon request.
- L. FINISH
 - 1. Housing is finished with a 13 step KingCoat™ SuperDurable poly- ester TGIC powder coat. Standard colors include strobe white, brown metal, marina blue, gate gray, Chicago bronze, standard gold, standard black, federal green and rain forest.
- M. MISCELLANEOUS
 - 1. All exterior hardware and fasteners, wholly or partly exposed, shall be stainless steel alloy. All internal fasteners are stainless steel or zinc coated steel. All remaining internal hardware is stainless steel, aluminum alloy, or zinc coated steel.
- N. WARRANTY
 - 1. Luminaire comes with a 7-year limited warranty
- O. CERTIFICATION
 - 1. CSA US Listed
 - 2. Suitable for wet locations ISO 9001
 - 3. IP66
 - 4. ARRA Compliant
 - 5. LM79 / LM80 Compliant
- P. DRIVER INFO
 - 1. >0.9 Power Factor
 - 2. <20% Total Harmonic Distortion 120 - 277V & 347 - 480V
 - 3. -40°C Min. Case Temperature 70°C Max. Case Temperature Surge Protection: ANSI C136.2 extreme level 20kV/10kA Dimming Capable: 1-10vdc
- Q. EPA
 - 1. Flat Lens: 0.97 sq. ft.
 - 2. Sag Lens: 1.02 sq. ft.
 - 3. Shallow Lens: 1.20 sq. ft.
 - 4. Deep Dish Acrylic: 1.52 sq. ft.
 - 5. Deep Dish Glass: 1.52 sq. ft.
- R. FIXTURE WEIGHT
 - 1. Flat Lens: 43 lbs
 - 2. Sag Lens: 51 lbs
 - 3. Shallow Lens: 53 lbs
 - 4. Deep Dish Acrylic: 49 lbs
 - 5. Deep Dish Glass: 49 lbs

2.2 FIXTURE OPTIONS

A. LENS OPTIONS



B. 1. PLUMBIZER/ MOUNTINGS OPTIONS



*Available with PR.7

**Available with PR.7 or finial

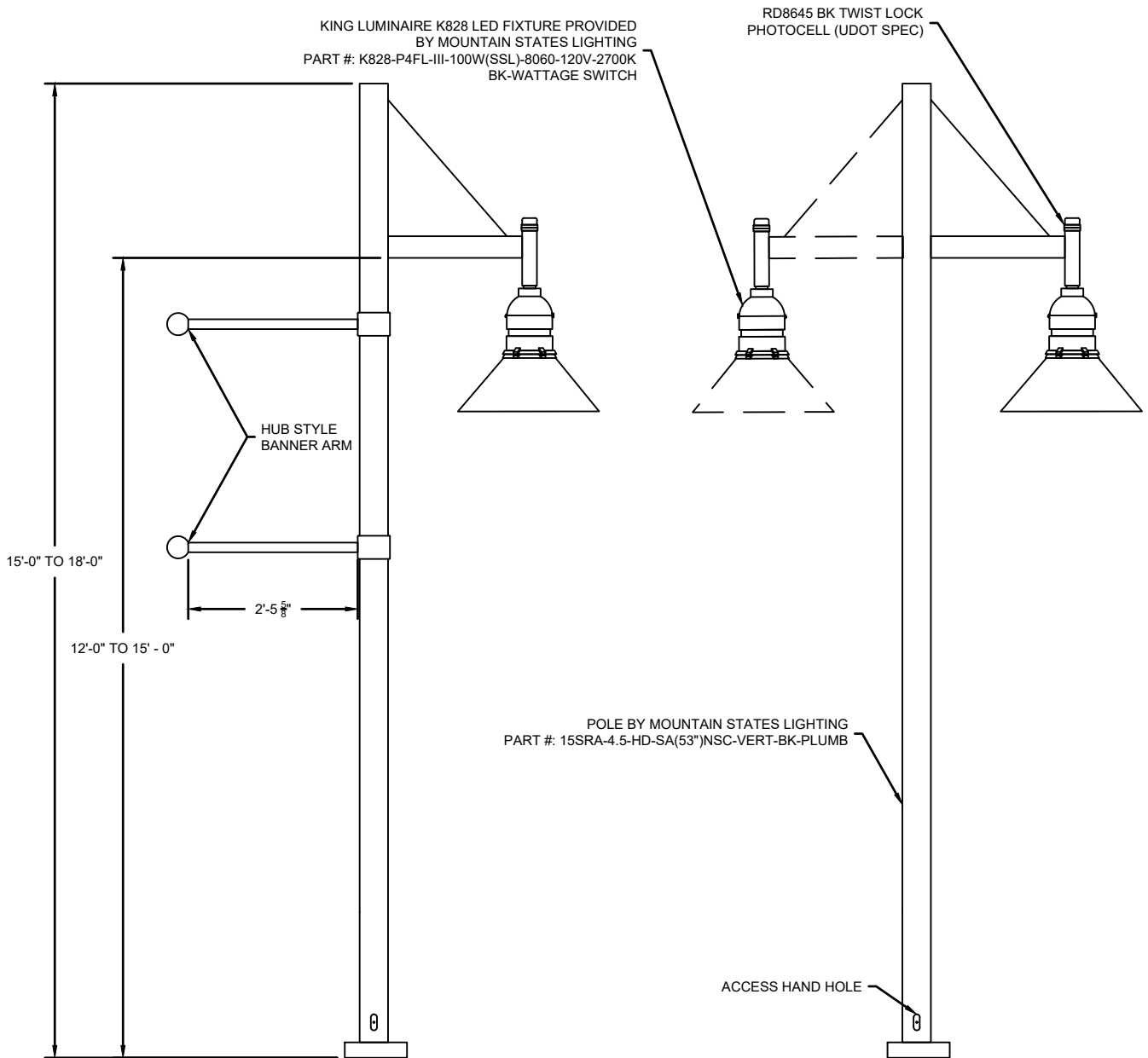
1.

PART 3 EXECUTION

3.1 HOW TO ORDER

LUMINAIRE STYLE K828 - Moderne Sr. or approved equal		IES LIGHTING CLASSIFICATION II - Type 2 III - Type 3 IV - Type 4 V - Type 5		SOURCE SSL - Solid State		SERIES 8060 (60 emitters, 40 - 120W) 8084 (84 emitters, 150 - 200W)		LINE VOLTAGE 120V (120-277V) 480V (347-480V)* *Select wattages available within this range, contact King Luminaire. 120V will be provided if blank.		PAINT COLOR GN - Federal Green BE - Blue GY - Gray BN - Brown BK - Black BZ - Bronze *Additional options available on website. BK will be provided if blank.	
OPTICAL OPTIONS P4FL - P4 Flat (No Lens) P4SA - P4 Sag Glass Lens P4SH - P4 Shallow Glass Lens P4RAD - P4 Deep Dish Acrylic Lens P4RGD - P4 Deep Dish Glass Lens		WATTAGE 25, 40, 60, 75, 100, 120, 150 *Additional wattages available, please contact King Luminaire		PLUMBIZER KPL10, KPL11, KPL20, KPL21, KPL30, KPL31, KPL40 *leave blank if not required		PHOTO CONTROL OPTIONS PR - Photo Receptacle, available with KPL11, KPL20, KPL21, KPL30, KPL31 PE - Photo Receptacle, PR and Photo Eye. Available with KPL11, KPL20, KPL21, KPL30, KPL31 PEBE - Photo Electric Buttoncell * leave blank if not required		CCT 3K - 3000K 4K - 4000K		WATTAGE SELECTOR WS - Wattage Selector * leave blank if not required	
K828				(SSL)							

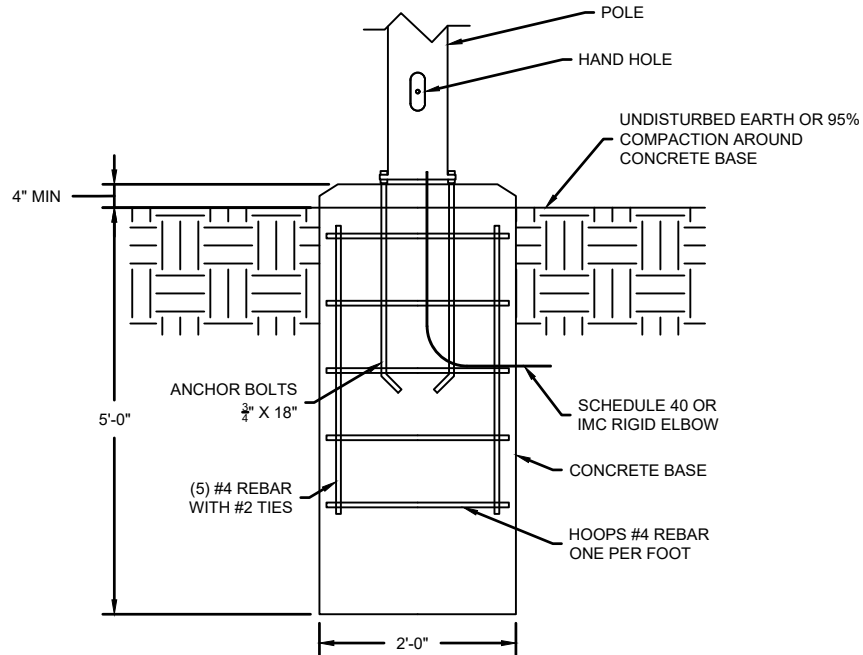
A.



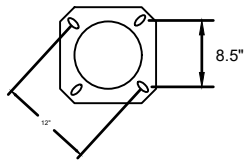
LIGHT POLE ELEVATION

NOT TO SCALE

	DATE	STREET LIGHTING	STD. PLAN
	11/2020		296.1
	REV.		

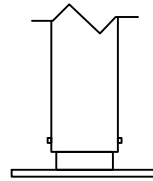


CONCRETE BASE DETAIL



ANCHOR BASE DETAIL

12" BOLT CIRCLE
ANCHOR BOLTS: $\frac{3}{4}$ " X 18" GALV



POLE BASE DETAIL

ALUMINUM POLE IS COMPRESSION FIT
OVER AN 18" GALVANIZED STEEL STUMP
AND SECURED WITH FOUR FASTENERS

NOTES:

1. IF DEPTH CANNOT BE MET, MASS MUST BE EQUIVALENT TO MASS SHOWN.
2. HIGHWAY LIGHTING SYSTEM REQ'D.
3. CONTACT ROCKY MOUNTAIN POWER, MINIMUM OF 30 WORKING DAYS BEFORE POWER IS REQ'D, TO COORDINATE POWER SOURCE LOCATION AND CONNECTION.
4. PROVIDE MIN OF 3 FT OF CABLE SLACK IN EVERY JUNCTION BOX.
5. LIGHT POLES AND LIGHT FIXTURES SHALL CONFORM TO PARK CITY REQUIREMENTS AND BE APPROVED BY THE CITY ENGINEER.
6. EACH STREET LIGHT SHALL HAVE A JUNCTION BOX WITH FUSE.
7. MARK JUNCTION BOX COVERS WITH "STREET LIGHTING".
8. LIGHT POLES SHALL HAVE BASKET HANGERS.

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DATE

11/2020

REV.

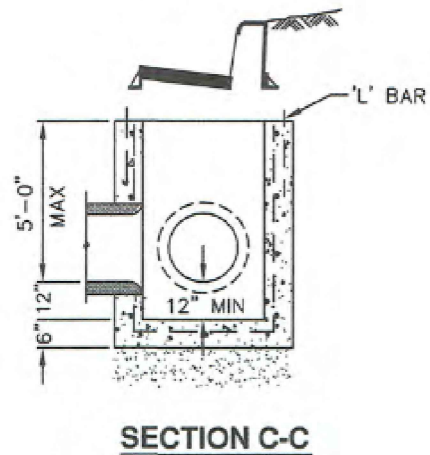
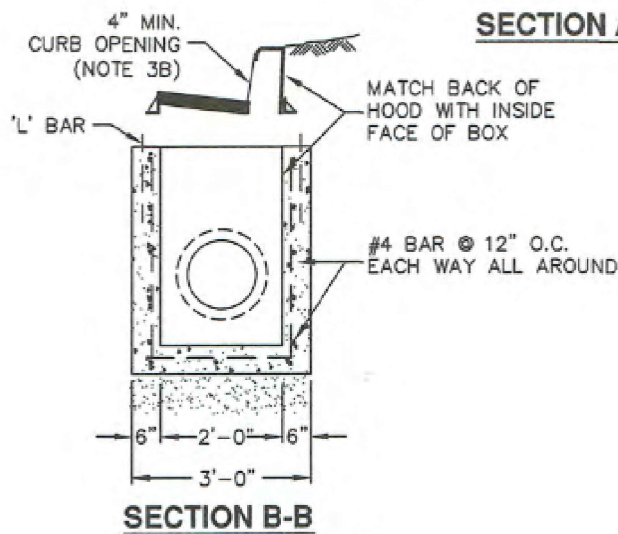
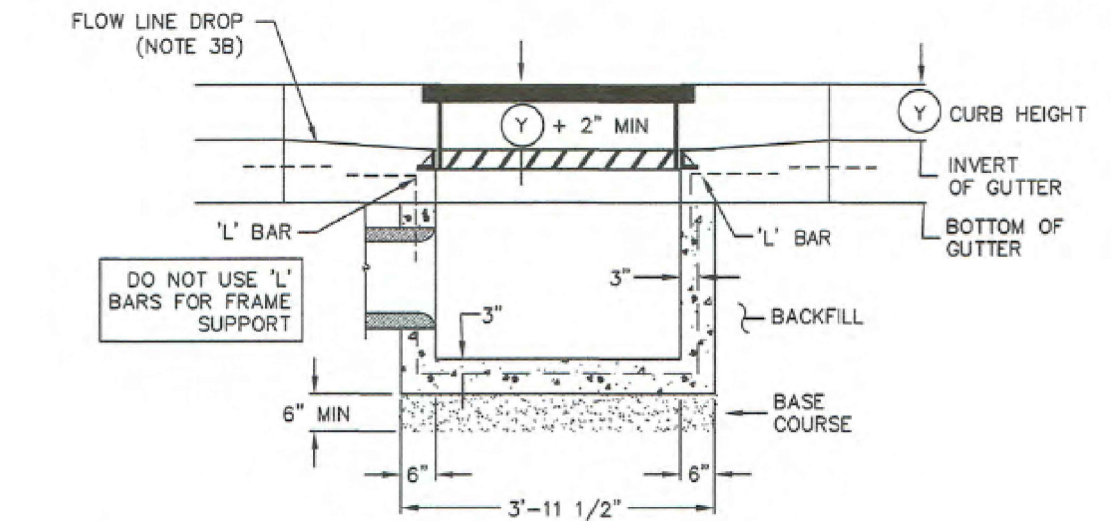
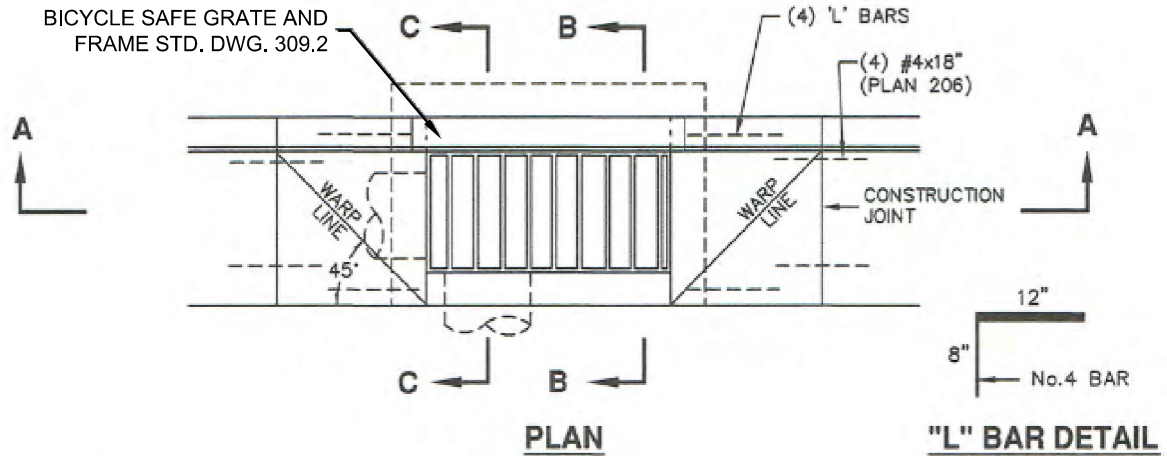
STREET LIGHT BASE DETAILS

STD. PLAN

296.2

DIVISION 300 STORM DRAIN

SINGLE GRADE



DATE

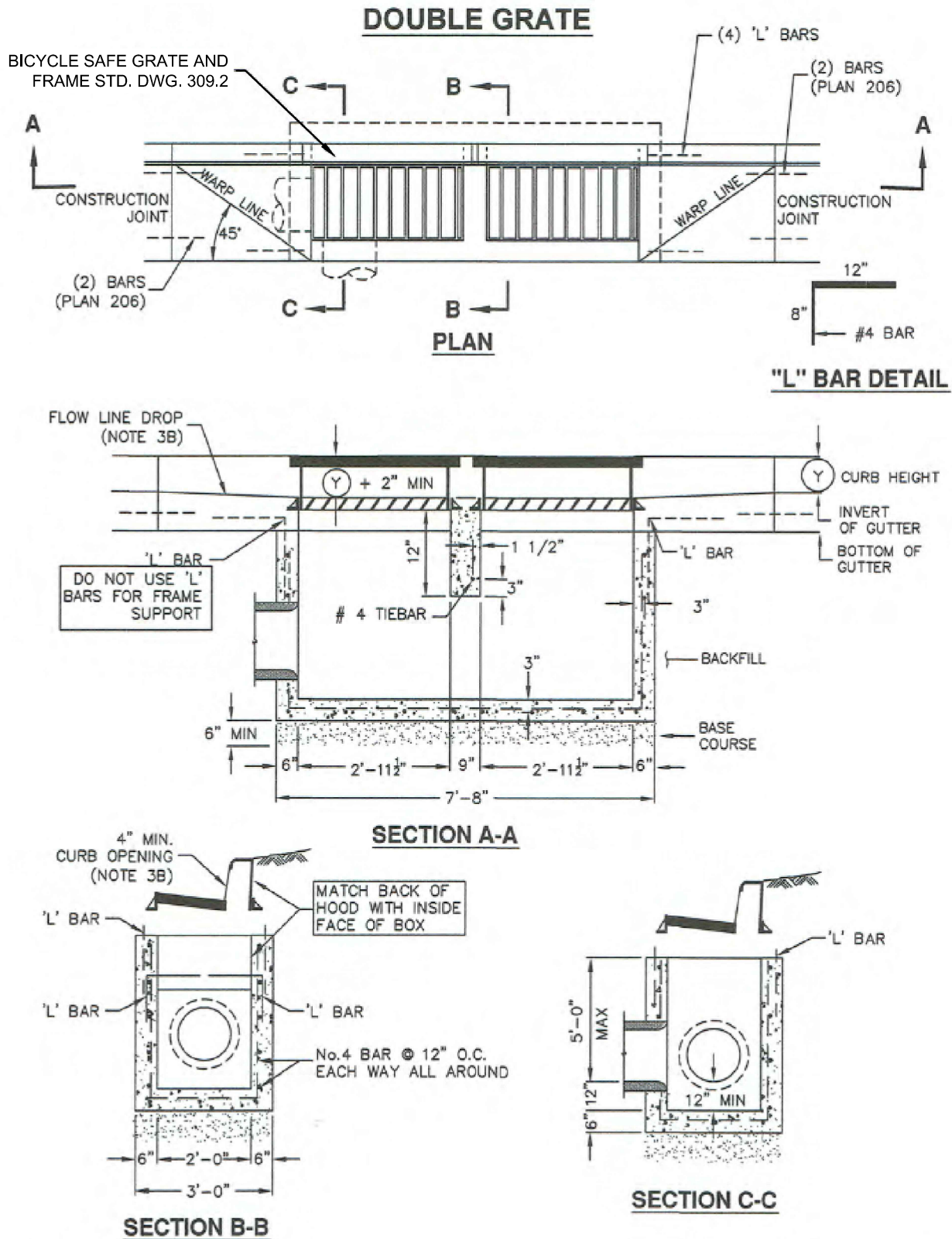
3/2020

REV.

SINGLE GRADE CATCH BASIN

STD. PLAN

315.1



	DATE	DOUBLE GRATE CATCH BASIN	STD. PLAN
	3/2020		315.2
	REV.		

Pipe zone backfill

1. GENERAL

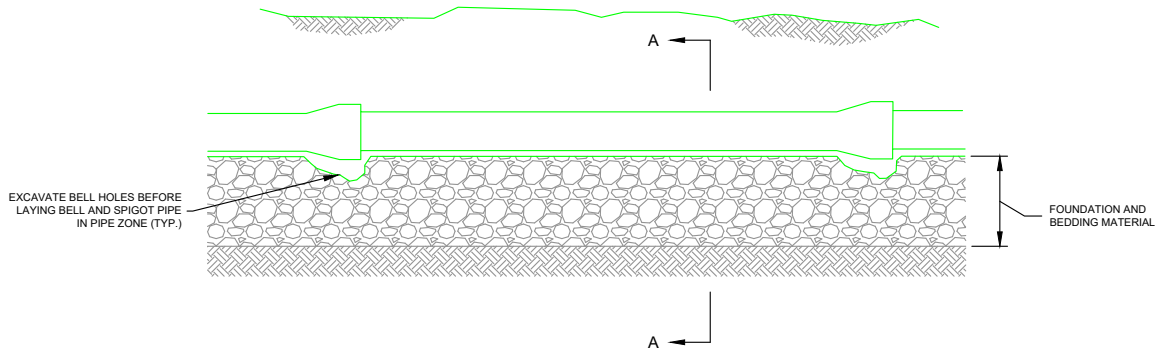
- A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.

2. PRODUCTS

- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
- C. Concrete: APWA Section 03 30 04.
- D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
- E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. EXECUTION

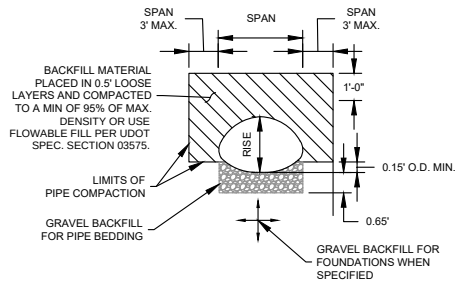
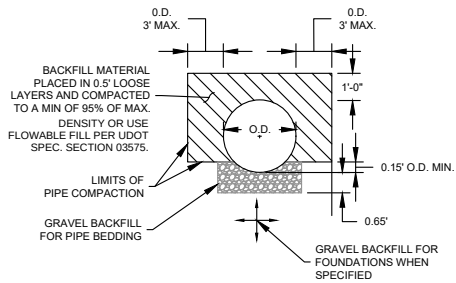
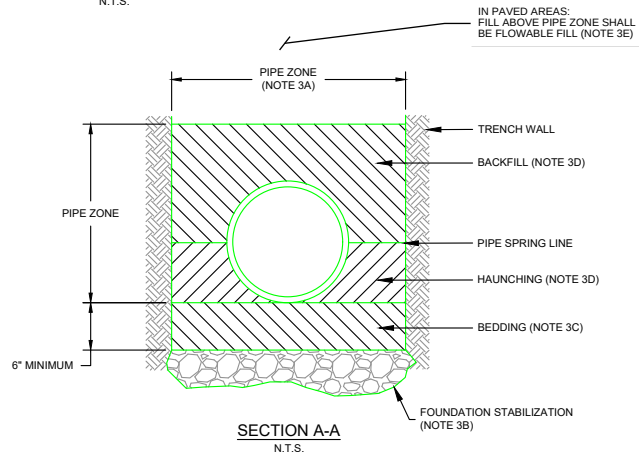
- A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
- B. Foundation Stabilization: Get ENGINEER's permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
- C. Bedding: Follow APWA Section 33 05 20 requirements and the following provisions.
 - 1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
 - 2) Maximum lift thickness is 8-inches.
 - 3) Bedding immediately under the pipe should not be compacted, but loosely placed.
 - 4) Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - 5) When using concrete, provide at least Class 2,000, APWA Section 03 30 04.
- D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
 - 1) 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 unless pipe manufacturer requires more stringent installation.
 - 2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
- E. Flowable Fill (when required and if allowed by pipe manufacturer):
 - 1) Place the controlled low strength material, APWA Section 31 05 15 or UDOT Specification Section 03575.
 - 2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
 - 3) Reset pipe to line and grade if pipe "floats" out of position.



ELEVATION VIEW
N.T.S.

INSTALLATION:

- CONCRETE PIPE: FOLLOW ASTM C 1479
- STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS.
- PLASTIC PIPE: FOLLOW ASTM D 2321
- STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS.
- CORRUGATED METAL PIPE: FOLLOW ASTM A 798
- STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.
- VITRIFIED CLAY PIPE: FOLLOW ASTM C 12
- STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.



PIPE	SIZE (INCHES)	MIN. DISTANCE BETWEEN BARRELS
CIRCULAR PIPE	12" TO 24"	12"
CONCRETE AND METAL (DIAMETER)	30" TO 96"	DIAM. DIVIDED BY 2
PIPE-ARCH	18" TO 36"	12"
METAL ONLY (SPAN)	43" TO 142"	SPAN DIVIDED BY 3
	148" TO 199"	48"

NOTES:

- PIPE COMPACTION LIMITS SHOWN ON THIS PLAN ARE FOR PIPE CONSTRUCTION IN AN EMBANKMENT. FOR PIPE CONSTRUCTION IN A TRENCH, THE HORIZONTAL LIMITS OF THE PIPE COMPACTION ZONE SHALL BE THE WALLS OF THE TRENCH.
 - O.D. IS EQUAL TO THE OUTSIDE DIAMETER OF A PIPE OR THE OUTSIDE SPAN OF A PIPE-ARCH. THE DIMENSIONS SHOWN AS O.D. WITH 3' AND 4' MAXIMUM SHALL BE O.D. UNTIL O.D. EQUALS 3' AND 4' AT WHICH POINT 3' AND 4' SHALL BE USED.
- * 1'-0" FOR DIAMETERS 12" THROUGH 42" AND FOR SPANS THROUGH 50". 2'-0" FOR DIAMETERS GREATER THAN 42" AND FOR SPANS GREATER THAN 50".



DATE

4/2024

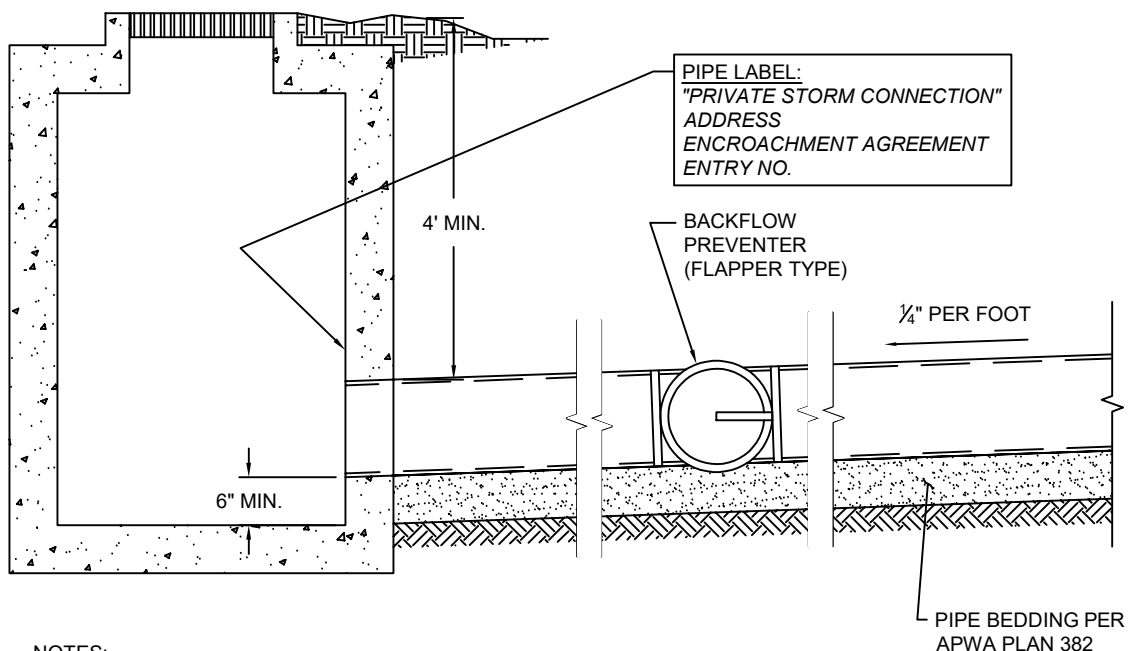
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**CULVERT COMPACTION
AND BACKFILL**

STD. PLAN

382



NOTES:

1. THE CONNECTION TO THE STORM SYSTEM SHALL BE WITNESSED BY INSPECTOR.
2. THE SLOPE OF THE SERVICE SHOULD BE 1/4" PER FOOT (IT SHALL BE NO LESS THAN 1/8").
3. THE LATERAL SHALL HAVE A MINIMUM OF 4' OF COVER TO THE FINISHED GRADE WHERE THE CONNECTION IS MADE TO THE STORM SYSTEM.
4. PIPE SHALL BE CORED AND GROUTED INTO THE CATCH BASIN WITH GROUT PER APWA SPEC. SECTION 03 61 00.
5. THE APPLICANT SHALL RECORD AN ENCROACHMENT AGREEMENT WITH THE CITY. THE CITY IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE PRIVATE PROPERTY RESULTING FROM THIS CONNECTION TO THE STORM SYSTEM.



PARK CITY MUNICIPAL CORPORATION
ENGINEERING

DATE

01/24/24

REV.

PRIVATE CONNECTION TO PUBLIC STORM SYSTEM

STD. PLAN

399

DIVISION 400 UNUSED

DIVISION 500 WATER

WATER STANDARD PLANS

2024

PREFACE

These standard plans incorporate current Water regulations and City water system operation, maintenance, and asset management considerations.

The plan numbering structure of this document follows the same basic structure as the APWA Standard Plans, however, there are some differences. Following is an explanation of the structure of this document:

1. Part 5 – Water Systems. Standard Plan divisions for Water system related details are:
 - a. Notes, Abbreviations, and Symbols
 - b. Fire Hydrants
 - c. Water Meters
 - d. Corrosion Protection Systems
 - e. Piping
 - f. Thrust Blocks
 - g. Valves
 - h. Trenching
 - i. General
2. Numbering – A plan number having a suffix of “S” identifies that the plan contains index, legend, detail specific notes, and acceptable manufacturer and parts numbers related to the standard plan.

This document is intended to be altered periodically to ensure that the most current Park City Standards are available for public use. This document will be revised and published on the City’s web site annually, during the first week of January.

THE FOLLOWING IS A SUMMARY OF CHANGES MADE TO DRAWINGS

2024

500: Updated initial flushing requirements.

511: Updated back of curb separation.

511 S: Removed Clow from acceptable manufacturer. Added Tapping Tee. Updated bolt requirements. Updated fire service line pipe material.

520.1 to 522: Updated minimum water service line size.

522 S: Updated vault size. Updated minimum water service line size. Updated setter height.

523, 523 S: Added ball valve.

524 S, 525 S: Added meter lay lengths. Updated setter height.

526: Added Double Check Backflow Assembly.

526 S: Added meter lay lengths. Added Double Check Backflow Assembly.

527: Updated lay lengths before and after meter.

527 S: Updated pipe spool length. Updated pipe size for 3" meters.

528: Updated lay lengths before and after meter.

531: Clarification of contractor responsibilities.

540-A: Updated fire service line pipe material. Revised approval of water line loop construction.

540-B: Updated fire service line pipe material. Revised approval of water line loop construction.

Clarification of minimum pipe lengths.

540-C, 540-D: New.

540 S: Updated to V-Bio poly wrap. Updated fire service line pipe material. Added AC, Permastrand and HDPE Pipe details.

541: Updated minimum water service line size.

541 S: Updated to V-Bio poly wrap. Updated minimum water service line size. Updated approved service saddles. Added HDPE details.

542: Updated allowable service line material. Clarified City responsibility. Updated backflow requirements. Added wax tape requirement for tapping tee. Updated tapping sleeve material to stainless steel. Added notes for allowable tapping pipe size and tapping approval process. Changed standard drawing name.

544-A to 544-C: Revised approval of water line loop construction.

545-A: Moved overlapping callouts.

548: New.

570: Added gate valve detail and valve stem extension note.

570 S: Removed Clow from acceptable manufacturer and zone valve from cover marking.

572: Revised concrete collar requirements in landscaped areas.

573-B.1 to 573-D.2 & 573-E.1 to 573-E.4: Updated component layout.

577-A: Clarification of culinary irrigation water.

577-B: New.

594.1: Added fire flow velocity note.

595: Updated design and approval requirements.

595 S: Removed outdated hyperlinks. Added pump approval restrictions.

*All drawing updates are shown with updated date and revision in title block.

GENERAL WATER NOTES

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED INTO THESE CONTRACT DOCUMENTS BY REFERENCE:
 - a. *PARK CITY DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS, AND STANDARD DETAILS*
 - b. AMERICAN WATER WORKS ASSOCIATION STANDARDS (AWWA)
 - c. UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER (DDW), R309-550 FACILITY DESIGN AND OPERATION: TRANSMISSION AND DISTRIBUTION PIPELINES
 - d. INTERNATIONAL PLUMBING CODE
2. ALL PIPE, JOINTS, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL CONFORM TO ANSI/NSF STANDARD 61 AND APPLICABLE SECTIONS OF AWWA STANDARDS C104-08 THROUGH C550-05 AND C900-07 THROUGH C950-07. ALL BRASS AND BRONZE PIPE, FITTINGS, AND VALVES SHALL MEET LOW LEAD COMPLIANCE REQUIREMENTS IN ACCORDANCE WITH ANSI/ASTM 371.
3. ALL PRODUCTS AND MATERIALS SHALL BE "MADE IN THE USA", UNLESS SPECIFICALLY APPROVED BY THE PARK CITY WATER DIRECTOR. STEEL AND IRON MATERIAL PRODUCTS SUCH AS PIPE, FITTINGS, VALVES, MANHOLE, METER VAULT, AND VALVE BOX CASTINGS SHALL BE "MELTED & MANUFACTURED IN THE USA". PARK CITY WATER ACKNOWLEDGES THAT CERTAIN SPECIALIZED WATER SYSTEM PRODUCTS INCLUDED IN THE ACCEPTABLE PRODUCTS LIST, SUCH AS HIGHER PRESSURE-RATED VALVES, MAY NOT MEET THE MADE IN USA REQUIREMENT AND ARE IN THE "QUALIFIED" MADE IN USA CATEGORY. THESE PRODUCTS HAVE BEEN PREVIOUSLY REVIEWED AND APPROVED.
4. UTAH DIVISION OF DRINKING WATER (DDW) APPROVALS:
 - a. FOR PROJECTS WITH TRANSMISSION AND/OR DISTRIBUTION LINES OVER 16 INCHES IN DIAMETER AND/OR INCLUDING A WATER BOOSTER STATION OR PRESSURE REDUCING STATION, DDW APPROVALS OUTLINED IN R309-500 MUST BE OBTAINED IN CONJUNCTION WITH SUBMITTAL OF A WATER MASTER PLAN TO THE CITY. FOLLOWING DESIGN REVIEW BY THE CITY AND INCORPORATION OF CITY COMMENTS, THE DESIGN ENGINEER SHALL SUBMIT WATER CONSTRUCTION PLANS TO THE DDW TO OBTAIN APPROVALS. NO WATER CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED DDW APPROVALS HAVE BEEN OBTAINED.
 - b. FOR PROJECTS WITH TRANSMISSION AND/OR DISTRIBUTION LINES OVER 16 INCHES IN DIAMETER AND/OR INCLUDING A WATER BOOSTER STATION OR PRESSURE REDUCING STATION A DDW FINAL OPERATING PERMIT IS REQUIRED PRIOR TO THE CITY OPERATING AND ACCEPTING THE WATER IMPROVEMENTS. FOLLOWING THE CITY'S WATER SYSTEM WALK-THROUGH AND THE CONTRACTOR'S SUBSEQUENT COMPLETION OF PUNCH-LIST ITEMS, THE CITY'S WATER DEPARTMENT WILL SUBMIT AN OPERATING PERMIT REQUEST TO THE DDW. THE FOLLOWING ITEMS ARE REQUIRED FROM THE DEVELOPER FOR THE CITY'S SUBMITTAL:
 - i. FINAL RECORD DRAWINGS AND O&M MANUALS
 - ii. HYDROSTATIC TESTING AND FLUSHING RECORDS (COMPLETED BY THE CITY'S INSPECTOR)
 - iii. ACCEPTABLE BACTERIOLOGICAL TESTING RESULTS
 - iv. CERTIFICATION BY THE (DEVELOPER'S) ENGINEER OF RECORD
5. THE CITY UTILIZES AN ADVANCED METERING INFRASTRUCTURE (AMI) SYSTEM. THE DEVELOPER MAY BE REQUIRED TO CONDUCT A PROPOGATION STUDY AND INSTALL RESULTING RECOMMENDED IMPROVEMENTS TO FACILITATE A CLEAR SIGNAL TO THE PROJECT. REFER TO STANDARD PLAN 520 FOR SPECIFIC METER TRANSMITTER UNIT (MXU) REQUIREMENTS.
6. REFER TO APPLICABLE STANDARD PLANS FOR WATER SYSTEM DETAILS AND REQUIREMENTS
7. EXTERNAL CORROSION PROTECTION SHALL BE INCLUDED ON ALL WATER SYSTEM IMPROVEMENTS, REFERENCE STANDARD PLAN 534 FOR REQUIREMENTS. A SOILS ANALYSIS MAY BE REQUIRED IN CONJUNCTION WITH THE DESIGN OF THE WATER SYSTEM TO DETERMINE THE EXTENT OF CORROSION PROTECTION REQUIRED.
8. REFER TO STANDARD PLAN 520 FOR GENERAL REQUIREMENTS FOR WATER METERS, METER VAULTS, AND WATER SERVICE LINES
9. CITY INSPECTION OF WATER SYSTEM IMPROVEMENTS WILL FOLLOW THE "*PUBLIC WATER SYSTEM FIELD OBSERVATION GUIDELINES*" AND ESTABLISHED CITY POLICIES. CONTRACTOR SHALL PROVIDE NECESSARY ASSISTANCE TO MEET THE GUIDELINE REQUIREMENTS.
10. NOTIFY CITY ENGINEER'S OFFICE AT LEAST 48 HOURS BEFORE PERFORMING ANY WATER RELATED WORK. ARRANGE A PRECONSTRUCTION CONFERENCE SPECIFIC TO WATER CONSTRUCTION WITH THE CITY ENGINEER AND WATER DEPARTMENT AT LEAST 48 HOURS BEFORE START OF WORK. FOR PROJECTS INVOLVING ONLY SERVICE LINE AND/OR METER VAULT INSTALLATION, AN ON-SITE MEETING WITH THE CITY ENGINEER 48 HOURS PRIOR TO CONSTRUCTION IS ACCEPTABLE.
11. FOR TEMPORARY USE OF EXISTING WATER SYSTEM AND FIRE HYDRANTS TO OBTAIN CONSTRUCTION WATER, REFER TO STANDARD PLAN 531.

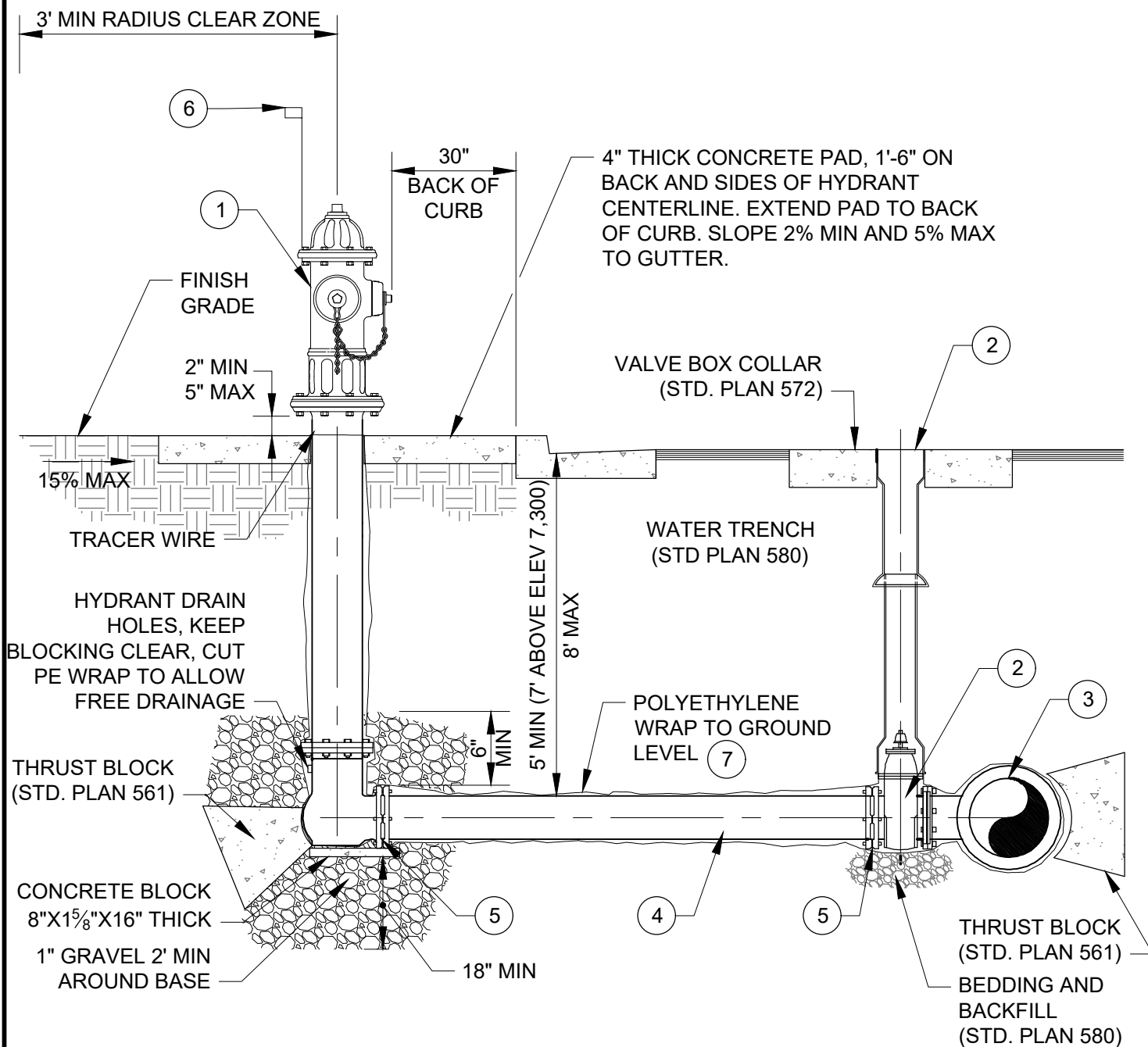
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12. ALL CONSTRUCTION OF WATER SYSTEM SHALL BE CLEARLY STAKING BY THE DEVELOPER'S OR CONTRACTOR'S SURVEYOR. STAKING SHALL INCLUDE ALL BENDS, VALVES, HYDRANTS, SERVICES, METER VAULTS, AND SPECIALS. A MINIMUM OF 50-FOOT STATIONING IS REQUIRED FOR PIPELINE.
13. CHANGES TO THE APPROVED WATER PLANS, INCLUDING PIPE ALIGNMENT, SIZE, AND DEPTH AS WELL AS FITTINGS, VALVES, SERVICES, AND METER VAULT LOCATIONS SHALL BE AUTHORIZED BY THE CITY ENGINEER AND THE PUBLIC UTILITIES ENGINEER OR PUBLIC UTILITIES DEPARTMENT PRIOR TO INSTALLATION.
14. WATER SERVICE INTERRUPTION. THE FOLLOWING SHALL BE MET WITH RESPECT TO THE INTERRUPTION OF SERVICE TO CUSTOMERS INCLUDING THE SHUTDOWN OF THE EXISTING WATER SYSTEM:
 - a. CONTRACTOR SHALL NOT OPERATE EXISTING WATER VALVES
 - b. SCHEDULE SERVICE WORK REQUIRING WATER SERVICE INTERRUPTIONS OR SHUTDOWN OF THE EXISTING WATER SYSTEM A MINIMUM OF 96 HOURS IN ADVANCE WITH THE WATER DEPARTMENT (48HR WATER DEPARTMENT REVIEW, AND 48HR NOTIFICATION PERIOD)
 - c. LIMIT INTERRUPTIONS TO OCCUR AND BE COMPLETED ON MONDAY THRU THURSDAY, 9:00 AM TO 4:00 PM. NO INTERRUPTIONS SHALL OCCUR ON FRIDAYS, WEEKENDS, OR HOLIDAYS.
 - d. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION TO AFFECTED CUSTOMERS. CONTACT THE WATER DEPARTMENT FOR NOTIFICATION REQUIREMENTS. BE ADVISED THAT ON OCCASION VALVES IN THE EXISTING WATER SYSTEM MAY BE INOPERABLE AND MAY REQUIRE NOTIFICATION OF A LARGER AREA. IF VALVE MAINTENANCE IS REQUIRED, A SHUTDOWN DELAY OF SEVERAL DAYS SHOULD BE EXPECTED.
 - e. FOR WATER SHUTDOWNS LONGER THAN 8 HOURS, CONTRACTOR SHALL SUBMIT A TEMPORARY WATER PLAN TO KEEP ALL CUSTOMERS IN SERVICE. ALL COSTS ASSOCIATED WITH MAINTAINING SERVICE TO AFFECTED CUSTOMERS SHALL BE BORNE BY THE CONTRACTOR
 - f. CONTRACTOR SHALL HAVE ALL PERTINENT PARTS AND MATERIALS ON SITE PRIOR TO SHUTDOWN OF THE WATER SYSTEM BY THE WATER DEPARTMENT
 - g. CONSTRUCTION EXCAVATION MUST BE PREPARED AND THE WATER MAIN EXPOSED PRIOR TO SHUTDOWN OF THE WATER SYSTEM
15. EXPOSE EXISTING WATER PIPES AND VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO INSTALLING NEW IMPROVEMENTS, POT HOLE ANY AND ALL UTILITIES TO ELIMINATE POTENTIAL CONFLICTS
16. THE HORIZONTAL DISTANCE BETWEEN WATER LINES AND SANITARY SEWER LINES SHALL BE AT LEAST 10 FEET. WHERE A WATER MAIN AND SEWER MUST CROSS, THE WATER MAIN SHALL BE AT LEAST 18 INCHES ABOVE THE SEWER LINE. SEPARATION DISTANCES SHALL BE MEASURED EDGE-TO-EDGE (I.E. FROM THE NEAREST EDGES OF THE FACILITIES)
17. IF THE BASIC SEPARATION STANDARDS CANNOT BE MET, AN EXCEPTION TO THE RULE CAN BE APPLIED WITH ADDITIONAL MITIGATION MEASURES TO PROTECT PUBLIC HEALTH, IN ACCORDANCE WITH UTAH ADMINISTRATIVE CODE R309-105-6(2)(B).
18. THE OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE COVERED AND EFFECTIVELY SEALED AT THE END OF THE DAY'S WORK.
19. PROVIDE ACCESS TO EXISTING MAIN LINE VALVES THROUGHOUT CONSTRUCTION. ALL VALVES MUST BE ACCESSIBLE WITHIN 24 HOURS AFTER PAVING OR COLLAR ADJUSTMENTS.
20. UNDER NO CIRCUMSTANCE SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH.
21. WHERE JOINING EXISTING ASBESTOS CEMENT PIPE, CUT IN ACCORDANCE WITH OSHA REQUIREMENTS AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS.
22. PROVIDE EXTENSIONS ON VALVE STEM TOPS HAVING OVER 5 FEET BURY. REFER TO STANDARD PLAN 570.
23. INSTALL AIR AND VACUUM VALVES PER STANDARD PLANS 574 AND 575 AT HIGH POINTS (8" DIAMETER PIPE OR LARGER) AS DEEMED NECESSARY BY THE DESIGN ENGINEER AND CITY.
24. THRUST BLOCKING IS REQUIRED ON ALL WATER MAIN AND FIRE LINES. REFER TO STANDARD PLANS 561 AND 562
25. REMOVE AND CORRECT DEFECTIVE WORK WITHIN 24 HOURS FOLLOWING WRITTEN NOTIFICATION BY THE CITY ENGINEER.
26. CONSTRUCT TEMPORARY FLUSHING VALVES/BLOW-OFF PIPING ON THE END OF NEW WATER MAINS AS REQUIRED TO MEET FLUSHING REQUIREMENTS. CONSULT WITH CITY INSPECTOR TO DETERMINE ACCEPTABLE LOCATIONS AND SIZING REQUIREMENTS. MINIMUM ACCEPTABLE FLUSHING VELOCITY FOR INITIAL FLUSH IS 5 FEET PER SECOND. DO NOT PERFORM INITIAL FLUSH THROUGH FIRE HYDRANTS WITHOUT APPROVAL FROM PARK CITY PUBLIC UTILITIES ENGINEER. ALL INTERNAL COMPONENTS OF FIRE HYDRANT TO BE REMOVED BY CONTRACTOR PRIOR TO INITIAL FLUSHING. CONTRACTOR TO BE RESPONSIBLE FOR REINSTALLATION OF COMPONENTS AND RESPONSIBLE FOR ANY DAMAGES.

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27. ALL TYPES OF INSTALLED PIPE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600-10
28. ALL NEW WATER MAINS OR APPURTENANCES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651-05 OR A METHOD APPROVED BY THE DIRECTOR. THE SPECIFICATIONS SHALL INCLUDE DETAILED PROCEDURES FOR THE ADEQUATE FLUSHING, DISINFECTION AND MICROBIOLOGICAL TESTING OF ALL WATER MAINS. ON ALL NEW AND EXTENSIVE DISTRIBUTION SYSTEM CONSTRUCTION, EVIDENCE OF SATISFACTORY DISINFECTION SHALL BE PROVIDED TO THE CITY INSPECTOR. SAMPLES FOR COLIFORM ANALYSES SHALL BE COLLECTED AFTER DISINFECTION IS COMPLETE AND THE SYSTEM IS REFILLED WITH DRINKING WATER. A STANDARD HETEROTROPHIC PLATE COUNT IS ADVISABLE. THE USE OF WATER FOR PUBLIC DRINKING WATER PURPOSES SHALL NOT COMMENCE UNTIL THE BACTERIOLOGICAL TESTS INDICATE THE WATER IS FREE FROM CONTAMINATION.
29. DISINFECTING, FLUSHING, AND HYDROSTATIC PLANS SHALL BE SUBMITTED TO THE CITY INSPECTOR A MINIMUM OF 5 WORKING DAYS PRIOR TO COMMENCEMENT OF ACTIVITY. CONTRACTOR SHALL NOT OPERATE EXISTING WATER VALVES.
30. BACKFLOW PREVENTION DEVICES MAY BE REQUIRED. IF REQUIRED, THE CITY MAY NOT SET A WATER METER UNTIL AN APPROVED AND TESTED BACKFLOW DEVICE IS INSTALLED AND INSPECTED
31. ALL BACKFLOW PREVENTERS HAVE TO BE TESTED PERIODICALLY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. A VISUAL CHECK OF AIR GAPS IS SUFFICIENT, BUT MECHANICAL BACKFLOW PREVENTERS HAVE TO BE TESTED BY A STATE CERTIFIED BACKFLOW SPECIALIST, WITH PROPERLY CALIBRATED GAUGE EQUIPMENT. TO OBTAIN A LIST OF STATE CERTIFIED TESTERS EITHER CALL US OR REFER TO THE STATE OF UTAH WEBSITE PAGE OF BACKFLOW TESTERS.
[HTTP://WWW.DRINKINGWATER.UTAH.GOV/DOCUMENTS/COMPLIANCE/BACKFLOW TECHNICIANS COMMER AVAIL.PDF](http://www.drinkingwater.utah.gov/documents/compliance/backflow_technicians_commer_avail.pdf)
32. FIRE SPRINKLER SYSTEM BOOSTER PUMPS: FIRE SPRINKLER SYSTEM PUMPS, INTEGRAL TO THE FIRE SPRINKLER PIPING, REQUIRED TO MEET FIRE SPRINKLER PRESSURE DESIGN REQUIREMENTS, ARE CONSIDERED OUTSIDE THE INTENT OF UTAH DDW REGULATION R309-550-11(3) AND DO NOT REQUIRE APPROVAL OF THE DDW IF THEIR INSTALLATION CONFORMS TO UTAH ADOPTED PLUMBING CODE AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13 D. FIRE BOOSTER PUMPS SHALL BE INSTALLED ON THE BUILDING SIDE OF THE WATER METER VAULT, OUTSIDE THE VAULT, AND SHALL BE APPROVED BY THE CITY ENGINEER, FIRE MARSHAL, AND BUILDING DEPARTMENT.

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NOTES:

1. REFER TO STD. PLAN 511-S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

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LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	FIRE HYDRANT, DRY BARREL, AWWA C502	MUELLER	SUPER CENTURION 250 3-WAY A-423, 5-1/4 PUMPER NOZZLE, NATIONAL STD. OPERATING NUT (OPENS LEFT) OR EQUAL IF UNAVAILABLE
②	BURIED VALVE AND VALVE BOX (STD. PLAN 570), 6" GATE VALVE, NRS, FLG X MJ, 2" SQ. OPERATING NUT, AWWA C509	MUELLER	SERIES 2360, SST BONNET BOLTS OR EQUAL
③	6" DUCTILE IRON FLANGE TEE (OR TAPPING SEE DETAIL 542), AWWA C110		
④	HYDRANT SERVICE LINE, 6" DIAMETER C900 PVC, DR14, RESTRAINED JOINTS (STD PLAN 540)		
⑤	MECHANICAL JOINT RESTRAINT OR SST TIE ROD / NUT RESTRAINTS	EBBA IRON	MEGALUG SERIES 1100, STD T-BOLTS AND NUTS
⑥	HYDRANT MARKER, HEAVY DUTY FIBERGLASS WITH RED FLAG, TOP MOUNT, 5' LENGTH (STD.), 6' LENGTH (ABOVE 7300' ELEVATION)	POLLARD	REFLECTIVE HYDRANT MARKER MODEL P69161 (STD.) AND P69170 (ABOVE 7300') WITH FLAG MODEL P691801, OR APPROVED EQUAL
⑦	POLYETHYLENE ENCASEMENT, V-BIO ENHANCED POLYETHYLENE ENCASEMENT FILM, AWWA C105 & AWWA C703E METHOD A & C	US PIPE	AWWA C703E METHOD A (4 MIL) AT PIPE AND AWWA C703E METHOD C (10 MIL) AT BOLT-TYPE JOINTS, FITTINGS AND VALVES

DETAIL NOTES

1. LOCATE HYDRANT AS SHOWN ON THE APPROVED PLANS
2. SET HYDRANT PLUMB WITH PUMPER NOZZLE FACING STREET
3. ADJUST TO GRADE WITH MAXIMUM OF ONE (1) HYDRANT BARREL EXTENSION (AWWA C502)
4. PROVIDE 316 STAINLESS STEEL BOLTS FOR ANY FLANGES THAT ARE BELOW GRADE INCLUDING BOLTS FOR HYDRANT RISERS. 304 STAINLESS STEEL BOLTS ARE ACCEPTABLE FOR EXPOSED/ABOVE GRADE FLANGES.
5. RECOAT DAMAGED OR MARRED HYDRANT COATING AFTER INSTALLATION (UV RESISTANT, HIGH GLOSS, POLYURETHANE ENAMEL COATING, FIRE HYDRANT RED)
6. REFER TO SPECIFICATIONS FOR FLUSHING, HYDROSTATIC TESTING, AND DISINFECTING REQUIREMENTS
7. APPLY WAX TAPE COATING SYSTEM TO VALVE BONNET BOLTS AND ALL OTHER BURIED BOLTS, NUTS, CONNECTORS, AND COUPLINGS, AWWA C 217. (STD PLAN 534)
8. CATHODICALLY PROTECT PIPE AND OR FITTINGS, WHEN EXISTING SOIL CONDITIONS REQUIRE PER SOILS ANALYSIS (STD. PLAN 534)
9. HYDRANT DRAINS SHALL NOT BE CONNECTED TO, OR LOCATED WITHIN, 10 FEET OF SANITARY SEWERS. WHERE POSSIBLE, HYDRANT DRAINS SHALL NOT BE LOCATED WITHIN 10 FEET OF STORM DRAINS.



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FIRE HYDRANT

STD. PLAN

511 S

GENERAL REQUIREMENTS – WATER METER, METER VAULT, AND SERVICE LINE

REFER TO SPECIFICATIONS AND STANDARD PLANS FOR DETAILED WATER METER, METER VAULT, AND SERVICE LINE REQUIREMENTS

WATER METER & METER VAULT:

1. WATER METER AND RADIOREAD METER TRANSCEIVER UNIT (MXU) WILL BE PROVIDED BY THE CITY. ALL OTHER COMPONENTS SHALL BE PROVIDED AND INSTALLED BY THE DEVELOPER/BUILDER. PROVIDE 2 WEEKS ADVANCE NOTICE TO THE WATER DEPARTMENT FOR METER SET REQUESTS EXCEEDING FIVE METERS OR METER SIZES GREATER THAN 2 INCHES. APPROPRIATE METER APPLICATION AND PAYMENT OF FEES APPLY BEFORE THE CITY WILL SET A METER.
2. WATER METER SIZE SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION OF ANY SERVICE LINE, METER VAULT, OR WATER MAIN TAP. SEE STANDARD DETAIL 594 FOR SIZING REQUIREMENTS. A 2" MINIMUM WATER SERVICE SIZE IS REQUIRED FROM THE MAIN LINE.
3. INSTALLATION OF A WATER METER EXCEEDING 2-INCH WILL REQUIRE CITY ENGINEER APPROVAL. THE METER AND VAULT WILL REQUIRE A FLOWRATE AND DEMAND ANALYSIS BY THE DEVELOPER / BUILDER AND A SITE SPECIFIC DESIGN.
4. INSTALLATION OF A WATER SERVICE LINE SIZE FOR A 2" METER AND GREATER WILL REQUIRE CITY ENGINEER APPROVAL. THE SERVICE LINE REQUEST WILL REQUIRE SUBMITTAL OF A FLOWRATE AND DEMAND ANALYSIS BY THE DEVELOPER/BUILDER.
5. USE OF AN INSIDE WATER METER WILL REQUIRE CITY ENGINEER APPROVAL. INSIDE METERS SHALL BE USED ONLY FOR COMMERCIAL OR MULTI-UNIT BUILDINGS SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. UNRESTRICTED ACCESS IS AVAILABLE TO WATER DEPARTMENT PERSONNEL
 - B. THE METER SHALL BE LOCATED IN A SEPARATE MECHANICAL ROOM
 - C. THE METER SHALL BE ASSOCIATED WITH FIRE PROTECTION SPRINKLER SYSTEM (FIRE STACK) PLUMBING
 - D. THE METER REQUIRES A SITE SPECIFIC DESIGN APPROVED BY THE FIRE MARSHAL, THE PARK CITY BUILDING DEPARTMENT, CITY ENGINEER, PUBLIC UTILITIES DEPARTMENT, AND THE PUBLIC UTILITIES WATER RESOURCE MANAGER. LAYOUT SHALL BE CONSISTENT WITH WATER STANDARD PLANS 523, 526, AND 528
 - E. A REMOTE RADIOREAD METER TRANSCEIVER UNIT (MXU) DEVICE SHALL BE INSTALLED AT A LOCATION ACCEPTABLE TO THE WATER DEPARTMENT. REFER TO NOTE 11.
6. METER VAULT LOCATION SHALL BE APPROVED BY THE CITY ENGINEER AND WATER DEPARTMENT PRIOR TO INSTALLATION OF ANY SERVICE LINE OR WATER MAIN TAP. MINIMUM REQUIREMENTS AROUND METER VAULT MUST BE MET. NO POWER, IRRIGATION, COMMUNICATION, CABLING, ECT. WITHIN METER VAULT CLEARANCE AREA.
7. LOCATE METER VAULT, WHENEVER POSSIBLE, IN LANDSCAPE AREAS. PLACEMENT WITHIN A PAVED SURFACE, DRIVEWAY OR WALKWAY, REQUIRES WRITTEN APPROVAL PRIOR TO INSTALLATION OF THE SERVICE LINE OR WATER MAIN TAP. THE METER VAULT SHALL BE PLACED AT THE PUBLIC RIGHT OF WAY LINE. IN THE ABSENCE OF A PUBLIC R-O-W LINE, THE METER VAULT SHALL BE LOCATED WITHIN A DEDICATED EASEMENT AND A MAXIMUM OF FIVE FEET BEHIND THE CURB AND GUTTER OR SIDEWALK AS APPLICABLE.
8. EXTEND THE SERVICE LINE STUB ON THE CUSTOMER SIDE TO 5 FEET BEYOND THE METER VAULT WITH METER VAULT CONSTRUCTION. INSTALL END CAP AND MARKER ON SERVICE LINE TERMINATION.
9. LOCATE METER VAULT TO PROVIDE CONVENIENT, SAFE, AND UNINHIBITED ACCESS FROM A PUBLIC ROW OR WATER EASEMENT. NO FENCES SHALL BE LOCATED BETWEEN THE ROW/EASEMENT LINE AND THE METER VAULT. NO OBSTRUCTIONS OR UTILITIES SHALL BE LOCATED WITHIN 3 FEET OF THE OUTSIDE WALL OF THE METER VAULT. NO BUSHES, SHRUBS, OR PLANTS SHALL BE WITHIN 2 FEET OF THE METER LID AND NO TREES SHALL BE PLANTED SUCH THAT THE DRIP LINE AT MATURITY WILL BE WITHIN 3 FEET OF THE METER LID.
10. SET METER VAULT SET FLUSH WITH THE FINAL LANDSCAPE OR PAVEMENT GRADE. IF THE GROUND IS NOT TO FINAL GRADE AT THE TIME OF THE METER INSTALLATION OR INSPECTION, ADJUST METER

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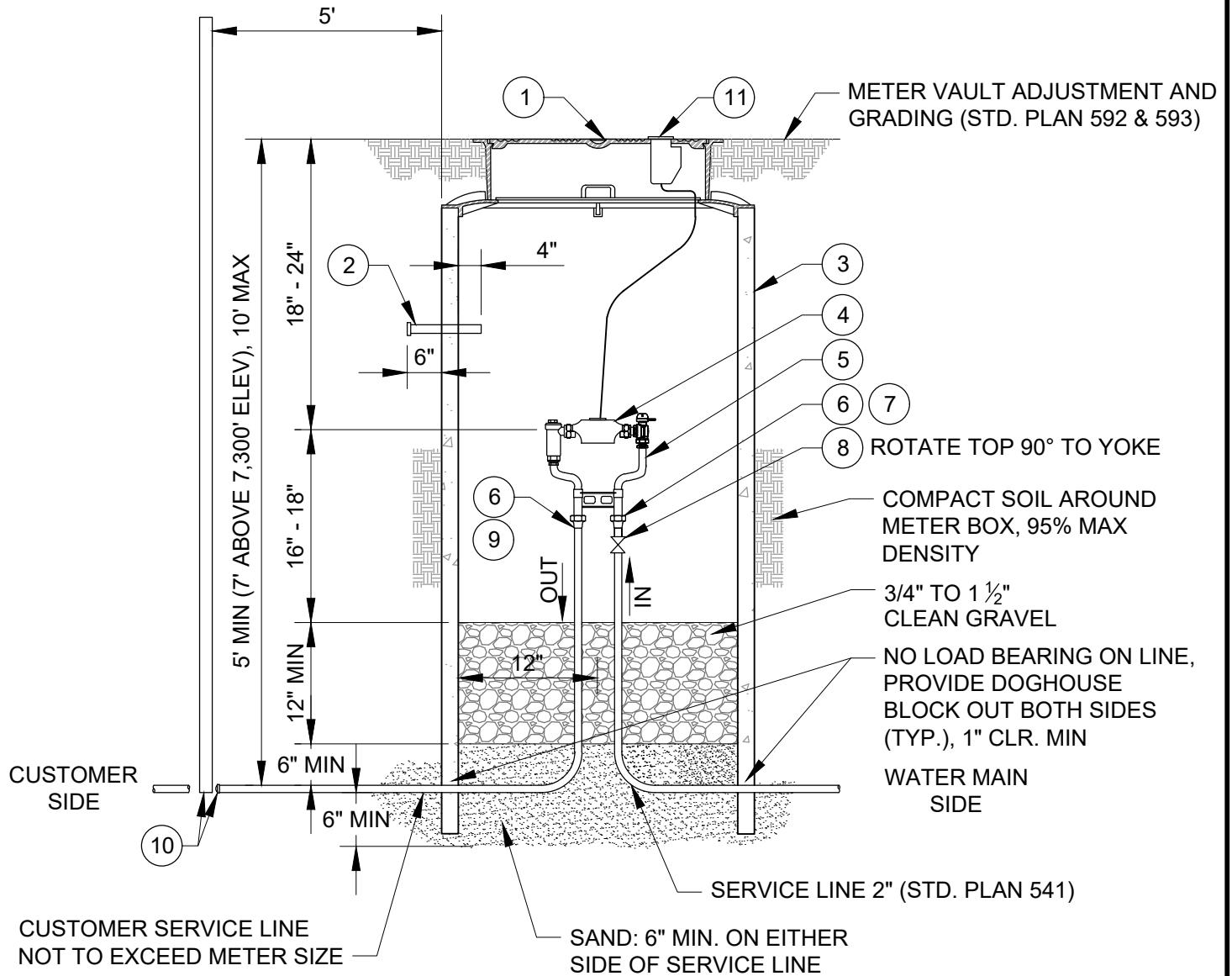
VAULT WHEN FINAL GRADE IS ESTABLISHED AND ADJUST THE METER SETTER TO MEET REQUIRED VAULT DIMENSIONS. REFERENCE STANDARD PLANS 592 AND 593 FOR METER VAULT GRADING REQUIREMENTS.

11. IN MOST CASES THE METER TRANSCEIVER UNIT (MXU) DEVICE WILL MOUNT THROUGH THE METER VAULT LID. IF METER LOCATION DOES NOT PERMIT A CLEAR RELIABLE MXU DEVICE RADIO SIGNAL TO CITY FACILITIES, A REMOTE MXU DEVICE WILL BE REQUIRED. THE REMOTE MXU DEVICE WILL BE INSTALLED BY THE CITY, AT A LOCATION DETERMINED BY THE CITY, AT THE TIME OF THE METER INSPECTION. IN MOST CASES THE REMOTE MXU DEVICE WILL BE INSTALLED ON THE OUTSIDE OF THE BUILDING FACING A PUBLIC STREET. PROVIDE CONDUIT AND SIGNAL WIRE FROM METER VAULT TO REMOTE MXU DEVICE LOCATION, REFERENCE STANDARD PLAN 530. FOR DEVELOPMENT PROJECTS, A SIGNAL PROPAGATION STUDY AND INSTALLATION OF A NEW REPEATER STATION AT THE DEVELOPER'S EXPENSE MAY BE REQUIRED.
12. IF REPLACING METER VAULT, PROTECT EXISTING METER AND MXU DEVICE, TAG OR LEAVE IN VAULT. CONTACT PARK CITY WATER DEPARTMENT PRIOR TO REMOVING OR REPLACING METER.
13. PROTECT METER VAULT AND MXU DEVICE THROUGHOUT CONSTRUCTION.
14. A WATER METER WILL NOT BE SET BY THE CITY UNTIL THE METER VAULT AND SERVICE LINE ARE IN COMPLIANCE WITH THE MOST CURRENT VERSION OF THE ENGINEERING STANDARDS, STANDARD DRAWINGS, AND APPROVED PROJECT DRAWINGS, A METER INSPECTION HAS BEEN PERFORMED AND DEFICIENCIES CORRECTED, AND ALL APPLICABLE FEES PAID.
15. ALL BRASS AND BRONZE PIPE, FITTINGS, AND VALVES SHALL MEET LOW LEAD COMPLIANCE REQUIREMENTS IN ACCORDANCE WITH ANSI/ASTM 371.
16. PROVIDE COMPRESSION STYLE FITTINGS AND VALVES. FLARED STYLE CONNECTIONS ARE NOT ALLOWED.

SERVICE LINE:

1. ROUTE SERVICE LINES AT A 90 DEGREE ANGLE TO THE FRONT PROPERTY/R-O-W/EASEMENT LINE FROM THE WATER MAIN. AVOID ROUTING SERVICE LINES UNDER DRIVEWAYS.
2. MAINTAIN 5 FEET OF HORIZONTAL SEPARATION BETWEEN TAP LOCATION AND UTILITY CROSSINGS.
3. DUCTILE IRON WATER MAIN: MAINTAIN 2 FEET SEPARATION BETWEEN SERVICE LINE TAP AND ALL MAIN LINE FITTINGS, VALVES, PIPE JOINTS, AND OTHER SERVICE TAPS.
4. PVC WATER MAIN: MAINTAIN 3 FEET SEPARATION BETWEEN SERVICE LINE TAP AND ALL MAIN LINE FITTINGS, VALVES, PIPE JOINTS, AND OTHER SERVICE TAPS.
5. WATER SERVICE LINE SHALL BE CONTINUOUS. NO BENDS, FITTINGS, COUPLERS, OR CONNECTIONS, ARE PERMITTED BETWEEN WATER MAIN CORPORATION STOP AND THE METER VAULT CURB VALVE.
6. PROVIDE COMPRESSION STYLE VALVES FITTINGS. FLARED STYLE CONNECTIONS ARE NOT ALLOWED.
7. METER VAULTS AND SERVICE LINES MUST BE INSPECTED BY THE CITY PRIOR TO BACKFILLING, UNLESS SPECIFIC PRIOR APPROVAL IS PROVIDED BY THE CITY.
8. TAPPING NEW CONSTRUCTION WATER MAIN: NOTIFY AND SECURE INSPECTION OF INSTALLATION BY CITY ENGINEER PRIOR TO TAPPING WATER MAIN. PROVIDE TAPPING "COUPON" TO CITY INSPECTOR
9. TAPPING EXISTING WATER MAIN: NOTIFY AND SECURE INSPECTION OF INSTALLATION BY WATER DEPARTMENT 48 HOURS PRIOR TO TAPPING WATER MAIN. PROVIDE TAPPING "COUPON" TO CITY INSPECTOR
10. SERVICES LINES LARGER THAN 2-INCH DIAMETER SHALL MEET WATER MAIN REQUIREMENTS.
11. ALL BRASS AND BRONZE PIPE, FITTINGS, AND VALVES SHALL MEET LOW LEAD COMPLIANCE REQUIREMENTS IN ACCORDANCE WITH ANSI/ASTM 371
12. DISINFECT ALL NEW WATER SERVICES AND APPURTENANCES IN ACCORDANCE WITH AWWA STANDARD C651-05, THE SPECIAL REQUIREMENTS OF THE *PARK CITY DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS, AND STANDARD DETAILS*, AND THE *PARK CITY WATER SYSTEM FIELD OBSERVATION GUIDELINES*. DISINFECTING, FLUSHING, AND HYDROSTATIC PLANS SHALL BE SUBMITTED TO THE CITY INSPECTOR A MINIMUM OF 5 WORKING DAYS PRIOR TO COMMENCEMENT OF ACTIVITY. CONTRACTOR SHALL NOT OPERATE EXISTING WATER VALVES.
13. TRACER WIRE IS REQUIRED FROM WATER MAIN TO METER VAULT.
14. ALL BURIED FITTINGS SHALL BE WAXED TAPED (CORPORATION STOPS, SADDLES, ECT.)
15. NO IRRIGATION CONNECTIONS ARE ALLOWED WITHIN METER VAULT

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NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 521 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.



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**3/4" AND 1" SINGLE METER
OUTSIDE SETTING**

STD. PLAN

521

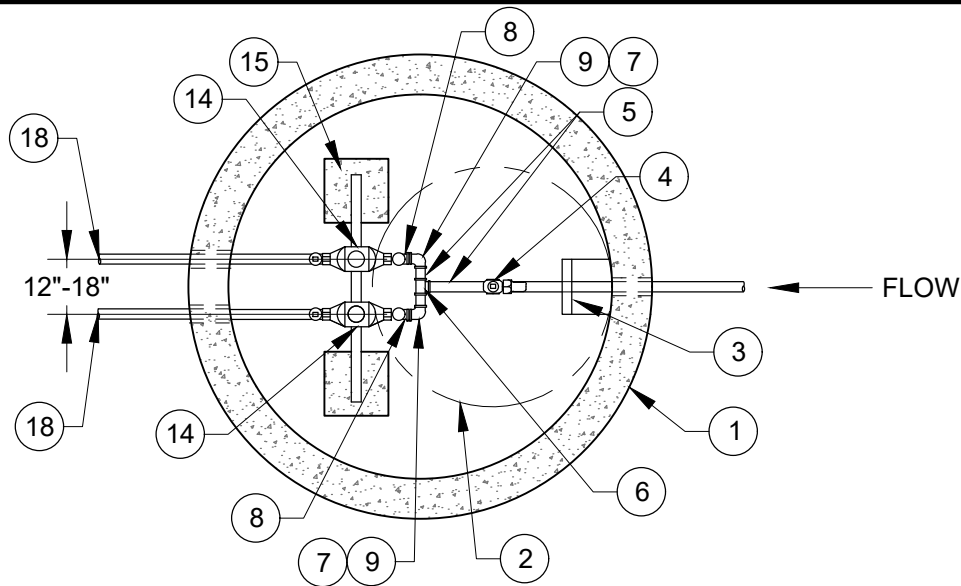
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	METER VAULT FRAME AND COVER (STD. PLAN 529)		
②	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 530)		
③	24" DIAMETER METER VAULT PAVED AREAS: REINF. CONCRETE PIPE LANDSCAPE AREAS: CORRUGATED DUAL-WALL HDPE PIPE	HDPE PIPE: ADS	HDPE: MEGA GREEN N-12, OR APPROVED EQUAL
④	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	iPERL
⑤	3/4" METER YOKE	MUELLER	5/8"x3/4"x9" B2410N-6AN
		FORD	5/8"x3/4" VBHC72-9W-11-33-NL
	1" METER YOKE	MUELLER	1"x12" B2410N-6AN
		FORD	1" VBHC74-12W-11-33-NL
⑥	3/4" OR 1" METER YOKE END CONNECTION	MUELLER	MULTI X M.I.P, H-14223N
		FORD	3/4" OR 1" CLOSE BRASS NIPPLE
⑦	2" X 3/4" OR 1" BRONZE BUSHING		
⑧	2" CURB VALVE, F.I.P. X CTS (INLET)	MUELLER	B-25172N
		FORD	B41-66Q
⑨	CONNECTION, F.I.P. X CTS (OUTLET) SIZE NOT TO EXCEED METER SIZE	MUELLER	
		FORD	
⑩	END CAP AND MARKER, CTS X F.I.P. (OUTLET)	MUELLER	H-15451N AND H-10035N
⑪	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		

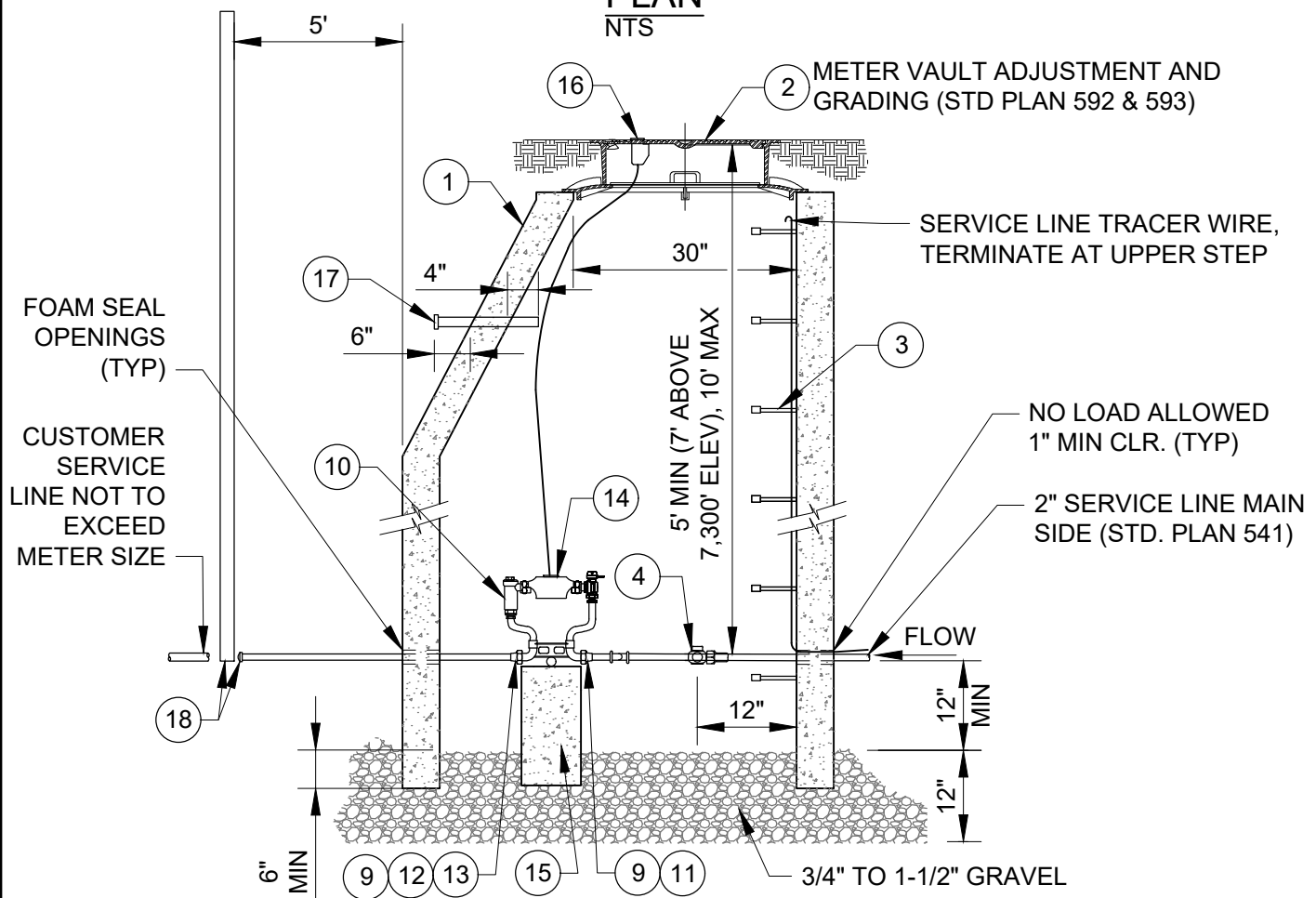
DETAIL NOTES

1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS
3. WAX TAPE ALL BURIED FITTINGS (CORP STOP, SADDLE, ECT.)
4. TRACER WIRE FROM WATER MAIN TO METER VAULT

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	3/4" AND 1" SINGLE METER OUTSIDE SETTING	STD. PLAN
	3/2024		
	REV.		
	2		521 S



PLAN
NTS



SECTION
NTS

NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 522 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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REV.

2

**3/4" AND 1" DUAL METERS
OUTSIDE SETTING**

STD. PLAN

522

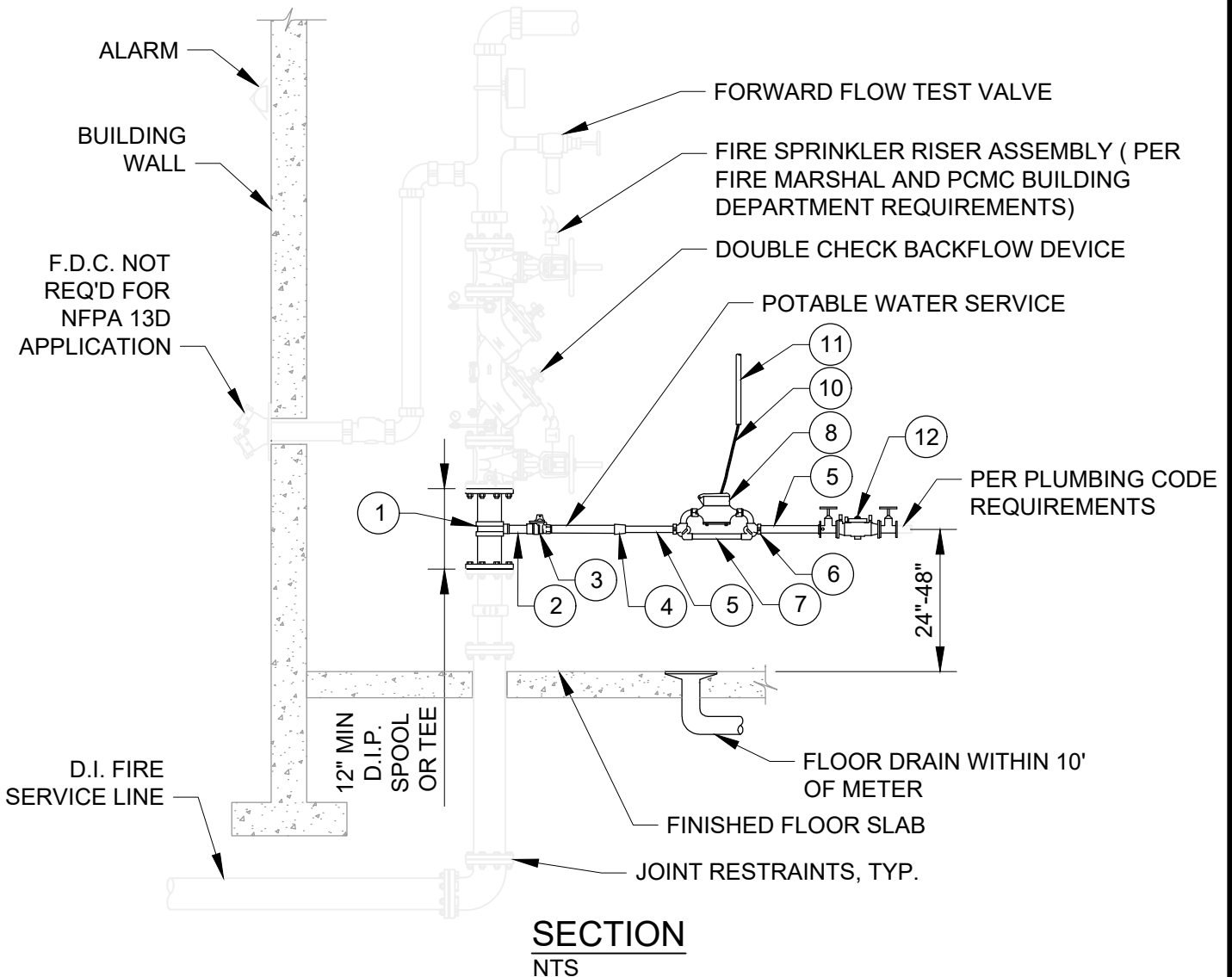
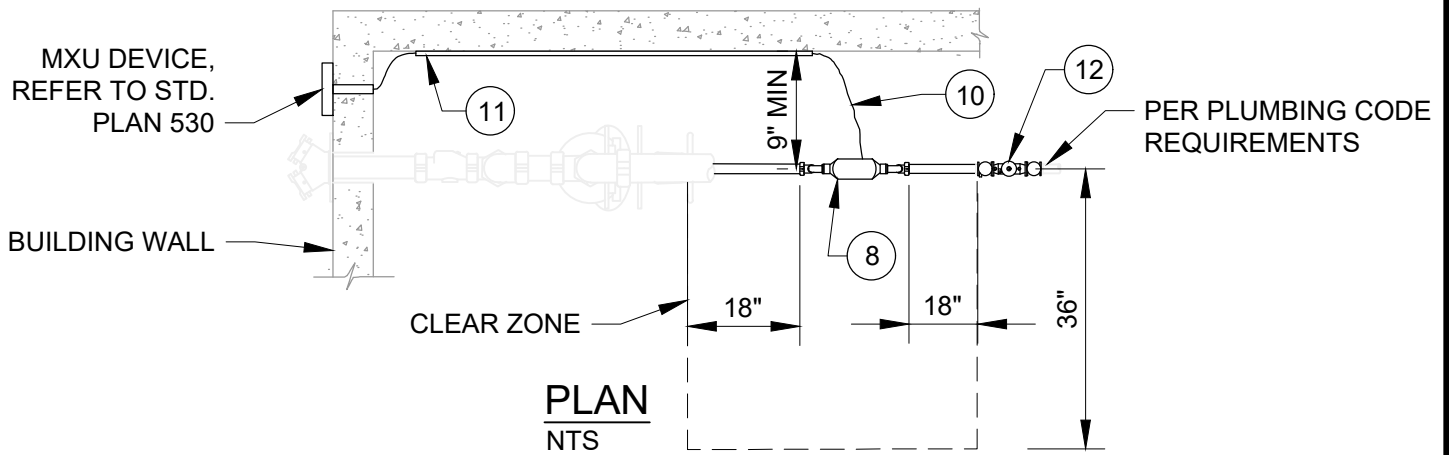
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	METER VAULT FRAME AND COVER (STD PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APP'D EQUAL	PS2-PFDF
④	2" CURB VALVE	MUELLER	B-25172N
		FORD	B41-666Q
⑤	2" DIA. BRASS NIPPLE X 6" LENGTH, M.I.P.		
⑥	2" DIA. BRONZE TEE, F.I.P., THREADED		
⑦	2" BRONZE 90° ELBOW, F.I.P., THREADED (2 EA)		
⑧	2" BRASS NIPPLE X 4" LENGTH, M.I.P. (2 EA)		
⑨	BRONZE BELL REDUCER REQ'D (2 EA) 3/4" YOKE: 2" X 3/4" 1" YOKE: 2" X 1" DIA.		
⑩	3/4" METER YOKE (2 EA)	MUELLER	5/8"x3/4"x18" B-2404-6AN
		FORD	5/8"x3/4" VBHC72-18W-11-33-NL
	1" METER YOKE (2 EA)	MUELLER	1"x18" B-2404-6AN
		FORD	1" VBHC74-18W-11-44-NL
⑪	3/4" OR 1" METER YOKE END CONNECTIONS (2 EA)	MUELLER	MULTI X M.I.P., H-14223N
		FORD	3/4" OR 1" CLOSE BRASS NIPPLE
⑫	2" x 3/4" OR 1" BRONZE BUSHING (OUTLET) (2 EA)		
⑬	2" CONNECTION, F.I.P. X CTS (OUTLET) (2 EA)	MUELLER	H-15451N
		FORD	C-14-66-G-NL
⑭	METER, SUPPLIED AND INSTALLED BY PCMC (2 EA)	SENSUS	iPERL
⑮	PIPE SUPPORTS, GALVANIZED PIPE SUPPORT ROD AND (2) 16"x8"x8" CMU BLOCK		
⑯	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑰	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
⑱	END CAP AND MARKER, CTS X F.I.P. (OUTLET) (2 EA)	MUELLER	H-15451N AND H-10035N

DETAIL NOTES

1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTION
3. USE PIPE DOPE OR TEFLON TAPE ON THREADED FITTINGS
4. WAX TAPE ALL BURIED FITTINGS. TRACER WIRE REQUIRED FROM WATER MAIN TO METER

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	3/4" AND 1" DUAL METERS OUTSIDE SETTING	STD. PLAN
	3/2024		
	REV.		
	2		522 S



NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 523 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	3/4" AND 1" METER INSIDE SETTING	STD. PLAN
	03/2024		
	REV.		
	1		523

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	1" BRONZE SERVICE SADDLE, DOUBLE STRAP	MUELLER	BR2B SERIES, CC THREADS
		FORD	STYLE 202B, CC THREADS
②	1" DIA. BRASS NIPPLE x 2" LENGTH, M.I.P.		
③	1" CURB VALVE, F.I.P. X F.I.P.	MUELLER	B-20283N
④	1" DIA. BRASS NIPPLE x 2" LENGTH, M.I.P. AND BRONZE BELL REDUCER, 1" X 3/4" DIA. (REQ'D FOR 3/4" METER YOKE ONLY)		
⑤	3/4" OR 1" DIA. COPPER PIPING AND FITTINGS, AS REQ'D PER SITE SPECIFIC LAYOUT		
⑥	3/4" OR 1" METER YOKE END CONNECTIONS	MUELLER	MULTI X F.I.P, H-14222N
⑦	3/4" METER YOKE (HORIZONTAL LINE INLET AND OUTLET)	MUELLER	5/8"x3/4" B-2518-2AN
		FORD	5/8"x3/4" LSVBHCR11-133W-NL
	3/4" METER YOKE (VERTICAL INLET AND OUTLET)	MUELLER	5/8"x3/4" B-2448-2AN
		FORD	5/8"X3/4" KHVBHCr-2-NL
	1" METER YOKE (HORIZONTAL LINE INLET AND OUTLET)	MUELLER	1" B-2518-2AN
		FORD	1" LSVBHH11-444W-NL
	1" METER YOKE (VERTICAL INLET AND OUTLET)	MUELLER	1" B-2448-2AN
		FORD	1" KHVBHCR-4-NL
⑧	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	iPEARL
⑨	PIPE SIZE BRASS NIPPLE AND CURB VALVE, F.I.P. X F.I.P.	MUELLER	B-20283N
⑩	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑪	EMT CONDUIT FOR MXU WIRING, AS REQUIRED		
⑫	3/4" OR 1" BALL VALVE		



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

03/2024

REV.

2

**3/4" AND 1" METER
INSIDE SETTING**

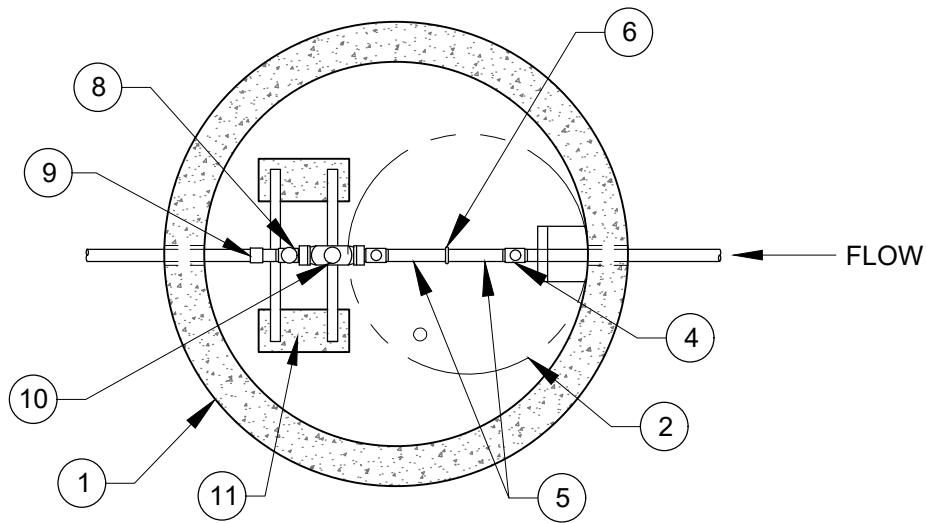
STD. PLAN

523 S.1

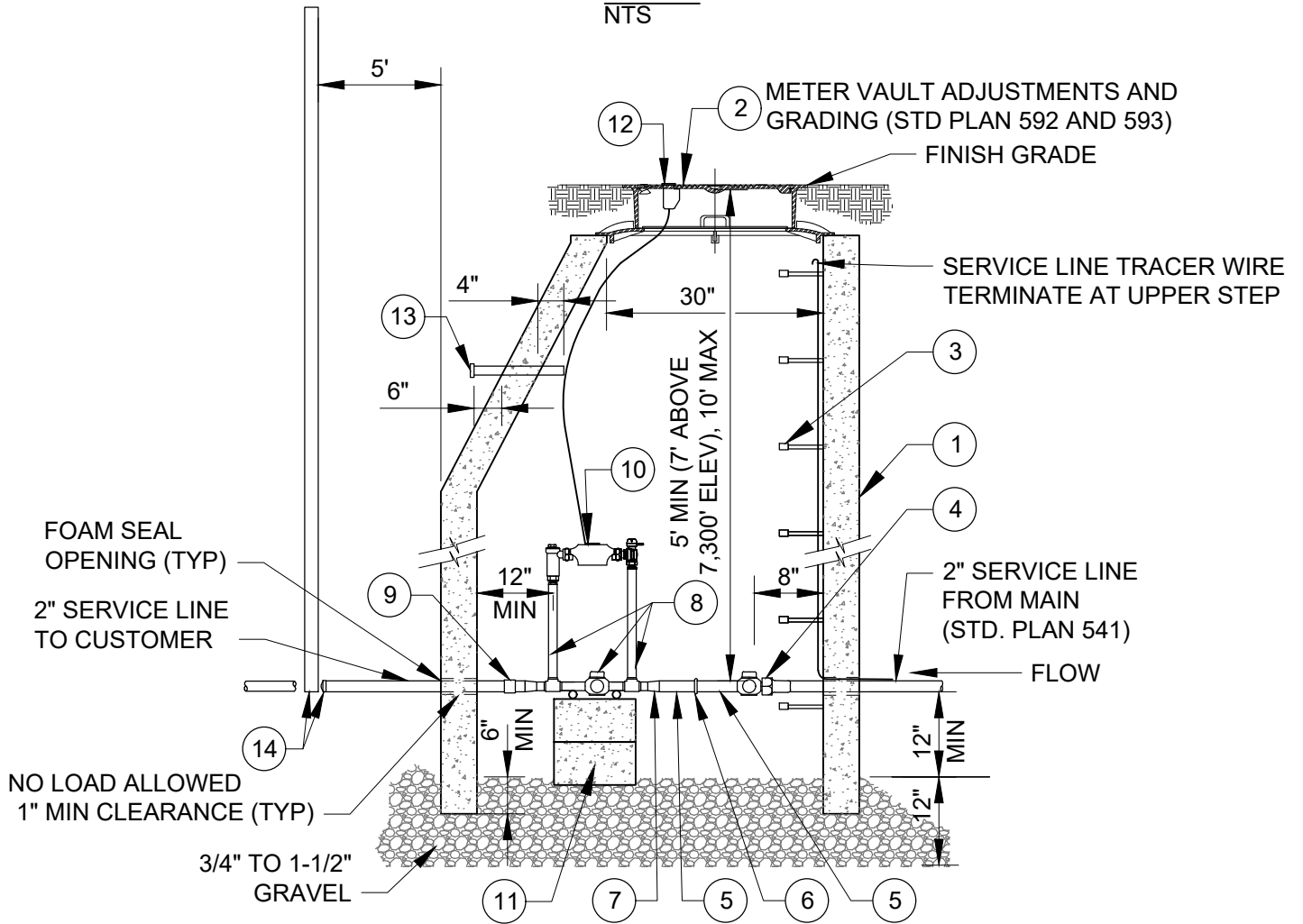
DETAIL NOTES

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

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	3/4" AND 1" METER INSIDE SETTING	STD. PLAN
	03/2024		
	REV.		
	2		523 S.2



PLAN
NTS



SECTION
NTS

NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 524 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

05/2014

REV.

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**1-1/2" AND 2" SINGLE METER
OUTSIDE SETTING**

STD. PLAN

524

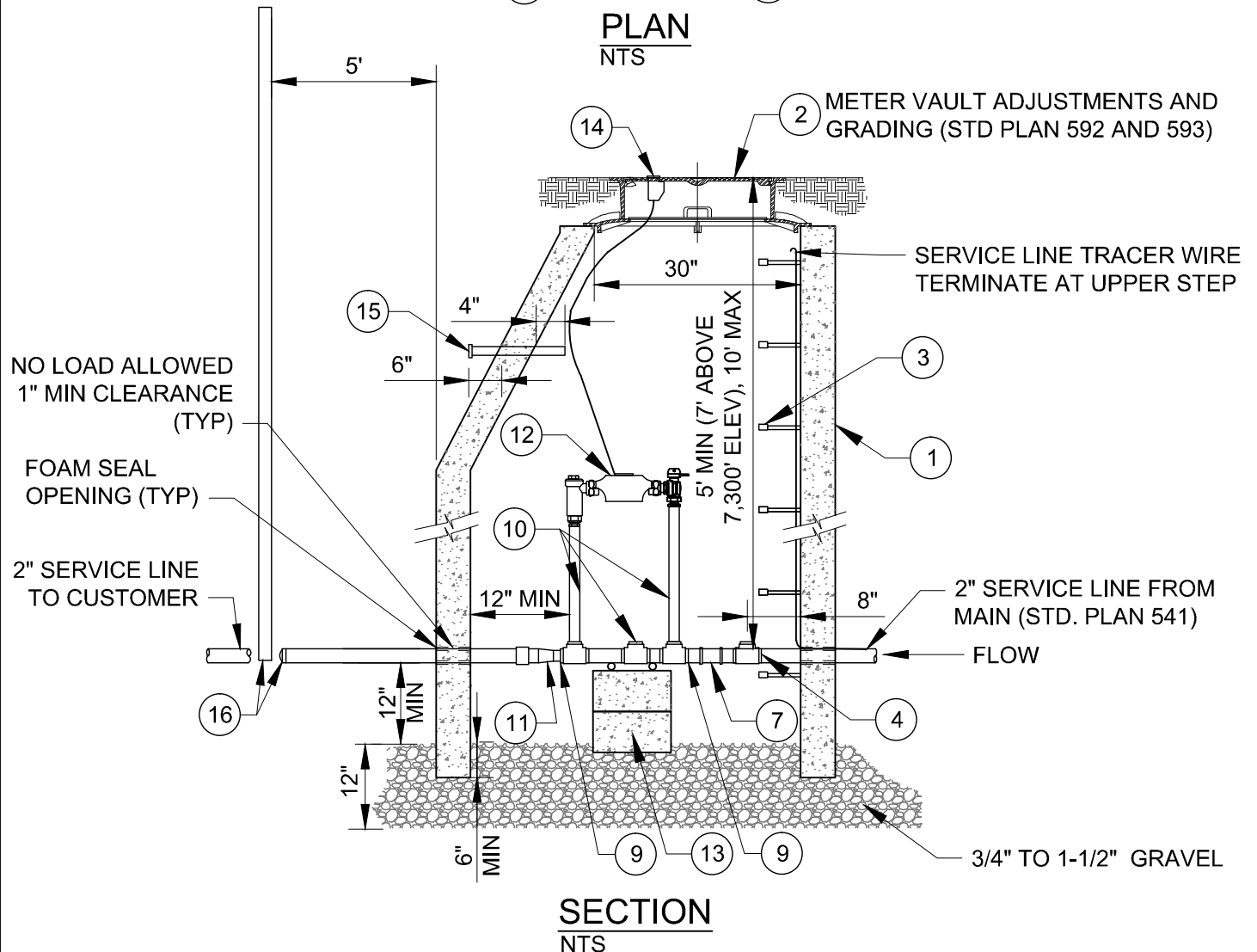
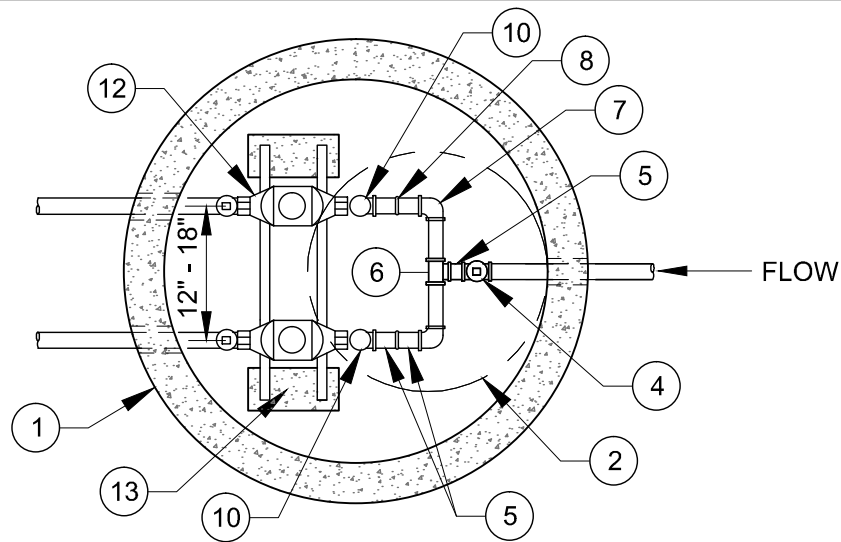
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	METER VAULT FRAME AND COVER (STD. PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APPV'D EQ.	PS2-PFDF
④	2" CURB VALVE, F.I.P. x CTS	MUELLER	B-25172N
		FORD	B11-777Q
⑤	2" DIA. BRASS NIPPLE x 4" LENGTH, M.I.P.		
⑥	2" BRONZE UNION, F.I.P., THREADED		
⑦	1-1/2" METER YOKE 2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE		
	2" METER YOKE 2" BRASS NIPPLE x 4" LENGTH		
⑧	1-1/2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS <u>METER LAY LENGTH – 13 INCHES</u>	MUELLER	1-1/2"x18" B-1423-2-01N (WITH BYPASS) 1-1/2"x18" B-2422-2N (W/O BYPASS)
		FORD	1-1/2" VBHC76-18B-11-66-NL (WITH BYPASS) 1-1/2" VBHC76-18-11-66-NL (W/O BYPASS)
	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS <u>METER LAY LENGTH – 17 INCHES</u>	MUELLER	2"x18" B-1423-2-01N (WITH BYPASS) 2"x18" B-2422-2N (W/O BYPASS)
		FORD	2" VBHC77-18B-11-77-NL (WITH BYPASS) 2" VBHC77-18-11-77-NL (W/O BYPASS)
⑨	1-1/2" METER YOKE F.I.P x CTS AND 2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE 2" METER YOKE F.I.P x CTS AND 2" BRASS NIPPLE x 4" LENGTH	MUELLER	H-15451N
		FORD	C-14-66-G-NL
⑩	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	OMNI
⑪	PIPE SUPPORTS (4) 16"x8"x8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
⑫	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑬	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
⑭	END CAP AND MARKER, CTS x F.I.P. (OUTLET)		H-15451N AND H-10035N

DETAIL NOTES

1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" AND 2" SINGLE METER OUTSIDE SETTING	STD. PLAN
	03/2024		
	REV.		
	2		524 S



NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 525 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

05/2014

REV.

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1-1/2" DUAL METERS
OUTSIDE SETTING

STD. PLAN

525

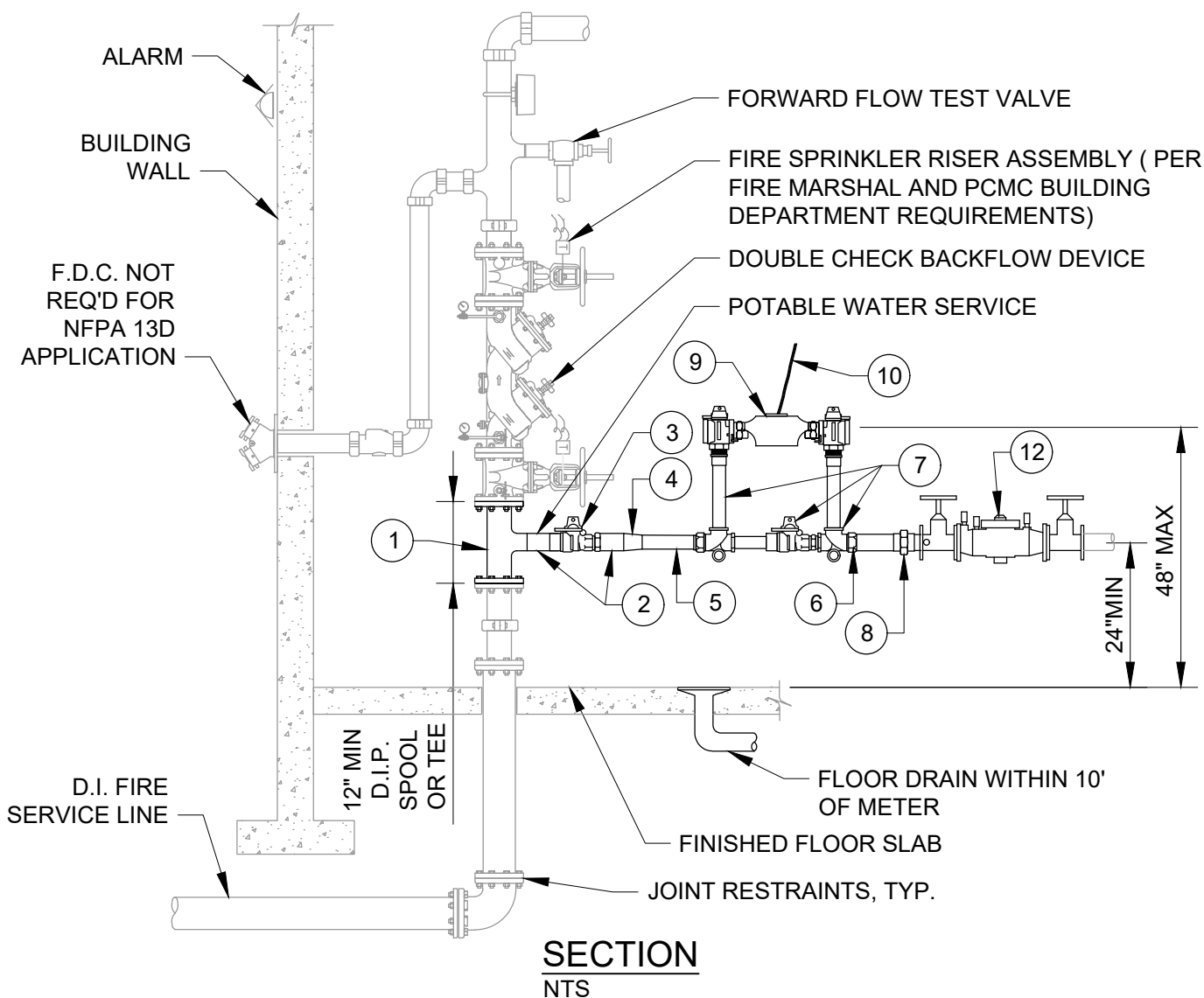
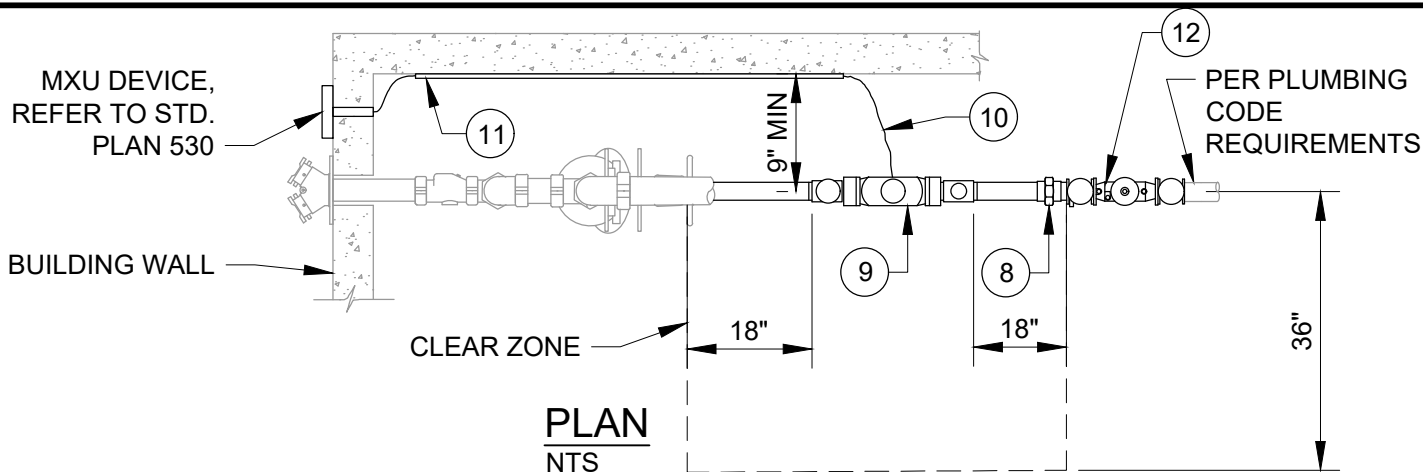
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	METER VAULT FRAME AND COVER (STD. PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APPV'D EQ.	PS2-PFDF
④	2" CURB VALVE, F.I.P. x CTS	MUELLER	B-25172N
		FORD	B11-777Q
⑤	2" DIA. BRASS NIPPLE x 3" LENGTH, M.I.P. (5 EA)		
⑥	2" DIA. BRONZE TEE, F.I.P., THREADED		
⑦	2" BRONZE 90° ELBOW, F.I.P., THREADED (2 EA)		
⑧	2" BRONZE UNION, F.I.P., THREADED (2 EA)		
⑨	1-1/2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE (2 EA)		
⑩	1-1/2" METER YOKE (2 EA) COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS <u>METER LAY LENGTH – 13 INCHES</u>	MUELLER	1-1/2"x18" B-1423-2-01N (WITH BYPASS) 1-1/2"x18" B-2422N (WITHOUT BYPASS)
		FORD	1-1/2" VBHC76-18B-11-66-NL (WITH BYPASS) 1-1/2" VBHC76-18-11-66-NL (WITHOUT BYPASS)
⑪	2" CONNECTION, F.I.P. x CTS; 2" BRASS NIPPLE x 4" LENGTH; 2"x1-1/2" BRONZE BELL REDUCER; AND 1-1/2" CLOSE BRASS NIPPLE (OUTLET) (2 EA)	MUELLER	H-15451N
		FORD	C-14-66-G-NL
⑫	METER, SUPPLIED AND INSTALLED BY PCMC (2 EA)	SENSUS	OMNI
⑬	PIPE SUPPORTS (4) 16"x8"x8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
⑭	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑮	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
⑯	END CAP AND MARKER, CTS X F.I.P. (OUTLET) (2 EA)		H-15451N AND H-10035N

DETAIL NOTES

1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" DUAL METERS OUTSIDE SETTING	STD. PLAN
	03/2024		
	REV.		
	2		525 S



NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 526 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" AND 2" METER INSIDE SETTING	STD. PLAN
	03/2024		526
	REV.		
	1		

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	DUCTILE IRON TEE OR 2" BRONZE SERVICE SADDLE, DOUBLE STRAP	MUELLER	BR2B SERIES, FIP THDS
		FORD	STYLE 202B, FIP THDS
②	2" DIA. BRASS NIPPLE x 2" LENGTH, M.I.P.		
③	2" CURB VALVE, F.I.P. X F.I.P.	MUELLER	B-20283N
		FORD	B11-777Q
④	2" DIA. BRASS NIPPLE x 2" LENGTH, M.I.P. AND BRONZE BELL REDUCER, 2" X 1-1/2" DIA. (REQ'D FOR 1-1/2" YOKE ONLY)		
⑤	1-1/2" OR 2" DIA. BRASS NIPPLES AND BRASS FITTINGS OR COPPER PIPING AND FITTINGS, AS REQ'D PER SITE SPECIFIC LAYOUT		
⑥	1-1/2" OR 2" METER YOKE END CONNECTIONS	MUELLER	MULTI X F.I.P., H-14222N
⑦	1-1/2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS <u>METER LAY LENGTH – 13 INCHES</u>	MUELLER	1-1/2"x12" B-2423N (WITH BYPASS) 1-1/2"x12" B-2422-00N (WITHOUT BYPASS)
		FORD	1-1/2" VB76-12B-11-66-NL (WITH BYPASS) 1-1/2" VB76-12-11-66-NL (WITHOUT BYPASS)
	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS <u>METER LAY LENGTH – 17 INCHES</u>	MUELLER	2"x12" B-2423N (WITH BYPASS) 2"x12" B-2422-00N (WITHOUT BYPASS)
		FORD	2" VB77-12B-11-77-NL (WITH BYPASS) 2" VB77-12-11-77-NL (WITHOUT BYPASS)
⑧	PIPE SIZE BRASS NIPPLE AND BRONZE UNION, F.I.P., THREADED		
⑨	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	OMNI
⑩	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑪	EMT CONDUIT FOR MXU WIRING, AS REQUIRED		
⑫	DOUBLE CHECK BACKFLOW ASSEMBLY		



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

03/2024

REV.

2

**1-1/2" AND 2" METER
INSIDE SETTING**

STD. PLAN

526 S.1

DETAIL NOTES

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



PARK CITY MUNICIPAL CORPORATION
WATER

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2

**1-1/2" AND 2" METER
INSIDE SETTING**

STD. PLAN

526 S.2

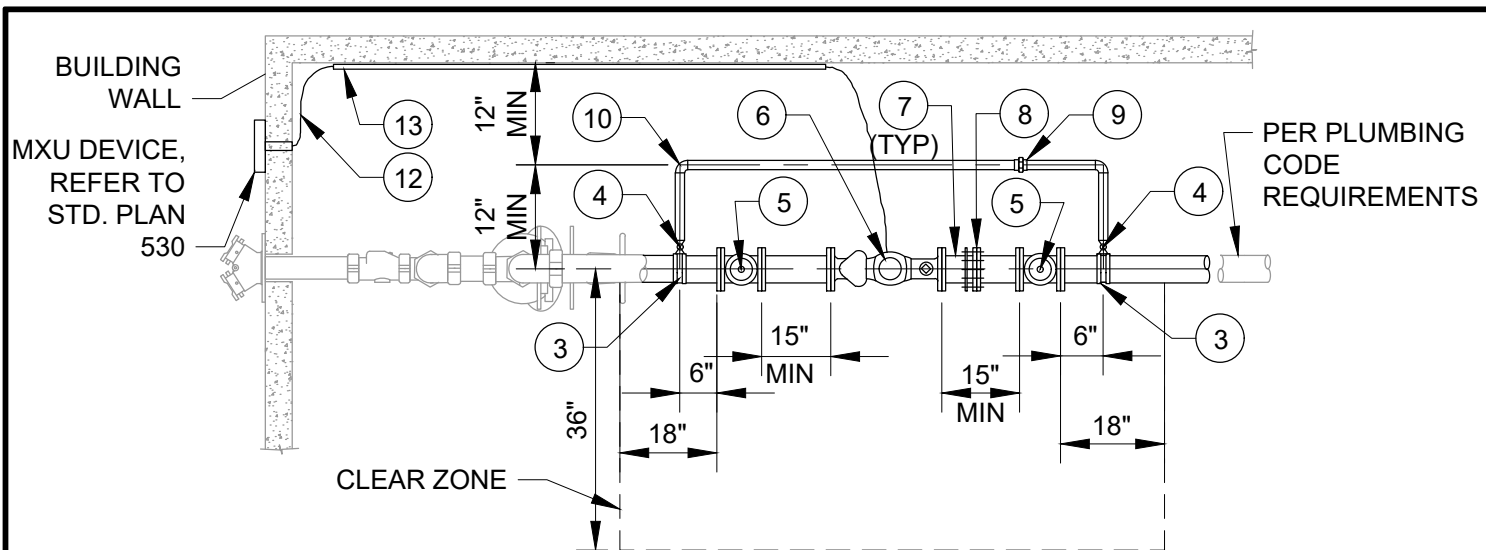
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	2" BRONZE SERVICE SADDLE, DOUBLE STRAP	MUELLER	BR2B SERIES, F.I.P. THREADS
		FORD	202B SERIES, F.I.P. THREADS
②	GATE VALVE, PIPE SIZE, NRS, FLANGED, 2" SQ. OPERATING NUT, AWWA C509	MUELLER	SERIES A-2360
		CLOW	MODEL 2639
③	DUCTILE IRON PIPE SPOOL (2), FLG X PE 15"		
④	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	OMNI
⑤	PRECAST CONCRETE VAULT, HS20 RATED		
⑥	2" BRONZE BALL VALVE WITH LOCKING HANDLE, F.I.P., THREADED, 300 PSI RATED	FORD	B11-777Q
⑦	DISMANTLING JOINT	ROMAC	DJ400 OR APPV'D EQUAL
⑧	2" DIA. COPPER 90° ELBOW, SOLDERED, OR BRONZE, F.I.P., THREADED		
⑨	2" DIA. BRONZE UNION, F.I.P., THREADED		
⑩	2" COPPER PIPE, TYPE K, OR BRASS NIPPLE		
⑪	DUCTILE IRON PIPE SPOOL, 15" LENGTH, FLG X FLG		
⑫	DUCTILE IRON PIPE SPOOL, FLG X PE		
⑬	AFTER PIPING INSTALLATION CORE DRILL 6" DIA. HOLE IN VAULT LID DIRECTLY ABOVE GATE VALVES		
⑭	VALVE BOX, FASTEN VALVE BOX TO VAULT WITH TWO EPOXIED ALL-THREAD ROD/NUT OR SST EXP ANCHOR	D & L SUPPLY HILTI	M-8065 AND M-8048 TO M-8053 3/8" DIA. ROD SST 316, OR KWIK BOLT 3 3/8"x3" SS316
⑮	THRUST RESTRAINTS	EBBA IRON	MEGALUG SERIES 1100
⑯	POLYPROPYLENE ENCASED GRADE 60 STL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APPV'D EQUAL	PS2-PFDF
⑰	METER VAULT FRAME AND COVER (STD. PLAN 529)		
⑱	PIPE SUPPORTS, 5 REQ'D (STD. PLAN 533)		
⑲	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		

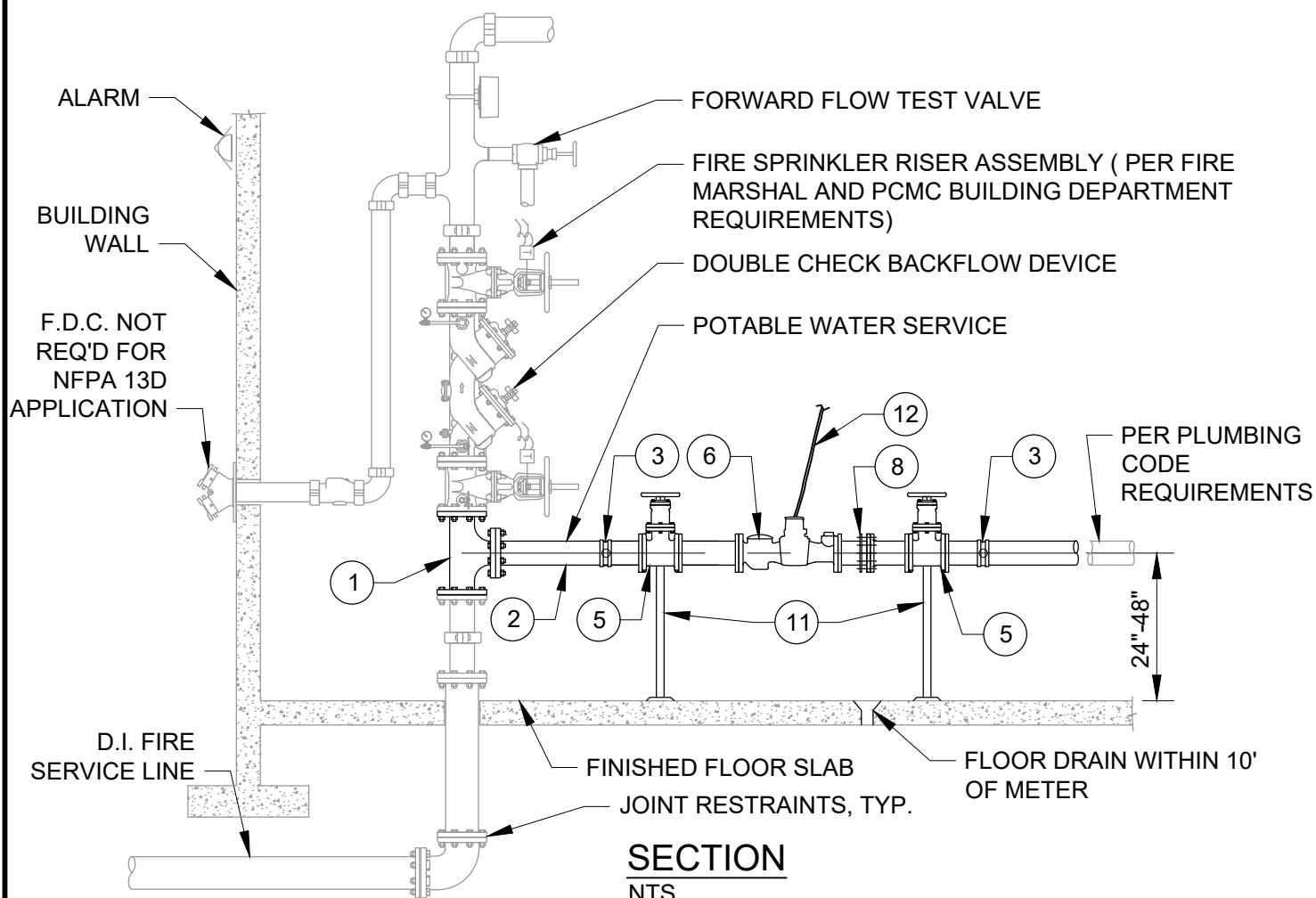
DETAIL NOTES

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS – METER, METER VAULT, AND SERVICE LINE
2. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
3. SST FASTENERS REQUIRED ON ALL FITTINGS
4. NO BYPASS ALLOWED FOR IRRIGATION METERS
5. NO SERVICE LINE REDUCERS OR BENDS WITHIN 5' OF VAULT
6. COORDINATE METER SIZE AND LENGTH WITH CITY PRIOR TO ORDERING MATERIALS
7. REFER TO STD. PLANS 592 AND 593 FOR MANHOLE ADJUSTMENT AND GRADING REQUIREMENTS
8. FOR 3" METERS A MINIMUM OF 4" PIPE SHALL BE USED AND REDUCED AT METER, ALL OTHER PIPE SIZE SHOULD MATCH METER SIZE.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	3" AND LARGER METER OUTSIDE SETTING	STD. PLAN
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	2		527 S



PLAN
NTS



SECTION
NTS

NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 528 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	3" AND LARGER METER INSIDE SETTING	STD. PLAN
	03/2024		
	REV.		
	1		528

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	DUCTILE IRON TEE, FLG., PRESSURE CLASS 350, CEMENT-MORTAR LINED, ASPHALTIC INTERIOR COATING, AWWA C150 / C151 / C104	U.S. PIPE PACIFIC STATES	
		U.S. PIPE PACIFIC STATES	
②	DUCTILE IRON PIPE SPOOL, FLG. X FLG., 3" TO 12" DIAMETER, FULL BODY, PRESSURE CLASS 350, CEMENT-MORTAR LINED, ASPHALTIC INTERIOR COATING, AWWA C150 / C151 / C104	U.S. PIPE PACIFIC STATES	
③	2" BRONZE SERVICE SADDLE, DOUBLE STRAP	MUELLER	BR2B SERIES, FIP THDS
		FORD	STYLE 202B, FIP THDS
④	2" BRONZE BALL VALVE WITH LOCKING HANDLE, F.I.P., THREADED, 300 PSI RATED, LEAD FREE	FORD	B11-777Q
⑤	GATE VALVE, PIPE SIZE, NRS WITH HANDWHEEL, FLANGED, 2" SQ. OPERATING NUT, AWWA C509	MUELLER	SERIES A-2360
		CLOW	MODEL 2639
⑥	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	OMNI
⑦	DUCTILE IRON PIPE SPOOL (2), FLG X PE		
⑧	DISMANTLING JOINT, WITH RESTRAINING BOLTS	ROMAC	DJ400 OR APPV'D EQUAL
⑨	2" BRONZE UNION, F.I.P., THREADED, LEAD FREE		
⑩	2" COPPER PIPE, TYPE K, WITH COPPER 90° ELBOW, SOLDERED, OR BRASS NIPPLE BRONZE, F.I.P., WITH THREADED 90° ELBOW (NO GALVANIZED MATERIALS)		
⑪	PIPE SUPPORTS, 2 REQ'D ON MAIN SERVICE LINE AND 2 REQ'D ON BYPASS SERVICE		
⑫	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑬	1/2" EMT CONDUIT FOR MXU WIRING, AS REQUIRED		



PARK CITY MUNICIPAL CORPORATION
WATER

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10/2020

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**3" AND LARGER METER
INSIDE SETTING**

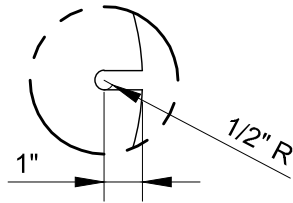
STD. PLAN

528 S.1

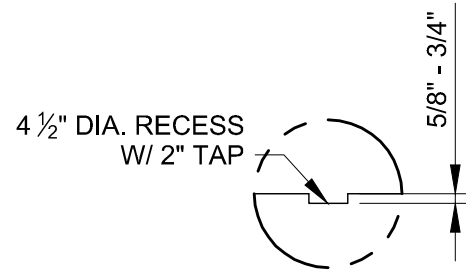
DETAIL NOTES

1. USE OF AN INSIDE WATER METER REQUIRES CITY ENGINEER APPROVAL. REFERENCE WATER STANDARD PLAN 520 FOR APPLICABLE CONDITIONS.
2. FIRE SPRINKLER RISER WITH POTABLE WATER SERVICE: A SITE SPECIFIC DESIGN IS REQUIRED. THE FIRE PROTECTION SPRINKLER SYSTEM AND POTABLE WATER SYSTEM DESIGN SHALL BE APPROVED BY THE FIRE MARSHAL AND THE PARK CITY BUILDING DEPARTMENT. THE POTABLE WATER SERVICE CONNECTION AND METER ASSEMBLY DESIGN SHALL BE APPROVED BY THE PARK CITY BUILDING DEPARTMENT AND THE CITY ENGINEER. DESIGN AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES.
3. BACKFLOW PREVENTION: PROVIDE A DOUBLE CHECK BACKFLOW ASSEMBLY (DCBA) OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RPBA) ON THE FIRE SPRINKLER RISER ASSEMBLY. STYLE TO BE DETERMINED BY THE BUILDING AND WATER DEPARTMENT BASED ON DEGREE OF HAZARD POSED BY FIRE SPRINKLER PROTECTION SYSTEM. BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED BY THE BUILDING DEPARTMENT, BACKFLOW ASSEMBLY TESTING FOR PROPER OPERATION (PER CITY REQUIREMENTS BY A CERTIFIED TESTER RECOGNIZED BY THE CITY) IS REQUIRED AND A REPORT SUBMITTED.
4. CONNECTIONS TO THE WATER SYSTEM ARE NOT PERMITTED PRIOR TO THE POTABLE WATER METER ASSEMBLY OR THE FIRE SPRINKLER RISER BACKFLOW ASSEMBLY. THIS INCLUDES OUTSIDE IRRIGATION SUPPLY.
5. CLEARANCES: PROVIDE ADEQUATE CLEARANCES FROM FIRE RISER AND AROUND WATER METER ASSEMBLY. MAINTAIN: 9" MINIMUM FROM WALL TO FACE OF POTABLE WATER PIPING
18" CLEAR ON EACH SIDE OF METER ASSEMBLY
36" CLEAR IN FRONT OF METER ASSEMBLY
6. LOCATE METER ASSEMBLY TWO (2) TO FOUR (4) FEET ABOVE THE FLOOR. POSITION METER HORIZONTAL WITH DIAL POINTING UP.
7. VERIFY METER LAY LENGTH WITH WATER DEPARTMENT PRIOR TO INSTALLING PIPING
8. PROVIDE ISOLATION VALVES AT METER INLET AND OUTLET
9. FOR MULTIPLE METERS PROVIDE A MANIFOLD WITH A MAIN VALVE PRIOR TO THE MANIFOLD AND INDIVIDUAL VALVES LOCATED PRIOR TO AND AFTER METERS.
10. PROVIDE A FLOOR DRAIN IN THE FIRE RISER ROOM WITHIN 10 FEET OF THE WATER METER LOCATION.
11. PROVIDE PIPE LABELS ON THE POTABLE WATER LINE BETWEEN THE FIRE RISER AND THE WATER METER DESIGNATING PIPE AS "POTABLE WATER".
12. PROVIDE PIPE ANCHORAGE TO SUPPORT METER ASSEMBLY INDEPENDENT OF THE POTABLE WATER SUPPLY PIPING AND BUILDING PLUMBING. PROVIDE PIPE STANDS OR UNISTRUT WALL STANDOFFS. DO NOT SUPPORT METER ASSEMBLY FROM OTHER PIPING.
13. PROVIDE A WALL PENETRATION AND CONDUIT FOR REMOTE RADIOREAD METER TRANSEIVER UNIT (MXU) DEVICE(S). COORDINATE ROUTING AND WALL PENETRATION LOCATION WITH THE WATER DEPARTMENT. REFERENCE WATER STANDARD PLANS 520 AND 530.
14. PROVIDE 1/2" EMT CONDUIT AND SUPPORTS FOR MXU SIGNAL WIRE IF DISTANCE TO WALL PENETRATION EXCEEDS 10 FEET.
15. INSPECTION: CONTACT THE CITY ENGINEER FOR INSPECTION OF THE POTABLE WATER SYSTEM METER ASSEMBLY INSTALLATION.
16. REFER TO STD. PLAN 500 AND THE SPECIFICATIONS FOR FLUSHING, HYDROSTATIC TESTING, AND DISINFECTING REQUIREMENTS
17. BUILDING OWNER IS RESPONSIBLE TO HAVE THE BACKFLOW PREVENTER FLOW TESTED AND INSPECTED INTERNALLY AT LEAST ONCE PER YEAR, OR MORE AS CONDITIONS WARRANT, IN ACCORDANCE WITH NFPA 13 AND NFPA 25 AND A REPORT SUBMITTED TO THE PARK CITY BUILDING DEPARTMENT

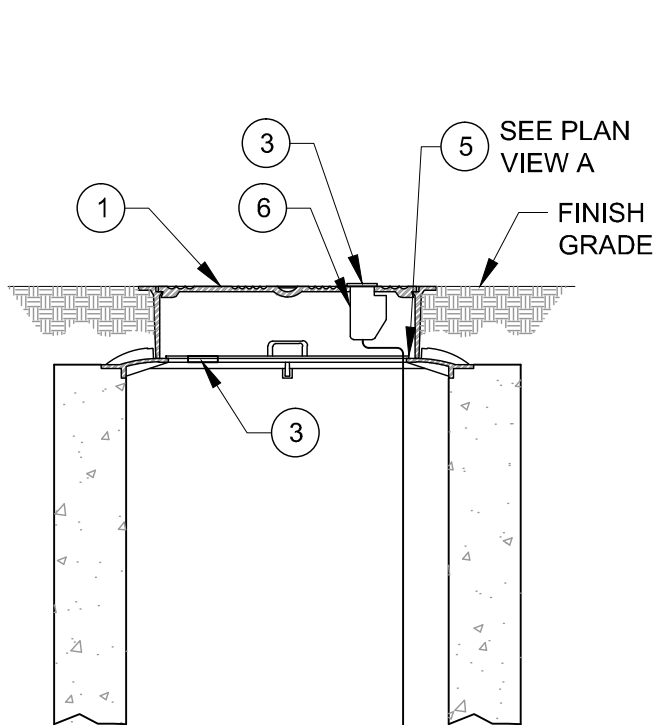
 PARK CITY MUNICIPAL CORPORATION WATER	DATE	3" AND LARGER METER INSIDE SETTING	STD. PLAN
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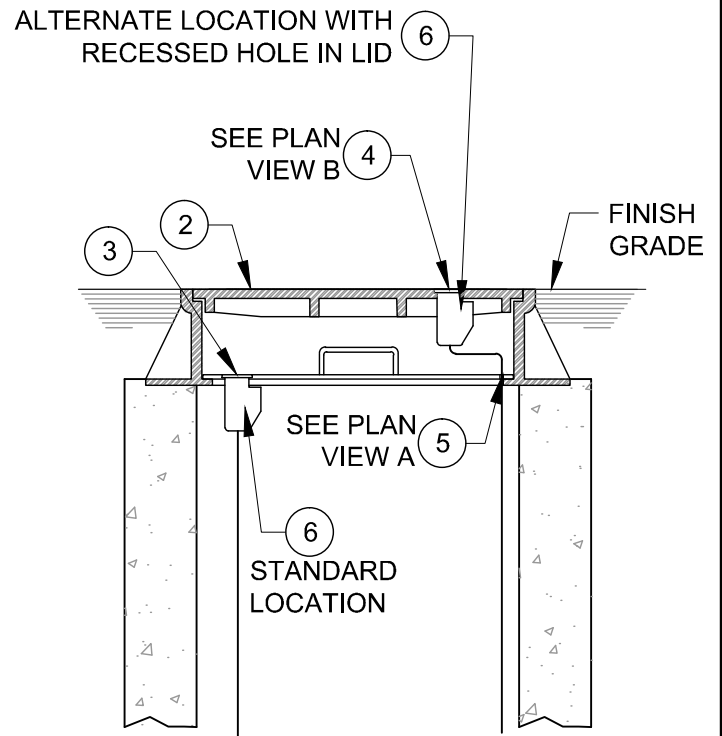
PLAN VIEW A



PLAN VIEW B



LANDSCAPE AREA



PAVEMENT AREA



PARK CITY MUNICIPAL CORPORATION
WATER

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METER VAULT FRAME AND COVER / MXU DEVICE LOCATION

STD. PLAN

529

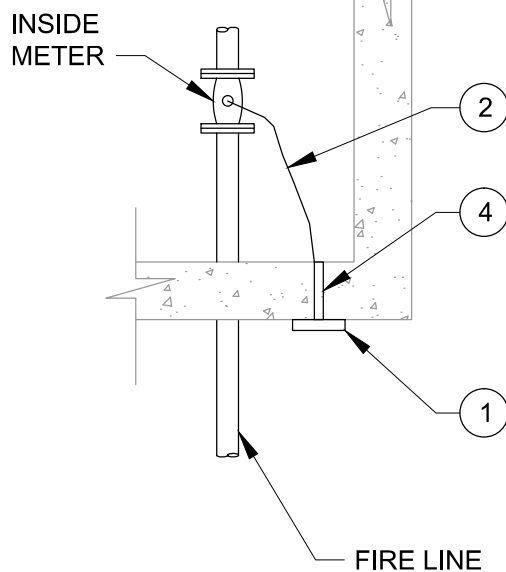
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	METER VAULT FRAME AND COVER, MARKED "WATER"	D&L SUPPLY	L-2320, OR APPROVED EQUAL
②	METER VAULT FRAME AND COVER, TRAFFIC RATED, MARKED "WATER"	D&L SUPPLY	A-1019, OR APPROVED EQUAL
③	2" TAP AND PLUG, REQUIRED	FORD OR APPROVED EQUAL	PLUG: PTP-3-25
④	2" TAP WITH RECESSED PLUG, REQUIRED (PLAN VIEW 'B')		
⑤	NOTCH INNER FROST FREE LID FOR SIGNAL WIRE (PLAN VIEW 'A')		
⑥	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑦	METER VAULT, MATERIALS VARY		

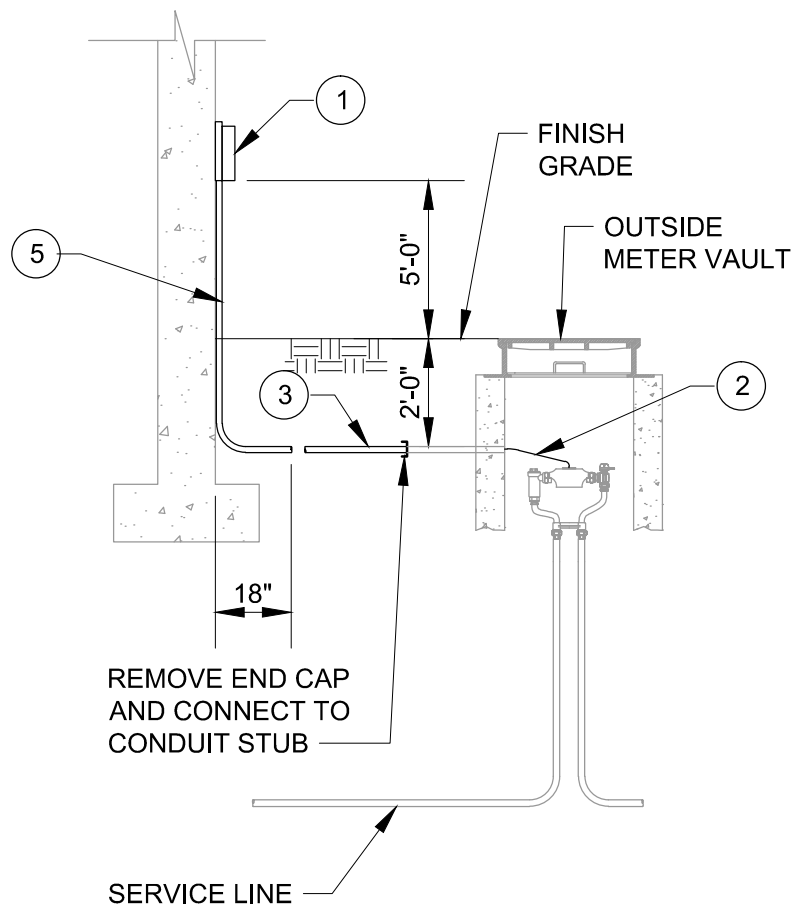
DETAIL NOTES

1. REFER TO STD. PLAN 592 AND 593 FOR METER VAULT ADJUSTMENT AND GRADING REQUIREMENTS
2. PROVIDE TAPS FOR STANDARD AND ALTERNATE MXU LOCATIONS
3. PROVIDE PLUGS FOR ALL OPENINGS
4. REMOVE ALL BURRS FROM TAPS AND NOTCHES
5. REFER TO STD PLAN 530 FOR REMOTE MXU REQUIREMENTS

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	METER VAULT FRAME AND COVER / MXU DEVICE LOCATION	STD. PLAN
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	1		529 S



INSIDE METER



OUTSIDE METER

LEGEND	
ITEM	DESCRIPTION
1	REMOTE RADIO READ MXU, 6"X6", DEVICE SURFACE MOUNT, BY PCMC
2	MXU SIGNAL WIRE, SUPPLIED AND INSTALLED BY PCMC
3	3/4" PVC NEMA TC-2 CONDUIT BY CUSTOMER
4	WALL PENETRATION, BY CUSTOMER
5	3/4" GALVANIZED RIGID STEEL CONDUIT, BY CUSTOMER

NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	REMOTE MXU DEVICE	STD. PLAN
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DETAIL NOTES:

1. USE OF A PCMC FIRE HYDRANT FOR OBTAINING CONSTRUCTION WATER REQUIRES A VALID CUSTOMER WATER SERVICE AGREEMENT. THE AGREEMENT CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT. A DEPOSIT FEE IS REQUIRED.
2. CONTRACTOR (CUSTOMER) IS RESPONSIBLE TO PICK UP THE PCMC PROVIDED HYDRANT METER ASSEMBLY FROM THE PUBLIC WORKS DEPARTMENT. COORDINATE PICK UP 24 HOURS PRIOR TO ARRIVAL.
3. CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND NOTIFY THE PARK CITY FIRE SERVICE DISTRICT OFFICE OF THE HYDRANT CONNECTION.
4. FULLY OPEN THE FIRE HYDRANT VALVE PRIOR TO OPERATION. DO NOT USE THE FIRE HYDRANT VALVE FOR THROTTLING, USE THE BACKFLOW ASSEMBLY VALVE. DO NOT CLOSE VALVES ON THE ASSEMBLY OR THE DISCHARGE LINE QUICKLY.
5. CONTRACTOR SHALL PROTECT THE HYDRANT METER ASSEMBLY FROM DAMAGE, THEFT, AND MISUSE.
6. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL WATER CONSUMPTION.
7. CONTRACTOR SHALL NOTIFY PCMC WATER DEPARTMENT AND REMOVE AND RETURN THE HYDRANT METER ASSEMBLY WHEN HYDRANT USE IS COMPLETE. RELOCATION OF THE HYDRANT METER ASSEMBLY REQUIRES PRIOR NOTIFICATION TO THE WATER DEPARTMENT AND A MODIFICATION TO THE CUSTOMER SERVICE AGREEMENT.
8. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO METER AND HYDRANT WHILE IN USE.



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WATER

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TEMPORARY HYDRANT METER ASSEMBLY

STD. PLAN

531

PCMC WATER SYSTEM – CORROSION PROTECTION REQUIREMENTS:

PCMC HAS EXPERIENCED EXTERNAL CORROSION OF WATER DISTRIBUTION MATERIALS IN VARYING DEGREES THROUGHOUT THE CITY. TO MAXIMIZE THE LIFE CYCLE OF WATER SYSTEM IMPROVEMENTS, AS IMPACTED BY THE IMMEDIATE SITE CONDITIONS AND THE SELECTION OF MATERIALS, THE CITY HAS IDENTIFIED KEY DESIGN AND CONSTRUCTION REQUIREMENTS.

1. **FOR PROJECTS WITH LESS THAN 300 FEET OF NEW WATER PIPE** AND APPURTENANCES, CORROSION PROTECTION SHALL BE ADDRESSED IN THE FOLLOWING MANNER:
 - a. IN ADDITION TO THE REQUIRED POLYETHYLENE WRAP, APPLY A WAX TAPE COATING SYSTEM TO VALVE BONNET BOLTS, SADDLES, CORP STOPS, STAINLESS REPAIR CLAMPS AND ALL OTHER BURIED BOLTS, NUTS, CONNECTORS, RESTAINER GLAND BOLTS, AND COUPLING HARDWARE, AWWA C217. COATING SYSTEM TO INCLUDE A 4-MIL MINIMUM WAX TAPE PRIMER, FILLER MATERIAL, 45-MIL MINIMUM WAX TAPE AND PROTECTIVE OUTER WRAP. WHEN WAX TAPING A STAINLESS CLAMP THE ENTIRE CLAMP SHOULD BE WRAPPED NOT JUST BOLTS.
 - b. WAX TAPE COATING MATERIALS:
 - i. DENSO NORTH AMERICA DENSO PRIMER, DENSYL TAPE AND/OR MASTIC, DENSO FIBER-WRAP
 - ii. TRENTON PRIMER, #1 WAX-TAPE, AND GUARD-WRAP
 - iii. OR APPROVED EQUAL (SUBMITTAL TO CITY AND WRITTEN APPROVAL REQUIRED PRIOR TO INSTALLATION)
2. **FOR PROJECTS EXCEEDING 300 FEET OF NEW WATER PIPE** AND APPURTENANCES, CORROSION PROTECTION SHALL BE ADDRESSED IN THE FOLLOWING MANNER:
 - a. THE DEVELOPER AND ITS' DESIGN ENGINEER, GEOTECHNICAL ENGINEER, AND CORROSION CONSULTANT SHALL PROVIDE A SITE SPECIFIC "CORROSION STUDY REPORT". THE REPORT SHALL INCORPORATE PROJECT SPECIFIC FINDINGS INTO CORROSION PROTECTION RECOMMENDATIONS FOR THE PROPOSED WATER SYSTEM IMPROVEMENTS. THE REPORT SHALL INCLUDE AT A MINIMUM THE FOLLOWING ITEMS:
 - i. DETAILED INFORMATION ON EXISTING CONDITIONS, SOIL TYPES, CLASSIFICATION, ETC.
 - ii. IDENTIFICATION OF STRAY CURRENT SOURCES AND ANY EXISTING CORROSION PROTECTION SYSTEMS IN THE IMMEDIATE AREA
 - iii. IDENTIFICATION OF ANY POTENTIAL FOR HOT SPOTS OR VARYING SOIL CONDITIONS THAT MAY WARRANT CHANGES TO THE CORROSION PROTECTION PLAN DURING CONSTRUCTION.
 - iv. FIELD SAMPLING AND TESTING RESULTS WITHIN THE PROPOSED PIPE ZONE BASED ON REPRESENTATIVE SAMPLING OF THE DEVELOPMENT AREA CONDITIONS
 - v. SOIL RESISTIVITY TESTING RESULTS IDENTIFYING CORROSIVE SOIL CONDITIONS AND LOCATIONS (WENNER 4-PIN SOIL RESISTIVITY TESTS AND SOIL BOX RESISTIVITY TESTS) AT REPRESENTATIVE PIPE INSTALL DEPTHS
 - vi. LABORATORY ANALYSIS OF SOIL SAMPLES FOR PH, CHLORIDES, SULFATES, TOTAL SALTS, AND CONDUCTIVITY
 - vii. DETERMINATION OF THE NEED FOR CORROSION PROTECTION BASED ON SOIL CORROSIVITY CLASSIFICATION/SOIL RESISTIVITY AND RECOMMENDATION OF SUITABLE PIPE, CONSTRUCTION MATERIALS, PIPE PROTECTION METHOD, PIPE EXTERIOR COATINGS, ETC., BASED ON SITE CORROSIVITY. SEE TABLE BELOW.
 - viii. SPECIFY IF THE INVESTIGATION INCLUDES ONLY THE INITIAL PHASE OR ALL FUTURE PHASES

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	METALLIC PIPE CORROSION PROTECTION	STD. PLAN
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- b. FOLLOWING PCMC'S RECEIPT AND REVIEW OF THE CORROSION STUDY REPORT, THE DEVELOPER WILL BE NOTIFIED OF THE CITY'S DETERMINATION AS TO REQUIRED PROTECTION OR THE DESIGN TEAM WILL BE REQUESTED TO MEET AND REVIEW THE FINDINGS AND ESTABLISH THE FINAL WATER SYSTEM DESIGN CRITERIA. THE CITY'S REVIEW WILL BE BASED ON THE FOLLOWING TABLE 1:

TABLE 1 - SOIL CORROSIVITY CLASSIFICATION VERSUS SOIL RESISTIVITY

CORROSIVITY	RESISTIVITY, OHM-CM	TREATMENT
EXTREMELY CORROSIVE	LESS THAN 1,000	SITE SPECIFIC DESIGN REQUIRED
VERY CORROSIVE	1,000 TO 3,000	SITE SPECIFIC DESIGN REQUIRED
CORROSIVE	3,000 TO 6,000	NON-METALLIC PIPE – WAX TAPE COATING SYSTEM ON BOLTS & NUTS, ANODE PROTECTED FITTINGS AND VALVES
MODERATELY CORROSIVE	6,000 TO 10,000	NON-METALLIC PIPE - WAX TAPE COATING SYSTEM ON BOLTS AND NUTS ON PIPE, FITTINGS, AND VALVES
MILDLY CORROSIVE	MORE THAN 10,000	WAX TAPE COATING SYSTEM ON BOLTS AND NUTS ON PIPE, FITTINGS, AND VALVES *ALWAYS REQUIRED UNLESS SOILS TESTING IS PROVIDED

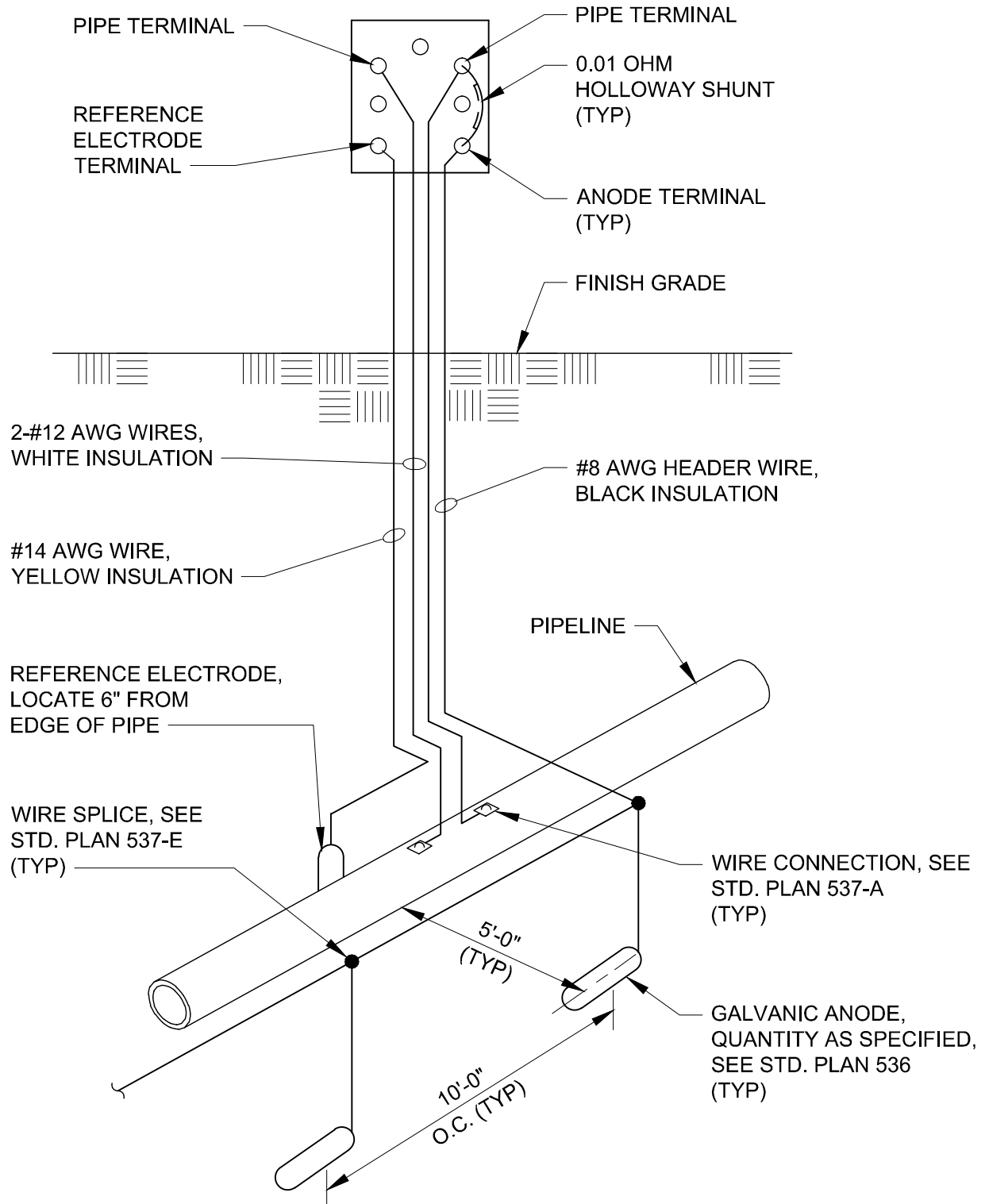
- c. REFER TO PERTINENT PCMC WATER STANDARD PLANS OR PROVIDE CONSTRUCTION DRAWING DETAILS ASSOCIATED WITH CORROSION STUDY RECOMMENDATIONS AND THE PCMC FINAL APPROVED WATER SYSTEM

WAX TAPE INSTALLATION PROCEDURES

WIRE BRUSH AND SCRAPE THE SURFACE CLEAN OF DIRT, LOOSE COATING AND LOOSE RUST. APPLY A THIN FILM OF WAX-TAPE® PRIMER. IF THE SURFACE IS WET, COLD OR RUSTY, RUB AND PRESS ON PRIMER TO DISPLACE MOISTURE AND ENSURE ADHESION. THEN WRAP WAX-TAPE WRAP USING A 1" OVERLAP. ON STRAIGHT PIPE APPLY SLIGHT TENSION TO ENSURE CONTACT WITH SURFACE. ON IRREGULAR SURFACES ALLOW SLACK SO THE WRAP CAN BE MOLDED INTO CONFORMITY. IN EITHER CASE, PRESS AND FORM THE WRAP SO THERE ARE NO AIR POCKETS OR VOIDS UNDER THE WRAP. ALSO, PRESS AND SMOOTH OUT THE LAP SEAMS TO ENSURE THEY ARE SEALED AND APPLY OUTERWRAP. THE WRAP DOES NOT REQUIRE CURING OR DRYING TIME SO IT CAN BE BACKFILLED IMMEDIATELY.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	METALLIC PIPE CORROSION PROTECTION	STD. PLAN
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TERMINAL BOARD WIRING DIAGRAM



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

12/2013

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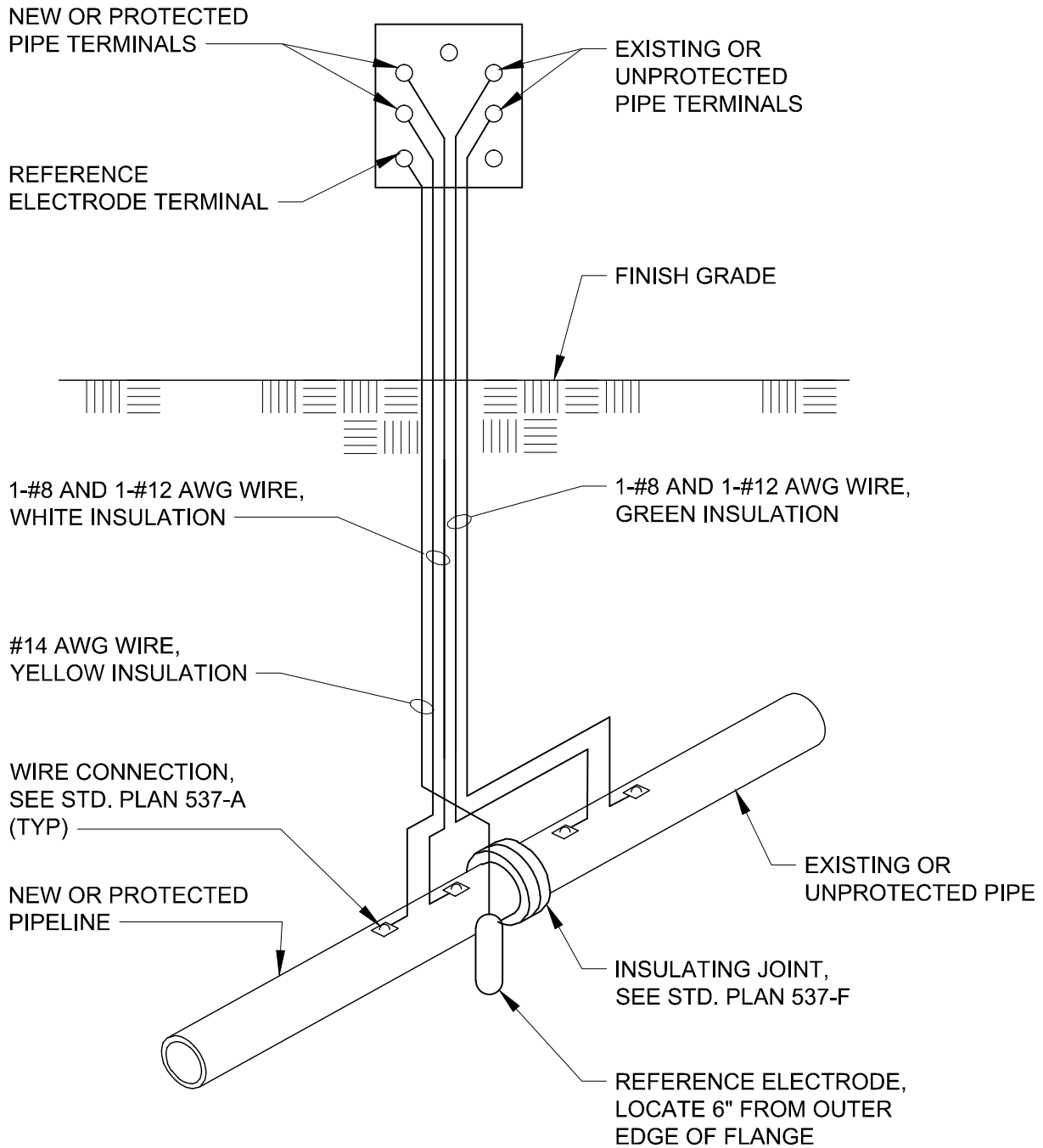
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TYPE A TEST STATION

STD. PLAN

535-A

TERMINAL BOARD WIRING DIAGRAM



NOTE:
SEE POST OR FLUSH MOUNTED TEST STATION DETAILS AS APPLICABLE FOR TEST STATION STYLE REQUIRED.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

12/2013

REV.

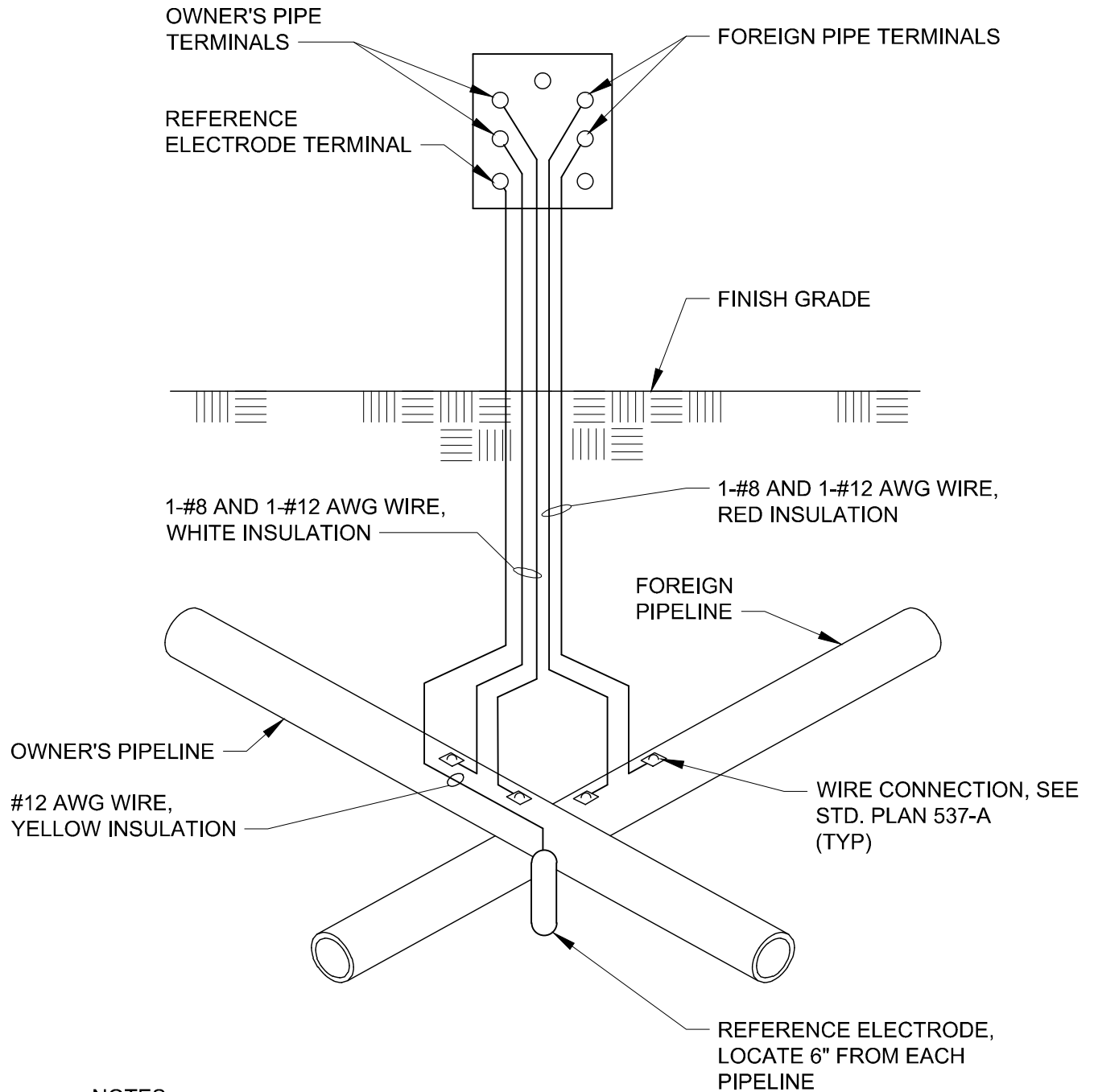
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TYPE I TEST STATION

STD. PLAN

535-B

TERMINAL BOARD WIRING DIAGRAM



NOTES:

1. PRIOR TO MAKING WIRE CONNECTIONS CONTACT FOREIGN PIPELINE OWNER FOR APPROVAL.
2. SEE POST OR FLUSH MOUNTED TEST STATION DETAILS AS APPLICABLE FOR TEST STATION STYLE REQUIRED.



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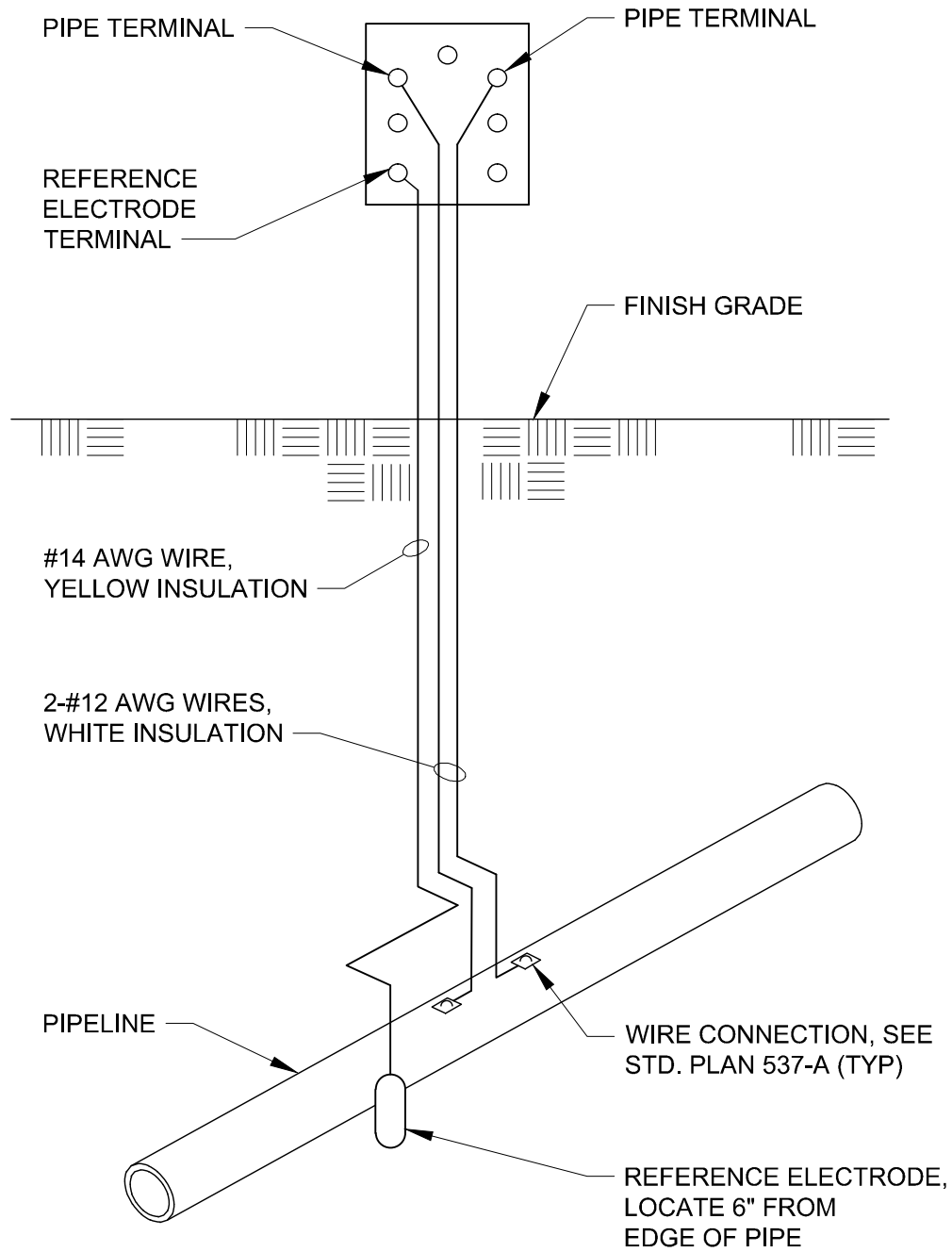
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TYPE F TEST STATION

STD. PLAN

535-C

TERMINAL BOARD WIRING DIAGRAM



NOTE:
SEE POST OR FLUSH MOUNTED TEST STATION DETAILS AS APPLICABLE FOR TEST STATION STYLE REQUIRED.



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WATER

DATE

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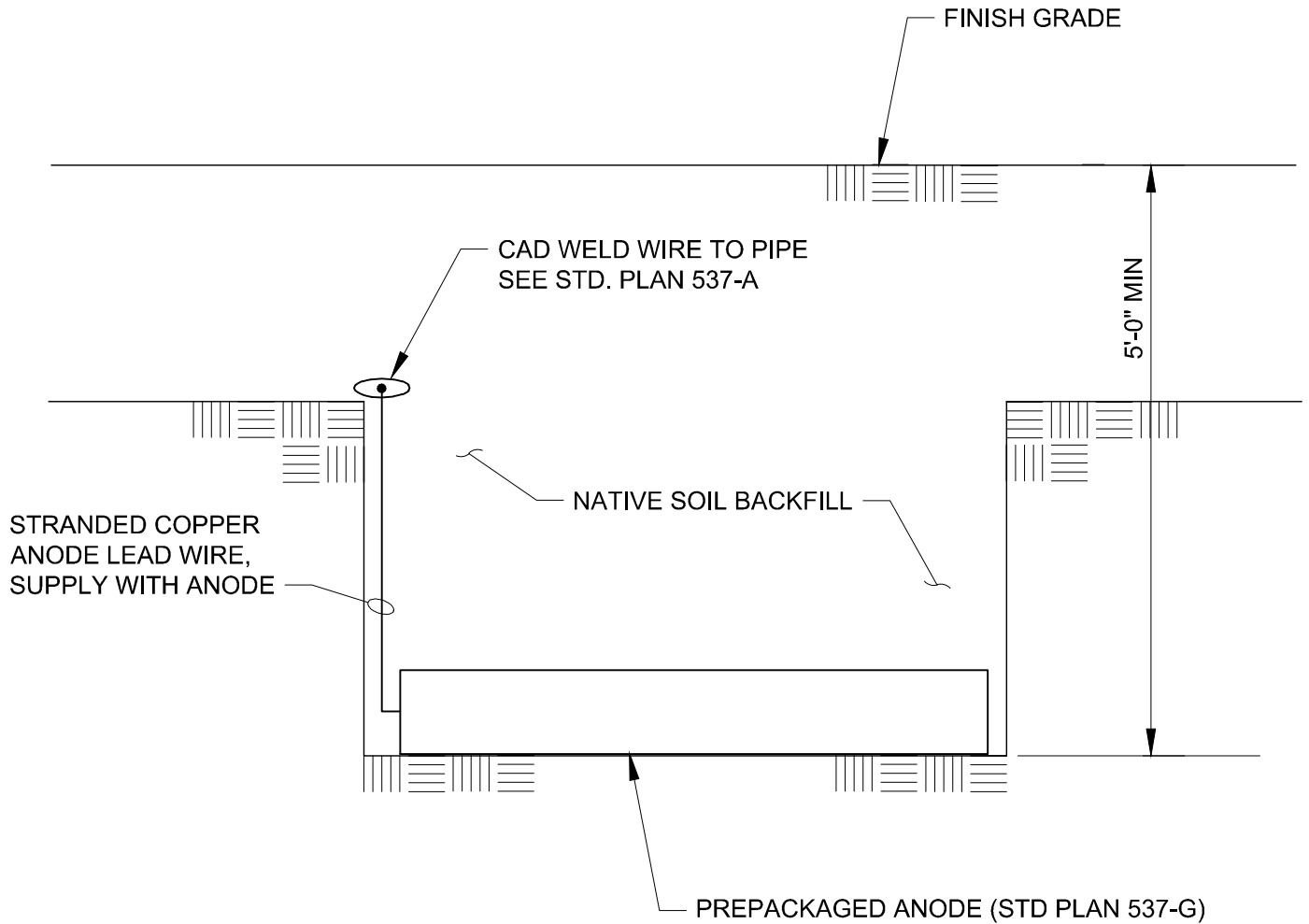
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TYPE T TEST STATION

STD. PLAN

535-D



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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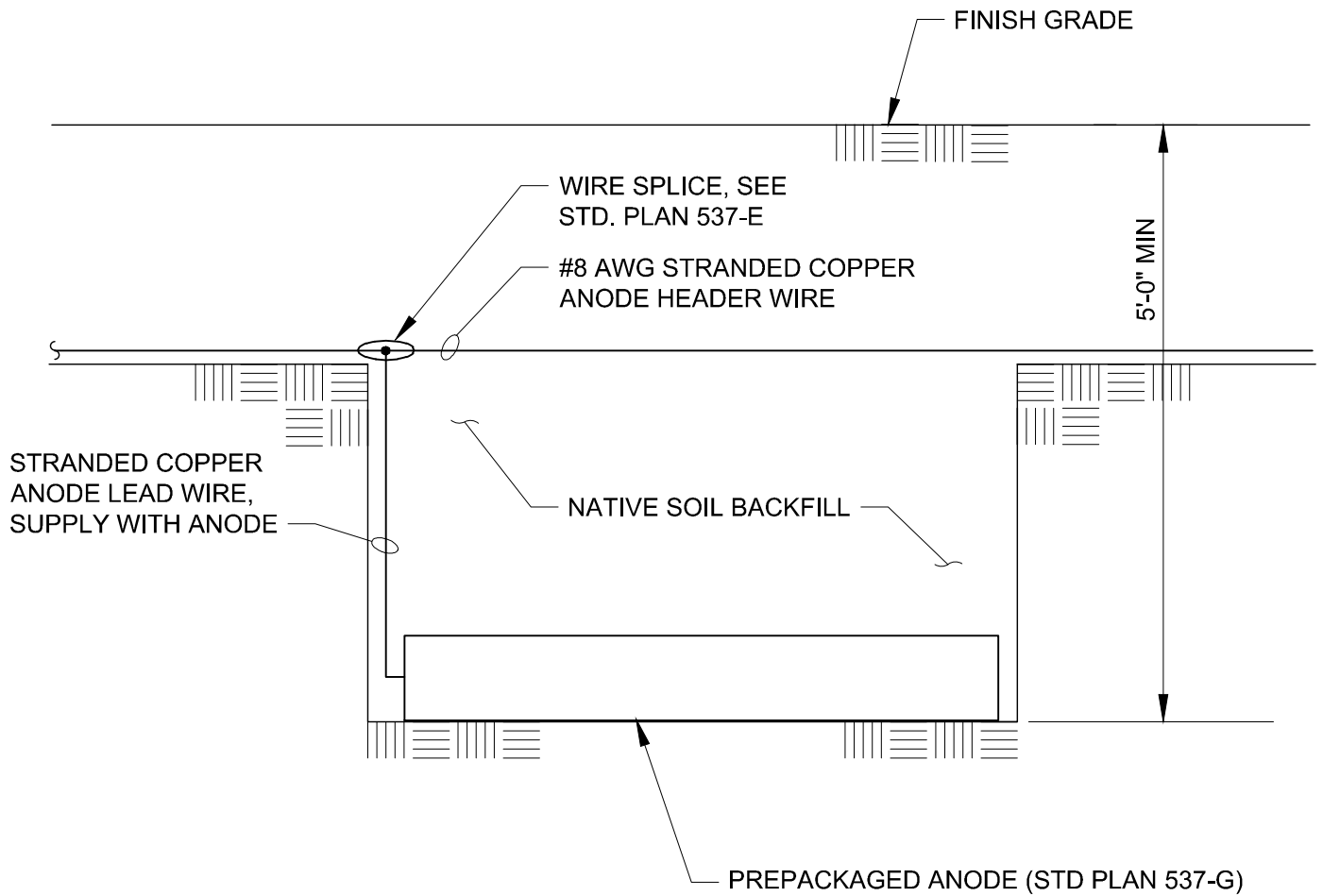
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HORIZONTAL GALVANIC ANODE INSTALLATION WITHOUT TEST STATION

STD. PLAN

536-A



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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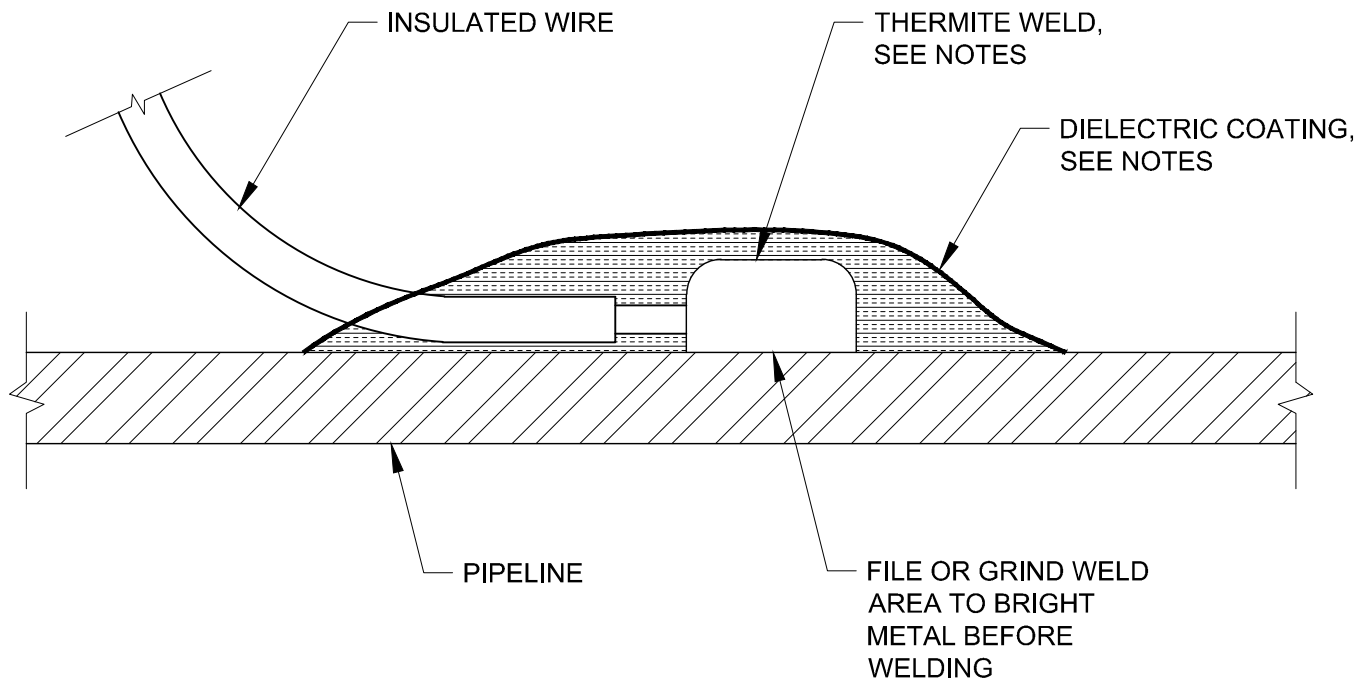
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HORIZONTAL GALVANIC ANODE INSTALLATION

STD. PLAN

536-B



NOTES:

1. MAKE WIRE CONNECTION TO PIPE AT FIELD JOINT WHERE HOLDBACK OCCURS ON PIPELINE COATING.
2. MAINTAIN SEPARATION BETWEEN MULTIPLE TEST WIRE CONNECTIONS OF ONE PIPE DIA OR 24", WHICHEVER IS LESS.
3. COPPER SLEEVE REQUIRED FOR #2 AWG JOINT BONDS OR FOR #12 AWG OR SMALLER TEST WIRES.
4. WELDER AND CARTRIDGE SIZE VARIES ACCORDING TO PIPE SIZE AND PIPE MATERIAL, CONSULT WELDER MANUFACTURER FOR RECOMMENDED WELDER AND CARTRIDGE.
5. COAT COMPLETED CONNECTIONS, SEE STD PLAN 537-G.
6. PIPELINE JOINT COATING NOT SHOWN FOR CLARITY.



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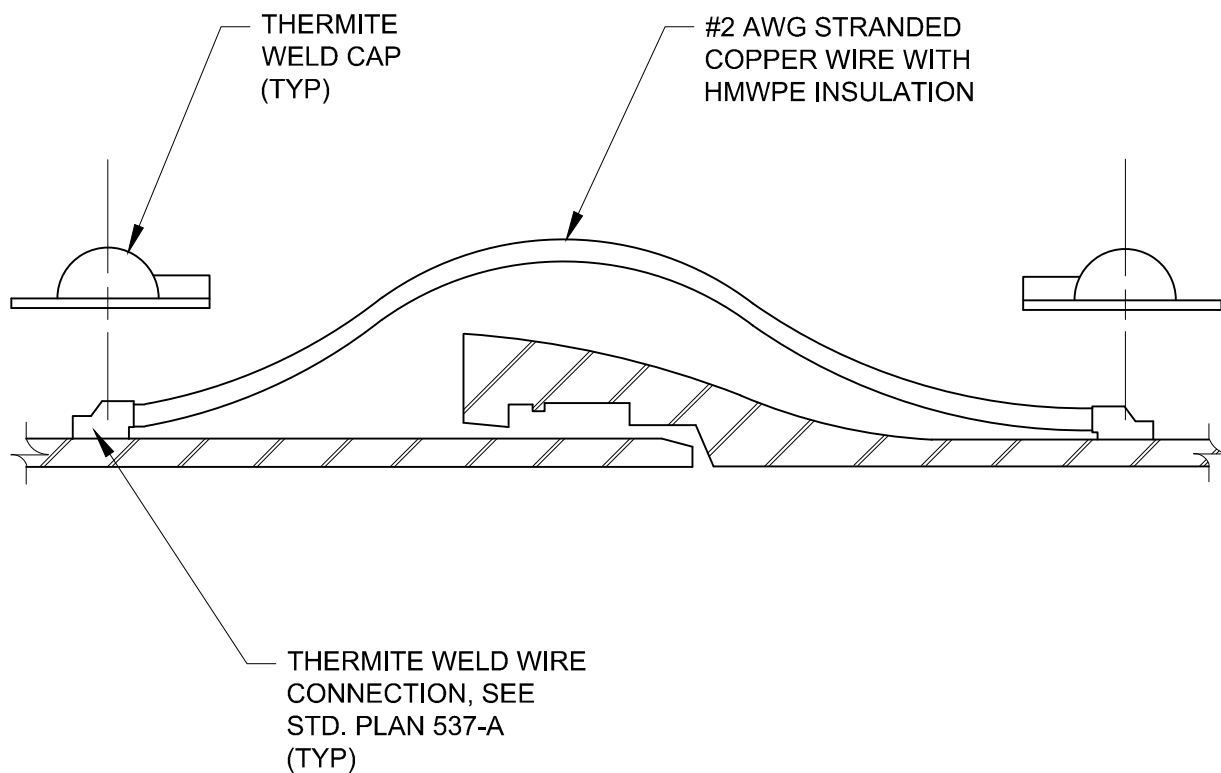
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**STEEL AND DUCTILE IRON PIPE
WIRE CONNECTION**

STD. PLAN

537-A



NOTES:

1. PUSH ON DUCTILE IRON BOND SHOWN, SIMILAR FOR DUCTILE MECHANICAL AND RESTRAINED JOINTS, AND STEEL CARNEGIE JOINTS.
2. INSTALL 2 BOND WIRES AT EACH PIPE JOINT, UNLESS SPECIFIED OTHERWISE.
3. COAT THERMITE WELDS WITH THERMITE WELD CAP OR FAST CURE EPOXY AT CONTRACTOR'S OPTION.



PARK CITY MUNICIPAL CORPORATION
WATER

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**DUCTILE IRON PIPE
JOINT BOND**

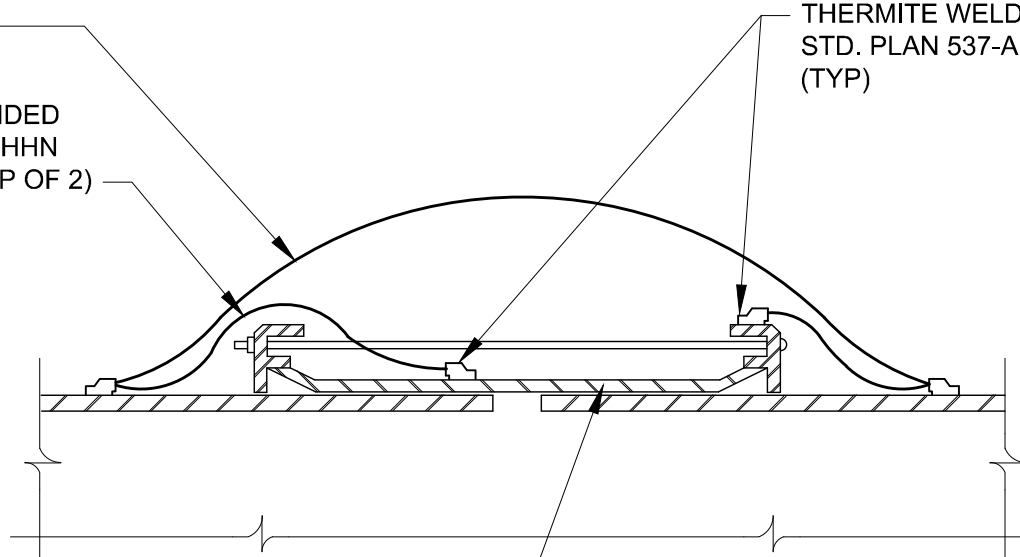
STD. PLAN

537-B

#2 AWG STRANDED
WIRE, HMWPE
INSULATION

#12 AWG STRANDED
WIRE PIGTAIL, THHN
INSULATION (TYP OF 2)

THERMITE WELD, SEE
STD. PLAN 537-A
(TYP)



FLEXIBLE,
EXPANSION, OR
DEPEND-O-LOCK
TYPE COUPLING



PARK CITY MUNICIPAL CORPORATION
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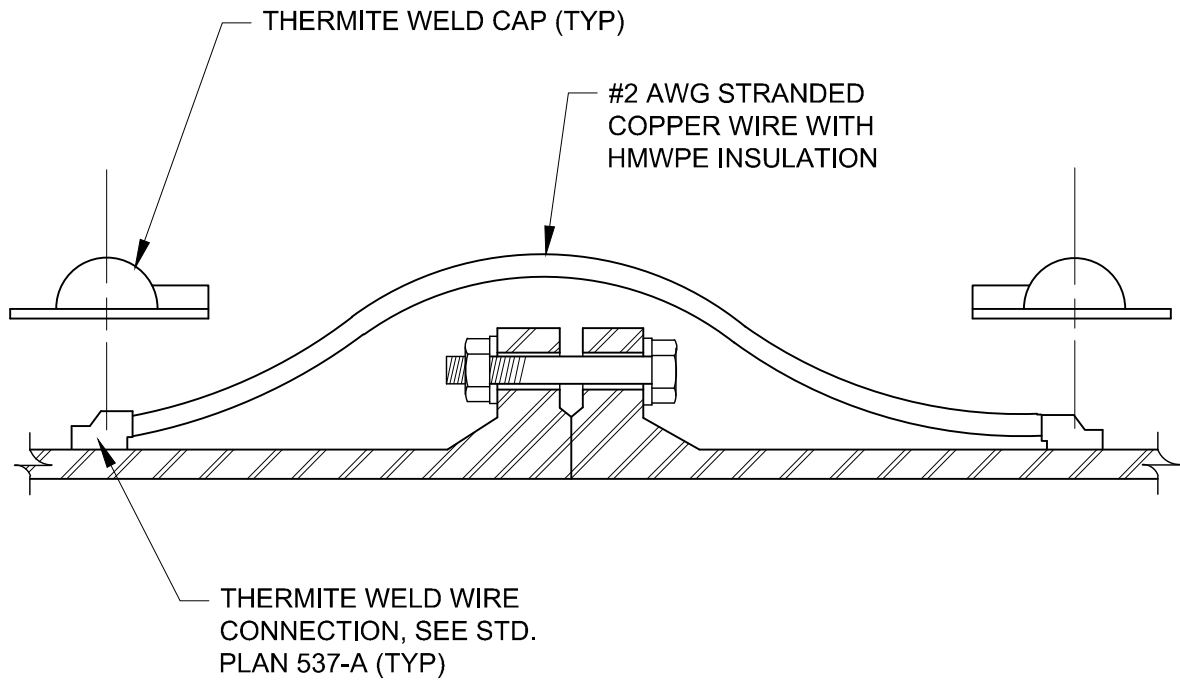
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FLEXIBLE JOINT BOND

STD. PLAN

537-C



NOTE:
INSTALL TWO BOND WIRES AT EACH PIPE JOINT.



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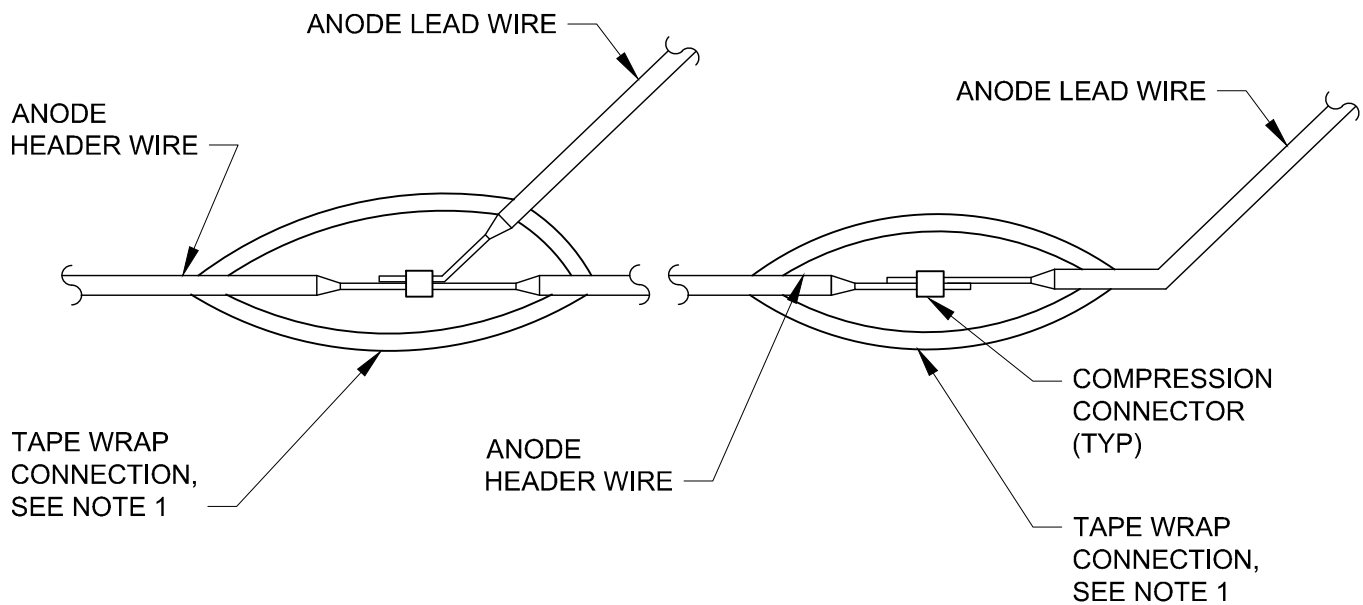
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FLANGED AND MECHANICAL JOINT BOND

STD. PLAN

537-D



NOTES:

1. FILL VOIDS AND IRREGULARITIES WITH INSULATING PUTTY, WRAP CONNECTION WITH TWO LAYERS OF SCOTCH 130C SELF VULCANIZING RUBBER TAPE AND TWO LAYERS OF SCOTCH 88 VINYL ELECTRICAL TAPE.
2. DETAIL SIMILAR FOR ANODE HEADER WIRE SPLICES, SIZE COMPRESSION CONNECTORS AS REQUIRED.



PARK CITY MUNICIPAL CORPORATION
WATER

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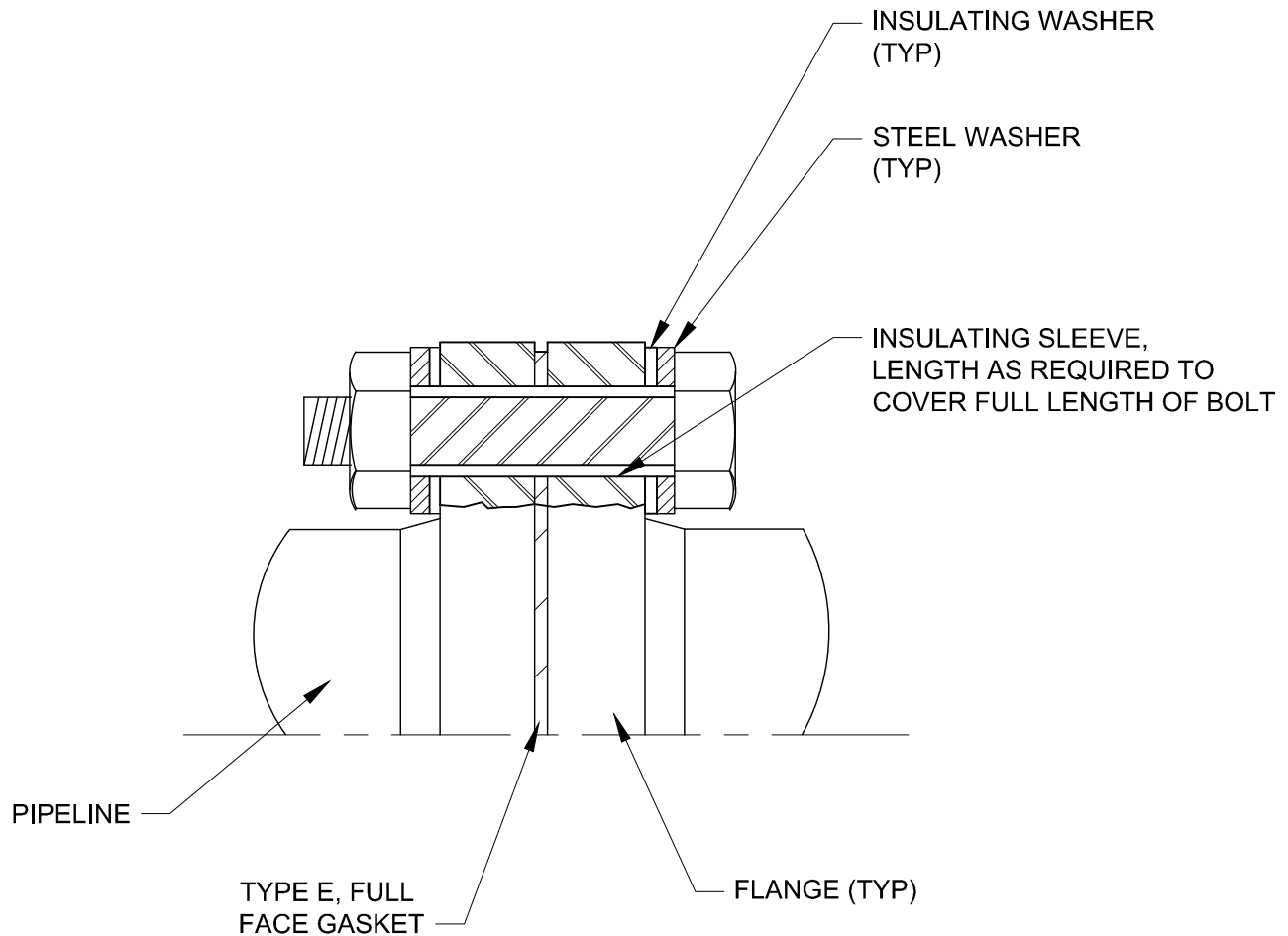
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GALVANIC ANODE WIRE SPLICE

STD. PLAN

537-E



NOTES:

1. DOUBLE INSULATING WASHERS SHOWN FOR NON-BURIED INSULATING FLANGE INSTALLATIONS.
2. FOR BURIED OR SUBMERGED INSULATING FLANGE INSTALLATION USE SINGLE INSULATING WASHER ON UNPROTECTED SIDE OF INSULATING FLANGE.
3. COAT INTERIOR OF MORTAR LINED PIPE FOR TWO PIPE DIAMETERS WITH NSF APPROVED EPOXY AT 20 MILS DFT.
4. COAT BURIED OR IMMERSSED INSULATING FLANGES WITH SPECIFIED PIPELINE DIELECTRIC JOINT COATING OR HEAT SHRINK SLEEVE WITH MORTAR OVERCOAT ON MLC STEEL PIPE.
5. TEST COMPLETED JOINT FOR ELECTRICAL ISOLATION AND REPAIR AS REQUIRED.



PARK CITY MUNICIPAL CORPORATION
WATER

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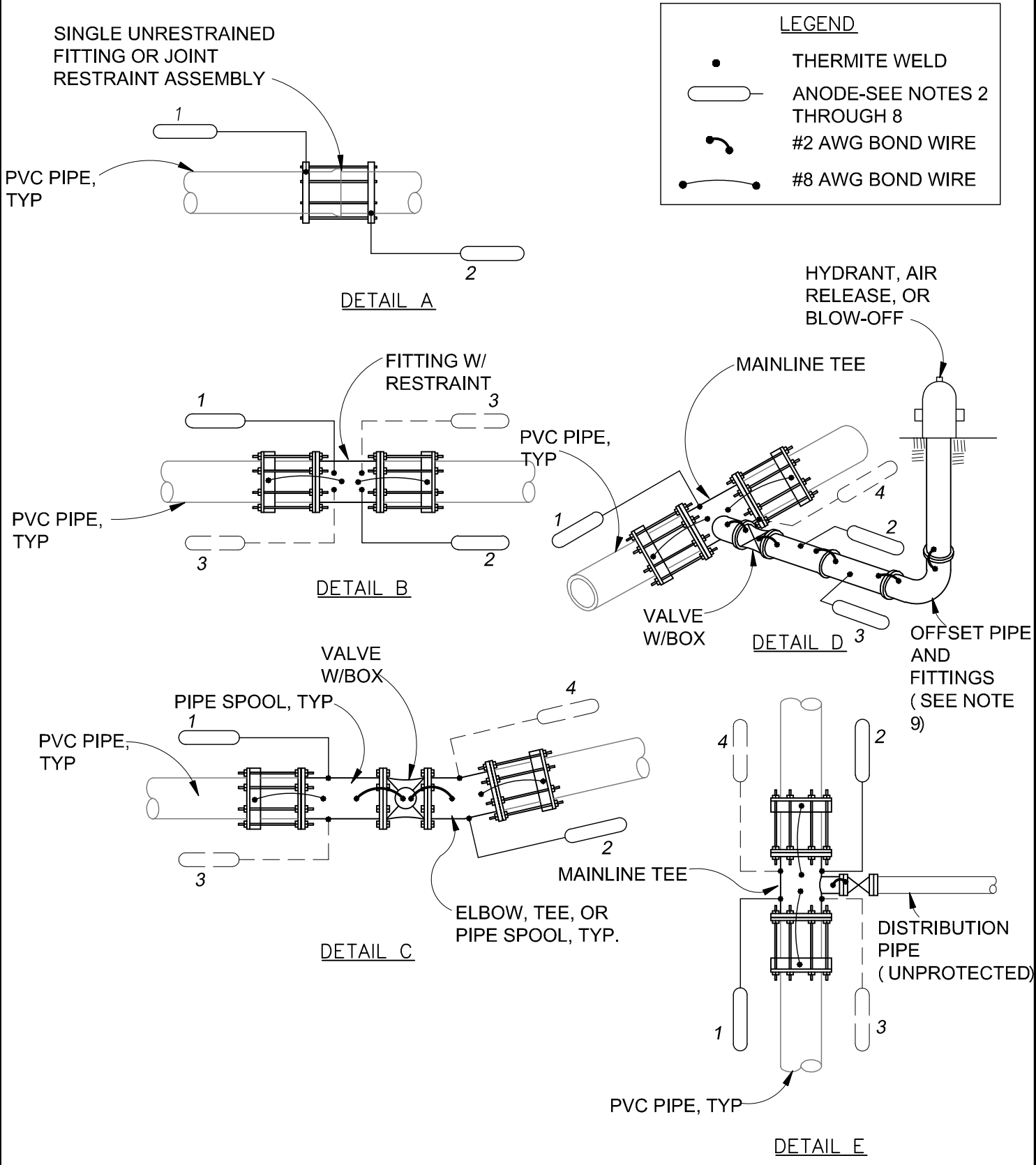
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INSULATING FLANGE

STD. PLAN

537-F



 PARK CITY MUNICIPAL CORPORATION WATER	DATE	METALLIC PIPE APPURTENANCE AND FITTING CATHODIC PROTECTION	STD. PLAN
	4/2014		537-G.1
	REV.		
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NOTES:

1. APPLY DIELECTRIC COATING TO ALL METALLIC FITTINGS, VALVES, PIPE, AND VALVE BOXES UNLESS SPECIFIED OTHERWISE.
2. GALVANIC ANODES SHALL BE H1 ALLOY MAGNESIUM ANODES AT THE BARE WEIGHT LISTED IN THE SCHEDULE, SUPPLY PREPACKAGED IN A CLOTH BAG AT 2.5 TIMES BARE WEIGHT IN 75% GYPSUM, 20% BENTONITE, AND 5% SODIUM SULFATE BACKFILL WITH MANUFACTURER'S STANDARD 10-FOOT LONG, NO. 12 AWG LEAD WIRE.
3. INSTALL ANODES IN PIPE TRENCH APPROXIMATELY 2 FEET FROM THE FITTING WHERE POSSIBLE, BUT NOT CLOSER THAN 12-INCHES FROM THE METALLIC FITTING.
4. ANODE PLACEMENT IS INDICATED BY NUMBER NEXT TO EACH ANODE SHOWN IN DETAILS, FIRST ANODE IS PLACED AT ONE, SECOND AT TWO, ETC.
5. LOCATE MULTIPLE ANODES AT EQUAL SPACING ALONG PIPE FITTING ASSEMBLY AND ON OPPOSITE SIDES OF PIPE WHEN MORE THAN FOUR ANODES ARE REQUIRED.
6. 32-LB GALVANIC ANODES MAY BE SUBSTITUTED FOR 17-LB ANODES AT THE CONTRACTOR'S OPTION, BUT THE TOTAL QUANTITY OF ANODES REQUIRED WILL NOT CHANGE.
7. ANODE QUANTITY AND BARE WEIGHT REQUIRED FOR SOME PIPE AND FITTING COMBINATIONS ARE LISTED IN THE SCHEDULE.
8. ADDITIONAL ANODES ARE REQUIRED ON METALLIC PIPE ASSEMBLIES THAT EXCEED THE MAXIMUM COMBINED LENGTH LISTED IN THE SCHEDULE FOR ALL FITTINGS, VALVES, PIPE SPOOLS, AND OTHER METALLIC APPURTENANCES IN THE ASSEMBLY, EXCLUDING THRUST RESTRAINT, ADD ONE ANODE FOR EACH EXTRA PIPE LENGTH AND ONE ANODE FOR FRACTIONAL EXTRA PIPE LENGTH TO THE LISTED QUANTITY OF ANODES.
9. PIPE ASSEMBLIES FOR BLOW-OFFS, AIR RELEASE, AND FIRE HYDRANTS ARE BASED ON STANDARD CONSTRUCTION DETAILS AND INCLUDES ONE RESTRAINED MAINLINE TEE FITTING AND ALL OFFSET PIPE, FITTINGS, AND RISERS AS SHOWN ON THE APPLICABLE CONSTRUCTION DETAILS, ADDITIONAL ANODES ARE REQUIRED FOR - 1) OFFSET PIPE LENGTH IN EXCESS OF THE MAXIMUM COMBINED LENGTH FOR THE OFFSET PIPE DIAMETER, AND 2) ADDITIONAL ANODES REQUIRED FOR EXTRA MAINLINE PIPE FITTINGS.
10. BOND ALL ADJACENT FITTING JOINTS WHERE MULTIPLE METALLIC FITTINGS ARE INSTALLED TOGETHER WITH JOINT BONDS AS SHOWN IN DETAIL 711-L,M,N.
11. BOND WIRES SHALL BE STRANDED COPPER WIRE WITH THHN INSULATION, USE NO. 2 AWG WIRE FOR BONDING OF PIPE OR FITTING JOINTS, USE NO. 8 AWG WIRE FOR BONDING FOLLOWER RINGS AND RESTRAINED JOINT RINGS TO FITTING AS SHOWN.
12. COAT ALL THERMITE WELDS, PIPE, AND EXPOSED COPPER WIRE WITH SCOTCHKOTE 206P THERMOPLASTIC PATCH MELT STICK COATING, THERMITE WELD CAP, OR COATING SYSTEM AS SPECIFIED.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	METALLIC PIPE APPURTENANCE AND FITTING CATHODIC PROTECTION	STD. PLAN
	4/2014		537-G.2
	REV.		
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13. COATING MATERIAL FOR METALLIC PIPE AND FITTINGS

A. GENERAL:

1. ALL METALLIC FITTINGS AND METALLIC HARDWARE ASSOCIATED WITH NON-METALLIC PIPE CONSTRUCTION SHALL BE DIELECTRICALLY COATED WITH A BONDED COATING.
2. PREPARE SURFACE OF ITEMS TO BE COATED IN ACCORDANCE WITH COATING MANUFACTURER'S REQUIREMENTS.

B. DIELECTRIC COATING SYSTEMS FOR METALLIC PIPE, FITTINGS, AND APPURTENANCES

1. WAX TAPE COATING SYSTEM

- a. METALLIC PIPING, FITTINGS, AND APPURTENANCES SHALL BE COATED IN ACCORDANCE WITH AWWA C217.
- b. APPLY COATING SYSTEM TO ALL BURIED METALLIC PIPE APPURTENANCES, INCLUDING JOINTS, FITTINGS, BOLTS, AND IRREGULARLY SHAPED SURFACES.
- c. FILLER MATERIAL:
 - (1) SHALL BE COMPRISED OF SATURATED PETROLEUM HYDROCARBONS (PETROLATUM) INERT FILLERS, REINFORCING FIBERS AND THERMAL EXTENDERS. VARIATIONS MAY CONTAIN BEADS OF CELLULAR POLYMER AND FLOW CONTROL ADDITIVES.
 - (2) WAX SHALL BE COLD APPLIED SELF SUPPORTING MASTICS FOR MOLDING AROUND IRREGULAR SHAPED FITTINGS TO PROVIDE A SUITABLE PROFILE FOR APPLYING ANTI-CORROSION TAPES.
- d. TAPE COATING
 - (1) COMPOSED OF A NON-WOVEN SYNTHETIC FABRIC CARRIER, FULLY IMPREGNATED WITH A NEUTRAL COMPOUND BASED ON SATURATED PETROLEUM COMPOSED OF INERT SILICEOUS FILLERS. APPLY COATING IN ACCORDANCE WITH AWWA C217, EXCEPT AS MODIFIED HEREIN.
- e. PROTECTIVE OUTER WRAP
 - (1) PROVIDE FIBER MESH FABRIC OUTER WRAP OVER WAX TAPE RESIN COATED, WOVEN FIBER-MESH FABRIC THAT IS .005 INCHES.
- f. ALL COMPONENTS OF THE WAX TAPE COATING SYSTEM SHALL BE FROM A SINGLE MANUFACTURER AS MANUFACTURED BY DENSO NORTH AMERICAN, TRENTON, OR EQUAL.



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**METALLIC PIPE
APPURTENANCE AND
FITTING CATHODIC
PROTECTION**

STD. PLAN

537-G.3

SCHEDULE OF ANODE QUANTITIES AND BARE WEIGHT

PIPE AND FITTINGS DESCRIPTIONS	MAX. COMBINED LENGTH	PIPELINE DIAMETER			REFERENCE DETAIL
		6"-10"	12"-18"	20"-24"	
ONE JOINT RESTRAINT	0'	1 @ 17#	1 @ 17#	1 @ 17#	A
ONE FITTING W/O RESTRAINT	0'	1 @ 17#	1 @ 17#	1 @ 17#	A
ONE FITTING W/ RESTRAINT	0'	1 @ 17#	1 @ 17#	1 @ 17#	B
ONE FLEXIBLE COUPLING	0'	1 @ 17#	1 @ 17#	1 @ 17#	A
3"-6" AIR RELEASE ASSEMBLY	20'	2 @ 17#	3 @ 17#	4 @ 17#	D
6" BLOW-OFF PIPE ASSEMBLY	20'	2 @ 17#	3 @ 17#	4 @ 17#	D
6" OR 8" FIRE HYDRANT	20'	2 @ 17#	3 @ 17#	4 @ 17#	D
BURIED MAINLINE VALVE	10'	1 @ 17#	1 @ 17#	2 @ 17#	C
MULTIPLE FITTINGS	10'	1 @ 17#	2 @ 17#	2 @ 17#	C
VALVED TURNOUT	0'	1 @ 17#	2 @ 17#	2 @ 17#	E
<u>EXTRA PIPE LENGTH:</u>					
1-17 LB ANODE FOR		30 FT	15 FT	10 FT	
<u>EXTRA FITTING LENGTH:</u>					
2-17 LB ANODES FOR		20 FT	12 FT	8 FT	



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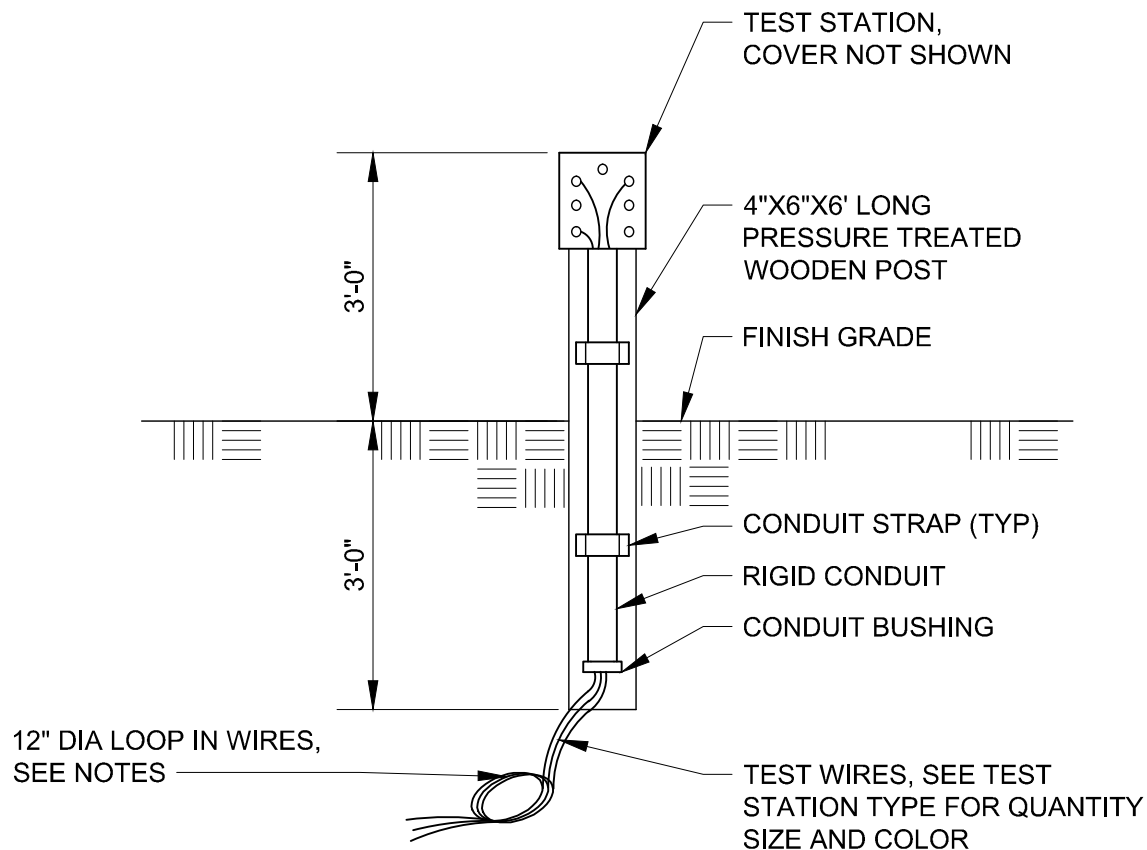
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METALLIC PIPE APPURTENANCE AND FITTING CATHODIC PROTECTION

STD. PLAN

537-G.4



NOTES:

1. TEST STATION TO BE ALUMINUM BODY AND LID WITH THREADED CONNECTION FOR CONDUIT.
2. QUANTITY OF TERMINALS AND WIRING CONNECTIONS VARIES, SEE APPLICABLE TEST STATION DETAILS FOR TYPE OF TEST STATION.
3. PROVIDE WIRE LOP AT BASE OF POST MOUNTED TEST STATION TO MINIMIZE SETTLEMENT STRESSES ON WIRE.



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WATER

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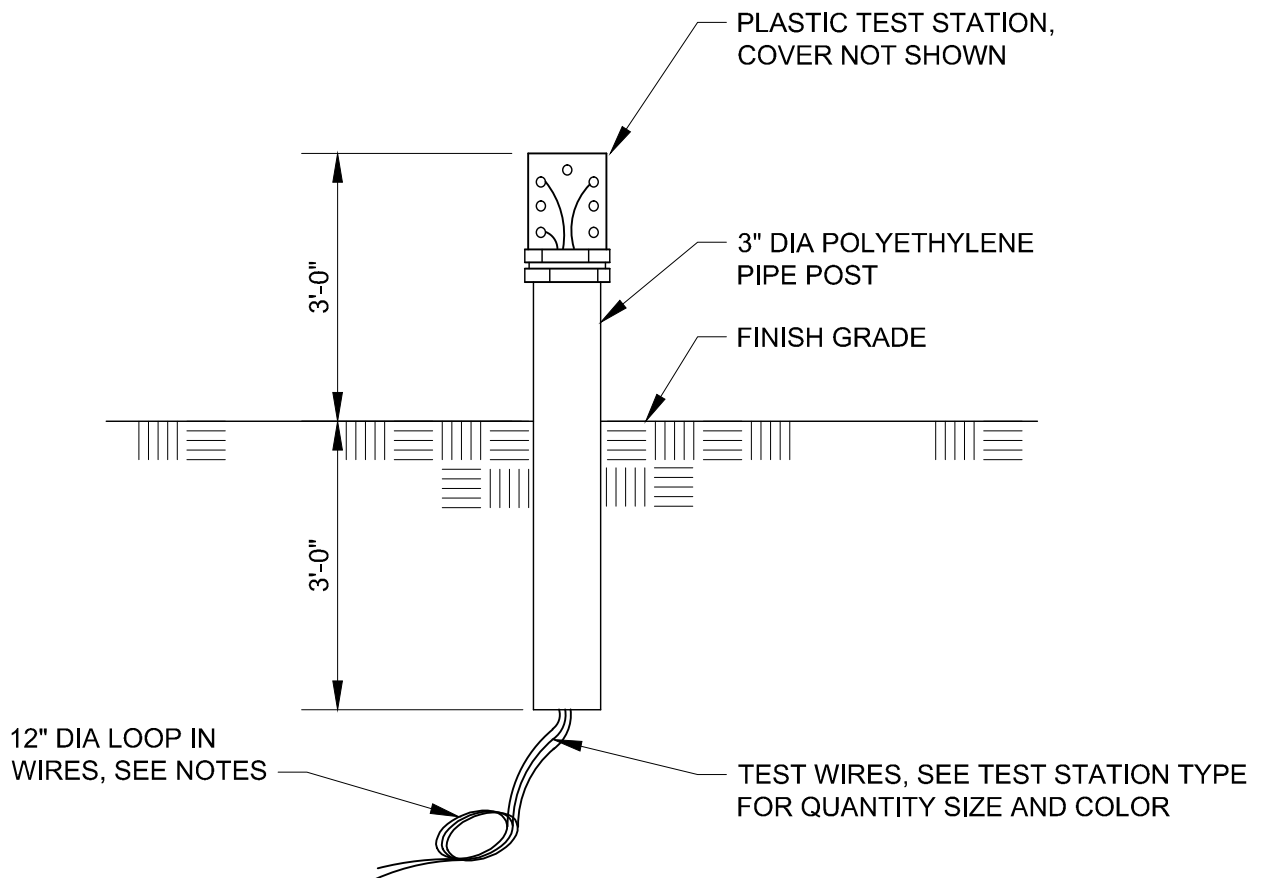
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**POST STYLE TEST STATION
WOOD**

STD. PLAN

538-A



NOTES:

1. COLOR OR TEST STATION AND POST AS SPECIFIED.
2. QUANTITY OF TERMINALS AND WIRING CONNECTIONS VARIES, SEE APPLICABLE TEST STATION DETAILS FOR TYPE OF TEST STATION.
3. PROVIDE WIRE LOOP AT BASE OF POST MOUNTED TEST STATION TO MINIMIZE SETTLEMENT STRESSES ON WIRE



PARK CITY MUNICIPAL CORPORATION
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**POST STYLE TEST STATION
PLASTIC**

STD. PLAN

538-B

2'-6" X 6" THICK FORMED
CONCRETE PAD

8" DIA CAST IRON COVER
MARKED "TEST STATION"

MICARTA BOARD WITH
SST TERMINALS, SEE
STD. PLAN 538-D

12" METER BOX, PROVIDE
EXTENSION WHERE
SPECIFIED, EXTENSION
NOT SHOWN

TEST WIRES, NOT ALL SHOWN

NOTES:

1. COLOR CODE WIRE INSULATION AS SHOWN IN APPLICABLE TEST STATION DETAILS, CONNECT EACH TEST WIRE TO SEPARATE TERMINAL.
2. WIRE CONFIGURATION FOR FLUSH MOUNTED TEST STATIONS SIMILAR TO POST MOUNTED TEST STATIONS.
3. PROVIDE 18 INCHES SLACK IN TEST WIRES, MINIMUM.



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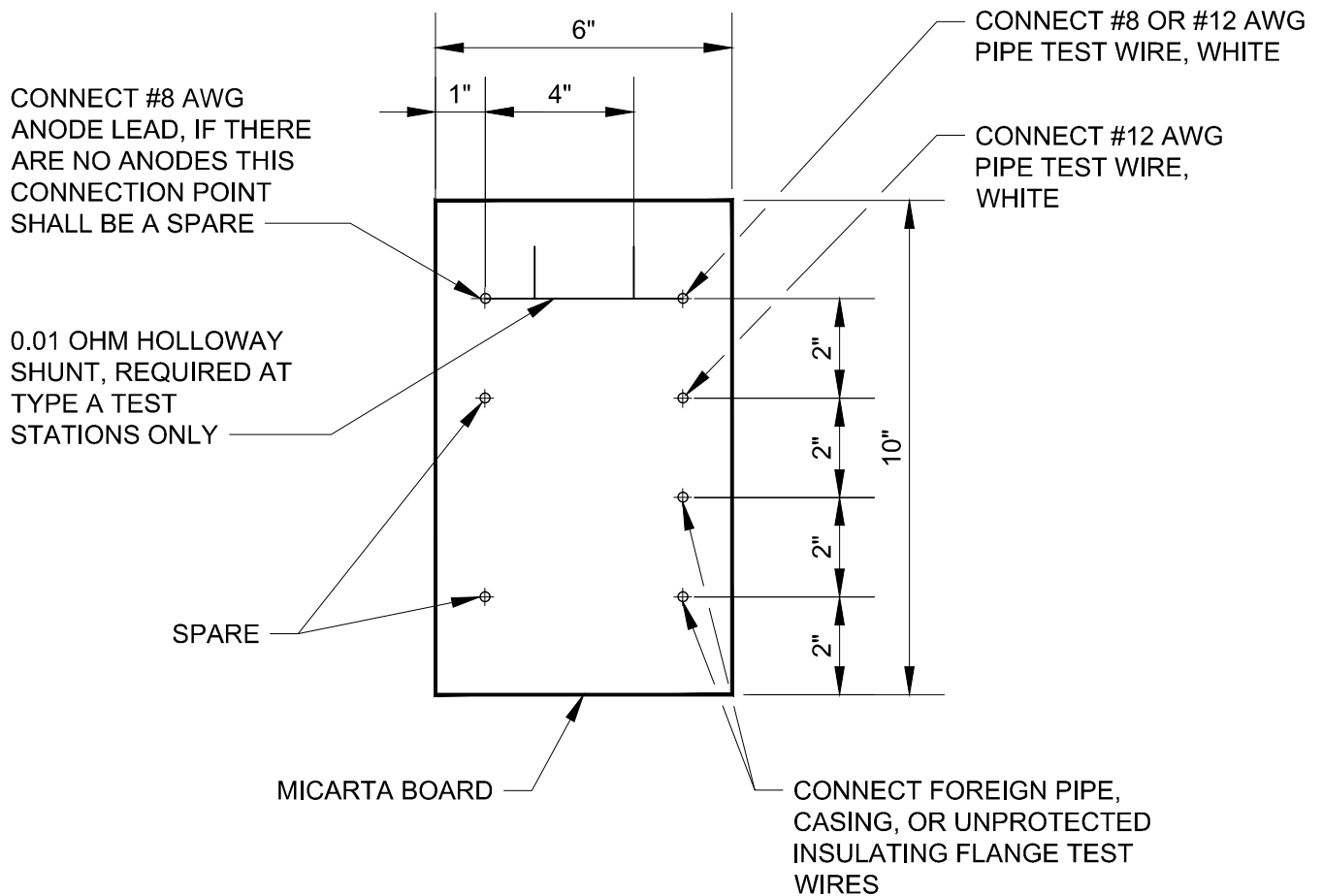
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**FLUSH STYLE
TEST STATION BOX**

STD. PLAN

538-C



NOTES:

1. TERMINALS SHALL BE 1/4" STAINLESS STEEL WITH LOCKING WASHER, TWO FLAT WASHERS, AND DOUBLE NUTS.
2. ALL WIRE CONNECTIONS TO BE WITH RING TONGUE COMPRESSION TERMINALS.



PARK CITY MUNICIPAL CORPORATION
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FLUSH STYLE TEST STATION TERMINAL BOARD

STD. PLAN

538-D



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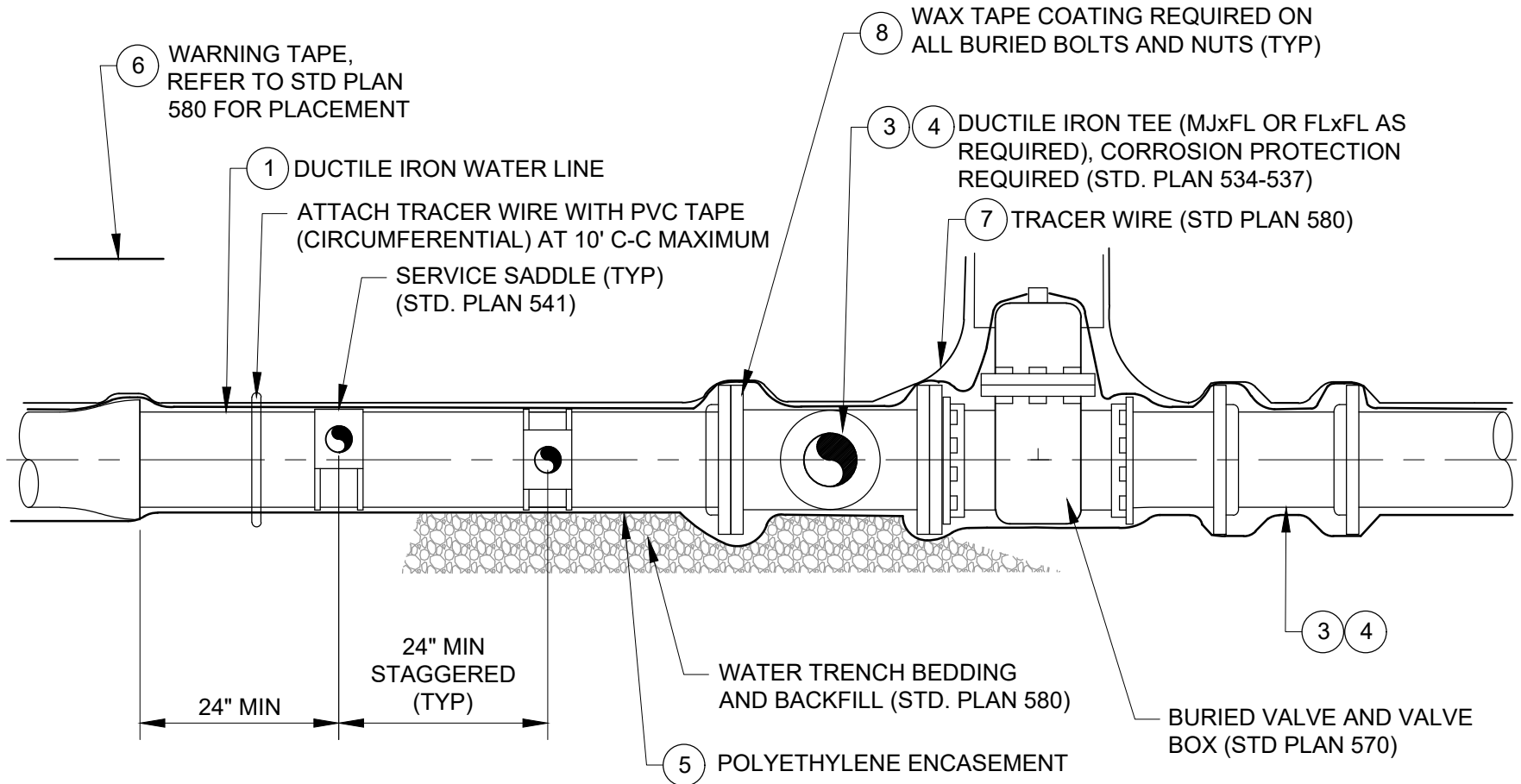
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**WATER MAIN
DUCTILE IRON PIPE
4" TO 12" DIAMETER**

STD. PLAN

540-A



NOTES:

1. PROVIDE A 24" MINIMUM DUCTILE IRON PIPE SECTION LENGTH BETWEEN FITTINGS, VALVES, AND COUPLINGS
2. PROVIDE RETAINING GLANDS ON MECHANICAL JOINTS
3. STAGGER MULTIPLE TAPS 22-1/2 DEG. AND MAINTAIN 24" C-C MINIMUM SEPARATION
4. PROVIDE CORROSION PROTECTION AS REQUIRED. REFER TO STANDARD PLAN 534.
5. NO LOOPS TO BE CONSTRUCTED WITHOUT PRIOR APPROVAL FROM PARK CITY PUBLIC UTILITIES ENGINEER. ALL EFFORTS TO AVOID LOOPS SHOULD BE EXHAUSTED AND ONLY USED AS LAST ALTERNATIVE. LOOPS WILL NOT BE APPROVED ON NEW CONSTRUCTION.



DATE

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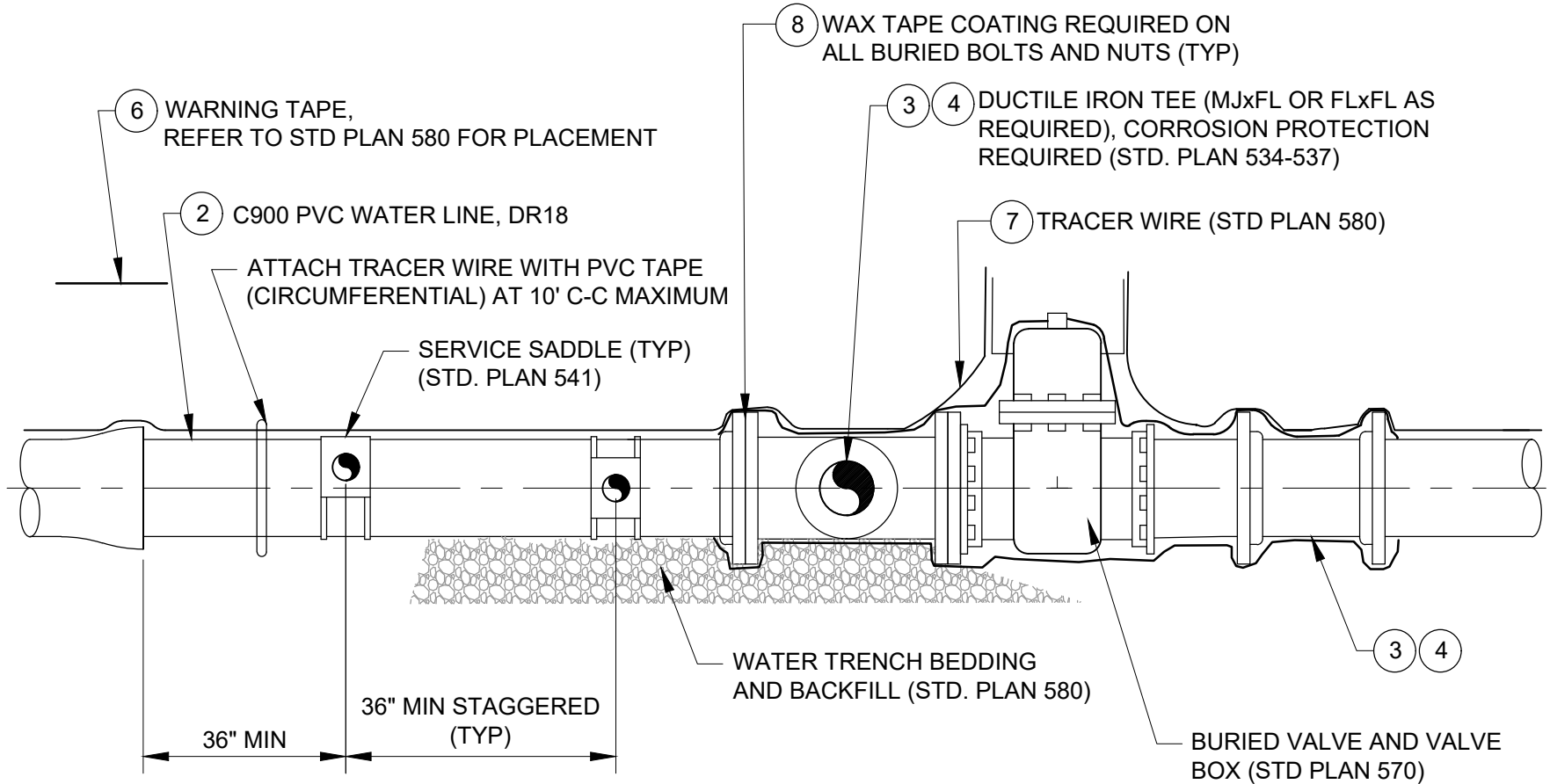
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**WATER MAIN - PVC PIPE
4" TO 12" DIAMETER**

540-B

STD. PLAN



NOTES:

1. MINIMUM PVC PIPE SECTION LENGTH BETWEEN FITTINGS, VALVES, BELLS, AND COUPLINGS: NO DR-18 C-900 PVC SHORTER THAN 6' MAY BE USED. NO DR-14 C-900 PVC SHORTER THAN 3' MAY BE USED. DUCTILE IRON MUST BE USED FOR SHORTER LENGTHS.
2. PROVIDE RETAINING GLANDS ON MECHANICAL JOINTS
3. STAGGER MULTIPLE TAPS 22-1/2 DEG. AND MAINTAIN 36" C-C MINIMUM SEPARATION
4. PROVIDE CORROSION PROTECTION ON ALL METALLIC FITTINGS, VALVES, COUPLERS, ETC., AS REQUIRED. REFER TO STANDARD PLAN 534.
5. NO LOOPS TO BE CONSTRUCTED WITHOUT PRIOR APPROVAL FROM PARK CITY PUBLIC UTILITIES ENGINEER. ALL EFFORTS TO AVOID LOOPS SHOULD BE EXHAUSTED AND ONLY USED AS LAST ALTERNATIVE. LOOPS WILL NOT BE APPROVED ON NEW CONSTRUCTION.
6. PVC PIPE USED AS FIRE HYDRANT OR FIRE LINES LATERALS MUST BE DR-14 C-900 PVC



DATE

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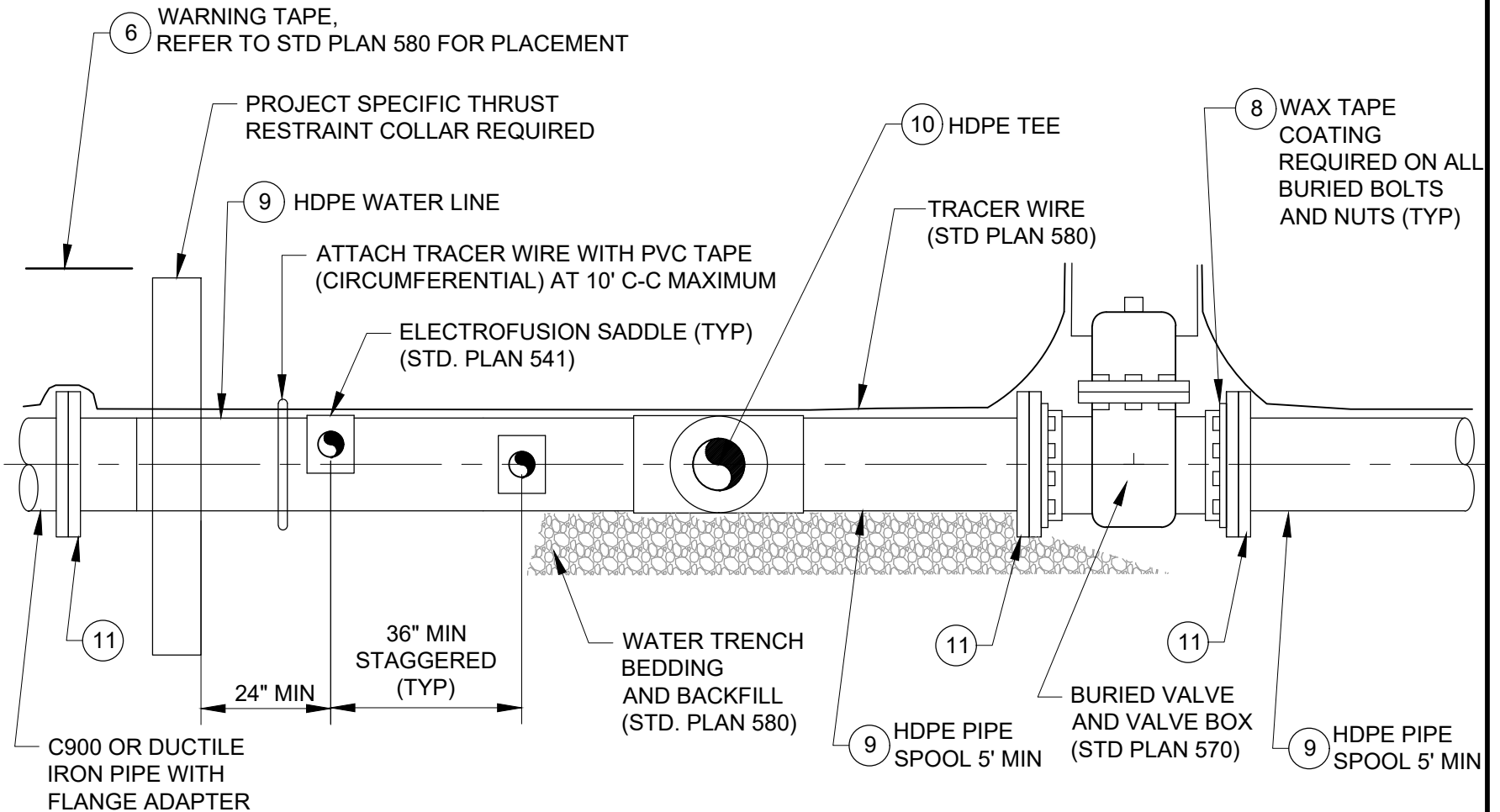
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**WATER MAIN - HDPE PIPE
4" TO 16" DIAMETER**

540-C

STD. PLAN



NOTES:

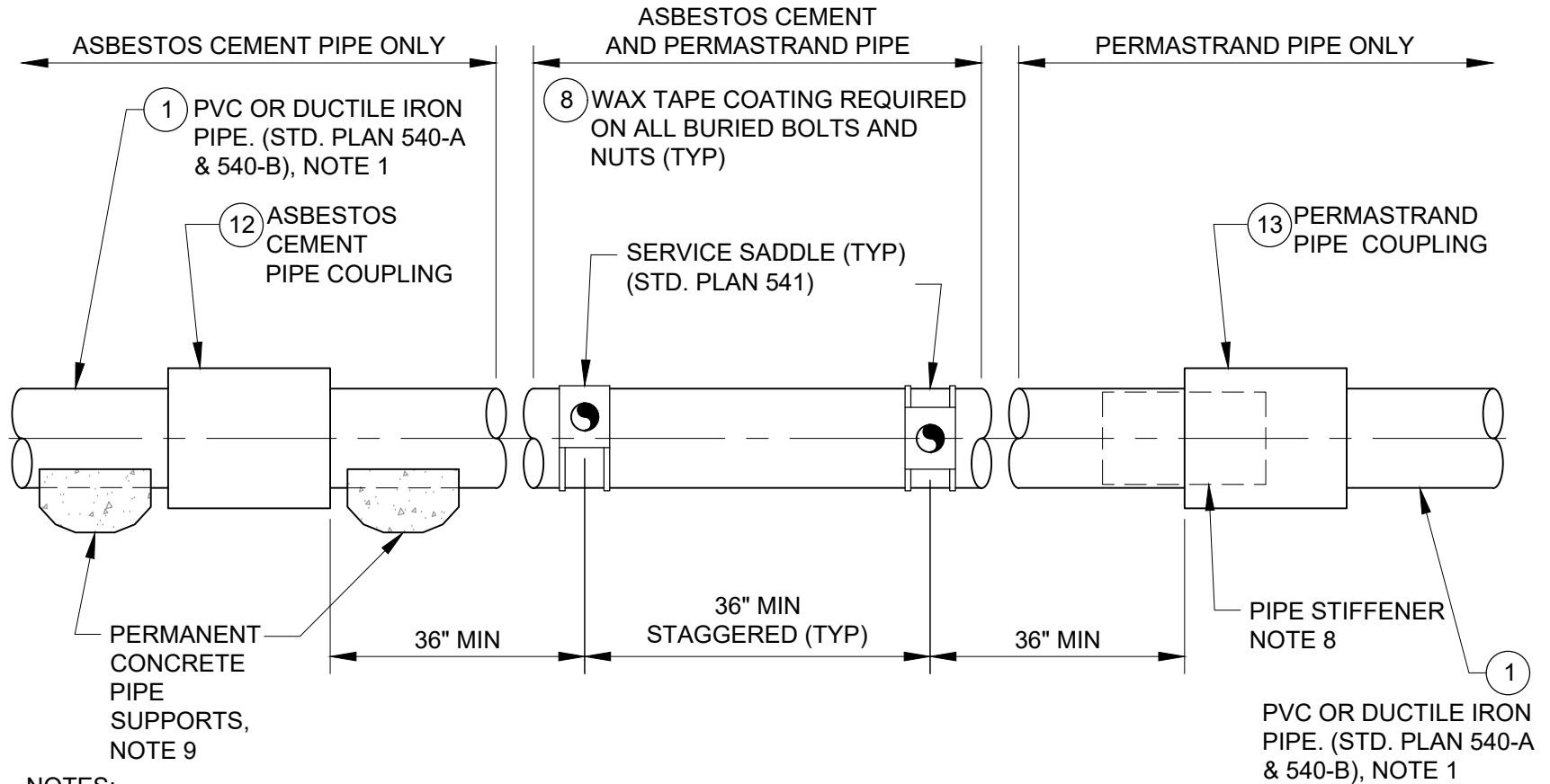
1. PROVIDE RETAINING GLANDS ON MECHANICAL JOINTS
2. STAGGER MULTIPLE TAPS 22-1/2 DEG. AND MAINTAIN 36" C-C MINIMUM SEPARATION
3. PROVIDE CORROSION PROTECTION ON ALL METALLIC FITTINGS, VALVES, COUPLERS, ETC., AS REQUIRED. REFER TO STANDARD PLAN 534.
4. NO LOOPS TO BE CONSTRUCTED WITHOUT PRIOR APPROVAL FROM PARK CITY PUBLIC UTILITIES ENGINEER. ALL EFFORTS TO AVOID LOOPS SHOULD BE EXHAUSTED AND ONLY USED AS LAST ALTERNATIVE. LOOPS WILL NOT BE APPROVED ON NEW CONSTRUCTION
5. ALL PIPE WELDS TO BE PERFORMED BY CERTIFIED PERSONNEL
6. USE OF HDPE FLANGE GASKETS TO BE DETERMINED BY PARK CITY PUBLIC UTILITIES ENGINEER



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CONNECTION TO EXISTING
WATER MAIN - ASBESTOS
CEMENT & PERMASTRAND PIPE
4" TO 12" DIAMETER

STD. PLAN
540-D



NOTES:

1. MINIMUM PVC PIPE SECTION LENGTH BETWEEN FITTINGS, VALVES, COUPLINGS, AND BELLS: NO DR-18 C-900 PVC SHORTER THAN 6' MAY BE USED. NO DR-14 C-900 PVC SHORTER THAN 3' MAY BE USED. DUCTILE IRON MUST BE USED FOR SHORTER LENGTHS.
2. PROVIDE RETAINING GLANDS ON MECHANICAL JOINTS
3. STAGGER MULTIPLE TAPS 22-1/2 DEG. AND MAINTAIN 36" C-C MINIMUM SEPARATION
4. PROVIDE CORROSION PROTECTION ON ALL METALLIC FITTINGS, VALVES, COUPLERS, ETC., AS REQUIRED. REFER TO STANDARD PLAN 534.
5. NO LOOPS TO BE CONSTRUCTED WITHOUT PRIOR APPROVAL FROM PARK CITY PUBLIC UTILITIES ENGINEER. ALL EFFORTS TO AVOID LOOPS SHOULD BE EXHAUSTED AND ONLY USED AS LAST ALTERNATIVE. LOOPS WILL NOT BE APPROVED ON NEW CONSTRUCTION
8. STIFFENERS FOR PERMASTRAND PIPE TO BE PROVIDED BY PARK CITY PUBLIC UTILITIES.
9. PERMANENT POURED CONCRETE PIPE SUPPORTS TO BE APPROVED AND INSPECTED BY PARK CITY PUBLIC UTILITIES ENGINEER.

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	DUCTILE IRON PIPE, 4" TO 12" DIAMETER, PRESSURE CLASS 350, CEMENT-MORTAR LINING, ASPHALTIC INTERIOR/EXTERIOR COATING, AWWA C150 / C151 / C104	U.S. PIPE (1) PACIFIC STATES	<u>STANDARD JOINT PIPE:</u> PUSH ON TYTON JOINT
		U.S. PIPE (1) PACIFIC STATES	<u>RESTRAINED JOINT PIPE:</u> THRUST-LOCK TR FLEX
②	POLYVINYL CHLORIDE (PVC) PIPE, C.I.O.D., C900, DR 18, INTEGRAL BELL JOINT (ALLOWABLE SIZE 8" – 12")	JM EAGLE (1)	<u>STANDARD JOINT PIPE:</u> BLUE BRUTE
③	DUCTILE IRON FITTINGS, 4" TO 12" DIAMETER, FULL BODY, PRESSURE CLASS 350, CEMENT MORTAR LINED, ASPHALTIC EXTERIOR COATING, AWWA C153 / C104 FLANGES: AWWA C110 / C115, CLASS 125 FLANGE WITH FULL FACE OR RING FLANGE-TYPE GASKETS	U.S. PIPE (1) PACIFIC STATES	<u>PUSH ON STYLE FITTING:</u> TYTON JOINT <u>FLANGED FITTING:</u>
		U.S. PIPE (1) PACIFIC STATES	<u>RESTRAINED JOINT PIPE:</u> THRUST-LOCK TR FLEX
④	FITTINGS – DUCTILE IRON MECHANICAL JOINT PIPE WITH RETAINER GLANDS OR SST TIE ROD / NUT RESTRAINTS, AWWA C110 / C111 / C104	EBBA IRON (1)	<u>FITTINGS:</u> MECHANICAL JOINT <u>RETAINER GLANDS:</u> MEGALUG SERIES 1100, STD T-BOLTS AND NUTS
⑤	V-BIO ENHANCED POLYETHYLENE ENCASEMENT, AWWA C105 & AWWA C703E METHODS A & C	MCWANE (1)	AWWA C703E METHOD A (4 MIL) AT PIPE AND AWWA C703E METHOD C (10 MIL) AT BOLT-TYPE JOINTS, FITTINGS, AND VALVES
⑥	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING, BLUE BACKGROUND, 6" WIDE	SETON (1)	85525
⑦	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	CONNECTORS: IDEAL INDUSTRIES (1)	TWISTER DB PLUS OR APP'D EQUAL
⑧	WAX TAPE COATING SYSTEM, APPLY TO <u>ALL</u> BURIED BOLTS AND NUTS INCLUDING MECHANICAL JOINT RESTRAINT SYSTEMS, AWWA C 217. REFER TO STD. PLAN 534.		
⑨	HDPE 4710 PIPE, 150 PSI MIN WORKING PRESSURE	JM EAGLE (1)	INTEGRAL DOUBLE STRIPE CULINARY: BLUE IRRIGATION: PURPLE
⑩	HDPE 4710 PIPE FITTINGS, 150 PSI MIN WORKING PRESSURE	JM EAGLE (1)	
⑪	HDPE WELD ON FLANGE ADAPTER WITH 316 SST BACKER RING	JM EAGLE (1)	
⑫	AC PIPE COUPLING	HYMAX	2 WIDE-RANGE COUPLING
⑬	PERMASTRAND PIPE COUPLING	ROMAC	MACRO HP COUPLING



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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1

WATER MAIN AND FIRE LINES

STD. PLAN

540 S.1

DETAIL NOTES

1. COORDINATE PIPE SIZE WITH APPROVED PLANS PRIOR TO ORDERING MATERIALS
2. LOCATE MAIN, FITTINGS, VALVES, AND FIRE LINES PER APPROVED PLANS
3. DUCTILE IRON PIPE IS REQUIRED WHEN WATER SYSTEM DESIGN PRESSURE EXCEEDS 200 PRESSURE RATING
4. PROVIDE "DOMESTIC" DUCTILE IRON FITTINGS
5. PROVIDE 316 STAINLESS STEEL BOLTS AND NUTS WITH ANTI-SEIZE LUBRICATION ON ALL FLANGED CONNECTIONS
6. REFER TO STANDARD PLAN 534 FOR SUPPLEMENTAL EXTERNAL CORROSION PROTECTION REQUIREMENTS. WHEN CATHODIC PROTECTION IS REQUIRED REFER TO STD. PLANS 534-538.
7. REFER TO SPECIFICATIONS FOR FLUSHING, HYDROSTATIC TESTING, AND DISINFECTING REQUIREMENTS
8. (1) DENOTES "OR APPROVED EQUAL" MANUFACTURER AND MODEL. SUBMIT IN ACCORDANCE WITH CITY STANDARDS



PARK CITY MUNICIPAL CORPORATION
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WATER MAIN AND FIRE LINES

STD. PLAN

540 S.2

1. REFERENCE STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.

03/2024

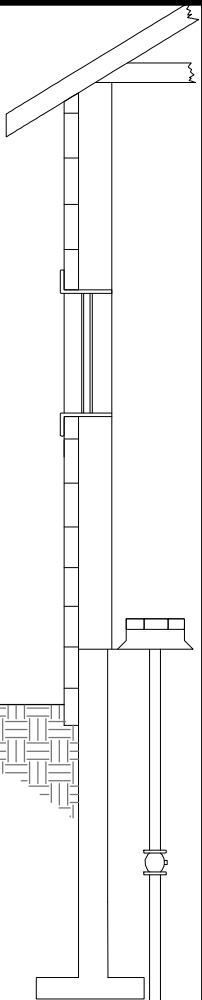
REV.

2

**WATER SERVICE LINE
3/4" TO 2" METERS**

STD. PLAN

541



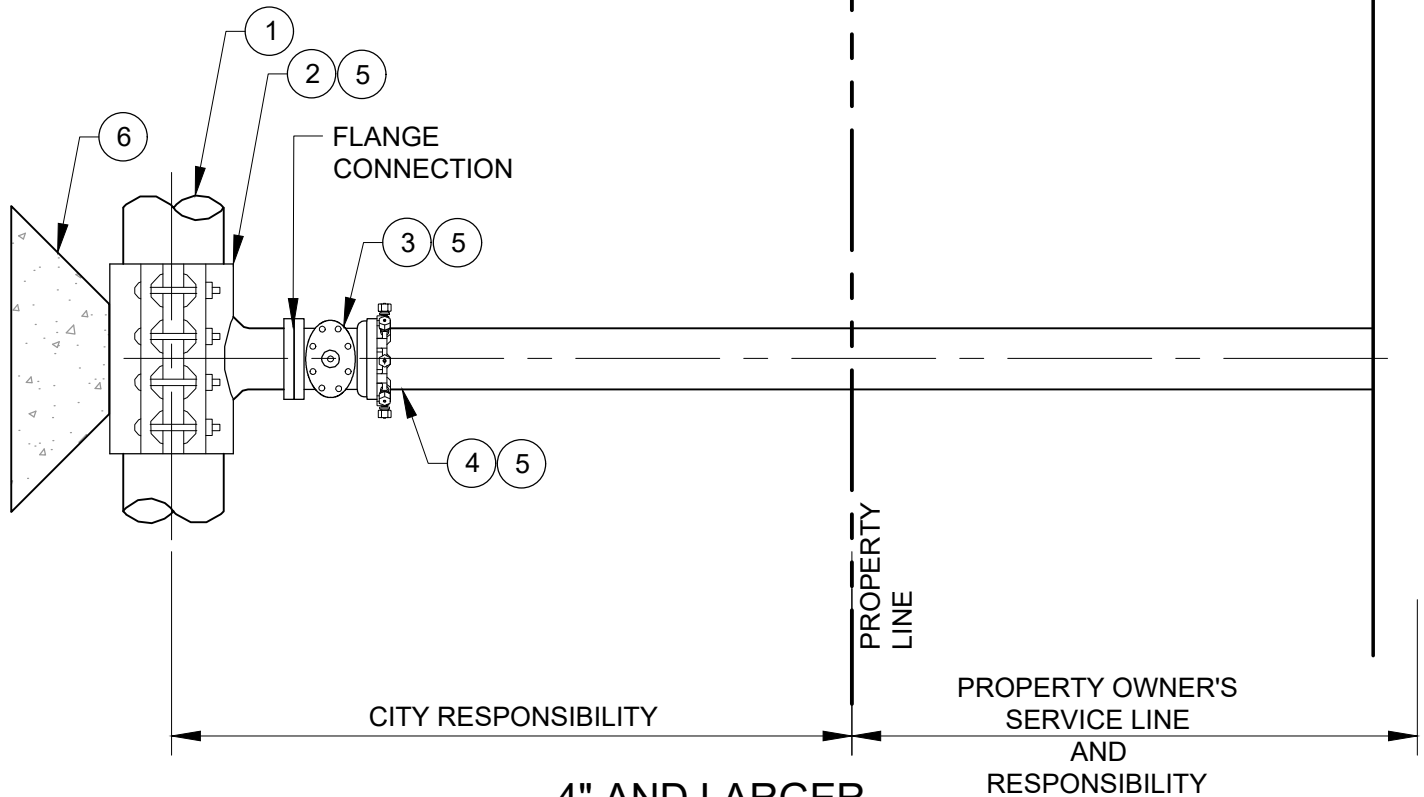
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	SERVICE SADDLE: - DUCTILE IRON (DI) PIPE; DUAL STRAP - PVC PIPE; DUAL STRAP - ASBESTOS CEMENT (AC) PIPE; DUAL STRAP - PERMASTRAND PIPE; DUAL STRAP - HDPE PIPE; ELECTROFUSION	POWERSEAL	DI, PVC, AC & PERMASTRAND PIPE: STAINLESS STEEL SADDLECORP, 3450AS-POWERJOINT, 2" SERVICE
		ROMAC	PVC, AC & PERMASTRAND PIPE: STYLE 202NS DUAL STAINLESS STEEL STRAPS, 2" SERVICE, FIP THDS
		FORD	DI PIPE: BRONZE, STYLE 202B, 2" SERVICE, FIP THDS
		ISCO OR APPV'D EQUAL	HDPE PIPE: 2" SERVICE, BY APPROVAL
②	BRASS CORPORATION STOP, INLET IP THREAD, OUTLET CTS COMPRESSION	MUELLER	B-25008N
		FORD	FB1100-2-Q-NL
③	V-BIO ENHANCED POLYETHYLENE ENCASEMENT, AWWA C105 & AWWA C703E METHOD C	MCWANE OR APPV'D EQUAL	AWWA C703E METHOD C (4 MIL)
④	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING BLUE BACKGROUND, 6" WIDE	SETON OR APPV'D EQUAL	85525
⑤	2" WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901	ADS OR APPV'D EQUAL	
⑥	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901	ADS OR APPV'D EQUAL	
⑦	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TWISTER DB PLUS OR APP'D EQUAL

DETAIL NOTES

- COORDINATE SERVICE SIZE WITH CITY PRIOR TO ORDERING MATERIALS
- LOCATE SERVICE PER APPROVED PLANS
- NO SERVICE LINE FITTINGS ALLOWED BETWEEN CORPORATION STOP AND METER VAULT CURB STOP VALVE
- APPLY WAX TAPE COATING SYSTEM TO SERVICE SADDLE BOLTS AND NUTS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTERWRAP. DENSO NORTH AMERICA, TRENTON, OR APPROVED EQUAL (STD. PLAN 534)

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN
	03/2024		
	REV.		
	2		541 S



4" AND LARGER

LEGEND	
ITEM	DESCRIPTION
①	EXISTING MAIN
②	STAINLESS STEEL TAPPING SLEEVE (NOT ALLOWED IN NEW CONSTRUCTION)
③	TAPPING VALVE OR FLG X MJ GATE VALVE (STD PLAN 570 AND 572)
④	POLYVINYL CHLORIDE (PVC) PIPE, C.I.O.D., C900, DR 14, INTEGRAL BELL JOINT
⑤	POLYETHYLENE WRAPPED (STD. PLAN 540-A)
⑥	THRUST BLOCK (STD. PLAN 561)

NOTES:

- FOR FIRE SERVICE LINES A DOUBLE CHECK VALVE OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY TO BE DETERMINED BY BUILDING AND WATER DEPARTMENTS BASED ON DEGREE OF HAZARD POSED BY FIRE SPRINKLER PROTECTION SYSTEM USE.
- ENTIRE STAINLESS STEEL TAPPING TEE IS TO BE WAX TAPED AS WELL AS THE FLANGE, BOLTS, AND THE VALVE BONET BOLTS (STD. PLAN 534.2)
- NO TAPPING OF SIMILAR SIZED PIPE, TAP MUST BE AT LEAST ONE STANDARD SIZE SMALLER THAN THE WATER MAIN BEING TAPPED
- HOT TAPS MAY BE DENIED FOR ANY REASON SEEN FIT BY PARK CITY WHICH INCLUDE BUT ARE NOT LIMITED TO: PIPE MATERIAL, PIPE CONDITION, AND LOCATION OF PROPOSED HOT TAP
- A HOT TAP REQUEST FORM MUST BE SUBMITTED FOUR BUSINESS DAYS BEFORE THE APPROVED TAP IS TO BE PERFORMED



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

03/2024

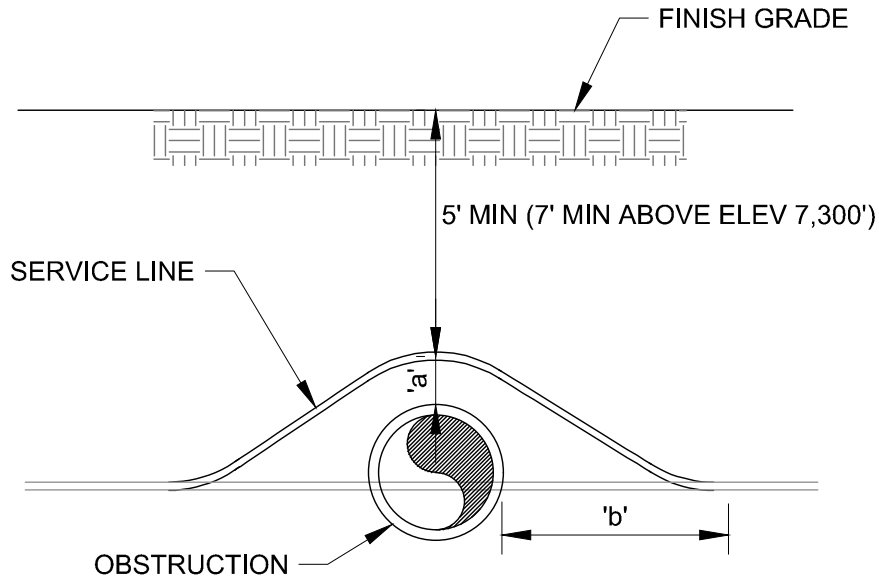
REV.

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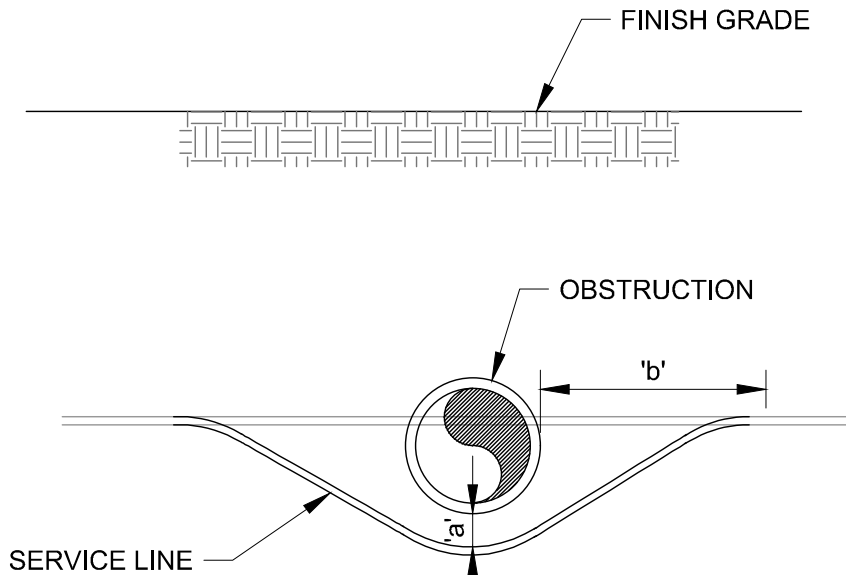
HOT TAPS 4" AND LARGER

STD. PLAN

542



METHOD A



METHOD B

TABLE OF DIMENSIONS

	OBSTRUCTION		
	SEWER MAIN	STORM DRAIN OR CULVERT	OTHER
'a'	18"	SEE STD. PLAN 546	12" MIN
'b'	5'-0"		3'-0" MIN

NOTES:

1. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

6/2019

REV.

1

WATER SERVICE LINE LOOP

STD. PLAN

543

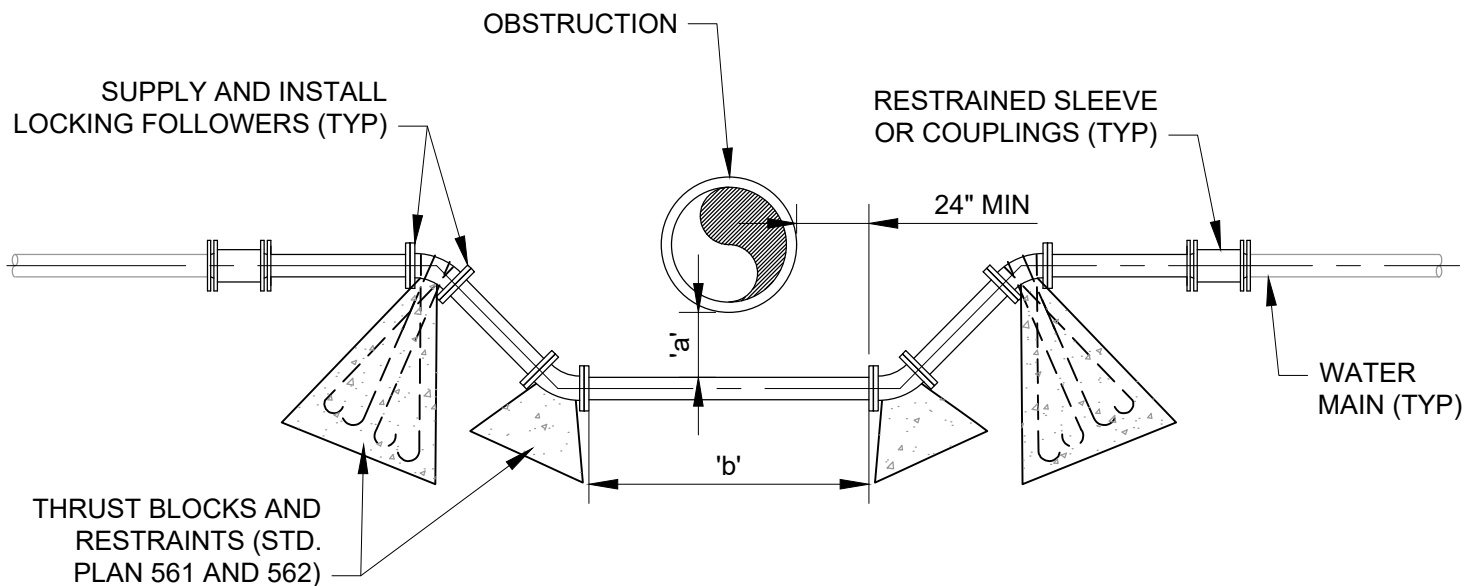


TABLE OF DIMENSIONS		
OBSTRUCTION	'a'	'b'
SEWER	18" MIN	20' MIN
STORM DRAIN OR CULVERT	SEE STD. PLAN 546	O.D. + 6'
OTHER	12" MIN	O.D. + 4'

METHOD A

NOTES:

1. NO LOOPS TO BE CONSTRUCTED WITHOUT PRIOR APPROVAL FROM PARK CITY PUBLIC UTILITIES ENGINEER. ALL EFFORTS TO AVOID LOOPS SHOULD BE EXHAUSTED AND ONLY USED AS LAST ALTERNATIVE. LOOPS WILL NOT BE APPROVED ON NEW CONSTRUCTION.
2. RESTRAINED JOINT PIPE REQUIRED
3. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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REV.

2

WATER MAIN LOOP

STD. PLAN

544-A

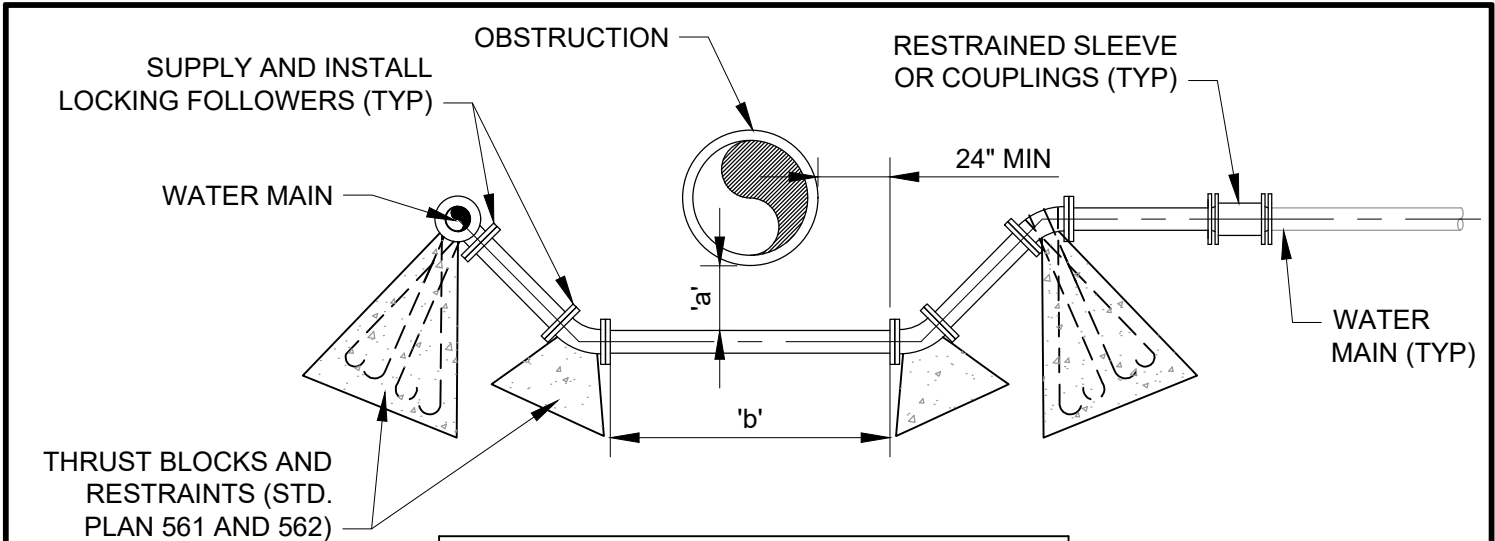
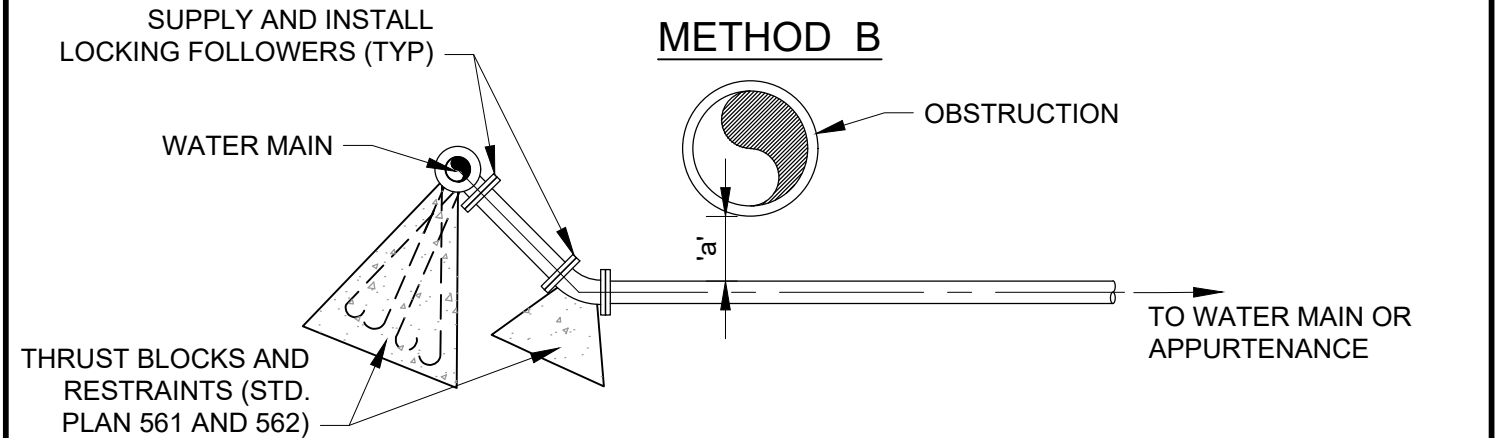


TABLE OF DIMENSIONS		
OBSTRUCTION	'a'	'b'
SEWER	18" MIN	20' MIN
STORM DRAIN OR CULVERT	SEE STD. PLAN 546	O.D. + 6'
OTHER	12" MIN	O.D. + 4'



NOTES:

1. NO LOOPS TO BE CONSTRUCTED WITHOUT PRIOR APPROVAL FROM PARK CITY PUBLIC UTILITIES ENGINEER. ALL EFFORTS TO AVOID LOOPS SHOULD BE EXHAUSTED AND ONLY USED AS LAST ALTERNATIVE. LOOPS WILL NOT BE APPROVED ON NEW CONSTRUCTION.
2. RESTRAINED JOINT PIPE REQUIRED
3. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.

TABLE OF DIMENSIONS	
OBSTRUCTION	'a'
SEWER	18" MIN
STORM DRAIN OR CULVERT	SEE STD. PLAN 546
OTHER	12" MIN

METHOD C

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER MAIN LOOP	STD. PLAN
	03/2024		544-B
	REV.		
	2		

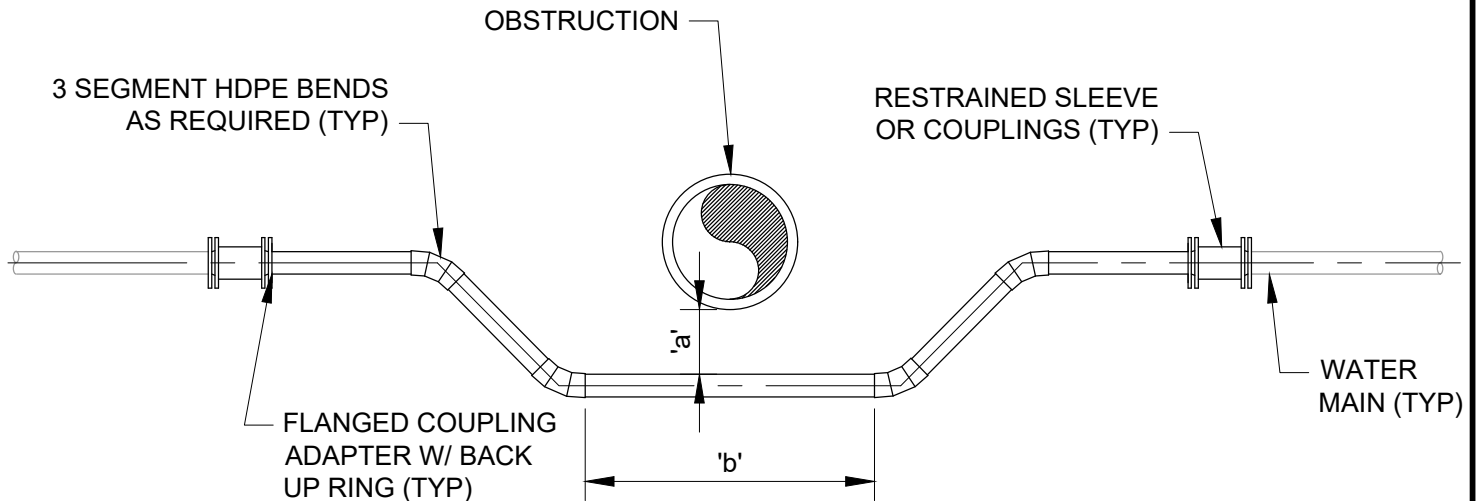


TABLE OF DIMENSIONS		
OBSTRUCTION	'a'	'b'
SEWER	18" MIN	20' MIN
STORM DRAIN OR CULVERT	SEE STD. PLAN 546	O.D. + 6'
OTHER	12" MIN	O.D. + 4'

HDPE METHOD

NOTES:

HDPE PIPE WATERLINE LOOP MINIMUM REQUIREMENTS:

1. NO LOOPS TO BE CONSTRUCTED WITHOUT PRIOR APPROVAL FROM PARK CITY PUBLIC UTILITIES ENGINEER. ALL EFFORTS TO AVOID LOOPS SHOULD BE EXHAUSTED AND ONLY USED AS LAST ALTERNATIVE. LOOPS WILL NOT BE APPROVED ON NEW CONSTRUCTION.
2. GENERAL: PIPE SHALL BE HDPE 4710 DR11 WITH AN INSIDE DIAMETER EQUAL TO OR GREATER THAN THE CONNECTING PIPE ON BOTH ENDS.
3. PIPE SHALL BE FUSION WELDED ALONG LENGTH AND FULLY RESTRAINED AT TRANSITIONS TO DIFFERING PIPE MATERIALS WITH FLANGES OR OTHER CITY APPROVED METHOD.
4. FITTINGS ALONG THE LOOP LENGTH SHALL BE HDPE UNLESS OTHERWISE APPROVED BY OWNER.
5. BENDING RADIUS NOT TO EXCEED PIPE MANUFACTURES RECOMMENDATIONS.
6. REDUCERS AND TRANSITION COUPLINGS SHALL BE PROVIDED ON BOTH ENDS AS REQUIRED AND SHALL BE HDPE OR DUCTILE IRON. CATHODIC PROTECTION REQUIRED ON FERROUS COMPONENTS PER STD. PLAN 534
7. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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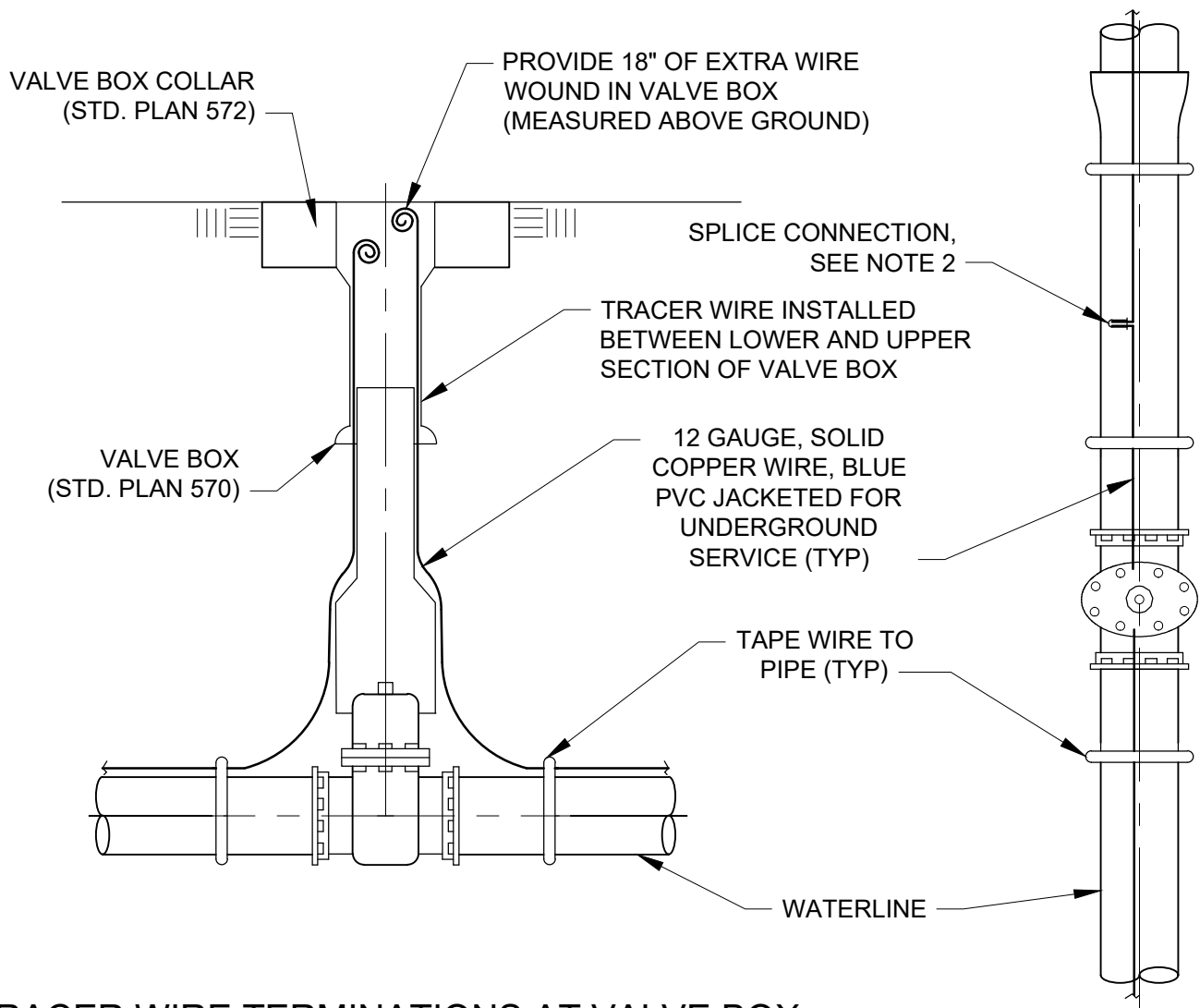
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WATER MAIN LOOP

STD. PLAN

544-C

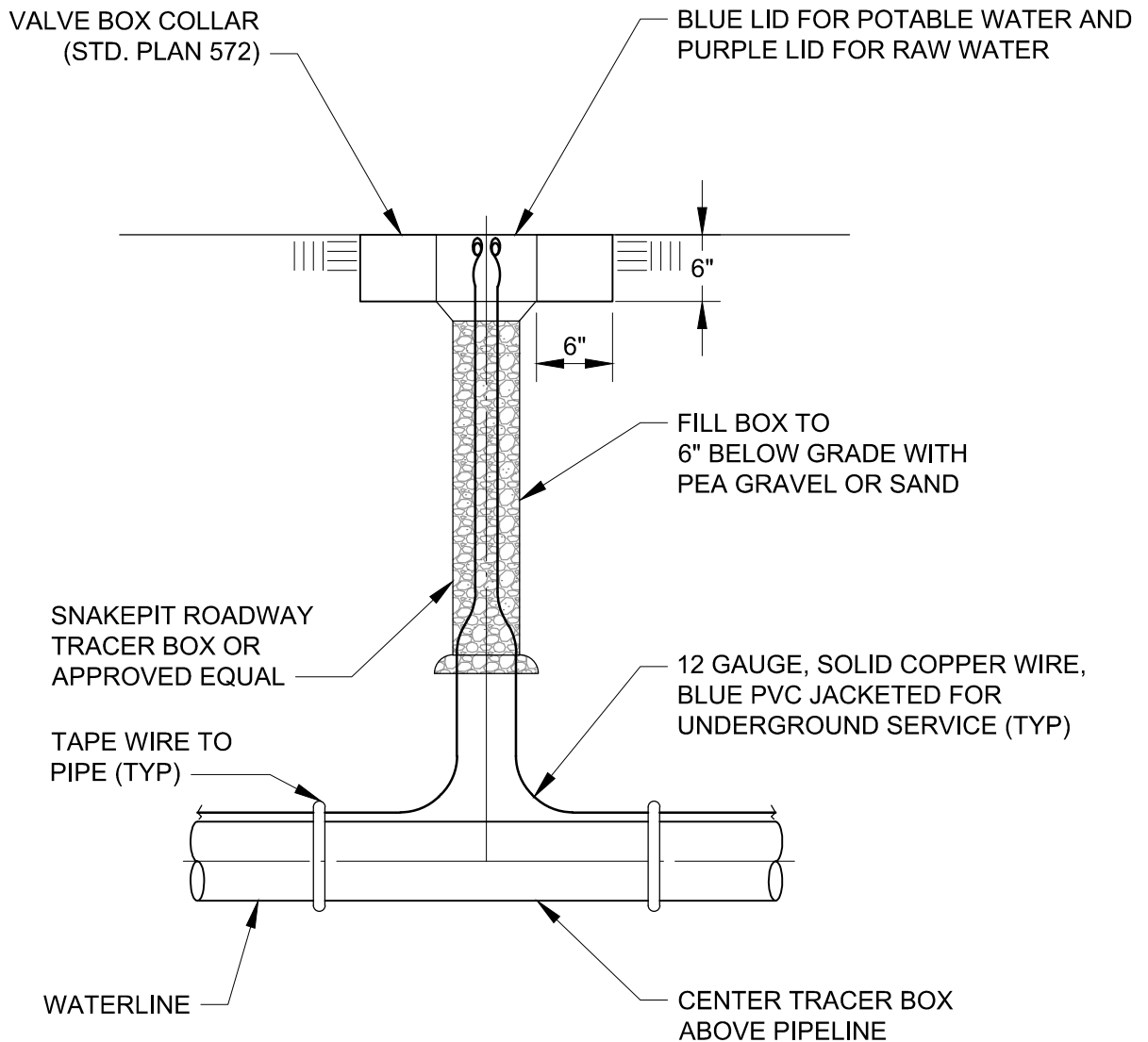


TRACER WIRE TERMINATIONS AT VALVE BOX

NOTES:

1. INSTALL TRACER WIRE ON ALL CONSTRUCTED (METALLIC AND NON-METALLIC) PIPE.
2. ALL SPLICES SHALL BE SILICONE FILLED WIRE CONNECTORS.
3. PROVIDE TRACER WIRE CONNECTIONS AT ALL VALVE BOXES AND PER STD. PLAN 545-B TO MAINTAIN A MAXIMUM DISTANCE BETWEEN CONNECTIONS OF NO GREATER THAN 500 FEET.
4. AT VAULT AND MANHOLE LOCATIONS COIL WIRE INSIDE.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	TRACER WIRE VALVE BOX TERMINATIONS	STD. PLAN
	03/2023		
	REV.		
	2		545-A



NOTES:

1. INSTALL LOCATOR WIRE ON ALL CONSTRUCTED (METALLIC AND NON-METALLIC) PIPE.
2. ALL SPLICES SHALL BE WITH SILICONE FILLED WIRE CONNECTORS.
3. PROVIDE LOCATOR WIRE CONNECTIONS PER THIS DETAIL AS REQUIRED TO MAINTAIN A MAXIMUM DISTANCE BETWEEN CONNECTIONS OF NO GREATER THAN 500 FEET. CONTRACTOR SHALL COORDINATE EACH LOCATION WITH OWNER.
4. LOCATOR WIRE AND WARNING TAPE NOT REQUIRED WHERE DIRECTIONAL DRILLING WILL TAKE PLACE.
5. AT VAULT LOCATIONS COIL WIRE INSIDE OF VAULT.



PARK CITY MUNICIPAL CORPORATION
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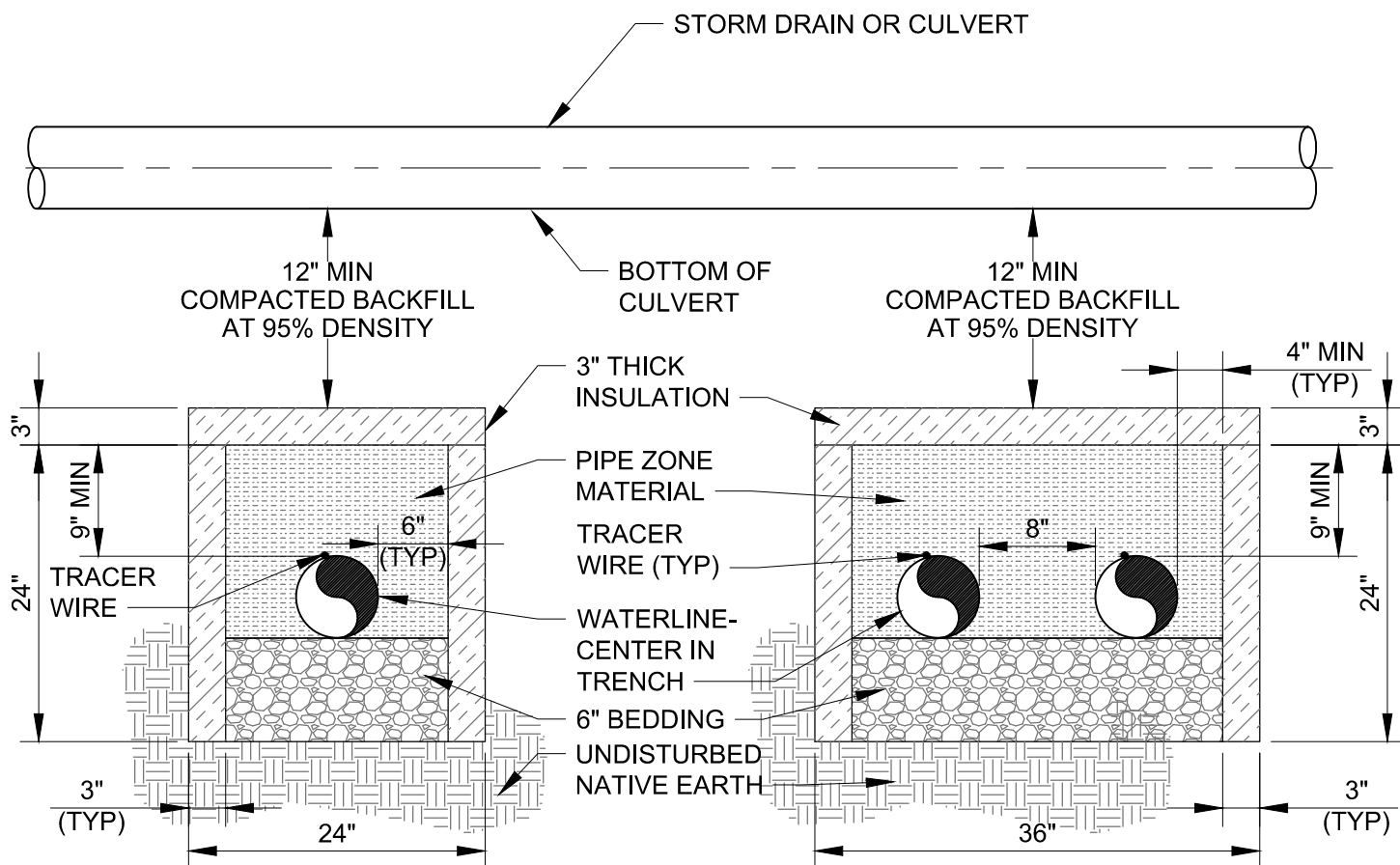
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**TRACER WIRE
ACCESS BOX TERMINATIONS**

STD. PLAN

545-B



ONE LINE IN TRENCH

TWO LINES IN TRENCH

NOTES:

1. WHERE WATERLINES INTERSECT STORM DRAINS OR CULVERTS, INSTALL WATERLINE WITH FROST SHIELD. EXTEND FROST SHIELD A MINIMUM OF 3-FEET ON BOTH SIDES STORM DRAIN OR CULVERT.
2. INSULATION SHALL BE 3-INCH THICK INSULATION BOARD (DOW STYROFOAM HIGHLOAD - 60 INSULATION OR APPROVED EQUAL).
3. ALL BACKFILL MATERIAL, INCLUDING SPECIAL BEDDING AND PIPE ZONE MATERIAL, SHALL BE COMPACTED TO AT LEAST 95% DENSITY TO PROVIDE AN ADEQUATE FOUNDATION FOR THE CULVERT AND ROADWAY.
4. INSTALL TRACER WIRES AS REQUIRED (STD. PLAN 540, 541 AND 545)



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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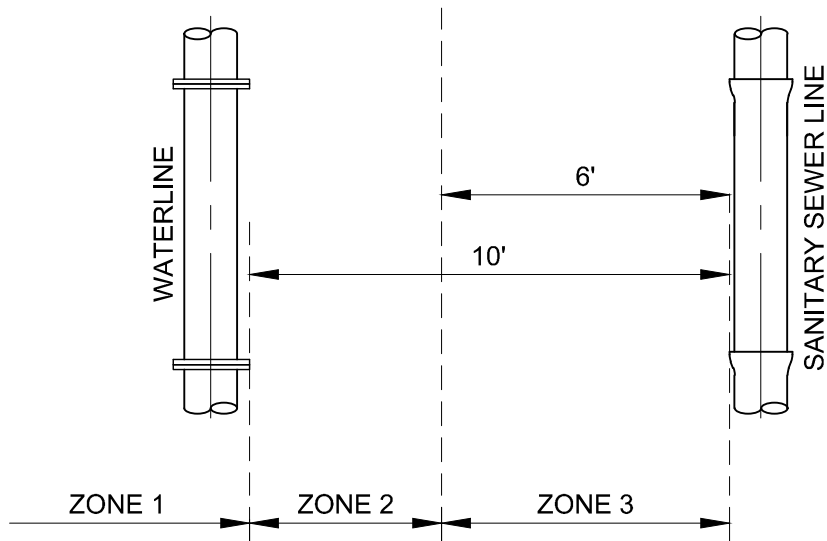
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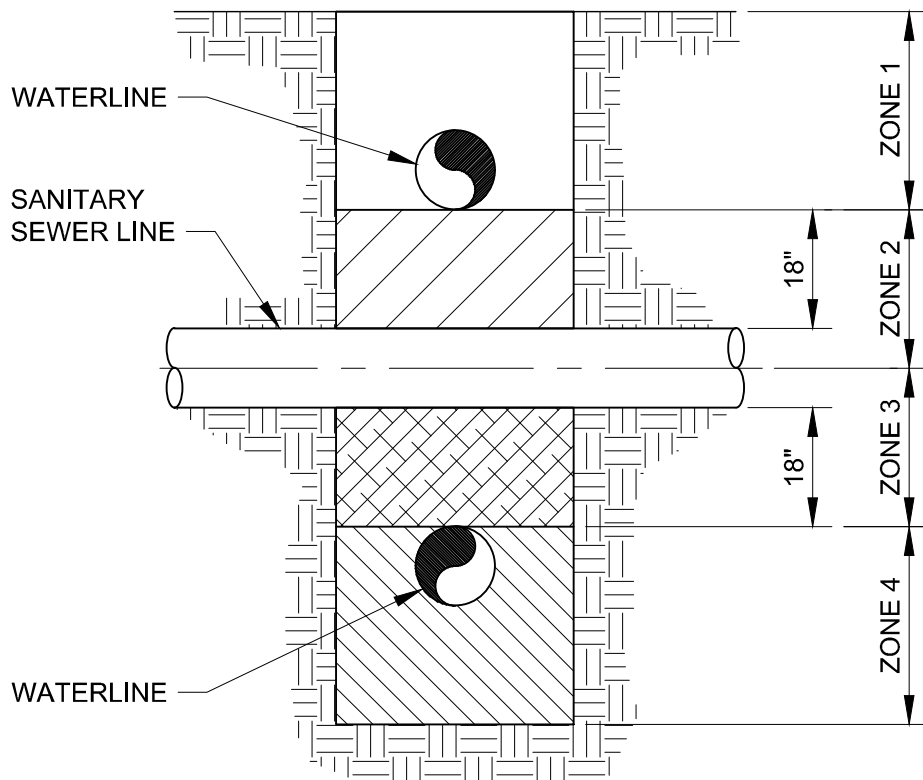
PIPE INSULATION AT STORM DRAIN CROSSINGS

STD. PLAN

546



HORIZONTAL SEPARATION REQUIREMENTS



VERTICAL SEPARATION REQUIREMENTS

NOTES:

1. SEE STD. PLAN 547-B FOR HORIZONTAL AND VERTICAL SEPARATION REQUIREMENT NOTES.
2. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.



PARK CITY MUNICIPAL CORPORATION
WATER

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WATER - SANITARY SEWER SEPARATION

STD. PLAN

547-A

HORIZONTAL SEPARATION

NOTES:

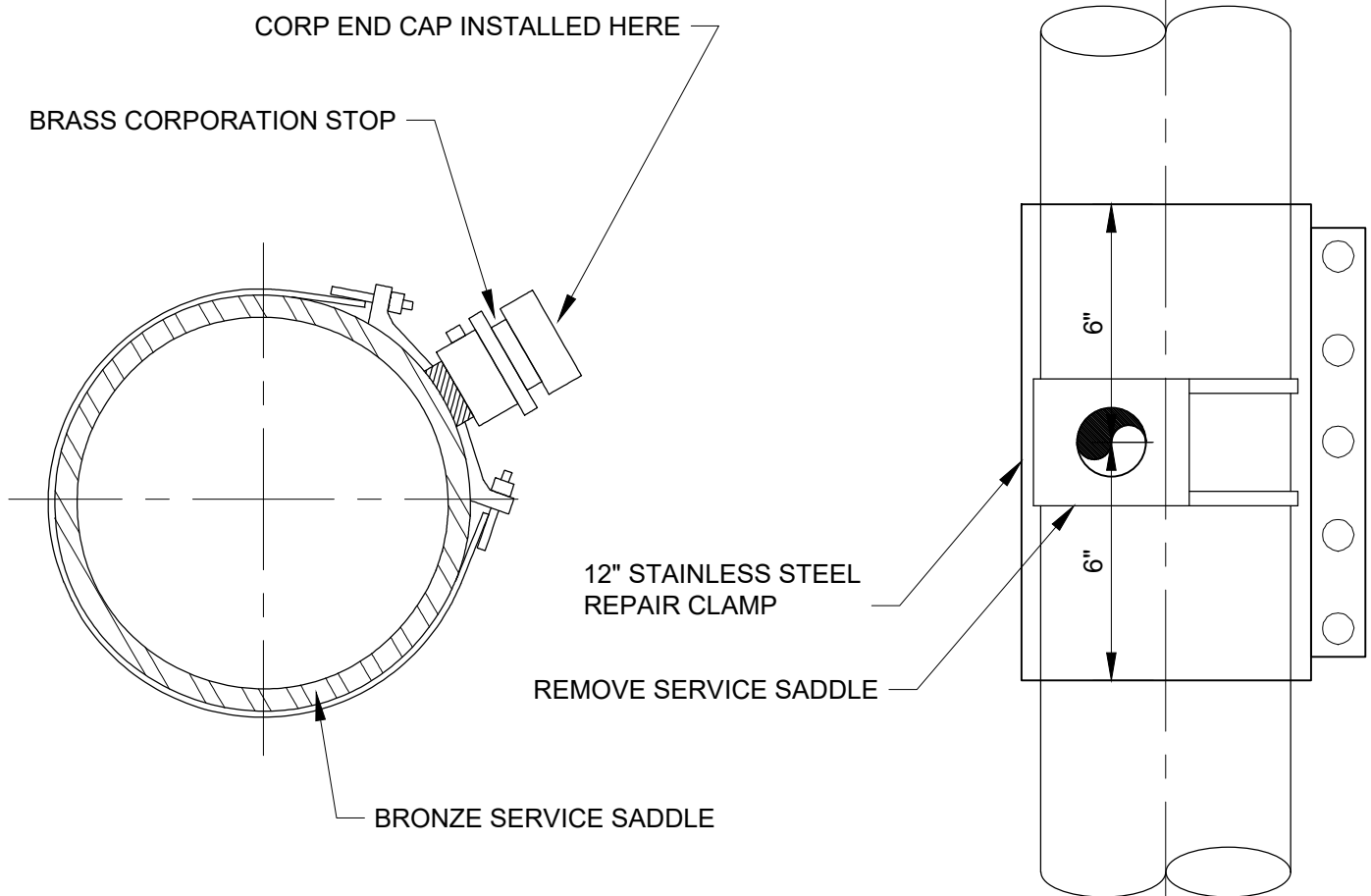
1. ZONE 1: WATER LINE AND SEWER LINE SEPARATED 10 FEET OR GREATER - NO SPECIAL REQUIREMENTS
ZONE 2: A) WATER LINE SEPARATED BY AT LEAST 6 FEET AT OUTSIDE PIPE WALLS AND
B) BOTTOM OF WATER LINE IS AT LEAST 18 INCHES ABOVE TOP OF SEWER LINE AND
C) WATER LINE CONSTRUCTED WITH MECHANICAL, RESTRAINED JOINT PIPE AND
SITE SPECIFIC REQUIREMENTS APPROVED BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER
ZONE 3: WATER LINE AND SEWER LINE SEPARATION LESS THAN 6 FEET - NOT ALLOWED
2. SERVICE LINE TAPS NOT ALLOWED IN ZONE 2.
3. SERVICE LINE TAPS WITHIN ZONE 3 ALLOWED ONLY BY SITE SPECIFIC APPROVAL BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER
4. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SANITARY SEWER FORCE MAINS
5. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SANITARY SEWER REQUIREMENTS AND SEWER LINE MODIFICATIONS

VERTICAL SEPARATION

NOTES:

1. ZONE 1: WATER LINE ABOVE SEWER LINE AND SEPARATED 18 INCHES OR GREATER - NO SPECIAL REQUIREMENTS
ZONE 2: WATER LINE ABOVE SEWER LINE SEPARATED LESS THAN 18 INCHES - LOOP WATER LINE, REFER TO STD. PLAN 543. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
ZONE 3: WATER LINE BELOW SEWER LINE SEPARATED LESS THAN 18 INCHES - LOOP WATER LINE, REFER TO STD. PLAN 543. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
ZONE 4: WATER LINE BELOW SEWER LINE SEPARATED GREATER THAN 18 INCHES - CENTER ONE FULL UN CUT LENGTH OF WATER PIPE OVER THE CROSSING AND PROVIDE MECHANICAL RESTRAINED PIPE JOINTS UNTIL THE WATER PIPE EXTENDS TO A DISTANCE OF 10 FEET PERPENDICULAR TO EACH SIDE OF THE SEWER LINE. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
2. SERVICE LINE TAPS NOT ALLOWED IN ZONES 2 AND 3.
3. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SANITARY SEWER FORCE MAINS
4. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SANITARY SEWER REQUIREMENTS AND SEWER LINE MODIFICATIONS
5. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER - SANITARY SEWER SEPARATION	STD. PLAN
	6/2019		547-B
	REV.		
	1		



SERVICEABLE SADDLE

NONSERVICEABLE SADDLE

NOTES:

1. IF BOTH THE BRONZE SADDLE AND CORPORATION STOP ARE IN GOOD CONDITION:
 - A. THE CORPORATION IS TO BE SHUT OFF, DISCONNECTED FROM THE SERVICE LATERAL, AND INSPECTED FOR LEAKS
 - B. IF THE BRONZE SADDLE AND CORPORATION STOP ARE IN GOOD CONDITION AND DO NOT LEAK A BRASS END CAP IS TO BE INSTALLED ON THE CORPORATION STOP ($\frac{3}{4}$ " FORD CAP-24-3-NL, 1" FORD CAP-2-4-NL, OR FORD CAP 4-4-NL, 1 $\frac{1}{2}$ "-FORD CAP-2-6-NL OR FORD CAP-4-6-Q-NL) OR APPROVED EQUIVALENTS
 - C. APPLY WAX TAPE COATING SYSTEM TO SERVICE SADDLE BOLTS AND CORPORATION STOP (STD. PLAN 534.2)
2. A WATER SHUTDOWN AND INSTALLATION OF A STAINLESS-STEEL REPAIR CLAMP WILL BE MANDATORY IF, BUT NOT LIMITED TO:
 - A. THE SADDLE IS NOT BRONZE, IS IN POOR CONDITION, OR LEAKS
 - B. THE CORPORATION STOP LEAKS OR IS TAPPED DIRECTLY INTO THE WATER MAIN
 - C. THE SURFACE AREA OF THE WATER MAIN SURROUNDING THE TAP IS IN POOR CONDITION
 - D. APPLY WAX TAPE COATING SYSTEM TO THE ENTIRE STAINLESS STEEL REPAIR CLAMP, THE BAND, BOLTS, AND NUTS (STD. PLAN 534.2)



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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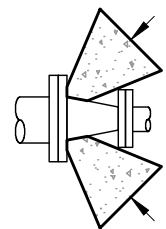
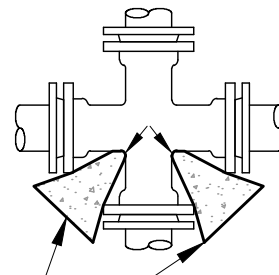
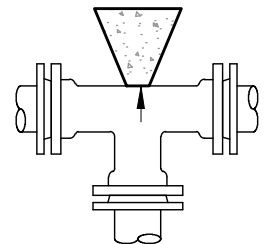
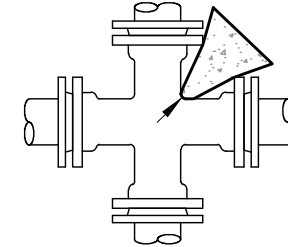
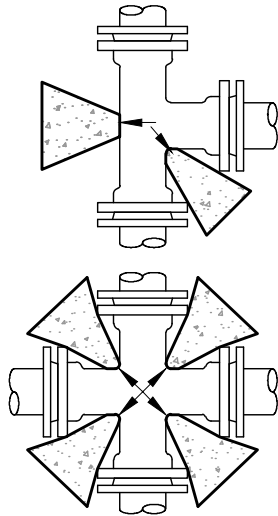
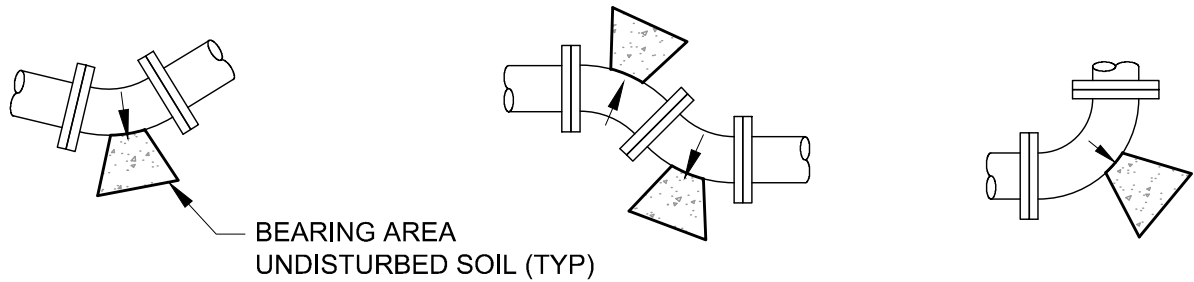
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**$\frac{3}{4}$ " TO 2" SERVICE LINE
ABANDONMENT**

STD. PLAN

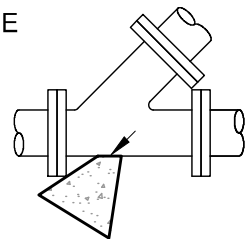
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MINIMUM BEARING AREA IN SQ. FT.

SIZE OF PIPE	TEES, VALVES, DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	3.5	5	3	1.5	1
6"	7	10	5.5	3	1.5
8"	12.5	17	9.5	5	2.5
10"	18.5	26	14	7.5	3.8
12"	26	37	20	10	5
14"	35	49	26.5	13.5	7
16"	45	63	34	17.5	9

THE AREA OF BEARING PER
THRUST BLOCK TO EQUAL 1/2 THE
AREA SPECIFIED FOR THE
LARGEST PIPE OR FITTING SIZE



NOTE:

1. RESTRAINT SIZING IS BASED UPON A MAXIMUM OPERATING PRESSURE OF 150 PSI AND A TEST PRESSURE OF 250 PSI, AND A MINIMUM SOIL BEARING STRENGTH OF 2,000 PSF. OPERATING PRESSURES IN EXCESS OF 150 PSI OR SOILS WITH LESS THAN 2,000 POUND BEARING STRENGTH WILL REQUIRE SPECIAL DESIGN.
2. PIPE SIZE EXCEEDING 16" REQUIRES SPECIAL DESIGN.
3. SIDE WALLS OF THRUST BLOCK SHALL BE FORMED WITH VERTICAL SIDES.
4. DO NOT ENCASE ADJACENT FITTINGS AND BOLTS.
5. DO NOT THRUST AGAINST ADJACENT PIPES.
6. PLACE PE WRAP PRIOR TO INSTALLING BLOCKING.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

REV.

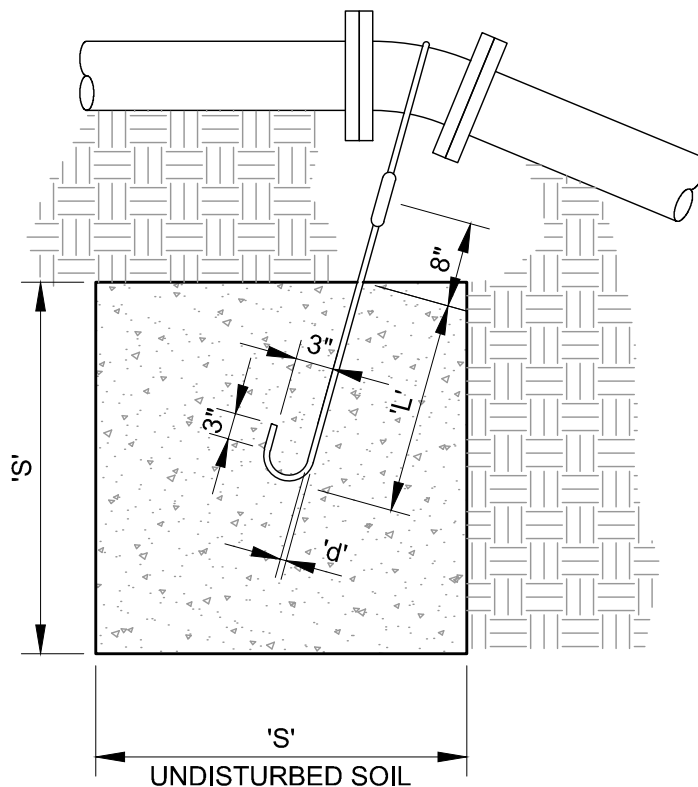
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DIRECT BEARING THRUST BLOCK

STD. PLAN

561

TABLE OF DIMENSIONS					
SIZE OF PIPE (NOMINAL DIAMETER)	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC FEET	'S' SIDE OF CUBE - FEET	'd' DIAMETER OF SHANK OR REBAR RODS - INCH	'L' DEPTH OF ROD IN CONCRETE - FEET
4"	11 1/4	9.5	2.2	5/8"	1.5
	22 1/2	19.0	2.7	5/8"	2.0
6"	11 1/4	20	2.7	5/8"	2.0
	22 1/2	40	3.4	5/8"	2.0
8"	11 1/4	34	3.3	5/8"	2.0
	22 1/2	68	4.1	5/8"	2.0
10"	11 1/4	51	3.8	5/8"	2.0
	22 1/2	102	4.7	3/4"	3.0
12"	11 1/4	72	4.2	5/8"	2.0
	22 1/2	143	5.3	3/4"	3.0
14"	11 1/4	97	4.6	7/8"	3.0
	22 1/2	193	5.8	7/8"	3.0
16"	11 1/4	125	5.0	7/8"	3.0
	22 1/2	249	6.3	7/8"	4.0



TYPE A RESTRAINT

FOR 11 1/4° - 22 1/2° VERTICAL BENDS

NOTE:

1. RESTRAINT SIZING IS BASED UPON A MAXIMUM OPERATING PRESSURE OF 150 PSI AND A TEST PRESSURE OF 250 PSI, AND A MINIMUM SOIL BEARING STRENGTH OF 2,000 PSF. OPERATING PRESSURES IN EXCESS OF 150 PSI OR SOILS WITH LESS THAN 2,000 POUND BEARING STRENGTH WILL REQUIRE SPECIAL DESIGN.
2. PIPE SIZE EXCEEDING 16" REQUIRES SPECIAL DESIGN.
3. SIDE WALLS OF THRUST BLOCK SHALL BE FORMED WITH VERTICAL SIDES.
4. DO NOT ENCASE ADJACENT FITTINGS AND BOLTS.
5. DO NOT THRUST AGAINST ADJACENT PIPES.
6. APPLY WAX TAP COATING SYSTEM TO EXPOSED SHANK AND REBAR RODS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTER WRAP. DENSO N.A., TRENTON, OR APPROVED EQUAL.
7. SHANK AND REBAR MATERIALS SHALL BE EPOXY COATED AT LEAST 15 MILS THICK.
8. REINFORCEMENT SHALL BE DEFORMED STEEL, ASTM A 615. MINIMUM STRESS YIELD STRENGTH OF STEEL TIE-DOWN BARS IS 70,000 KSI.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

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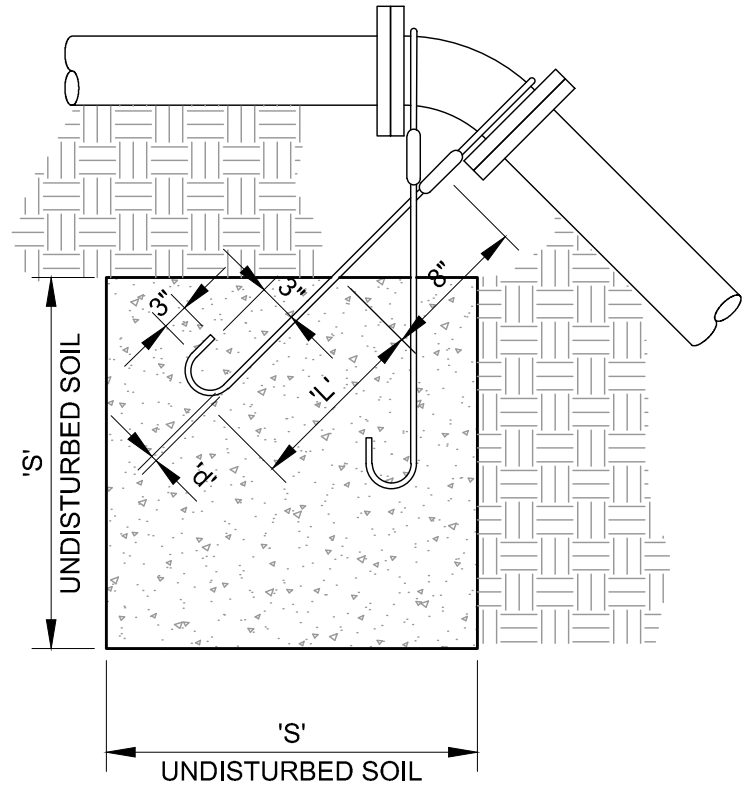
TIE-DOWN THRUST RESTRAINTS

STD. PLAN

562-A

TABLE OF DIMENSIONS

SIZE OF PIPE (NOMINAL DIAMETER)	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC YARDS	'S'	'd'	'L'
4"	45	1.4	3.4	5/8"	2.0
				5/8"	
6"	45	2.8	4.3	5/8"	2.5
				5/8"	
8"	45	4.9	5.1	5/8"	3.0
				5/8"	
10"	45	7.3	5.9	5/8"	4.0
				5/8"	
12"	45	10.4	6.8	3/4"	4.0
				3/4"	
14"	45	14.0	7.3	3/4"	4.0
				3/4"	
16"	45	18.1	7.9	3/4"	4.0
				3/4"	



TYPE B RESTRAINT FOR 45° VERTICAL BENDS

NOTE:

1. RESTRAINT SIZING IS BASED UPON A MAXIMUM OPERATING PRESSURE OF 150 PSI AND A TEST PRESSURE OF 250 PSI, AND A MINIMUM SOIL BEARING STRENGTH OF 2,000 PSF. OPERATING PRESSURES IN EXCESS OF 150 PSI OR SOILS WITH LESS THAN 2,000 POUND BEARING STRENGTH WILL REQUIRE SPECIAL DESIGN.
2. PIPE SIZE EXCEEDING 16" REQUIRES SPECIAL DESIGN.
3. SIDE WALLS OF THRUST BLOCK SHALL BE FORMED WITH VERTICAL SIDES.
4. DO NOT ENCASE ADJACENT FITTINGS AND BOLTS.
5. DO NOT THRUST AGAINST ADJACENT PIPES.
6. APPLY WAX TAP COATING SYSTEM TO EXPOSED SHANK AND REBAR RODS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTER WRAP. DENSO N.A., TRENTON, OR APPROVED EQUAL.
7. SHANK AND REBAR MATERIALS SHALL BE EPOXY COATED AT LEAST 15 MILS THICK.
8. REINFORCEMENT SHALL BE DEFORMED STEEL, ASTM A 615. MINIMUM STRESS YIELD STRENGTH OF STEEL TIE-DOWN BARS IS 70,000 KSI.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

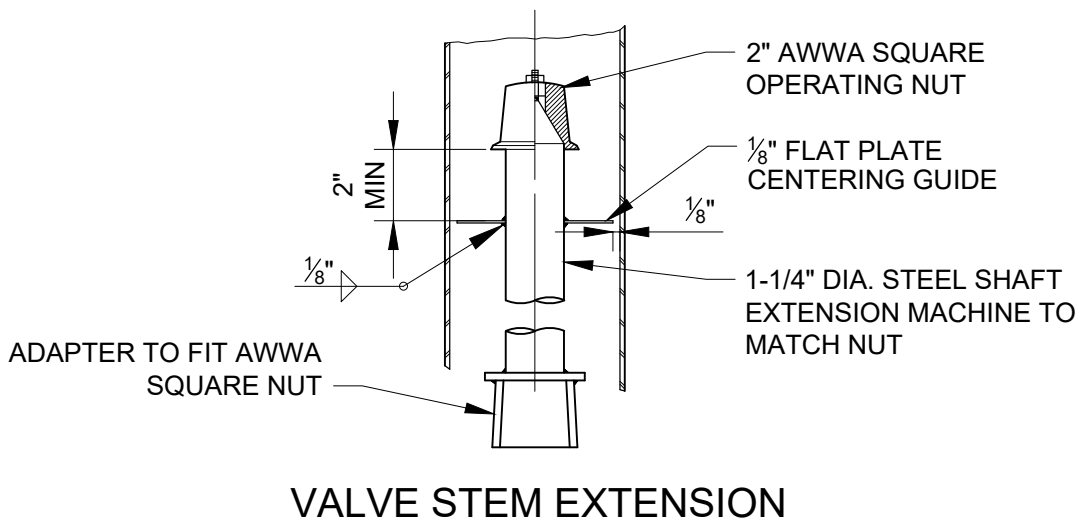
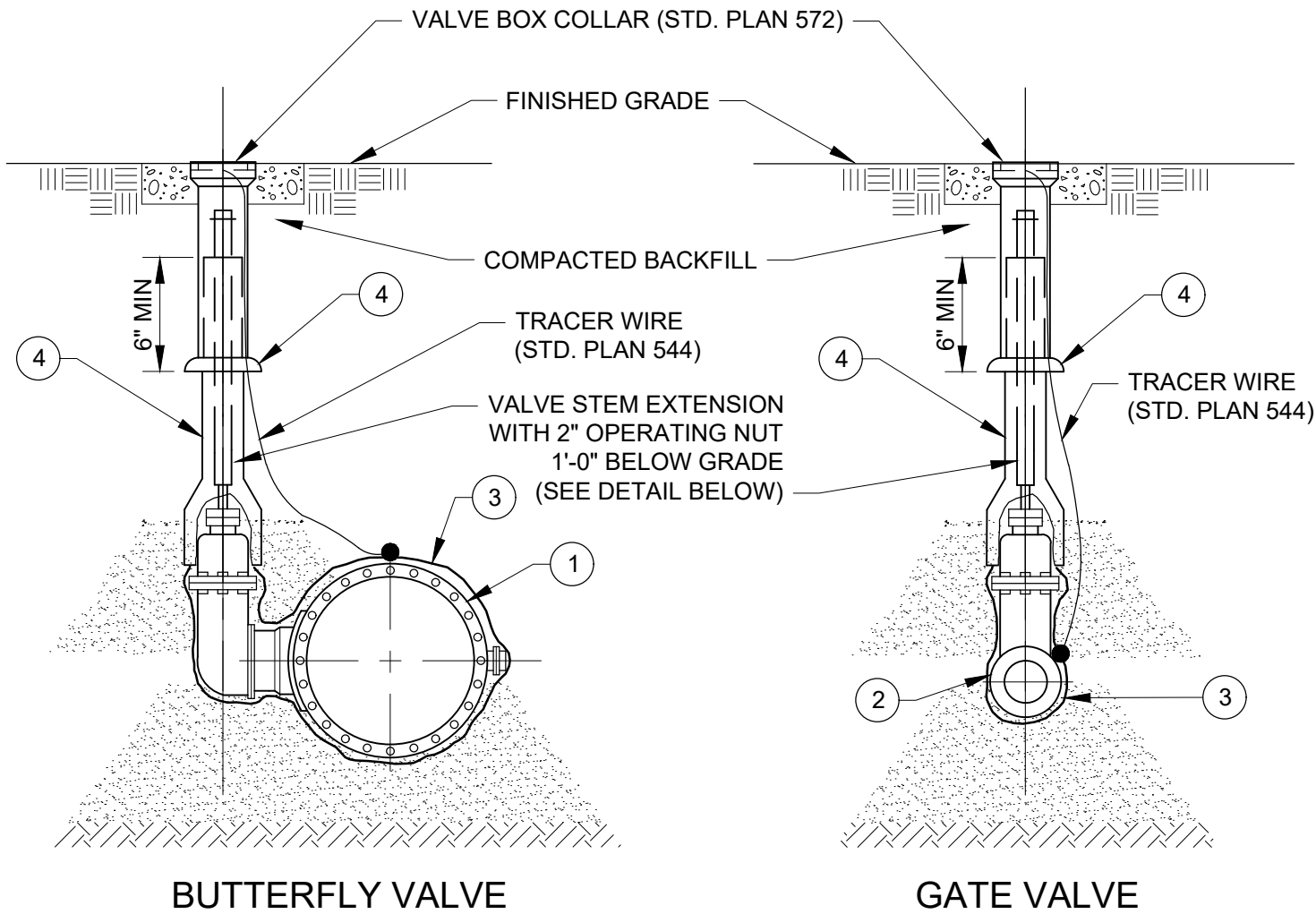
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TIE-DOWN THRUST RESTRAINTS

STD. PLAN

562-B



NOTES:

1. VALVE STEM EXTENSIONS ARE ONLY TO BE USED WHEN THE VALVE IS GREATER THAN 8' DEEP
2. REFER TO STD. PLAN 570 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	BURIED VALVE AND VALVE BOX	STD. PLAN
	03/2024		570
	REV.		
	1		

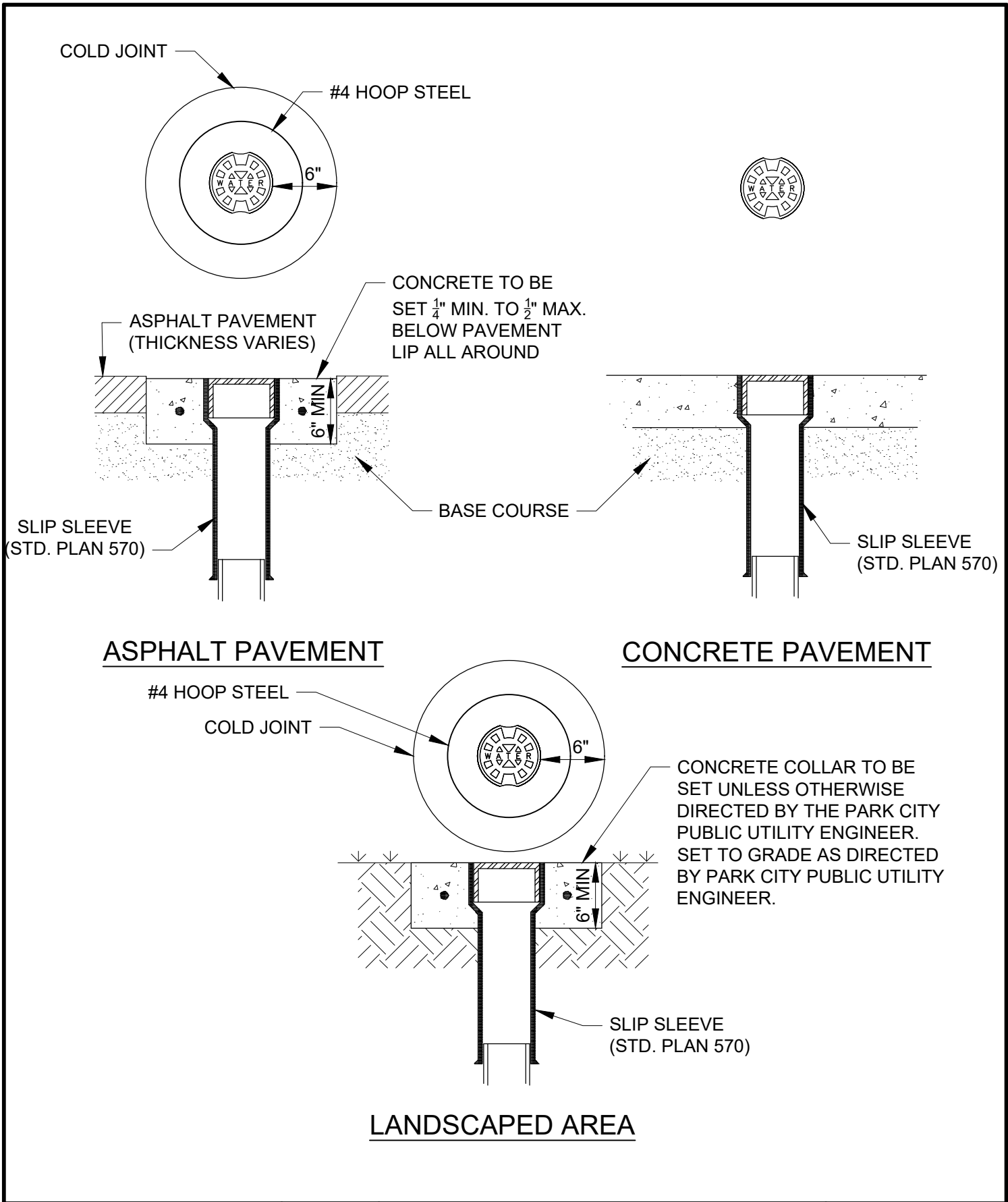
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	BUTTERFLY VALVE, NRS, AWWA C504 CLASS 250B, 250 PSI, SST BONNET BOLTS, FLANGED END CONNECTIONS	MUELLER	LINESEAL XP11, 5227 SERIES OR APPROVED EQUAL
②	GATE VALVE, NRS, AWWA C509, 250 PSI, SST BONNET BOLTS, END CONNECTIONS PER FOLLOWING: ON TEES: FLG x FLG IN-LINE VALVES: MJ x MJ OTHERS: MJ x MJ, OR PER DESIGN	MUELLER	SERIES 2360 OR APPROVED EQUAL
③	POLYETHYLENE ENCASEMENT, HIGH DENSITY CROSS LAMINATED (HDCL) POLYETHYLENE FILM, AWWA C105 & AWWA C703E METHOD C	CHRISTY'S OR APPROVED EQUAL	AWWA C703E METHOD C (4 MIL)
④	VALVE BOX, CAST IRON, TWO PIECE, SLIP TYPE WITH CAST IRON DROP-IN COVER MARKED AS FOLLOWS: ISOLATION VALVE: "WATER" BUTTERFLY VALVE: "BFV" IRRIGATION: "IRRIG" FIRE LINE VALVE: "FIRE" VALVE BOX RISER: LIMIT ONE PER VALVE BOX	D&L SUPPLY OR APPV'D EQUAL	BOX AND LID: M-8042 RISER: M-8049 THRU M-8055 EXTENSION: M-8070

DETAIL NOTES

1. VALVES TO BE RATED FOR WORKING AND TEST PRESSURE OF WATER MAIN
2. PROVIDE FUSION BONDED EPOXY COATING ON GATE VALVE AND BUTTERFLY VALVE INTERIOR AND EXTERIOR
3. PROVIDE 316 SST BOLTS AND NUTS WITH ANTI-SEIZE LUBRICANT ON FLANGED CONNECTIONS
4. DO NOT LOCATE VALVE AND VALVE BOX WITHIN CURB OR GUTTER
5. CENTER VALVE BOX ON VALVE OPERATING NUT
6. SET VALVE BOX PLUMB WITHOUT DEFLECTIONS IN VALVE BOX JOINTS
7. PROVIDE ADDITIONAL SLIP BASE FOR VALVE BOX ON 7' BURY WATER MAIN
8. APPLY WAX TAPE COATING SYSTEM TO VALVE BONNET BOLTS AND ALL OTHER BURIED BOLTS AND NUTS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTERWRAP. DENSO NORTH AMERICA, TRENTON, OR APPROVED EQUAL (STD. PLAN 534)

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	BURIED VALVE AND VALVE BOX	STD. PLAN
	02/2024		
	REV.		
	1		570 S



 PARK CITY MUNICIPAL CORPORATION WATER	DATE	VALVE BOX COLLAR	STD. PLAN
	3/2024		
	REV.		
	1		572

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO PARK CITY DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS, AND STANDARD DRAWINGS.
2. SUBMIT SHOP DRAWINGS TO DESIGN ENGINEER AND CITY ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. INCLUDE MECHANICAL, STRUCTURAL, ELECTRICAL AND INSTRUMENT DRAWINGS IDENTIFYING CONDUIT, CONDUCTOR, CABLE, SIZE AND ROUTINGS FOR POWER, GROUNDING, INSTRUMENTATION, AND CONTROLS, OPENINGS, PIPE, VALVES, HATCH, AND ALL VAULT COMPONENTS.
3. VAULT BACKFILL: STRUCTURAL FILL MATERIAL COMPACTED TO 95% MINIMUM OF MODIFIED PROCTOR DENSITY.
4. DUCTILE IRON PIPE, FITTINGS, COUPLERS, FLANGES, ETC. SHALL BE IN ACCORDANCE WITH AWWA C153, C111, AND C110 AND RATED FOR A MINIMUM 250 PSI WORKING PRESSURE.
5. FLANGED JOINTS: 125 LB FLANGES, ANSI/AWWA C115/A21.15. "FULL FACE FLANGE-TYPE" GASKET OR "RING FLANGE-TYPE" GASKET (OR PRE-APPROVED EQUAL). GASKETS TO BE HIGH-PERFORMANCE TYPE, 1/8" THICK, AND HAVE AT LEAST (3) BULB TYPE RINGS MOLDED INTO BOTH GASKET FACES, ANSI/AWWA C110/A21.11.
6. FITTINGS: FULL BODY AWWA C110. NO COMPACT FITTINGS. DOMESTIC "MADE IN USA".
7. DUCTILE IRON PIPE AND FITTINGS: UNCOATED. PRIME AND PAINT WITH NSF APPROVED HIGH SOLIDS EPOXY PAINT, TNEMEC POTA-POX N140 OR PRE-APPROVED EQUAL. HIGH PRESSURE SIDE, LIGHT BLUE. LOW PRESSURE SIDE, OFF WHITE.
8. ALL VALVES INSIDE VAULT SHALL BE RATED FOR 250 PSI WORKING PRESSURE, OR HIGHER IF REQUIRED FOR PROJECT.
9. VAULT SHALL BE PRECAST CONCRETE. APPROVAL MUST BE GIVEN TO USE CAST IN PLACE CONCRETE. VAULT SHALL BE DESIGNED FOR HS-20 LOADING. THE LOCATION OF THE PRECAST JOINTS MUST BE APPROVED. SITE SPECIFIC APPROVAL REQUIRED.
10. SEAL ALL JOINTS WITH PREFORMED FLEXIBLE SEALANT CONFORMING TO ASTM C990, AND WRAP WITH EXTERNAL JOINT SEALANT MEETING ASTM C877. FILL JOINTS INSIDE VAULT WITH CAULK OR GROUT.
11. PROVIDE (2) 8 HR DAYS FOR TESTING, STARTUP, AND TRAINING FOR PRV VALVES WITH MANUFACTURER REPRESENTATIVE.
12. SEAL ALL VAULT PENETRATIONS WITH HYDROPHILIC NON-SHRINK GROUT.
13. 36" MINIMUM LANDSCAPE CLEARANCE AROUND HATCH REQUIRED.
14. 24" CLEAR, CONVENIENT AND UNINHIBITED ACCESS PATH REQUIRED TO HATCH.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

10/2020

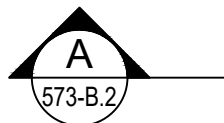
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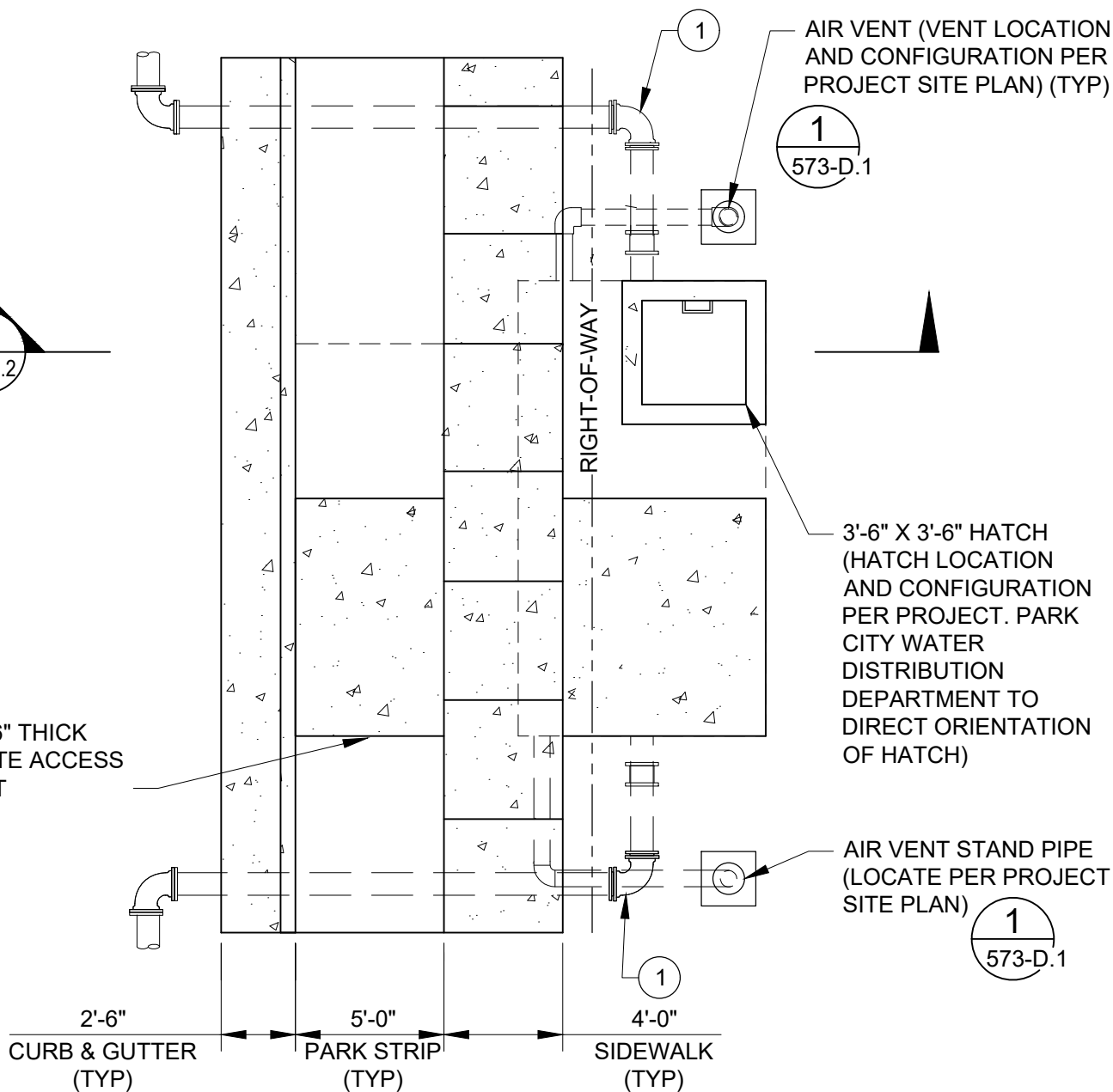
PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-A



8' WIDE, 6" THICK
CONCRETE ACCESS
TO VAULT



VAULT LOCATION PLAN

NTS

NOTES:

- FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR (#) KEYED ITEMS, SEE STD. PLAN 573-C.3 AND C.4.
- SITE SPECIFIC APPROVAL REQUIRED. NEW EASEMENTS WILL BE REQUIRED IF VAULT IS LOCATED OUTSIDE OF PROPERTY LINE.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

03/2024

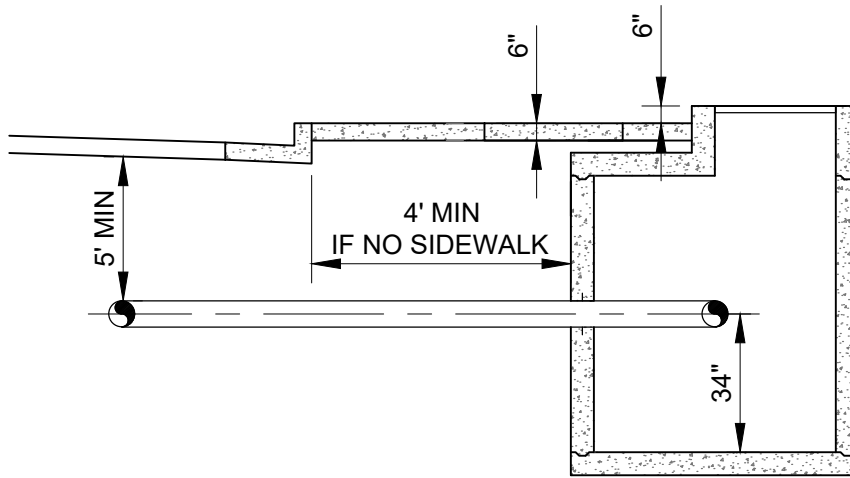
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-B.1



VAULT SECTION
NTS

A
573-B.1



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

03/2024

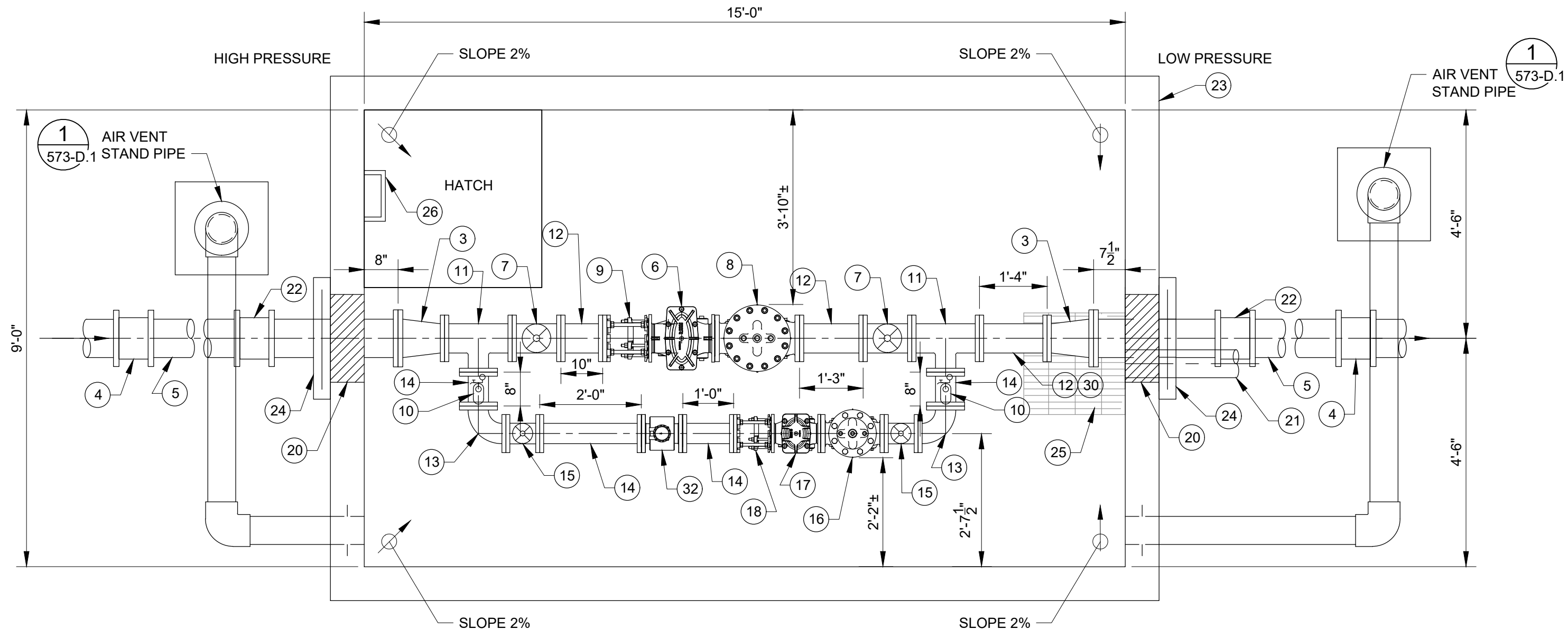
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-B.2



BASIC VAULT - PLAN VIEW

SCALE: 1/2" = 1'-0"



SCALE IN FEET

NOTE:

1. FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR (#) KEYED ITEMS, SEE STANDARD PLAN 573-C.3 AND C.4.
2. SEE PROJECT SITE PLAN FOR ACTUAL LOCATION OF VENT STAND PIPES, HATCH, SUMP, AND HIGH/LOW PRESSURE SIDES.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

03/2024

REV.

2

PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-C.1

MATERIAL LIST

ITEM	PRESSURE REDUCING VALVE VAULT
①	INSTALL WATER MAIN WITH DI BENDS AS REQUIRED WITH RETAINER GLANDS AND THRUST BLOCKS
②	INSTALL RESILIENT SEAT VALVE, FL X MJ, W/ TEE AND RETAINER GLANDS AND TRUST BLOCKS ON EXISTING WATER MAIN, SEE STD PLAN 570
③	8"x6" DI REDUCER FL X FL
④	DI WATER MAIN, USE FLEXIBLE OR DUCTILE IRON MJ SLEEVES (POWERSEAL MODEL 3506 POWERMAX OR EQUAL) AS NECESSARY TO LEVEL EXISTING LINES
⑤	DUCTILE IRON PIPE (EXISTING PIPE SIZE)
⑥	6" CLA-VAL X 43 H (H STYLE STRAINER), FLANGED ENDS, 10 MESH SCREEN, CAGE SUPPORT, AND O-RING
⑦	6" RESILIENT WEDGE GATE VALVE, FL X FL WITH HAND WHEEL
⑧	6" PRESSURE REDUCING VALVE, CLA-VAL MODEL 92-01, FLANGE X FLANGE WITH MICRO-SWITCH (PRESSURE SUSTAINING VALVE IS REQUIRED UNLESS NOTED OTHERWISE) ALL BALL VALVES, WYE STRAINERS, PILOT CONTROLS, TRIM, SPEED CONTROLS AND ALL METALLIC INTERNAL COMPONENTS ARE TO BE STAINLESS STEEL. STAINLESS STEEL ANTI-CAVITATION MAY BE REQUIRED DEPENDING ON PRESSURE DIFFERENTIAL
⑨	6" DISMANTLING JOINT, ROMAC DJ 400, OR EQUAL
⑩	1" AIR VALVE AND PRESSURE TREE. SEE STD PLAN 573-D.1.
⑪	6"x6"x4" FL DI TEE
⑫	6" DI FL SPOOL
⑬	4" DI FL 90° BEND
⑭	4" DI FL SPOOL
⑮	4" RESILIENT WEDGE GATE VALVE, FLxFL WITH HAND WHEEL
⑯	4" PRESSURE REDUCING VALVE, CLA-VAL MODEL 92-01, FLANGE X FLANGE, (PRESSURE SUSTAINING VALVE IS REQUIRED UNLESS NOTED OTHERWISE) ALL BALL VALVES, WYE STRAINERS, PILOT CONTROLS, TRIM, SPEED CONTROLS AND ALL METALLIC INTERNAL COMPONENTS ARE TO BE STAINLESS STEEL. STAINLESS STEEL ANTI-CAVITATION TRIM MAY BE REQUIRED DEPENDING ON PRESSURE DIFFERENTIAL
⑰	4" CLA-VAL X 43H (H STYLE STRAINER), FLANGED ENDS, 10 MESH SST SCREEN, CAGE SUPPORT, AND O-RING
⑱	4" DISMANTLING JOINT, ROMAC DJ 400, OR EQUAL



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

03/2024

REV.

2

PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-C.3

MATERIAL LIST (CON'T)

ITEM	PRESSURE REDUCING VALVE VAULT
(19)	2" STEEL PIPE SUPPORT STAND, ADJUSTABLE (3 REQUIRED ON 6" PIPE SYSTEM, 3 REQUIRED ON 4" PIPE SYSTEM), SEE STD. PLAN 578
(20)	CORE DRILL OPENING WITH LINK-SEAL PIPE-TO-WALL SEAL. TYPICAL ON ALL OPENING. FILL OUTSIDE OPENINGS WITH NON-SHRINK GROUT AND CAULK
(21)	DRAIN SUMP, PIPE TO DAYLIGHT WITH DRAIN PIPE AND #4 SST RODENT PROTECTION SCREEN ON END OF PIPE. ROUTE AS SHOWN ON SITE PLAN. IF NO PIPE-TO-DAYLIGHT OPTION IS AVAILABLE, INSTALL A SUMP PUMP. CITY APPROVAL IS REQUIRED FOR A SUMP PUMP. SEE STD. PLAN 573-D.2
(22)	8" MJ SOLID SLEEVE, MEGA-LUG RESTRAINTS WITH CORE-TEN BOLTS
(23)	VAULT IN ACCORDANCE WITH 573-A AND 573-B A. PRECAST CONCRETE VAULT RATED FOR HS-20 LOADING. MAY BE CAST IN PLACE PER CITY APPROVAL. PROVIDE STAMPED STRUCTURAL DRAWINGS B. WATERPROOF OUTSIDE WALLS AND TOP SLAB PER IBC CODE FOR BURIED FOUNDATIONS
(24)	MECHANICAL JOINT DUCTILE IRON RETAINER GLAND WITH CONCRETE THRUST BLOCK, REINFORCE CONCRETE WITH (4) #4 EACH SIDE OF PIPE.
(25)	30"x30"x30" SUMP. FRP GRATING, 1-1/2" THICK MIN. AND RATED FOR 300 LB/FT PEDESTRIAN TRAFFIC.
(26)	VAULT LADDER, SEE DETAIL 7 ON 573-D.4
(27)	3" PRESSURE RELIEF VALVE, CLA-VAL MODEL 50A-01 BKCX WITH MOUNTED LIMIT SWITCH OR MICRO SWITCH WITH SCADA CONNECT FOR "OPEN" ALARM CONDITION, SEE STD. PLAN 573-D.2
(28)	IN-LINE GAUGE PRESSURE TRANSMITTER, ROSEMOUNT MODEL 3051TG 800 PSI ASSEMBLED TO INTEGRAL, 2-VALVE, ROSEMOUNT 306 MANIFOLD. SEE STD. PLAN 573-D.1. 4-20 MA ANALOG
(29)	6"x6"x3" DI TEE FLANGE X FLANGE X FLANGE
(30)	6" DI PIPE. IF VAULT HAS POWER, THIS ITEM SHALL BE REPLACED WITH ITEMS 29 AND 27.
(31)	SUMP PUMP: 2" SUMP PUMP, TSURUMI MODEL HSZ2.4S-62 OR EQUAL. SUMP PUMP REQUIRED IF DRAIN TO DAYLIGHT NOT AVAILABLE, SEE STD. PLAN 573-D.2
(32)	4" SIEMENS MAGNETIC FLOW METER, 5100 W



PARK CITY MUNICIPAL CORPORATION
WATER

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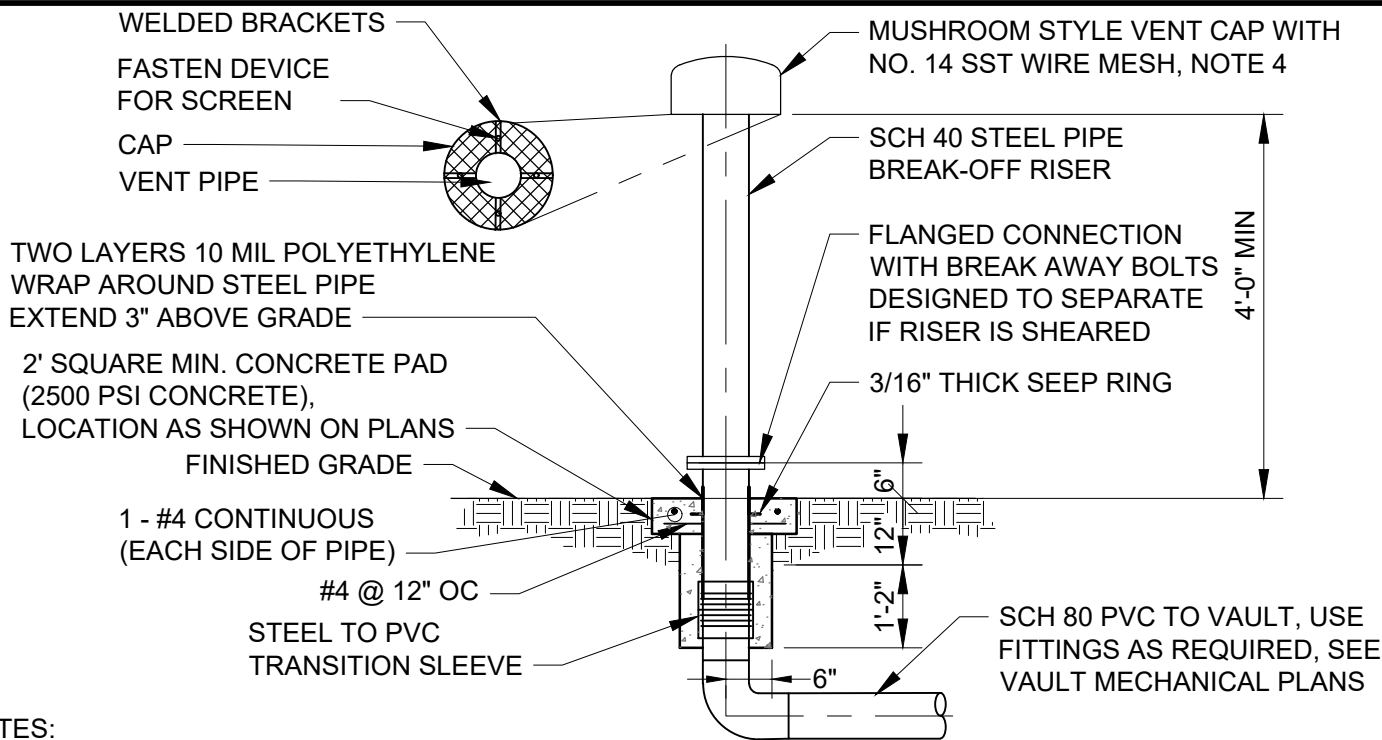
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-C.4



NOTES:

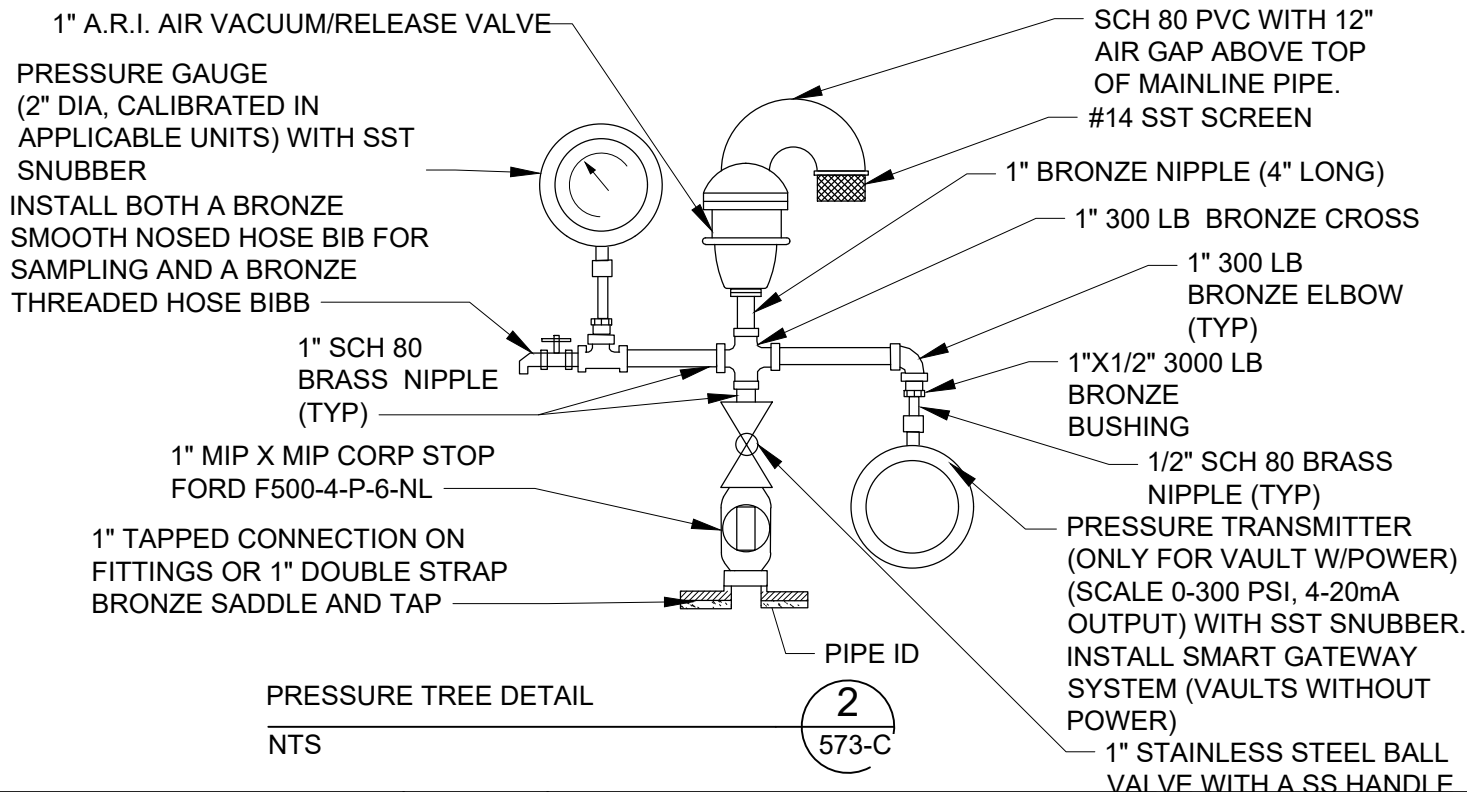
1. WELD ALL STEEL FITTINGS EXCEPT MATCHING BOLT ON FLANGE.
2. ALL ABOVE GRADE STEEL PIPING SHALL BE CORE-TEN BARE STEEL.
3. VENT CAP SHALL BE 12" DIA FOR 6" VENT PIPE. OTHER SIZES SHALL BE PROJECT SPECIFIC.
4. STEEL WALL PIPE WITH SEEP RING SHALL BE CAST IN VAULT FOR VENT PIPES INSTALLED ON TOP OF VAULTS.

AIR VENT STAND PIPE

NTS

1

573-B, 573-C



2

573-C



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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REV.

2

PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-D.1

3" DISMANTLING JOINT,
ROMAC DJ400 OR EQUAL

3" RESILIENT SEAT
VALVE, FLANGE X
FLANGE
W/HANDWHEEL

3" DIA. PIPE,
SEE NOTE 1

3/4" DRAIN
VALVE HOSE BIB

NOTES:

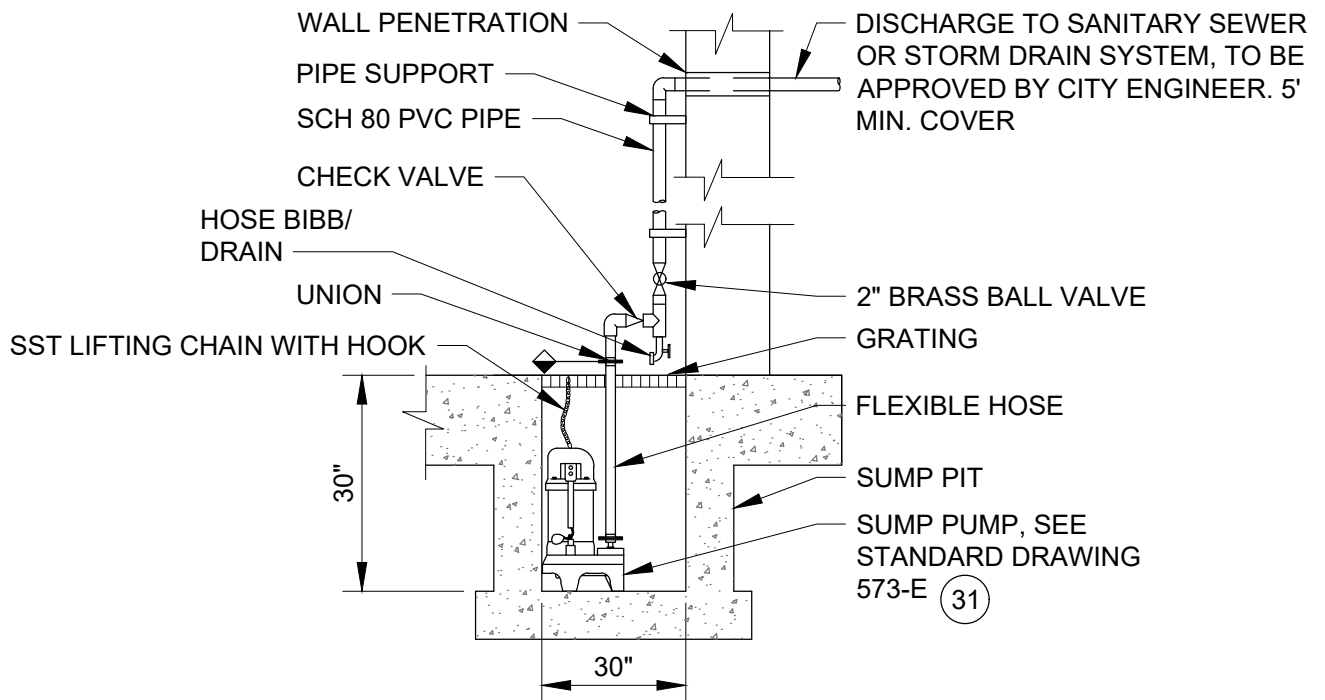
1. ROUTE TO NEAREST APPROVED DISCHARGE LOCATION WITH 12" AIR GAP AND #4 SST MESH SCREEN BETWEEN FLANGES AND EROSION CONTROL. ALL FITTINGS MUST BE FLANGED OR RESTRAINED. 5' MIN COVER.
2. FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR (#) KEYED ITEMS, SEE STD. PLAN 573-C.3 AND C.4

3" PRESSURE RELIEF VALVE DETAIL

NTS

3

573-C



NOTES:

1. SUMP PUMP AND DISCHARGE PIPING SHALL NOT BE USED UNLESS SPECIFICALLY APPROVED BY THE CITY. SUMP SHALL DRAW TO DAYLIGHT UNLESS OTHERWISE APPROVED.
2. FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR (#) KEYED ITEMS, SEE STD. PLAN 573-C.3 AND C.4

TYPICAL SUMP SECTION DETAIL

NTS

4

573-C



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

03/2024

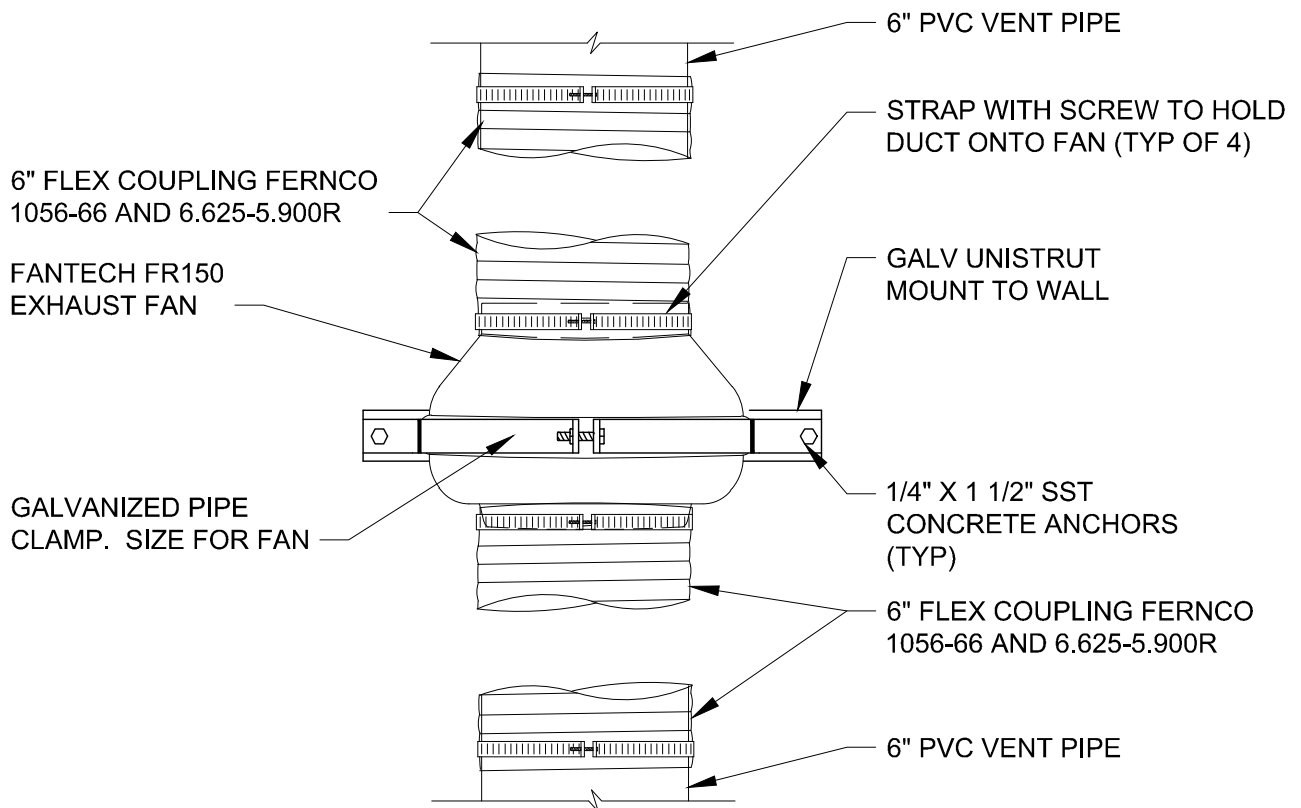
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**PRESSURE REDUCING
VALVE VAULT**

STD. PLAN

573-D.2

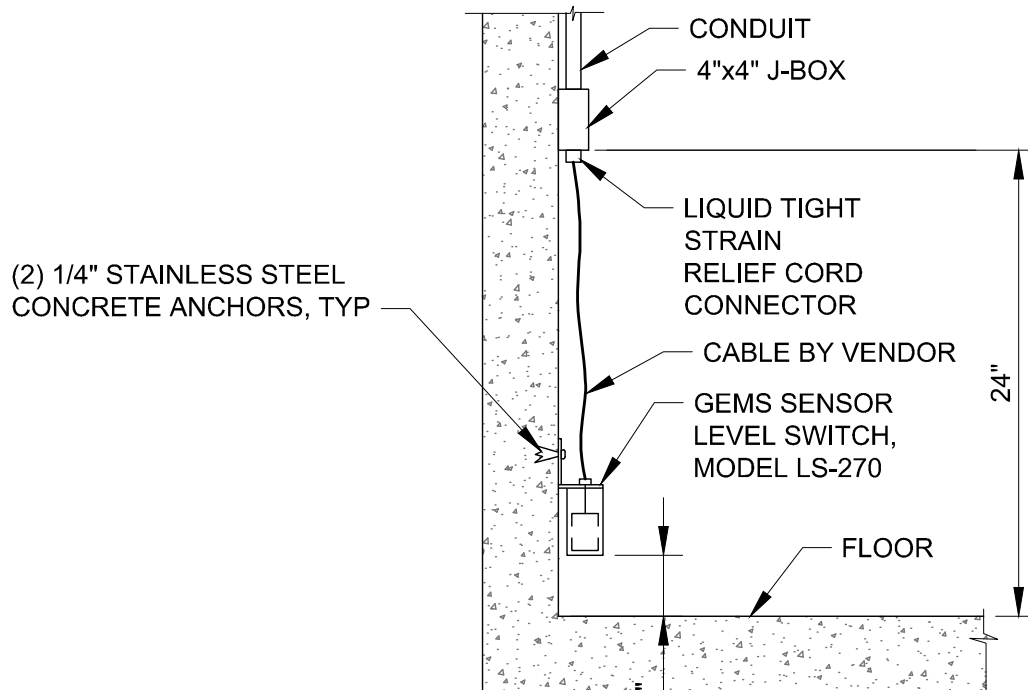


IN-LINE EXHAUST FAN DETAIL

NTS

5

573-C, 573-E



FLOOD SWITCH INSTALLATION DETAIL

NTS

6

573-E



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

4/2014

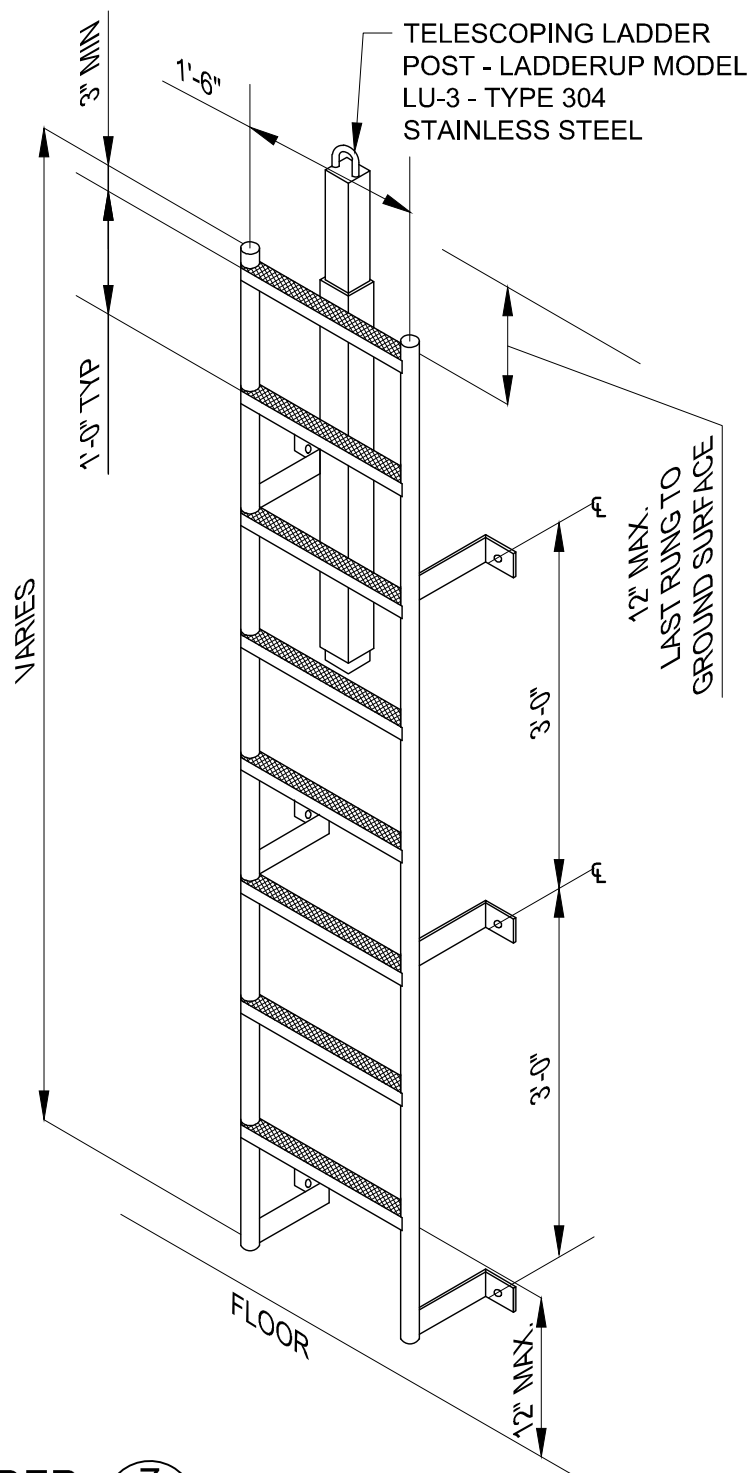
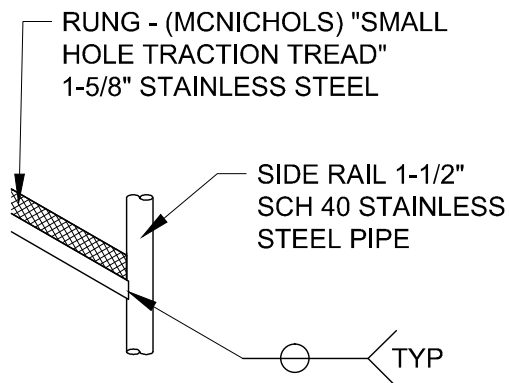
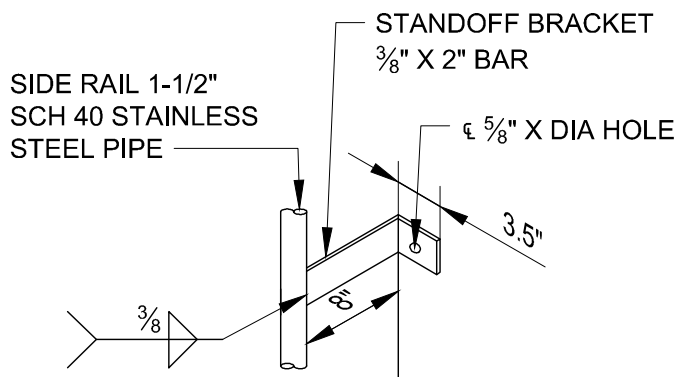
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-D.3



VAULT LADDER

NTS

7

573-C

NOTE:

1. LADDER, ANCHORS, AND BOLTS TO BE STAINLESS STEEL



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

4/2014

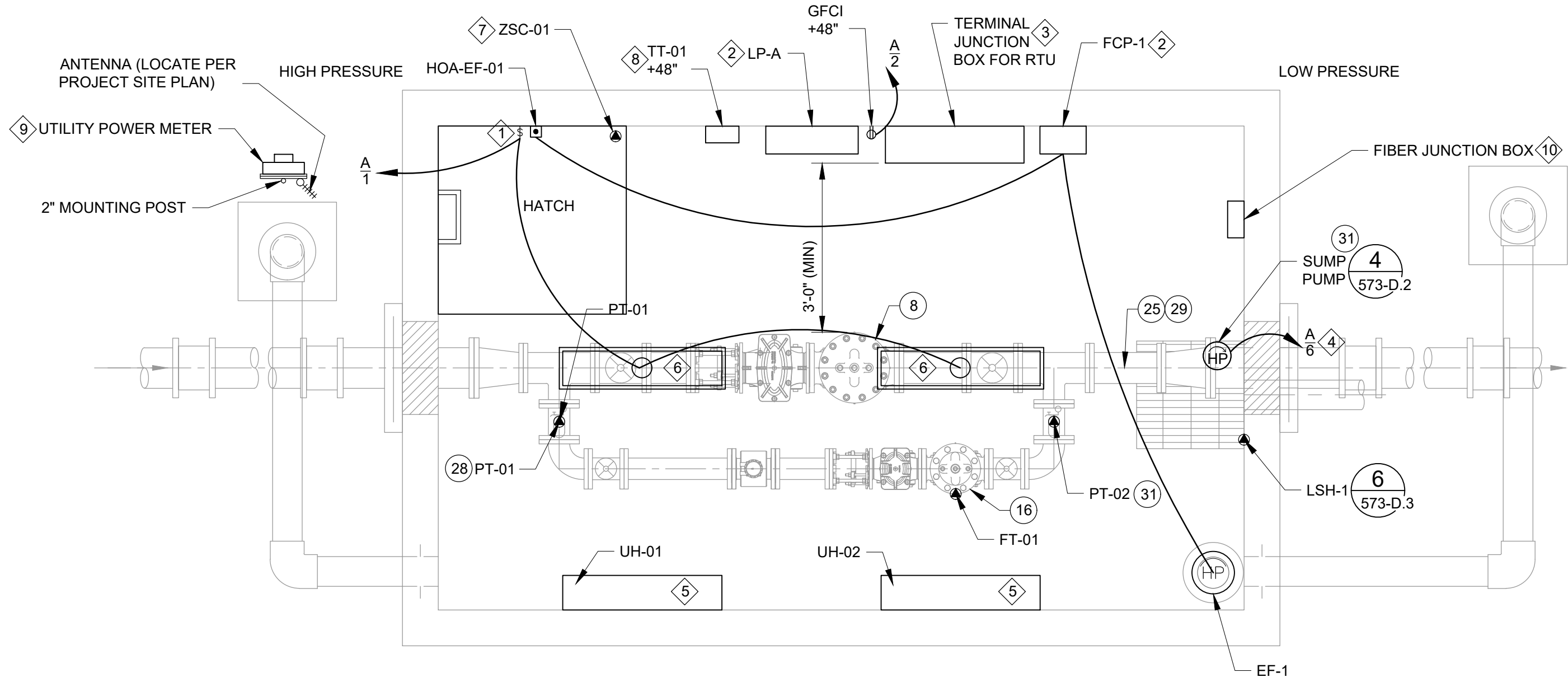
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-D.4



TYPICAL VAULT WITH POWER - PLAN VIEW

SCALE: 1/2" = 1'-0"



SCALE IN FEET

NOTES:

1. SEE STD. PLAN 573-E.3 FOR # KEYED ITEMS.
2. FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR # KEYED ITEMS, SEE STD. PLAN 573-C.3 AND C.4
3. SEE STD. PLAN 573-E.2 FOR PANEL SCHEDULE.
4. SEE STD. PLANS 573-E.4 AND 573-E.5 FOR ONE LINE DIAGRAMS.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

03/2024

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**PRESSURE REDUCING
VALVE VAULT**

STD. PLAN

573-E.1

PANEL SCHEDULE LP-A															
LOCATION: IN VAULT						MFGR: CULTER HAMMER OR EQUAL				100 AMPS				VOLTS: 120/240	
DIMENSIONS: SIZE BY CONTRACTOR						TYPE: PANELBOARD				M.L.O.				PHASE: 1	
MOUNTING: SURFACE						NEMA: 3R				50 M.C.B.				WIRES: 3	
FEED: TOP										10000 A.I.C.					
						PHASE LOADS									
BRKR A P		DESCRIPTION	CONT. WATT S	N-CONT. WATTS	NO	A		B		NO	N-CONT. WATTS	CONT. WATTS	DESCRIPTION	BRKR	
						CONT.	N-CONT.	CONT.	N-CONT.					A	P
20	1	LIGHTS		148	1	0	328			2	180		OUTLETS	15	1
20	1	RTU		500	3			0	1246	4	746		SUMP PUMP OUTLET	20	1
20	2	UNIT HEATER (UH-1)	1000		5	500	0	500	0	6	560		FAN CONTROL PANEL	20	1
20	2	UNIT HEATER (UH-2)	1000		7	500	0	500	0	8			SPARE	20	1
20	1	SPARE			9	0	0			10			SPARE	20	1
20	1	SPARE			11			0	0	12			SPACE		
		SPACE			13	0	0			14			SPACE		
		SPACE			15			0	0	16			SPACE		
		SPACE			17					18			SPACE		
TOTAL WATTS:			2000	648		1,000	328	1,000	1246		1,486	0			
CONTINUOUS LOAD:			2000												
CONTINUOUS LOAD *125%:			2,500												
NON-CONTINUOUS LOAD:			2,134												
DESIGN WATTS:			4,634												
MIN. RATING (AMPS):			13												



1

573-E.2

PANEL NOTE:

- 1 INSTALL WEATHERPROOF LIGHT SWITCH AND NEMA 4X HOA CONTROL BOX IN HATCH OPENING ABOUT 8" FROM TOP OF CONCRETE.
- 2 MAINTAIN NATIONAL ELECTRICAL CODE REQUIRED CLEARANCE AND WORKING SPACE AROUND PANELS.
- 3 COORDINATE WITH PCMC FOR RTU PANEL, ANTENNA, AND CABLE REQUIREMENTS. CONTRACTOR TO FURNISH AND INSTALL RTU PANEL, ANTENNA, ANTENNA MAST, CONDUIT, CONDUCTOR, AND CABLE WITH WIRING TERMINATIONS INSIDE THE RTU PANEL. CONTRACTOR TO SIZE RTU RELATED EQUIPMENT FOR 11 I/O POINTS INCLUDING 3 SPARES. (1 FLOW METER, 2 PRESSURE TRANSDUCERS, 1 TEMPERATURE SENSOR, 1 FLOOD ALARM, 1 ENTRY SECURITY ALARM, 1 PRESSURE RELIEF OPEN ALARM, 2 SPARE DIGITAL INPUTS AND 2 SPARE ANALOG INPUTS). PCMC WILL PROVIDE AND INSTALL A PRE-ASSEMBLED AND PRE-WIRED BACKPANEL IN RTU PANEL AND PROVIDE SCADA PROGRAMMING.
- 4 SUMP PUMP TO BE HARDWIRED TO PANEL LP-A.
- 5 INSTALL 4-FOOT BASEBOARD HEATER AT 2-FEET ABOVE FINISHED FLOOR OF VAULT. HEATER SHALL BE 240 V WITH 3,400 BTUH, INTEGRAL DIAL THERMOSTAT.
- 6 GASKETED AND ENCLOSED INDUSTRIAL FIXTURE, FIBERGLASS HOUSING, WET LOCATION TWO LAMP FLUORESCENT, 120 VOLT, INSTANT START ELECTRONIC BALLAST METALUX VT3-232DR-120V-EB81-WL-U OR EQUAL. MOUNT FIXTURE ON WALL AT ABOUT 7 FEET ABOVE FINISHED FLOOR.
- 7 NEMA 4 HEAVY-DUTY LIMIT SWITCH WITH 1NO 1NC CONTACT 5A 120 VAC. SQUARE D COMPANY, CLASS 9007 OR EQUAL.
- 8 ROOM TEMPERATURE DISPLAY AND 4-20 mA TRANSMITTER WITH 100 OHM PLATINUM RTD. DEVAR MODEL D-RTTI-0024.
- 9 INSTALL UTILITY POWER METER WITH 50 AMP BREAKER ON BACK TO BACK UNISTRUT TO 2" GALVANIZED STEEL POLE ACCORDING TO UTILITY COMPANY STANDARDS.
- 10 IF FIBER IS AVAILABLE, INSTALL JUNCTION BOX FOR FIBER CONNECTION. COORDINATE SIZE OF BOX WITH PROVIDER.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

03/2024

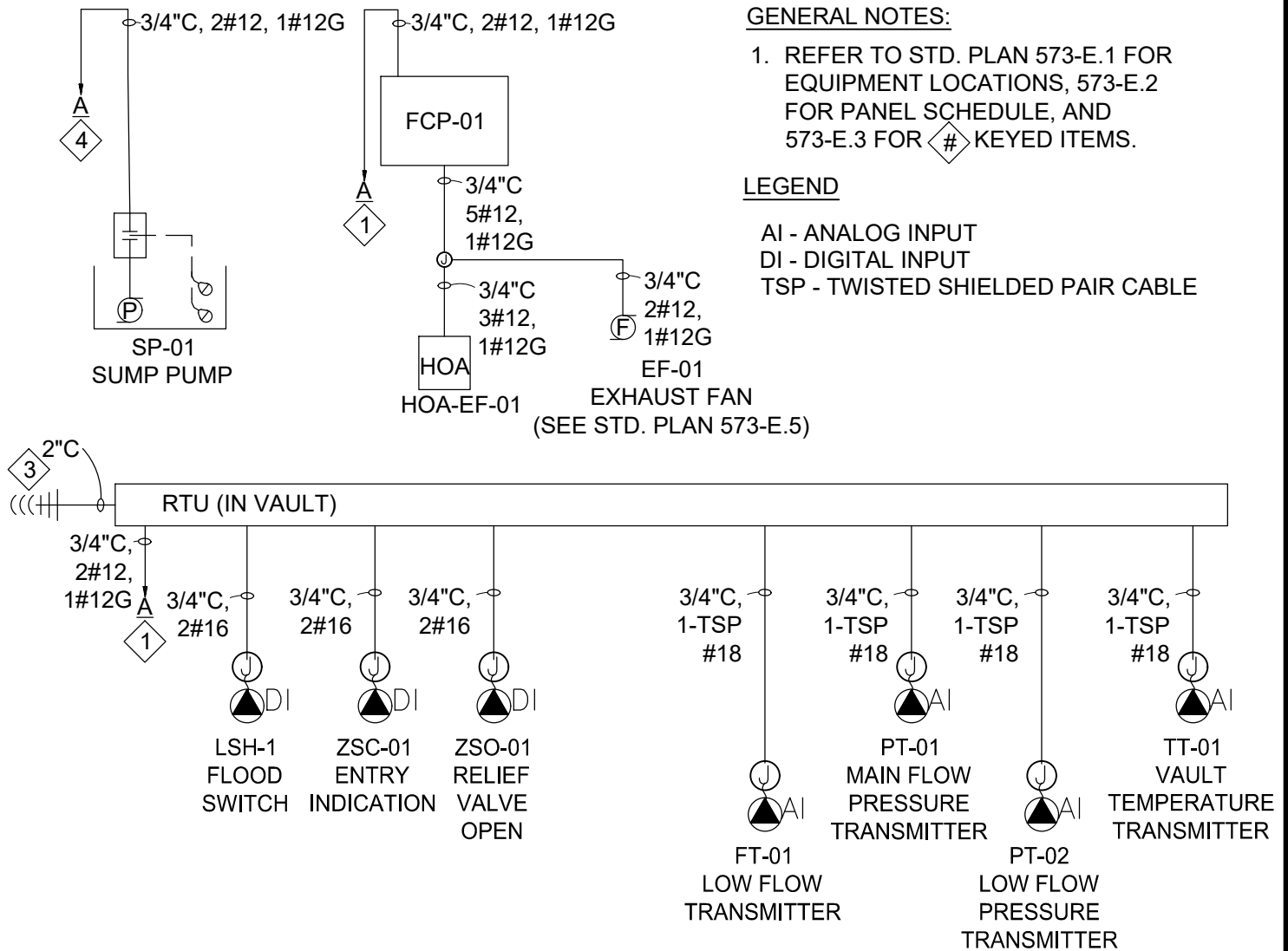
REV.

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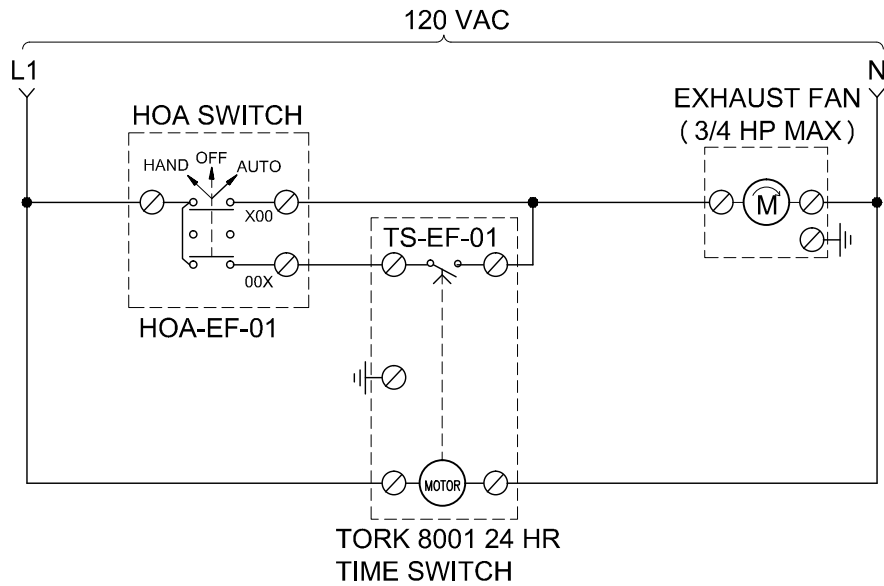
PRESSURE REDUCING VALVE VAULT

STD. PLAN

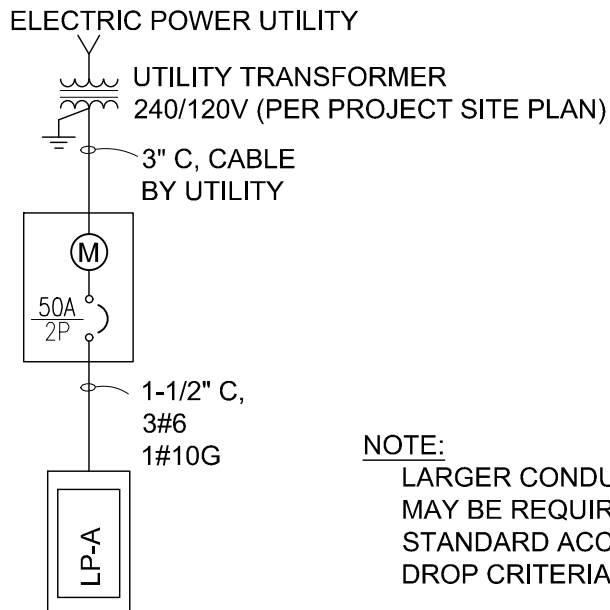
573-E.3



 PARK CITY MUNICIPAL CORPORATION WATER	DATE	PRESSURE REDUCING VALVE VAULT	STD. PLAN
	03/2024		573-E.4
	REV.		
	1		



TYPICAL VAULT EXHAUST FAN CONTROL SCHEMATIC
NTS



NOTE:
LARGER CONDUITS AND CONDUCTORS
MAY BE REQUIRED TO MEET INDUSTRY
STANDARD ACCEPTABLE VOLTAGE
DROP CRITERIA.

POWER ONE-LINE
NTS



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

4/2014

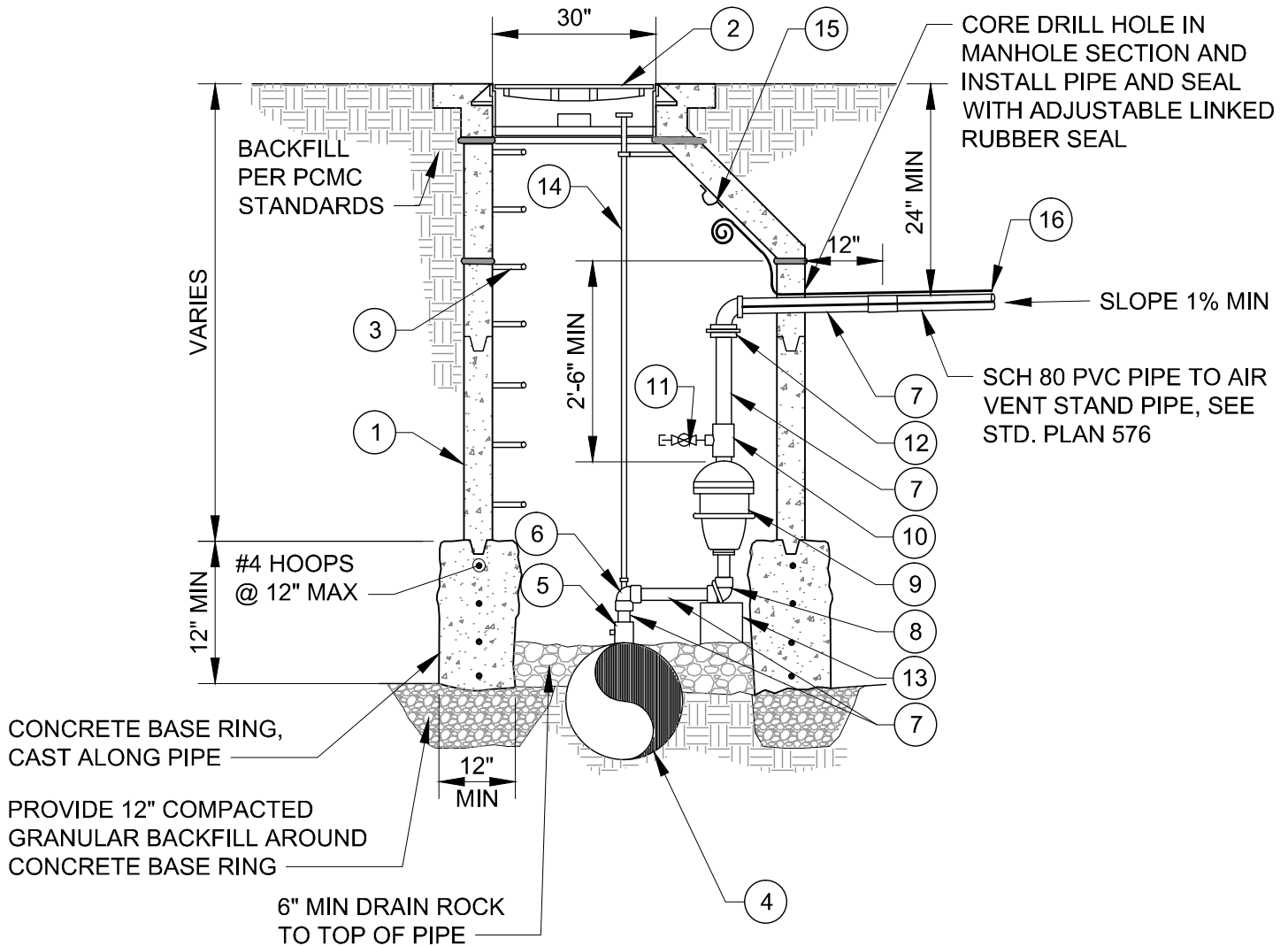
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-E.5



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

REV.

0

AIR RELEASE / CAV VALVE MANHOLE

STD. PLAN

574

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	MANHOLE FRAME AND COVER (STD. PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APP'D EQUAL	PS2-PFDF
④	VALVE LARGER THAN 2": DUCTILE IRON FLANGED TEE WITH 4" BLIND FLANGE BRONZE AND NPT SERVICE TAP VALVE 2" AND SMALLER: BRONZE SERVICE SADDLE DI MAIN; DOUBLE STRAP PVC MAIN; TWO-PIECE BOLTED	MUELLER	DI PIPE SADDLE: BR2B SERIES, I.P. THDS; PVC PIPE SADDLE: H-13000 SERIES, I.P. THDS
		FORD	DI PIPE SADDLE: STYLE 202B I.P. THDS; PVC PIPE SADDLE: STYLE S92, I.P. THDS
⑤	BRASS CORPORATION STOP, INLET I.P. THREAD, OUTLET F.I.P. THREAD (VALVE INLET SIZE)	MUELLER	B-20046N
		FORD	FB1100-(SERVICE SIZE)-Q-NL
⑥	BRONZE ANGLE VALVE, 300 PSI (VALVE INLET DIAMETER)		
⑦	BRASS NIPPLES X LENGTH AS REQUIRED, M.I.P., (VALVE INLET DIAMETER)		
⑧	BRASS 90° ELBOW, F.I.P. (VALVE INLET/OUTLET DIAMETER)		
⑨	COMBINATION AIR VACUUM / RELEASE VALVE, NPT, SIZE PER ENGINEER DESIGN AND APPROVED PLANS		
⑩	BRONZE TEE, F.I.P., THREADED, (VALVE OUTLET DIAMETER X 3/4" DIA.)		
⑪	DRAIN ASSEMBLY: 3/4" DIA. BRASS CLOSE NIPPLE, M.I.P.; 3/4" BRONZE BALL VALVE; 3/4" BRONZE PLUG	MUELLER	SERIES 300 VALVE; H-10035
⑫	BRONZE UNION, (VALVE OUTLET DIAMETER)		
⑬	CAV ASSEMBLY SUPPORT, (1) 16"X8"X8" CMU BLOCK		
⑭	5/8" DIAMETER GALVANIZED STEEL ROD WITH 3" DIAMETER HAND WHEEL TO FORM EXTENSION, TOGETHER WITH A GALVANIZED EYELET STANDOFF		
⑮	LIFTING EYE ABOVE AIR VALVE, GALVANIZED		
⑯	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TWISTER DB PLUS OR APP'D EQUAL

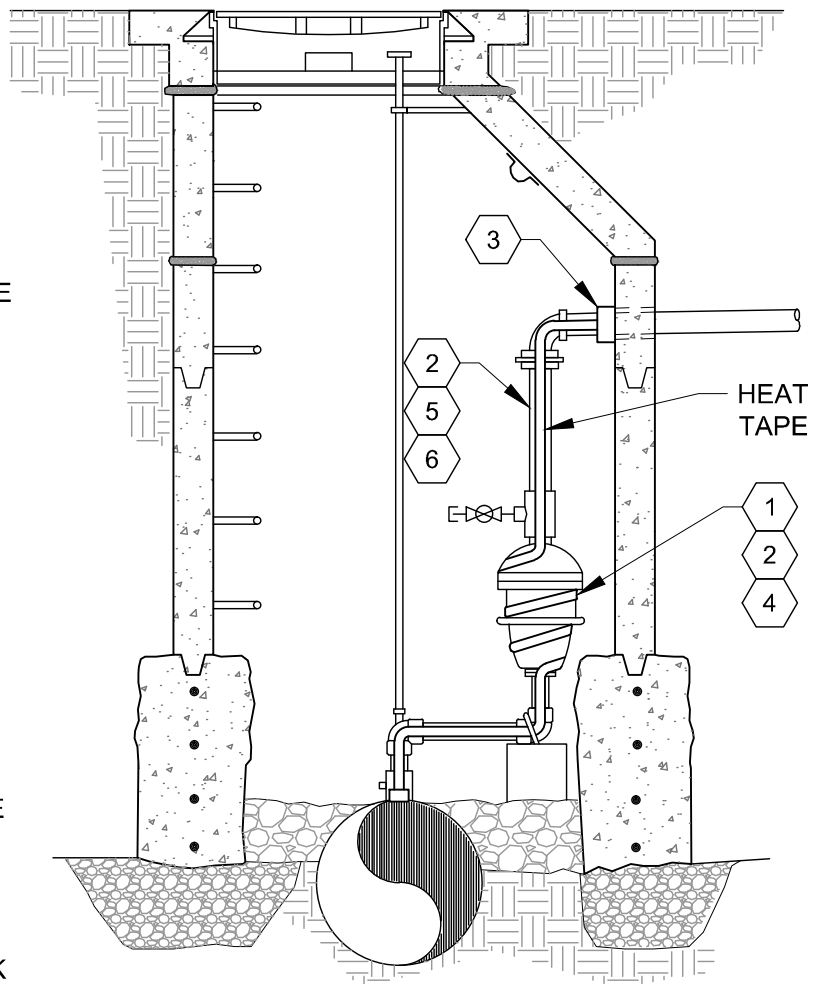
DETAIL NOTES

1. ALL VALVES AND FITTINGS SHALL BE RATED FOR THE SAME WORKING AND TEST PRESSURES AS THE CONNECTED WATERLINE
2. LOCATE VALVE, VAULT, AND AIR VENT PER APPROVED PLANS AND SET VAULT PLUMB
3. REFER TO STD. PLAN 575 FOR HEAT TRACE REQUIREMENTS

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	AIR RELEASE / CAV VALVE MANHOLE	STD. PLAN
	10/2020		
	REV.		
	1		574 S

KEY NOTES:

- 1 WRAP HEAT TAPE AROUND THE AIR/VAC VALVE. USE MANUFACTURER'S RECOMMENDATIONS FOR THE NUMBER OF WRAPS.
- 2 SECURE THE HEATING CABLE IN PLACE WITH CHROMALOX FT-3 FIBERGLASS TAPE.
- 3 END KIT WITH INDICATING LIGHT.
- 4 INSULATE THE ISOLATION VALVE AND THE COMBINATION AIR VACUUM RELEASE VALVE WITH A REMOVABLE AND REUSABLE INSULATING BLANKET. ENERGY-WRAP INSULATION SYSTEM AS MANUFACTURED BY THERMAL ENERGY PRODUCTS.
- 5 INSTALL CHROMALOX AT-1 ALUMINUM TAPE NEXT TO PVC PIPE BEFORE INSTALLING HEAT TAPE AND THEN THE HEAT TAPE WILL CONTINUE FROM THE AIR/VAC VALVE AND LAY ALONG THE ALUMINUM TAPE.
- 6 INSULATE THE PIPE WITH 2 INCH THICK FIBERGLASS PIPE INSULATION.



NOTES:

1. INSTALL HEAT TAPE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. REFER TO STD. PLAN 575-B FOR POWER ONE-LINE DETAIL.
3. SEE AIR RELEASE / CAV VALVE MANHOLE, STD. PLAN 574



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

REV.

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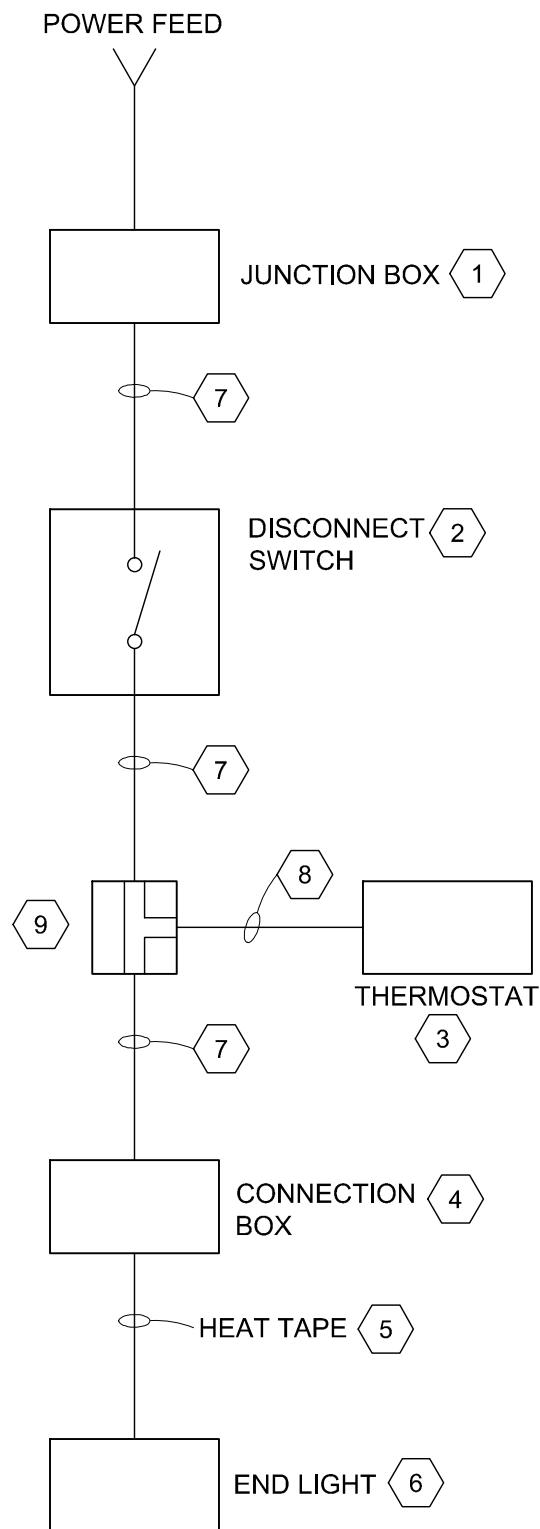
HEAT TAPE INSTALLATION FOR AIR RELEASE / CAV VALVE

STD. PLAN

575-A

KEY NOTES:

- 1 TYPE 4X NONMETALLIC J-BOX FOR WIRE CONNECTIONS AS NEEDED.
- 2 CROUSE HINDS FS BOX, WITH 20 AMP SINGLE POLE SWITCH, AND A CROUSE HINDS P/N DS185 COVER.
- 3 CHROMALOX NON INDICATING TEMPERATURE CONTROL, 0 TO 150 DEGREES F, P/N PIT-15.
- 4 CHROMALOX PIPE MOUNTED POWER CONNECTION BOX NEMA 4X, P/N RTPC.
- 5 HEAT TAPE 120 VOLT, 5 WATTS PER FOOT, SELF-REGULATING, TINNED COPPER BRAID, WITH A FLUOROPOLYMER OVERJACKET. CONNECT GROUNDING CONDUCTOR TO COPPER BRAID. CHROMALOX P/N SRL 5-1CT HEATING CABLE.
- 6 END KIT WITH INDICATING LIGHT 120 VOLT, CHROMALOX P/N RTPC-SL1.
- 7 3/4" RIGID CONDUIT GALVANIZED WITH TWO #12 CONDUCTORS AND ONE #12 GROUND.
- 8 1/2" RIGID CONDUIT GALVANIZED WITH TWO #12 CONDUCTORS AND ONE #12 GROUND.
- 9 3/4" RIGID T CONDUIT GALVANIZED BODY WITH ONE REDUCER FOR 1/2" CONDUIT.



HEAT TRACE POWER ONE-LINE DETAIL



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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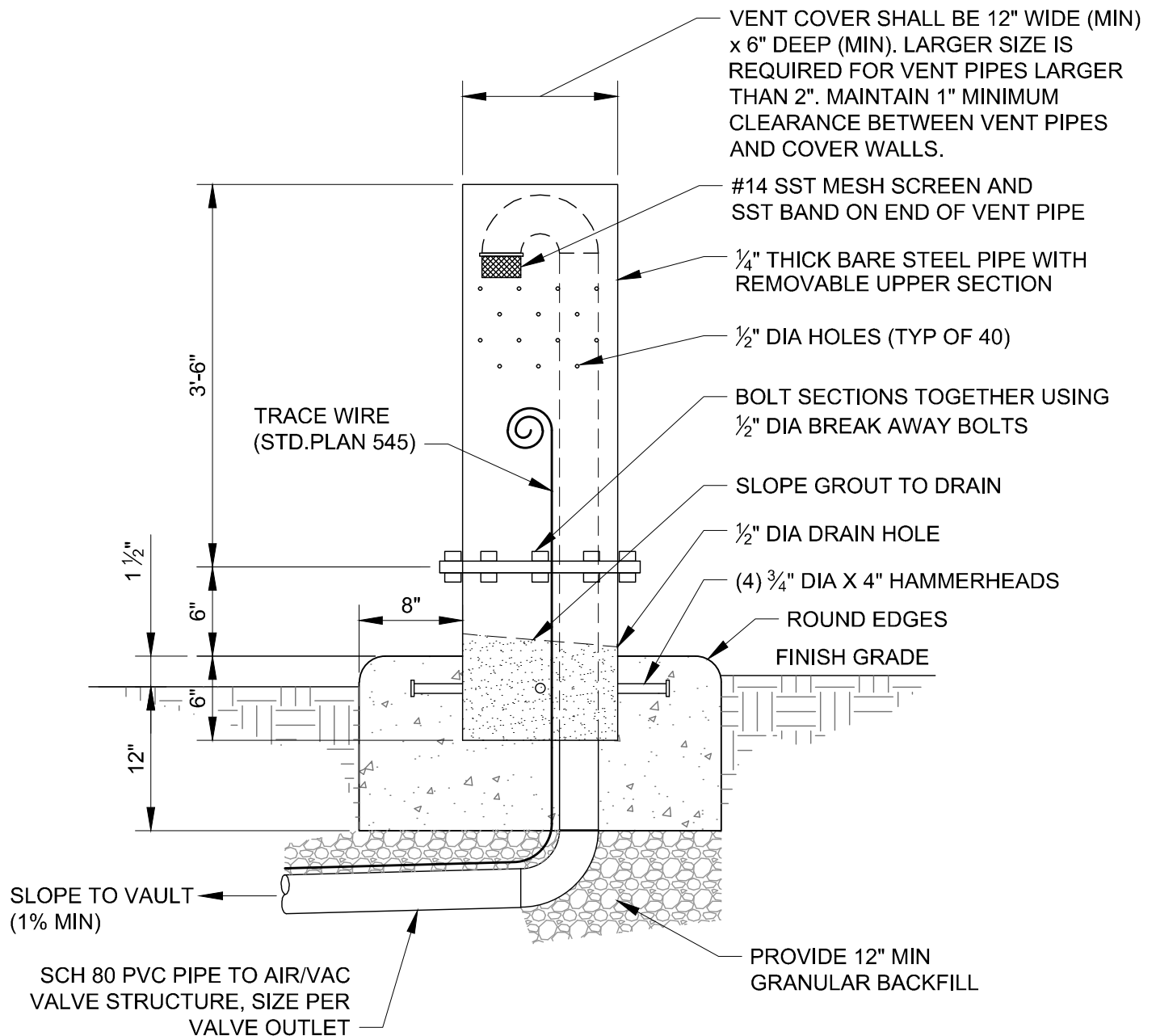
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**HEAT TAPE
INSTALLATION FOR AIR
RELEASE / CAV VALVE**

STD. PLAN

575-B



NOTES:

1. LOCATE VENT AS SHOWN ON APPROVED PLANS, 1'-6" MINIMUM BEHIND TOP BACK OF CURB / GUTTER OR SIDEWALK.



PARK CITY MUNICIPAL CORPORATION
WATER

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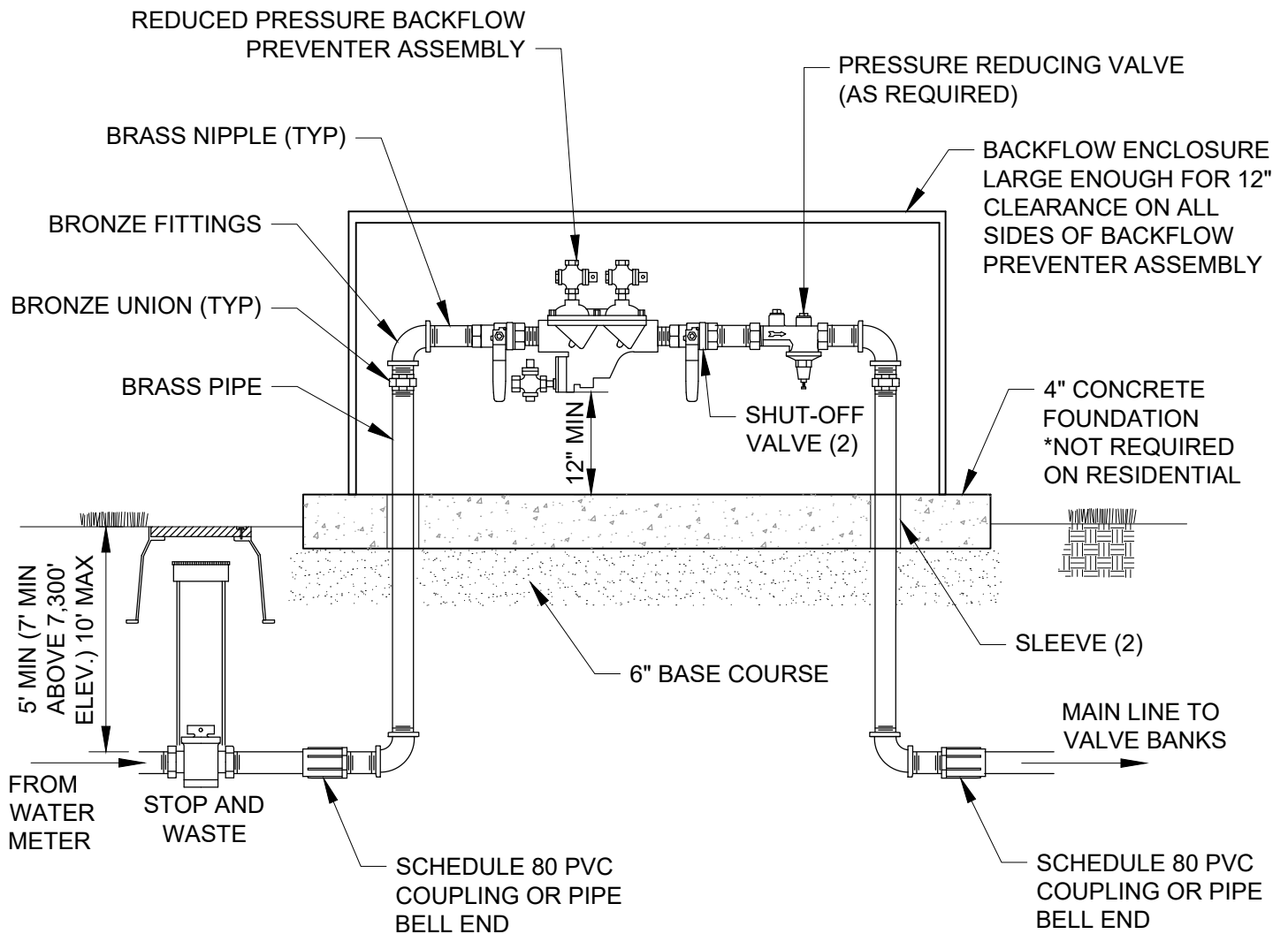
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AIR VENT STAND PIPE

STD. PLAN

576



LESS THAN 3" DIAMETER



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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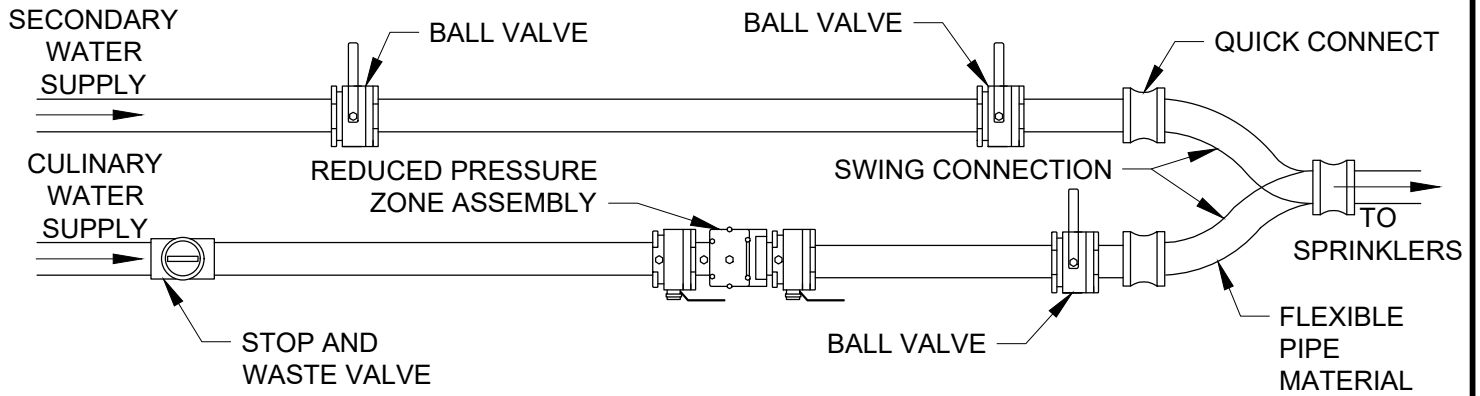
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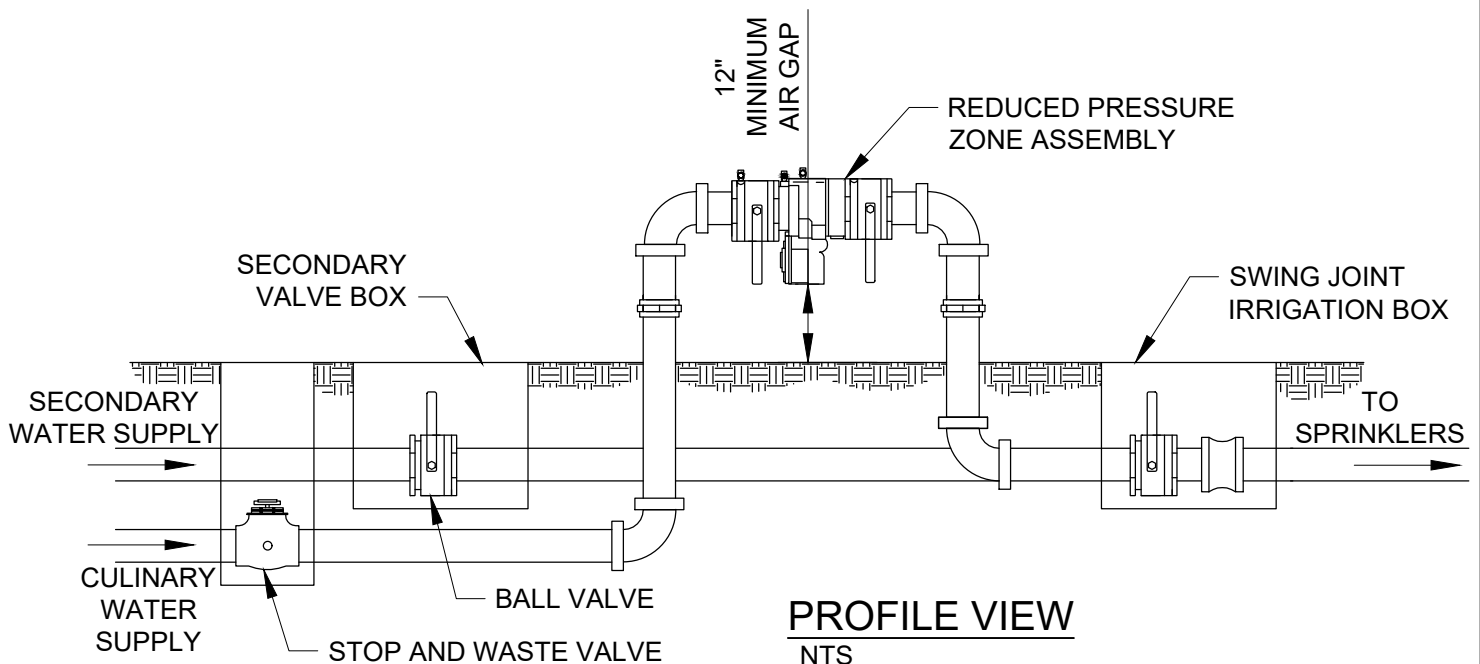
CULINARY WATER - IRRIGATION BACKFLOW PREVENTER

STD. PLAN

577-A



PLAN VIEW
NTS



PROFILE VIEW
NTS

NOTES:

1. THE SWING CONNECTION IS INSTALLED SO THAT EITHER THE SECONDARY IRRIGATION WATER OR THE CULINARY WATER IS CONNECTED AND FEEDING THE SPRINKLER SYSTEM AT THE ONE TIME.
2. THE REDUCED PRESSURE ZONE ASSEMBLY MUST BE LOCATED AT A MINIMUM OF 12" FROM WALL, FENCE OR OTHER OBSTACLE.
3. THE REDUCED PRESSURE ZONE ASSEMBLY MUST BE LOCATED AT A MINIMUM OF 12" ABOVE GRADE (NOT ALLOWED IN A PIT BELOW GRADE).
4. THE REDUCED PRESSURE ZONE ASSEMBLY MUST BE INSPECTED BY A CERTIFIED BACKFLOW TECHNICIAN ON AN ANNUAL BASIS. CONSISTENT WITH PARK CITY MUNICIPAL CODE 13-1-29, BACKFLOW PREVENTER SHALL BE TESTED UPON INITIAL INSTALLATION AND EVERY 12 MONTHS THEREAFTER. PROOF OF TESTING/INSPECTION MUST BE PROVIDED TO PARK CITY EACH TIME. FAILURE TO PROVIDE PROOF OF TESTING MAY LEAD TO WATER SHUT-OFF TO PROTECT THE DRINKING WATER SYSTEM FROM POTENTIAL CONTAMINATION.



PARK CITY MUNICIPAL CORPORATION
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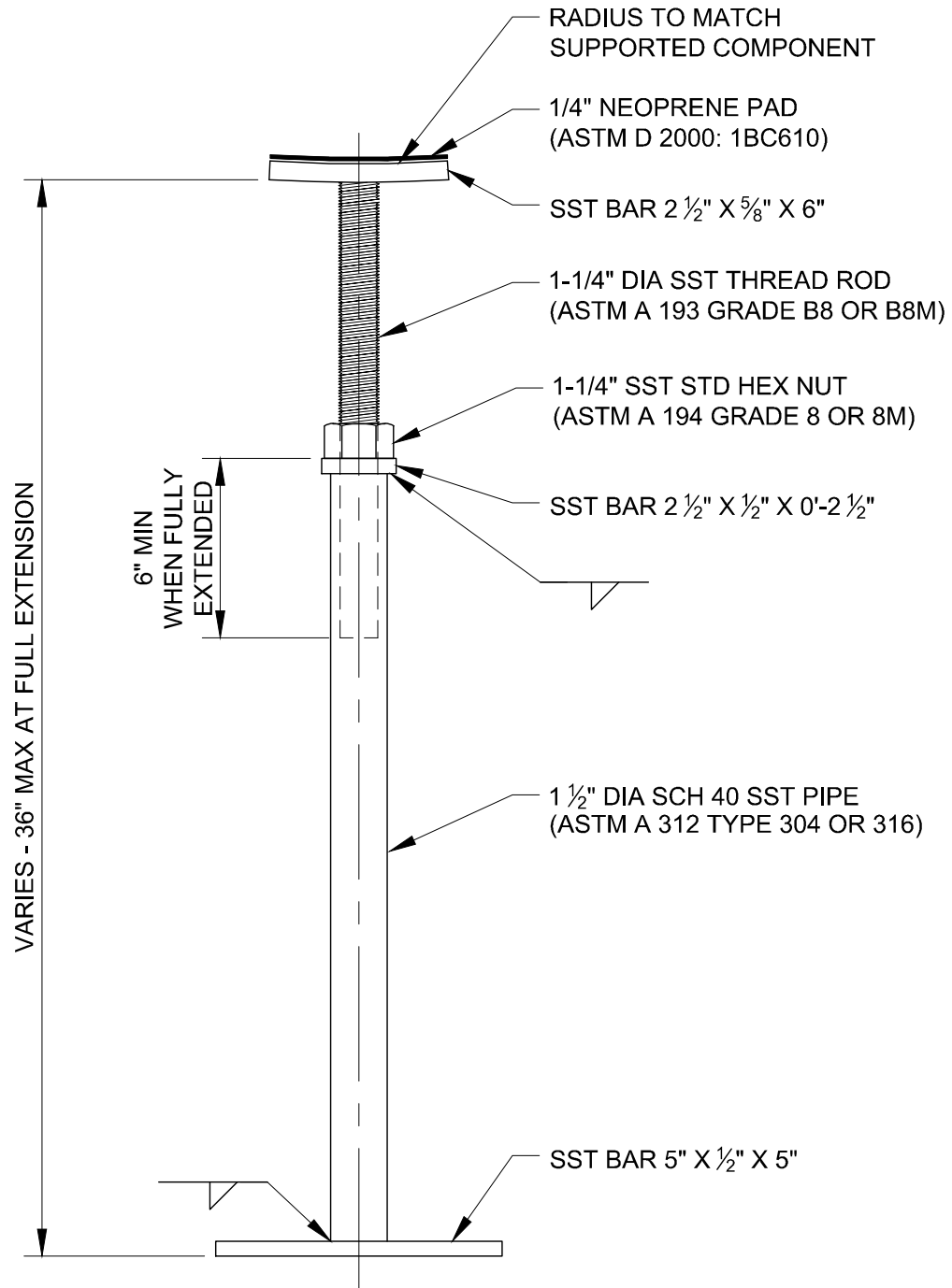
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**CULINARY & SECONDARY
WATER - IRRIGATION SWING
CHECK CONNECTION**

STD. PLAN

577-B



NOTES:

1. BAR MATERIAL TO BE ASTM A 240 TYPE 304 OR 316 (Fy= 30 KSI MIN.)



PARK CITY MUNICIPAL CORPORATION
WATER

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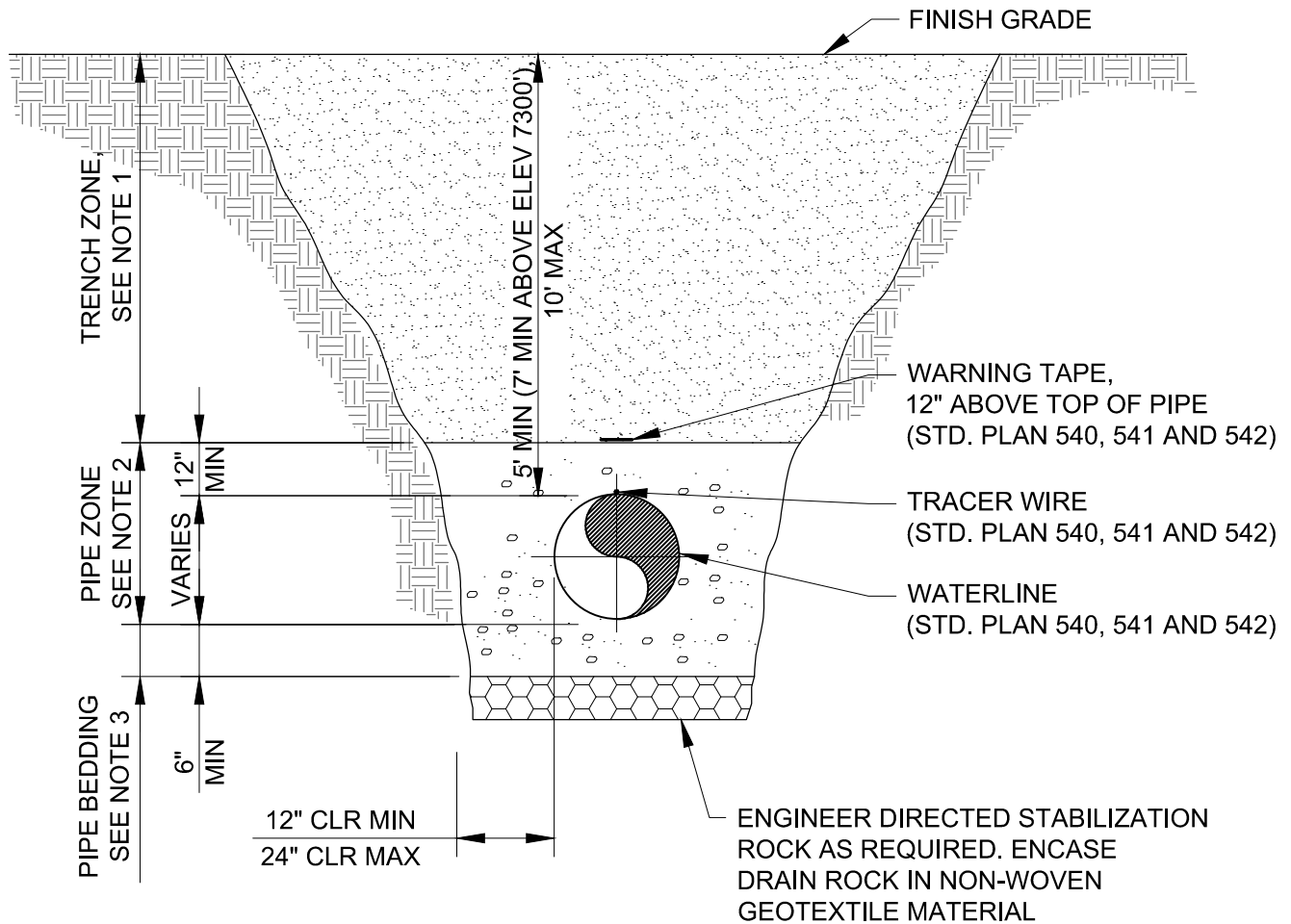
REV.

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PIPE SUPPORT

STD. PLAN

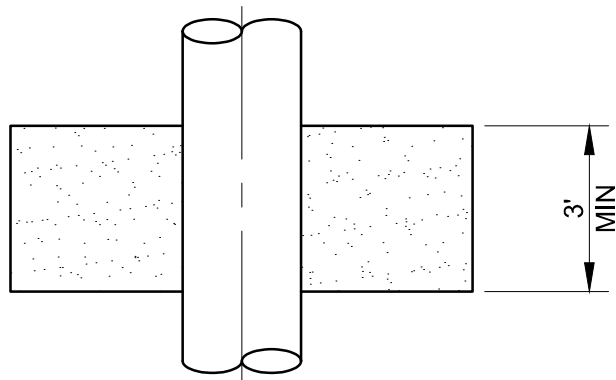
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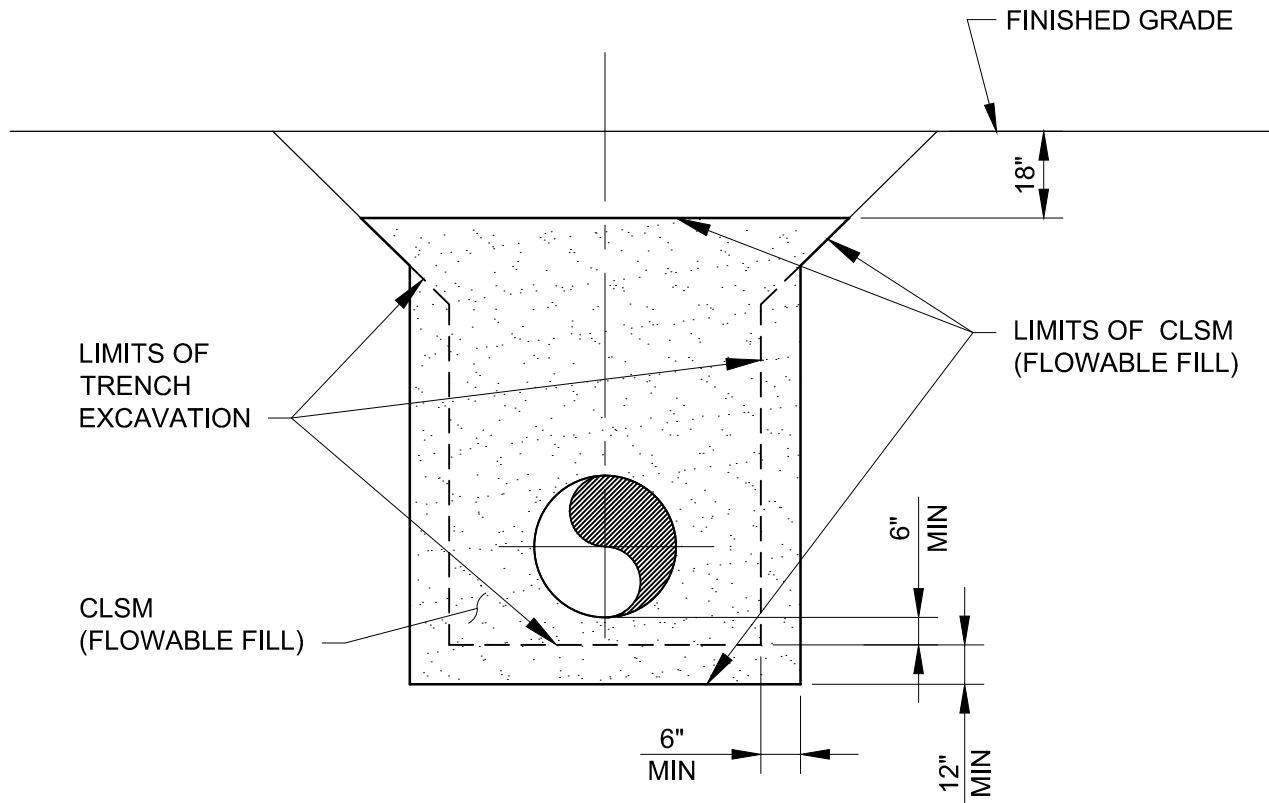
NOTES:

1. **TRENCH ZONE**
 WATER MAIN, FIRE LINE, AND APPURTENANCES:
 BACKFILL AND COMPACT PER PCMC DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE REQUIRED BY SPECIAL CONDITIONS
 WATER SERVICE - NEW PAVEMENT AND LANDSCAPE AREA:
 BACKFILL AND COMPACT PER PCMC DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE REQUIRED BY SPECIAL CONDITIONS
 WATER SERVICE - EXISTING ROADWAY AND PAVED AREA:
 BACKFILL TO PAVEMENT DEPTH WITH CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 100 PSI MINIMUM AND 150 PSI MAXIMUM MIX DESIGN.
2. **PIPE ZONE**
 BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. THE MATERIAL AND BACKFILL ZONES SHALL BE AS SPECIFIED BY THE APPLICABLE AWWA STANDARD FOR THAT PIPE TYPE. DO NOT DROP PIPE OR ACCESSORIES INTO THE TRENCH. AS A MINIMUM:
 WATER MAIN, FIRE LINE, AND APPURTENANCES:
 SAND OR 3/4" MAXIMUM PARTICLE SIZE ROADBASE COMPACT TO 96% OF MODIFIED PROCTOR DENSITY
 WATER SERVICE:
 SAND COMPACTED TO 96% OF MODIFIED PROCTOR DENSITY
3. **PIPE BEDDING**
 WATER MAIN, FIRE LINE, AND APPURTENANCES:
 SAND OR 3/4" ROADBASE COMPACT TO 96% OF MODIFIED PROCTOR DENSITY
 WATER SERVICE:
 SAND COMPACTED TO 96% OF MODIFIED PROCTOR DENSITY
 A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN THE TRENCH FOR ALL BURIED PIPE. STONES LARGER THAN 3/4" AS DESCRIBED IN NOTE 2 SHALL BE REMOVED FOR A DEPTH OF AT LEAST 6 INCHES BELOW THE BOTTOM OF THE PIPE.
4. PROVIDE TRENCH PLATING AS REQUIRED FOR CLSM BACKFILL INSTALLATIONS
5. COMPLY WITH APPLICABLE PARK CITY SOILS ORDINANCE REQUIREMENTS

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER TRENCH BEDDING AND BACKFILL	STD. PLAN
	6/2019		
	REV.		
	1		580



PLAN
NTS



SECTION
NTS

NOTES:

1. CLSM - CONTROLLED LOW STRENGTH MATERIAL, DESIGN MIX 100-150 PSI



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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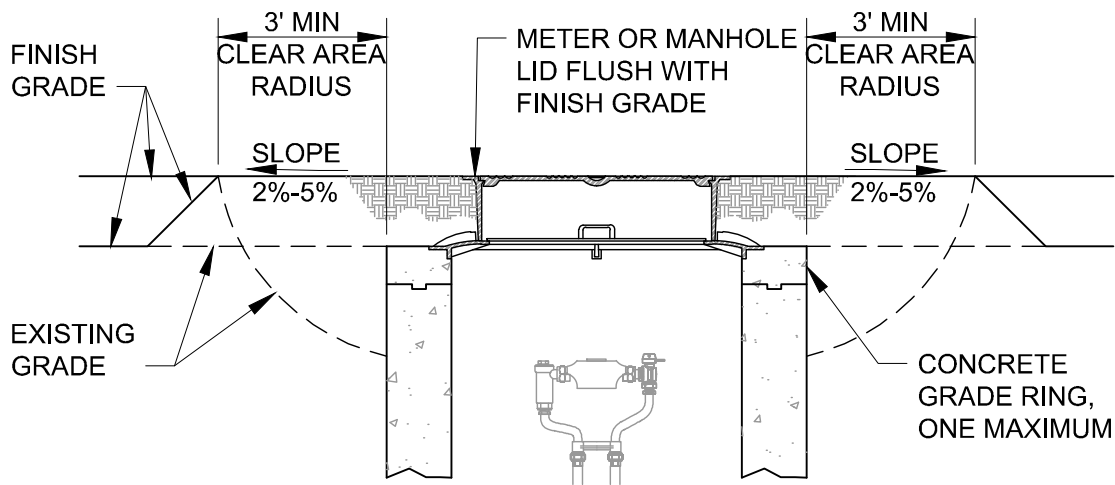
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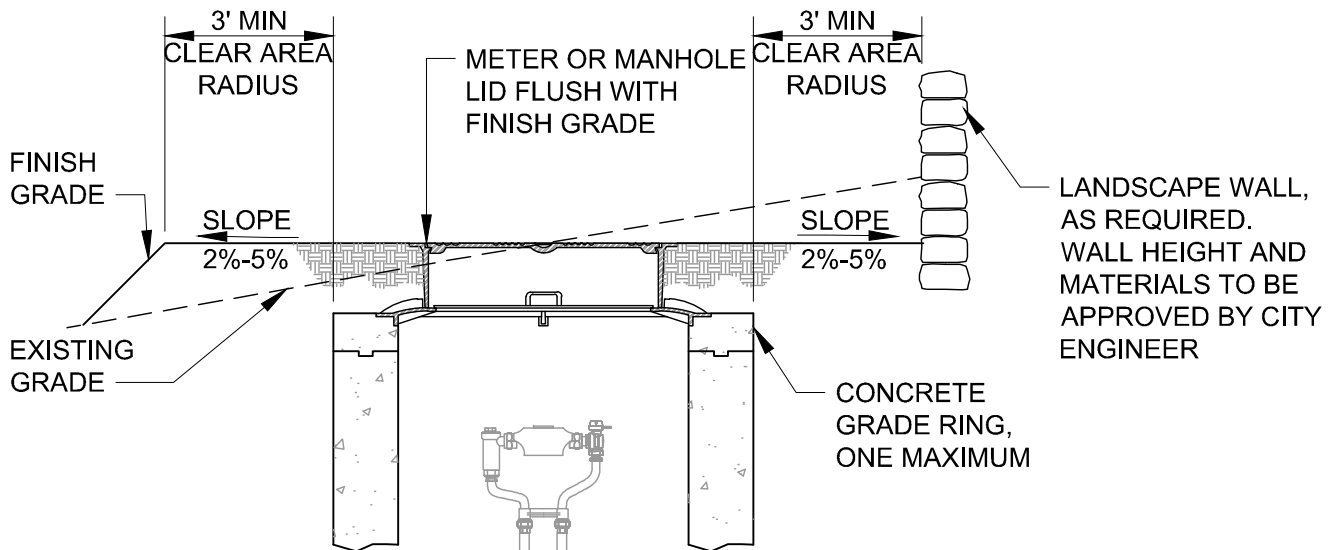
**WATER TRENCH
CUT-OFF WALL**

STD. PLAN

581



LOW/HIGH GRADE ADJUSTMENT



SLOPE GRADE ADJUSTMENT

NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. METER YOKE DEPTH MUST MEET THE METER VAULT REQUIREMENTS. (PLAN 521 THRU 525)
3. METER LID HIGHER THAN THE SURROUNDING FINISH GRADE:
RAISE GRADE SURROUNDING METER LID TO THE TOP OF METER LID.
PROVIDE DRAINAGE AWAY FROM THE METER LID.
4. METER LID LOWER THAN THE SURROUNDING FINISH GRADE:
RAISE METER VAULT AND COMPONENTS TO MEET METER VAULT REQUIREMENTS.



PARK CITY MUNICIPAL CORPORATION
WATER

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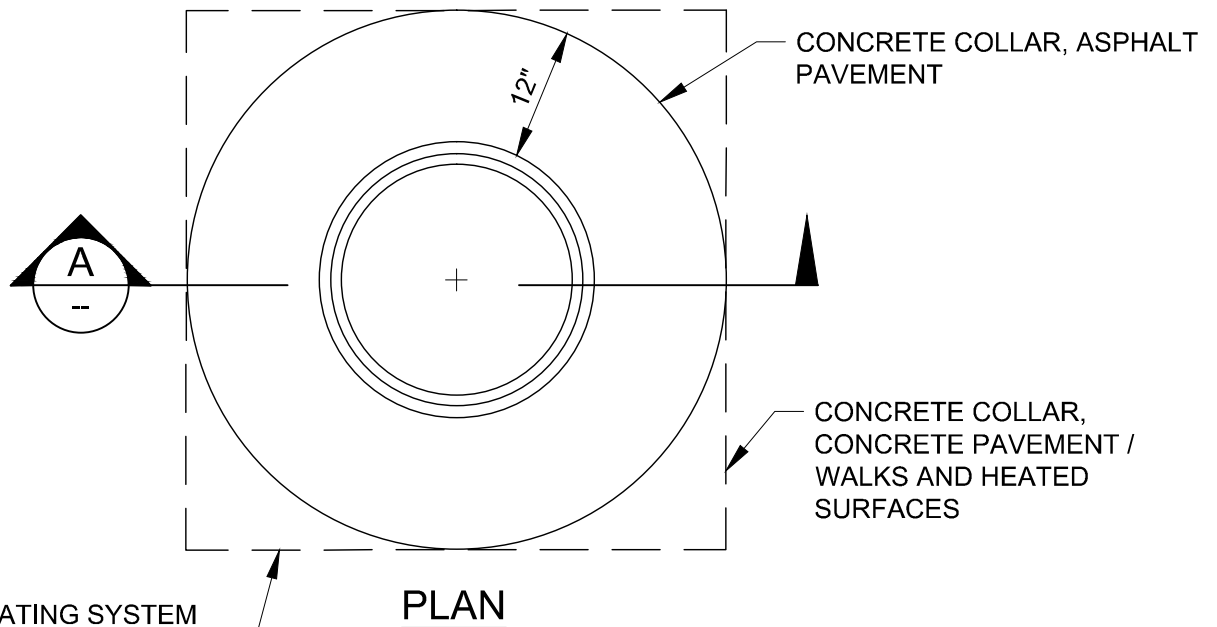
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METER VAULT AND WATER MANHOLE GRADING LANDSCAPE AREAS

STD. PLAN

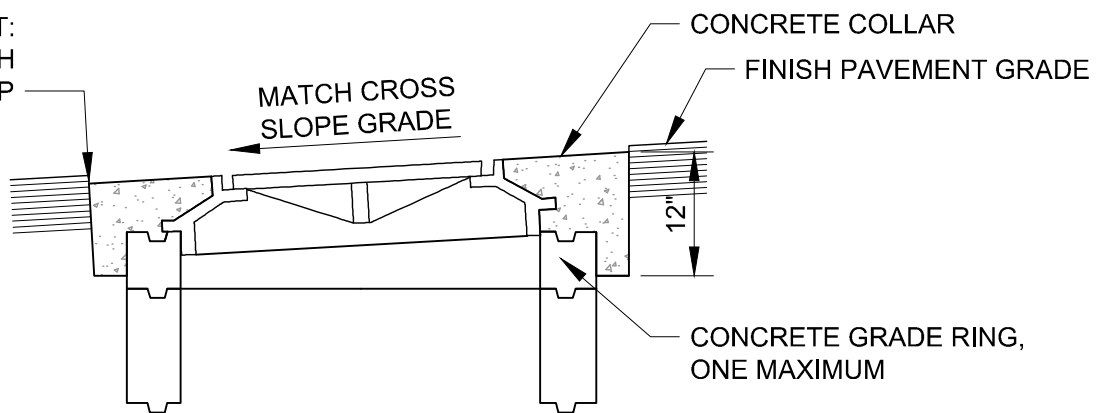
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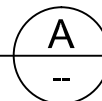
PROVIDE HEATING SYSTEM
DISCONNECT AT COLLAR LIMITS.
24" COLLAR REQUIRED FOR 4'
AND 5' MANHOLES AND VAULTS

ASPHALT PAVEMENT:
COLLAR SET $\frac{1}{4}$ " MIN. TO $\frac{1}{2}$ "
MAX. BELOW PAVEMENT
LIP ALL AROUND.

CONCRETE PAVEMENT:
SET COLLAR FLUSH WITH
PAVEMENT LIP



SECTION
NTS



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

REV.

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METER VAULT AND WATER MANHOLE COLLAR PAVEMENT AREAS

STD. PLAN

593

¹ WATER SERVICE LINE FLOW CHART

SYSTEM PRESSURE (PSI)	² MIN. SYSTEM RESIDUAL FIRE FLOW PRESSURE (PSI)	AVAILABLE PRESSURE DROP (PSI)	SERVICE SIZE (INCH)							
			0.75		1		1.5		2	
			AVAILABLE FLOW WITHOUT METER (GPM)	* RATED FLOW THROUGH METER (GPM)	AVAILABLE FLOW WITHOUT METER (GPM)	* RATED FLOW THROUGH METER (GPM)	AVAILABLE FLOW WITHOUT METER (GPM)	* RATED FLOW THROUGH METER (GPM)	AVAILABLE FLOW WITHOUT METER (GPM)	* RATED FLOW THROUGH METER (GPM)
150	20	130	53	30	113	50	328	100	700	160
145	20	125	52	30	111	50	322	100	686	160
140	20	120	51	30	108	50	315	100	671	160
135	20	115	50	30	106	50	307	100	655	160
130	20	110	48	30	103	50	300	100	640	160
125	20	105	47	30	101	50	293	100	624	160
120	20	100	46	30	98	50	285	100	608	160
115	20	95	45	30	95	50	277	100	591	160
110	20	90	43	30	93	50	269	100	574	160
105	20	85	42	30	90	50	261	100	557	160
100	20	80	41	30	87	50	253	100	539	160
95	20	75	39	30	84	50	244	100	520	160
90	20	70	38	30	81	50	235	100	501	160
85	20	65	36	30	78	50	226	100	482	160
80	20	60	35	30	74	50	216	100	461	160
75	20	55	33	30	71	50	206	100	440	160
70	20	50	32	28	67	50	196	100	418	160
65	20	45	30	26	64	50	185	100	395	160
60	20	40	28	24	60	50	174	100	370	160
55	20	35	26	23	56	48	162	100	345	160
50	20	30	24	21	51	44	149	100	317	160
45	20	25	22	19	46	40	135	100	287	160
40	20	20	19	17	41	36	119	88	255	158
35	20	15	16	14	35	30	102	76	218	135
30	20	10	13	12	28	24	82	62	175	110
25	20	5	9	8	19	17	56	43	120	77
20	20	0	0	0	0	0	0	0	0	0

NOTES:

1. WATER SERVICE LINE DESIGN IS NOT TO EXCEED 10FPS IN FIRE FLOW SITUATIONS
2. REFER TO STD. PLAN 594.2 FOR NOTES AND REFERENCES.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER SERVICE LINE FLOW CHART	STD. PLAN
	03/2024		
	REV.		
	1		594.1

* VALUES DERIVED FROM SR WATER METERS TYPICAL PERFORMANCE CURVES AND THE METERS AWWA MAXIMUM CAPACITY

ASSUMED:

L (FT) = 40.0 (MAX LENGTH IN FEET FROM MAIN TO METER)

C = 135.0 (OLDER HDPE PIPE)

WHEN USED TO CALCULATE THE PRESSURE DROP USING THE US CUSTOMARY UNITS SYSTEM, THE EQUATION IS:

$$P_d = \frac{4.52 * L * Q^{1.85}}{C^{1.85} * d^{4.87}}$$

WHERE:

P_D = PRESSURE DROP OVER A LENGTH OF PIPE, PSIG (POUNDS PER SQUARE INCH GAUGE PRESSURE)

L = LENGTH OF PIPE, FT (FEET)

Q = FLOW, GPM (GALLONS PER MINUTE)

d = INSIDE PIPE DIAMETER, IN (INCHES)

C = HAZEN WILLIAMS COEFFICIENT OF FRICTION

NOTES:

1. THIS TABLE IS FOR REFERENCE PURPOSES ONLY AND REPRESENTS MAXIMUM ANTICIPATED FLOW TO THE POINT OF CONNECTION (40 FOOT MAXIMUM LENGTH) WITHOUT ADDITIONAL VALVES AND PIPING. HOMEOWNERS, ARCHITECTS, ENGINEERS, FIRE SPRINKLER DESIGNERS, ETC., ARE RESPONSIBLE TO VERIFY EXISTING WATER SYSTEM PRESSURES PRIOR TO DESIGN AND INCORPORATE THE INFORMATION INTO THE WATER SERVICE AND FIRE SERVICE LINE DESIGN. ADDITIONAL PRESSURE LOSSES WILL OCCUR THROUGH ADDITIONAL REQUIRED VALVES AND PIPING.

2. THE MINIMUM WATER PRESSURE AT THE POINT OF CONNECTION SHALL BE ABOVE 20 PSI WITH FIRE FLOW AND PEAK DAY DEMANDS, ABOVE 30 PSI WITH PEAK INSTANTANEOUS DEMANDS, AND ABOVE 40 PSI WITH PEAK DAY DEMANDS. SEE UTAH ADMINISTRATIVE CODE R309-105-9. MINIMUM WATER PRESSURE.

3. INDIVIDUAL HOME BOOSTER PUMPS SHALL NOT BE ALLOWED FOR ANY INDIVIDUAL SERVICE FROM THE PUBLIC WATER SUPPLY MAIN, SEE UTAH ADMINISTRATIVE CODE R309-105-9 AND R309-540-5(4)(C)



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

4/2014

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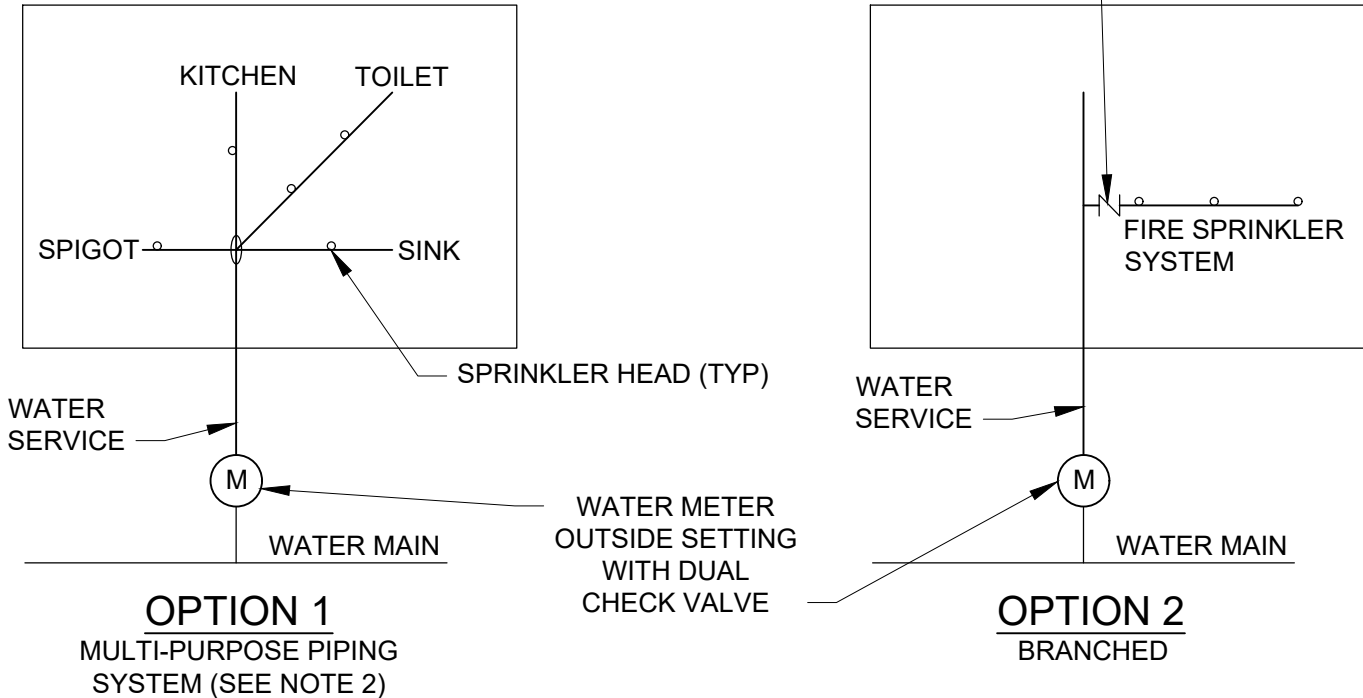
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WATER SERVICE LINE FLOW CHART

STD. PLAN

594.2

DOUBLE CHECK VALVE OR REDUCED
PRESSURE PRINCIPLE BACKFLOW
PREVENTER (SEE NOTES 2 AND 3)



NOTES:

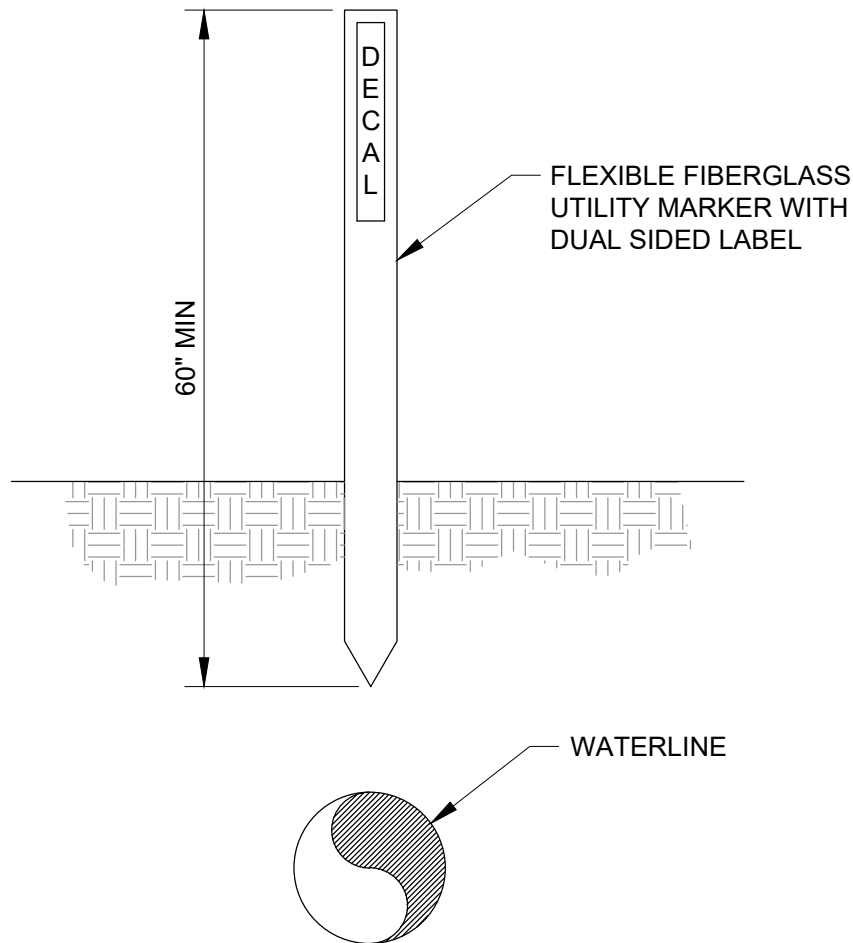
1. MULTI-PURPOSE RESIDENTIAL FIRE SPRINKLER PROTECTION PLUMBING SYSTEM SHALL MEET NFPA 13D OR 13R REQUIREMENTS AND PARK CITY BUILDING DEPARTMENT AND FIRE MARSHAL APPROVAL. OPTION 1 SHALL BE APPROVED BY THE PARK CITY BUILDING DEPARTMENT, CITY ENGINEER, AND FIRE MARSHAL PRIOR TO SYSTEM DESIGN. ALL SPRINKLERS AND SYSTEM COMPONENTS SHALL BE NSF LISTED FOR POTABLE WATER. ALL PIPE SHALL BE LISTED FOR FIRE PROTECTION SERVICE.
2. DESIGN AND CONSTRUCTION SHALL COMPLY WITH INTERNATIONAL PLUMBING CODE (IPC) AS ADOPTED BY UTAH, AND WITH APPLICABLE RESIDENTIAL AND BUILDING CODES.
3. BACKFLOW PREVENTION: ADDITIONAL BACKFLOW PREVENTION IS REQUIRED FOR OPTION 2. PROVIDE A DOUBLE CHECK BACKFLOW ASSEMBLY (DC) OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RP) ON THE FIRE SPRINKLER RISER ASSEMBLY. BACKFLOW PREVENTER STYLE TO BE DETERMINED BY IPC AS ADOPTED BY UTAH AND APPROVED BY THE BUILDING AND WATER DEPARTMENT BASED ON DEGREE OF HAZARD POSED BY FIRE SPRINKLER PROTECTION SYSTEM.
4. BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED BY THE BUILDING DEPARTMENT, BACKFLOW ASSEMBLY TESTING FOR PROPER OPERATION (PER IPC AS ADOPTED BY UTAH BY A CERTIFIED TESTER RECOGNIZED BY THE UTAH DIVISION OF DRINKING WATER [DDW]) IS REQUIRED AND A REPORT MUST BE SUBMITTED TO THE CITY.
5. FIRE SPRINKLER PROTECTION SYSTEMS CONTAINING FIRE PUMPS REQUIRE SITE SPECIFIC DESIGN AND APPROVAL BY THE CITY ENGINEER, PARK CITY BUILDING DEPARTMENT, WATER DEPARTMENT, AND FIRE MARSHAL PRIOR TO BUILDING APPROVAL. FIRE PUMP SYSTEM SHALL BE LOCATED ON THE BUILDING SIDE OF THE WATER OUTSIDE OF THE WATER METER VAULT. REFER TO STD. PLAN 520 FOR REQUIREMENTS.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	NFPA 13D OR 13R RESIDENTIAL FIRE SPRINKLER SERVICES	STD. PLAN
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DETAIL NOTES

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS – METER, METER VAULT, AND SERVICE LINE
2. REFER TO STD. PLANS FOR WATER SERVICE REQUIREMENTS
3. REFER TO THE STATE OF UTAH, DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF DRINKING WATER LIST OF APPROVED BACKFLOW PREVENTION DEVICES. APPROVED DEVICES CAN BE FOUND ON THE UTAH DIVISION OF DRINKING WATER (DDW), CROSS CONNECTION CONTROL & BACKFLOW PREVENTION WEBSITE:
4. BACKFLOW ASSEMBLY SELECTION AND INSTALLATION SHALL CONFORM TO THE APPROVED INSTALLATION ORIENTATION ONLY.
5. ALL BACKFLOW PREVENTION DEVICES USED WITHIN THE STATE OF UTAH SHALL HAVE THIRD PARTY CERTIFICATION AS MENTIONED ABOVE.
6. ALL BACKFLOW PREVENTERS HAVE TO BE TESTED ANNUALLY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. A VISUAL CHECK OF AIR GAPS IS SUFFICIENT, BUT MECHANICAL BACKFLOW PREVENTERS HAVE TO BE TESTED BY A STATE CERTIFIED BACKFLOW SPECIALIST, WITH PROPERLY CALIBRATED GAUGE EQUIPMENT. TO OBTAIN A LIST OF STATE CERTIFIED TESTERS REFER TO THE UTAH DIVISION OF DRINKING WATER (DDW), CROSS CONNECTION CONTROL & BACKFLOW PREVENTION WEBSITE.
7. FIRE SPRINKLER SYSTEM PUMPS, INTEGRAL TO THE FIRE SPRINKLER PIPING, TO MEET FIRE SPRINKLER PRESSURE DESIGN REQUIREMENTS ARE CONSIDERED OUTSIDE THE INTENT OF UTAH DDW REGULATION R309-550-11(3) AND DO NOT REQUIRE APPROVAL OF THE DDW IF THEIR INSTALLATION CONFORMS TO UTAH ADOPTED PLUMBING CODE AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13 D. PUMPS SHALL BE CONNECTED ON THE BUILDING SIDE OF THE WATER METER VAULT AND SHALL BE APPROVED BY THE CITY ENGINEER AND BUILDING DEPARTMENT. PUMP APPROVAL IS FOR FIRE SPRINKLER SYSTEMS ONLY AND NOT FOR DOMESTIC USE.

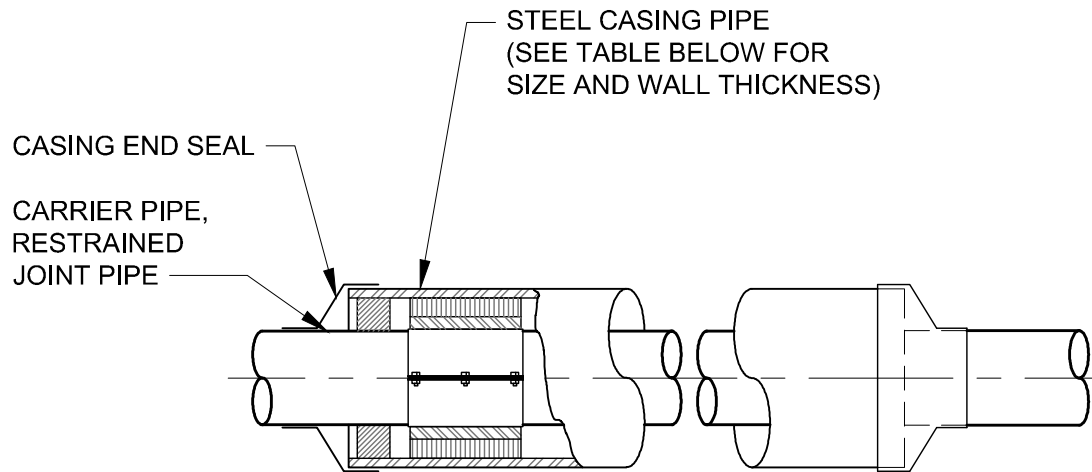
 PARK CITY MUNICIPAL CORPORATION WATER	DATE	NFPA 13D OR 13R RESIDENTIAL FIRE SPRINKLER SERVICES	STD. PLAN
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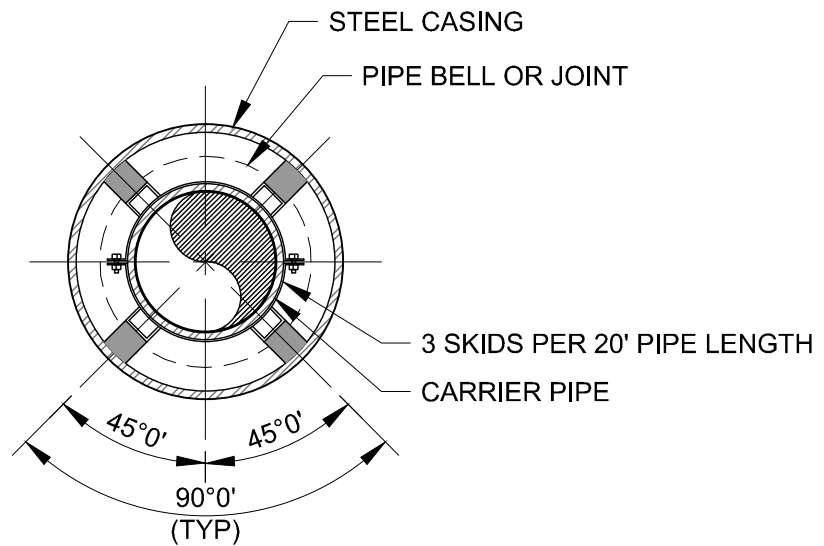
NOTES:

1. INSTALL REFERENCE POST WHEN WATERLINE IS LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAYS WHEN DIRECTED BY CITY ENGINEER AND WATER DEPARTMENT.
2. BURIED WATER LINE MARKER SHALL BE CONSTRUCTED ON 4" RHINO 3-RAIL FIBERGLASS UTILITY MARKER POSTS WITH VERBIAGE AS SHOWN ON THIS DETAIL. BY "RHINO" OR EQUAL. (WWW.RHINOMARKERS.COM)
3. PARK CITY LOGO IS WHITE PMS CL GY, 5CCV, 282CV AND 180CV. ALL TEXT AND GRAPHICS SHALL BE SET AGAINST A WHITE BACKGROUND. (RHINO MARKERS SHALL REFER TO SD-7964K DECAL)
4. MOUNT MARKERS PER MANUFACTURERS RECOMMENDATIONS.
5. INSTALL MARKERS AT LOCATIONS INDICATED ON PLANS BUT TYPICALLY EVERY 500 FT AND AT VALVES, TRACER WIRE BOXES, AND BENDS IN ALIGNMENT.
6. PLACE MARKER ON PIPE CENTERLINE.
7. OBTAIN LOGOS FROM PARK CITY TO PROVIDE TO SIGN MANUFACTURER.
8. PRINTING MATERIAL AND SIGN MATERIAL SHALL BE WATER-RESISTANT.
9. LABEL TO READ "CAUTION WATER PIPELINE - BEFORE DIGGING CALL 811"

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATERLINE REFERENCE MARKER	STD. PLAN
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SLED



PIPE CASING

CARRIER PIPE NOMINAL DIAMETER	CASING PIPE	
	MIN OD	MIN WALL THICKNESS
4"	12"	0.25"
6"	16"	0.3125"
8"	18"	0.3125"
12"	22"	0.375"
16"	28"	0.50"
20"	32"	0.50"



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WATERLINE CASING

STD. PLAN

597

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	CASING END SEAL	PIPELINE SEAL AND INSULATOR, INC	MODEL "S"
②	CASING SPACER	PIPELINE SEAL AND INSULATOR, INC.	C12G-2 OR APPROVED EQUAL
③	CARRIER PIPE: DUCTILE IRON RESTRAINED JOINT (STD. PLAN 540)		

DETAIL NOTES

1. PROVIDE CARRIER AND CASING SIZE, LOCATION, AND DEPTH PER APPROVED PLANS
2. INSTALL MECHANICAL JOINT A MAXIMUM OF 18" FROM EACH END OF CASING
3. IF REQUIRED BY APPROVED PLANS, INSTALL CLOSED CELL INSULATION IN ANNULAR SPACE BETWEEN CARRIER PIPE AND CASING. INSTALLATION METHOD TO BE APPROVED BY CITY.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATERLINE CASING	STD. PLAN
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DIVISION 600-800 UNUSED

DIVISION 900 INFORMATION TECHNOLOGY SYSTEMS

900.01 Information Technology System Standards

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Park City has adopted the current Utah Department of Transportation (UDOT) Standard Specifications and Standard Drawings sections 13431 through 13595 regarding Information Technology System (ITS) Standards with the following exceptions. Applicants shall comply with these UDOT Standards and Specifications unless given written exception by the City Manager or Designee.

1.2 UDOT STANDARD DRAWING EXCEPTIONS

- A. Amend the following standard drawings:
The amendments are shown in the drawings with a “9-” prefix as provided in section 900.02 ITS Supplemental Standard Drawings.
- | | |
|-------|--|
| AT 6 | Conduit Details |
| AT 7A | Polymer Concrete Junction Box Details |
| AT 7B | Precast Concrete Fiber Optic and Utility Vault Details |
| AT-8 | ITS Cabinet |
| AT-9 | ITS Cabinet and Equipment Disconnect and Transformer Frame |

PART 2 PRODUCTS

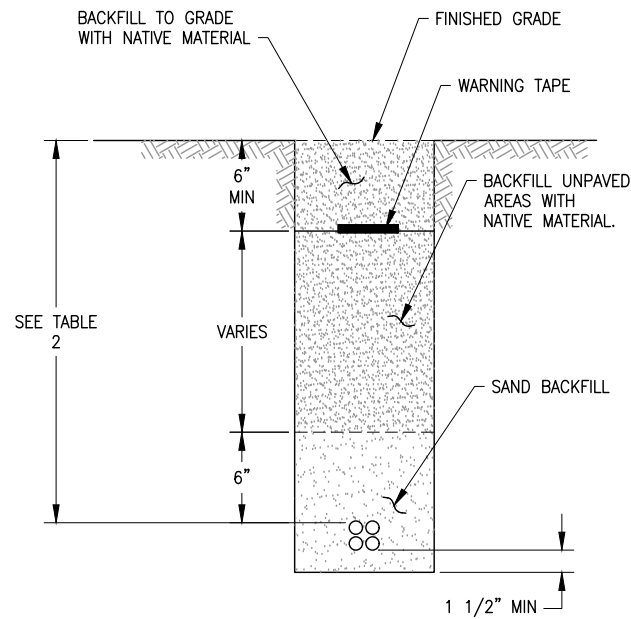
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PART 3 EXECUTION

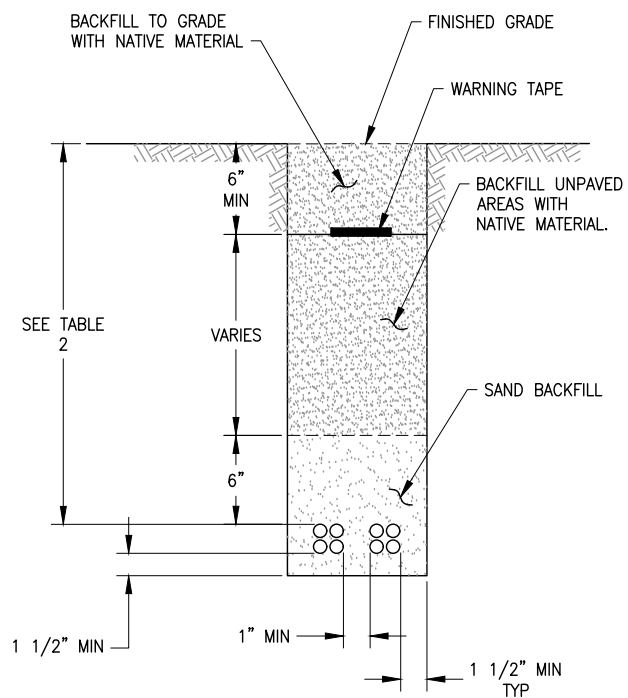
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END OF SECTION

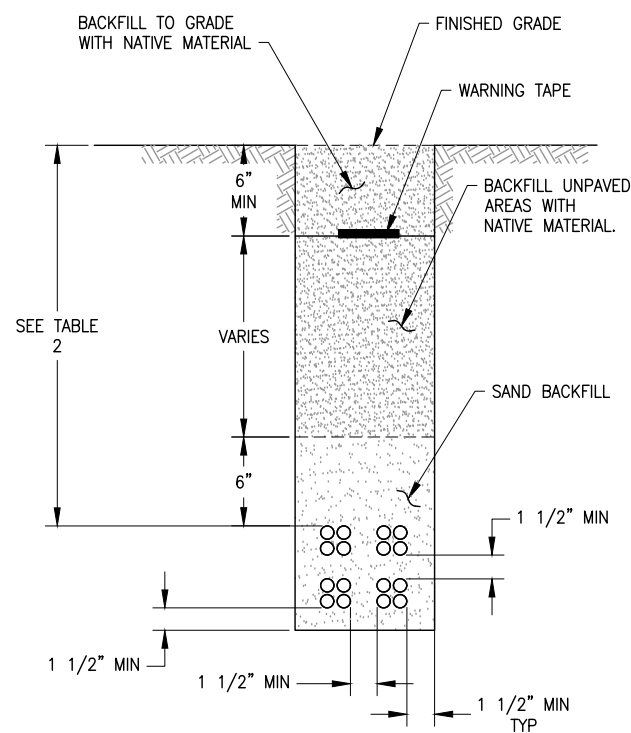
900.02 Information Technology System Drawings



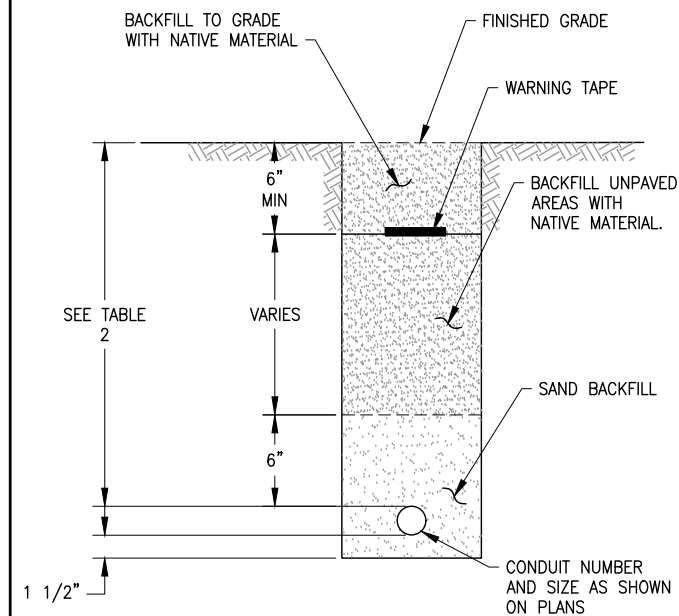
1-D MULTIDUCT CONDUIT (A)
SCALE: NTS



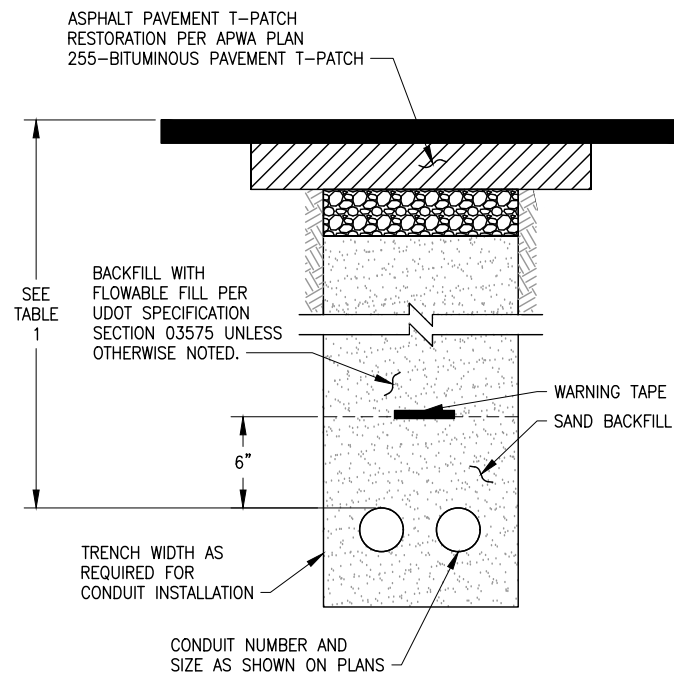
2-D MULTIDUCT CONDUIT (B)
SCALE: NTS



4-D MULTIDUCT CONDUIT (C)
SCALE: NTS



NON-MULTIDUCT CONDUIT AND BUNDLED MICRODUCT (D)
SCALE: NTS



CONDUIT TRENCHED IN ASPHALT PAVEMENT RESTORED WITH T PATCH (E)
SCALE: NTS

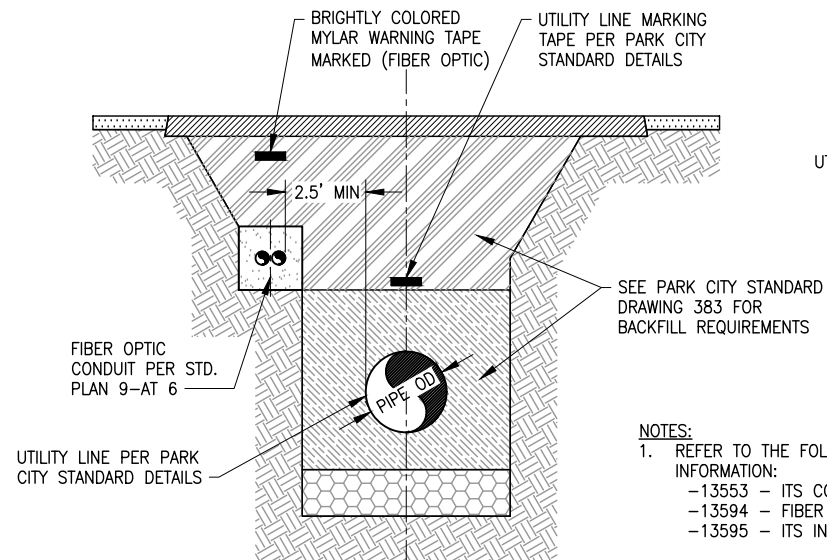
TABLE 1. MINIMUM CONDUIT DEPTH

	DEPTH IN INCHES	AREA
A	36" MIN.	NATIVE OR LANDSCAPED AREA
B	36" MIN.	CONCRETE PAVED AREA (NON-ROADWAY)
C	36" MIN.	WITHIN STREET/ROADWAY

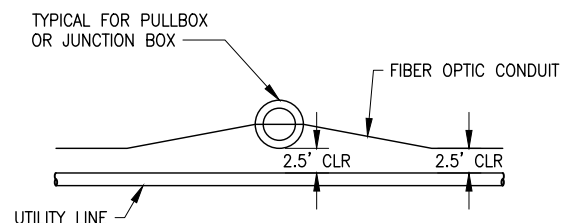
DEVIATION FROM TABLE 1 MINIMUM CONDUIT DEPTHS WILL BE CONSIDERED ON A CASE-BY CASE BASIS AND REQUIRE WRITTEN APPROVAL FROM PARK CITY MUNICIPAL ENGINEERING.

NOTES:

1. USE SAND BACKFILL AND FLOWABLE FILL WITHIN EXISTING ROADWAY, PROPOSED ROADWAY AND SIDEWALK PAVEMENT AREAS ONLY.
2. INSTALL DETECTABLE PULL TAPE IN ALL EMPTY CONDUITS.
3. USE 3/8 INCH MINUS WELL-GRADED SAND.
4. REFER TO THE FOLLOWING UDOT STANDARD SPECIFICATIONS FOR ADDITIONAL INFORMATION:
-13553 - ITS CONDUIT
-13594 - FIBER OPTIC COMMUNICATION
-13595 - ITS INTEGRATION, INSPECTION, TESTING, AND ACCEPTANCE



FIBER OPTIC CONDUIT IN COORDINATION WITH OTHER UTILITY INSTALLATION (F)
SCALE: NTS



TYPICAL PLAN VIEW
SCALE: NONE

NOTES:

1. REFER TO THE FOLLOWING UDOT STANDARD SPECIFICATIONS FOR ADDITIONAL INFORMATION:
-13553 - ITS CONDUIT
-13594 - FIBER OPTIC COMMUNICATION
-13595 - ITS INTEGRATION, INSPECTION, TESTING, AND ACCEPTANCE

STD. PLAN

9-AT 6

CONDUIT DETAILS

DATE

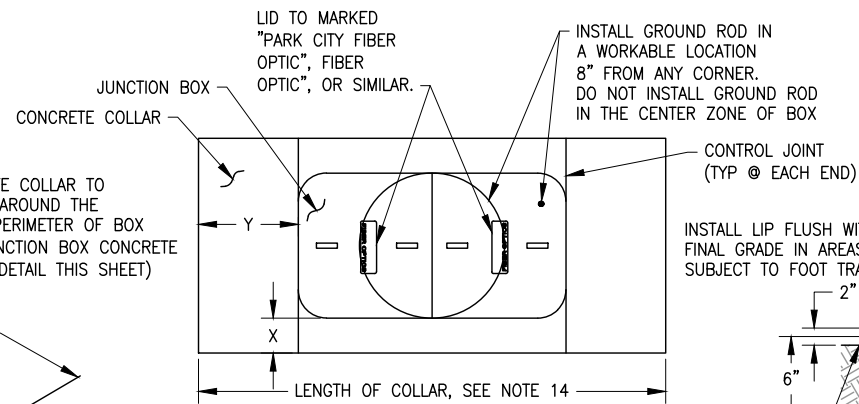
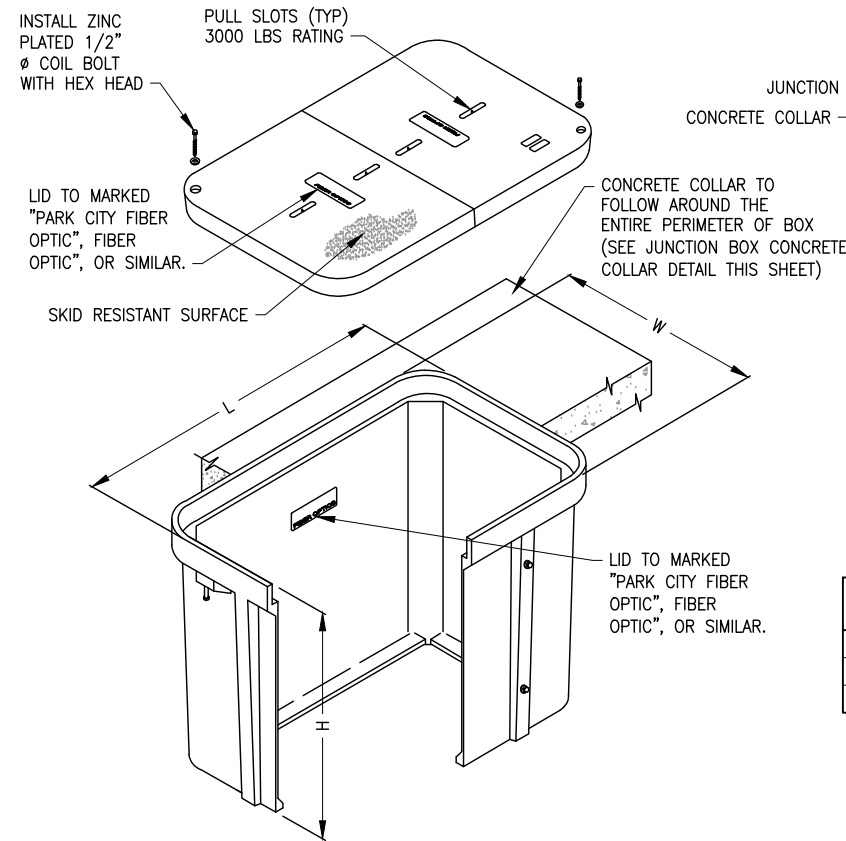
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PARK CITY
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PARK CITY MUNICIPAL CORPORATION
ENGINEERING

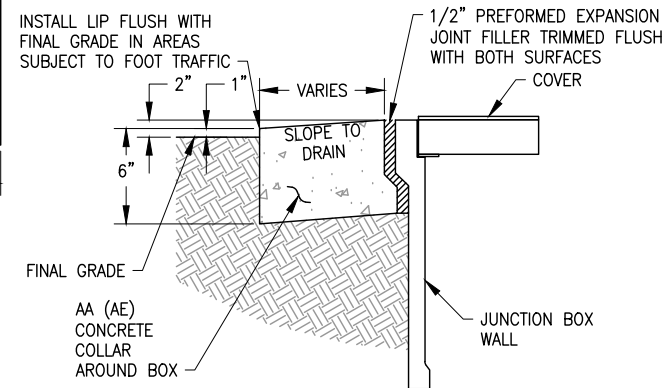


PLAN VIEW—JUNCTION BOX
AND CONCRETE COLLAR

SCALE: NONE

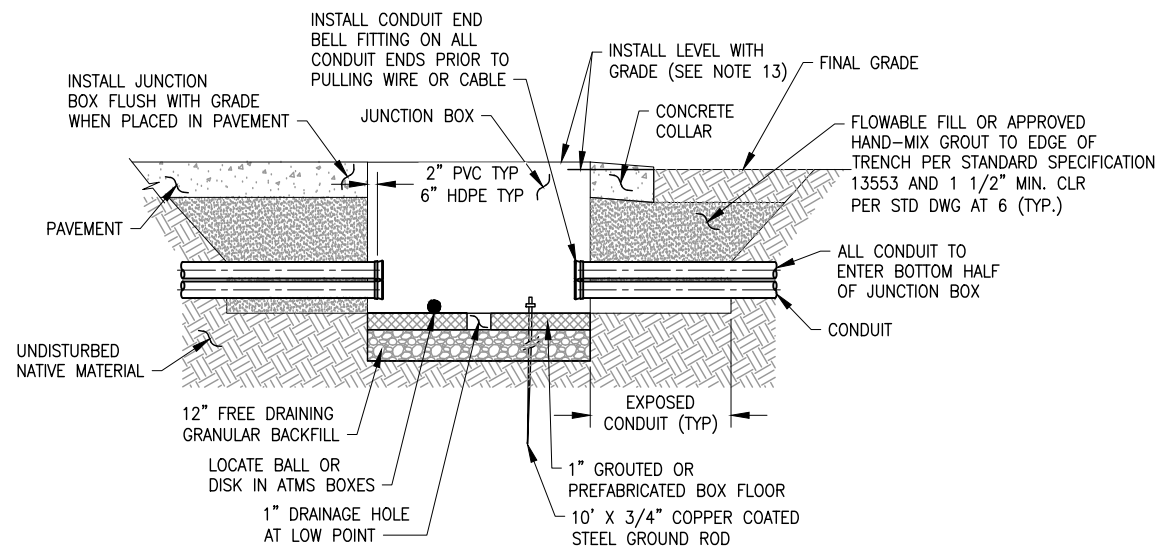
TABLE OF DIMENSIONS

BOX TYPE	"W" INCH	"L" INCH	"H" INCH	"X" INCH	"Y" INCH	LOADING
I-PC	13	24	24	10	10	TIER 22
II-PC	24	36	36	10	24	TIER 22
III-PC	30	48	36	10	24	TIER 22



JUNCTION BOX CONCRETE
COLLAR DETAIL

SCALE: NONE



JUNCTION BOX CONDUIT
PENETRATION DETAIL

SCALE: NONE

NOTES:

1. BOX LOGO OR NAME PLATE, REFER TO UDOT STANDARD SPECIFICATION 13554.
2. DO NOT PLACE JUNCTION BOXES IN THE TRAVELED WAY OR ON FREEWAY SHOULDERS.
3. CONCRETE COLLAR WIDTH VARIES WHEN ADJACENT TO ATMS CABINETS. REFER TO UDOT AT AND SL SERIES STD DWGS.
4. PROVIDE CONCRETE COLLARS EXCEPT WITHIN CONCRETE PAVED AREAS, OR OTHERWISE NOTED ON DESIGN DRAWINGS.
5. INSTALL CONDUIT PLUG PER STANDARD SPECIFICATION 13554.
6. ALIGN ATMS CONDUIT BY COLOR ON EACH SIDE OF THE JUNCTION BOX.
7. PROVIDE TYPE III-PC JUNCTION BOXES WITH A SPLIT LID.
8. CONFORM TO ANSI/SCTE-77 "SPECIFICATION FOR UNDERGROUND ENCLOSURE INTEGRITY" TIER 22 LOADING FOR ALL JUNCTION BOXES. TIER 22 ID PLATE TO BE VISIBLE ON BOX.
9. EXTEND GROUND ROD A MINIMUM OF 4 INCHES AND A MAXIMUM OF 6 INCHES ABOVE BOTTOM OF JUNCTION BOX.
10. USE INTER SYSTEM GROUNDING BRIDGE CLAMP FOR BONDING TO GROUND ROD. ATTACH NOT MORE THAN 4 WIRES PER CLAMP.
11. DO NOT CUT GROUND RODS.
12. PROVIDE CLEAR SPACE OF AT LEAST 36 INCH FOR PERSONNEL TO PULL LID OFF BOX WITHOUT CONFLICT.
13. PLACE JUNCTION BOXES AND CONCRETE COLLARS LEVEL WITH GRADE ON SLOPES 6:1 OR FLATTER. REFER TO PLANS FOR DETAILS OF JUNCTION BOX PLACEMENTS ON SLOPES STEEPER THAN 6:1. SLOPE CONCRETE COLLAR TO DRAIN AS SHOWN.
14. INSTALL ENTIRE PAD UNIFORMLY TO LONGEST LENGTH WHEN SEVERAL JUNCTION BOXES ARE BEING PLACED ADJACENT TO ONE ANOTHER.
15. REFER TO THE FOLLOWING UDOT STANDARD SPECIFICATIONS FOR ADDITIONAL INFORMATION:
 - 13553 — ITS CONDUIT
 - 13554 — POLYMER CONCRETE JUNCTION BOX
 - 13594 — FIBER OPTIC COMMUNICATION
 - 13595 — ITS INTEGRATION, INSPECTION, TESTING, AND ACCEPTANCE

STD. PLAN

9-AT 7A

POLYMER CONCRETE JUNCTION BOX DETAILS

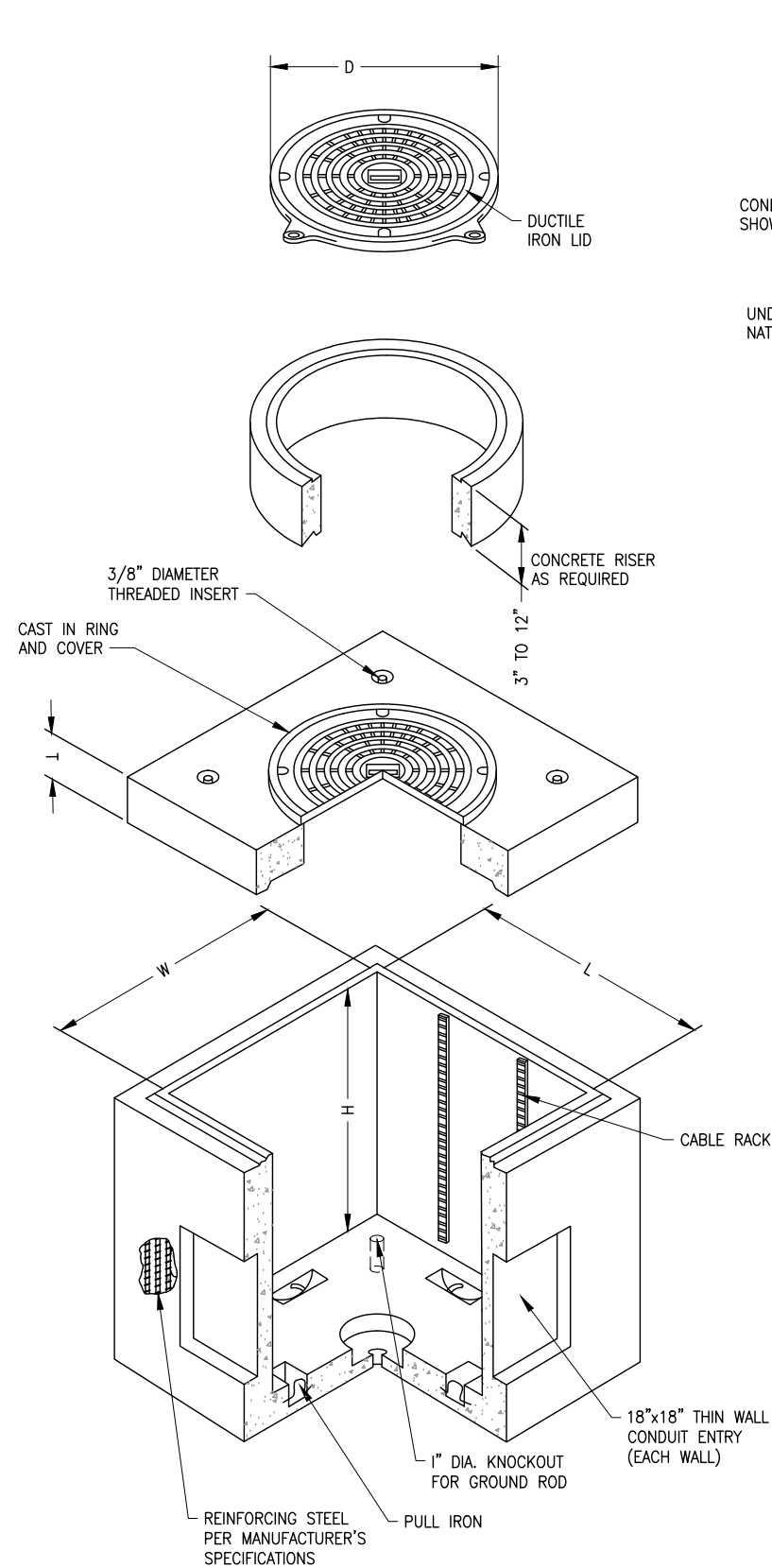
DATE

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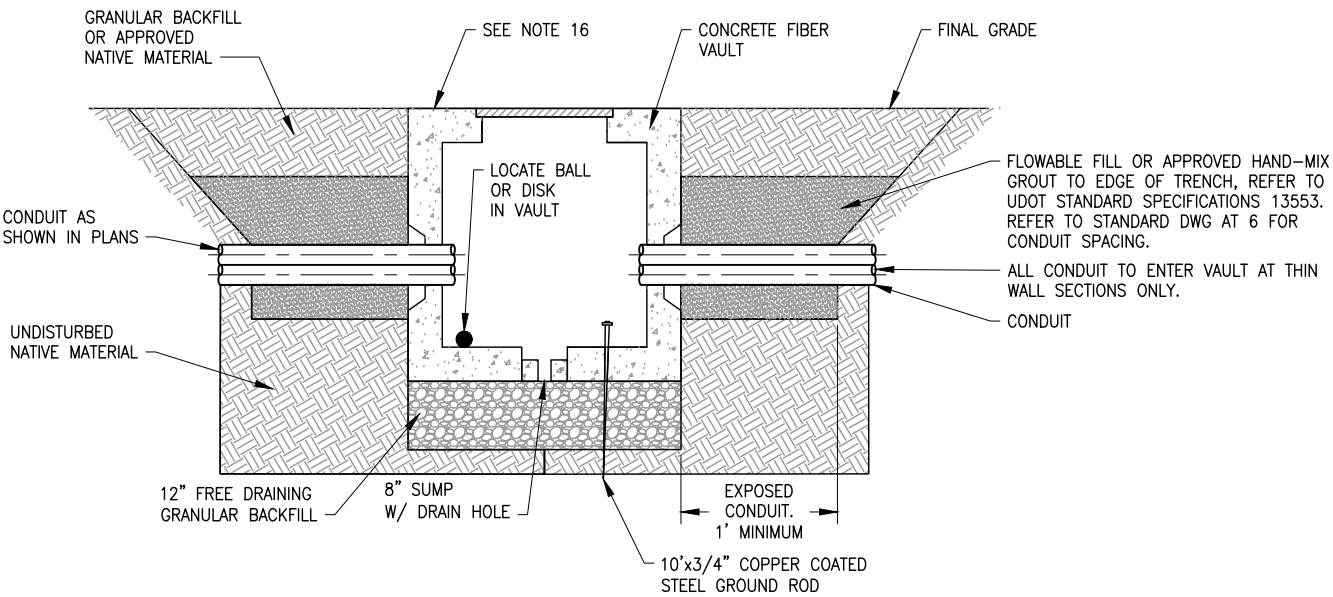


PARK CITY MUNICIPAL CORPORATION
ENGINEERING



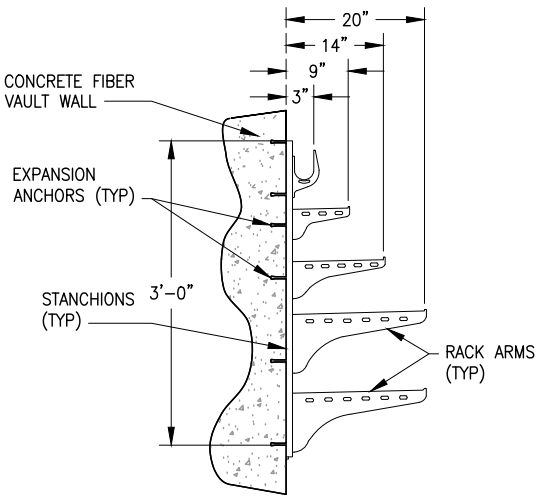
CONCRETE FIBER VAULT WITH MANHOLE LID

SCALE: NONE



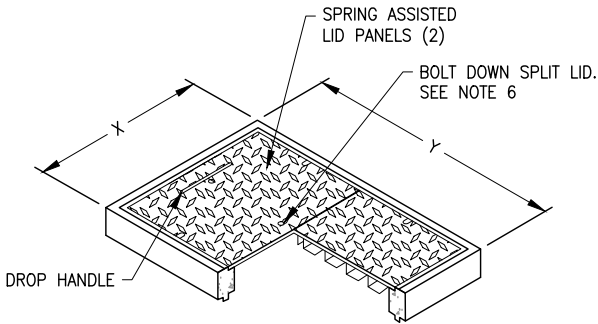
FIBER VAULT CONDUIT PENETRATION DETAIL

SCALE: NONE



TYPICAL CABLE RACK

SCALE: NONE



METAL LID FOR TYPE IV-CV FIBER VAULT

SCALE: NONE

VAULT DIMENSIONS

VAULT TYPE	"L" INCH	"W" INCH	"H" INCH	"T" INCH	LID	"X" INCH	"Y" INCH	"D" INCH
IV-CV	48	48	48	6 MIN	HINGED OR MANHOLE	24	36	36
V-CV	48	72	72	6 MIN	MANHOLE ONLY	N/A	N/A	36

NOTES:

- SUPPLY TYPE IV FIBER VAULT WITH A TAMPERPROOF HINGED METAL LID FOR UNPAVED AREAS, OR A TAMPERPROOF HEAVYDUTY MANHOLE-STYLE LID IN PAVED AREAS. SUPPLY FIBER VAULTS, LIDS, AND COVERS RATED FOR AASHTO LRFD HL-93 LOADING.
- SUPPLY TYPE V-CV FIBER VAULT WITH A MANHOLE-STYLE LID ONLY.
- SUPPLY MANHOLE LIDS WITH A HOLE OR SLOT FOR REMOVAL WITH A LEVER OR HOOK. SUPPLY HINGED METAL LIDS WITH DROP HANDLES.
- SUPPLY VAULTS WITH A PERMANENT INTERNAL LADDER.
- PROVIDE FIBER VAULT LIDS MARKED, "PARK CITY FIBER OPTIC, FIBER OPTIC, OR SIMILAR" USING MIN 3 INCH HIGH LETTERING WITH 1/8" INCH THICKNESS. FORM LETTERS BY ENGRAVING, CASTING, STAMPING, OR WITH A PRECISE WELD BEAD.
- PROVIDE HINGED METAL LID WITH A MINIMUM OF 3/23" HIGH DIAMOND PATTERN OR SIMILAR SURFACE.
- PROVIDE FIBER VAULTS WITH A HEAVY-DUTY NON-METALLIC CABLE STORAGE RACK SYSTEM. PROVIDE RACK ARMS AND STANCHIONS CAPABLE OF SUPPORTING A MINIMUM OF 250 LB FOR TYPE IV-CV FIBER VAULT RACKS, INCLUDE A MINIMUM OF 36 INCH RACK STANCHIONS AND 4 RACK ARMS. FOR TYPE V-CV FIBER VAULTS, INCLUDE A MINIMUM OF 45 INCH RACK STANCHIONS AND 5 RACK ARMS.
- CONDUITS PENETRATE FIBER VAULT AT THIN WALL SECTIONS ONLY. CORE DRILL HOLE IN THIN WALL SECTION TO CONDUIT SIZE PLUS 1/4". DO NOT "KNOCK OUT" THE THIN WALL SECTION.
- COMPLY WITH OSHA REQUIREMENTS FOR ENCLOSED WORK SPACES.
- BOND AND GROUND ALL EXPOSED METALLIC COMPONENTS OF THE FIBER VAULT PER NEC 250 IF ARMORED FIBER OPTIC CABLE IS USED.
- INSTALL CONDUIT PLUGS ACCORDING TO UDOT STANDARD SPECIFICATION 13553.
- ALIGN ATMS CONDUIT BY COLOR ON EACH SIDE OF FIBER VAULT.
- EXTEND GROUND ROD A MINIMUM OF 4 INCHES AND A MAXIMUM OF 6 INCHES ABOVE BOTTOM OF FIBER VAULT.
- USE GROUND ROD BRIDGE CLAMP FOR BONDING TO GROUND ROD. ATTACH NOT MORE THAN 4 WIRES PER CLAMP.
- DO NOT CUT GROUND RODS.
- INSTALL VAULT PLUMB AND LEVEL. GRADE BACKFILL FLUSH WITH VAULT.
- REFER TO THE FOLLOWING UDOT STANDARD SPECIFICATIONS FOR ADDITIONAL INFORMATION:
 - 13431 - PRECAST CONCRETE FIBER OPTIC AND UTILITY VAULT
 - 13553 - ITS CONDUIT
 - 13594 - FIBER OPTIC COMMUNICATION
 - 13595 - ITS INTEGRATION, INSPECTION, TESTING, AND ACCEPTANCE

STD. PLAN

9-AT 7B

PRECAST CONCRETE FIBER OPTIC AND UTILITY VAULT DETAILS

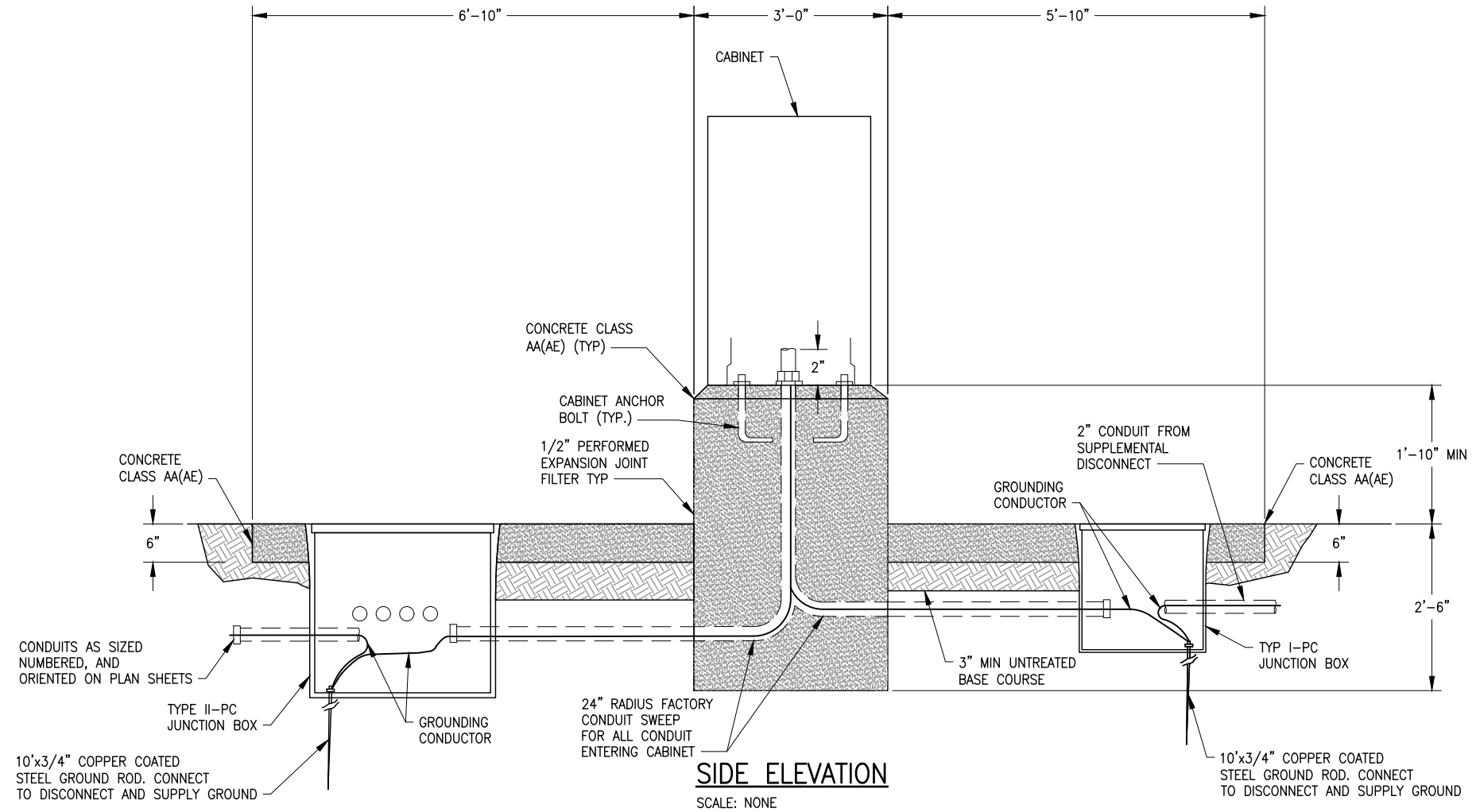
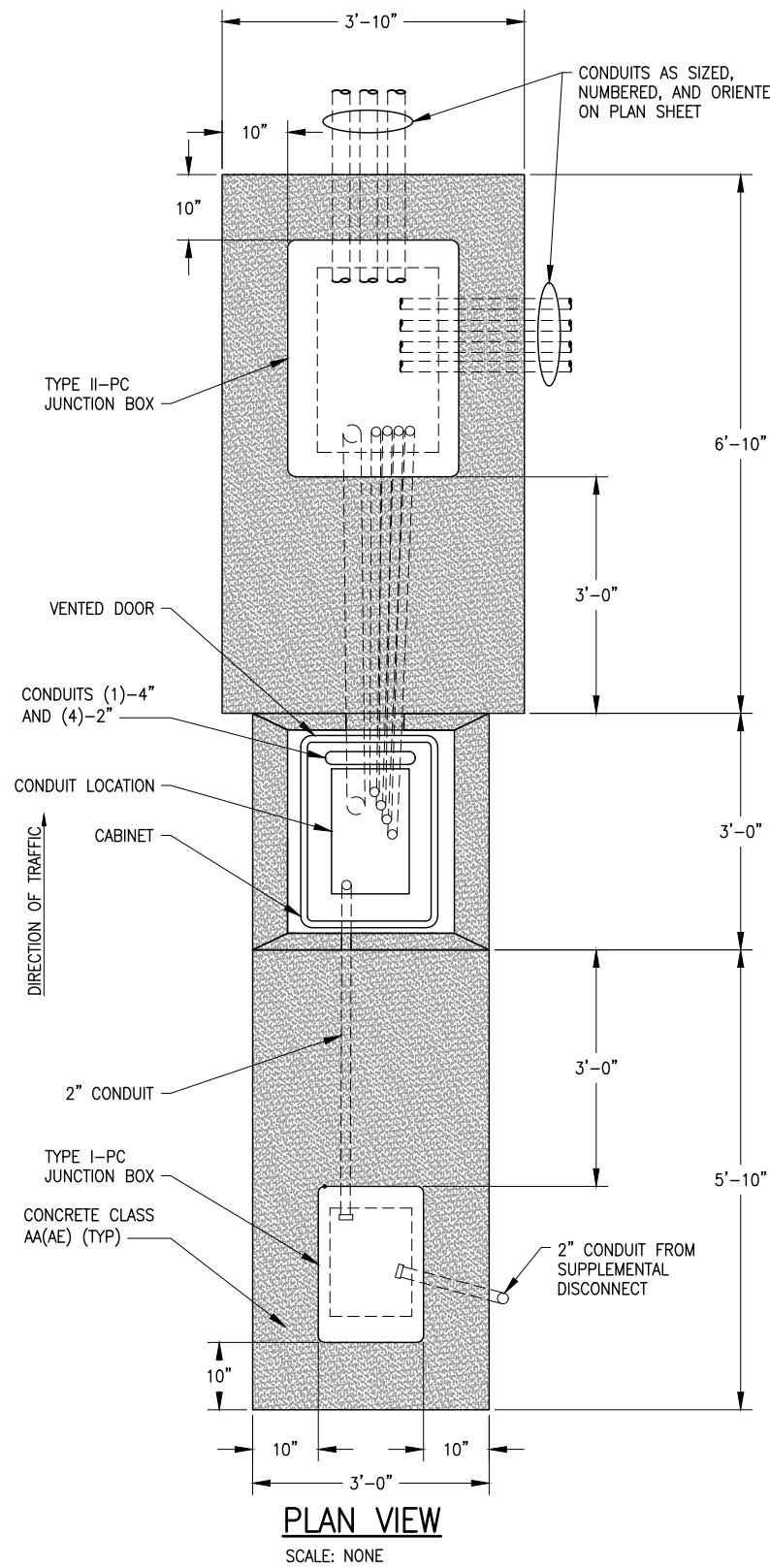
DATE

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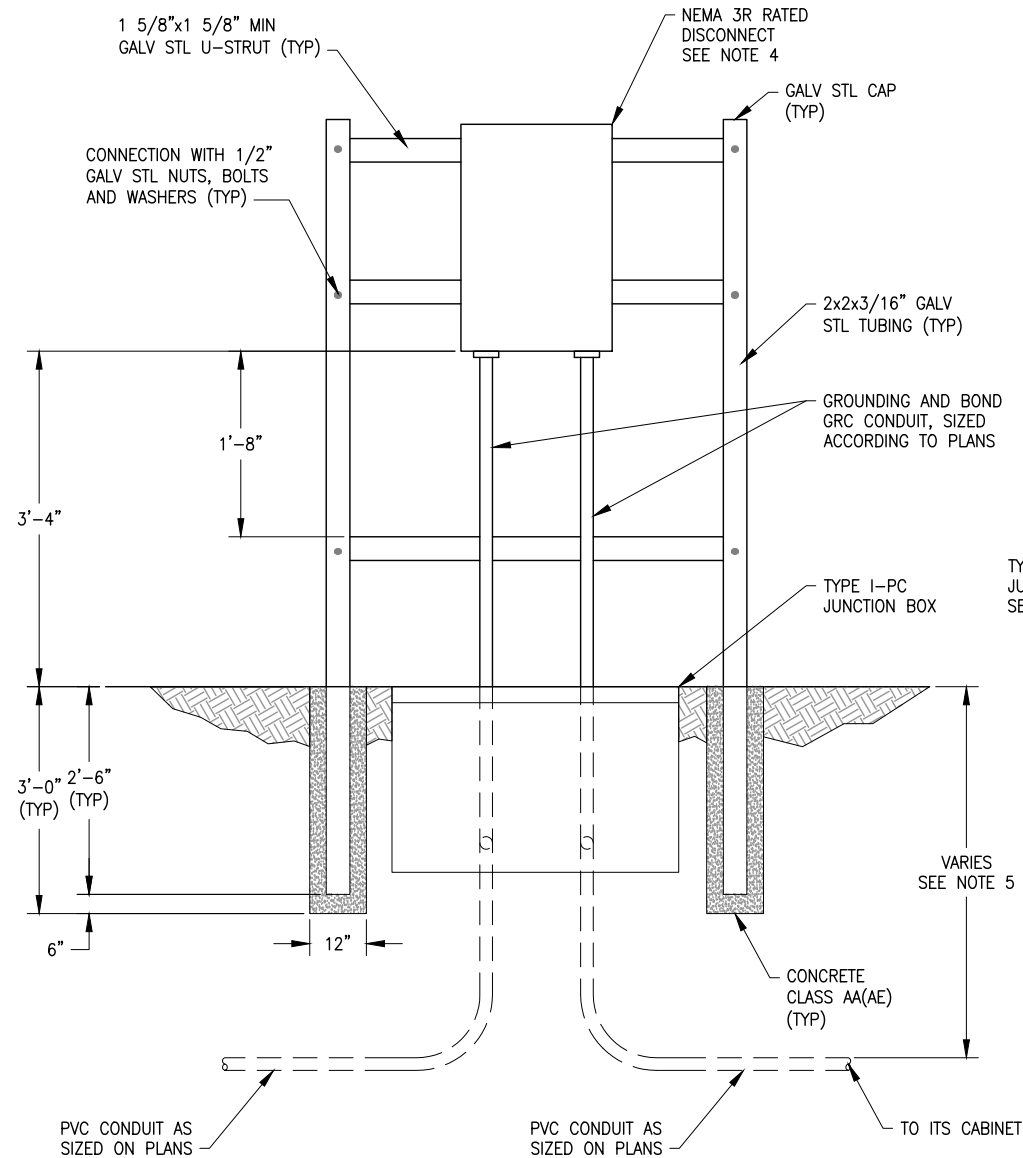
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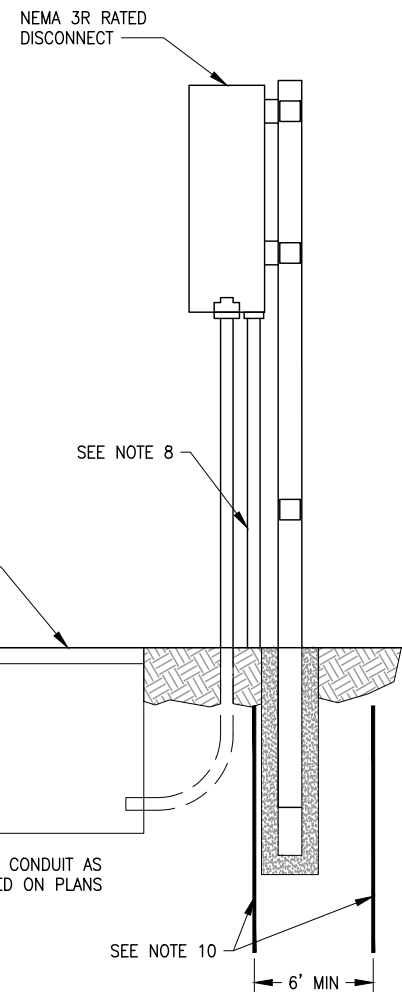
- NOTES:**
1. SEE STD DWG 9-AT 9 FOR CABINET DISCONNECT AND TRANSFORMER DETAIL.
 2. FIELD VERIFY CONDUIT LAYOUT IN FOUNDATION TO AVOID CONFLICT WITH CABINET.
 3. SEE STD DWG 9-AT 7 FOR TYPICAL ITS JUNCTION BOX INSTALLATION.
 4. REFER TO THE FOLLOWING UDOT STANDARD SPECIFICATIONS FOR ADDITIONAL INFORMATION:
 - 13431 - PRECAST CONCRETE FIBER OPTIC AND UTILITY VAULT
 - 13553 - ITS CONDUIT
 - 13554 - POLYMER CONCRETE JUNCTION BOX
 - 13594 - FIBER OPTIC COMMUNICATION
 - 13555 - ITS CABINET
 - 13595 - ITS INTEGRATION, INSPECTION, TESTING, AND ACCEPTANCE



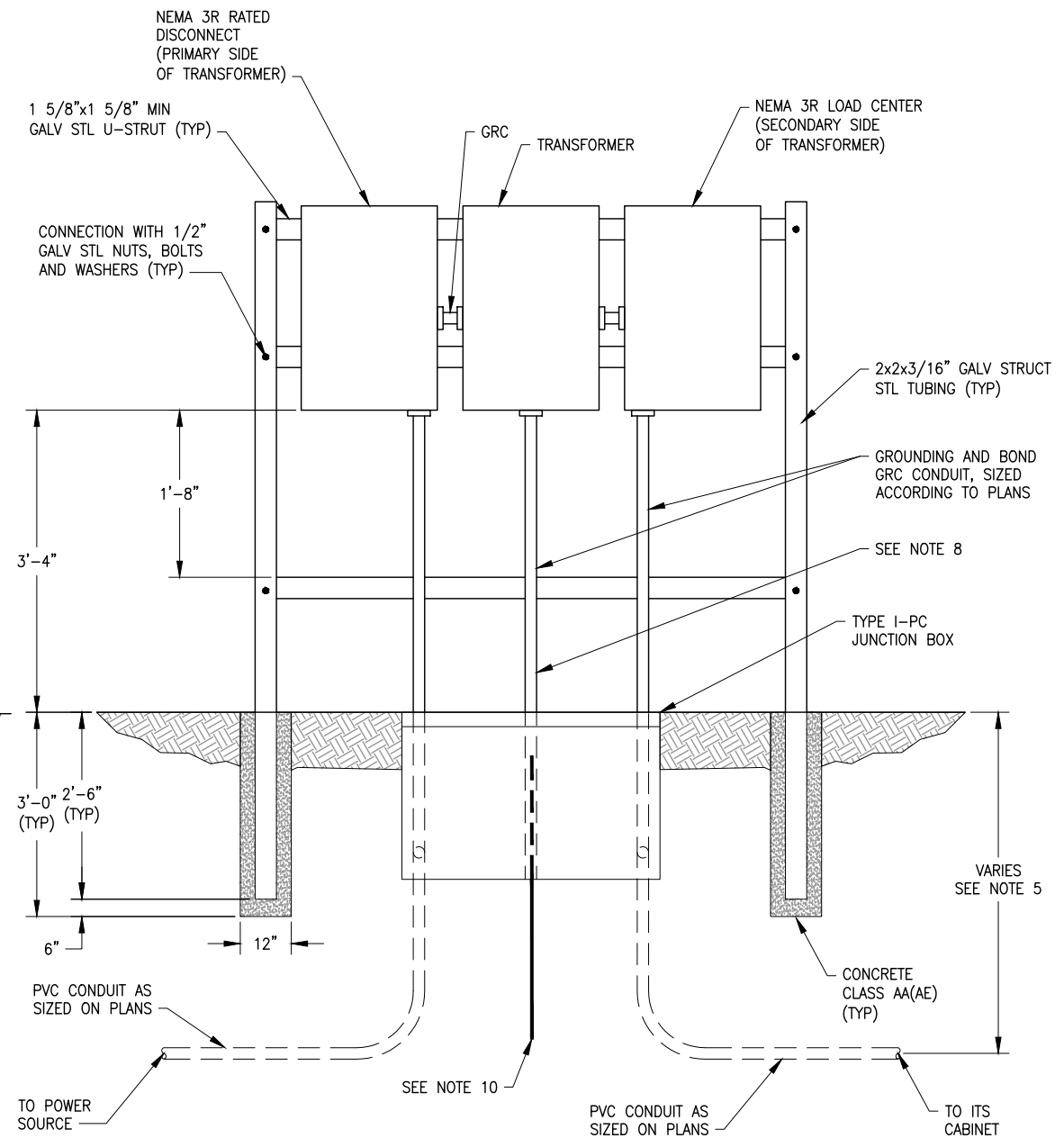
SUPPLEMENTAL DISCONNECT FRAME (A)
SCALE: NONE

NOTES:

1. LOCATE FRAME 10 TO 15 FT FROM CABINET AND ITS EQUIPMENT.
2. ROUND OFF SHARP EDGES OF STRUCTURAL TUBING. PAINT CUT ENDS OF FRAMING STRUTS WITH ZINC RICH PAINT.
3. APPLY CORROSION PROTECTION TO PORTION OF STRUT BELOW GRADE.
4. ATTACH TRANSFORMER, DISCONNECT AND LOAD CENTER TO FRAMING STRUT WITH WATERTIGHT GASKETS AND GALVANIZED HARDWARE.
5. REFER TO UDOT STANDARD SPECIFICATION 13553 FOR CONDUIT DEPTH.
6. USE ONLY FACTORY PRODUCED CONDUIT SWEEPS.
7. SIZE ENCLOSURE TO ACCOMMODATE CONDUIT SIZES PER PLAN.
8. INSTALL 1 INCH SCHEDULE 80 PVC AS PROTECTION FOR GROUNDING ELECTRODE CONDUCTOR.
9. ALL MATERIALS USED MUST BE RATED FOR THE VOLTAGE AND CURRENT AS SHOWN.
10. INSTALL 2 EACH 10 FT X 3/4 INCH GROUND RODS DIRECTLY BELOW SUPPORT FRAME, SPACED MINIMUM 6 FT APART AT TRANSFORMER LOCATIONS. INSTALL 6 AWG COPPER GROUNDING ELECTRODE CONDUCTOR BETWEEN GROUND RODS 6 INCHES BELOW GRADE AND BOND TO TRANSFORMER SECONDARY ACCORDING TO NEC ARTICLE 250 REQUIREMENTS.
11. LOCATE TYPE I PC JUNCTION BOX MINIMUM 6 FT AND MAXIMUM 10 FT FROM FRAME.
12. REFER TO THE FOLLOWING UDOT STANDARD SPECIFICATIONS FOR ADDITIONAL INFORMATION:
 - 13431 - PRECAST CONCRETE FIBER OPTIC AND UTILITY VAULT
 - 13553 - ITS CONDUIT
 - 13554 - POLYMER CONCRETE JUNCTION BOX
 - 13594 - FIBER OPTIC COMMUNICATION
 - 13555 - ITS CABINET
 - 13595 - ITS INTEGRATION, INSPECTION, TESTING, AND ACCEPTANCE



PROFILE VIEW
SCALE: NONE



SUPPLEMENTAL DISCONNECT WITH TRANSFORMER FRAME (B)
SCALE: NONE

STD. PLAN

9-AT 9

**ITS CABINET AND EQUIPMENT DISCONNECT
AND TRANSFORMER FRAME**

DATE

03/2024

REV.



PARK CITY MUNICIPAL CORPORATION
ENGINEERING

ATTACHMENT A – 2024 Public Water Field Observation Guidelines

PUBLIC WATER SYSTEM FIELD OBSERVATION GUIDELINES

***FOR PROJECTS WITHIN THE
PARK CITY WATER SERVICE DISTRICT***



YEAR 2024

REV. 1

FORWARD

This manual provides information to assist the field representative in his duties of observing the progress and quality of public water line construction within the Park City Water Service District, Park City, Utah, and determining if the work is proceeding in accordance with *Park City Design Standards, Construction Specifications and Standard Drawings*. The information, checklists and procedures included in the manual are not all inclusive, but are intended to serve as guidelines for the performance of periodic construction observations, required sampling and testing observation by the field representative. **It is important that field representatives contact the Project Manager or the Park City Engineer for clarification if there are any questions related to the requirements of the Park City Design Standards, Construction Specifications, and Standard Drawings.**

DISINFECTING

All new water mains, services, and appurtenances shall be disinfected in accordance with AWWA Standard C651-05.

The method typically employed by the Contractor to disinfect new water distribution systems is to place calcium hypochlorite granules in the pipeline as it is being installed. Reference *Park City Design Standards and Construction Specifications*, Appendix 703A. The field representative should pay special attention to the following items:

- Refer to Table No. 1 of the above referenced Appendix for the number of ounces to be used per pipe diameter and pipe interval to achieve the necessary disinfection concentration.
- **Active chlorine content of disinfecting solution within water service tubing (CTS) for water services shall not exceed 12%.**
- Water mains shall be filled slowly to prevent "pushing" the calcium hypochlorite granules to one end of the pipe line. If the new water lines are to be filled by introducing water from the existing water distribution system, via opening the isolation valve between the two systems, the field representative shall monitor the opening of the valve. The field representative shall pay special attention to the following during water system filling by the Contractor:
 1. Verify that the static water pressure of the distribution system (typically 40 psi) is capable of overcoming the static head required to fill the new water line.
 2. Be certain a means of releasing air at the high point of the water system to be filled is provided and is open.
 3. The isolation valve shall be opened only slightly (**existing water system valves are to be operated only by Water Operations staff**).
 4. Listen for water passing the valve. The valve shall be closed immediately if it appears that the water pressures begin to equalize on each side of the valve. Backflow of chlorinated water into the existing water distribution system must not occur.
- After the water mains and services have been filled by the Contractor, the field representative shall sample and test the water for chlorine concentration. Observe the following:
 1. Select sampling frequency and locations to achieve representative samples. Typical locations for samples at water meter services, taps or fire hydrants. The sampling frequency will depend on length of the water line being chlorinated, availability of sampling points, and results of chlorination concentration tests.
- The field representative should observe the disinfection of the interior of all pipe, fittings, valves, tapping sleeves, and other materials when existing water mains are cut into or repaired. The Contractor can accomplish this by swabbing the materials with a hypochlorite solution. Reference *Park City Design Standards and Construction Specifications*, Appendix A.
- **Remember: Good disinfection practices improve the opportunity for successful bacteriological test results.**

WATER SYSTEM FLUSHING

Flushing of the installed water system is to be completed in two steps. The initial flushing is to be performed following installation and disinfection of the water main but prior to hydrostatic testing. The final flushing is to be performed following hydrostatic testing and leakage testing.

INITIAL FLUSHING

The following items should be considered by the field representative and may need to be reviewed with the Park City Engineer:

1. When notified that the Contractor intends to begin the initial flushing but before the Contractor utilizes water contact the Park City Water Department to be certain that water is available from the City for flushing purposes. **Inform the Contractor not to begin flushing without authorization (existing water system valves are to be operated only by Water Operations staff).**
2. Review with the Contractor the proposed discharge location for flushing operations and the method by which the Contractor intends to control the discharge of chlorinated water from the water system. **Fire hydrants are not acceptable points for initial flushing operations.**
Typically, Contractors will discharge the water into a water truck or tank and haul the water offsite for disposal. Chlorinated water shall not be allowed to be discharged in a manner that it could now onto vegetation or into streams, waterways, storm drains or sanitary sewer systems.
3. Determine the required diameter of opening(s) for discharge from the water line. The opening must be sized to achieve velocities capable of moving dirt and rock through the pipe, approximately **6 to 8 feet per second**. Note that required flowrate and opening size(s) referenced in AWWA Table 3 Required Flow and Openings to Flush Pipelines, is based on only 2.5 feet per second velocity at 40 psi pressure. *Required opening size will be determined based on site specific available water system pressure to achieve the required velocity.*
4. Determine the total volume of water to be expelled from the section of water system being flushed. The entire contents of the water line must be discharged and replaced with new water. To determine the volume required, ensuring that the entire pipe line has been flushed, utilize the following formula:
$$V = (\pi d^2 / 4) (L) (7.481); \quad \text{where: } V = \text{volume (gallons)}$$
$$\pi / 4 = \text{area}$$
$$d = \text{pipe diameter (feet)}$$
$$\pi = 3.141$$
5. If the section of water line to be flushed is very long, making the transport of sediment and rock to the discharge location may be difficult, an intermediate discharge location for flushing should be considered. *The end of a fire service line, prior to setting the hydrant, or a properly sized service tap could be utilized.*
6. After initial flushing has been completed, perform sampling and testing for "low" chlorination concentration.

FINAL FLUSHING

1. Utilize the same procedure for final flushing as for initial flushing, except that concerns regarding the chlorine concentration of discharge water do not apply.
2. Fire hydrants are to be flushed and can be utilized as flushing locations.
3. Services are to be flushed at the meter vaults. *Proper flushing of the service lines is important since water samples for bacteriological testing are typically taken at the service lines.*

TABLE 3 REQUIRED FLOW AND OPENINGS TO FLUSH PIPELINES (40 psi RESIDUAL PRESSURE IN WATER MAIN)*					
Pipe Diameter inches	Flow Required to produce 2.5 ft/s (approx) velocity in main gpm	1	Size of tap inches 1-1/2 Number of Taps on Pipe#	2	Number of 2-1/2 in. Hydrant Outlets*
4	100	1	—	—	1
6	200	—	1	—	1
8	400	—	2	1	1
10	600	—	3	2	1
12	900	—	—	2	2
16	1600	—	—	4	2

*With a 40 psi pressure in the main with the hydrant flowing to atmosphere, a 2-1/2 inch hydrant outlet will discharge approximately 100-0 gpm and a 4-1/2 inch hydrant outlet will discharge approximately 2500 gpm.

HYDROSTATIC TESTING

Hydrostatic testing is required for every section of water main (valve to valve). Testing every section is intended to test both sides of isolation valves to ensure proper functioning of the valve. Prior to hydrostatic testing and leakage testing the water system should be flushed and tested for proper disinfection.

HYDROSTATIC TESTING

The specified hydrostatic test pressure is to be met at the highest elevation in the section of water line being tested. The specified test pressure shall be achieved by means of a Contractor supplied pump/gauge system connected to the pipe. The gauge shall have sufficient increments to enable accurate readings to be taken.

To achieve proper hydrostatic test pressure at the highest elevation of the water line section being tested, consider the locations available for installing the testing apparatus. To determine the required test pressure at the test gauge, utilize the following formula:

$$P_g = P_r + (H_v - H_g) / 2.31;$$

where: P_g = required gauge pressure reading (psi)
 P_r = required test pressure (psi)
 H_v = elevation at highest valve (feet)
 H_g = elevation at gauge (psi)

Note: 1 psi = 2.31 feet of elevation, or 0.43 psi X elevation difference in feet.

The following items should be considered and may need to be reviewed with the Park City Engineer:

- The possibility of requiring/requesting a water valve to be installed in the water main to reduce the pressure difference in the water line to be tested. This may occur when there is a significant difference in elevation between water valves;
- The installation of an additional service tap to accommodate proper testing.
- In achieving the required hydrostatic pressure at the highest elevation of the water line section being tested, the hydrostatic pressures at the lowest elevation may exceed acceptable pressures for the pipe, valves or fittings. Typically, if the calculated pressure at the lowest elevation exceeds 300 psi, the City Engineer should be notified before testing is performed.

HYDROSTATIC TESTING

The field representative shall perform all sampling for bacteriological testing and deliver samples to the Summit County Health Department (or a pre-approved state certified laboratory) for analysis. To achieve consistent and representative sampling, the following procedures shall be observed by the field representative:

- Select the location and number of samples to be taken. Samples are typically taken at water meter services and ends of the water line. Intervals of 200 feet between sampling locations is preferred.
- Procedures for obtaining samples for bacteriological testing of the water system are as follows:
 1. Obtain sample bottles from the Public Works Water Department office or Summit County Health Department, if not available in the office.
 2. When sampling, first disinfect or sterilize the discharge area.
 3. Open the control valve slowly and allow water to flow for a short period.
 4. Close the valve slightly to reduce the flowrate and fill the sample bottle to the fill line. Place the lid on the sample bottle and seal shut. Note: Be sure to identify the location of the sample bottle before obtaining other samples.
- After all samples are taken, complete the identification form and add other pertinent information to each sample bottle. Reference the sample identification form contained in the Report Forms and Checklists section of this manual. *Note: Pay special attention to Item No. 2, "Investigative Sample (not included on official records)" on the identification form. Always check this box on the form.*

TABLE 1 ALLOWABLE LEAKAGE PER 1000 FEET OF PIPELINE (gph)									
Avg. Test Pressure (psi)	Nominal Pipe Diameter (inches)								
	3	4	6	8	10	12	14	16	18
250	.36	.47	.71	.95	1.19	1.42	1.66	1.90	2.14
225	.34	.45	.68	.90	1.13	1.58	1.58	1.80	2.03
220	.32	.43	.64	.85	1.06	1.28	1.48	1.70	1.91
175	.30	.40	.59	.80	.99	1.19	1.39	1.59	1.79
150	.28	.37	.55	.74	.92	1.10	1.29	1.47	1.66
125	.25	.34	.50	.67	.84	1.01	1.18	1.34	1.51
100	.23	.30	.45	.60	.75	.90	1.05	1.20	1.35

*EXCERPTED FROM AWWA C600

In inch-pound units,

$$L = \frac{SD\sqrt{P}}{133,200}$$

Where,

- L = testing allowance (makeup water), in gallons per hour
- S = length of pipe tested, in feet
- D = nominal diameter of the pipe, in inches
- P = average test pressure during the hydrostatic test, in pounds per square inch (gauge)

This formula is based on a testing allowance of 11.65 gpd/mi/in. of nominal diameter at a pressure of 150 psi.

FIELD OBSERVATION REPORT FORMS AND CHECKLISTS

This section includes typical forms checklists that are to be used as generalized guidelines to assist in the verification of the material and dimensional requirements of the Park City Design Standards and Construction Specifications. Field Representatives are to utilize the checklists during water system construction to assist the Contractor in understanding the requirements of the final product and during the final walk-through to verify consistency with the standards and specifications. Additionally, the fire hydrant inspection forms, illustrating the placement of a fire hydrant in three different terrain conditions, are to be completed during the Final Walk-through to provide the Park City Engineer with information regarding the hydrant's installed elevation and location relative to the curb and gutter and the auxiliary valve.

FIELD OBSERVATION QUICK CHECKLIST

WATER LINE INSTALLATION:

- ☐ Verify that marking tape and locator wire is installed above the water main in the trench
- ☐ Verify that water main is bedded with approved gravel-sand material
- ☐ Verify that water main is installed at proper horizontal location (within pavement and inside of curb & gutter limits) and depth. Require additional survey staking be provided if necessary to determine design grades and curb & gutter alignment
- ☐ Verify that correct polyethylene encasement is provided and properly installed
- ☐ Verify that wax tape coating system is provided and properly installed on all buried bolts & nuts. Verify the cathodic protection system (if required) is provided and properly installed.
- ☐ Verify that thrust blocking is of adequate size, extended to undisturbed soil and that the pipe is wrapped with polyethylene before concrete is placed
- ☐ Verify that service taps are at 45 degrees to the main with 2 feet minimum separation
- ☐ Verify that every service corporation stop is open. This can be verified during flushing procedures
- ☐ Verify that water valves are properly set, valve boxes are clear of debris, and that a valve key can be placed on the valve. This must be verified during the final walk-through

FIELD OBSERVATION QUICK CHECKLIST

FIRE HYDRANT INSTALLATION:

- ☐ Verify that adequate gravel is placed around the fire hydrant base
- ☐ Verify that thrust blocking is properly placed and fire hydrant drain ports are not covered by concrete.
- ☐ Flush fire hydrant drain ports. Close main hydrant valve to the position at which the drains open and allow flow through the drains under pressure for about ten seconds to flush the drains. Then close hydrant valve completely.
- ☐ Check fire hydrant barrels for drainage. Remove nozzle cap, open hydrant valve, allow hydrant to run briefly and close hydrant valve. Place palm of hand over nozzle outlet. Drainage should be sufficient to create a suction.
- ☐ Check fire hydrant nozzle caps for thread damage from impact or cross threading
- ☐ Verify that the auxiliary valve is in the wide open position.
- ☐ Verify that fire hydrant markers are installed
- ☐ Verify that fire hydrant is properly extended above grade and hydrant pad is properly constructed. See *Fire Hydrant Inspection Sheet*.

FIELD OBSERVATION QUICK CHECKLIST

WATER METER INSTALLATION:

- ☐ Verify that meter service assembly materials are in accordance with Checklist. *See checklists for specific size water meter.*
- ☐ Verify that water meter box is adjusted to grade. *See meter box adjustment detail sheet.*
- ☐ Verify that water meter box is located properly. Require additional staking as required for verification.

TYPICAL PROCESS FOR WATER SYSTEM CONSTRUCTION

- | | |
|--|--|
| 1. INSTALL WATER MAIN AND FIRE HYDRANTS | <i>If the Contractor elects to perform hydrostatic testing of water services independently of the water main, Items 3, 5, 7 and 9 will be performed on the water main prior to installation of the water services.</i> |
| 2. INSTALL WATER SERVICES | <i>If water services are installed after water main testing, the each services must be disinfected separately.</i> |
| 3. INITIAL FLUSHING OF WATER MAIN | <i>Sampling and testing for "high" chlorine concentration is performed prior to initial flushing.</i> |
| 4. INITIAL FLUSHING OF WATER SERVICES | |
| 5. PERFORM HYDROSTATIC AND LEAKAGE TESTING ON WATER MAIN | |
| 6. PERFORM HYDROSTATIC AND LEAKAGE TESTING ON FIRE HYDRANTS & WATER SERVICES | |
| 7. FINAL FLUSHING OF WATER MAIN | <i>Sampling and testing for "low" chlorine concentration is performed following final flushing.</i> |
| 8. FINAL FLUSHING OF FIRE HYDRANTS & WATER SERVICES | |
| 9. PERFORM BACTERIOLOGICAL TESTING | |
| 10. ALLOW ACTIVATION OF WATER SYSTEM | <i>Permanent opening of isolation valves upon receipt of successful bacteriological test results.</i> |



WATER SYSTEM TESTING SUMMARY REPORT

PROJECT NAME _____ PROJECT # _____

CONTRACTOR _____

WATER SYSTEM SECTION _____

DISINFECTION: 703.2.12C & J

TYPE OF CHLORINE: ☐ GRANULAR ☐ INJECTION, WHERE: _____

SAMPLE LOCATION: _____

DATE _____ TIME _____ CHLORINE, PPM _____

START: _____

END: _____

RESULT: ☐ PASS ☐ FAIL INITIALS _____

DISPOSAL OF CHLORINATED WATER: _____

FLUSHING: 703.2.12A

MAIN:

LENGTH OF SECTION: _____ feet PIPE MAT'L: _____ PIPE DIAMETER: _____ inches

☐ CITY WATER USED ☐ OTHER

FLUSH ORIFICE SIZE: _____ inches STATION: _____

ESTIMATED TO BE FLUSHED: _____ gal. ESTIMATED DURATION: _____ min.

ACTUAL DURATION: _____ min.

DATE: _____ INITIAL _____ FINAL _____ INITIALS _____

SERVICES:

LOT No's: _____

DATE: _____ INITIAL _____ FINAL _____ INITIALS _____

HYDRANTS:

STATION: _____ INITIAL _____ FINAL _____ INITIALS _____

STATION: _____ INITIAL _____ FINAL _____ INITIALS _____

STATION: _____ INITIAL _____ FINAL _____ INITIALS _____

BACTERIOLOGICAL SAMPLING: 703.2.12M

DATE OF SAMPLE: _____

SAMPLE TAKEN BY: _____ P.O. No.: _____

SAMPLES DELIVERED TO: _____ DATE: _____ TIME: _____

SAMPLES ANALYZED BY: _____

SAMPLE NO. 1 TAKEN AT: _____ ☐ PASS ☐ FAIL

SAMPLE NO. 2 TAKEN AT: _____ ☐ PASS ☐ FAIL

SAMPLE NO. 3 TAKEN AT: _____ ☐ PASS ☐ FAIL

DATE OF RESULT: _____ (REFERENCE ATTACHED TESTING REPORT)



WATER SYSTEM TESTING SUMMARY REPORT (continued)

HYDROSTATIC TEST: 703.2.11

MAIN:	INITIAL TEST	DATE: _____	RETEST	DATE: _____	
TEST PRESSURE @	START: _____	psi	@	START: _____	psi
	@ 30 min: _____	psi	@	30 min: _____	psi
	@ 60 min: _____	psi	@	60 min: _____	psi
	@ 90 min: _____	psi	@	90 min: _____	psi
	@ FINISH: _____	psi	@	FINISH: _____	psi
	☐ PASS	☐ FAIL		☐ PASS	☐ FAIL
	INITIALS _____			INITIALS _____	
COMMENTS _____					

SERVICES:

LOTS SERVICED: _____	INITIAL TEST	DATE: _____	RETEST	DATE: _____	
TEST PRESSURE @	START: _____	psi	@	START: _____	psi
	@ 30 min: _____	psi	@	30 min: _____	psi
	@ FINISH: _____	psi	@	FINISH: _____	psi
	☐ PASS	☐ FAIL		☐ PASS	☐ FAIL
	INITIALS _____			INITIALS _____	
COMMENTS _____					

HYDRANTS:

STREET & STATION: _____	STREET & STATION _____	STREET & STATION: _____	
TEST DATE: _____	TEST DATE _____	TEST DATE: _____	
@ START: _____	psi	@ START: _____	psi
@ 30 min.: _____	psi	@ 30 min.: _____	psi
@ FINISH: _____	psi	@ FINISH: _____	psi
☐ PASS	☐ FAIL	☐ PASS	☐ FAIL
INITIALS: _____	INITIALS: _____	INITIALS: _____	
COMMENTS _____			

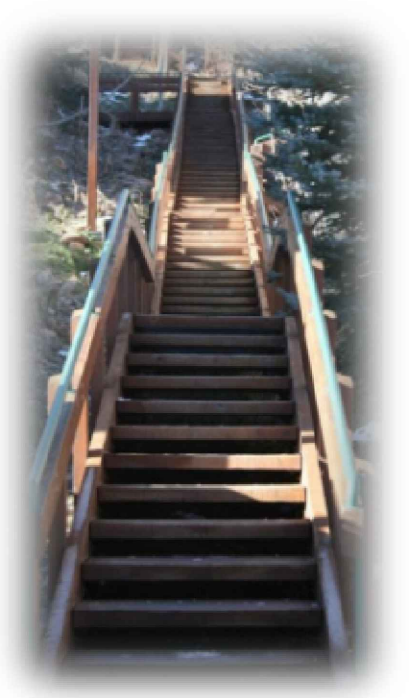
LEAKAGE TEST: 703.2.11

DATE _____	LENGTH OF SECTION: _____	PIPE MAT'L.: _____	DIAMETER: _____
LENGTH OF TEST: _____	hours	_____	minutes
ACCEPTABLE LOSS, per AWWA C600. TABLE 6: _____ gph per 1000 feet, _____ total gallons			
GALLONS USED: _____	gallons		
RESULT: ☐ PASS	☐ FAIL	INITIALS _____	

ATTACHMENT B – Old Town Stairway Construction Details & Plans



A guide to "Old Town Stairway" Construction



By Chase Bowler

	DATE	OLD TOWN STAIRWAY	STD. PLAN
	3/2020		881-A
	REV.		

A.	Connections and Parts.....	3
B.	Uprights.....	4
C.	Railing.....	4-5
D.	Landings.....	5-7
E.	Landing connections.....	8
F.	Steps.....	9
G.	Composite Wood.....	9

II. Code requirements and Preferences

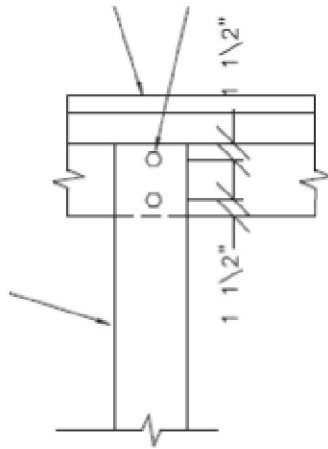
A.	Diamond-Grip Chanel.....	10
B.	Galvanized Carriage Bolts.....	10
C.	Counter Sink	10

	DATE	OLD TOWN STAIRWAY	STD. PLAN
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	REV.		

Connections and Parts

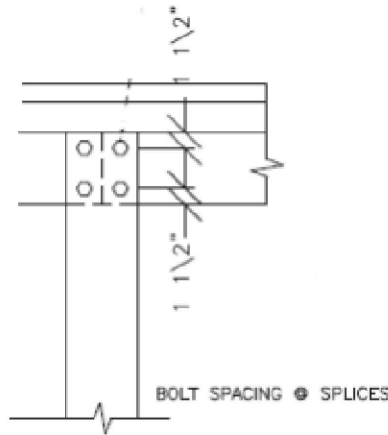
A)

Note that all connections are carriage bolts, having the smooth side inward, and the threads on the outside with washer and nut.



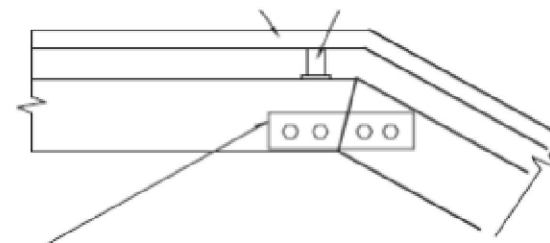
B)

Two bolts are recommended for upright and handrail connections. And when there is a splice in the wooden handrail support structure, than four bolts shall be used.



C)

Any change in angle should be connected with angle steel and appropriate carriage bolt washer and nut combination.



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REV.

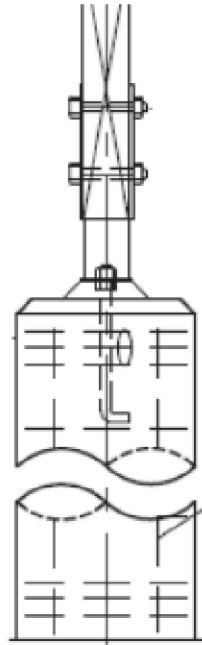
OLD TOWN STAIRWAY

STD. PLAN

881-C

A)

All supports must be founded in a concrete poured base 12" in diameter, and connected using four galvanized steel bolts.



Uprights



B)

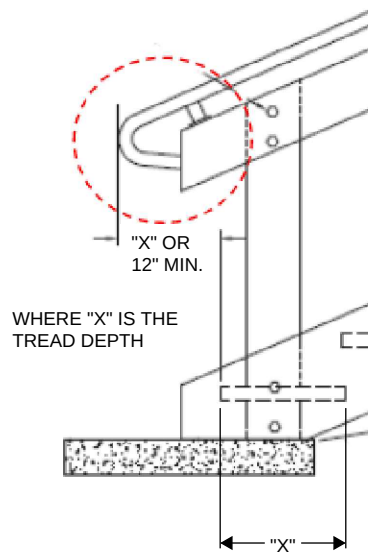
According to code all terminations of handrails must curve back around and connect into the wood end.

IBC 1012.6 Handrail

Extensions "Handrails... shall be continuous to the handrail of an adjacent stair flight or ramp run."

And "...handrails shall extended horizontally at least 12in beyond the top riser and continue to slope for the depth one tread beyond the bottom riser."

Railing



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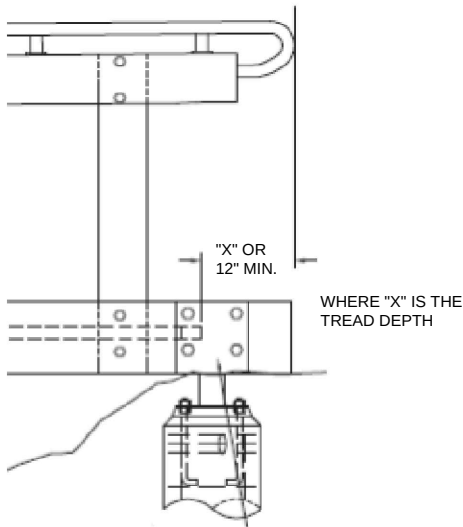
STD. PLAN

881-D

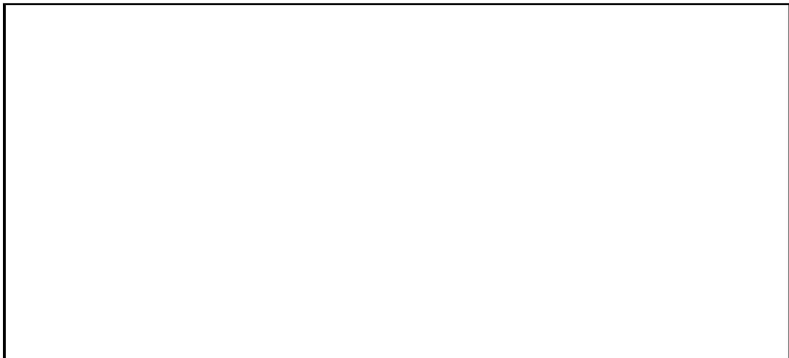
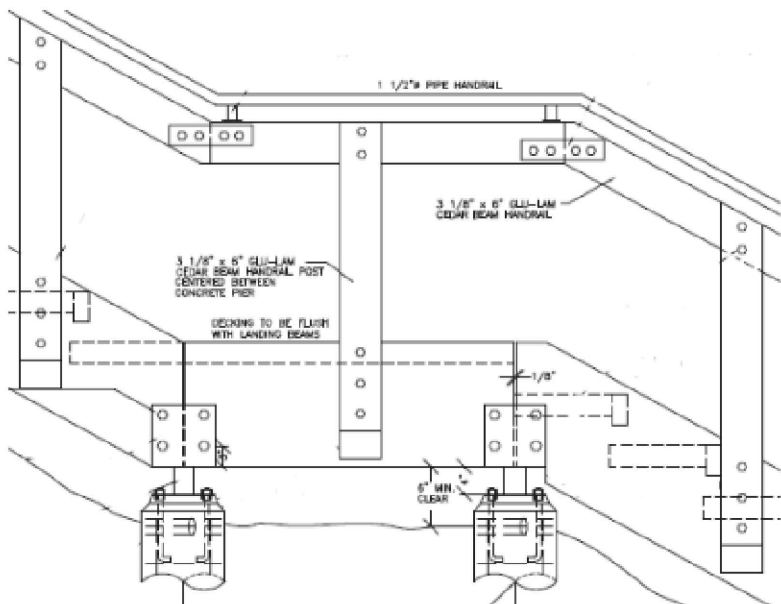
IBC 1012.3.1 Handrail Graspability "Handrails with circular cross section shall have an outside diameter of at least 1 ¼ in and no greater than 2 in."

IBC 1012.5 Fittings "Hand rails shall not rotate within their fittings."

IBC 1009.8 Stairway Landings "There shall be a floor or landing at the top and bottom of each stairway. The width of landings shall not be less than the width of stairways they serve."

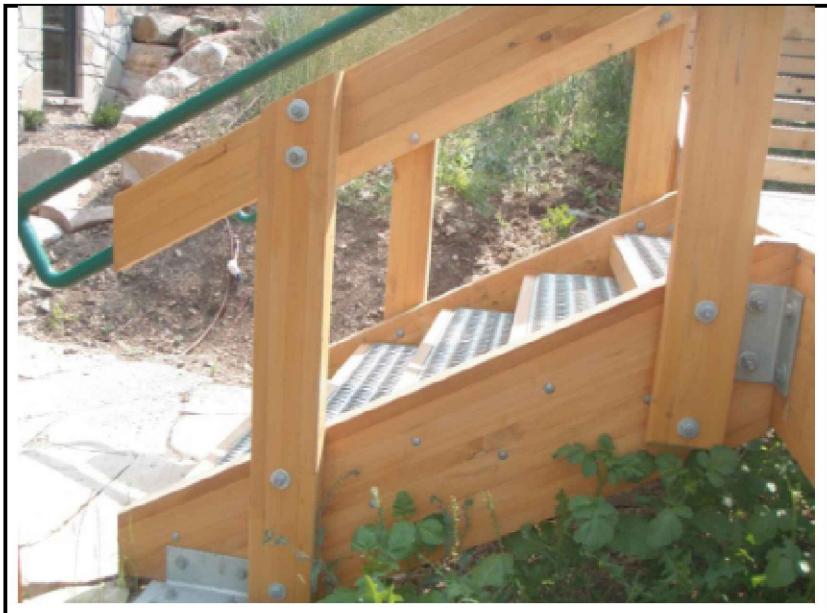
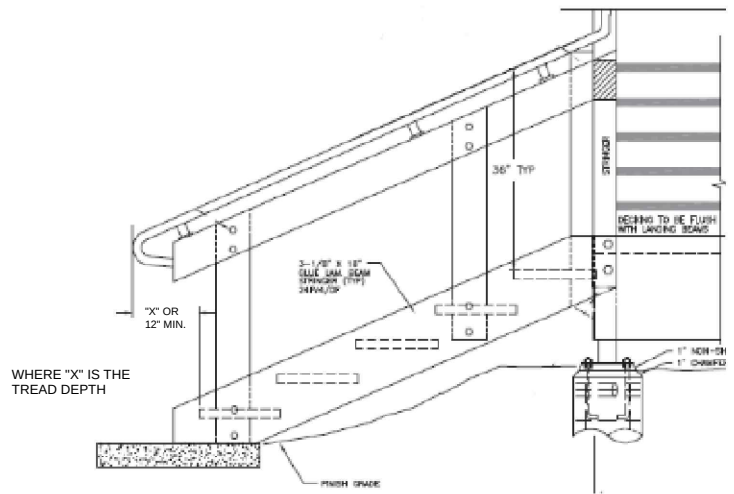


Landings



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	REV.		

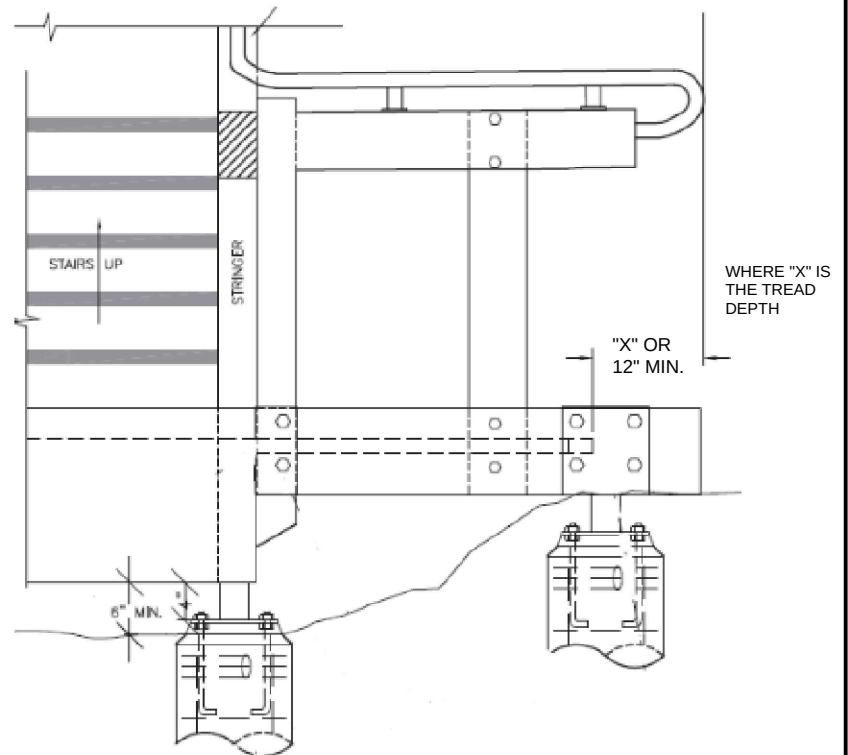
IBC 1009.9.2 Outdoor Conditions "Outdoor stairways and outdoor approaches to stairways shall be designed so that water will not accumulate on walking surfaces."



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IBC 1009.10 Vertical Rise "A flight of stairs shall not have a vertical rise greater than 12 feet between floor levels of landings.

IBC 1009.4 Width "...width of stairways shall not be less than 44 in." unless "...occupant load of less than 50 shall have a width of no less than 36 in."

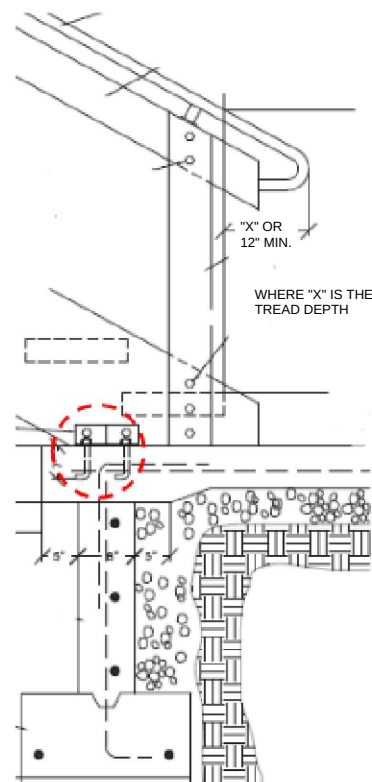


	DATE	OLD TOWN STAIRWAY	STD. PLAN
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Landing connections

A)

All endings of stair landings must be connected with steel plating and carriage bolts to make for firm connections.



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881-H

A)

It is recommended that the front of the steps be covered with 1.5 in. thick wood, to maintain consistency with the other stairs throughout the city.

IBC 1009.7.2 Riser Height and Tread depth "Stair riser heights shall be 7 in. maximum and 4 in. minimum.rectangular tread depths shall be 11 in minimum..."

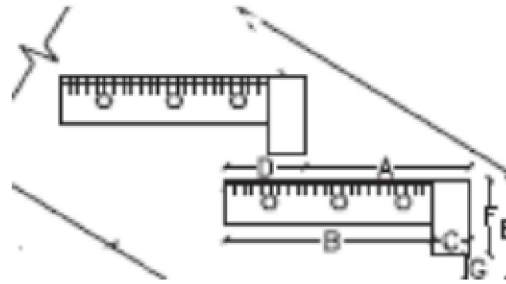
IBC 1009.7.5 Nosing and Riser Profile "The radius of curvature at the edge of the tread shall be no greater than 9/16 in."

IBC 1009.7.5.2 Nosing Projection Uniformity "All nosing projections of the leading edges shall be of uniform size, including the projections of the nosing leading edge of the floor at the top of a flight."

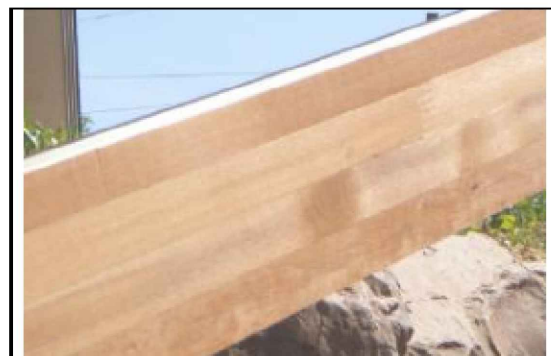
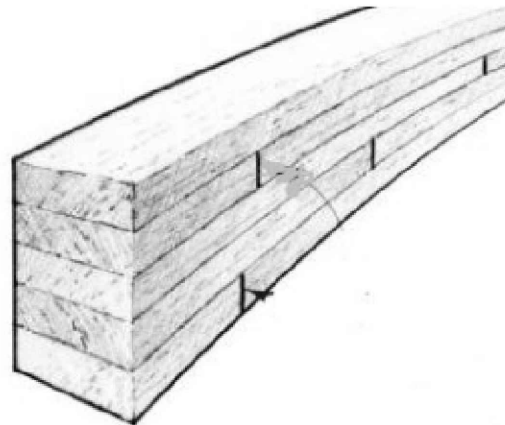
B)

All wood used on the stairs must be of a composite form. This also allows for greater resistance to warping due to weathering, and having an enhanced strength.

Steps



Composite Wood



DATE

3/2020

REV.

OLD TOWN STAIRWAY

STD. PLAN

881-I

A)

According to City preferences, on any landings or steps they must have a tread made of Diamond Grip Channel material.

ANSI 302.3 Openings "Openings in the floor surface be of a size that does not permit the passage of a ½ inch diameter sphere... Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel."

IBC 1009.9.1 Stairway Walking surface "The walking surface of treads and landings of a stairway shall not be sloped steeper than one unit vertical in 48 units horizontal in any direction. Stairway treads and landings shall have a solid surface."

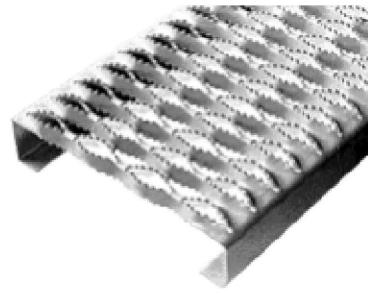
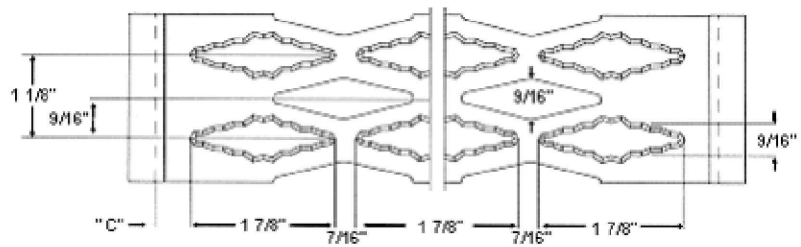
B)

It is strongly suggested that all connections excluding those found tying foundations into posts, are to be made using a carriage bolt combination, where the rounded portion of the bolt is to be consistently on the inside out of the stairs or in the path of travel.

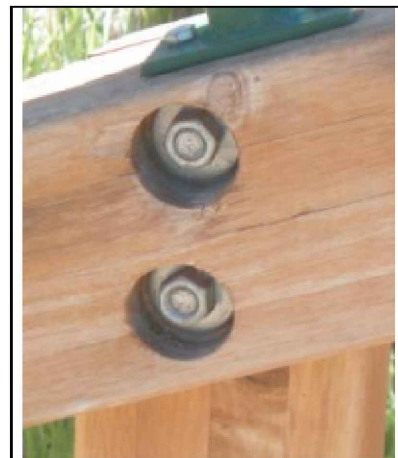
C)

No countersinks are permitted when connecting any system, because the strength of the connection is reduced and a reduction in the life of the stairs.

Code Requirements and Preferences



Discouraging Approach



DATE

3/2020

REV.

OLD TOWN STAIRWAY

STD. PLAN

881-J



2021 Supplemental Standard Plans & Specifications

APPLICABLE FOR WORK IN THE PUBLIC RIGHT OF WAY
AND ON PUBLIC INFRASTRUCTURE AND APPURTENANCES

ADOPTED BY PARK CITY COUNCIL JANUARY 7, 2021

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2021 Public Water Field Observation Guidelines

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DIVISION 100 ADMINISTRATIVE & GENERAL REQUIREMENTS

100.01 Introduction to Park City Engineering Standards

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Purpose of these Engineering Standards.

1.2 STANDARDS EXPLAINED

- A. These Engineering Standards are intended to provide supplemental information to the most current version of the Utah American Public Works Association (UAPWA) Standard Plans and Specifications that are hereby adopted by reference.
- B. These specifications are intended to ensure quality and uniform construction of public infrastructure in Park City.
- C. Technical Specifications produced by industrial or trade associations which are referred to in this document (ASTM, AASHTO, ANSI, etc.) or the UAPWA standard plans and specifications are those Specifications as they appeared at the time this document is adopted. Subsequent revisions to those Specifications may be made from time to time, but shall not be construed as reducing the Construction Standards called for here. In the event a specific Technical Standard or Specification is revised or renumbered by the association preparing the standards, this document shall incorporate the successor provision to any of the Technical Specifications referred to herein. These Specifications may be modified or deleted by appropriate notes on Approved Drawings.
- D. Designs must additionally conform to Park City Municipal Code which can be found at the following link:
<https://parkcity.municipalcodeonline.com/book?type=ordinances#name=Preface>
- E. Park City uses standard specifications and drawings for sewer systems through Snyderville Basin Water Reclamation District (SBWRD). All sewer design and construction shall conform to the latest SBWRD requirements which can be found at:
<https://www.sbwrdr.org/standards-and-specifications/>
- F. Park City Water has developed standards different from the APWA that have been accepted by the Utah Division of Drinking Water. All Water system design and construction shall conform to Park City Water Standards which can be located at:
<https://www.parkcity.org/home/showdocument?id=63299>
- G. All public improvements constructed in the city's right of way, on city property, or facilities intended to be operated or maintained at any time by the city are required to comply with these standards. Engineering standards are also applicable to private development site design, and all new development and redevelopment projects are required to adhere to these standards. Design exceptions to specific standards will be considered and must be approved in writing by the City Engineer. Plan approval by the city engineer does not grant or imply a waiver from standards unless specifically noted by the city engineer at the time of approval.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

Not Used

END OF SECTION

100.02 Standards for Construction

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Park City Engineering has adopted the 2017 edition of the UAPWA Manual of Standard plans and Manual of Standard Specifications, with the following exceptions.

1.2 APWA STANDARD DRAWING EXCEPTIONS

- A. Drawing exceptions:
- 205.1 Only type A curb is allowed
 - 205.2 Only type G curb is allowed
- B. Delete the following standard details, which are not permitted within Park City:
- 205.3 Curb and Gutter Type HB30-7
 - 206 Curb and Gutter Connection
 - 209 Curbs
 - 213 Waterway Transition Structure
 - 215 Dip Driveway Approach
 - 216 Mountable Curb Driveway Approach
 - 221.1 Flare Driveway Approach Type A
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 - 321.2 Backflow preventer Pinch valve
 - 322 Curb Face Outlet box
 - 331.2 Cleanout box Type B
 - 331.3 Cleanout Box Type C
 - 332 Precast box
 - 335 Adjust reinforced concrete deck to grade
 - 341.1 Cast in place base
 - 341.2 Pipe pass through base
 - 360.2 Raise frame to grade—plastic form
 - 372 Area drain
 - Part 4 All Sanitary Sewer requirements
 - Part 5 All Culinary Water requirements
- C. Add the following standard drawings from the Park City Engineering Division webpage:
- 207 Curb and Gutter Detail
 - 214 Driveway details *limited use

- 293.1 Street sign details
- 293.2 Street sign details
- 294 Mounting detail for sign of light pole
- 230 Park City Old Town Sidewalk Details
- D. Amend the following standard drawings:
 - 315.1 Single Grate – Use bicycle safe grate and frame (STD. DWG. 309.2)
 - 315.2 Double Grate – Use bicycle safe grate and frame (STD. DWG. 309.2)
- E. Add the following guide as standard drawing:
 - 881 Park City Stair Standards

1.3 APWA STANDARD SPECIFICATION EXCEPTIONS

- A. Asphalt concrete will not be cut within two years of paving unless granted exception by the City Engineer. Additionally, a fee will be assessed for cutting pavement based on the age of the pavement as well as the size of the cut. All cuts will require a patch the width of the road to be paid for by the owner/contractor. These conditions will be met unless otherwise approved by the City Engineer.
- B. Asphalt concrete paving and street patching shall be placed only between April 15th and October 15th; when the surface temperature, upon which asphalt concrete is to be placed, is at least fifty (50) degrees F and/or when the wind chill factor has not fallen below thirty (30) degrees F, unless otherwise approved by the City Engineer.
- C. Asphalt concrete placed after October 15th and before April 15th, shall only be permitted by written authorization from the City Engineer and then only when conditions established by a proper review indicate that such placements are in the best interest of the City and the public. If the asphalt is placed it will be considered temporary, to be replaced under suitable conditions unless otherwise approved by the City Engineer.
- D. Park City has adopted APWA 32 12 05. For the purposes of uniformity, the standard asphalt mix design, unless approved otherwise, shall be a ½” maximum nominal aggregate size Superpave mix with AC-20 / PG 58-28 or other approved binder grade with a 25% maximum RAP content. Use the next softer binder grade available for mixes with RAP contents between 15 and 25%.
- E. Delete the following sections in their entirety:
 - 33 01 00 Water Distribution and Transmission
 - 33 11 11 Relocate Water Meters and Fire Hydrants
 - 33 12 16 Water Valves
 - 33 12 19 Hydrants
 - 33 12 33 Water Meter
 - 33 13 00 Disinfection
 - 33 16 13 Water Tank
 - 33 1 00 Sanitary Sewerage Systems

PART 2	PRODUCTS	Not Used
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PART 3	EXECUTION	Not Used
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END OF SECTION

100.03 GENERAL IMPROVEMENT REQUIREMENTS & DESIGN GUIDELINES

PART 1 GENERAL

1.4 SECTION INCLUDES

Requirements for one year warranty period and general design guidelines related to roadway/construction improvements.

- A. **One Year Warranty Period:** If within one year after completion any work is found to be defective, the contractor or developer shall promptly, without cost to the City, either correct such defective work or remove it from the site and replace it with non-defective work. If the contractor or developer do not promptly comply, or in an emergency where delay would cause serious risk of loss, injury or damage, the City may have the defective work corrected or the rejected work removed and replaced, and all direct and indirect costs of such removal and replacement, including compensation for additional professional services, shall be collected by the City in the manner most convenient to the City from the developer and contractor. Whatever sharing of cost may be agreed upon between the developer and contractor is strictly a private matter between the developer and the contractor.
- B. **Required Improvements:** The following improvements are generally required unless waived by the City Engineer on the basis of site conditions which make these improvements unnecessary. The design of the improvements will vary depending on site conditions, and on the implementation of the Streets Master Plan, Parks and Trails Master Plan, and other similar planning documents adopted by the City that may cover the site or adjoining public properties. Unless otherwise stipulated all improvements shall be designed and built to generally-accepted engineering standards.
 - 1. Curb and gutter, culverts, inlet boxes, and other drainage improvements reasonably necessary to provide proper drainage in accordance with good engineering practice and the Park City Master Storm Drainage Plan.
 - 2. Detention of runoff to improve water quality and to delay and reduce peak runoff to a flow rate not exceeding the runoff rate which would have existed prior to any disturbance of the land surface.
 - 3. Pavements shall be designed on a site-specific basis by a registered professional civil engineer. Refer to Division 200.01.1.2.B Roadway Structural Section of these Supplemental Specifications and Division 32 Exterior Improvements of the most current UAPWA Specifications for all pavement design and construction requirements.
 - 4. Permanent survey control such as brass cap measurements.
 - 5. Street lights, street signs, and traffic signs and markers. Operation and maintenance of street lights is a City responsibility only when the light is at the intersection of two City streets. Street name signs shall be in accordance with Standard Drawings 239.1 and 293.2. Traffic signs and traffic markers (including but not limited to stop signs and pavement striping) shall be in accordance with the latest edition of the Manual on

Uniform Traffic Control Devices. Street lights shall be in accordance with UAPWA standards and specifications.

6. Fire hydrants are required at 150-foot intervals measured along public ways or walks or drives which are to be snow-plowed. All water mains serving a hydrant shall be a minimum of eight-inch diameter. Each hydrant shall have an auxiliary gate valve located flanged to the tee on the water main.
7. A metallic tracer wire and brightly-colored utility warning tape may be required to be placed over all underground utility lines.
8. Both public and private streets shall be built in accordance with cross-sections shown in the Park City Master Streets Plan, including pavement, gutter and sidewalks. Projects which would create an unreasonable traffic impact, either for construction or for permanent access, whether by vehicles, bicycles, or pedestrians on any City street shall be required to structurally improve those streets in a manner to be determined by the City Engineer such that the street is structurally capable of carrying both the temporary and permanent increases in traffic when analyzed by generally accepted engineering methods.
9. A study of geological hazards by a geologist or soils engineer may be required to be submitted for all sites unless City Staff specifically omits the requirement. Cuts and fills on each site shall be balanced to minimize hauling.
10. Right-of-way for public streets in accordance with the Master Streets Plan may be required to be dedicated to the City for sites adjacent to streets identified in the Master Streets Plan as being in need of additional right-of-way.
11. Regulatory traffic signage may be required if a project creates any traffic impact.
12. Sidewalks and/or pedestrian trails, with wheelchair ramps at curbs or other obstacles in accordance with Park City's Park and Trails Master Plan and as required to serve the proposed project.
13. All utilities and meter locations must be shown on submitted plans, including water and sewer laterals, power and phone cables, gas lines, and cable TV. Whenever a proposed project will alter, extend, or abandon sanitary sewer mains, all sewer construction shall be done according to standards established by Snyderville Basin Water Reclamation District (S.B.W.R.D.).
14. All connections to the City water system shall be inspected and metered unless otherwise approved by the City Engineer and Public Works Director. All connections 4 inches in diameter or larger shall also be provided with a valve at the tee or property line and in other locations subject to the approval of the City Engineer and Public Works Director. All connections, piping, and appurtenances on the consumer's side of the water meter or beyond a point 5 feet outside of the public roadway are to

be maintained privately, not by Park City. Any large addition to the water system, such as a new condominium project or subdivision, may also be required to install a master zone meter in order to allow Park City to monitor line losses.

- a. N1. The Water System Connection inspection is in three phases, each phase shall be inspected by the City Engineer or the City Public Improvements Inspector:
 - i. Excavation, Tapping, and Backfilling
 - ii. Meter Set Request
 - iii. Public Improvements (post-landscape)

- 15. Any staging area must be identified if requested by the City Engineer. Site survey information including detailed horizontal and vertical information relating to existing and future items may be required by the City Engineer.
- 16. A letter from each appropriate utility company approving all utilities, including but not limited to water and sewer laterals, power and phone cables, gas lines and cable TV can be required by the City Engineer prior to Park City approval. All utilities shall be placed underground unless otherwise approved by the City Engineer.
- 17. Methods of temporary and permanent erosion control on construction sites and along all drainage channels, swales, or streams below construction sites. Methodology is subject to approval by an independent landscape architect and shall be in accordance with generally-accepted standards of landscape architecture. Limits of disturbance shall be shown on the plans. A landscaping and revegetation plan including irrigation sprinklers may be required.
- 18. Wherever possible open channels shall be preserved for all major drainages shown on the Master Storm Drainage Plan. Culverting of these channels is not allowed unless approved by the City Manager or designee. Landscaping and revegetation to stabilize soils may be required.
- 19. Water system improvements necessary to keep Park City's water storage and distribution system fully in accordance with recommendations from the Insurance Services Office and Utah State Board of Health regulations. Improvements required include but are not limited to: reservoirs and appurtenances, including excess capacity as need to provide efficient long-term system operation, pressure reducing stations, pump stations, valves, air release valve vaults, meter vaults, water distribution lines, telemetry, and computer modeling by Park City or the consulting engineer of the City's choice as necessary to determine the impacts of a proposed development on the City water system. The City Engineer may require manhole-size valve vaults as per Std. Dwg. 709 at any valve. A completely-detailed design of each pump house will be required; scope of review includes but is not limited to exterior design and safety issues such as kill switches, ground faulting, and panel locations (2 feet off floor minimum). Pumps and motors shall have a minimum of 75% wire-to-water efficiency unless otherwise approved by City Engineer and Public Works

Director. To simplify parts inventories, water systems equipment manufacturers shall be as follows: pumps shall be manufactured by Aurora; motors by U.S. Electrical Motor; starters by Dayton; boxes and panels by Square D; chlorinators by Fischer and Porter; pump control valves by Cla-Val.

20. Bus shelters, with an estimated value of \$6,000.00 each, are required for major developments along bus routes. If a bus shelter is provided, the developer's architect is required to use logos and signage in the design of the shelter but is encouraged to incorporate project design themes and features into the design of the shelter.
21. Snow storage sites and snow storage easements adequate to serve all plowed spaces within and adjacent to the developments. Snow which could be shed from roofs shall be adequately accommodated to eliminate the possibility of snow and ice falling on access ways to buildings.
22. Locate transformers and pedestals outside of the right-of-way and within public utility easements. If the facilities cannot be located outside of the right-of-way shield may be required
23. As-built drawings or record drawings showing the as-built location of all public improvements tied to as-built surface improvements.
24. Sewer improvements as required by the S.B.W.R.D., including excess capacity as agreed upon between S.B.W.R.D. and the developer. Backfill over sewer lines in City streets or on City property shall be in accordance with these Specifications.

PART 2	PRODUCTS
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Not Used

PART 3	EXECUTION
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Not Used

END OF SECTION

DIVISION 200 STREETS

200.01 Standard Roadway Standards

PART 1 GENERAL

1.1 SECTION INCLUDES

All street geometric cross-section standards are based on the Park City Traffic & Transportation Master Plan. This can be found on the Park City Transportation Planning webpage:

<https://www.parkcity.org/departments/transportation-planning/adopted-transportation-plans>

1.2 GENERAL ROAD DESIGN STANDARDS

These standards shall be applicable to all developments/construction in Park City:

A. Roadway Cross Slopes

The purpose of sloping on roadway cross sections is to provide a mechanism to direct water off the traveled way.

1. The standard cross slope to be used for new construction on a traveled way for all types of surfaces **shall be 2 percent**.
2. For resurfacing or widening (only when necessary to match existing cross slope), the minimum **shall be 1.5 percent and the maximum shall be 3 percent**.
3. On unpaved roadway surfaces, including gravel and penetration treated earth the cross slope **shall be 2.5 percent to 5.0 percent**.

B. Roadway Structural Section

- A. Table 1 below is minimum allowed material thicknesses for the various roadway geometric cross sections. The actual structural section shall be based on the volume of traffic and site specific soils engineering recommendations that shall be provided to the City Engineer's office for review and approval prior to permit issuance.
- B. All curb, gutter, and sidewalk shall be concrete and installed per Part 2 – Roadway of the APWA 2017 Standard Plans.

Table 1. Minimum Roadway Structural Section Requirements

Roadway Section	Minimum Asphalt Thickness (in)	Minimum Commercial Roadbase Thickness (in)	Minimum CBR
Local Road - Non-old Town	3	9	70
Local Road - Old Town	3	9	70
Minor Residential Collector	4	9	70
Major Residential Collector	4	9	70
Commercial Collector	5	10	70
Non-UDOT Arterial	5	10	70
UDOT Arterial	4	9	70

C. **Construction Season**

Placement of asphalt, cuts, and streets patching within City owned roadways, including alleys, are not allowed from between October 15th to April 15th of any given year. Any request to perform asphalt work during this time requires approval by the City Engineer prior to the starting of any work.

D. **Traffic Control**

The Contractor shall direct all construction activities so as to minimize obstruction of vehicular, bicycle, or pedestrian traffic and to prevent damage to completed work. In this regard, the Contractor shall keep the proper City Authorities continuously informed as to the location(s) of these operations.

Contact the City Engineer's office to apply for street closure authorization.

In order that the effect to both the flow of traffic and damage to the new work is minimized, the Contractor shall at all times provide approved barricades, lights, flag men and other traffic control devices approved by the City Engineer, specified on the drawings or specifications or as may be required by law. All barricades needed overnight shall have flashing amber lights.

The Contractor shall submit his traffic control plan to the City Engineer for approval, prior to the start of work. All necessary personnel and/or devices, including any additional as directed by the City Engineer, shall be provided solely at the expense of the Contractor.

No City street or road shall be closed to vehicular traffic without the prior permission of the City Engineer and not until after the affected emergency response authorities have been notified

E. **Right of Way: Grades Behind Gutter/Edge of Asphalt**

When landscaping or excavating on City property or the City Right-Of-Way, the following conditions shall apply:

1. The change in grade within the first five (5) feet behind the back of curb (BOC), or edge of asphalt (if there is no curb or gutter), shall not exceed six (6) inches plus or minus from the BOC grade elevation. The change in grade between five (5) feet and ten (10) feet behind the BOC, or edge of asphalt (if there is no curb or gutter), shall not exceed three (3) feet plus or minus from the BOC grade elevation.

2. Approval of the City Engineer is required prior to doing work on City Property. A permit may be required. Contact the City Engineer's Office for Permit requirements and/or Approval.

F. **Plates (Steel/Rubber) Placed At Driveway Entrances**

Steel plates or rubber inserts placed at the bottom of driveways are not allowed. There is the potential that snow plows will catch the corner of the steel plate damaging the plow and concrete curb. In addition to collecting or stopping debris creating street sweeping difficulties, the rubber inserts act as a barrier to the flow of storm water and reduce the volume of storm water that passes through the gutter

G. Speed bumps or speed humps

The placement of speed bumps or humps in the City roadway rights of way require approval by the City Engineer and are not recommended, in general, for placement within City roadway rights of way. Although speed bumps/humps are used as a means of traffic calming in some instances, there are numerous cases where these facilities have been installed and later removed, as the desired effect was not obtained. A speed bump/hump for a public street is significantly different than what is typically found in a private parking lot where they grab the driver's attention. Additionally, while speed bumps/humps may slow down a majority of drivers, a high percentage of drivers will still travel at a high rate of speed in between the bumps/humps and occasionally do not slow down at all creating a potentially unsafe situation. The inconsistency in effectiveness, the problems created by these facilities for snow removal, and for safety and liability reasons requires special approval by the City Engineer prior to their installation. For these reasons the City prefers other traffic calming measures be considered before the placement of speed bumps/humps.

PART 2	PRODUCTS
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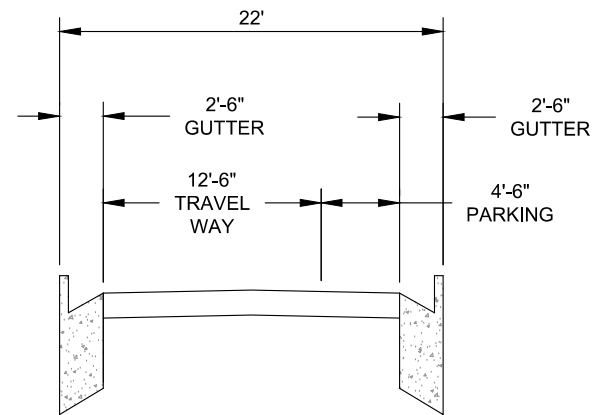
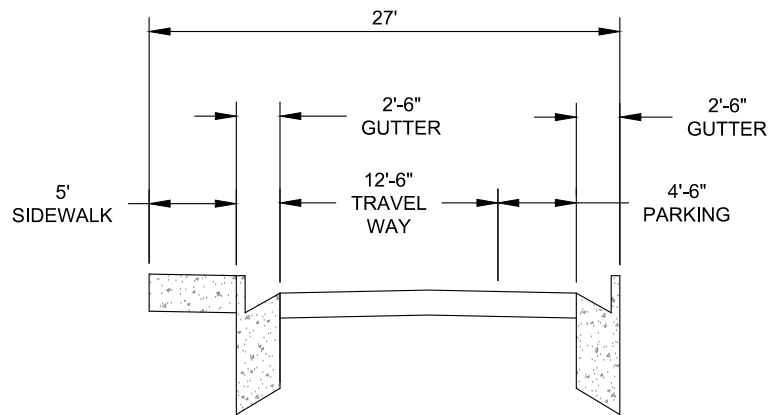
Not Used

PART 3	EXECUTION
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Not Used

END OF SECTION

200.02 Standard Roadway Drawings



MAIN STREET - LOCAL
N.T.S.

NOTES:
 LOCATION: OLD TOWN
 ADT: <1,000
 PRIORITY ON PARKING/ACCESS. LOW-SPEED FACILITY RELIES ON SHARED LANE FOR VEHICLES AND BICYCLES.
 LEFTOVER SPACE SHOULD BE DISTRIBUTED TO MATCH MODEL HIERARCHY, WITH PEDESTRIAN SPACE PRIORITIZED.
 DO NOT USE VISIBLE PAVEMENT MARKING OR OTHER TREATMENTS TO DELINEATE MIXING ZONES ON SIDEWALK INFRASTRUCTURE.



DATE

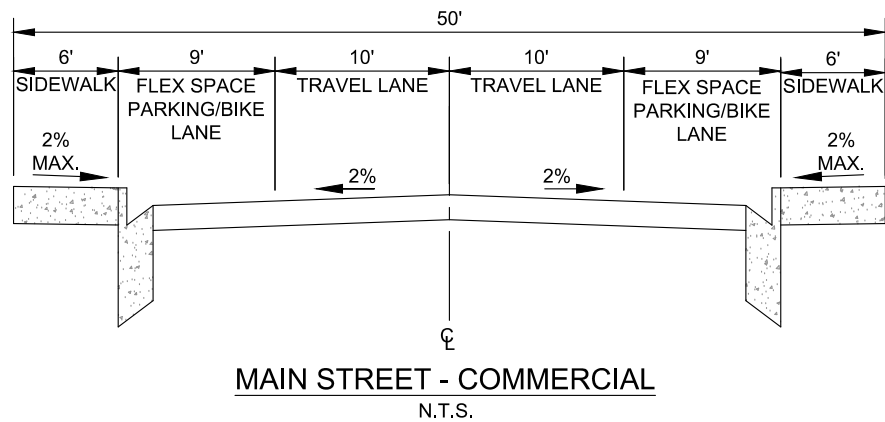
8/2020

REV.

**ROADWAY CROSS SECTIONS
MAIN STREET - LOCAL**

STD. PLAN

205.4-A



NOTES:
 LOCATION: OLD TOWN
 ADT: 1,000-7,000
 PRIORITY ON PARKING/ACCESS TO BUSINESSES AND PEDESTRIAN VISIBILITY AND SAFETY.



DATE

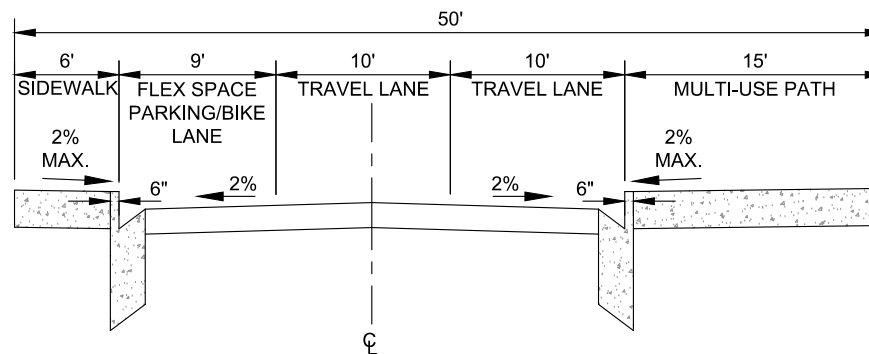
8/2020

REV.

ROADWAY CROSS SECTIONS MAIN STREET - COMMERCIAL

STD. PLAN

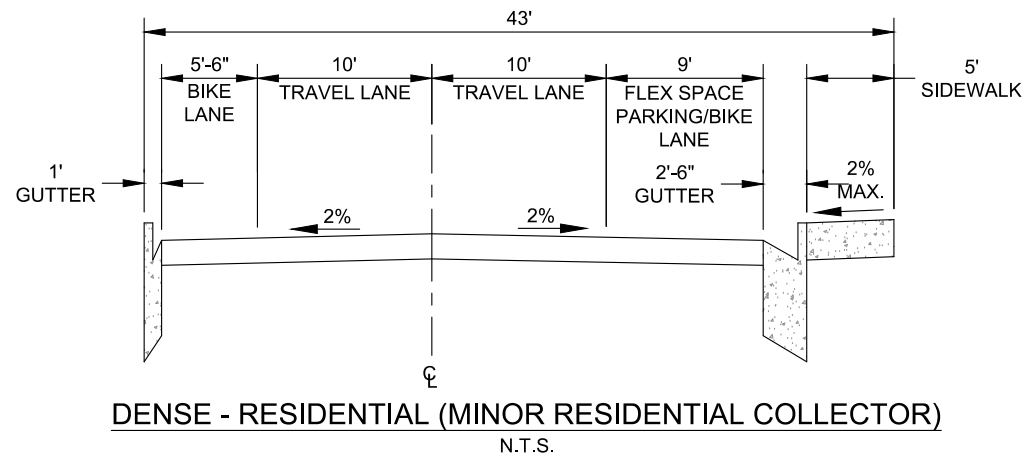
205.4-B



DENSE - COMMERCIAL ACTIVE MODE ACCESSWAY
N.T.S.

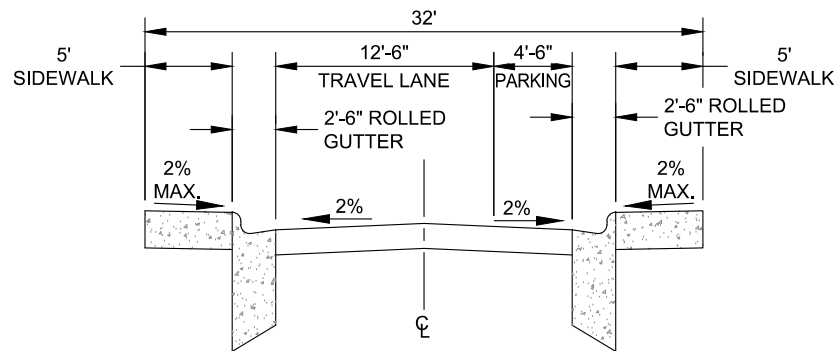
NOTES:
 LOCATION: OLD TOWN
 ADT: 1,000-7,000
 PRIORITY ON PARKING/ACCESS TO BUSINESSES AND PEDESTRIAN VISIBILITY AND SAFETY.

	DATE	ROADWAY CROSS SECTIONS DENSE - COMMERCIAL ACTIVE MODE ACCESSWAY	STD. PLAN
	8/2020		
	REV.		205.4-C



NOTES:
 LOCATION: OLD TOWN AND MORE DENSE DEVELOPMENTS WITH MORE CONSTRAINED STREET SPACE.
 ADT: 1,000-3,000
 PORTION OF BICYCLE LANE IN ROLLED GUTTER.

	DATE	ROADWAY CROSS SECTIONS DENSE - RESIDENTIAL (MINOR RESIDENTIAL COLLECTOR)	STD. PLAN
	8/2020		
	REV.		205.4-D



SUBURBAN/LOWER DENSITY LOCAL
N.T.S.

NOTES:
 LOCATION: SMALL LOCAL ROADS IN LESS DENSE SECTIONS OF PARK CITY.
 ADT: <1,000
 PRIORITY ON PARKING/ACCESS. LOW-SPEED FACILITY RELIES ON SHARED LANE FOR VEHICLES AND BICYCLES.
 LEFTOVER SPACE SHOULD BE DISTRIBUTED TO MATCH MODEL HIERARCHY, WITH PEDESTRIAN SPACE PRIORITIZED.



DATE

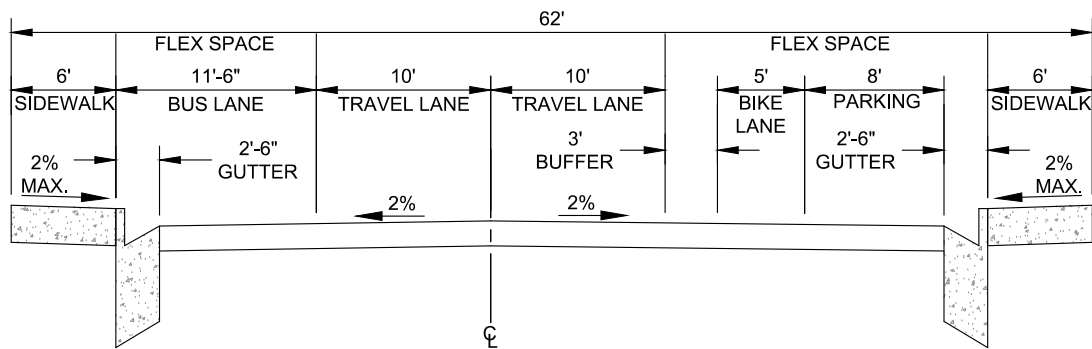
8/2020

REV.

ROADWAY CROSS SECTIONS
SUBURBAN/LOWER DENSITY LOCAL

STD. PLAN

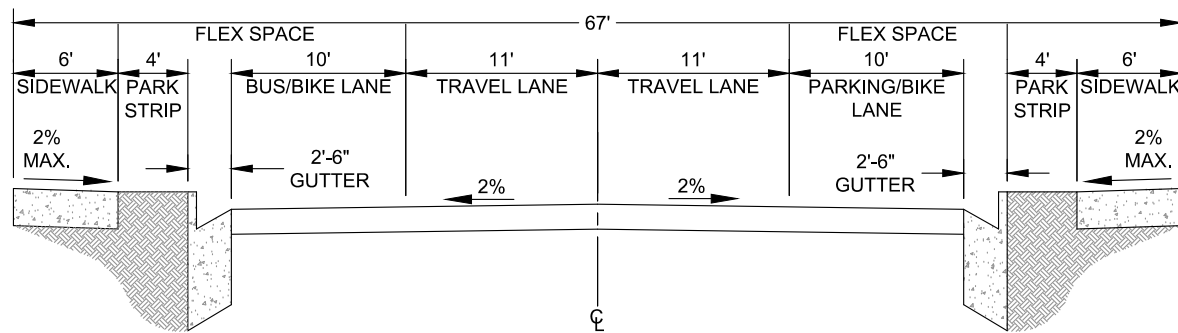
205.4-E



SUBURBAN/LOWER DENSITY RESIDENTIAL (MAJOR RESIDENTIAL COLLECTOR)
N.T.S.

NOTES:
 LOCATION: RESIDENTIAL COLLECTORS IN LOWER DENSITY AREAS OF PARK CITY.
 ADT: 2,000-6,000
 PORTION OF FLEX SPACE (INCLUDING POTENTIAL TRANSIT LANES) IN ROLLED GUTTER.
 EXAMPLES OF POTENTIAL USES OF FLEX SPACE ARE SHOWN. UTILIZE MODEL PYRAMID FOR DECISION MAKING. CONSIDER PROPOSED PROJECTS, TRANSIT ROUTES, BICYCLES CONNECTIVITY, AND AREA CONTEXT.

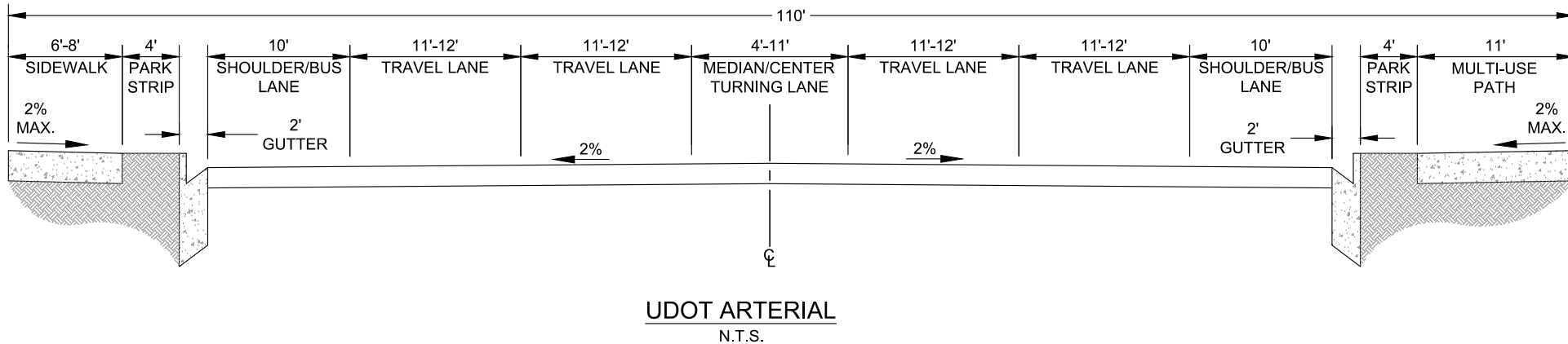
	DATE	ROADWAY CROSS SECTIONS SUBURBAN/LOWER DENSITY RESIDENTIAL (MAJ. RES. COLL.)	STD. PLAN
	8/2020		205.4-F
	REV.		



SUBURBAN/LOWER DENSITY COMMERCIAL (COMMERCIAL COLLECTOR)
N.T.S.

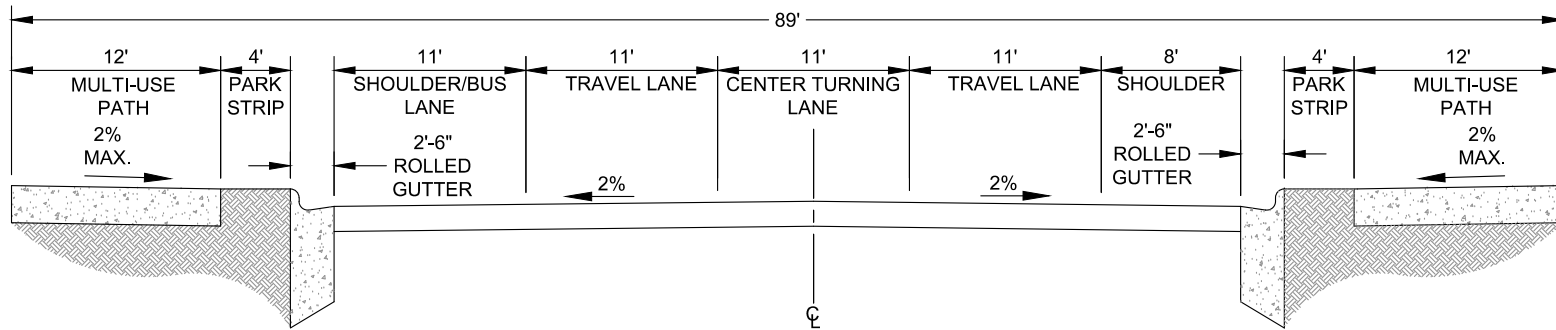
NOTES:
 LOCATION: COMMERCIAL COLLECTORS IN LESS DENSE AREAS OF PARK CITY.
 ADT: 2,000-6,000
 PORTION OF FLEX SPACE (INCLUDING POTENTIAL TRANSIT LANES) IN ROLLED GUTTER.
 EXAMPLES OF POTENTIAL USES OF FLEX SPACE ARE SHOWN. UTILIZE MODEL PYRAMID FOR DECISION MAKING. CONSIDER PROPOSED PROJECTS, TRANSIT ROUTES, BICYCLES CONNECTIVITY, AND AREA CONTEXT.

	DATE	ROADWAY CROSS SECTIONS SUBURBAN/LOWER DENSITY COMMERCIAL (COMM. COLL.)	STD. PLAN
	8/2020		
	REV.		205.4-G



NOTES:
 LOCATION: UDOT-OWNED FACILITIES
 ADT: 20,000-35,000+

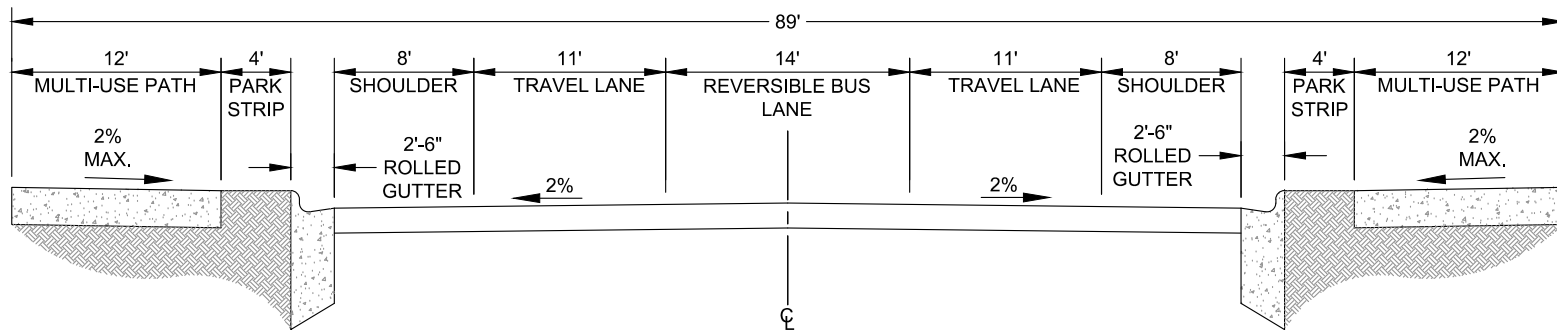
	DATE	ROADWAY CROSS SECTIONS UDOT ARTERIAL	STD. PLAN
	8/2020		
	REV.		205.4-H



NON-UDOT ARTERIAL
N.T.S.

NOTES:
 LOCATION: NON UDOT-OWNED FACILITIES USED FOR MOBILITY IN STEEP TERRAIN WITH WIDE RIGHT-OF-WAY.
 ADT: 5,000-10,000+

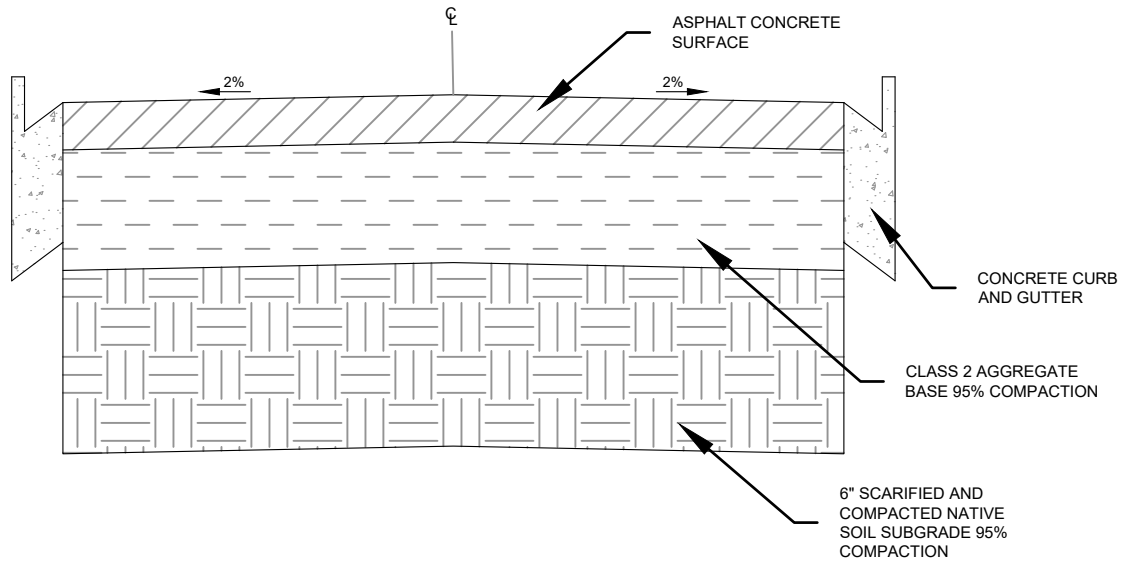
	DATE	ROADWAY CROSS SECTIONS NON-UDOT ARTERIAL	STD. PLAN
	8/2020		205.4-I
	REV.		



NON-UDOT ARTERIAL - REVERSIBLE RAPID TRANSIT OPTION
N.T.S.

NOTES:
 LOCATION: NON UDOT-OWNED FACILITIES USED FOR MOBILITY IN STEEP TERRAIN WITH AN EMPHASIS ON DIRECTIONAL RAPID TRANSIT THAT MAINTAINS SHOULDER SNOW STORAGE. SHOULDERS CAN BE USED AS BIKE LANES OR FOR PARKING.
 ADT: 5,000-10,000+

	DATE	ROADWAY CROSS SECTIONS NON-UDOT ARTERIAL - REVERSIBLE RAPID TRANSIT OPTION	STD. PLAN
	8/2020		
	REV.		205.4-J



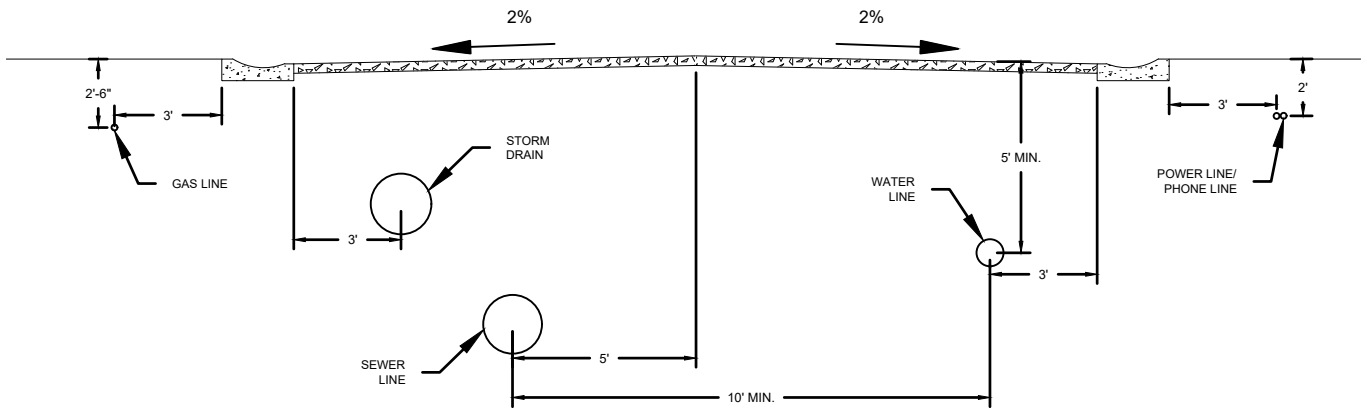
TYPICAL STREET STRUCTURAL CROSS SECTION
N.T.S.

MINIMUM ROADWAY CONSTRUCTION REQUIREMENTS			
ROADWAY SECTION	MINIMUM ASPHALT THICKNESS (IN)	MINIMUM COMMERCIAL ROAD BASE THICKNESS (IN)	MINIMUM CBR
LOCAL ROAD - NON-OLD TOWN	3	9	70
LOCAL ROAD - OLD TOWN	3	9	70
MINOR RESIDENTIAL COLLECTOR	4	9	70
MAJOR RESIDENTIAL COLLECTOR	4	9	70
COMMERCIAL COLLECTOR	5	10	70
NON-UDOT ARTERIAL	5	10	70
UDOT ARTERIAL	4	9	70

NOTES:

1. ALL STREET STRUCTURAL PAVEMENT SECTIONS SHALL BE BASED ON A MINIMUM CBR VALUE OF 70.
2. STREET STRUCTURAL PAVEMENT SECTION CALCULATIONS SHALL BE SUBMITTED TO & APPROVED BY THE CITY ENGINEER.
3. A SAFETY FACTOR OF 0.2 SHALL BE APPLIED IN PAVEMENT CALCULATIONS.
4. SOILD TEST DATA USED IN THE DESIGN CALCULATIONS SHALL BE FURNISHED BY A SOILS TESTING LABORATORY REPORT TO BE SIGNED AND SEALED BY A UT REGISTERED CIVIL ENGINEER.

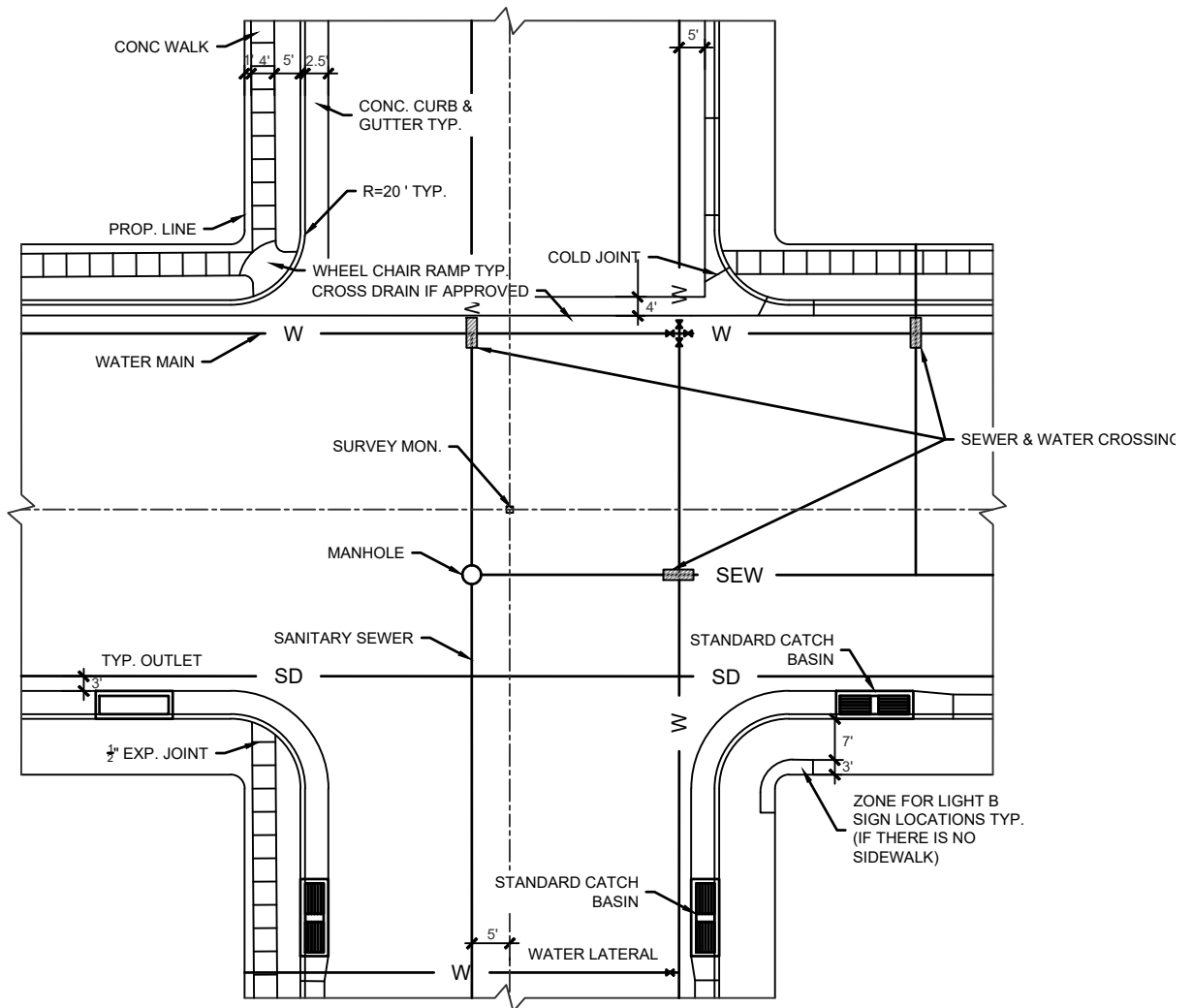
	DATE	STREET STRUCTURAL DETAILS	STD. PLAN
	8/2020		205.5
	REV.		



NOTE:

1. WATER LINE TO BE LOCATED ON THE NORTH AND EAST SIDE OF STREETS.
2. GAS LINE TO BE LOCATED ON THE SOUTH AND WEST SIDE OF STREETS OR WHERE DESIGNATED BY THE CITY ENGINEER AND/OR THE DIRECTOR OF PUBLIC WORKS.
3. PAVEMENT SECTION TO BE DESIGNED BY A PROFESSIONAL CIVIL ENGINEER.

	DATE	TYPICAL STREET SECTION FOR UTILITIES	STD. PLAN
	8/2020		
	REV.		208



NOTE:

1. SANITARY SEWER LINES MAY VARY FROM THE LOCATION SHOWN. IN NO CASE SHALL THE SANITARY SEWER OR LATERAL BE PLACED LESS THAN 10 FEET FROM A PARALLELING POTABLE WATER LINE (INCLUDING SERVICE LINES). ALL SEWER LINES AND MANHOLES SHALL BE INSTALLED AT A MINIMUM OF 4 FEET FROM THE EDGE OF ALL CURB AND GUTTER WHEREVER POSSIBLE. SANITARY SEWER SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE STREET.
2. WHEN A SANITARY SEWER AND A WATER LINE CROSS, THE TOP OF THE SANITARY SEWER SHALL BE NO LESS THAN 18 INCHES BELOW THE BOTTOM OF THE WATER LINE.
3. WATER VALVES AND FIRE HYDRANTS SHALL BE LOCATED AS APPROVED BY THE CITY (5 FOOT MINIMUM SEPARATION BETWEEN WATER LINE AND ANY OTHER UTILITY).
4. NO WATER LINE SMALLER THAN 8-INCH DIAMETER SHALL BE INSTALLED WITHOUT APPROVAL OF THE CITY ENGINEER. NO WATER CONNECTION SHALL BE MADE WITHOUT APPROVAL OF THE PUBLIC WORKS DIRECTOR.
5. SIDEWALK ON BOTH SIDES OF THE STREET MAY BE REQUIRED BY THE CITY.



DATE

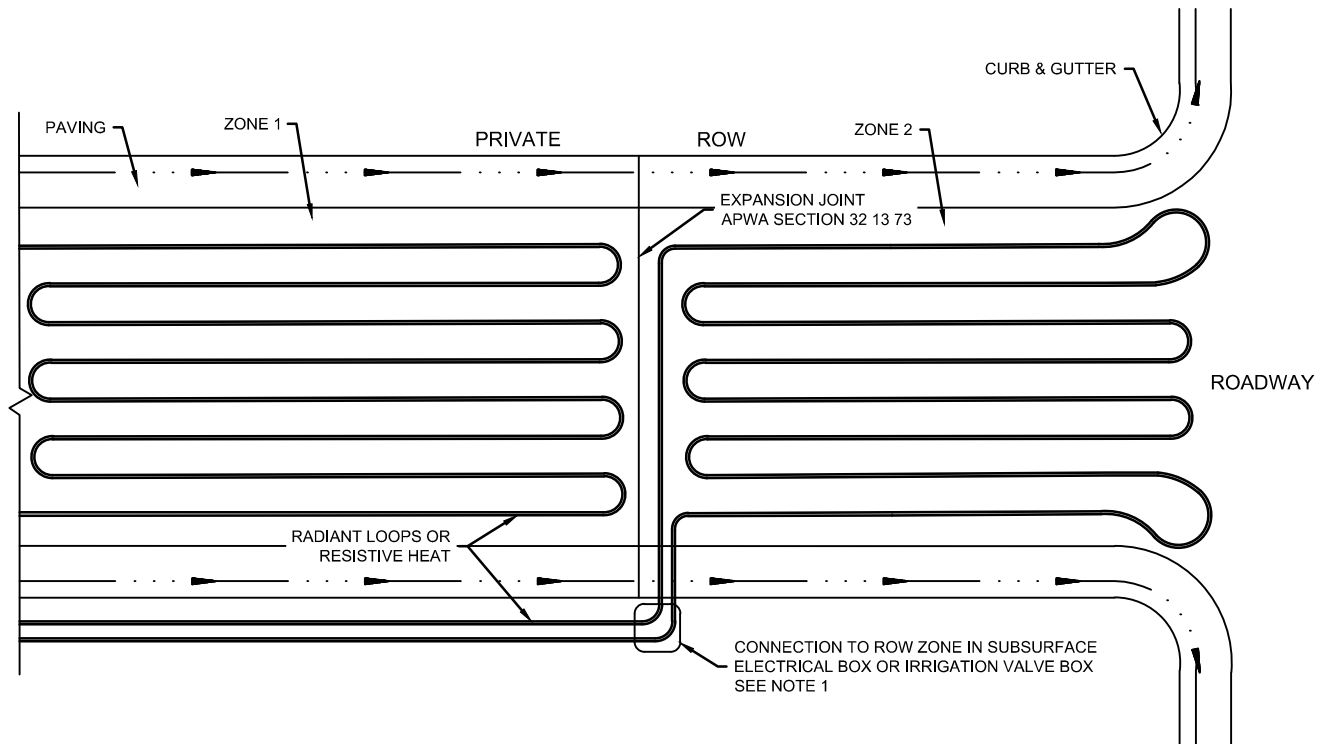
8/2020

REV.

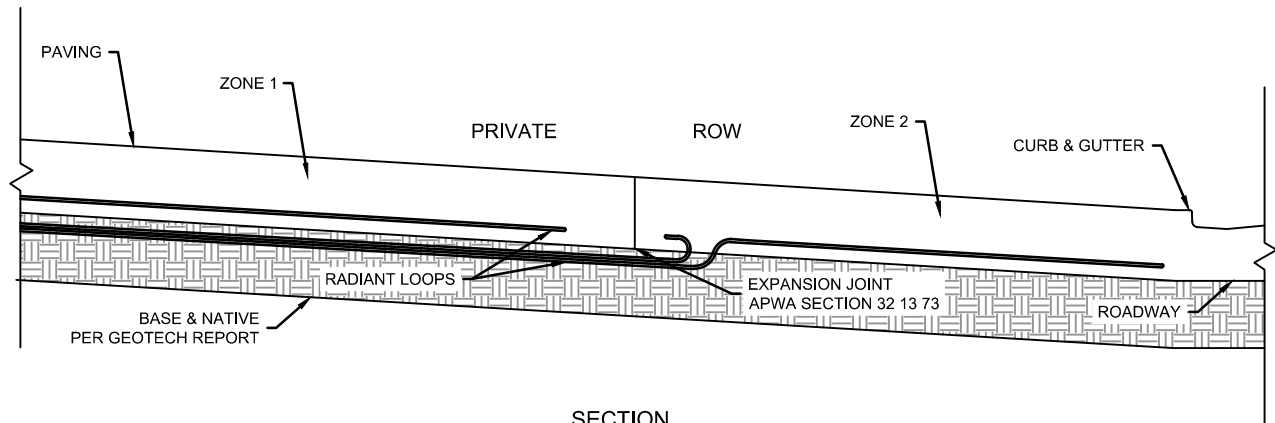
TYPICAL INTERSECTION LOCATIONS OF UTILITIES

STD. PLAN

210



PERSPECTIVE VIEW



SECTION

NOTES:

1. REFER TO APWA STANDARD PLAN 731 FOR THE JUNCTION BOX, OR USE AN EQUAL ELECTRICAL CONNECTION THAT COMPLIES WITH LOCAL CODE.
2. THE HEATED PORTION OF A DRIVEWAY WITHIN THE ROW SHALL BE POWERED BY A SEPARATE ZONE THAT CAN BE SHUT OFF OR REPAIRED WITHOUT DAMAGE OR INTERRUPTIONS TO THE REMAINDER OF THE SYSTEM.
3. THE CONNECTION TO THE ROW ZONE SHALL INCLUDE A JUNCTION BOX LOCATED OUTSIDE OF THE PAVED AREA WHERE THE ROW ZONE CAN BE SHUT OFF OR REROUTED IN CASE OF DAMAGE.
4. A CONSTRUCTION JOINT/BREAK IN PAVEMENT SHALL BE CONSTRUCTED ALONG THE ROW LINE, BETWEEN HEATED ZONES, TO FACILITATE REMOVAL OF PAVEMENT IN THE ROW WITHOUT DAMAGE TO THE REMAINING DRIVEWAY.

NOT TO SCALE



DATE

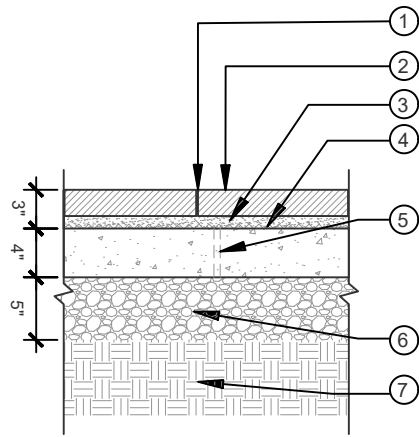
11/2020

REV.

HEATED PAVEMENT

STD. PLAN

217



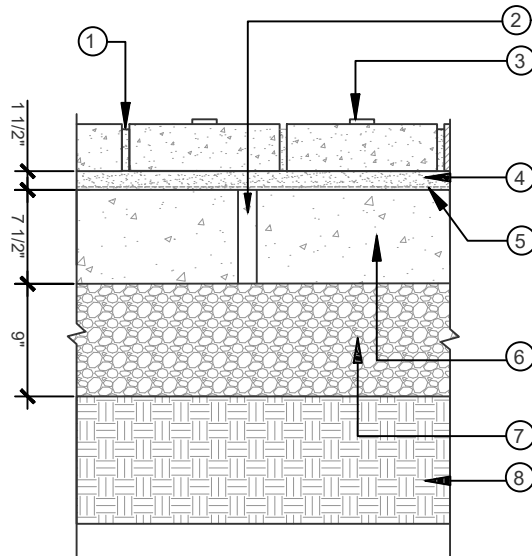
- ① BUTT JOINT. TYP. (POLYMERIC SAND)
- ② GRANITE STONE PAVER (2" X 12" X 12")
- ③ SAND SETTING BED: 1/2" MIN. & 1" MAX
- ④ GEOTEXTILE FABRIC; SEE SPECS
- ⑤ CONC. SLAB WITH 1/2" DIA. WEEP HOLES @ 18" O.C. GRID.
- ⑥ 95% COMPACTED BASE COURSE (75% FRACTURED FACE STONE)
- ⑦ 95% COMPACTED UNDISTURBED SUBGRADE

SECTION

NOTE:
1. TRANSITIONS TO ADJACENT PAVING MATERIALS ARE TO BE FLUSH.

1 GRANITE STONE PAVER - SECTION

NTS



- ① 1/16" SAND JOINT, TYP.
- ② 1" DIA. WEEP HOLE @ 18" O.C. GRID
- ③ TRUNCATED DOME 4"x8" PACIFIC CLAY COLOR: DARK IRON SPOT
- ④ SAND SETTING BED; 1/2" MINIMUM AND 1" MAXIMUM SAND THICKNESS
- ⑤ FILTER FABRIC; SEE SPECS
- ⑥ CONCRETE PAVING-TYPE 1
- ⑦ UNTREATED BASE COURSE
- ⑧ 95% COMPACTED/UNDISTURBED SUBGRADE

SECTION

NOTE:
1. ANY PAVERS THAT ARE CUT TO FIT MUST BE AT LEAST 1/2 THE ORIGINAL 4"x8" PAVER.

2 TRUNCATED DOME BRICK PAVING

NTS



DATE

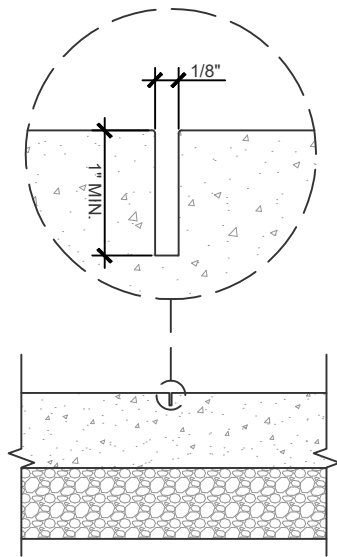
3/2020

REV.

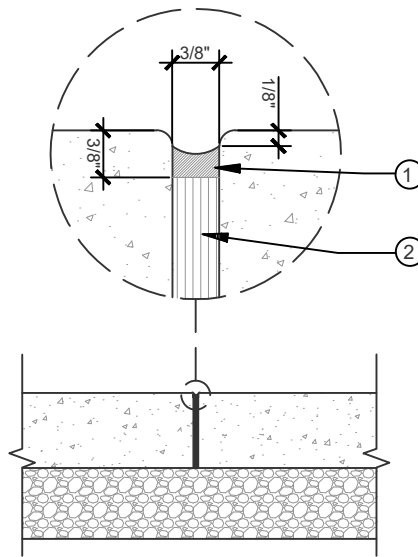
MAIN STREET SIDEWALK DETAILS

STD. PLAN

230.1-A



SAW-CUT CONTROL JOINT



EXPANSION JOINT (E.J.)

- ① SEALANT AT ALL EXPOSED E.J. AND AT EXISTING STRUCTURES
- ② NON-EXTRUDED, BITUMINOUS TYPE RESILIENT FILLER

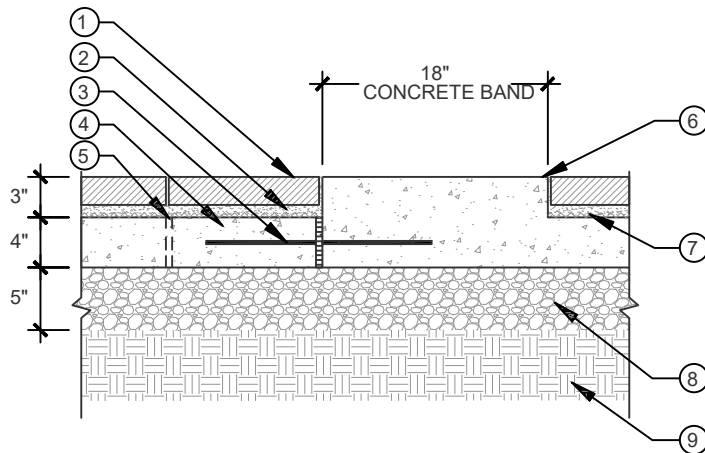
NOTE:

1. SUB-SLAB TO RECEIVE EXPANSION AND CONTROL JOINTS. ALIGN WITH JOINTS AS SHOWN ON PLAN FOR BANDING.

3

CONCRETE PAVING CONTROL JOINTS

NTS



- ① GRANITE STONE PAVER (2" X 12" X 12")
- ② SAND SETTING BED; 1/2" MINIMUM AND 1" MAXIMUM SAND THICKNESS
- ③ 1/2" EXP. JT. MAT'L. 12" x 18" STEEL DOWEL W/ SLEEVE 24" O.C.
- ④ CONCRETE BASE
- ⑤ 1" DIA. WEEP HOLE @ 18" O.C. GRID
- ⑥ CONCRETE BANDING FLUSH WITH BRICK PAVERS, MEDIUM BROOM FINISH
- ⑦ FILTER FABRIC; SEE SPECS
- ⑧ 95% COMPACTED BASE COURSE (75% FRACTURED FACE)
- ⑨ UNDISTURBED SUBGRADE OR 95% COMPACTION

4

CONCRETE BAND BETWEEN GRANITE PAVERS SECTION

SCALE: 1" = 1'



DATE

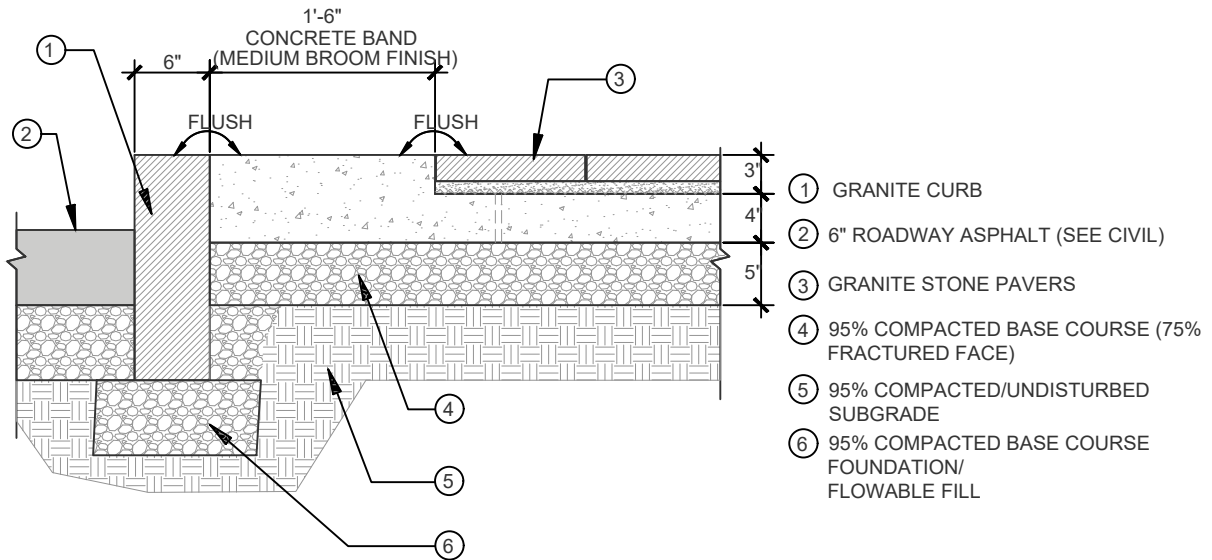
3/2020

REV.

MAIN STREET SIDEWALK DETAILS

STD. PLAN

230.1-B



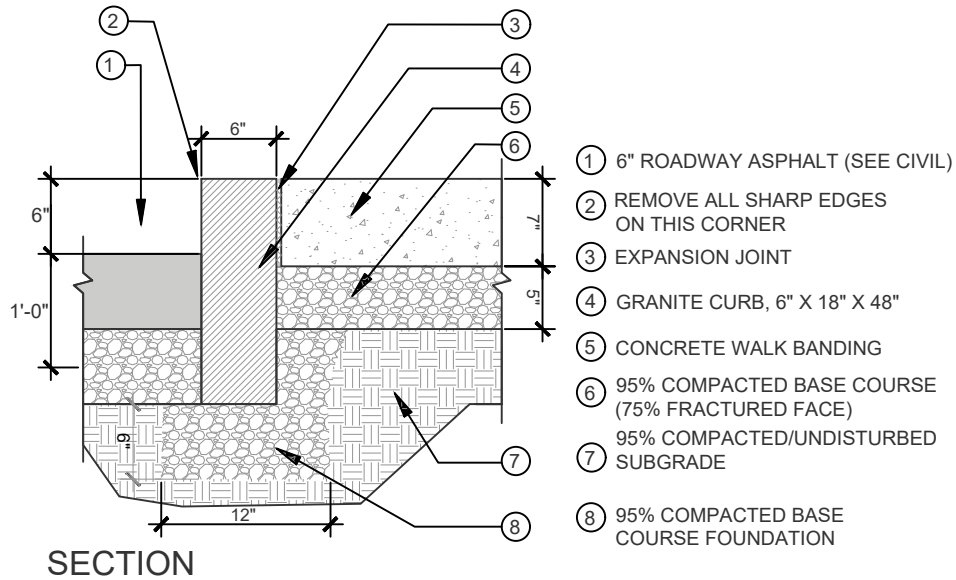
SECTION

NOTE:

1. CONTRACTORS OPTION TO FILL ALL VOIDS WITH FLOWABLE FILL. PROVIDE COSTS FOR OWNER APPROVAL.

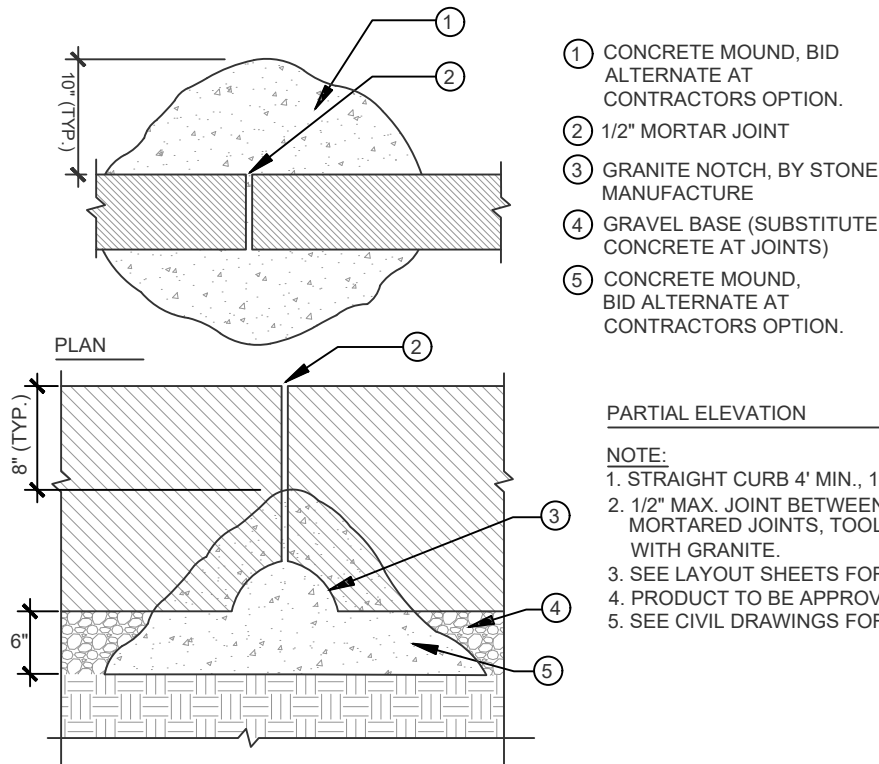
5 CONCRETE BAND AT GRANITE CURB SECTION
NTS

	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.1-C
	REV.		



MATERIAL:

1. STONE FOR GRANITE CURBING SHALL BE HARD AND DURABLE GRANITE OF LIGHT COLOR AND UNIFORM TEXTURE, NEITHER STRATIFIED NOR LAMINATED. IT SHALL BE FREE FROM SEAMS AND EVIDENCE OF WEAKENING OR DISINTEGRATION AND SHALL HAVE GOOD, SMOOTH SPLIT FACES.
2. THE ENDS OF ALL STONES SHALL BE SQUARE WITH THE PLANES OF THE TOP AND FACE, AND SO FINISHED THAT WHEN STONES ARE PLACED END TO END AS CLOSELY AS POSSIBLE, NO SPACE MORE THAN 1/2 INCH SHALL BE SHOWN FOR FULL WIDTH.
3. ALL SHARP EDGES OF STONE TO BE REMOVED FROM CORNER ON STREET SIDE OF CURB.

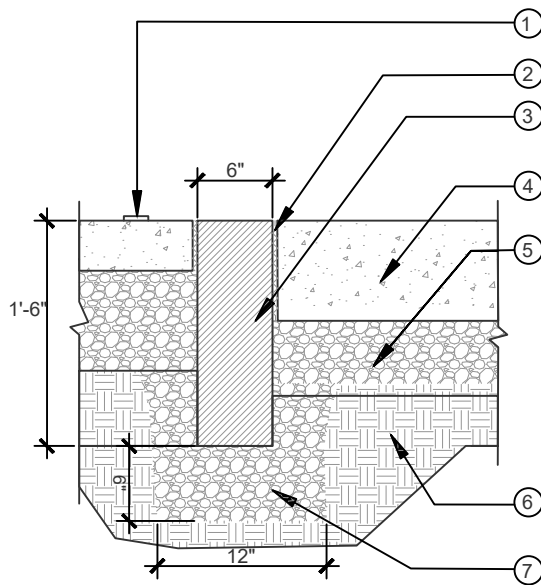


NOTE:

1. STRAIGHT CURB 4' MIN., 10' LENGTH MAX.
2. 1/2" MAX. JOINT BETWEEN CURB SECTION. MORTARED JOINTS, TOOLED SMOOTH WITH GRANITE.
3. SEE LAYOUT SHEETS FOR EXCEPTIONS.
4. PRODUCT TO BE APPROVED BY MOCK UP.
5. SEE CIVIL DRAWINGS FOR TBC ELEVATIONS.

6 GRANITE CURB - SECTION
NTS

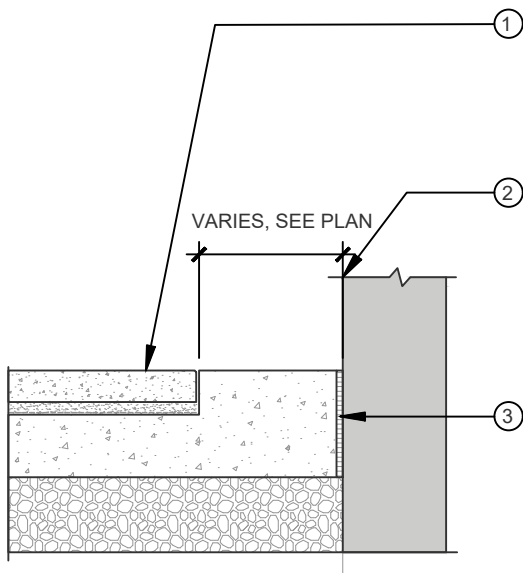
	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.1-D
	REV.		



- ① TRUNCATED DOME BRICK PAVING
- ② EXPANSION JOINT
- ③ GRANITE CURB, 6" X 18" X 48"
INSTALLED FLUSH WITH CONCRETE
- ④ VEHICULAR CONCRETE PAVING
- ⑤ 95% COMPACTED BASE COURSE (75%
FRACTURED FACE)
- ⑥ 95% COMPACTED/UNDISTURBED SUBGRADE
- ⑦ 95% COMPACTED BASE COURSE
FOUNDATION/ FLOWABLE FILL

SECTION

7 GRANITE CURB - AT DRIVEWAY
NTS

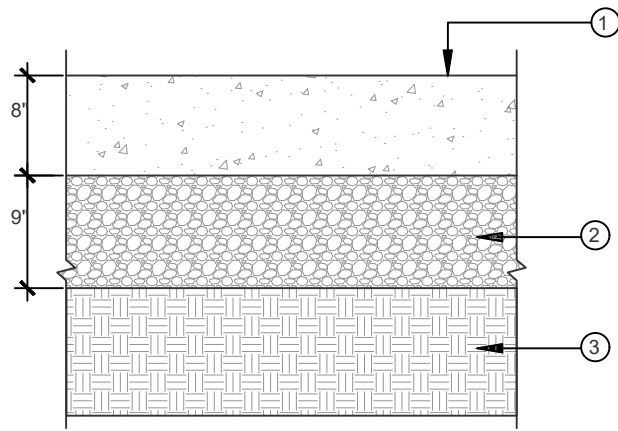


- ① GRANITE STONE PAVERS
- ② BUILDING FACE
- ③ EXPANSION JOINT AT ALL ADJACENT WALLS
AND PAVEMENTS

NOTE:
1. SEE CIVIL DRAWINGS FOR ELEVATIONS AT BUILDING.

8 TRANSITION AT BUILDING
NTS

	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.1-E
	REV.		



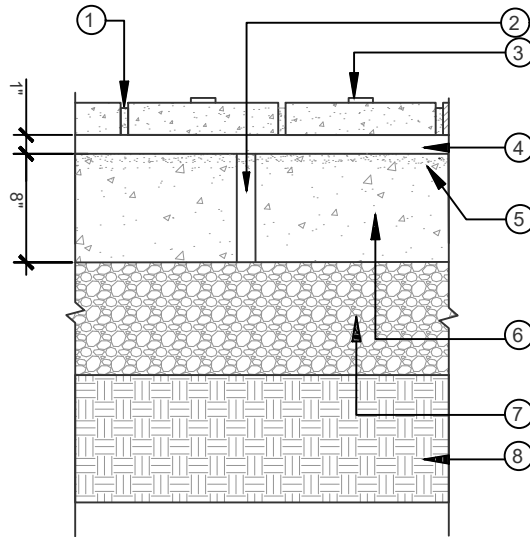
SECTION

NOTE:

1. MEDIUM BROOM FINISH
2. SEE PLAN FOR SCORE AND EXPANSION JOINT LOCATIONS

- ① CONCRETE PAVING (MEDIUM BROOM FINISH)
- ② 95% COMPACTED BASE COURSE (75% FRACTURED FACE)
- ③ 95% COMPACTED/UNDISTURBED SUBGRADE

9 VEHICULAR CONCRETE PAVING
NTS



- ① 1/8" SAND JOINT, TYP.
- ② 1" DIA. WEEP HOLE @ 18" O.C. GRID
- ③ BRICK PAVER - VEHICULAR RATED
- ④ SAND SETTING BED; 1/2" MINIMUM AND 1" MAXIMUM SAND THICKNESS
- ⑤ FILTER FABRIC; SEE SPECS
- ⑥ CONCRETE PAVING
- ⑦ UNTREATED BASE COURSE
- ⑧ 95% COMPACTED/UNDISTURBED SUBGRADE

SECTION

NOTE:

1. ANY PAVERS THAT ARE CUT TO FIT MUST BE AT LEAST 1/2 THE ORIGINAL 4"x8" PAVER SIZE
2. HERRINGBONE PATTERNS IN TRAFFIC AREAS.
3. USE POLYMERIC SAND IN JOINTS.

10 VEHICULAR BRICK PAVING
NTS



DATE

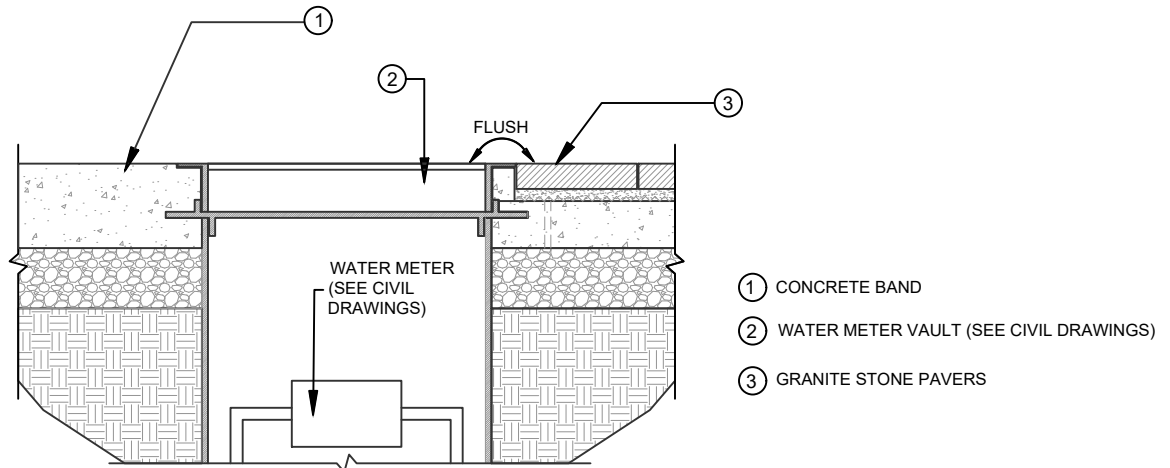
3/2020

REV.

MAIN STREET SIDEWALK DETAILS

STD. PLAN

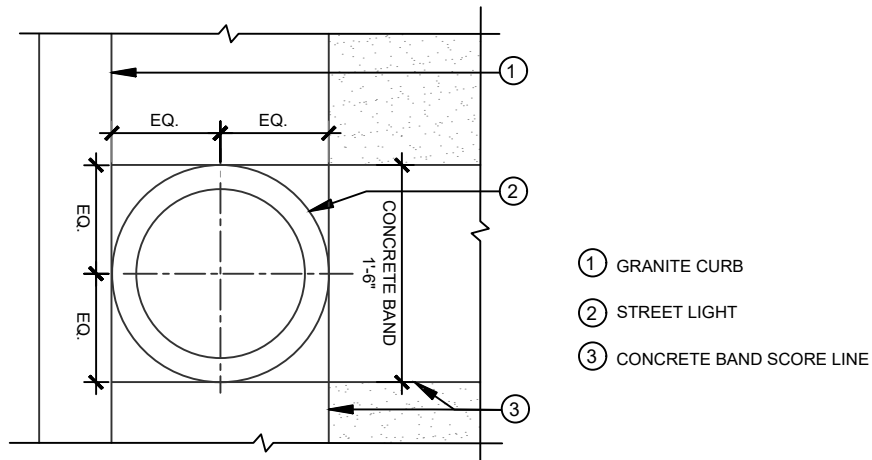
230.1-F



NOTE:
 1. COORDINATE LOCATION IN FIELD WITH CIVIL.
 2. CUT STONE IN FIELD (1/8" MAX. JOINT).
 3. ADJACENT MATERIAL MAY VARY FROM GRANITE TO CONCRETE.
 SEE LAYOUT PLAN FOR CONDITION.

SECTION

1 CONCRETE / GRANITE STONE PAVERS AT WATER METER - SECTION NTS



NOTE:
 1. STREET LIGHT BASE IS TO BE INSTALLED FLUSH WITH SIDEWALK ON HIGH SIDE. GROUT BOTTOM.
 2. CENTER BASE IN CONCRETE SCORING.
 3. SEE LIGHTING ENGINEERS DRAWING FOR FOOTING SIZE.

2 STREET LIGHT BASE NTS



DATE

3/2020

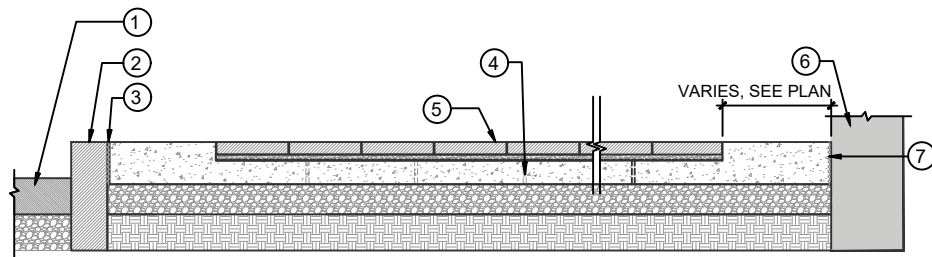
REV.

MAIN STREET SIDEWALK DETAILS

STD. PLAN

230.2-A

- ① ROADWAY ASPHALT (SEE CIVIL)
- ② GRANITE CURB
- ③ EXPANSION JOINT BEHIND CURB
- ④ CONC. SLAB WITH 1/2" DIA. WEEP HOLES @ 18" O.C. GRID.
- ⑤ GRANITE STONE PAVERS
- ⑥ BUILDING FACE OR ADJACENT STRUCTURE TO BE PROTECTED THROUGHOUT CONSTRUCTION.
- ⑦ EXPANSION JOINT AT BUILDING



③ SIDEWALK SECTION TYP.
NTS



DATE

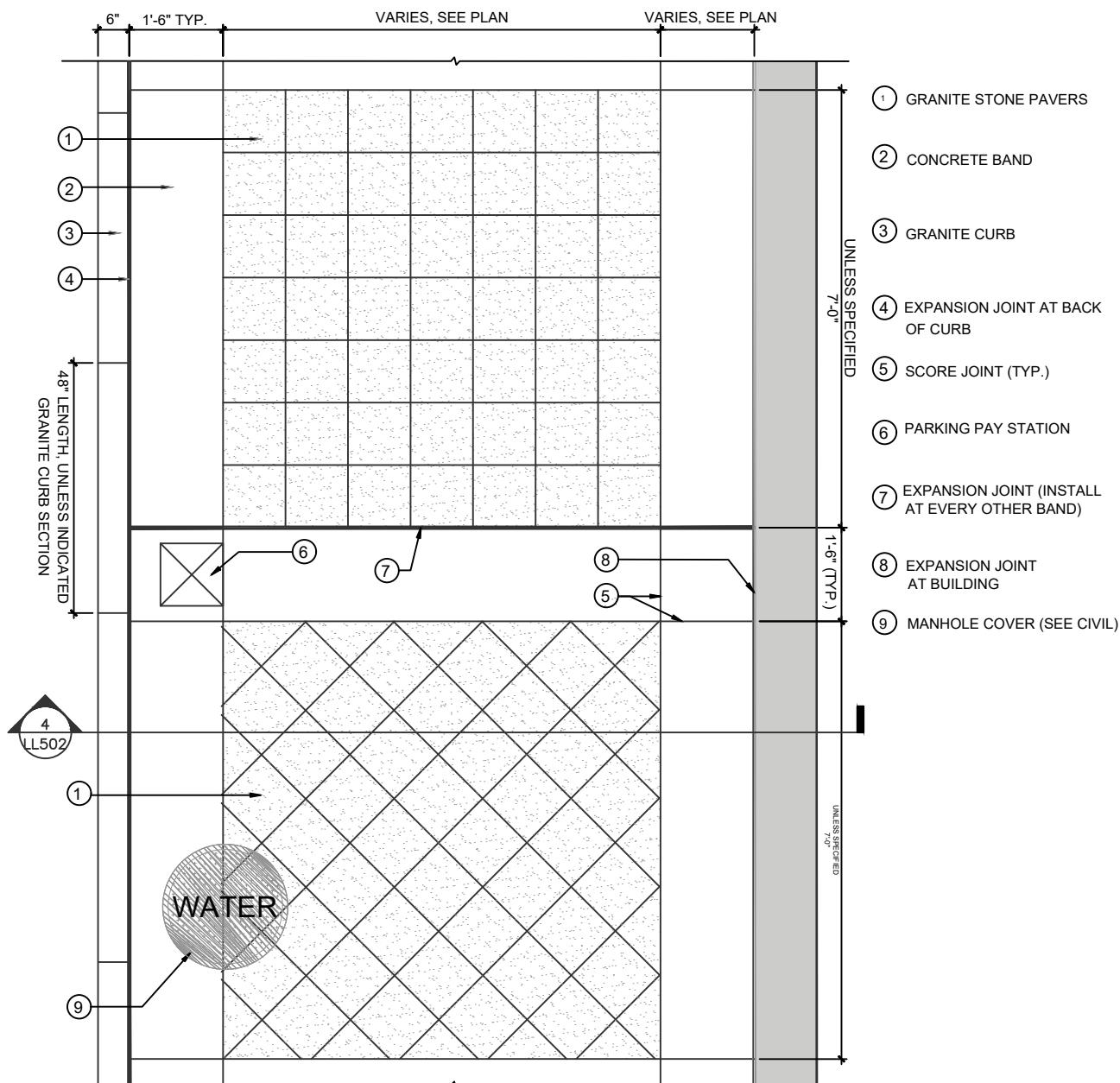
3/2020

REV.

MAIN STREET SIDEWALK DETAILS

STD. PLAN

230.2-B



NOTE:

1. SEE LAYOUT PLAN FOR GRANITE PATTERN LOCATION.
2. BEGIN LAYOUT OF GRANITE PATTERN ON NORTH END OF EACH PANEL ON BUILDING SIDE OF WALK.
3. CONTRACTOR TO RAISE ALL UTILITY BOXES IN SIDEWALK TO BE FLUSH WITH NEW SIDEWALK ELEVATIONS, REGARDLESS OF CONDITION SHOWN ON DRAWINGS.
4. ALL BOXES AND LIDS TO BE STEEL OR CONCRETE. NO PLASTIC PERMITTED.
5. CONCRETE FINISH TO BE MEDIUM BROOM, TEXTURE TO RUN PERPENDICULAR TO CURB.
6. INSTALL EXPANSION JOINT ON UPHILL SIDE FOR EVERY OTHER PANE.

4 SIDEWALK PAVING PATTERN - ENLARGEMENT PLAN
 NTS



DATE

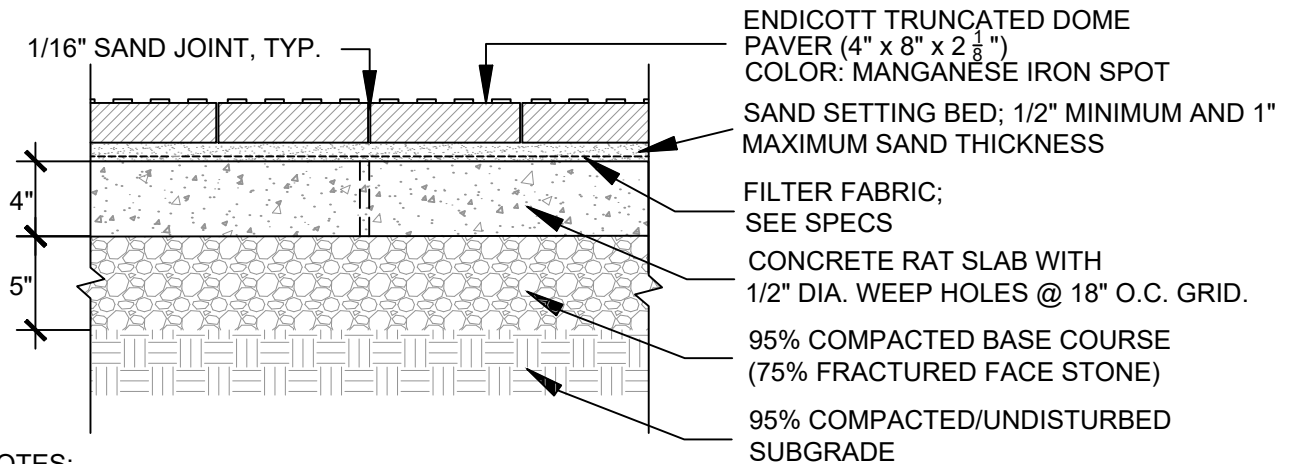
3/2020

REV.

MAIN STREET SIDEWALK DETAILS

STD. PLAN

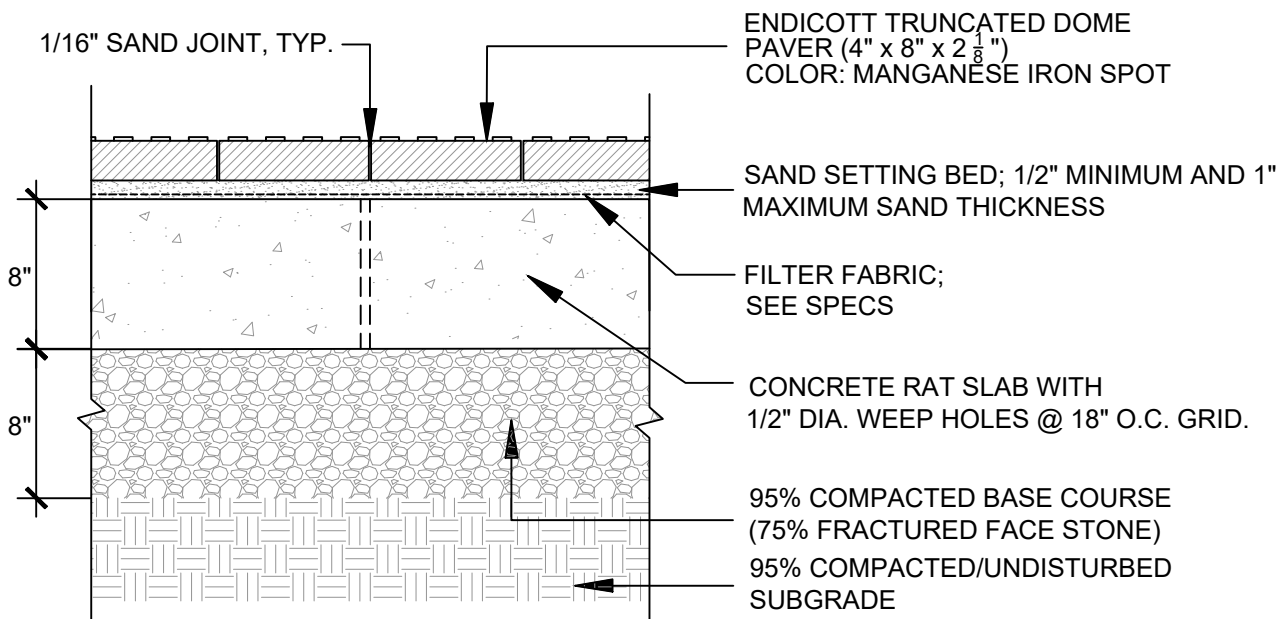
230.2-C



NOTES:

1. ANY PAVERS THAT ARE CUT TO FIT MUST BE AT LEAST 1/2 THE ORIGINAL 4"x8" PAVER

1 PEDESTRIAN TRUNCATED DOME BRICK PAVING - SECTION

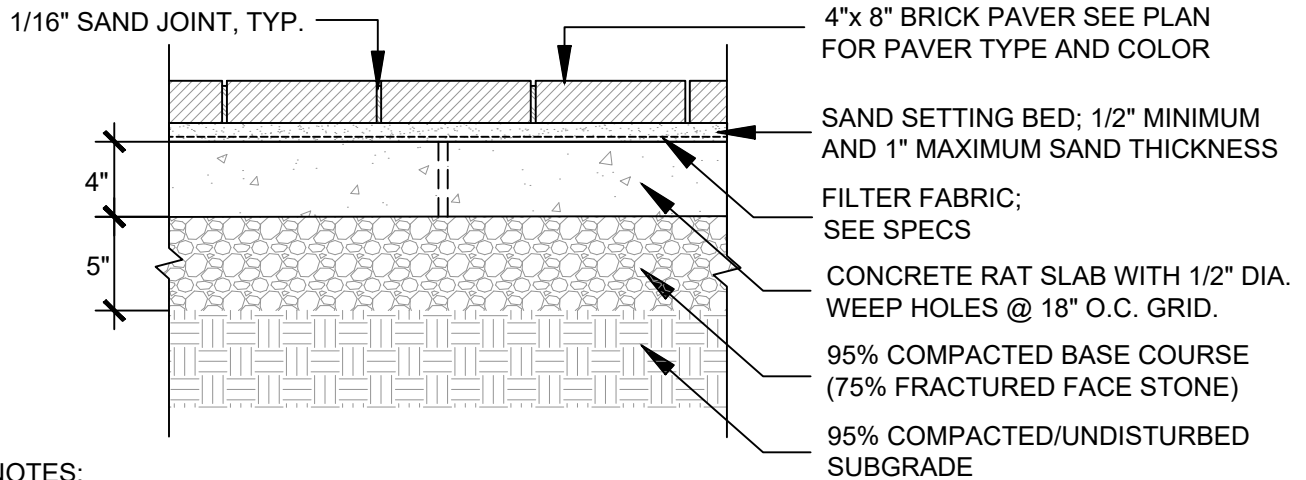


NOTES:

1. ANY PAVERS THAT ARE CUT TO FIT MUST BE AT LEAST 1/2 THE ORIGINAL 4"x8" PAVER

2 VEHICULAR TRUNCATED DOME BRICK PAVING - SECTION
N.T.S.

	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.3-A
	REV.		



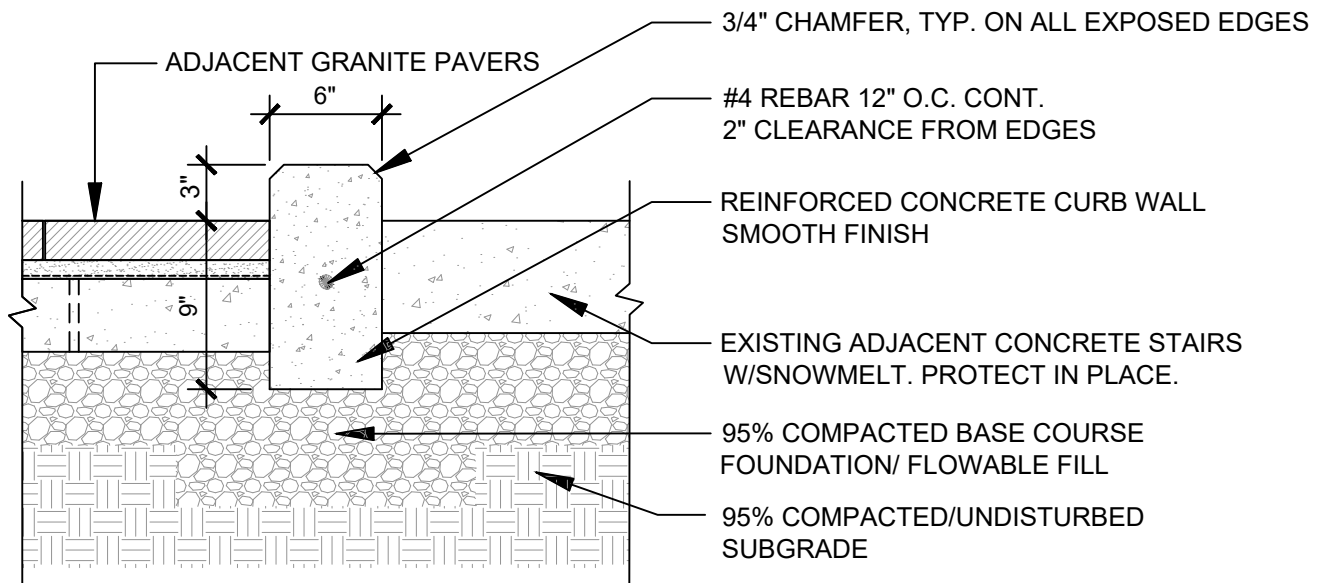
NOTES:

1. ANY PAVERS THAT ARE CUT TO FIT MUST BE AT LEAST 1/2 THE ORIGINAL 4"x8" PAVER.
2. TRANSITIONS TO ADJACENT PAVING MATERIALS ARE TO BE FLUSH.

3

PEDESTRIAN BRICK PAVING - SECTION

N.T.S.



NOTES:

1. EXTRA PRECAUTION IS TO BE TAKEN WITH ADJACENT EXISTING CONCRETE STAIRS TO PROTECT SNOWMELT.
2. SEE CIVIL PLANS FOR FINISH ELEVATIONS.

4

CONCRETE CURB WALL AT STAIRS - SECTION

N.T.S.



DATE

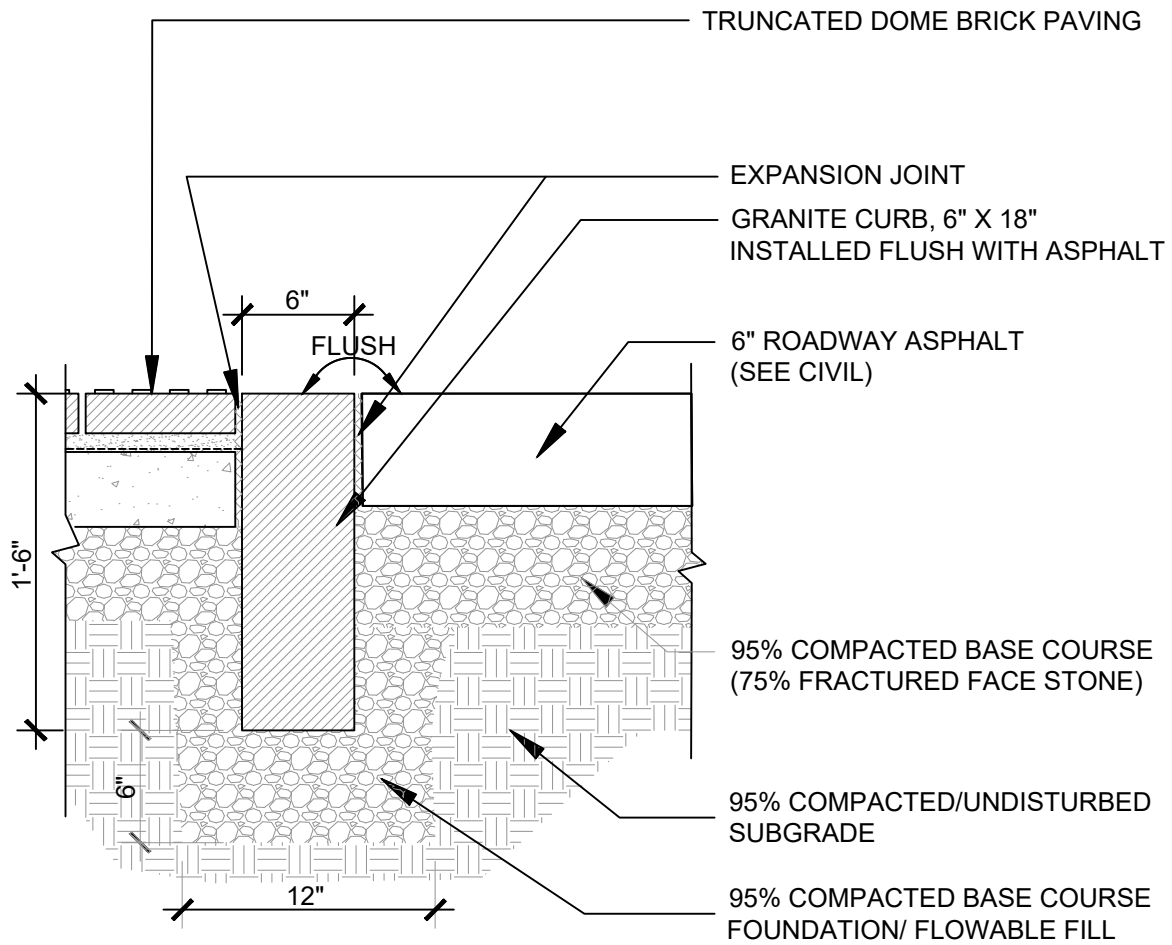
3/2020

REV.

MAIN STREET SIDEWALK DETAILS

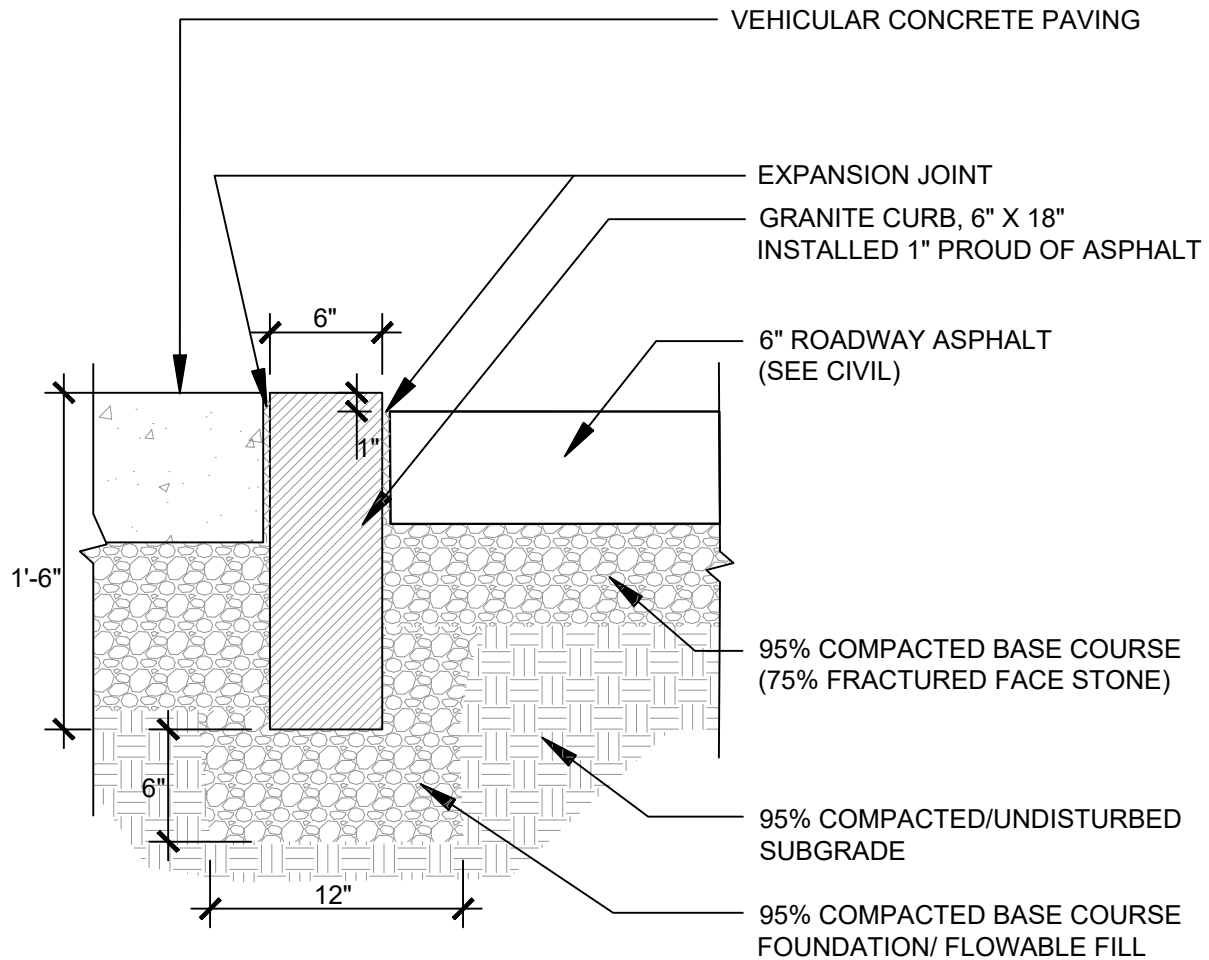
STD. PLAN

230.3-B



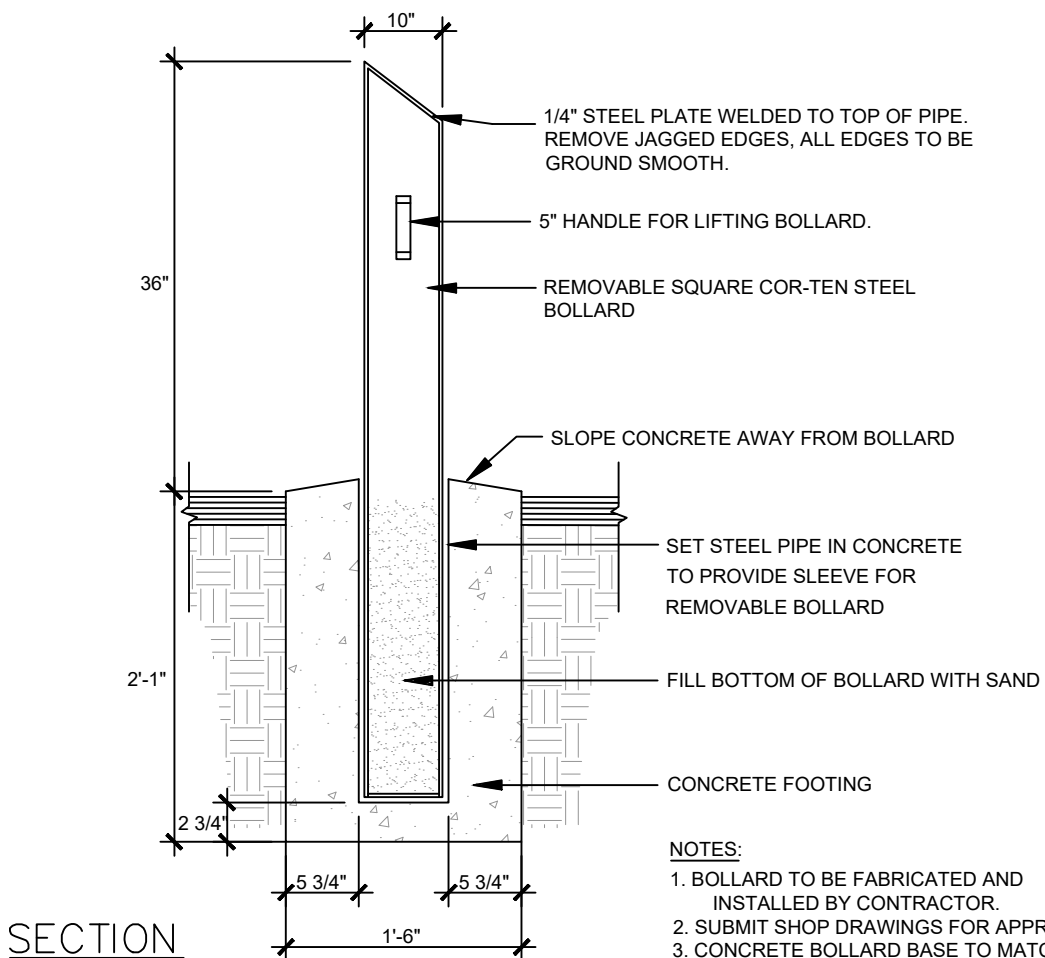
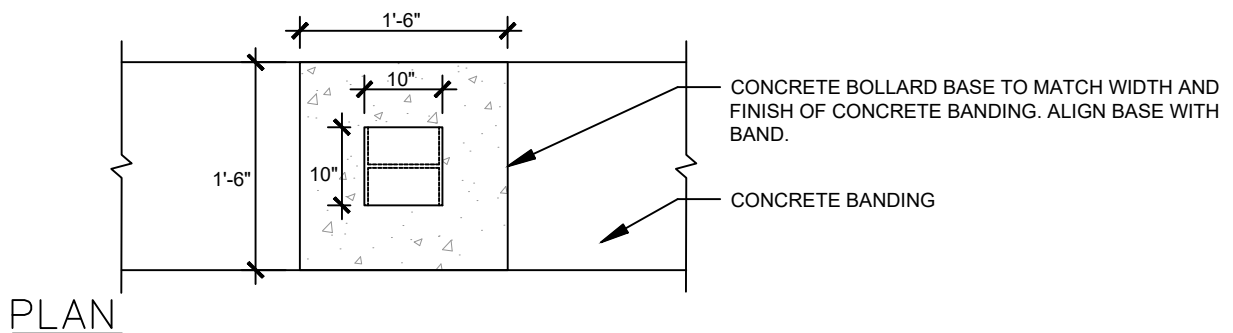
5 GRANITE CURB AT CROSSWALK - SECTION
N.T.S.

	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.3-C
	REV.		



6 GRANITE CURB AT DRIVEWAY - SECTION
N.T.S.

	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.3-D
	REV.		



NOTES:

1. BOLLARD TO BE FABRICATED AND INSTALLED BY CONTRACTOR.
2. SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. CONCRETE BOLLARD BASE TO MATCH WIDTH AND FINISH OF CONCRETE BANDING. ALIGN BASE WITH BAND.

7 REMOVABLE BOLLARD
N.T.S.



DATE

3/2020

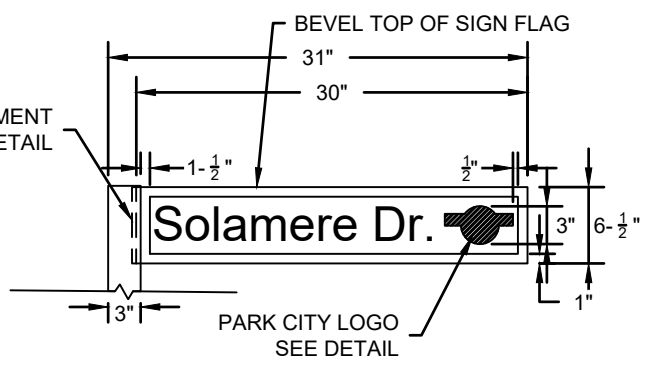
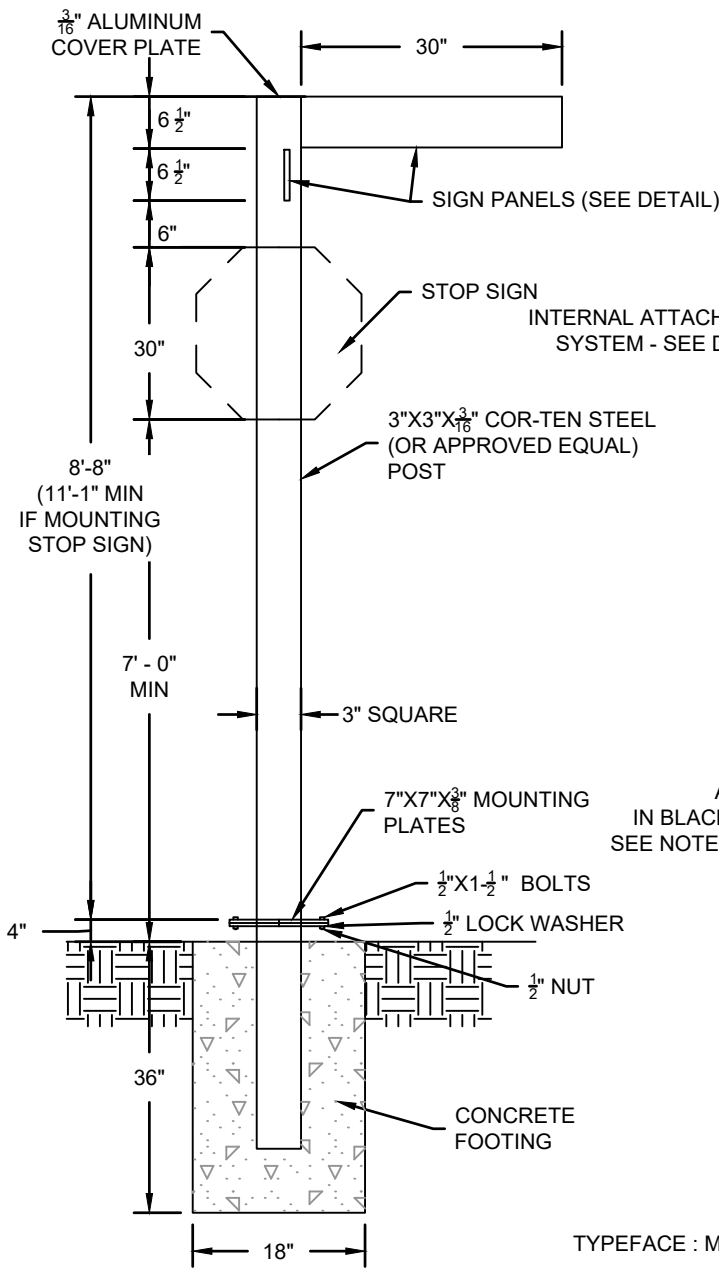
REV.

MAIN STREET SIDEWALK DETAILS

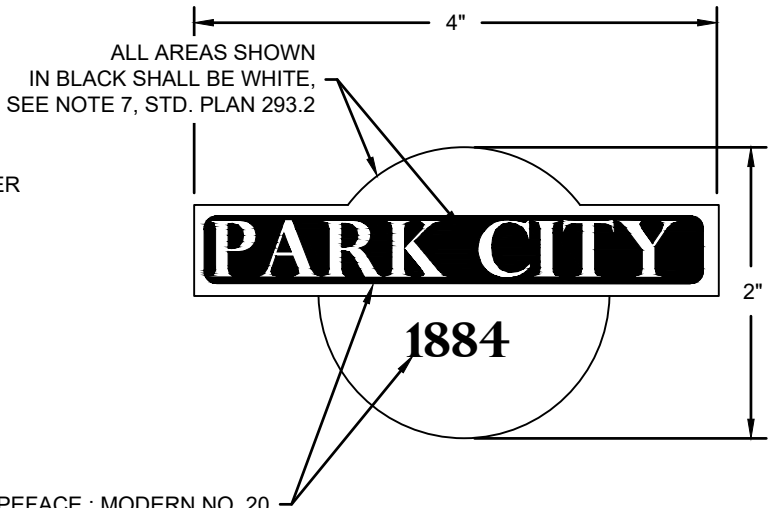
STD. PLAN

230.3-E

NOTE: SUBJECT TO APPROVAL OF PUBLIC WORKS DIRECTOR, STREET SIGNS AND TRAFFIC CONTROL SIGNS MAY BE MOUNTED ON STREET LIGHT POLE.



STREET SIGN FACE DETAIL



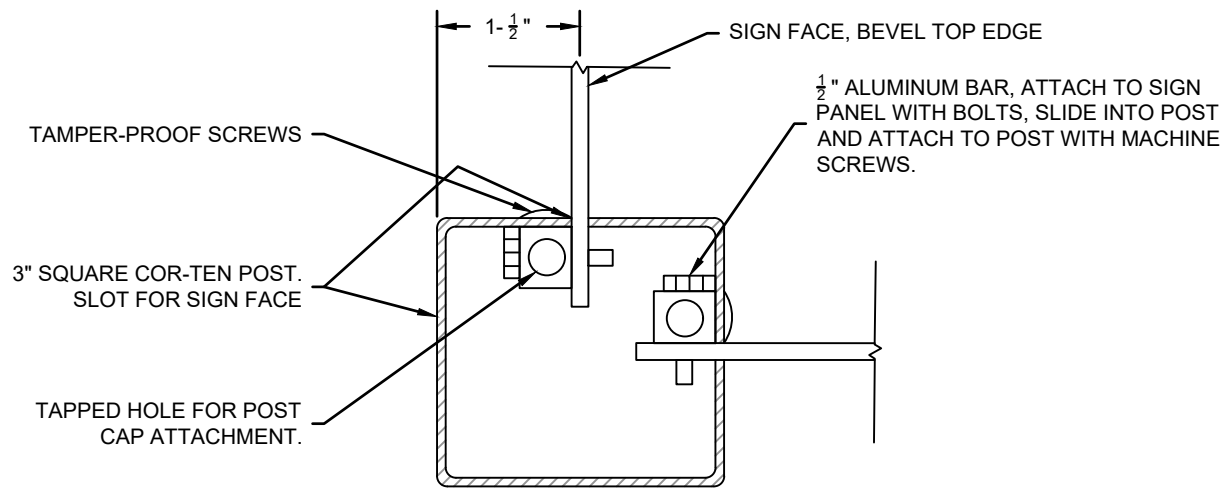
PARK CITY LOGO DETAIL

STREET SIGN ELEVATION

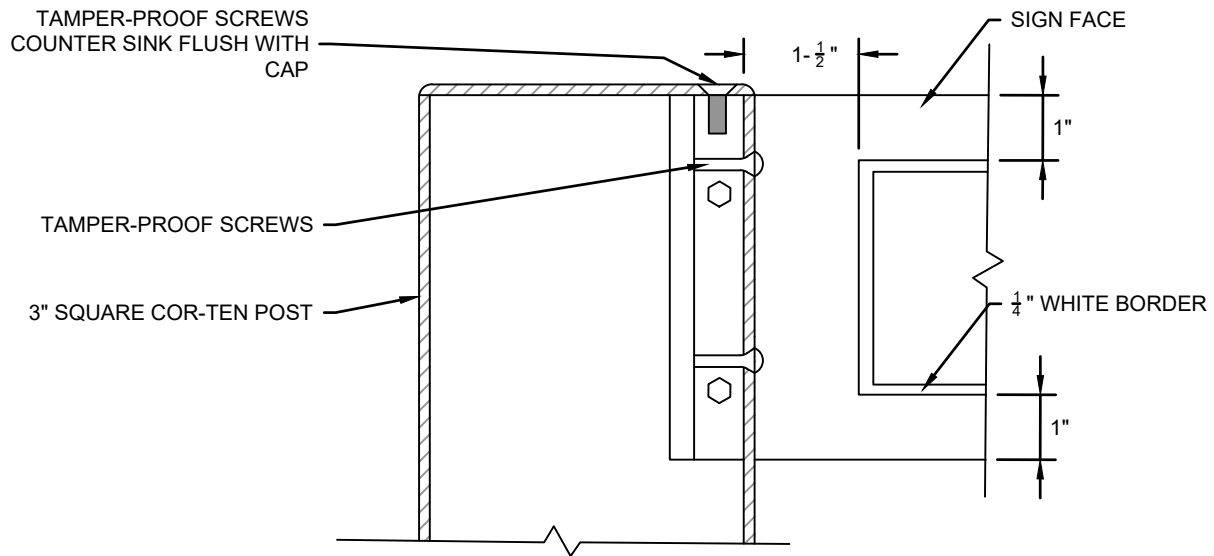
TYPEFACE : MODERN NO. 20

NOT TO SCALE

	DATE	STREET SIGN DETAILS	STD. PLAN
	3/2020		293.1
	REV.		
	8/2020		



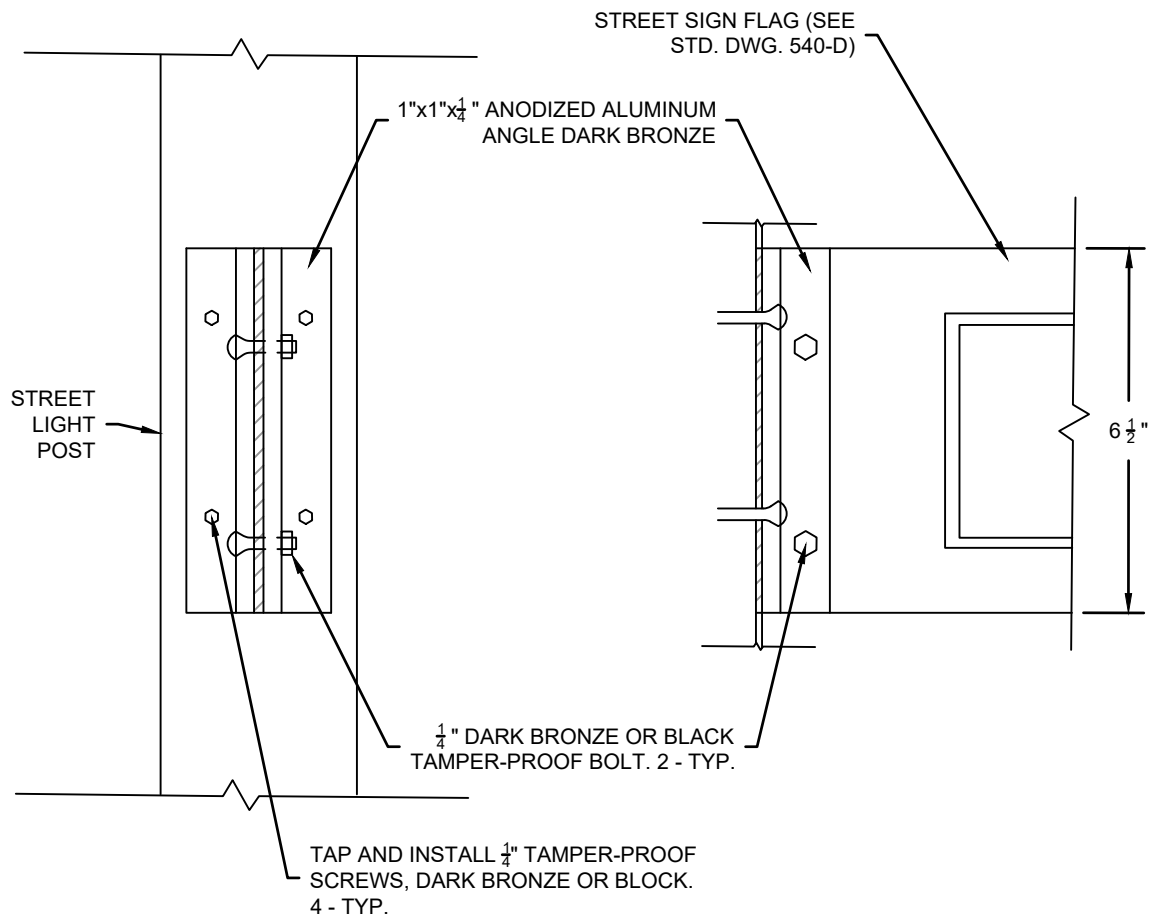
STREET ATTACHMENT SECTION



STREET ATTACHMENT ELEVATION

1. 3"X3"X $\frac{3}{16}$ " COR-TEN STEEL POST.
 2. 3"X3"X $\frac{3}{16}$ " COR-TEN STEEL BASE EMBEDDED IN CONCRETE.
 3. $\frac{1}{4}$ " THICK SIGN PLATES ELECTRO-CHEMICALLY PLATED TO PRODUCE AN ANODIZED HARD COAT FINISH. MOUNT SIGN PLATES IN THE CENTER AND AT RIGHT ANGLES TO THE POST.
 4. THE ATTACHMENT OF THE SIGN PANELS TO THE POST SHALL BE VANDAL-PROOF.
 5. ALL FASTENERS SHALL BE DARK BRONZE TO MATCH THE SIGN FACE.
 6. LETTERING SHALL BE 3" HELVETICA MEDIUM UPPER AND LOWER CASE, REFLECTIVE WHITE SCOTCH-LITE APPLIED TO FACE AND BAKED ON.
 7. THE BORDER AND LOGO SHALL BE APPLIED BY SCREEN PROCESS AND SHALL BE WHITE ENAMEL.
- NOT TO SCALE

	DATE	STREET SIGN DETAILS	STD. PLAN
	3/2020		293.2
	REV.		



NOT TO SCALE



DATE

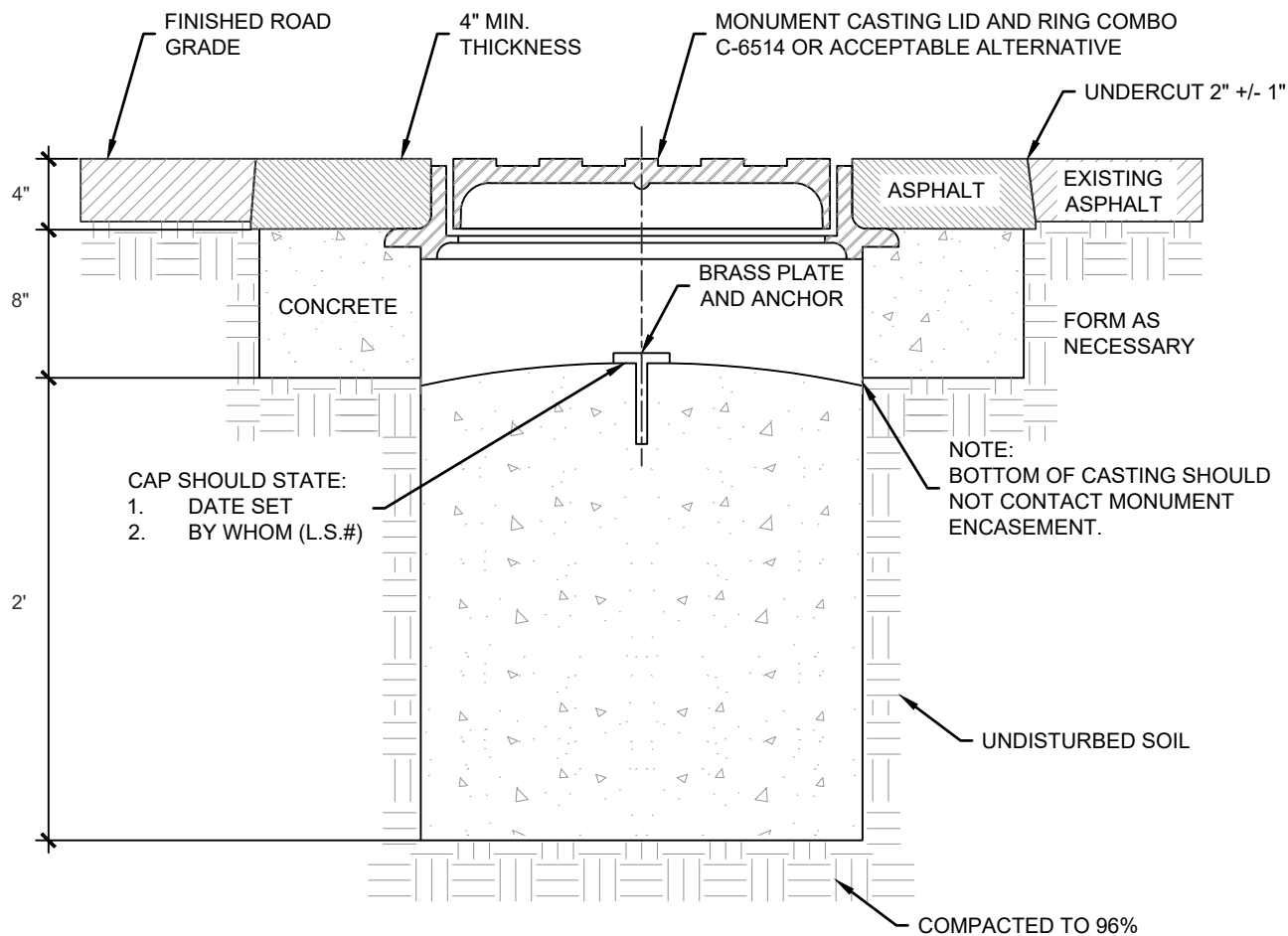
3/2020

REV.

MOUNTING DETAIL FOR SIGN
ON LIGHT POLE

STD. PLAN

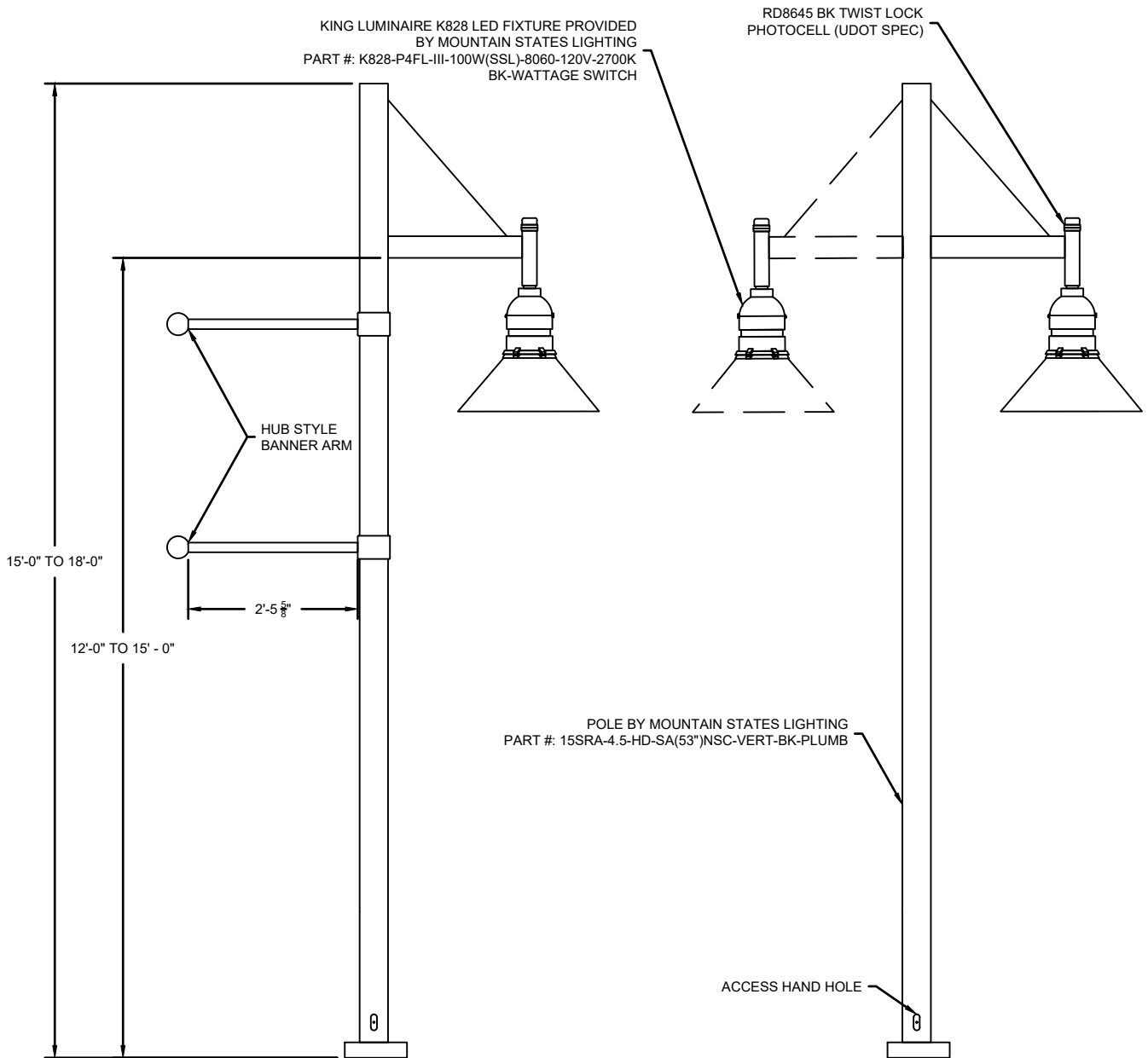
294



NOTE:

1. CASTINGS, CAST IRON PIPE, BRASS PLATE AND ANCHOR TO BE FURNISHED AND INSTALLED BY THE DEVELOPER UNDER CITY SUPERVISION.

	DATE	STANDARD CITY STREET MONUMENT	STD. PLAN
	8/2020		
	REV.		295



LIGHT POLE ELEVATION

NOT TO SCALE

	DATE	STREET LIGHTING	STD. PLAN
	11/2020		
	REV.		296.1

296.01 Street Lighting Product Specifications

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. K828 Moderne Sr. – LED or approved equal product specifications.

PART 2 PRODUCTS

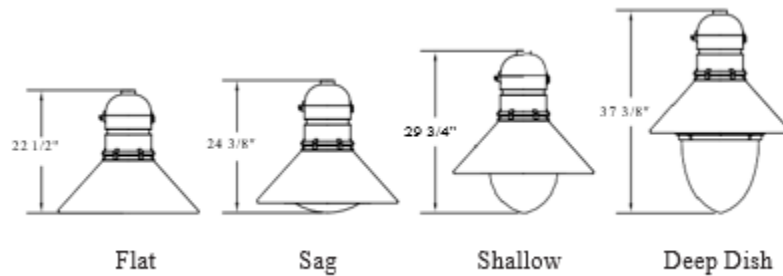
2.1 PRODUCT SPECIFICATIONS

- A. LED ENGINE
1. Light engine shall include an array of 60 or 84 solid state Cree X-Series high power LEDs (light emitting diodes). The emitters shall be mounted to a metal core circuit board using SMT technology. The LEDs and circuit boards shall then be mounted to a high-performance heat sink which is vented to the outside ambient air to provide dynamic airflow for cooling the system.
- B. OPTICS
1. External light control shall consist of high precision refractive lenses mounted above the LED emitter arrays in such a way to achieve optimum uplight control. The lenses shall also control horizontal light distribution so that Type II, III, IV or V IESNA distribution patterns are achieved.
- C. LENS
1. Lens options include: sag glass lens, shallow glass lens, or rippled acrylic deep dish lens. The glass lens shall be made of #9000 clear borosilicate glass (fully annealed). It shall maintain a minimum thickness of 0.3". The deep dish globe shall be molded of rippled acrylic Acrylite Plus Acrylic Polymer, or equivalent, having a minimum thickness of 0.09". The lens is secured by means of a cast A319 aluminum holding ring that is sealed to provide an IP66 Ingress rating. Additionally, a continuous circular gasket rated for 270°F must hold the lens into place within the cast ring assembly and assist in sealing the fixture.
- D. DECORATIVE BODY
1. The luminaire shall consist of a heavy Grade A319 cast aluminum housing that acts as the enclosure for the engine and is of adequate thickness to give structural rigidity. The engine must be affixed to the inside of the housing with stainless steel screws.
 2. The bottom decorative portion of the fixture is comprised of a one-piece spun aluminum alloy with a minimum thickness of 0.09". The spinning is permanently affixed to the cast housing with the use of stainless steel hardware.
- E. PLUMBIZER
1. Mounting options include the KPL10, KPL11, KPL20, KPL21, KPL30, KPL31, KPL40, or approved equals.
- F. DRIVER
1. The LED universal dimmable driver will be class 2 and capable of 120 - 277V or 347 - 480V input voltage, greater than 0.9 power factor, less than 20% total harmonic distortion. The case temperature of the driver can range from -40°C to 70°C. Each LED system comes with a standard surge protection designed to withstand up to 20kV/10kA of transient line surge as per IEEE C62.41.2 C High. An in-line ferrite choke is utilized to provide protection against EFT's. The driver assembly will be mounted on a heavy duty fabricated aluminum bracket to allow complete tool-less maintenance. Dimming capable using 1-10vdc (10% to 100%), 10v PWM, or resistance.
- G. PHOTOMETRICS
1. Fixtures are tested to IESNA LM79 specifications. These reports are typically available upon request.

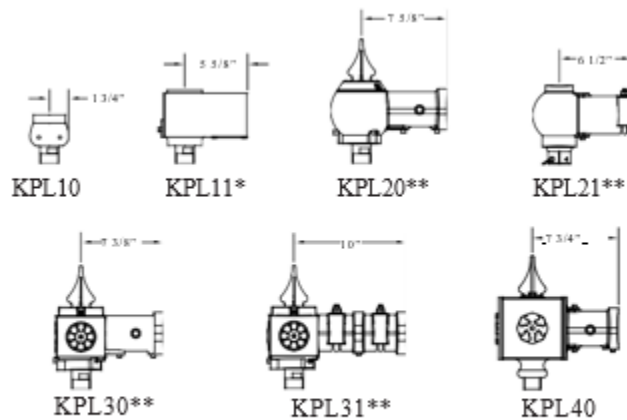
- H. CHROMATICITY
 - 1. High output LED come standard at 3000K & 4000K (+/- 300K) with a minimum nominal 70 CRI.
- I. LUMEN MAINTENANCE
 - 1. Reported (TM21) and Calculated (L70) reports are available upon request with a minimum calculated value of 100,000 hrs.
- J. WIRING
 - 1. All internal wiring and connections shall be completed so that it will be necessary only to attach the incoming supply connectors to Mate-N-Lok connectors or to a terminal block. Mate-N-Lok shall be certified for 600V operation.
 - 2. Internal wire connectors shall be crimp connector only and rated at 1000V and 150°C. All wiring to be CSA certified and/or UL listed, type SFF-2, SEWF-2, or SEW-2
 - 3. No. 14 gauge, 150°C, 600V, and color coded for the required voltage.
- K. THERMALS
 - 1. Fixtures tested to DOE sanctioned standards to determine the maximum in-situ solder-point or junction-point temperatures of the LED emitters. This report is typically available upon request.
- L. FINISH
 - 1. Housing is finished with a 13 step KingCoat™ SuperDurable poly- ester TGIC powder coat. Standard colors include strobe white, brown metal, marina blue, gate gray, Chicago bronze, standard gold, standard black, federal green and rain forest.
- M. MISCELLANEOUS
 - 1. All exterior hardware and fasteners, wholly or partly exposed, shall be stainless steel alloy. All internal fasteners are stainless steel or zinc coated steel. All remaining internal hardware is stainless steel, aluminum alloy, or zinc coated steel.
- N. WARRANTY
 - 1. Luminaire comes with a 7-year limited warranty
- O. CERTIFICATION
 - 1. CSA US Listed
 - 2. Suitable for wet locations ISO 9001
 - 3. IP66
 - 4. ARRA Compliant
 - 5. LM79 / LM80 Compliant
- P. DRIVER INFO
 - 1. >0.9 Power Factor
 - 2. <20% Total Harmonic Distortion 120 - 277V & 347 - 480V
 - 3. -40°C Min. Case Temperature 70°C Max. Case Temperature Surge Protection: ANSI C136.2 extreme level 20kV/10kA Dimming Capable: 1-10vdc
- Q. EPA
 - 1. Flat Lens: 0.97 sq. ft.
 - 2. Sag Lens: 1.02 sq. ft.
 - 3. Shallow Lens: 1.20 sq. ft.
 - 4. Deep Dish Acrylic: 1.52 sq. ft.
 - 5. Deep Dish Glass: 1.52 sq. ft.
- R. FIXTURE WEIGHT
 - 1. Flat Lens: 43 lbs
 - 2. Sag Lens: 51 lbs
 - 3. Shallow Lens: 53 lbs
 - 4. Deep Dish Acrylic: 49 lbs
 - 5. Deep Dish Glass: 49 lbs

2.2 FIXTURE OPTIONS

A. LENS OPTIONS



B. 1. PLUMBIZER/ MOUNTINGS OPTIONS



*Available with PR.7

**Available with PR.7 or finial

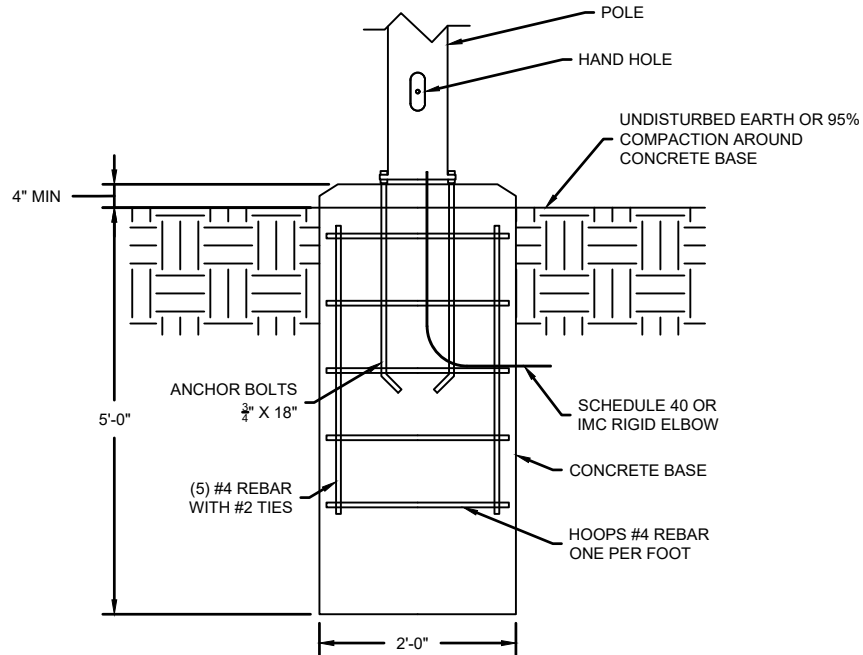
1.

PART 3 EXECUTION

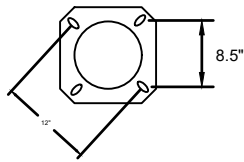
3.1 HOW TO ORDER

LUMINAIRE STYLE	IES LIGHTING CLASSIFICATION	SOURCE	SERIES	LINE VOLTAGE	PLUMBIZER	PAINT COLOR	CCT	WATTAGE SELECTOR	PHOTO CONTROL OPTIONS	OPTICAL OPTIONS
K828 - Moderne Sr. or approved equal	II - Type 2 III - Type 3 IV - Type 4 V - Type 5	SSL - Solid State	8060 (60 emitters, 40 - 120W) 8084 (84 emitters, 150 - 200W)	120V (120-277V) 480V (347-480V)* *Select wattages available within this range, contact King Luminaire. 120V will be provided if blank.	KPL10, KPL11, KPL20 KPL21, KPL30, KPL31, KPL40 *leave blank if not required	GN - Federal Green BE - Blue GY - Gray BN - Brown BK - Black BZ - Bronze *Additional options available on website. BK will be provided if blank.	3K - 3000K 4K - 4000K	W'S - Wattage Selector *leave blank if not required	PR - Photo Receptacle, available with KPL11, KPL20, KPL21, KPL30, KPL31 PE - Photo Receptacle, PR, and Photo Eye. Available with KPL11, KPL20, KPL21, KPL30, KPL31 PEBC - Photo Electric Buttoncell *leave blank if not required	P4FL - P4 Flat (No Lens) P4SA - P4 Sag Glass Lens P4SH - P4 Shallow Glass Lens P4RAD - P4 Deep Dish Acrylic Lens P4RGD - P4 Deep Dish Glass Lens

A.

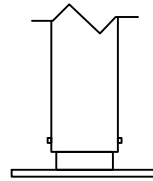


CONCRETE BASE DETAIL



ANCHOR BASE DETAIL

12" BOLT CIRCLE
ANCHOR BOLTS: $\frac{3}{4}$ " X 18" GALV



POLE BASE DETAIL

ALUMINUM POLE IS COMPRESSION FIT
OVER AN 18" GALVANIZED STEEL STUMP
AND SECURED WITH FOUR FASTENERS

NOTES:

1. IF DEPTH CANNOT BE MET, MASS MUST BE EQUIVALENT TO MASS SHOWN.
2. HIGHWAY LIGHTING SYSTEM REQ'D.
3. CONTACT ROCKY MOUNTAIN POWER, MINIMUM OF 30 WORKING DAYS BEFORE POWER IS REQ'D, TO COORDINATE POWER SOURCE LOCATION AND CONNECTION.
4. PROVIDE MIN OF 3 FT OF CABLE SLACK IN EVERY JUNCTION BOX.
5. LIGHT POLES AND LIGHT FIXTURES SHALL CONFORM TO PARK CITY REQUIREMENTS AND BE APPROVED BY THE CITY ENGINEER.
6. EACH STREET LIGHT SHALL HAVE A JUNCTION BOX WITH FUSE.
7. MARK JUNCTION BOX COVERS WITH "STREET LIGHTING".
8. LIGHT POLES SHALL HAVE BASKET HANGERS.

NOT TO SCALE



DATE

11/2020

REV.

STREET LIGHT BASE DETAILS

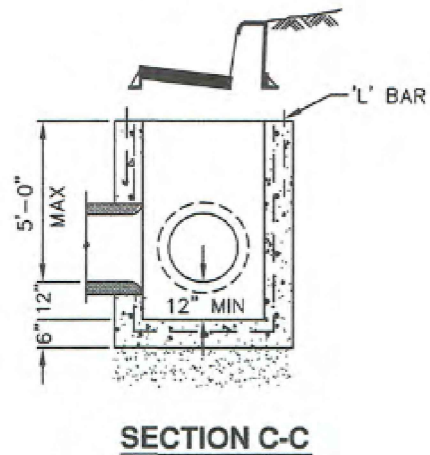
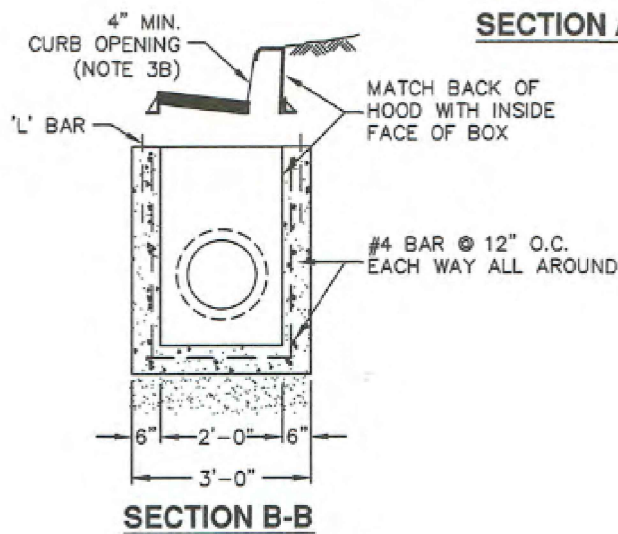
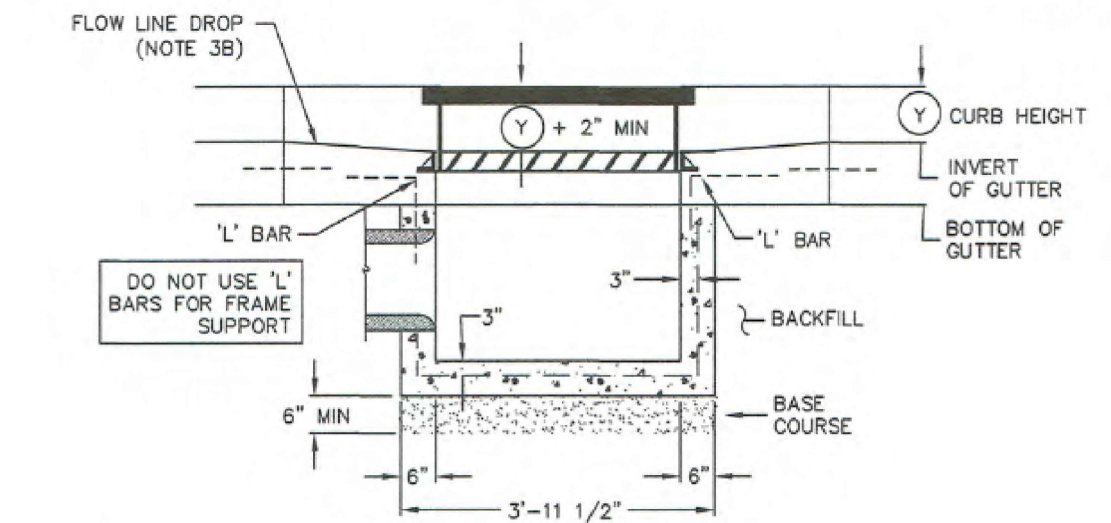
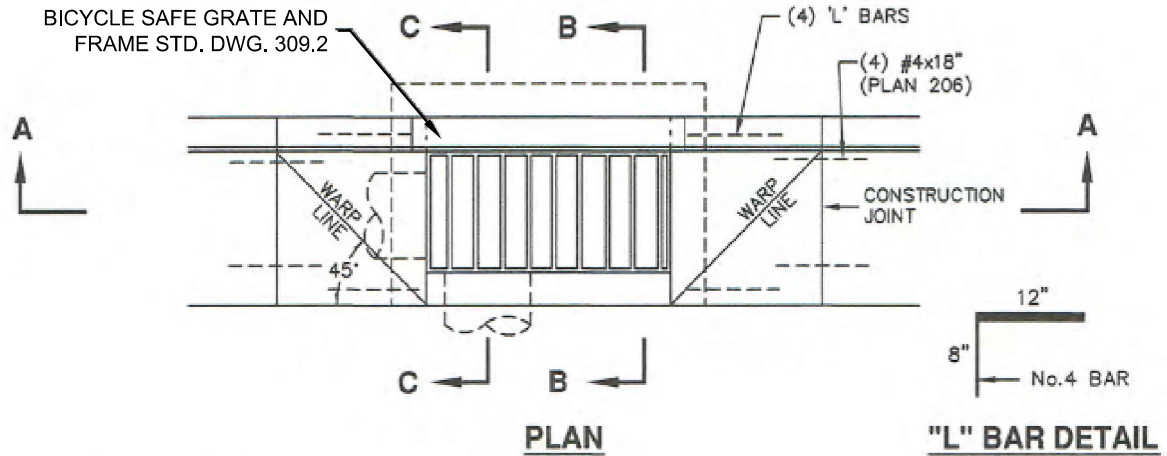
STD. PLAN

296.2

END OF SECTION

DIVISION 300 STORM DRAIN

SINGLE GRADE



DATE

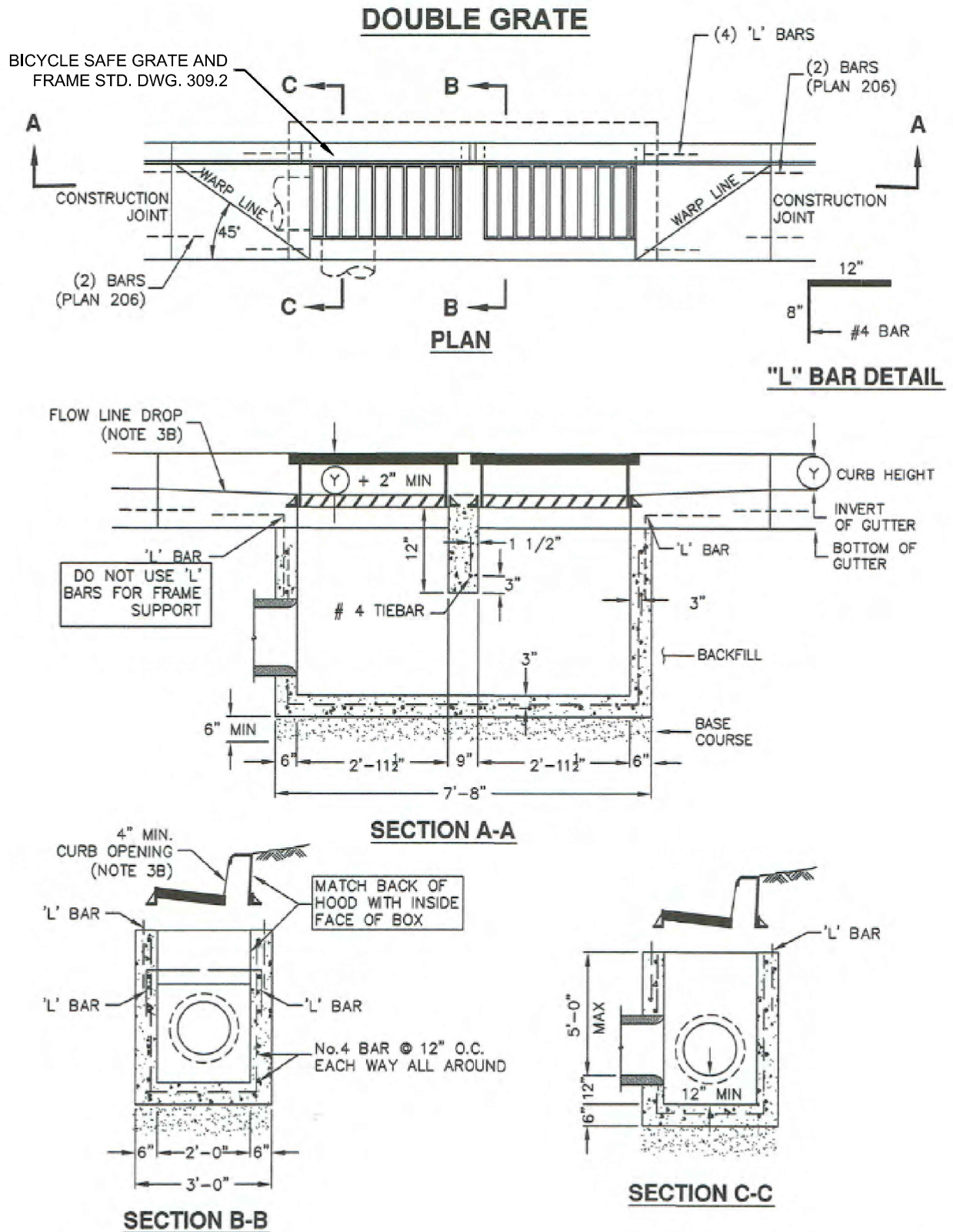
3/2020

REV.

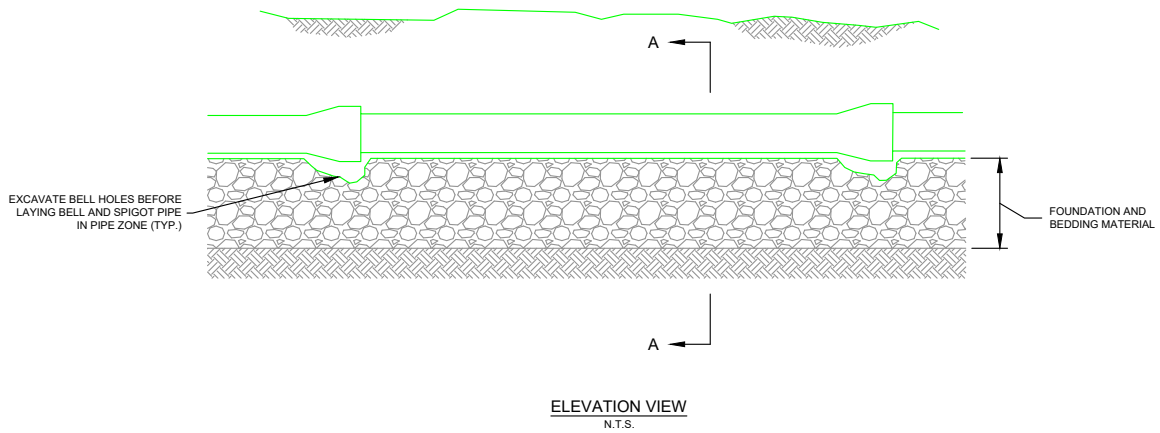
SINGLE GRADE CATCH BASIN

STD. PLAN

315.1



	DATE	DOUBLE GRATE CATCH BASIN	STD. PLAN
	3/2020		315.2
	REV.		



INSTALLATION:

CONCRETE PIPE: FOLLOW ASTM C 1479

- STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS.

PLASTIC PIPE: FOLLOW ASTM D 2321

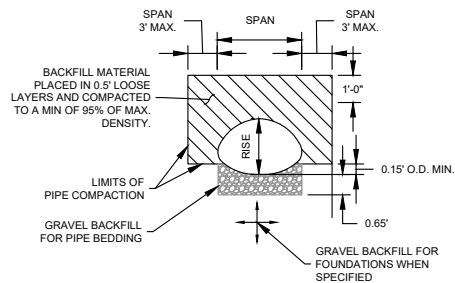
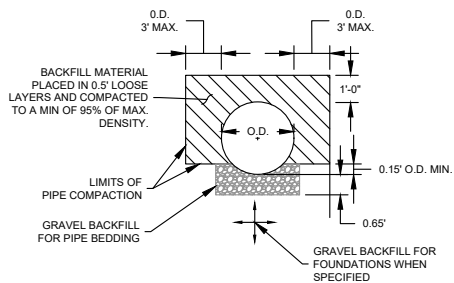
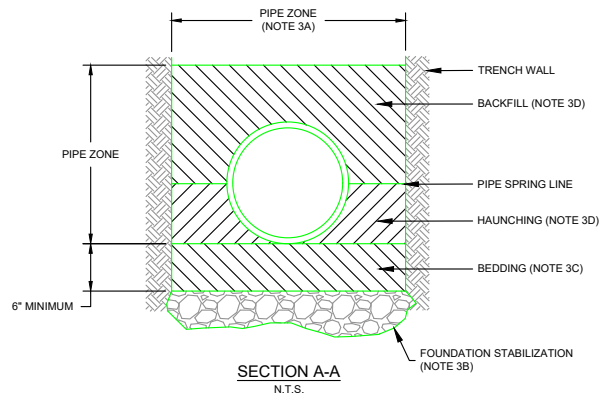
- STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS.

CORRUGATED METAL PIPE: FOLLOW ASTM A 798

- STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12

- STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.



PIPE	SIZE (INCHES)	MIN. DISTANCE BETWEEN BARRELS
CIRCULAR PIPE	12" TO 24"	12"
CONCRETE AND METAL (DIAMETER)	30" TO 96"	DIAM. DIVIDED BY 2
PIPE-ARCH	18" TO 36"	12"
METAL ONLY (SPAN)	43" TO 142"	SPAN DIVIDED BY 3
	148" TO 199"	48"

NOTES:

1. PIPE COMPACTION LIMITS SHOWN ON THIS PLAN ARE FOR PIPE CONSTRUCTION IN AN EMBANKMENT. FOR PIPE CONSTRUCTION IN A TRENCH, THE HORIZONTAL LIMITS OF THE PIPE COMPACTION ZONE SHALL BE THE WALLS OF THE TRENCH.
2. O.D. IS EQUAL TO THE OUTSIDE DIAMETER OF A PIPE OR THE OUTSIDE SPAN OF A PIPE-ARCH. THE DIMENSIONS SHOWN AS O.D. WITH 3' AND 4' MAXIMUM SHALL BE O.D. UNTIL O.D. EQUALS 3' AND 4' AT WHICH POINT 3' AND 4' SHALL BE USED.

* 1'-0" FOR DIAMETERS 12" THROUGH 42" AND FOR SPANS THROUGH 50". 2'-0" FOR DIAMETERS GREATER THAN 42" AND FOR SPANS GREATER THAN 50".



DATE

8/2020

REV.

CULVERT COMPACTION AND BACKFILL

STD. PLAN

383

DIVISION 500 WATER

WATER STANDARD PLANS

2021

PREFACE

These standard plans incorporate current Water regulations and City water system operation, maintenance, and asset management considerations.

The plan numbering structure of this document follows the same basic structure as the APWA Standard Plans, however, there are some differences. Following is an explanation of the structure of this document:

1. Part 5 – Water Systems. Standard Plan divisions for Water system related details are:
 - a. Notes, Abbreviations, and Symbols
 - b. Fire Hydrants
 - c. Water Meters
 - d. Corrosion Protection Systems
 - e. Piping
 - f. Thrust Blocks
 - g. Valves
 - h. Trenching
 - i. General
2. Numbering – A plan number having a suffix of “S” identifies that the plan contains index, legend, detail specific notes, and acceptable manufacturer and parts numbers related to the standard plan.

This document is intended to be altered periodically to ensure that the most current Park City Standards are available for public use. This document will be revised and published on the City’s web site annually, during the first week of January.

SUMMARY OF CHANGES MADE TO DRAWINGS

2019

Clarifications were made to ensure adequate separation requirements between water lines and other utilities. Clarifications regarding pressure testing and disinfection requirements were also added.

2021

500.2 – updated shut down notification requirements. Clarification on potholing requirements as well as when valves are to be accessible after paving.

511 - Clarification on clearance requirements around all sides of hydrant

511S- Update to new V-Bio poly wrap from High Density Cross Laminated

520.1 – Clarification on clearance requirements around meter vaults

520.2 – Added tracer wire requirement from water main to meter, no irrigation connections within vaults, and wax tape on all buried fittings

521 – Clarification on service side to home, update to 18-24” height from lid

521S to 528S – Updated Ford model numbers, added supplied meter for reference, wax tape note on all buried fittings.

529S – updated PTP model number

531 – Clarification on contractor responsibilities

534.1 – included all buried fittings including corps, saddles, repair clamps

534.2 – clarification that wax tape is always required unless soil testing supplied. Included wax tape instructions

540A – Add “ductile iron pipe” to detail title

540B – update separation requirements as well as minimum length requirements

541 – remove “type K copper” reference

541S – update ford saddle number, as well as change to IP threads from CC

542 - Change detail to require interior meter instead of exterior.

545 – Clarification of how tracer wire is ran

573A – Added clearance requirements from hatch

573C.1 – Updated to accommodate Mag Meters

573C.2 – Updated to accommodate Mag Meters

573C.3 – removed x144 insertion meters on PRV’s

573C.4 – added mag meters

573D.1 – added smart gateway requirement on vaults without power, clarification of vent material to be bare steel

573E.3 – updated to Burko heater from Dayton

574S – Updated Ford model numbers

576 – clarification that enclosure is bare steel

577 – update to 4” concrete pad only required on commercial backflows

*All drawings with 2019 and 2021 updates are shown with updated date in title block.

GENERAL WATER NOTES

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED INTO THESE CONTRACT DOCUMENTS BY REFERENCE:
 - a. *PARK CITY DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS, AND STANDARD DETAILS*
 - b. AMERICAN WATER WORKS ASSOCIATION STANDARDS (AWWA)
 - c. UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER (DDW), R309-550 FACILITY DESIGN AND OPERATION: TRANSMISSION AND DISTRIBUTION PIPELINES
 - d. INTERNATIONAL PLUMBING CODE
2. ALL PIPE, JOINTS, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL CONFORM TO ANSI/NSF STANDARD 61 AND APPLICABLE SECTIONS OF AWWA STANDARDS C104-08 THROUGH C550-05 AND C900-07 THROUGH C950-07. ALL BRASS AND BRONZE PIPE, FITTINGS, AND VALVES SHALL MEET LOW LEAD COMPLIANCE REQUIREMENTS IN ACCORDANCE WITH ANSI/ASTM 371.
3. ALL PRODUCTS AND MATERIALS SHALL BE "MADE IN THE USA", UNLESS SPECIFICALLY APPROVED BY THE PARK CITY WATER DIRECTOR. STEEL AND IRON MATERIAL PRODUCTS SUCH AS PIPE, FITTINGS, VALVES, MANHOLE, METER VAULT, AND VALVE BOX CASTINGS SHALL BE "MELTED & MANUFACTURED IN THE USA". PARK CITY WATER ACKNOWLEDGES THAT CERTAIN SPECIALIZED WATER SYSTEM PRODUCTS INCLUDED IN THE ACCEPTABLE PRODUCTS LIST, SUCH AS HIGHER PRESSURE-RATED VALVES, MAY NOT MEET THE MADE IN USA REQUIREMENT AND ARE IN THE "QUALIFIED" MADE IN USA CATEGORY. THESE PRODUCTS HAVE BEEN PREVIOUSLY REVIEWED AND APPROVED.
4. UTAH DIVISION OF DRINKING WATER (DDW) APPROVALS:
 - a. FOR PROJECTS WITH TRANSMISSION AND/OR DISTRIBUTION LINES OVER 16 INCHES IN DIAMETER AND/OR INCLUDING A WATER BOOSTER STATION OR PRESSURE REDUCING STATION, DDW APPROVALS OUTLINED IN R309-500 MUST BE OBTAINED IN CONJUNCTION WITH SUBMITTAL OF A WATER MASTER PLAN TO THE CITY. FOLLOWING DESIGN REVIEW BY THE CITY AND INCORPORATION OF CITY COMMENTS, THE DESIGN ENGINEER SHALL SUBMIT WATER CONSTRUCTION PLANS TO THE DDW TO OBTAIN APPROVALS. NO WATER CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED DDW APPROVALS HAVE BEEN OBTAINED.
 - b. FOR PROJECTS WITH TRANSMISSION AND/OR DISTRIBUTION LINES OVER 16 INCHES IN DIAMETER AND/OR INCLUDING A WATER BOOSTER STATION OR PRESSURE REDUCING STATION A DDW FINAL OPERATING PERMIT IS REQUIRED PRIOR TO THE CITY OPERATING AND ACCEPTING THE WATER IMPROVEMENTS. FOLLOWING THE CITY'S WATER SYSTEM WALK-THROUGH AND THE CONTRACTOR'S SUBSEQUENT COMPLETION OF PUNCH-LIST ITEMS, THE CITY'S WATER DEPARTMENT WILL SUBMIT AN OPERATING PERMIT REQUEST TO THE DDW. THE FOLLOWING ITEMS ARE REQUIRED FROM THE DEVELOPER FOR THE CITY'S SUBMITTAL:
 - i. FINAL RECORD DRAWINGS AND O&M MANUALS
 - ii. HYDROSTATIC TESTING AND FLUSHING RECORDS (COMPLETED BY THE CITY'S INSPECTOR)
 - iii. ACCEPTABLE BACTERIOLOGICAL TESTING RESULTS
 - iv. CERTIFICATION BY THE (DEVELOPER'S) ENGINEER OF RECORD
5. THE CITY UTILIZES AN ADVANCED METERING INFRASTRUCTURE (AMI) SYSTEM. THE DEVELOPER MAY BE REQUIRED TO CONDUCT A PROPOGATION STUDY AND INSTALL RESULTING RECOMMENDED IMPROVEMENTS TO FACILITATE A CLEAR SIGNAL TO THE PROJECT. REFER TO STANDARD PLAN 520 FOR SPECIFIC METER TRANSMITTER UNIT (MXU) REQUIREMENTS.
6. REFER TO APPLICABLE STANDARD PLANS FOR WATER SYSTEM DETAILS AND REQUIREMENTS
7. EXTERNAL CORROSION PROTECTION SHALL BE INCLUDED ON ALL WATER SYSTEM IMPROVEMENTS, REFERENCE STANDARD PLAN 534 FOR REQUIREMENTS. A SOILS ANALYSIS MAY BE REQUIRED IN CONJUNCTION WITH THE DESIGN OF THE WATER SYSTEM TO DETERMINE THE EXTENT OF CORROSION PROTECTION REQUIRED.
8. REFER TO STANDARD PLAN 520 FOR GENERAL REQUIREMENTS FOR WATER METERS, METER VAULTS, AND WATER SERVICE LINES
9. CITY INSPECTION OF WATER SYSTEM IMPROVEMENTS WILL FOLLOW THE "*PUBLIC WATER SYSTEM FIELD OBSERVATION GUIDELINES*" AND ESTABLISHED CITY POLICIES. CONTRACTOR SHALL PROVIDE NECESSARY ASSISTANCE TO MEET THE GUIDELINE REQUIREMENTS.
10. NOTIFY CITY ENGINEER'S OFFICE AT LEAST 48 HOURS BEFORE PERFORMING ANY WATER RELATED WORK. ARRANGE A PRECONSTRUCTION CONFERENCE SPECIFIC TO WATER CONSTRUCTION WITH THE CITY ENGINEER AND WATER DEPARTMENT AT LEAST 48 HOURS BEFORE START OF WORK. FOR PROJECTS INVOLVING ONLY SERVICE LINE AND/OR METER VAULT INSTALLATION, AN ON-SITE MEETING WITH THE CITY ENGINEER 48 HOURS PRIOR TO CONSTRUCTION IS ACCEPTABLE.
11. FOR TEMPORARY USE OF EXISTING WATER SYSTEM AND FIRE HYDRANTS TO OBTAIN CONSTRUCTION WATER, REFER TO STANDARD PLAN 531.

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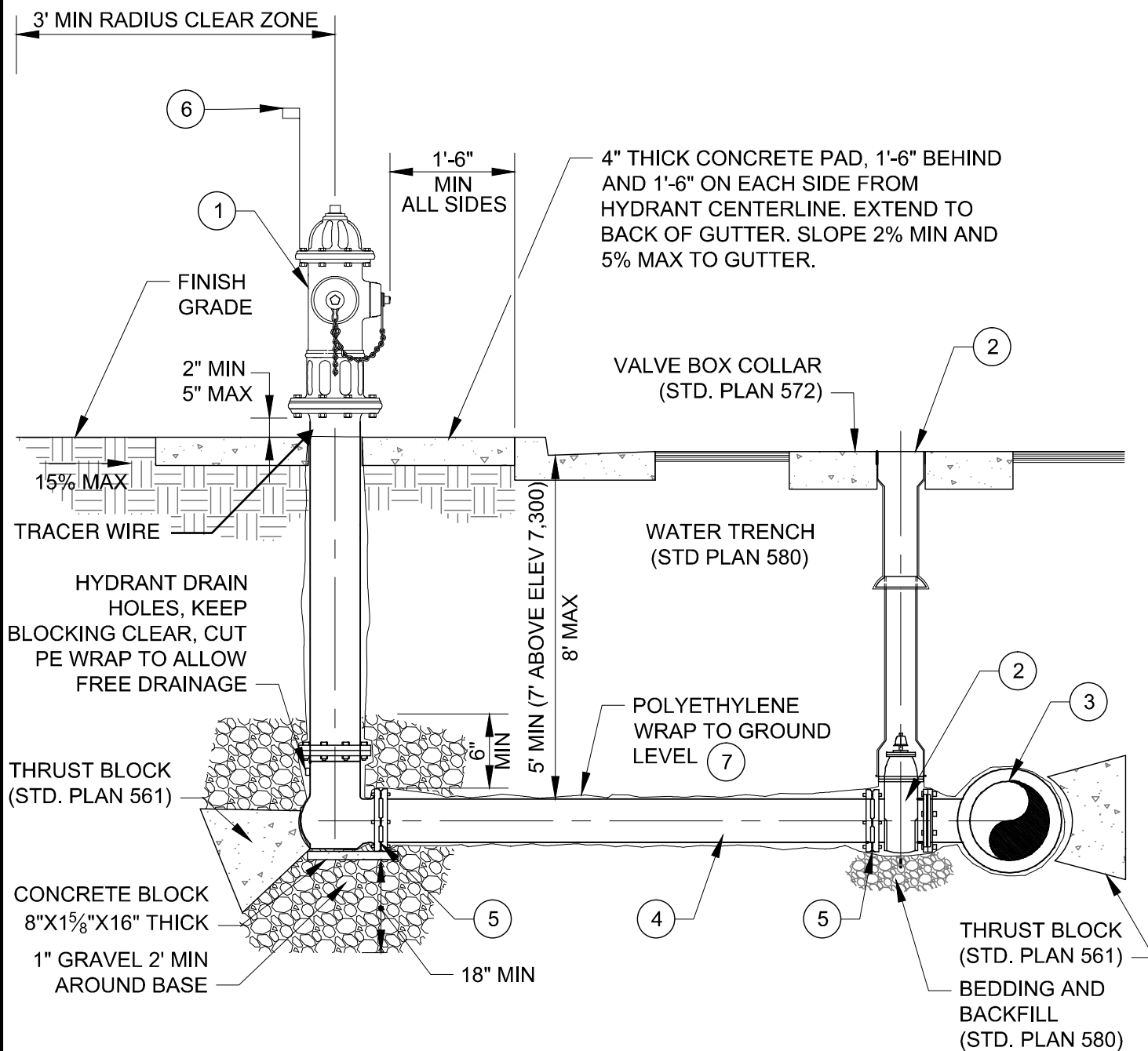
12. ALL CONSTRUCTION OF WATER SYSTEM SHALL BE CLEARLY STAKING BY THE DEVELOPER'S OR CONTRACTOR'S SURVEYOR. STAKING SHALL INCLUDE ALL BENDS, VALVES, HYDRANTS, SERVICES, METER VAULTS, AND SPECIALS. A MINIMUM OF 50-FOOT STATIONING IS REQUIRED FOR PIPELINE.
13. CHANGES TO THE APPROVED WATER PLANS, INCLUDING PIPE ALIGNMENT, SIZE, AND DEPTH AS WELL AS FITTINGS, VALVES, SERVICES, AND METER VAULT LOCATIONS SHALL BE AUTHORIZED BY THE CITY ENGINEER PRIOR TO INSTALLATION.
14. WATER SERVICE INTERRUPTION. THE FOLLOWING SHALL BE MET WITH RESPECT TO THE INTERRUPTION OF SERVICE TO CUSTOMERS INCLUDING THE SHUTDOWN OF THE EXISTING WATER SYSTEM:
 - a. CONTRACTOR SHALL NOT OPERATE EXISTING WATER VALVES
 - b. SCHEDULE SERVICE WORK REQUIRING WATER SERVICE INTERRUPTIONS OR SHUTDOWN OF THE EXISTING WATER SYSTEM A MINIMUM OF 96 HOURS IN ADVANCE WITH THE WATER DEPARTMENT (48HR WATER DEPARTMENT REVIEW, AND 48HR NOTIFICATION PERIOD)
 - c. LIMIT INTERRUPTIONS TO OCCUR AND BE COMPLETED ON MONDAY THRU THURSDAY, 9:00 AM TO 4:00 PM. NO INTERRUPTIONS SHALL OCCUR ON FRIDAYS, WEEKENDS, OR HOLIDAYS.
 - d. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION TO AFFECTED CUSTOMERS. CONTACT THE WATER DEPARTMENT FOR NOTIFICATION REQUIREMENTS. BE ADVISED THAT ON OCCASION VALVES IN THE EXISTING WATER SYSTEM MAY BE INOPERABLE AND MAY REQUIRE NOTIFICATION OF A LARGER AREA. IF VALVE MAINTENANCE IS REQUIRED, A SHUTDOWN DELAY OF SEVERAL DAYS SHOULD BE EXPECTED.
 - e. FOR WATER SHUTDOWNS LONGER THAN 8 HOURS, CONTRACTOR SHALL SUBMIT A TEMPORARY WATER PLAN TO KEEP ALL CUSTOMERS IN SERVICE. ALL COSTS ASSOCIATED WITH MAINTAINING SERVICE TO AFFECTED CUSTOMERS SHALL BE BORNE BY THE CONTRACTOR
 - f. CONTRACTOR SHALL HAVE ALL PERTINENT PARTS AND MATERIALS ON SITE PRIOR TO SHUTDOWN OF THE WATER SYSTEM BY THE WATER DEPARTMENT
 - g. CONSTRUCTION EXCAVATION MUST BE PREPARED AND THE WATER MAIN EXPOSED PRIOR TO SHUTDOWN OF THE WATER SYSTEM
15. EXPOSE EXISTING WATER PIPES AND VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO INSTALLING NEW IMPROVEMENTS, POTHOLE ANY AND ALL UTILITIES TO ELIMINATE POTENTIAL CONFLICTS
16. THE HORIZONTAL DISTANCE BETWEEN WATER LINES AND SANITARY SEWER LINES SHALL BE AT LEAST 10 FEET. WHERE A WATER MAIN AND SEWER MUST CROSS, THE WATER MAIN SHALL BE AT LEAST 18 INCHES ABOVE THE SEWER LINE. SEPARATION DISTANCES SHALL BE MEASURED EDGE-TO-EDGE (I.E. FROM THE NEAREST EDGES OF THE FACILITIES)
17. IF THE BASIC SEPARATION STANDARDS CANNOT BE MET, AN EXCEPTION TO THE RULE CAN BE APPLIED WITH ADDITIONAL MITIGATION MEASURES TO PROTECT PUBLIC HEALTH, IN ACCORDANCE WITH UTAH ADMINISTRATIVE CODE R309-105-6(2)(B).
18. THE OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE COVERED AND EFFECTIVELY SEALED AT THE END OF THE DAY'S WORK.
19. PROVIDE ACCESS TO EXISTING MAIN LINE VALVES THROUGHOUT CONSTRUCTION. ALL VALVES MUST BE ACCESSIBLE WITHIN 24 HOURS AFTER PAVING OR COLLAR ADJUSTMENTS.
20. UNDER NO CIRCUMSTANCE SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH.
21. WHERE JOINING EXISTING ASBESTOS CEMENT PIPE, CUT IN ACCORDANCE WITH OSHA REQUIREMENTS AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS.
22. PROVIDE EXTENSIONS ON VALVE STEM TOPS HAVING OVER 5 FEET BURY. REFER TO STANDARD PLAN 570.
23. INSTALL AIR AND VACUUM VALVES PER STANDARD PLANS 574 AND 575 AT HIGH POINTS (8" DIAMETER PIPE OR LARGER) AS DEEMED NECESSARY BY THE DESIGN ENGINEER AND CITY.
24. THRUST BLOCKING IS REQUIRED ON ALL WATER MAIN AND FIRE LINES. REFER TO STANDARD PLANS 561 AND 562
25. REMOVE AND CORRECT DEFECTIVE WORK WITHIN 24 HOURS FOLLOWING WRITTEN NOTIFICATION BY THE CITY ENGINEER.
26. CONSTRUCT TEMPORARY FLUSHING VALVES/BLOW-OFF PIPING ON THE END OF NEW WATER MAINS AS REQUIRED TO MEET FLUSHING REQUIREMENTS. CONSULT WITH CITY INSPECTOR TO DETERMINE ACCEPTABLE LOCATIONS AND SIZING REQUIREMENTS. MINIMUM ACCEPTABLE FLUSHING VELOCITY FOR INITIAL FLUSH IS 6 FEET PER SECOND. DO NOT PERFORM INITIAL FLUSH THROUGH FIRE HYDRANTS.
27. ALL TYPES OF INSTALLED PIPE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600-10
28. ALL NEW WATER MAINS OR APPURTENANCES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651-05 OR A METHOD APPROVED BY THE DIRECTOR. THE SPECIFICATIONS SHALL INCLUDE DETAILED PROCEDURES FOR THE ADEQUATE FLUSHING, DISINFECTION AND MICROBIOLOGICAL TESTING

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OF ALL WATER MAINS. ON ALL NEW AND EXTENSIVE DISTRIBUTION SYSTEM CONSTRUCTION, EVIDENCE OF SATISFACTORY DISINFECTION SHALL BE PROVIDED TO THE CITY INSPECTOR. SAMPLES FOR COLIFORM ANALYSES SHALL BE COLLECTED AFTER DISINFECTION IS COMPLETE AND THE SYSTEM IS REFILLED WITH DRINKING WATER. A STANDARD HETEROTROPHIC PLATE COUNT IS ADVISABLE. THE USE OF WATER FOR PUBLIC DRINKING WATER PURPOSES SHALL NOT COMMENCE UNTIL THE BACTERIOLOGICAL TESTS INDICATE THE WATER IS FREE FROM CONTAMINATION.

29. DISINFECTING, FLUSHING, AND HYDROSTATIC PLANS SHALL BE SUBMITTED TO THE CITY INSPECTOR A MINIMUM OF 5 WORKING DAYS PRIOR TO COMMENCEMENT OF ACTIVITY. CONTRACTOR SHALL NOT OPERATE EXISTING WATER VALVES.
30. BACKFLOW PREVENTION DEVICES MAY BE REQUIRED. IF REQUIRED, THE CITY MAY NOT SET A WATER METER UNTIL AN APPROVED AND TESTED BACKFLOW DEVICE IS INSTALLED AND INSPECTED
31. ALL BACKFLOW PREVENTERS HAVE TO BE TESTED PERIODICALLY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. A VISUAL CHECK OF AIR GAPS IS SUFFICIENT, BUT MECHANICAL BACKFLOW PREVENTERS HAVE TO BE TESTED BY A STATE CERTIFIED BACKFLOW SPECIALIST, WITH PROPERLY CALIBRATED GAUGE EQUIPMENT. TO OBTAIN A LIST OF STATE CERTIFIED TESTERS EITHER CALL US OR REFER TO THE STATE OF UTAH WEBSITE PAGE OF BACKFLOW TESTERS.
[HTTP://WWW.DRINKINGWATER.UTAH.GOV/DOCUMENTS/COMPLIANCE/BACKFLOW TECHNICIANS COMMER AVAIL.PDF](http://www.drinkingwater.utah.gov/documents/compliance/backflow_technicians_commer_avail.pdf)
32. FIRE SPRINKLER SYSTEM BOOSTER PUMPS: FIRE SPRINKLER SYSTEM PUMPS, INTEGRAL TO THE FIRE SPRINKLER PIPING, REQUIRED TO MEET FIRE SPRINKLER PRESSURE DESIGN REQUIREMENTS, ARE CONSIDERED OUTSIDE THE INTENT OF UTAH DDW REGULATION R309-550-11(3) AND DO NOT REQUIRE APPROVAL OF THE DDW IF THEIR INSTALLATION CONFORMS TO UTAH ADOPTED PLUMBING CODE AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13 D. FIRE BOOSTER PUMPS SHALL BE INSTALLED ON THE BUILDING SIDE OF THE WATER METER VAULT, OUTSIDE THE VAULT, AND SHALL BE APPROVED BY THE CITY ENGINEER, FIRE MARSHAL, AND BUILDING DEPARTMENT.

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NOTES:

1. REFER TO STD. PLAN 511-S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	FIRE HYDRANT	STD. PLAN
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LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	FIRE HYDRANT, DRY BARREL, AWWA C502	MUELLER	SUPER CENTURION 250 3-WAY A-423, 5-1/4 PUMPER NOZZLE, NATIONAL STD. OPERATING NUT (OPENS LEFT)
		CLOW	MEDALLION, 5-1/4 PUMPER NOZZLE, NATIONAL STD. OPERATING NUT (OPENS LEFT)
②	BURIED VALVE AND VALVE BOX (STD. PLAN 570), 6" GATE VALVE, NRS, FLG X MJ, 2" SQ. OPERATING NUT, AWWA C509	MUELLER	SERIES 2360, SST BONNET BOLTS
		CLOW	MODEL 2639, SST BONNET BOLTS
③	6" DUCTILE IRON FLANGE TEE, AWWA C110		
④	HYDRANT SERVICE LINE, 6" DIAMETER DUCTILE IRON PIPE, RESTRAINED JOINTS (STD PLAN 540)		
⑤	MECHANICAL JOINT RESTRAINT OR SST TIE ROD / NUT RESTRAINTS	EBBA IRON	MEGALUG SERIES 1100, STD T-BOLTS AND NUTS
⑥	HYDRANT MARKER, HEAVY DUTY FIBERGLASS WITH RED FLAG, TOP MOUNT, 5' LENGTH (STD.), 6' LENGTH (ABOVE 7300' ELEVATION)	POLLARD	REFLECTIVE HYDRANT MARKER MODEL P69161 (STD.) AND P69170 (ABOVE 7300') WITH FLAG MODEL P691801, OR APPROVED EQUAL
⑦	POLYETHYLENE ENCASEMENT, V-BIO ENHANCED POLYETHYLENE ENCASEMENT FILM, AWWA C105 & AWWA C703E METHOD A & C	US PIPE	AWWA C703E METHOD A (4 MIL) AT PIPE AND AWWA C703E METHOD C (10 MIL) AT BOLT-TYPE JOINTS, FITTINGS AND VALVES

DETAIL NOTES

- LOCATE HYDRANT AS SHOWN ON THE APPROVED PLANS
- SET HYDRANT PLUMB WITH PUMPER NOZZLE FACING STREET
- ADJUST TO GRADE WITH MAXIMUM OF ONE (1) HYDRANT BARREL EXTENSION (AWWA C502)
- PROVIDE 316 STAINLESS STEEL BOLTS AND NUTS WITH ANTI-SIEZE LUBRICATION ON ALL FLANGED CONNECTIONS
- RECOAT DAMAGED OR MARRED HYDRANT COATING AFTER INSTALLATION (UV RESISTANT, HIGH GLOSS, POLYURETHANE ENAMEL COATING, FIRE HYDRANT RED)
- REFER TO SPECIFICATIONS FOR FLUSHING, HYDROSTATIC TESTING, AND DISINFECTING REQUIREMENTS
- APPLY WAX TAPE COATING SYSTEM TO VALVE BONNET BOLTS AND ALL OTHER BURIED BOLTS, NUTS, CONNECTORS, AND COUPLINGS, AWWA C 217. (STD PLAN 534)
- CATHODICALLY PROTECT PIPE AND OR FITTINGS, WHEN EXISTING SOIL CONDITIONS REQUIRE PER SOILS ANALYSIS (STD. PLAN 534)
- HYDRANT DRAINS SHALL NOT BE CONNECTED TO, OR LOCATED WITHIN, 10 FEET OF SANITARY SEWERS. WHERE POSSIBLE, HYDRANT DRAINS SHALL NOT BE LOCATED WITHIN 10 FEET OF STORM DRAINS.

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GENERAL REQUIREMENTS – WATER METER, METER VAULT, AND SERVICE LINE

REFER TO SPECIFICATIONS AND STANDARD PLANS FOR DETAILED WATER METER, METER VAULT, AND SERVICE LINE REQUIREMENTS

WATER METER & METER VAULT:

1. WATER METER AND RADIOREAD METER TRANSCEIVER UNIT (MXU) WILL BE PROVIDED BY THE CITY. ALL OTHER COMPONENTS SHALL BE PROVIDED AND INSTALLED BY THE DEVELOPER/BUILDER. PROVIDE 2 WEEKS ADVANCE NOTICE TO THE WATER DEPARTMENT FOR METER SET REQUESTS EXCEEDING FIVE METERS OR METER SIZES GREATER THAN 2 INCHES. APPROPRIATE METER APPLICATION AND PAYMENT OF FEES APPLY BEFORE THE CITY WILL SET A METER.
2. WATER METER SIZE SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION OF ANY SERVICE LINE, METER VAULT, OR WATER MAIN TAP. SEE STANDARD DETAIL 594 FOR SIZING REQUIREMENTS. A 1.5" MINIMUM WATER SERVICE SIZE IS REQUIRED FROM THE MAIN LINE.
3. INSTALLATION OF A WATER METER EXCEEDING 2-INCH WILL REQUIRE CITY ENGINEER APPROVAL. THE METER AND VAULT WILL REQUIRE A FLOWRATE AND DEMAND ANALYSIS BY THE DEVELOPER / BUILDER AND A SITE SPECIFIC DESIGN.
4. INSTALLATION OF A WATER SERVICE LINE SIZE GREATER THAN 1-1/2" WILL REQUIRE CITY ENGINEER APPROVAL. THE SERVICE LINE UPGRADE REQUEST WILL REQUIRE SUBMITTAL OF A FLOWRATE AND DEMAND ANALYSIS BY THE DEVELOPER/BUILDER.
5. USE OF AN INSIDE WATER METER WILL REQUIRE CITY ENGINEER APPROVAL. INSIDE METERS SHALL BE USED ONLY FOR COMMERCIAL OR MULTI-UNIT BUILDINGS SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. UNRESTRICTED ACCESS IS AVAILABLE TO WATER DEPARTMENT PERSONNEL
 - B. THE METER SHALL BE LOCATED IN A SEPARATE MECHANICAL ROOM
 - C. THE METER SHALL BE ASSOCIATED WITH FIRE PROTECTION SPRINKLER SYSTEM (FIRE STACK) PLUMBING
 - D. THE METER REQUIRES A SITE SPECIFIC DESIGN APPROVED BY THE FIRE MARSHAL, THE PARK CITY BUILDING DEPARTMENT, AND THE WATER DEPARTMENT. LAYOUT SHALL BE CONSISTENT WITH WATER STANDARD PLANS 523, 526, AND 528
 - E. A REMOTE RADIOREAD METER TRANSCEIVER UNIT (MXU) DEVICE SHALL BE INSTALLED AT A LOCATION ACCEPTABLE TO THE WATER DEPARTMENT. REFER TO NOTE 11.
6. METER VAULT LOCATION SHALL BE APPROVED BY THE CITY ENGINEER AND WATER DEPARTMENT PRIOR TO INSTALLATION OF ANY SERVICE LINE OR WATER MAIN TAP. MINIMUM REQUIREMENTS AROUND METER VAULT MUST BE MET. NO POWER, IRRIGATION, COMMUNICATION, CABLING, ECT. WITHIN METER VAULT CLEARANCE AREA.
7. LOCATE METER VAULT, WHENEVER POSSIBLE, IN LANDSCAPE AREAS. PLACEMENT WITHIN A PAVED SURFACE, DRIVEWAY OR WALKWAY, REQUIRES WRITTEN APPROVAL PRIOR TO INSTALLATION OF THE SERVICE LINE OR WATER MAIN TAP. THE METER VAULT SHALL BE PLACED AT THE PUBLIC RIGHT OF WAY LINE. IN THE ABSENCE OF A PUBLIC R-O-W LINE, THE METER VAULT SHALL BE LOCATED WITHIN A DEDICATED EASEMENT AND A MAXIMUM OF FIVE FEET BEHIND THE CURB AND GUTTER OR SIDEWALK AS APPLICABLE.
8. EXTEND THE SERVICE LINE STUB ON THE CUSTOMER SIDE TO 5 FEET BEYOND THE METER VAULT WITH METER VAULT CONSTRUCTION. INSTALL END CAP AND MARKER ON SERVICE LINE TERMINATION.
9. LOCATE METER VAULT TO PROVIDE CONVENIENT, SAFE, AND UNINHIBITED ACCESS FROM A PUBLIC ROW OR WATER EASEMENT. NO FENCES SHALL BE LOCATED BETWEEN THE ROW/EASEMENT LINE AND THE METER VAULT. NO OBSTRUCTIONS OR UTILITIES SHALL BE LOCATED WITHIN 3 FEET OF THE OUTSIDE WALL OF THE METER VAULT. NO BUSHES, SHRUBS, OR PLANTS SHALL BE WITHIN 2 FEET OF THE METER LID AND NO TREES SHALL BE PLANTED SUCH THAT THE DRIP LINE AT MATURITY WILL BE WITHIN 3 FEET OF THE METER LID.
10. SET METER VAULT SET FLUSH WITH THE FINAL LANDSCAPE OR PAVEMENT GRADE. IF THE GROUND IS NOT TO FINAL GRADE AT THE TIME OF THE METER INSTALLATION OR INSPECTION, ADJUST METER VAULT WHEN FINAL GRADE IS ESTABLISHED AND ADJUST THE METER SETTER TO MEET REQUIRED

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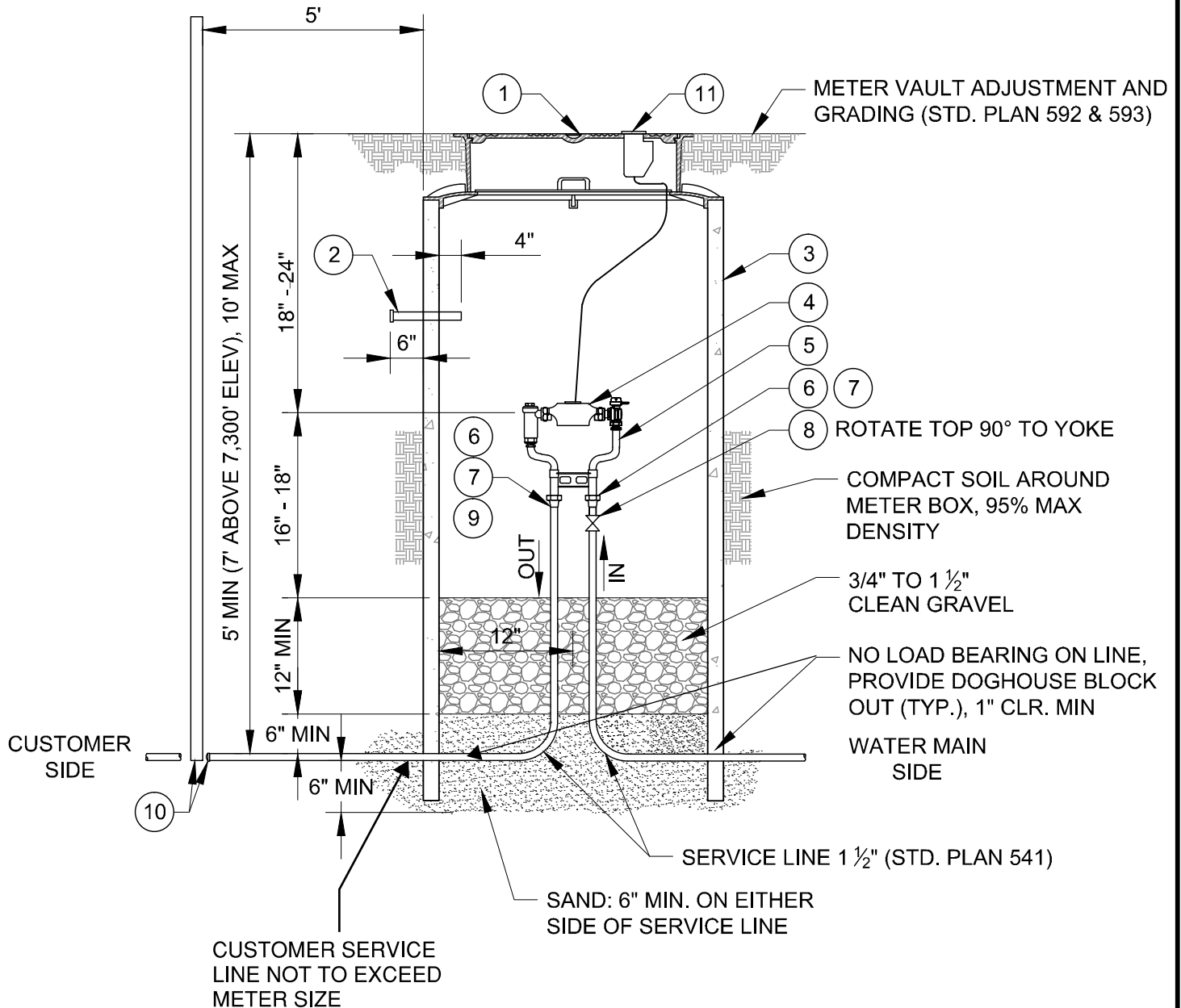
VAULT DIMENSIONS. REFERENCE STANDARD PLANS 592 AND 593 FOR METER VAULT GRADING REQUIREMENTS.

11. IN MOST CASES THE METER TRANSCEIVER UNIT (MXU) DEVICE WILL MOUNT THROUGH THE METER VAULT LID. IF METER LOCATION DOES NOT PERMIT A CLEAR RELIABLE MXU DEVICE RADIO SIGNAL TO CITY FACILITIES, A REMOTE MXU DEVICE WILL BE REQUIRED. THE REMOTE MXU DEVICE WILL BE INSTALLED BY THE CITY, AT A LOCATION DETERMINED BY THE CITY, AT THE TIME OF THE METER INSPECTION. IN MOST CASES THE REMOTE MXU DEVICE WILL BE INSTALLED ON THE OUTSIDE OF THE BUILDING FACING A PUBLIC STREET. PROVIDE CONDUIT AND SIGNAL WIRE FROM METER VAULT TO REMOTE MXU DEVICE LOCATION, REFERENCE STANDARD PLAN 530. FOR DEVELOPMENT PROJECTS, A SIGNAL PROPAGATION STUDY AND INSTALLATION OF A NEW REPEATER STATION AT THE DEVELOPER'S EXPENSE MAY BE REQUIRED.
12. IF REPLACING METER VAULT, PROTECT EXISTING METER AND MXU DEVICE, TAG OR LEAVE IN VAULT. CONTACT PARK CITY WATER DEPARTMENT PRIOR TO REMOVING OR REPLACING METER.
13. PROTECT METER VAULT AND MXU DEVICE THROUGHOUT CONSTRUCTION.
14. A WATER METER WILL NOT BE SET BY THE CITY UNTIL THE METER VAULT AND SERVICE LINE ARE IN COMPLIANCE WITH THE MOST CURRENT VERSION OF THE ENGINEERING STANDARDS, STANDARD DRAWINGS, AND APPROVED PROJECT DRAWINGS, A METER INSPECTION HAS BEEN PERFORMED AND DEFICIENCIES CORRECTED, AND ALL APPLICABLE FEES PAID.
15. ALL BRASS AND BRONZE PIPE, FITTINGS, AND VALVES SHALL MEET LOW LEAD COMPLIANCE REQUIREMENTS IN ACCORDANCE WITH ANSI/ASTM 371.
16. PROVIDE COMPRESSION STYLE FITTINGS AND VALVES. FLARED STYLE CONNECTIONS ARE NOT ALLOWED.

SERVICE LINE:

1. ROUTE SERVICE LINES AT A 90 DEGREE ANGLE TO THE FRONT PROPERTY/R-O-W/EASEMENT LINE FROM THE WATER MAIN. AVOID ROUTING SERVICE LINES UNDER DRIVEWAYS.
2. MAINTAIN 5 FEET OF HORIZONTAL SEPARATION BETWEEN TAP LOCATION AND UTILITY CROSSINGS.
3. DUCTILE IRON WATER MAIN: MAINTAIN 2 FEET SEPARATION BETWEEN SERVICE LINE TAP AND ALL MAIN LINE FITTINGS, VALVES, PIPE JOINTS, AND OTHER SERVICE TAPS.
4. PVC WATER MAIN: MAINTAIN 3 FEET SEPARATION BETWEEN SERVICE LINE TAP AND ALL MAIN LINE FITTINGS, VALVES, PIPE JOINTS, AND OTHER SERVICE TAPS.
5. WATER SERVICE LINE SHALL BE CONTINUOUS. NO BENDS, FITTINGS, COUPLERS, OR CONNECTIONS, ARE PERMITTED BETWEEN WATER MAIN CORPORATION STOP AND THE METER VAULT CURB VALVE.
6. PROVIDE COMPRESSION STYLE VALVES FITTINGS. FLARED STYLE CONNECTIONS ARE NOT ALLOWED.
7. METER VAULTS AND SERVICE LINES MUST BE INSPECTED BY THE CITY PRIOR TO BACKFILLING, UNLESS SPECIFIC PRIOR APPROVAL IS PROVIDED BY THE CITY.
8. TAPPING NEW CONSTRUCTION WATER MAIN: NOTIFY AND SECURE INSPECTION OF INSTALLATION BY CITY ENGINEER PRIOR TO TAPPING WATER MAIN. PROVIDE TAPPING "COUPON" TO CITY INSPECTOR
9. TAPPING EXISTING WATER MAIN: NOTIFY AND SECURE INSPECTION OF INSTALLATION BY WATER DEPARTMENT 48 HOURS PRIOR TO TAPPING WATER MAIN. PROVIDE TAPPING "COUPON" TO CITY INSPECTOR
10. SERVICES LINES LARGER THAN 2-INCH DIAMETER SHALL MEET WATER MAIN REQUIREMENTS.
11. ALL BRASS AND BRONZE PIPE, FITTINGS, AND VALVES SHALL MEET LOW LEAD COMPLIANCE REQUIREMENTS IN ACCORDANCE WITH ANSI/ASTM 371
12. DISINFECT ALL NEW WATER SERVICES AND APPURTENANCES IN ACCORDANCE WITH AWWA STANDARD C651-05, THE SPECIAL REQUIREMENTS OF THE *PARK CITY DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS, AND STANDARD DETAILS*, AND THE *PARK CITY WATER SYSTEM FIELD OBSERVATION GUIDELINES*. DISINFECTING, FLUSHING, AND HYDROSTATIC PLANS SHALL BE SUBMITTED TO THE CITY INSPECTOR A MINIMUM OF 5 WORKING DAYS PRIOR TO COMMENCEMENT OF ACTIVITY. CONTRACTOR SHALL NOT OPERATE EXISTING WATER VALVES.
13. TRACER WIRE IS REQUIRED FROM WATER MAIN TO METER VAULT.
14. ALL BURIED FITTINGS SHALL BE WAXED TAPED (CORPORATION STOPS, SADDLES, ECT.)
15. NO IRRIGATION CONNECTIONS ARE ALLOWED WITHIN METER VAULT

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NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 521 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.



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**3/4" AND 1" SINGLE METER
OUTSIDE SETTING**

STD. PLAN

521

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	METER VAULT FRAME AND COVER (STD. PLAN 529)		
②	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 530)		
③	24" DIAMETER METER VAULT PAVED AREAS: REINF. CONCRETE PIPE LANDSCAPE AREAS: CORRUGATED DUAL-WALL HDPE PIPE	HDPE PIPE: ADS	HDPE: MEGA GREEN N-12, OR APPROVED EQUAL
④	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	iPERL
⑤	3/4" METER YOKE	MUELLER	5/8"x3/4"x9" B2410N-6AN
		FORD	5/8"x3/4" VBHC72-9W-11-33-NL
	1" METER YOKE	MUELLER	1"x12" B2410N-6AN
		FORD	1" VBHC74-12W-11-33-NL
⑥	3/4" OR 1" METER YOKE END CONNECTION	MUELLER	MULTI X M.I.P, H-14223N
		FORD	3/4" OR 1" CLOSE BRASS NIPPLE
⑦	1-1/2" X 3/4" OR 1" BRONZE BUSHING		
⑧	1-1/2" CURB VALVE, F.I.P. X CTS (INLET)	MUELLER	B-25172N
		FORD	B41-66Q
⑨	1-1/2" CONNECTION, F.I.P. X CTS (OUTLET)	MUELLER	H-15451N
		FORD	C-14-66-G-NL
⑩	END CAP AND MARKER, CTS X F.I.P. (OUTLET)	MUELLER	H-15451N AND H-10035N
⑪	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		

DETAIL NOTES

1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS
3. WAX TAPE ALL BURIED FITTINGS (CORP STOP, SADDLE, ECT.)
4. TRACER WIRE FROM WATER MAIN TO METER VAULT

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	REV.		
	0		521 S

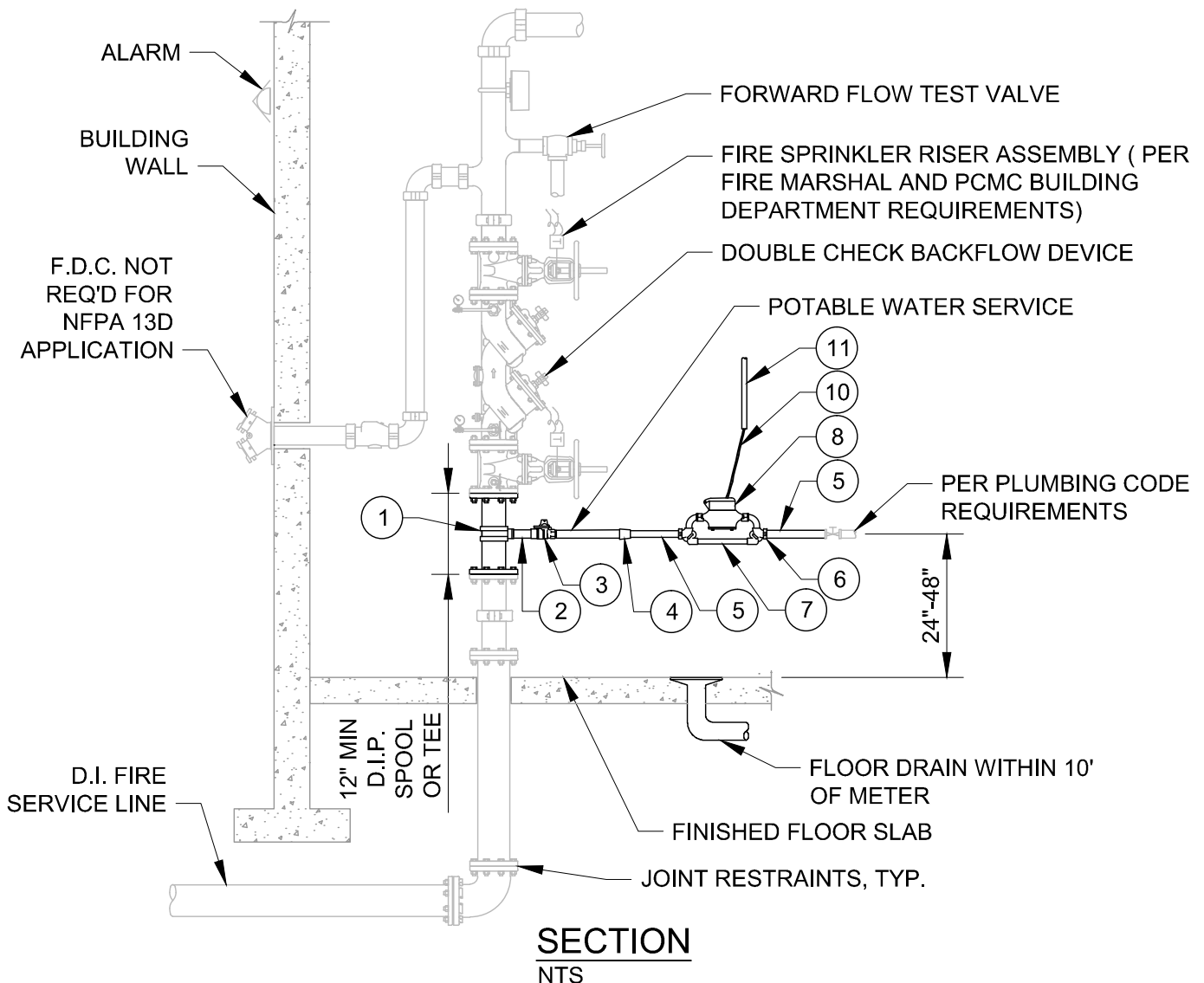
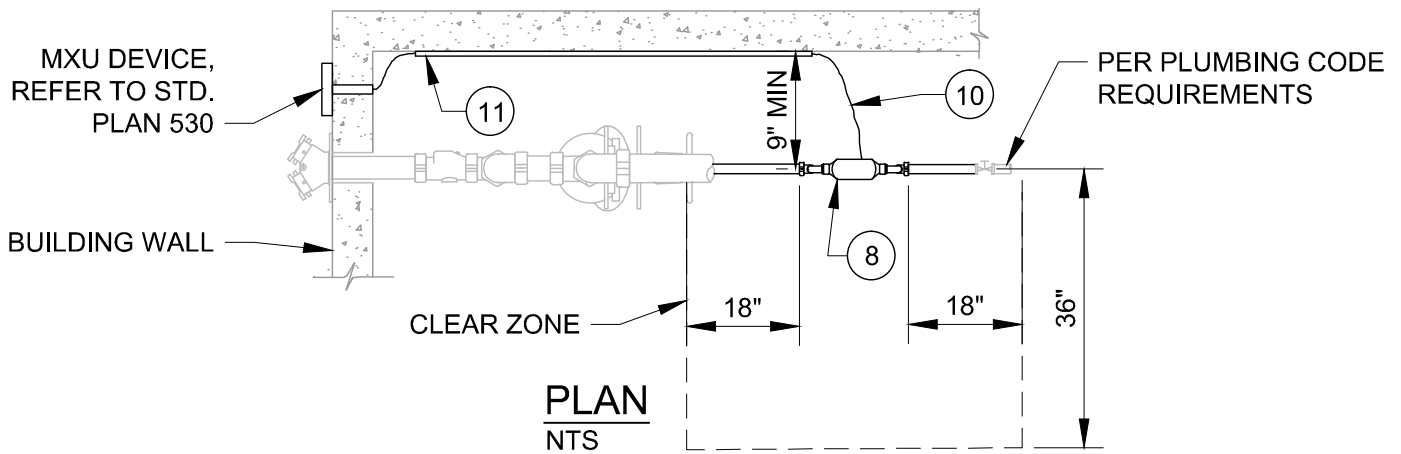
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	4' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	METER VAULT FRAME AND COVER (STD PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APP'D EQUAL	PS2-PFDF
④	1-1/2" CURB VALVE	MUELLER	B-25172N
		FORD	B41-666Q
⑤	1-1/2" DIA. BRASS NIPPLE X 6" LENGTH, M.I.P.		
⑥	1-1/2" DIA. BRONZE TEE, F.I.P., THREADED		
⑦	1-1/2" BRONZE 90° ELBOW, F.I.P., THREADED (2 EA)		
⑧	1-1/2" BRASS NIPPLE X 4" LENGTH, M.I.P. (2 EA)		
⑨	BRONZE BELL REDUCER REQ'D (2 EA) 3/4" YOKE: 1-1/2" X 3/4" 1" YOKE: 1-1/2" X 1" DIA.		
⑩	3/4" METER YOKE (2 EA)	MUELLER	5/8"x3/4"x9" B2404N-6AN
		FORD	5/8"x3/4" VBHC72-9W-11-33-NL
	1" METER YOKE (2 EA)	MUELLER	1"x12" B2404N-6AN
		FORD	1" VBHC74-12W-11-33-NL
⑪	3/4" OR 1" METER YOKE END CONNECTIONS (2 EA)	MUELLER	MULTI X M.I.P., H-14223N
		FORD	3/4" OR 1" CLOSE BRASS NIPPLE
⑫	1-1/2" x 3/4" OR 1" BRONZE BUSHING (OUTLET) (2 EA)		
⑬	1-1/2" CONNECTION, F.I.P. X CTS (OUTLET) (2 EA)	MUELLER	H-15451N
		FORD	C-14-66-G-NL
⑭	METER, SUPPLIED AND INSTALLED BY PCMC (2 EA)	SENSUS	iPERL
⑮	PIPE SUPPORTS, GALVANIZED PIPE SUPPORT ROD AND (2) 16"x8"x8" CMU BLOCK		
⑯	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑰	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
⑱	END CAP AND MARKER, CTS X F.I.P. (OUTLET) (2 EA)	MUELLER	H-15451N AND H-10035N
⑲	3/4" OR 1" UNIONS (2 EA)		

DETAIL NOTES

1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTION
3. USE PIPE DOPE OR TEFLON TAPE ON THREADED FITTINGS
4. WAX TAPE ALL BURIED FITTINGS. TRACER WIRE REQUIRED FROM WATER MAIN TO METER

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	3/4" and 1" DUAL METER OUTSIDE SETTING	STD. PLAN
	10/2020		
	REV.		
			522 S



NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 523 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

05/2014

REV.

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**3/4" AND 1" METER
INSIDE SETTING**

STD. PLAN

523

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	1" BRONZE SERVICE SADDLE, DOUBLE STRAP	MUELLER	BR2B SERIES, CC THREADS
		FORD	STYLE 202B, CC THREADS
②	1" DIA. BRASS NIPPLE x 2" LENGTH, M.I.P.		
③	1" CURB VALVE, F.I.P. X F.I.P.	MUELLER	B-20283N
④	1" DIA. BRASS NIPPLE x 2" LENGTH, M.I.P. AND BRONZE BELL REDUCER, 1" X 3/4" DIA. (REQ'D FOR 3/4" METER YOKE ONLY)		
⑤	3/4" OR 1" DIA. COPPER PIPING AND FITTINGS, AS REQ'D PER SITE SPECIFIC LAYOUT		
⑥	3/4" OR 1" METER YOKE END CONNECTIONS	MUELLER	MULTI X F.I.P, H-14222N
⑦	3/4" METER YOKE (STRAIGHT LINE INLET AND OUTLET)	MUELLER	5/8"x3/4"x7" B-2418-6AN
		FORD	5/8"x3/4" LSVH11-233W-NL
	3/4" METER YOKE (VERTICAL INLET AND OUTLET)	MUELLER	5/8"x3/4"x10" B-2448-6AN
		FORD	5/8"x3/4" LSVH11-233W-NL
	1" METER YOKE (STRAIGHT LINE INLET AND OUTLET)	MUELLER	1" VBHC84-12W-11-44-NL
		FORD	1" LSVH11-444W-NL
	1" METER YOKE (VERTICAL INLET AND OUTLET)	MUELLER	1"x12" B-2448-6AN
		FORD	1" KHVBHC-4-FP-NL
⑧	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	iPEARL
⑨	PIPE SIZE BRASS NIPPLE AND CURB VALVE, F.I.P. X F.I.P.	MUELLER	B-20283N
⑩	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑪	EMT CONDUIT FOR MXU WIRING, AS REQUIRED		



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

10/2020

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

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	3/4" and 1" METER INSIDE SETTING	STD. PLAN
	10/2020		
	REV.		
	0		523 S.2



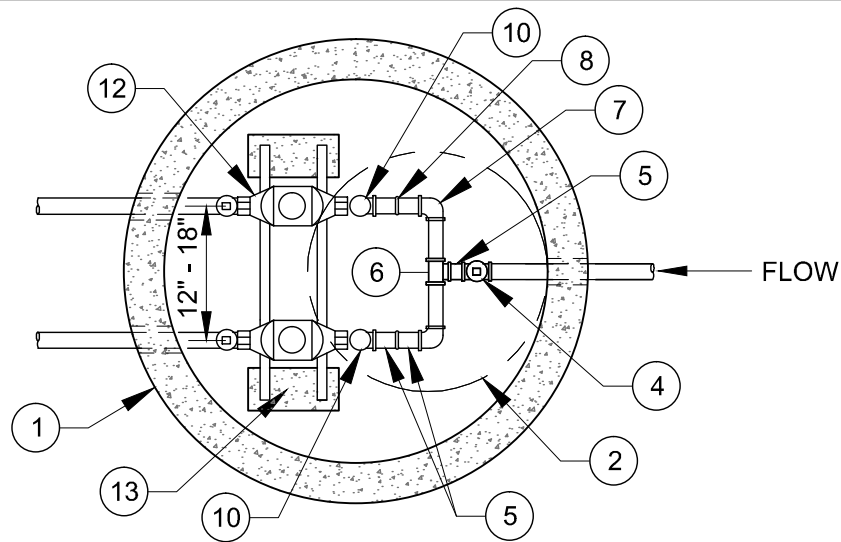
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	METER VAULT FRAME AND COVER (STD. PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APPV'D EQ.	PS2-PFDF
④	2" CURB VALVE, F.I.P. x CTS	MUELLER	B-25172N
		FORD	B11-777Q
⑤	2" DIA. BRASS NIPPLE x 4" LENGTH, M.I.P.		
⑥	2" BRONZE UNION, F.I.P., THREADED		
⑦	1-1/2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE (1-1/2" YOKE ONLY)		
⑧	1-1/2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER	1-1/2"x15" B2423-2-01N (WITH BYPASS) 1-1/2"x15" B2422-2N (WITHOUT BYPASS)
		FORD	1-1/2" VBHH76-15B-11-66-NL (WITH BYPASS) 1-1/2" VBHH76-15-11-66-NL (WITHOUT BYPASS)
	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER	2"x15" B2423-2-01N (WITH BYPASS) 2"x15" B2422-2N (WITHOUT BYPASS)
		FORD	2" VBHH77-15B-11-77-NL (WITH BYPASS) 2" VBHH77-15-11-77-NL (WITHOUT BYPASS)
⑨	2" CONNECTION, F.I.P. x CTS AND 2" BRASS NIPPLE x 4" LENGTH (OUTLET); 1-1/2" YOKE ONLY: ADD 2"x1-1/2" BRONZE BELL REDUCER AND 1-1/2" CLOSE BRASS NIPPLE	MUELLER	H-15451N
		FORD	C-14-66-G-NL
⑩	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	OMNI
⑪	PIPE SUPPORTS (4) 16"x8"x8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
⑫	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑬	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
⑭	END CAP AND MARKER, CTS x F.I.P. (OUTLET)		H-15451N AND H-10035N

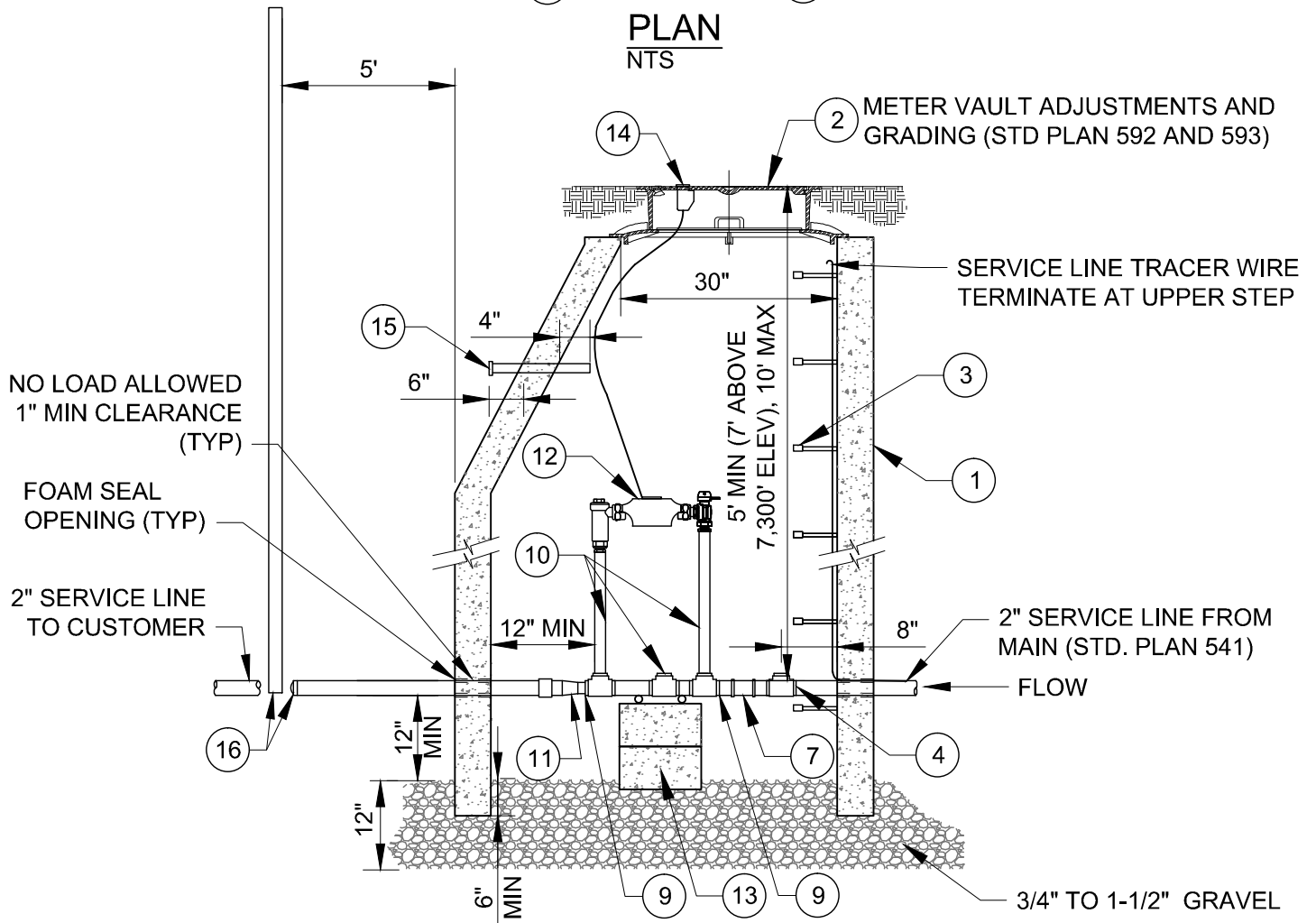
DETAIL NOTES

1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" and 2" SINGLE METER OUTSIDE SETTING	STD. PLAN
	10/2020		
	REV.		
			524 S



PLAN
NTS



SECTION
NTS

NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 525 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

05/2014

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**1-1/2" DUAL METERS
OUTSIDE SETTING**

STD. PLAN

525

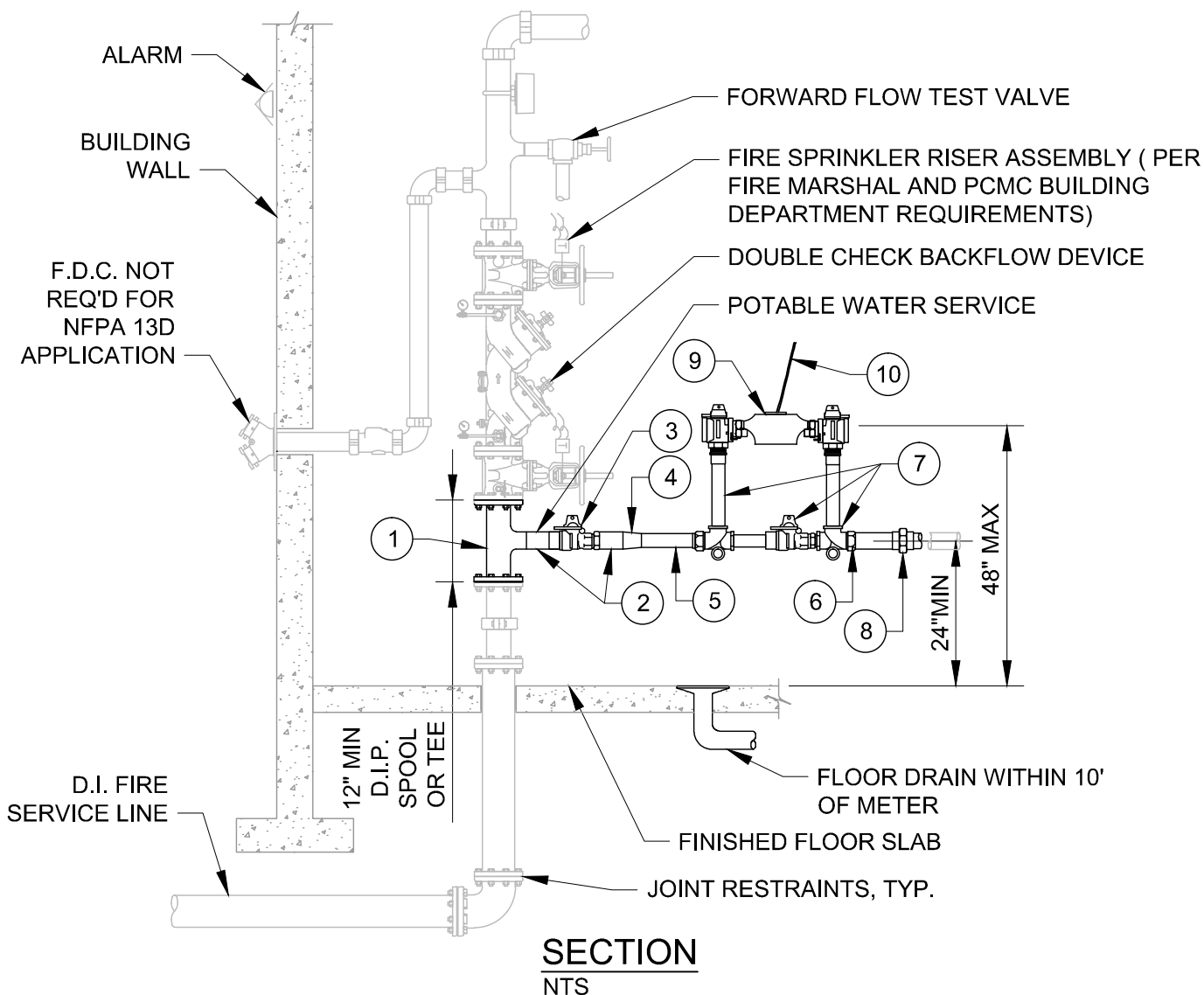
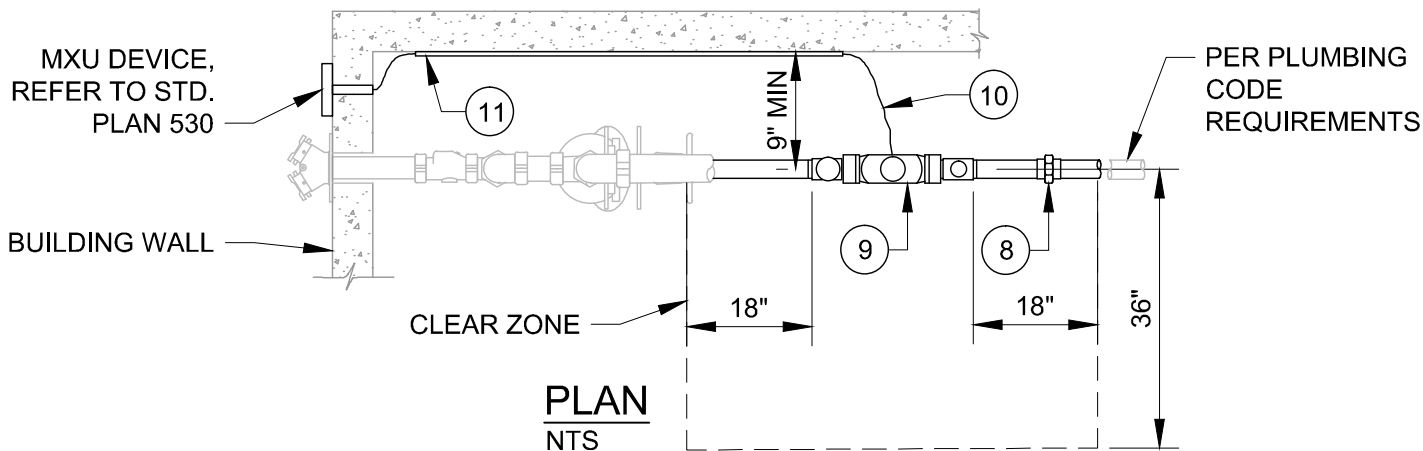
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	METER VAULT FRAME AND COVER (STD. PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APPV'D EQ.	PS2-PFDF
④	2" CURB VALVE, F.I.P. x CTS	MUELLER	B-25172N
		FORD	B11-777Q
⑤	2" DIA. BRASS NIPPLE x 3" LENGTH, M.I.P. (5 EA)		
⑥	2" DIA. BRONZE TEE, F.I.P., THREADED		
⑦	2" BRONZE 90° ELBOW, F.I.P., THREADED (2 EA)		
⑧	2" BRONZE UNION, F.I.P., THREADED (2 EA)		
⑨	1-1/2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE (2 EA)		
⑩	1-1/2" METER YOKE (2 EA) COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER	1-1/2"x15" B2423-2-01N (WITH BYPASS) 1-1/2"x15" B2422N (WITHOUT BYPASS)
		FORD	1-1/2" VBHH76-15B-11-66-NL (WITH BYPASS) 1-1/2" VBHH76-15-11-66-NL (WITHOUT BYPASS)
⑪	2" CONNECTION, F.I.P. x CTS; 2" BRASS NIPPLE x 4" LENGTH; 2"x1-1/2" BRONZE BELL REDUCER; AND 1-1/2" CLOSE BRASS NIPPLE (OUTLET) (2 EA)	MUELLER	H-15451N
		FORD	C-14-66-G-NL
⑫	METER, SUPPLIED AND INSTALLED BY PCMC (2 EA)	SENSUS	OMNI
⑬	PIPE SUPPORTS (4) 16"x8"x8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
⑭	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑮	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
⑯	END CAP AND MARKER, CTS X F.I.P. (OUTLET) (2 EA)		H-15451N AND H-10035N

DETAIL NOTES

1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" DUAL METERS OUTSIDE SETTING	STD. PLAN
	10/2020		
	REV.		
			525 S



NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 526 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

05/2014

REV.

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**1-1/2" AND 2" METER
INSIDE SETTING**

STD. PLAN

526

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	DUCTILE IRON TEE OR 2" BRONZE SERVICE SADDLE, DOUBLE STRAP	MUELLER	BR2B SERIES, FIP THDS
		FORD	STYLE 202B, FIP THDS
②	2" DIA. BRASS NIPPLE x 2" LENGTH, M.I.P.		
③	2" CURB VALVE, F.I.P. X F.I.P.	MUELLER	B-20283N
		FORD	B11-777Q
④	2" DIA. BRASS NIPPLE x 2" LENGTH, M.I.P. AND BRONZE BELL REDUCER, 2" X 1-1/2" DIA. (REQ'D FOR 1-1/2" YOKE ONLY)		
⑤	1-1/2" OR 2" DIA. BRASS NIPPLES AND BRASS FITTINGS OR COPPER PIPING AND FITTINGS, AS REQ'D PER SITE SPECIFIC LAYOUT		
⑥	1-1/2" OR 2" METER YOKE END CONNECTIONS	MUELLER	MULTI X F.I.P, H-14222N
⑦	1-1/2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS	MUELLER	1-1/2"x12" B2423-2-01N (WITH BYPASS) 1-1/2"x12" B2422-2N (WITHOUT BYPASS)
		FORD	1-1/2" VBHH76-12B-11-66-NL (WITH BYPASS) 1-1/2" VBHH76-12-11-66-NL (WITHOUT BYPASS)
	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS	MUELLER	2"x12" B2423-2-01N (WITH BYPASS) 2"x12" B2422-2N (WITHOUT BYPASS)
		FORD	2" VBHH77-12B-11-77-NL (WITH BYPASS) 2" VBHH77-12-11-77-NL (WITHOUT BYPASS)
⑧	PIPE SIZE BRASS NIPPLE AND BRONZE UNION, F.I.P., THREADED		
⑨	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	OMNI
⑩	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑪	EMT CONDUIT FOR MXU WIRING, AS REQUIRED		



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

10/2020

REV.

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**1-1/2" and 2" METER
INSIDE SETTING**

STD. PLAN

526 S.1

DETAIL NOTES

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

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" and 2" METER INSIDE SETTING	STD. PLAN
	10/2020		
	REV.		
	0		526 S.2

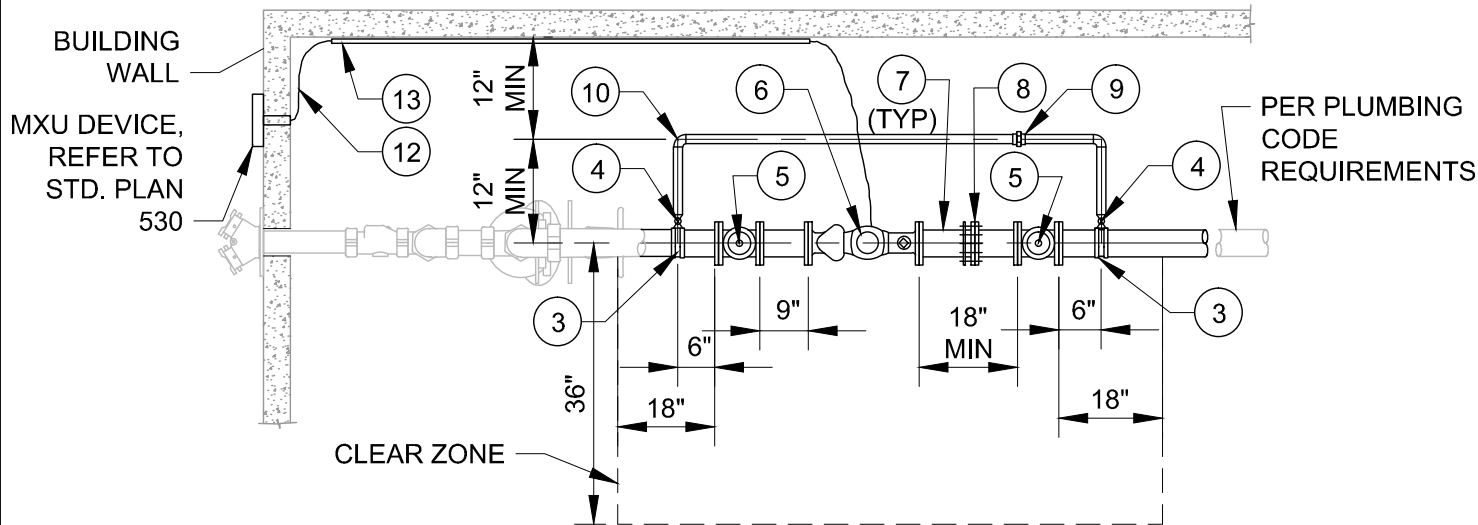
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	2" BRONZE SERVICE SADDLE, DOUBLE STRAP	MUELLER	BR2B SERIES, F.I.P. THREADS
		FORD	202B SERIES, F.I.P. THREADS
②	GATE VALVE, PIPE SIZE, NRS, FLANGED, 2" SQ. OPERATING NUT, AWWA C509	MUELLER	SERIES A-2360
		CLOW	MODEL 2639
③	DUCTILE IRON PIPE SPOOL (2), FLG X PE		
④	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	OMNI
⑤	PRECAST CONCRETE VAULT, HS20 RATED		
⑥	2" BRONZE BALL VALVE WITH LOCKING HANDLE, F.I.P., THREADED, 300 PSI RATED	FORD	B11-777Q
⑦	DISMANTLING JOINT	ROMAC	DJ400 OR APPV'D EQUAL
⑧	2" DIA. COPPER 90° ELBOW, SOLDERED, OR BRONZE, F.I.P., THREADED		
⑨	2" DIA. BRONZE UNION, F.I.P., THREADED		
⑩	2" COPPER PIPE, TYPE K, OR BRASS NIPPLE		
⑪	DUCTILE IRON PIPE SPOOL, 9" LENGTH, FLG X FLG		
⑫	DUCTILE IRON PIPE SPOOL, FLG X PE		
⑬	AFTER PIPING INSTALLATION CORE DRILL 6" DIA. HOLE IN VAULT LID DIRECTLY ABOVE GATE VALVES		
⑭	VALVE BOX, FASTEN VALVE BOX TO VAULT WITH TWO EPOXIED ALL-THREAD ROD/NUT OR SST EXP ANCHOR	D & L SUPPLY HILTI	M-8065 AND M-8048 TO M-8053 3/8" DIA. ROD SST 316, OR KWIK BOLT 3 3/8"x3" SS316
⑮	THRUST RESTRAINTS	EBBA IRON	MEGALUG SERIES 1100
⑯	POLYPROPYLENE ENCASED GRADE 60 STL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APPV'D EQUAL	PS2-PFDF
⑰	METER VAULT FRAME AND COVER (STD. PLAN 529)		
⑱	PIPE SUPPORTS, 5 REQ'D (STD. PLAN 533)		
⑲	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		

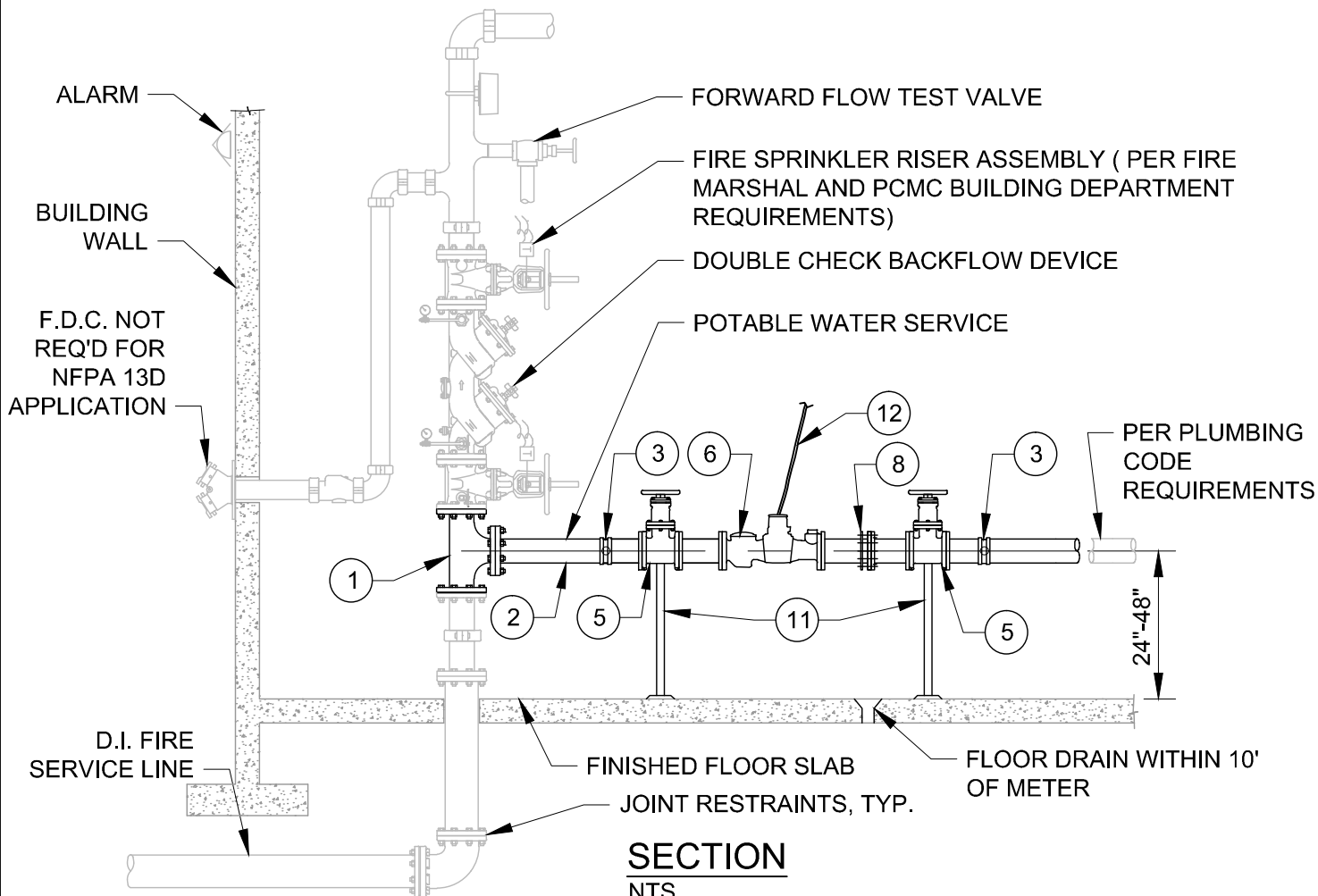
DETAIL NOTES

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS – METER, METER VAULT, AND SERVICE LINE
2. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
3. SST FASTENERS REQUIRED ON ALL FITTINGS
4. NO BYPASS ALLOWED FOR IRRIGATION METERS
5. NO SERVICE LINE REDUCERS OR BENDS WITHIN 5' OF VAULT
6. COORDINATE METER SIZE AND LENGTH WITH CITY PRIOR TO ORDERING MATERIALS
7. REFER TO STD. PLANS 592 AND 593 FOR MANHOLE ADJUSTMENT AND GRADING REQUIREMENTS

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	3" AND LARGER METER OUTSIDE SETTING	STD. PLAN
	10/2020		
	REV.		
			527 S



PLAN
NTS



SECTION
NTS

NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 528 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.



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**3" AND LARGER METER
INSIDE SETTING**

STD. PLAN

528

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	DUCTILE IRON TEE, FLG., PRESSURE CLASS 350, CEMENT-MORTAR LINED, ASPHALTIC INTERIOR COATING, AWWA C150 / C151 / C104	U.S. PIPE PACIFIC STATES	
		U.S. PIPE PACIFIC STATES	
②	DUCTILE IRON PIPE SPOOL, FLG. X FLG., 3" TO 12" DIAMETER, FULL BODY, PRESSURE CLASS 350, CEMENT-MORTAR LINED, ASPHALTIC INTERIOR COATING, AWWA C150 / C151 / C104	U.S. PIPE PACIFIC STATES	
③	2" BRONZE SERVICE SADDLE, DOUBLE STRAP	MUELLER	BR2B SERIES, FIP THDS
		FORD	STYLE 202B, FIP THDS
④	2" BRONZE BALL VALVE WITH LOCKING HANDLE, F.I.P., THREADED, 300 PSI RATED, LEAD FREE	FORD	B11-777Q
⑤	GATE VALVE, PIPE SIZE, NRS WITH HANDWHEEL, FLANGED, 2" SQ. OPERATING NUT, AWWA C509	MUELLER	SERIES A-2360
		CLOW	MODEL 2639
⑥	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	OMNI
⑦	DUCTILE IRON PIPE SPOOL (2), FLG X PE		
⑧	DISMANTLING JOINT, WITH RESTRAINING BOLTS	ROMAC	DJ400 OR APPV'D EQUAL
⑨	2" BRONZE UNION, F.I.P., THREADED, LEAD FREE		
⑩	2" COPPER PIPE, TYPE K, WITH COPPER 90° ELBOW, SOLDERED, OR BRASS NIPPLE BRONZE, F.I.P., WITH THREADED 90° ELBOW (NO GALVANIZED MATERIALS)		
⑪	PIPE SUPPORTS, 2 REQ'D ON MAIN SERVICE LINE AND 2 REQ'D ON BYPASS SERVICE		
⑫	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑬	1/2" EMT CONDUIT FOR MXU WIRING, AS REQUIRED		



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**3" AND LARGER METER
INSIDE SETTING**

STD. PLAN

528 S.1

DETAIL NOTES

1. USE OF AN INSIDE WATER METER REQUIRES CITY ENGINEER APPROVAL. REFERENCE WATER STANDARD PLAN 520 FOR APPLICABLE CONDITIONS.
2. FIRE SPRINKLER RISER WITH POTABLE WATER SERVICE: A SITE SPECIFIC DESIGN IS REQUIRED. THE FIRE PROTECTION SPRINKLER SYSTEM AND POTABLE WATER SYSTEM DESIGN SHALL BE APPROVED BY THE FIRE MARSHAL AND THE PARK CITY BUILDING DEPARTMENT. THE POTABLE WATER SERVICE CONNECTION AND METER ASSEMBLY DESIGN SHALL BE APPROVED BY THE PARK CITY BUILDING DEPARTMENT AND THE CITY ENGINEER. DESIGN AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES.
3. BACKFLOW PREVENTION: PROVIDE A DOUBLE CHECK BACKFLOW ASSEMBLY (DCBA) OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RPBA) ON THE FIRE SPRINKLER RISER ASSEMBLY. STYLE TO BE DETERMINED BY THE BUILDING AND WATER DEPARTMENT BASED ON DEGREE OF HAZARD POSED BY FIRE SPRINKLER PROTECTION SYSTEM. BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED BY THE BUILDING DEPARTMENT, BACKFLOW ASSEMBLY TESTING FOR PROPER OPERATION (PER CITY REQUIREMENTS BY A CERTIFIED TESTER RECOGNIZED BY THE CITY) IS REQUIRED AND A REPORT SUBMITTED.
4. CONNECTIONS TO THE WATER SYSTEM ARE NOT PERMITTED PRIOR TO THE POTABLE WATER METER ASSEMBLY OR THE FIRE SPRINKLER RISER BACKFLOW ASSEMBLY. THIS INCLUDES OUTSIDE IRRIGATION SUPPLY.
5. CLEARANCES: PROVIDE ADEQUATE CLEARANCES FROM FIRE RISER AND AROUND WATER METER ASSEMBLY. MAINTAIN: 9" MINIMUM FROM WALL TO FACE OF POTABLE WATER PIPING
18" CLEAR ON EACH SIDE OF METER ASSEMBLY
36" CLEAR IN FRONT OF METER ASSEMBLY
6. LOCATE METER ASSEMBLY TWO (2) TO FOUR (4) FEET ABOVE THE FLOOR. POSITION METER HORIZONTAL WITH DIAL POINTING UP.
7. VERIFY METER LAY LENGTH WITH WATER DEPARTMENT PRIOR TO INSTALLING PIPING
8. PROVIDE ISOLATION VALVES AT METER INLET AND OUTLET
9. FOR MULTIPLE METERS PROVIDE A MANIFOLD WITH A MAIN VALVE PRIOR TO THE MANIFOLD AND INDIVIDUAL VALVES LOCATED PRIOR TO AND AFTER METERS.
10. PROVIDE A FLOOR DRAIN IN THE FIRE RISER ROOM WITHIN 10 FEET OF THE WATER METER LOCATION.
11. PROVIDE PIPE LABELS ON THE POTABLE WATER LINE BETWEEN THE FIRE RISER AND THE WATER METER DESIGNATING PIPE AS "POTABLE WATER".
12. PROVIDE PIPE ANCHORAGE TO SUPPORT METER ASSEMBLY INDEPENDENT OF THE POTABLE WATER SUPPLY PIPING AND BUILDING PLUMBING. PROVIDE PIPE STANDS OR UNISTRUT WALL STANDOFFS. DO NOT SUPPORT METER ASSEMBLY FROM OTHER PIPING.
13. PROVIDE A WALL PENETRATION AND CONDUIT FOR REMOTE RADIOREAD METER TRANSEIVER UNIT (MXU) DEVICE(S). COORDINATE ROUTING AND WALL PENETRATION LOCATION WITH THE WATER DEPARTMENT. REFERENCE WATER STANDARD PLANS 520 AND 530.
14. PROVIDE 1/2" EMT CONDUIT AND SUPPORTS FOR MXU SIGNAL WIRE IF DISTANCE TO WALL PENETRATION EXCEEDS 10 FEET.
15. INSPECTION: CONTACT THE CITY ENGINEER FOR INSPECTION OF THE POTABLE WATER SYSTEM METER ASSEMBLY INSTALLATION.
16. REFER TO STD. PLAN 500 AND THE SPECIFICATIONS FOR FLUSHING, HYDROSTATIC TESTING, AND DISINFECTING REQUIREMENTS
17. BUILDING OWNER IS RESPONSIBLE TO HAVE THE BACKFLOW PREVENTER FLOW TESTED AND INSPECTED INTERNALLY AT LEAST ONCE PER YEAR, OR MORE AS CONDITIONS WARRANT, IN ACCORDANCE WITH NFPA 13 AND NFPA 25 AND A REPORT SUBMITTED TO THE PARK CITY BUILDING DEPARTMENT



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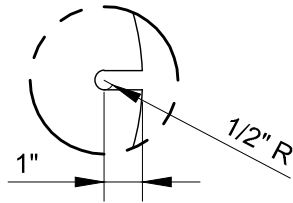
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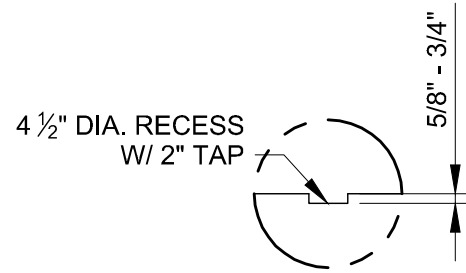
3" AND LARGER METER INSIDE SETTING

STD. PLAN

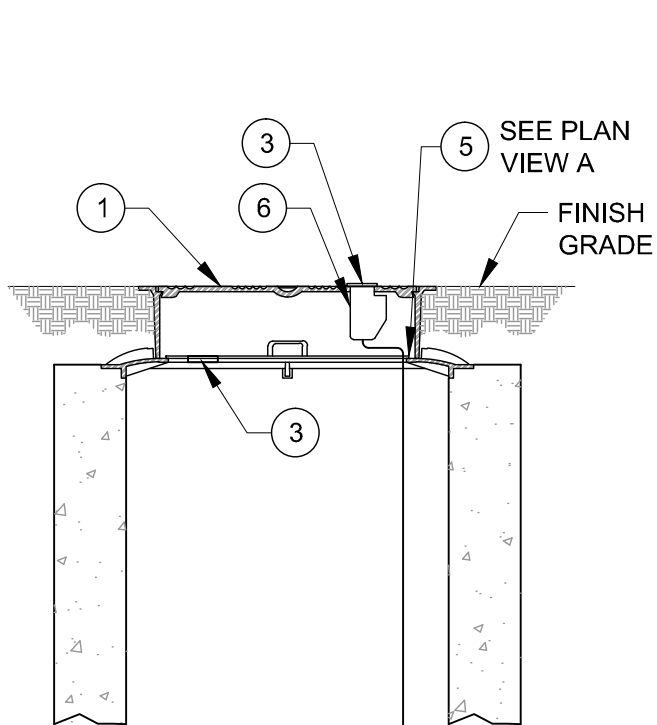
528 S.2



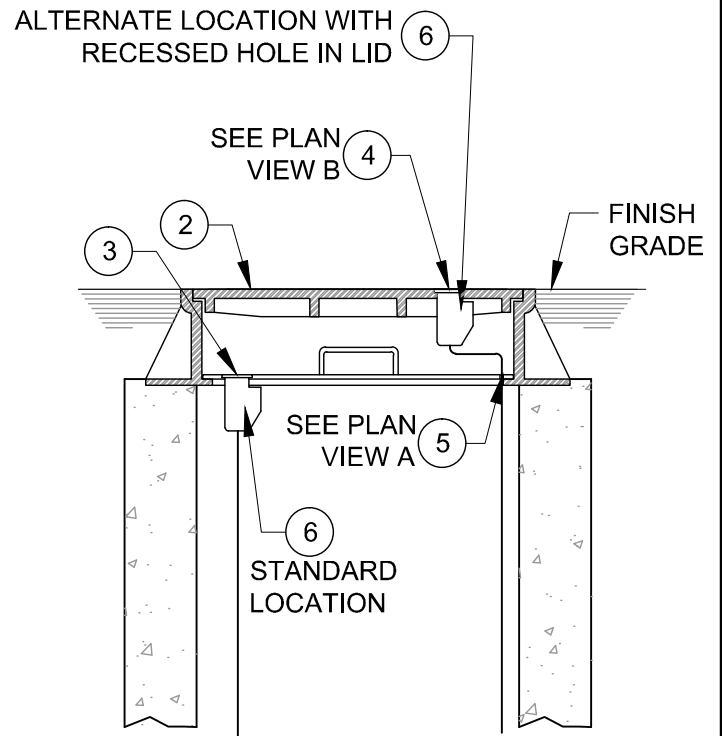
PLAN VIEW A



PLAN VIEW B



LANDSCAPE AREA



PAVEMENT AREA



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METER VAULT FRAME AND COVER / MXU DEVICE LOCATION

STD. PLAN

529

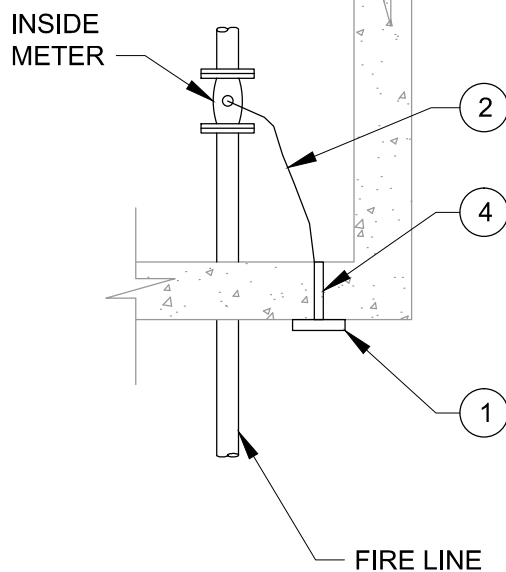
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	METER VAULT FRAME AND COVER, MARKED "WATER"	D&L SUPPLY	L-2320, OR APPROVED EQUAL
②	METER VAULT FRAME AND COVER, TRAFFIC RATED, MARKED "WATER"	D&L SUPPLY	A-1019, OR APPROVED EQUAL
③	2" TAP AND PLUG, REQUIRED	FORD OR APPROVED EQUAL	PLUG: PTP-3-25
④	2" TAP WITH RECESSED PLUG, REQUIRED (PLAN VIEW 'B')		
⑤	NOTCH INNER FROST FREE LID FOR SIGNAL WIRE (PLAN VIEW 'A')		
⑥	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑦	METER VAULT, MATERIALS VARY		

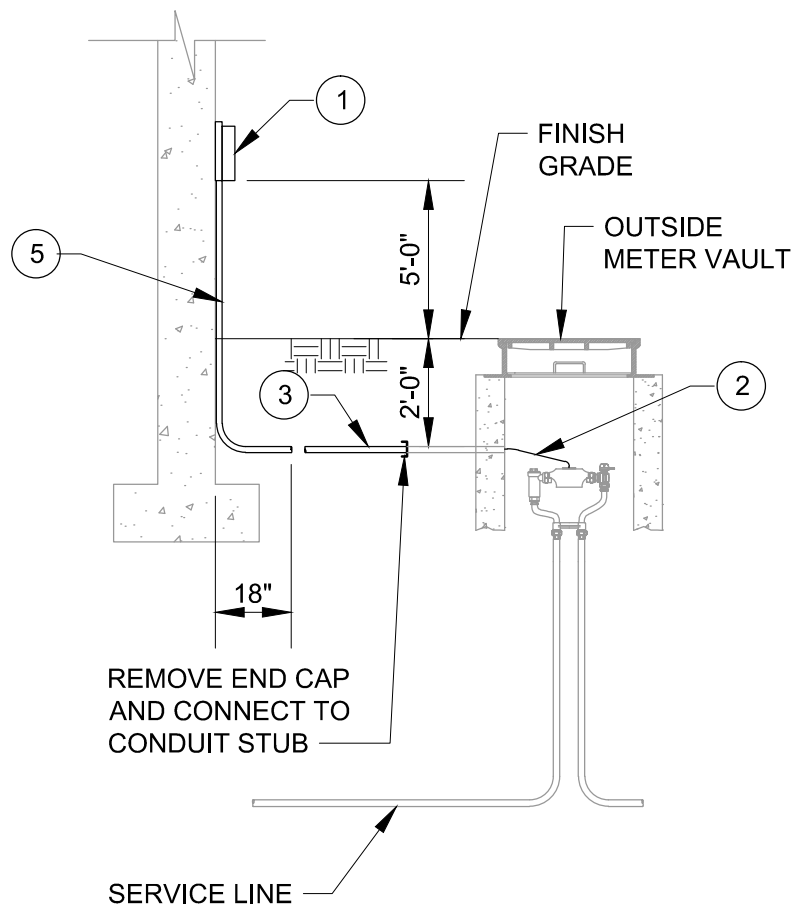
DETAIL NOTES

1. REFER TO STD. PLAN 592 AND 593 FOR METER VAULT ADJUSTMENT AND GRADING REQUIREMENTS
2. PROVIDE TAPS FOR STANDARD AND ALTERNATE MXU LOCATIONS
3. PROVIDE PLUGS FOR ALL OPENINGS
4. REMOVE ALL BURRS FROM TAPS AND NOTCHES
5. REFER TO STD PLAN 530 FOR REMOTE MXU REQUIREMENTS

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	METER VAULT FRAME AND COVER / MXU DEVICE LOCATION	STD. PLAN
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INSIDE METER



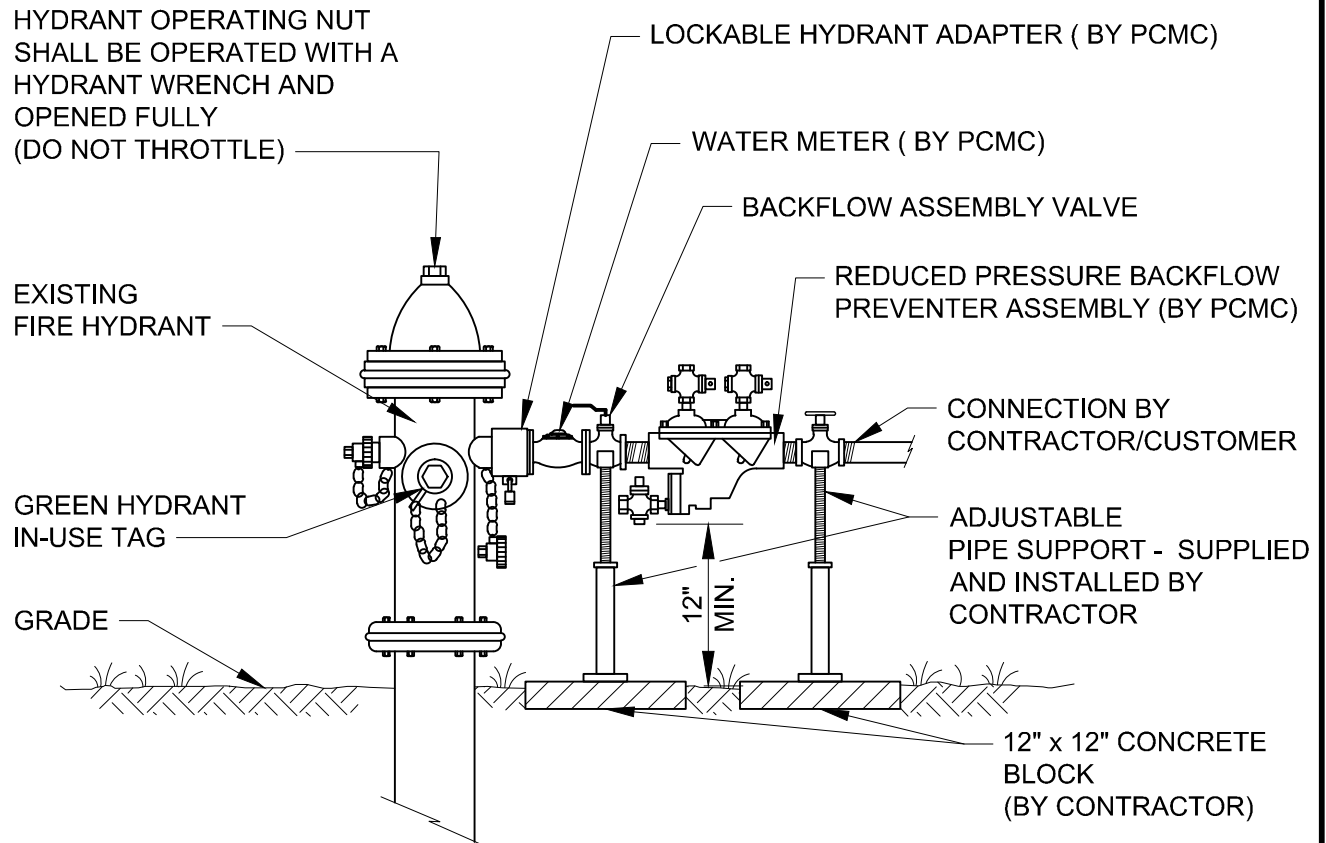
OUTSIDE METER

LEGEND	
ITEM	DESCRIPTION
1	REMOTE RADIO READ MXU, 6"X6", DEVICE SURFACE MOUNT, BY PCMC
2	MXU SIGNAL WIRE, SUPPLIED AND INSTALLED BY PCMC
3	3/4" PVC NEMA TC-2 CONDUIT BY CUSTOMER
4	WALL PENETRATION, BY CUSTOMER
5	3/4" GALVANIZED RIGID STEEL CONDUIT, BY CUSTOMER

NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	REMOTE MXU DEVICE	STD. PLAN
	03/2014		
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	0		530



NOTES:

1. USE OF A PCMC FIRE HYDRANT FOR OBTAINING CONSTRUCTION WATER REQUIRES A VALID CUSTOMER WATER SERVICE AGREEMENT. THE AGREEMENT CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT. A DEPOSIT FEE IS REQUIRED.
2. CONTRACTOR (CUSTOMER) IS RESPONSIBLE TO PICK UP THE PCMC PROVIDED HYDRANT METER ASSEMBLY FROM THE PUBLIC WORKS DEPARTMENT. COORDINATE PICK UP 24 HOURS PRIOR TO ARRIVAL.
3. CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND PROPERLY SUPPORT THE PCMC PROVIDED HYDRANT METER ASSEMBLY. PRIOR TO THE PLACING THE ASSEMBLY IN SERVICE THE FOLLOWING IS REQUIRED:
 - 1) ASSEMBLY INSTALLATION IS TO BE INSPECTED BY A WATER DEPARTMENT REPRESENTATIVE. ALLOW 24 HOURS NOTICE FOR AN INSPECTION (NO WEEKEND OR HOLIDAY INSPECTIONS). ONCE PROPER INSTALLATION IS VERIFIED, THE WATER DEPARTMENT REPRESENTATIVE SHALL UNLOCK THE ASSEMBLY AND ACTIVE THE HYDRANT.
 - 2) CONTRACTOR SHALL NOTIFY THE PARK CITY FIRE SERVICE DISTRICT OFFICE OF THE HYDRANT CONNECTION
4. FULLY OPEN THE FIRE HYDRANT VALVE PRIOR TO OPERATION. DO NOT USE THE FIRE HYDRANT VALVE FOR THROTTLING, USE THE BACKFLOW ASSEMBLY VALVE. DO NOT CLOSE VALVES ON THE ASSEMBLY OR THE DISCHARGE LINE QUICKLY.
5. CONTRACTOR SHALL PROTECT THE HYDRANT METER ASSEMBLY FROM DAMAGE, THEFT, AND MISUSE.
6. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL WATER CONSUMPTION.
7. CONTRACTOR SHALL NOTIFY PCMC WATER DEPARTMENT, REMOVE, AND RETURN THE HYDRANT METER ASSEMBLY WHEN HYDRANT USE IS COMPLETE. RELOCATION OF THE HYDRANT METER ASSEMBLY REQUIRES PRIOR NOTIFICATION TO THE WATER DEPARTMENT AND A MODIFICATION TO THE CUSTOMER SERVICE AGREEMENT.
8. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO METER AND HYDRANT WHILE IN USE

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	TEMPORARY HYDRANT METER ASSEMBLY	STD. PLAN
	03/2014		531
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PCMC WATER SYSTEM – CORROSION PROTECTION REQUIREMENTS:

PCMC HAS EXPERIENCED EXTERNAL CORROSION OF WATER DISTRIBUTION MATERIALS IN VARYING DEGREES THROUGHOUT THE CITY. TO MAXIMIZE THE LIFE CYCLE OF WATER SYSTEM IMPROVEMENTS, AS IMPACTED BY THE IMMEDIATE SITE CONDITIONS AND THE SELECTION OF MATERIALS, THE CITY HAS IDENTIFIED KEY DESIGN AND CONSTRUCTION REQUIREMENTS.

1. **FOR PROJECTS WITH LESS THAN 300 FEET OF NEW WATER PIPE** AND APPURTENANCES, CORROSION PROTECTION SHALL BE ADDRESSED IN THE FOLLOWING MANNER:
 - a. IN ADDITION TO THE REQUIRED POLYETHYLENE WRAP, APPLY A WAX TAPE COATING SYSTEM TO VALVE BONNET BOLTS, SADDLES, CORP STOPS, STAINLESS REPAIR CLAMPS AND ALL OTHER BURIED BOLTS, NUTS, CONNECTORS, RESTAINER GLAND BOLTS, AND COUPLING HARDWARE, AWWA C217. COATING SYSTEM TO INCLUDE A 4-MIL MINIMUM WAX TAPE PRIMER, FILLER MATERIAL, 45-MIL MINIMUM WAX TAPE AND PROTECTIVE OUTER WRAP. WHEN WAX TAPING A STAINLESS CLAMP THE ENTIRE CLAMP SHOULD BE WRAPPED NOT JUST BOLTS.
 - b. WAX TAPE COATING MATERIALS:
 - i. DENSO NORTH AMERICA DENSO PRIMER, DENSYL TAPE AND/OR MASTIC, DENSO FIBER-WRAP
 - ii. TRENTON PRIMER, #1 WAX-TAPE, AND GUARD-WRAP
 - iii. OR APPROVED EQUAL (SUBMITTAL TO CITY AND WRITTEN APPROVAL REQUIRED PRIOR TO INSTALLATION)
2. **FOR PROJECTS EXCEEDING 300 FEET OF NEW WATER PIPE** AND APPURTENANCES, CORROSION PROTECTION SHALL BE ADDRESSED IN THE FOLLOWING MANNER:
 - a. THE DEVELOPER AND ITS' DESIGN ENGINEER, GEOTECHNICAL ENGINEER, AND CORROSION CONSULTANT SHALL PROVIDE A SITE SPECIFIC "CORROSION STUDY REPORT". THE REPORT SHALL INCORPORATE PROJECT SPECIFIC FINDINGS INTO CORROSION PROTECTION RECOMMENDATIONS FOR THE PROPOSED WATER SYSTEM IMPROVEMENTS. THE REPORT SHALL INCLUDE AT A MINIMUM THE FOLLOWING ITEMS:
 - i. DETAILED INFORMATION ON EXISTING CONDITIONS, SOIL TYPES, CLASSIFICATION, ETC.
 - ii. IDENTIFICATION OF STRAY CURRENT SOURCES AND ANY EXISTING CORROSION PROTECTION SYSTEMS IN THE IMMEDIATE AREA
 - iii. IDENTIFICATION OF ANY POTENTIAL FOR HOT SPOTS OR VARYING SOIL CONDITIONS THAT MAY WARRANT CHANGES TO THE CORROSION PROTECTION PLAN DURING CONSTRUCTION.
 - iv. FIELD SAMPLING AND TESTING RESULTS WITHIN THE PROPOSED PIPE ZONE BASED ON REPRESENTATIVE SAMPLING OF THE DEVELOPMENT AREA CONDITIONS
 - v. SOIL RESISTIVITY TESTING RESULTS IDENTIFYING CORROSIVE SOIL CONDITIONS AND LOCATIONS (WENNER 4-PIN SOIL RESISTIVITY TESTS AND SOIL BOX RESISTIVITY TESTS) AT REPRESENTATIVE PIPE INSTALL DEPTHS
 - vi. LABORATORY ANALYSIS OF SOIL SAMPLES FOR PH, CHLORIDES, SULFATES, TOTAL SALTS, AND CONDUCTIVITY
 - vii. DETERMINATION OF THE NEED FOR CORROSION PROTECTION BASED ON SOIL CORROSIVITY CLASSIFICATION/SOIL RESISTIVITY AND RECOMMENDATION OF SUITABLE PIPE, CONSTRUCTION MATERIALS, PIPE PROTECTION METHOD, PIPE EXTERIOR COATINGS, ETC., BASED ON SITE CORROSIVITY. SEE TABLE BELOW.
 - viii. SPECIFY IF THE INVESTIGATION INCLUDES ONLY THE INITIAL PHASE OR ALL FUTURE PHASES

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- b. FOLLOWING PCMC'S RECEIPT AND REVIEW OF THE CORROSION STUDY REPORT, THE DEVELOPER WILL BE NOTIFIED OF THE CITY'S DETERMINATION AS TO REQUIRED PROTECTION OR THE DESIGN TEAM WILL BE REQUESTED TO MEET AND REVIEW THE FINDINGS AND ESTABLISH THE FINAL WATER SYSTEM DESIGN CRITERIA. THE CITY'S REVIEW WILL BE BASED ON THE FOLLOWING TABLE 1:

TABLE 1 - SOIL CORROSIVITY CLASSIFICATION VERSUS SOIL RESISTIVITY

CORROSIVITY	RESISTIVITY, OHM-CM	TREATMENT
EXTREMELY CORROSIVE	LESS THAN 1,000	SITE SPECIFIC DESIGN REQUIRED
VERY CORROSIVE	1,000 TO 3,000	SITE SPECIFIC DESIGN REQUIRED
CORROSIVE	3,000 TO 6,000	NON-METALLIC PIPE – WAX TAPE COATING SYSTEM ON BOLTS & NUTS, ANODE PROTECTED FITTINGS AND VALVES
MODERATELY CORROSIVE	6,000 TO 10,000	NON-METALLIC PIPE - WAX TAPE COATING SYSTEM ON BOLTS AND NUTS ON PIPE, FITTINGS, AND VALVES
MILDLY CORROSIVE	MORE THAN 10,000	WAX TAPE COATING SYSTEM ON BOLTS AND NUTS ON PIPE, FITTINGS, AND VALVES *ALWAYS REQUIRED UNLESS SOILS TESTING IS PROVIDED

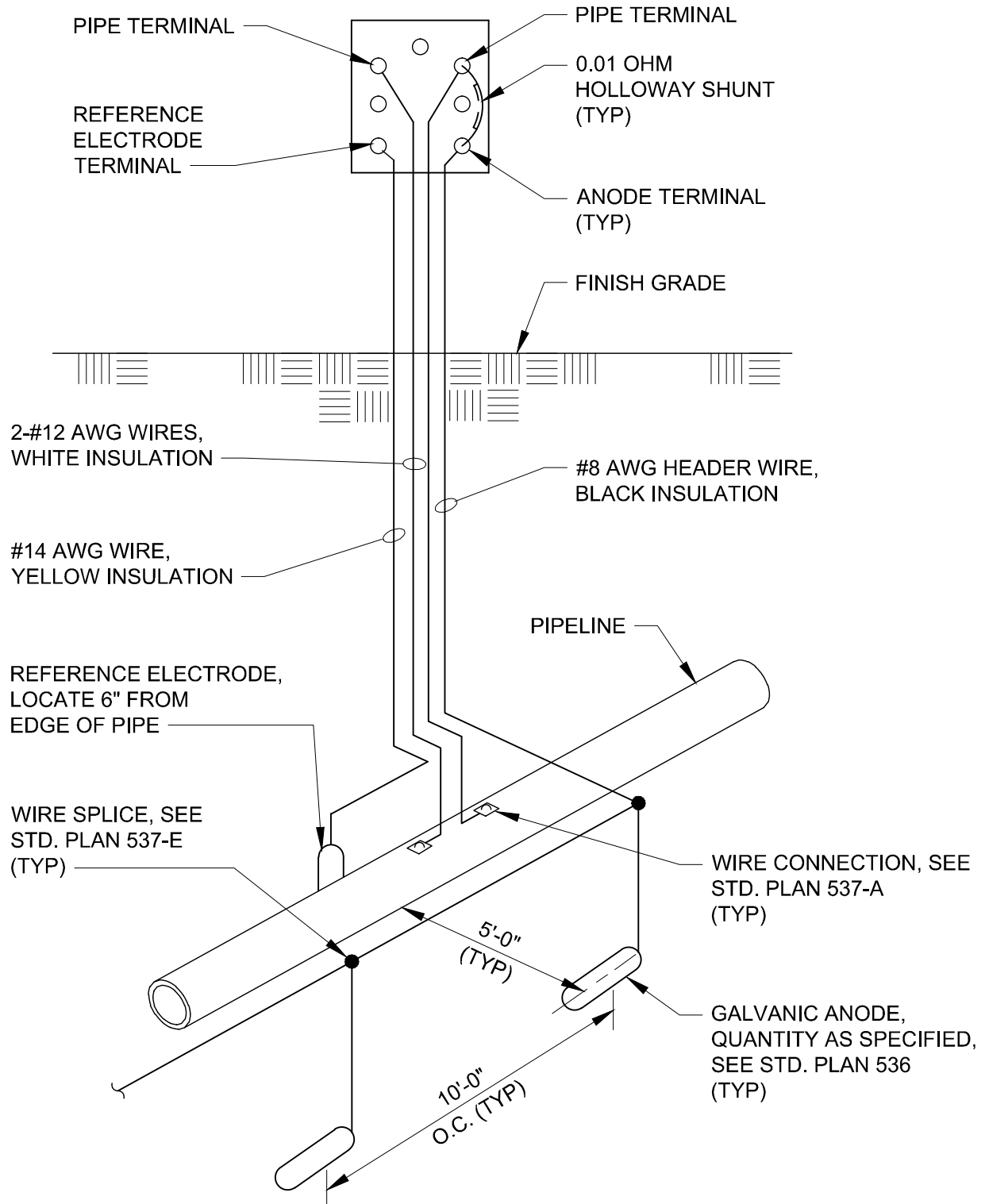
- c. REFER TO PERTINENT PCMC WATER STANDARD PLANS OR PROVIDE CONSTRUCTION DRAWING DETAILS ASSOCIATED WITH CORROSION STUDY RECOMMENDATIONS AND THE PCMC FINAL APPROVED WATER SYSTEM

WAX TAPE INSTALLATION PROCEDURES

WIRE BRUSH AND SCRAPE THE SURFACE CLEAN OF DIRT, LOOSE COATING AND LOOSE RUST. APPLY A THIN FILM OF WAX-TAPE® PRIMER. IF THE SURFACE IS WET, COLD OR RUSTY, RUB AND PRESS ON PRIMER TO DISPLACE MOISTURE AND ENSURE ADHESION. THEN WRAP WAX-TAPE WRAP USING A 1" OVERLAP. ON STRAIGHT PIPE APPLY SLIGHT TENSION TO ENSURE CONTACT WITH SURFACE. ON IRREGULAR SURFACES ALLOW SLACK SO THE WRAP CAN BE MOLDED INTO CONFORMITY. IN EITHER CASE, PRESS AND FORM THE WRAP SO THERE ARE NO AIR POCKETS OR VOIDS UNDER THE WRAP. ALSO, PRESS AND SMOOTH OUT THE LAP SEAMS TO ENSURE THEY ARE SEALED AND APPLY OUTERWRAP. THE WRAP DOES NOT REQUIRE CURING OR DRYING TIME SO IT CAN BE BACKFILLED IMMEDIATELY.

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TERMINAL BOARD WIRING DIAGRAM



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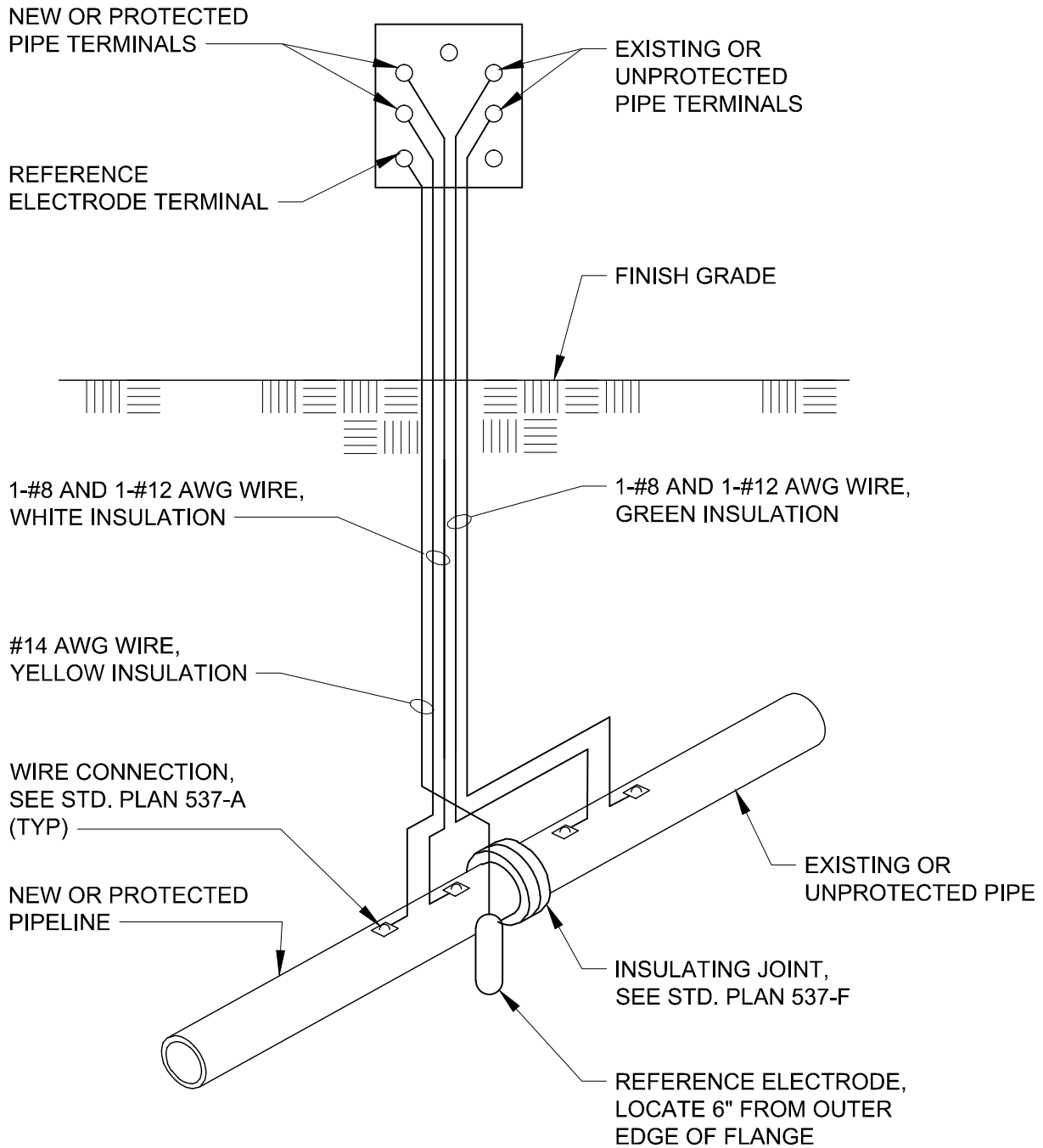
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TYPE A TEST STATION

STD. PLAN

535-A

TERMINAL BOARD WIRING DIAGRAM



NOTE:
SEE POST OR FLUSH MOUNTED TEST STATION DETAILS AS APPLICABLE FOR TEST STATION STYLE REQUIRED.



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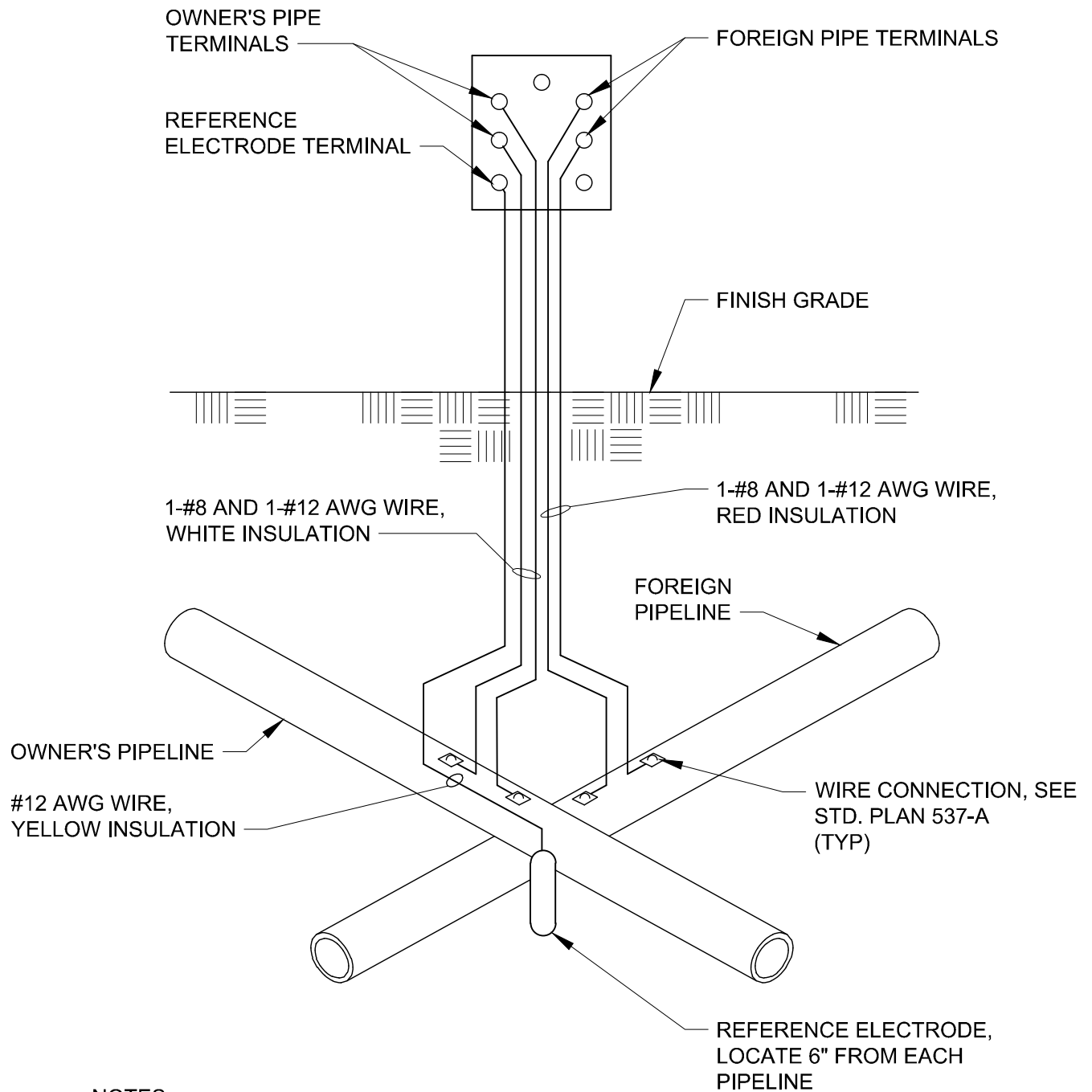
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TYPE I TEST STATION

STD. PLAN

535-B

TERMINAL BOARD WIRING DIAGRAM



NOTES:

1. PRIOR TO MAKING WIRE CONNECTIONS CONTACT FOREIGN PIPELINE OWNER FOR APPROVAL.
2. SEE POST OR FLUSH MOUNTED TEST STATION DETAILS AS APPLICABLE FOR TEST STATION STYLE REQUIRED.



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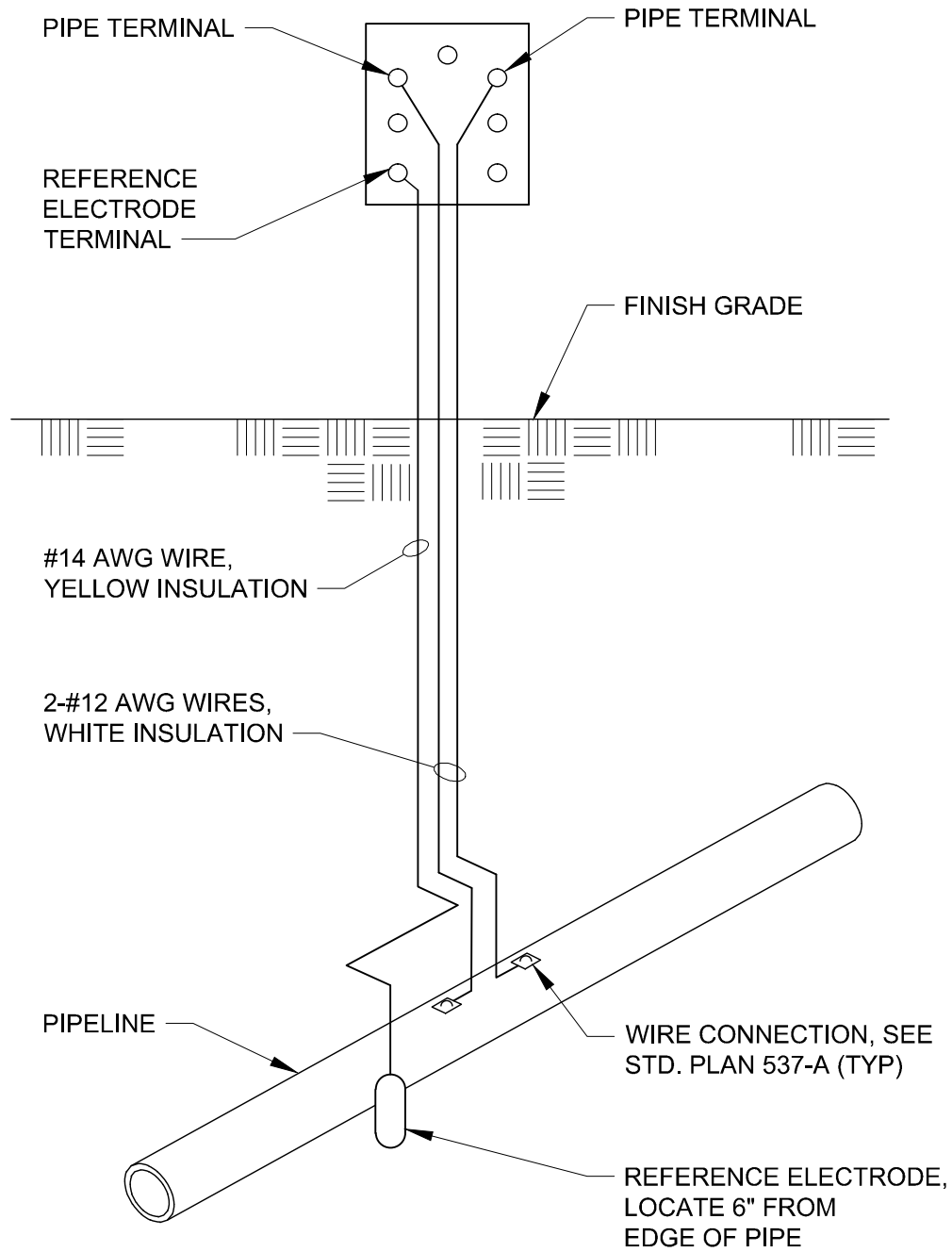
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TYPE F TEST STATION

STD. PLAN

535-C

TERMINAL BOARD WIRING DIAGRAM



NOTE:
SEE POST OR FLUSH MOUNTED TEST STATION DETAILS AS APPLICABLE FOR TEST STATION STYLE REQUIRED.



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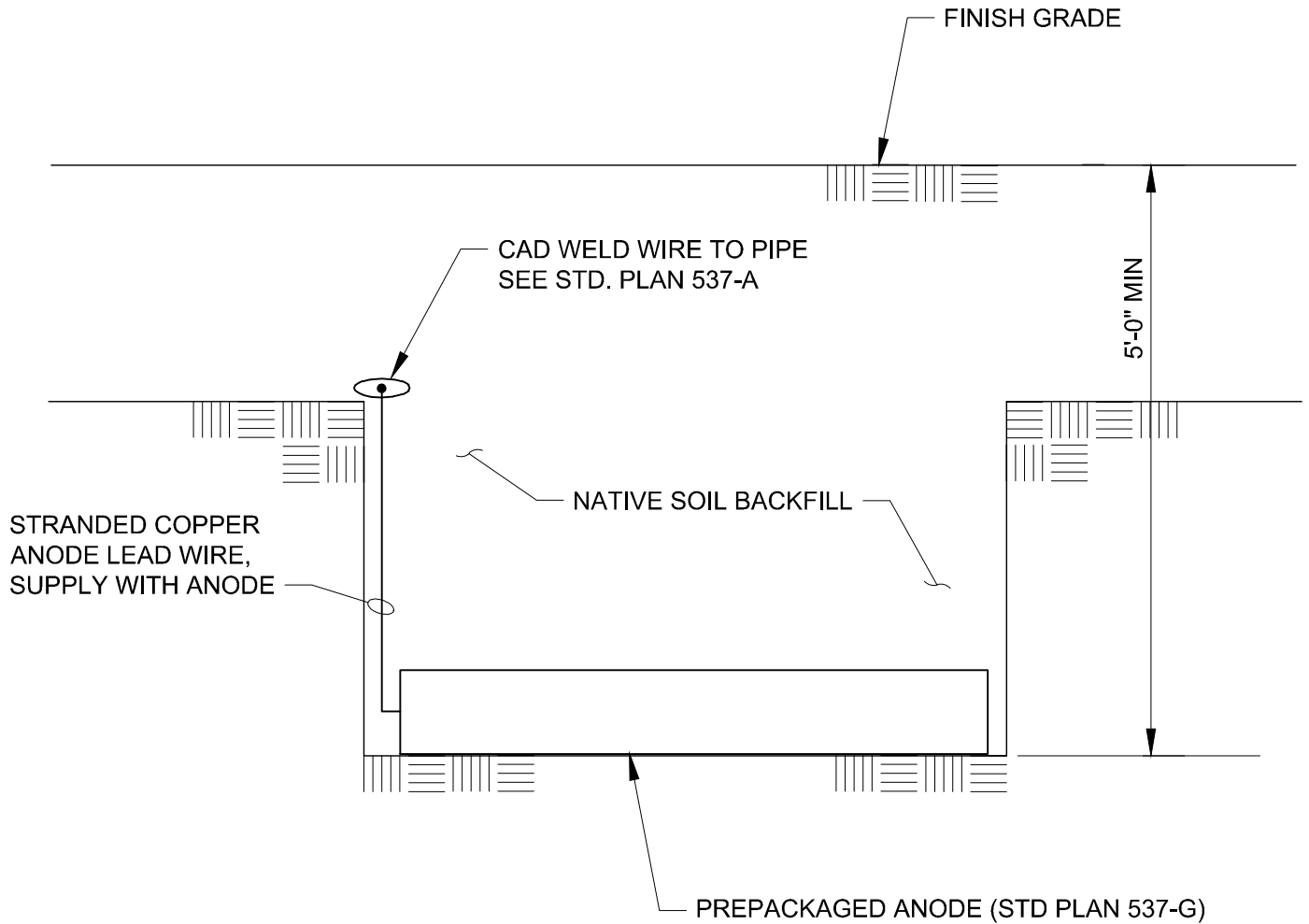
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TYPE T TEST STATION

STD. PLAN

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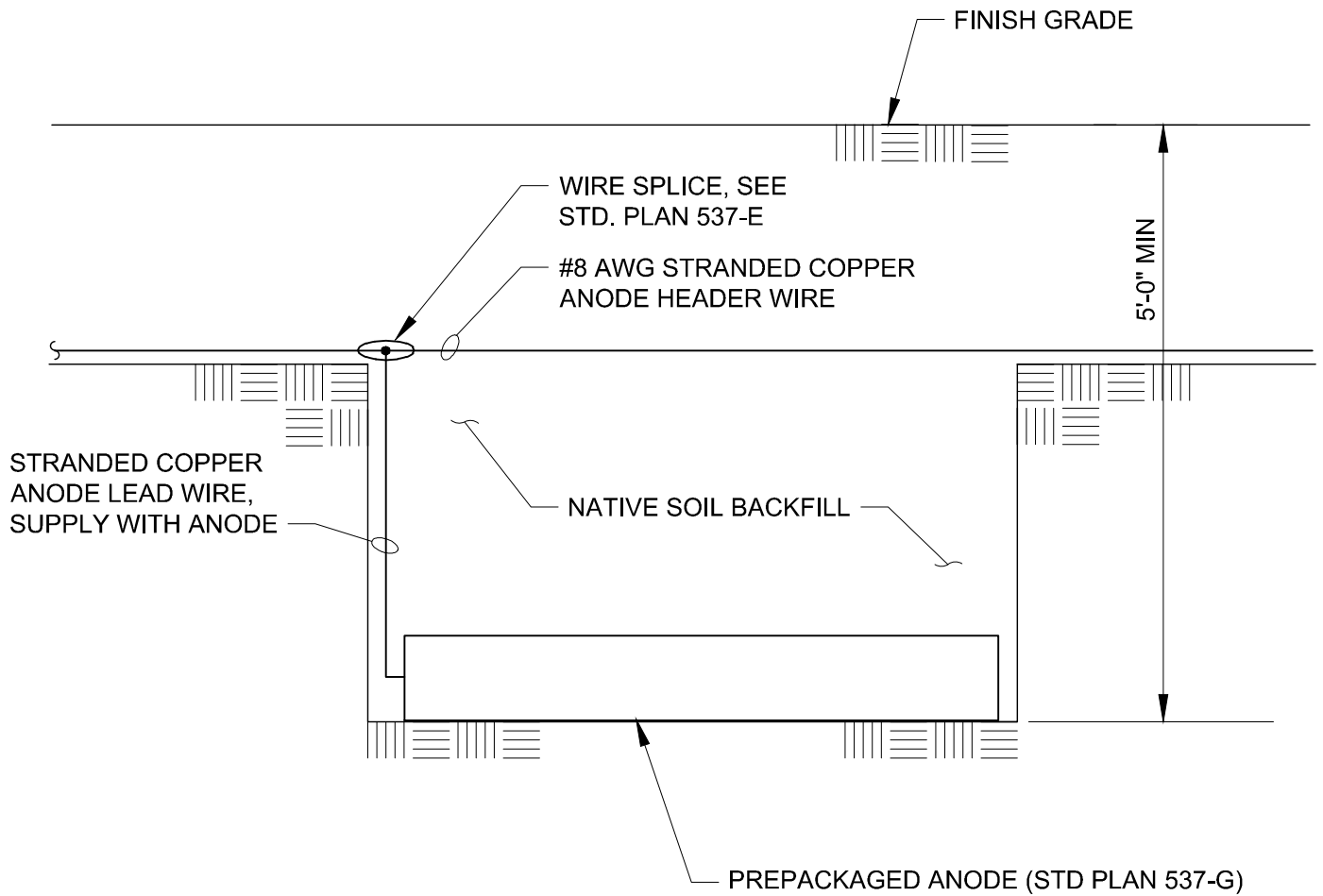
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HORIZONTAL GALVANIC ANODE INSTALLATION WITHOUT TEST STATION

STD. PLAN

536-A



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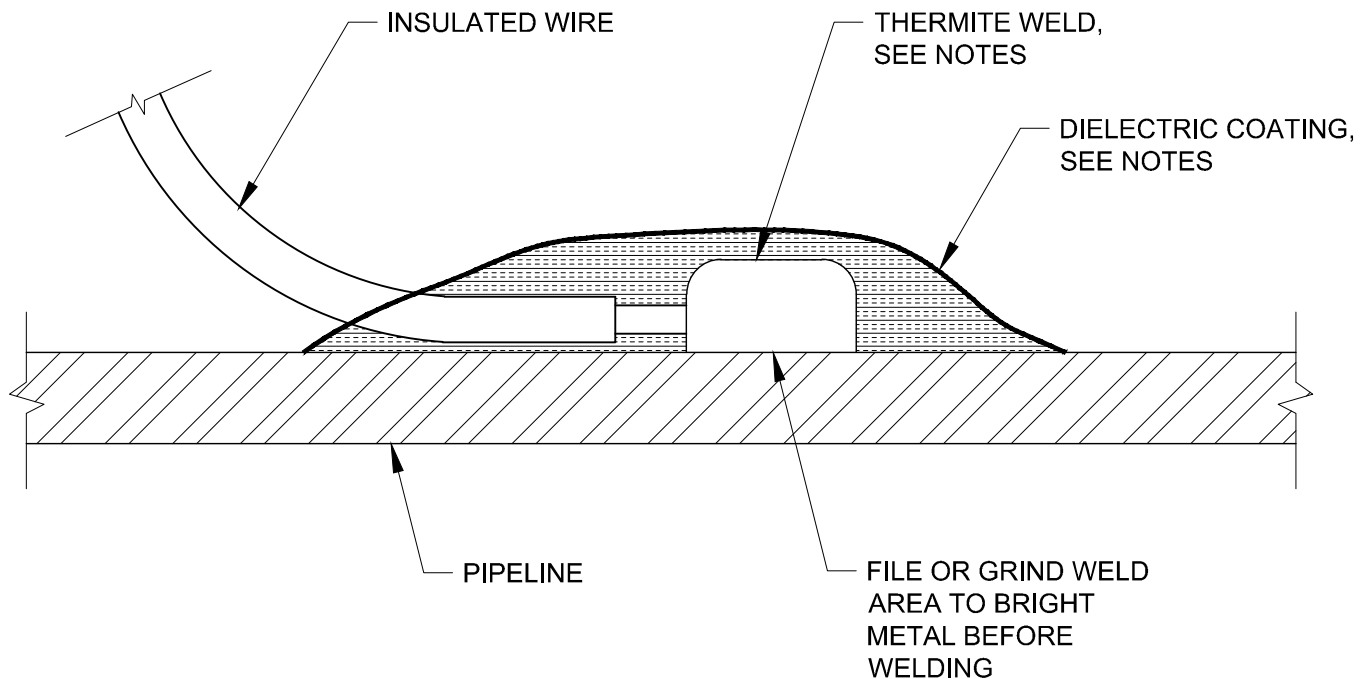
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HORIZONTAL GALVANIC ANODE INSTALLATION

STD. PLAN

536-B



NOTES:

1. MAKE WIRE CONNECTION TO PIPE AT FIELD JOINT WHERE HOLDBACK OCCURS ON PIPELINE COATING.
2. MAINTAIN SEPARATION BETWEEN MULTIPLE TEST WIRE CONNECTIONS OF ONE PIPE DIA OR 24", WHICHEVER IS LESS.
3. COPPER SLEEVE REQUIRED FOR #2 AWG JOINT BONDS OR FOR #12 AWG OR SMALLER TEST WIRES.
4. WELDER AND CARTRIDGE SIZE VARIES ACCORDING TO PIPE SIZE AND PIPE MATERIAL, CONSULT WELDER MANUFACTURER FOR RECOMMENDED WELDER AND CARTRIDGE.
5. COAT COMPLETED CONNECTIONS, SEE STD PLAN 537-G.
6. PIPELINE JOINT COATING NOT SHOWN FOR CLARITY.



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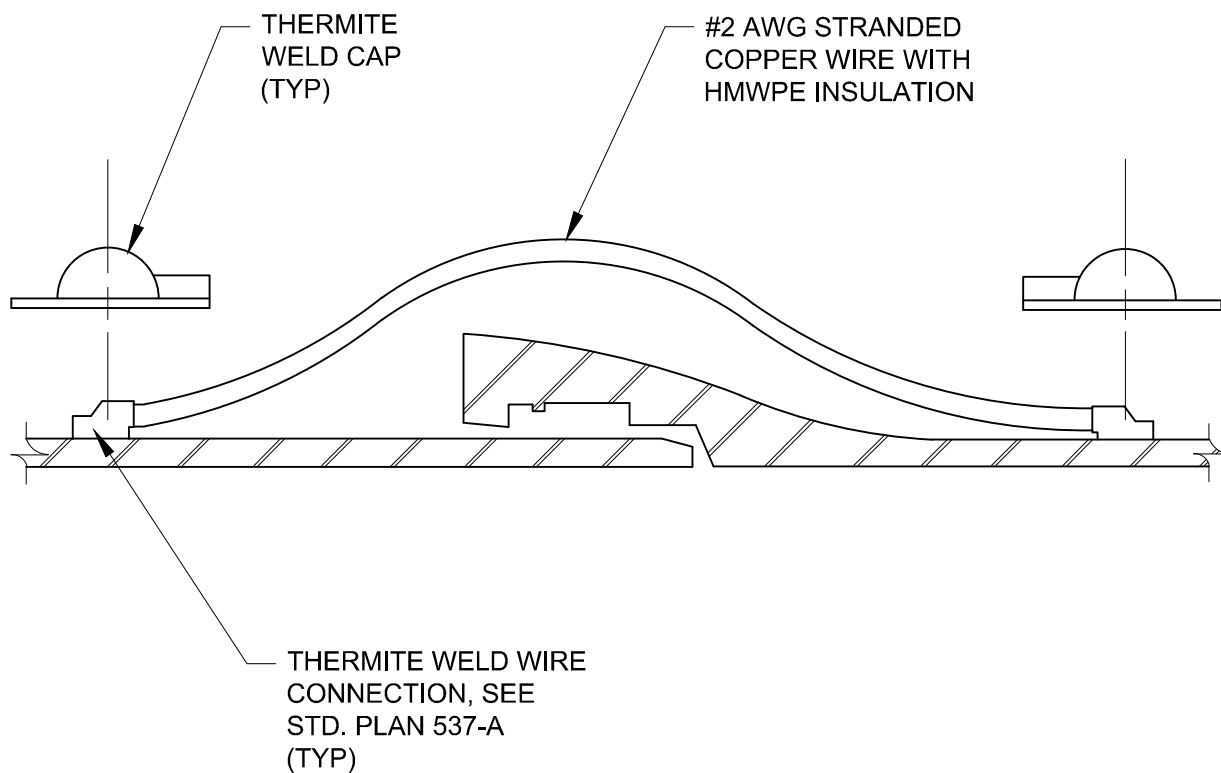
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**STEEL AND DUCTILE IRON PIPE
WIRE CONNECTION**

STD. PLAN

537-A



NOTES:

1. PUSH ON DUCTILE IRON BOND SHOWN, SIMILAR FOR DUCTILE MECHANICAL AND RESTRAINED JOINTS, AND STEEL CARNEGIE JOINTS.
2. INSTALL 2 BOND WIRES AT EACH PIPE JOINT, UNLESS SPECIFIED OTHERWISE.
3. COAT THERMITE WELDS WITH THERMITE WELD CAP OR FAST CURE EPOXY AT CONTRACTOR'S OPTION.



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DUCTILE IRON PIPE JOINT BOND

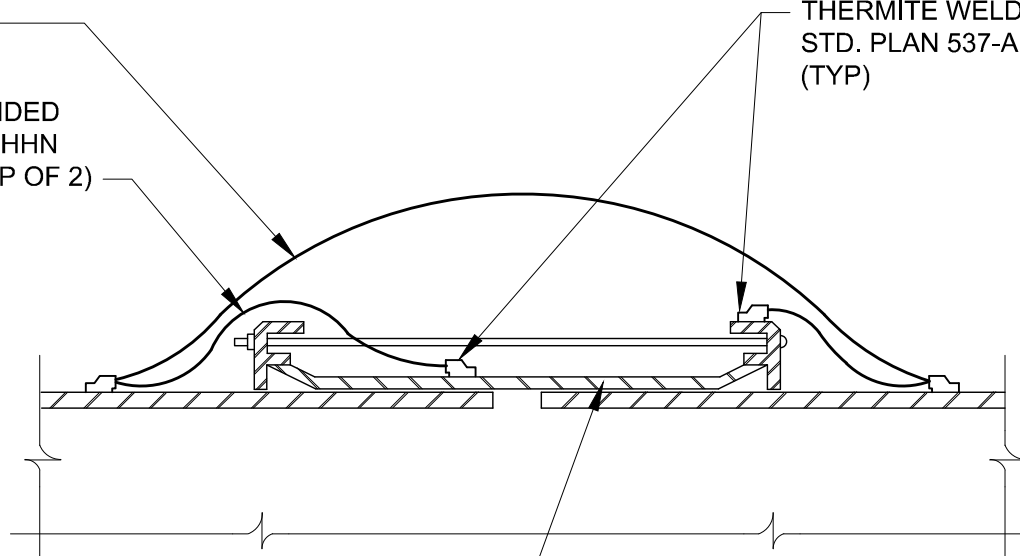
STD. PLAN

537-B

#2 AWG STRANDED
WIRE, HMWPE
INSULATION

#12 AWG STRANDED
WIRE PIGTAIL, THHN
INSULATION (TYP OF 2)

THERMITE WELD, SEE
STD. PLAN 537-A
(TYP)



FLEXIBLE,
EXPANSION, OR
DEPEND-O-LOCK
TYPE COUPLING



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

12/2013

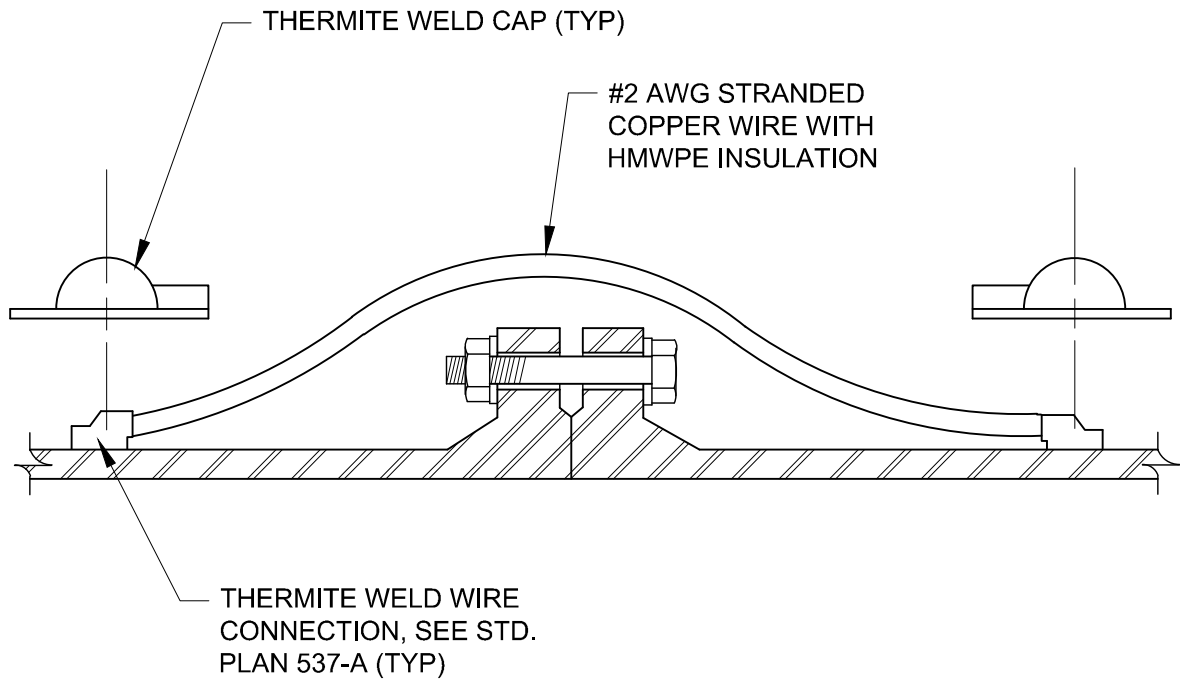
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FLEXIBLE JOINT BOND

STD. PLAN

537-C



NOTE:
INSTALL TWO BOND WIRES AT EACH PIPE JOINT.



PARK CITY MUNICIPAL CORPORATION
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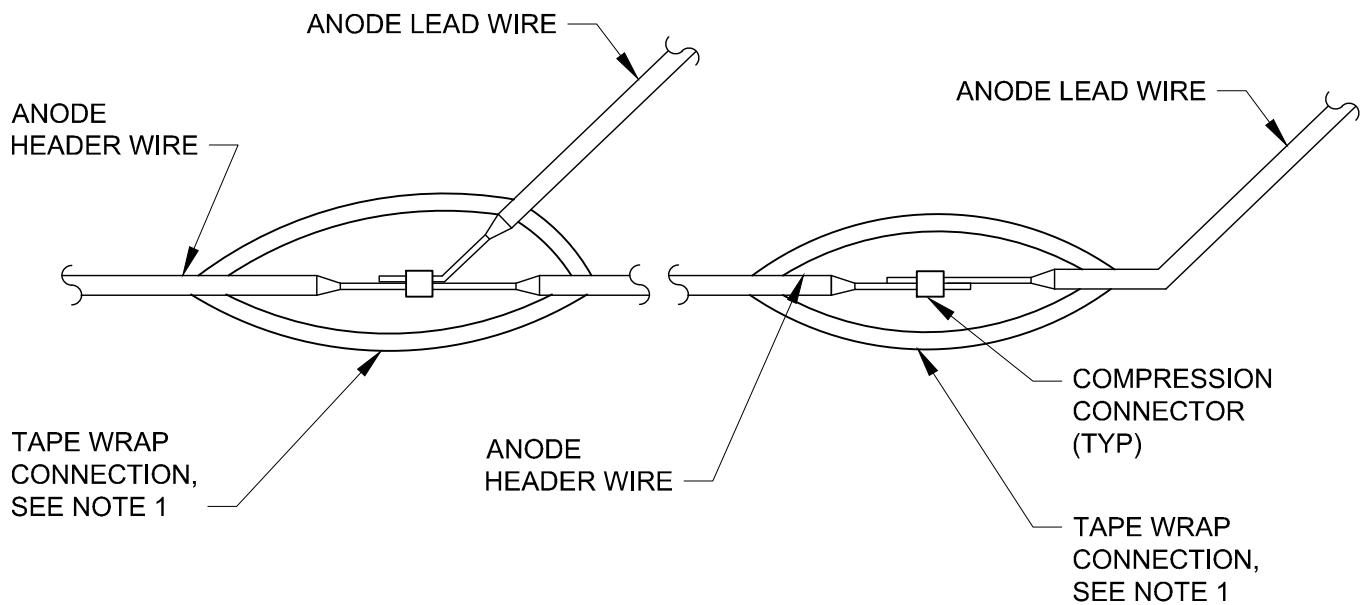
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FLANGED AND MECHANICAL JOINT BOND

STD. PLAN

537-D



NOTES:

1. FILL VOIDS AND IRREGULARITIES WITH INSULATING PUTTY, WRAP CONNECTION WITH TWO LAYERS OF SCOTCH 130C SELF VULCANIZING RUBBER TAPE AND TWO LAYERS OF SCOTCH 88 VINYL ELECTRICAL TAPE.
2. DETAIL SIMILAR FOR ANODE HEADER WIRE SPLICES, SIZE COMPRESSION CONNECTORS AS REQUIRED.



PARK CITY MUNICIPAL CORPORATION
WATER

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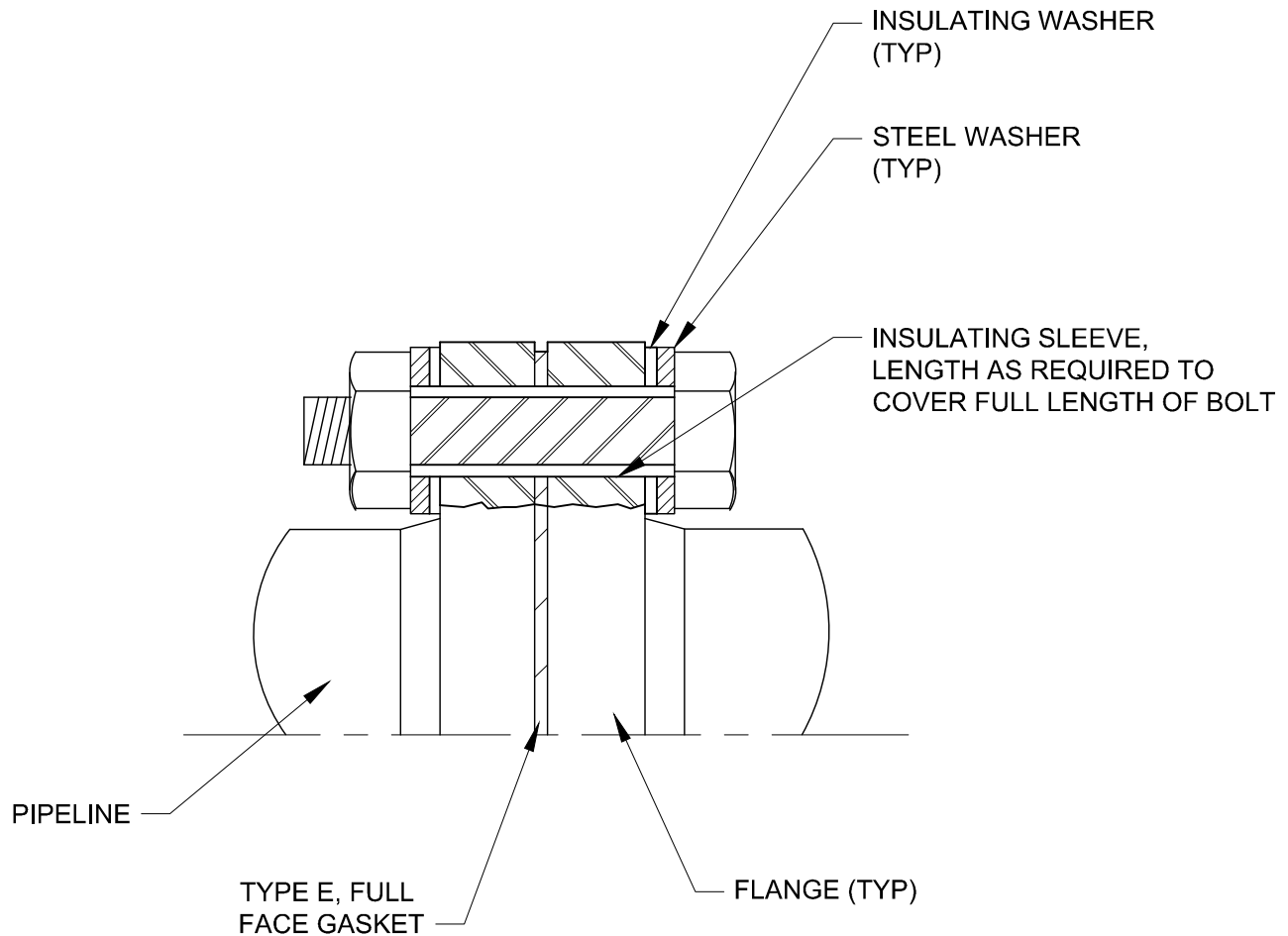
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GALVANIC ANODE WIRE SPLICE

STD. PLAN

537-E



NOTES:

1. DOUBLE INSULATING WASHERS SHOWN FOR NON-BURIED INSULATING FLANGE INSTALLATIONS.
2. FOR BURIED OR SUBMERGED INSULATING FLANGE INSTALLATION USE SINGLE INSULATING WASHER ON UNPROTECTED SIDE OF INSULATING FLANGE.
3. COAT INTERIOR OF MORTAR LINED PIPE FOR TWO PIPE DIAMETERS WITH NSF APPROVED EPOXY AT 20 MILS DFT.
4. COAT BURIED OR IMMERSSED INSULATING FLANGES WITH SPECIFIED PIPELINE DIELECTRIC JOINT COATING OR HEAT SHRINK SLEEVE WITH MORTAR OVERCOAT ON MLC STEEL PIPE.
5. TEST COMPLETED JOINT FOR ELECTRICAL ISOLATION AND REPAIR AS REQUIRED.



PARK CITY MUNICIPAL CORPORATION
WATER

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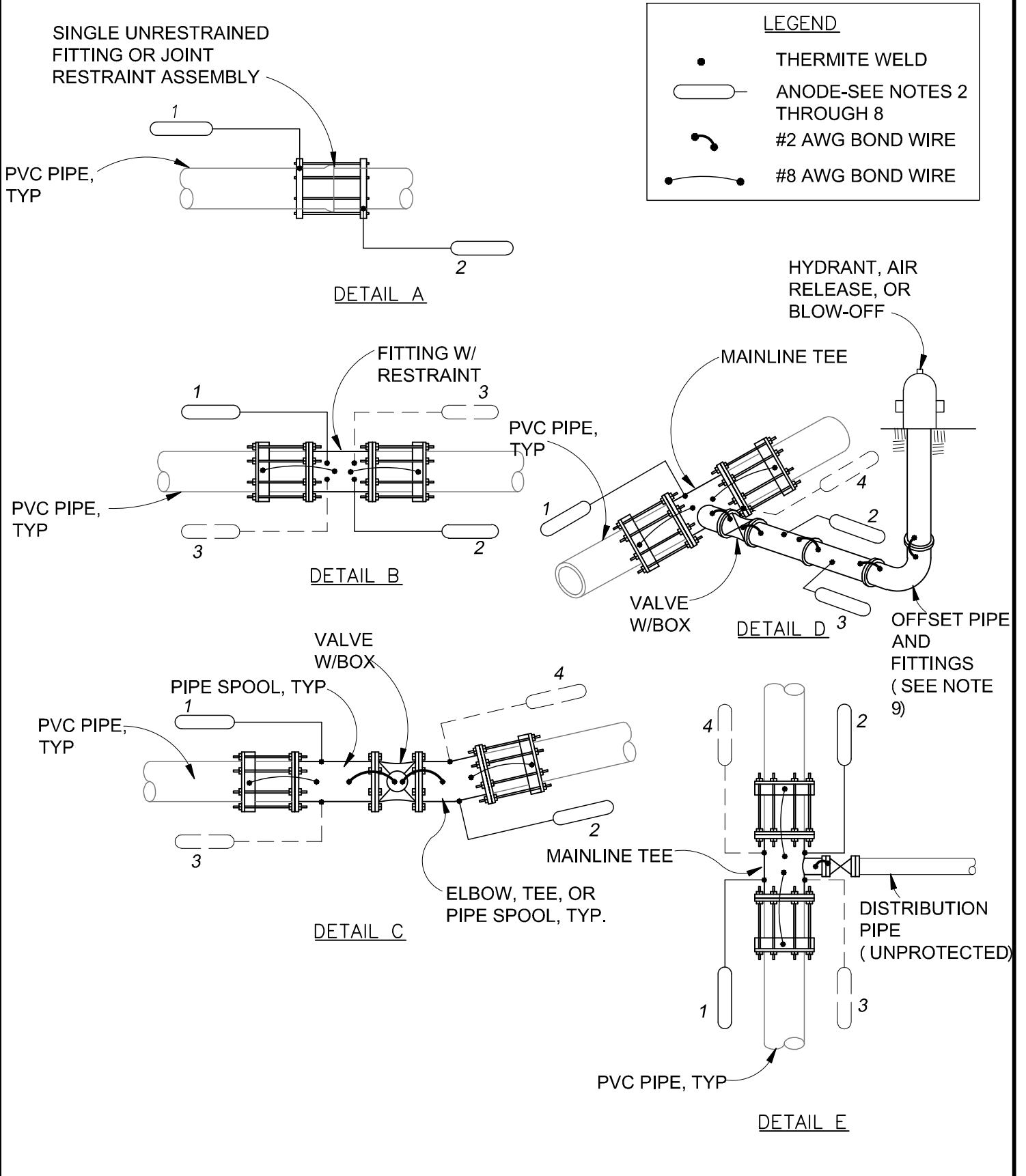
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INSULATING FLANGE

STD. PLAN

537-F



 PARK CITY MUNICIPAL CORPORATION WATER	DATE	METALLIC PIPE APPURTENANCE AND FITTING CATHODIC PROTECTION	STD. PLAN
	4/2014		537-G.1
	REV.		
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NOTES:

1. APPLY DIELECTRIC COATING TO ALL METALLIC FITTINGS, VALVES, PIPE, AND VALVE BOXES UNLESS SPECIFIED OTHERWISE.
2. GALVANIC ANODES SHALL BE H1 ALLOY MAGNESIUM ANODES AT THE BARE WEIGHT LISTED IN THE SCHEDULE, SUPPLY PREPACKAGED IN A CLOTH BAG AT 2.5 TIMES BARE WEIGHT IN 75% GYPSUM, 20% BENTONITE, AND 5% SODIUM SULFATE BACKFILL WITH MANUFACTURER'S STANDARD 10-FOOT LONG, NO. 12 AWG LEAD WIRE.
3. INSTALL ANODES IN PIPE TRENCH APPROXIMATELY 2 FEET FROM THE FITTING WHERE POSSIBLE, BUT NOT CLOSER THAN 12-INCHES FROM THE METALLIC FITTING.
4. ANODE PLACEMENT IS INDICATED BY NUMBER NEXT TO EACH ANODE SHOWN IN DETAILS, FIRST ANODE IS PLACED AT ONE, SECOND AT TWO, ETC.
5. LOCATE MULTIPLE ANODES AT EQUAL SPACING ALONG PIPE FITTING ASSEMBLY AND ON OPPOSITE SIDES OF PIPE WHEN MORE THAN FOUR ANODES ARE REQUIRED.
6. 32-LB GALVANIC ANODES MAY BE SUBSTITUTED FOR 17-LB ANODES AT THE CONTRACTOR'S OPTION, BUT THE TOTAL QUANTITY OF ANODES REQUIRED WILL NOT CHANGE.
7. ANODE QUANTITY AND BARE WEIGHT REQUIRED FOR SOME PIPE AND FITTING COMBINATIONS ARE LISTED IN THE SCHEDULE.
8. ADDITIONAL ANODES ARE REQUIRED ON METALLIC PIPE ASSEMBLIES THAT EXCEED THE MAXIMUM COMBINED LENGTH LISTED IN THE SCHEDULE FOR ALL FITTINGS, VALVES, PIPE SPOOLS, AND OTHER METALLIC APPURTENANCES IN THE ASSEMBLY, EXCLUDING THRUST RESTRAINT, ADD ONE ANODE FOR EACH EXTRA PIPE LENGTH AND ONE ANODE FOR FRACTIONAL EXTRA PIPE LENGTH TO THE LISTED QUANTITY OF ANODES.
9. PIPE ASSEMBLIES FOR BLOW-OFFS, AIR RELEASE, AND FIRE HYDRANTS ARE BASED ON STANDARD CONSTRUCTION DETAILS AND INCLUDES ONE RESTRAINED MAINLINE TEE FITTING AND ALL OFFSET PIPE, FITTINGS, AND RISERS AS SHOWN ON THE APPLICABLE CONSTRUCTION DETAILS, ADDITIONAL ANODES ARE REQUIRED FOR - 1) OFFSET PIPE LENGTH IN EXCESS OF THE MAXIMUM COMBINED LENGTH FOR THE OFFSET PIPE DIAMETER, AND 2) ADDITIONAL ANODES REQUIRED FOR EXTRA MAINLINE PIPE FITTINGS.
10. BOND ALL ADJACENT FITTING JOINTS WHERE MULTIPLE METALLIC FITTINGS ARE INSTALLED TOGETHER WITH JOINT BONDS AS SHOWN IN DETAIL 711-L,M,N.
11. BOND WIRES SHALL BE STRANDED COPPER WIRE WITH THHN INSULATION, USE NO. 2 AWG WIRE FOR BONDING OF PIPE OR FITTING JOINTS, USE NO. 8 AWG WIRE FOR BONDING FOLLOWER RINGS AND RESTRAINED JOINT RINGS TO FITTING AS SHOWN.
12. COAT ALL THERMITE WELDS, PIPE, AND EXPOSED COPPER WIRE WITH SCOTCHKOTE 206P THERMOPLASTIC PATCH MELT STICK COATING, THERMITE WELD CAP, OR COATING SYSTEM AS SPECIFIED.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	METALLIC PIPE APPURTENANCE AND FITTING CATHODIC PROTECTION	STD. PLAN
	4/2014		537-G.2
	REV.		
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13. COATING MATERIAL FOR METALLIC PIPE AND FITTINGS

A. GENERAL:

1. ALL METALLIC FITTINGS AND METALLIC HARDWARE ASSOCIATED WITH NON-METALLIC PIPE CONSTRUCTION SHALL BE DIELECTRICALLY COATED WITH A BONDED COATING.
2. PREPARE SURFACE OF ITEMS TO BE COATED IN ACCORDANCE WITH COATING MANUFACTURER'S REQUIREMENTS.

B. DIELECTRIC COATING SYSTEMS FOR METALLIC PIPE, FITTINGS, AND APPURTENANCES

1. WAX TAPE COATING SYSTEM

- a. METALLIC PIPING, FITTINGS, AND APPURTENANCES SHALL BE COATED IN ACCORDANCE WITH AWWA C217.
- b. APPLY COATING SYSTEM TO ALL BURIED METALLIC PIPE APPURTENANCES, INCLUDING JOINTS, FITTINGS, BOLTS, AND IRREGULARLY SHAPED SURFACES.
- c. FILLER MATERIAL:
 - (1) SHALL BE COMPRISED OF SATURATED PETROLEUM HYDROCARBONS (PETROLATUM) INERT FILLERS, REINFORCING FIBERS AND THERMAL EXTENDERS. VARIATIONS MAY CONTAIN BEADS OF CELLULAR POLYMER AND FLOW CONTROL ADDITIVES.
 - (2) WAX SHALL BE COLD APPLIED SELF SUPPORTING MASTICS FOR MOLDING AROUND IRREGULAR SHAPED FITTINGS TO PROVIDE A SUITABLE PROFILE FOR APPLYING ANTI-CORROSION TAPES.
- d. TAPE COATING
 - (1) COMPOSED OF A NON-WOVEN SYNTHETIC FABRIC CARRIER, FULLY IMPREGNATED WITH A NEUTRAL COMPOUND BASED ON SATURATED PETROLEUM COMPOSED OF INERT SILICEOUS FILLERS. APPLY COATING IN ACCORDANCE WITH AWWA C217, EXCEPT AS MODIFIED HEREIN.
- e. PROTECTIVE OUTER WRAP
 - (1) PROVIDE FIBER MESH FABRIC OUTER WRAP OVER WAX TAPE RESIN COATED, WOVEN FIBER-MESH FABRIC THAT IS .005 INCHES.
- f. ALL COMPONENTS OF THE WAX TAPE COATING SYSTEM SHALL BE FROM A SINGLE MANUFACTURER AS MANUFACTURED BY DENSO NORTH AMERICAN, TRENTON, OR EQUAL.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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**METALLIC PIPE
APPURTENANCE AND
FITTING CATHODIC
PROTECTION**

STD. PLAN

537-G.3

SCHEDULE OF ANODE QUANTITIES AND BARE WEIGHT

PIPE AND FITTINGS DESCRIPTIONS	MAX. COMBINED LENGTH	PIPELINE DIAMETER			REFERENCE DETAIL
		6"-10"	12"-18"	20"-24"	
ONE JOINT RESTRAINT	0'	1 @ 17#	1 @ 17#	1 @ 17#	A
ONE FITTING W/O RESTRAINT	0'	1 @ 17#	1 @ 17#	1 @ 17#	A
ONE FITTING W/ RESTRAINT	0'	1 @ 17#	1 @ 17#	1 @ 17#	B
ONE FLEXIBLE COUPLING	0'	1 @ 17#	1 @ 17#	1 @ 17#	A
3"-6" AIR RELEASE ASSEMBLY	20'	2 @ 17#	3 @ 17#	4 @ 17#	D
6" BLOW-OFF PIPE ASSEMBLY	20'	2 @ 17#	3 @ 17#	4 @ 17#	D
6" OR 8" FIRE HYDRANT	20'	2 @ 17#	3 @ 17#	4 @ 17#	D
BURIED MAINLINE VALVE	10'	1 @ 17#	1 @ 17#	2 @ 17#	C
MULTIPLE FITTINGS	10'	1 @ 17#	2 @ 17#	2 @ 17#	C
VALVED TURNOUT	0'	1 @ 17#	2 @ 17#	2 @ 17#	E
<u>EXTRA PIPE LENGTH:</u>					
1-17 LB ANODE FOR		30 FT	15 FT	10 FT	
<u>EXTRA FITTING LENGTH:</u>					
2-17 LB ANODES FOR		20 FT	12 FT	8 FT	



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

4/2014

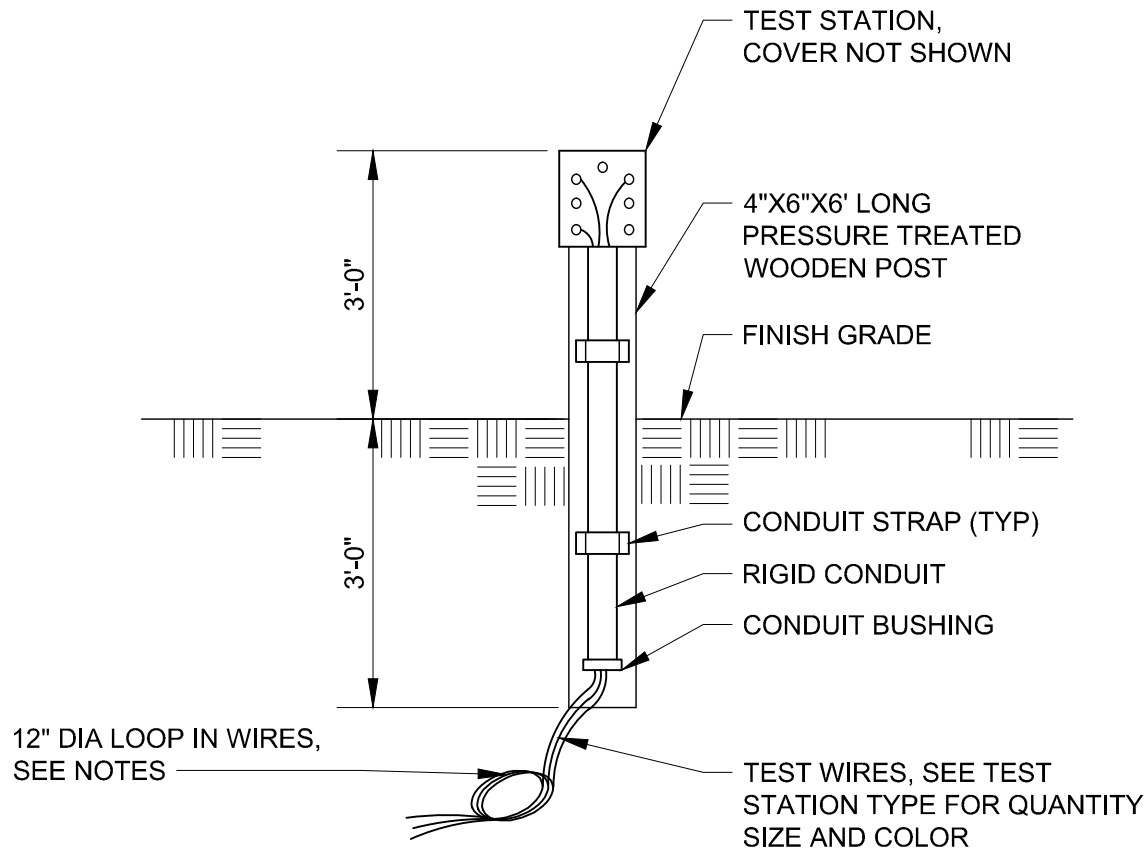
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METALLIC PIPE APPURTENANCE AND FITTING CATHODIC PROTECTION

STD. PLAN

537-G.4



NOTES:

1. TEST STATION TO BE ALUMINUM BODY AND LID WITH THREADED CONNECTION FOR CONDUIT.
2. QUANTITY OF TERMINALS AND WIRING CONNECTIONS VARIES, SEE APPLICABLE TEST STATION DETAILS FOR TYPE OF TEST STATION.
3. PROVIDE WIRE LOP AT BASE OF POST MOUNTED TEST STATION TO MINIMIZE SETTLEMENT STRESSES ON WIRE.



PARK CITY MUNICIPAL CORPORATION
WATER

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03/2014

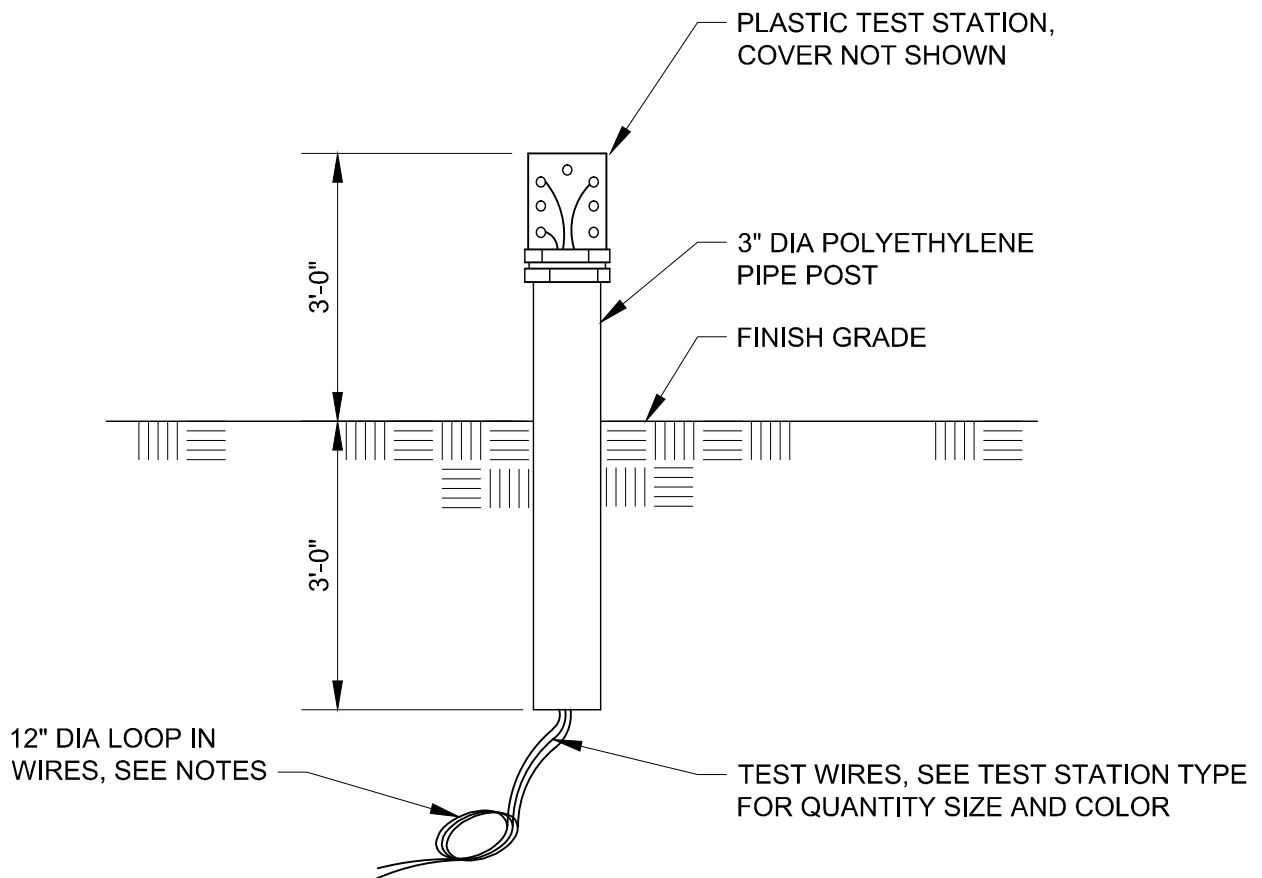
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**POST STYLE TEST STATION
WOOD**

STD. PLAN

538-A



NOTES:

1. COLOR OR TEST STATION AND POST AS SPECIFIED.
2. QUANTITY OF TERMINALS AND WIRING CONNECTIONS VARIES, SEE APPLICABLE TEST STATION DETAILS FOR TYPE OF TEST STATION.
3. PROVIDE WIRE LOP AT BASE OF POST MOUNTED TEST STATION TO MINIMIZE SETTLEMENT STRESSES ON WIRE



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

03/2014

REV.

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**POST STYLE TEST STATION
PLASTIC**

STD. PLAN

538-B

2'-6" X 6" THICK FORMED
CONCRETE PAD

8" DIA CAST IRON COVER
MARKED "TEST STATION"

MICARTA BOARD WITH
SST TERMINALS, SEE
STD. PLAN 538-D

12" METER BOX, PROVIDE
EXTENSION WHERE
SPECIFIED, EXTENSION
NOT SHOWN

TEST WIRES, NOT ALL SHOWN

NOTES:

1. COLOR CODE WIRE INSULATION AS SHOWN IN APPLICABLE TEST STATION DETAILS, CONNECT EACH TEST WIRE TO SEPARATE TERMINAL.
2. WIRE CONFIGURATION FOR FLUSH MOUNTED TEST STATIONS SIMILAR TO POST MOUNTED TEST STATIONS.
3. PROVIDE 18 INCHES SLACK IN TEST WIRES, MINIMUM.



PARK CITY MUNICIPAL CORPORATION
WATER

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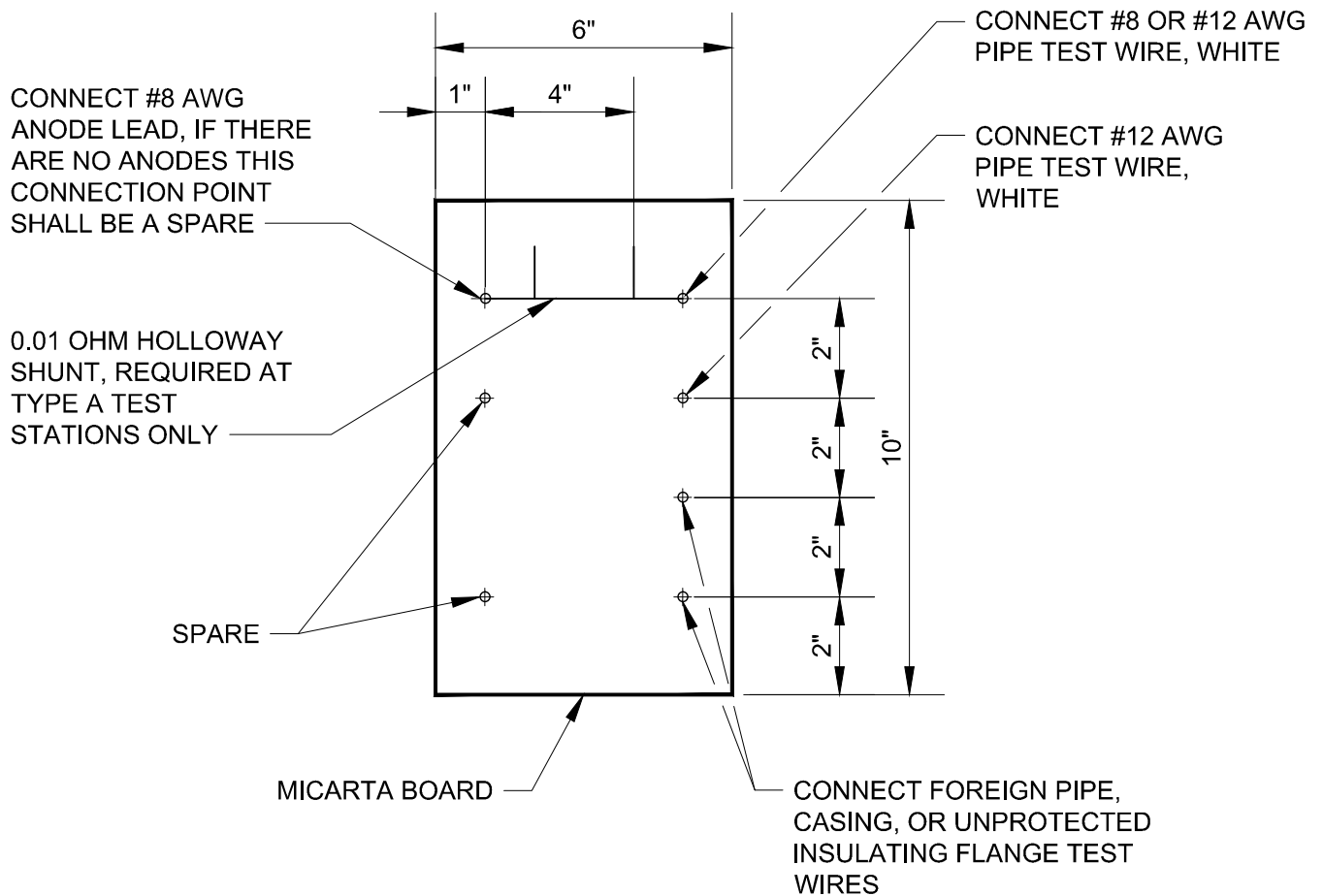
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**FLUSH STYLE
TEST STATION BOX**

STD. PLAN

538-C



NOTES:

1. TERMINALS SHALL BE 1/4" STAINLESS STEEL WITH LOCKING WASHER, TWO FLAT WASHERS, AND DOUBLE NUTS.
2. ALL WIRE CONNECTIONS TO BE WITH RING TONGUE COMPRESSION TERMINALS.



PARK CITY MUNICIPAL CORPORATION
WATER

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02/2014

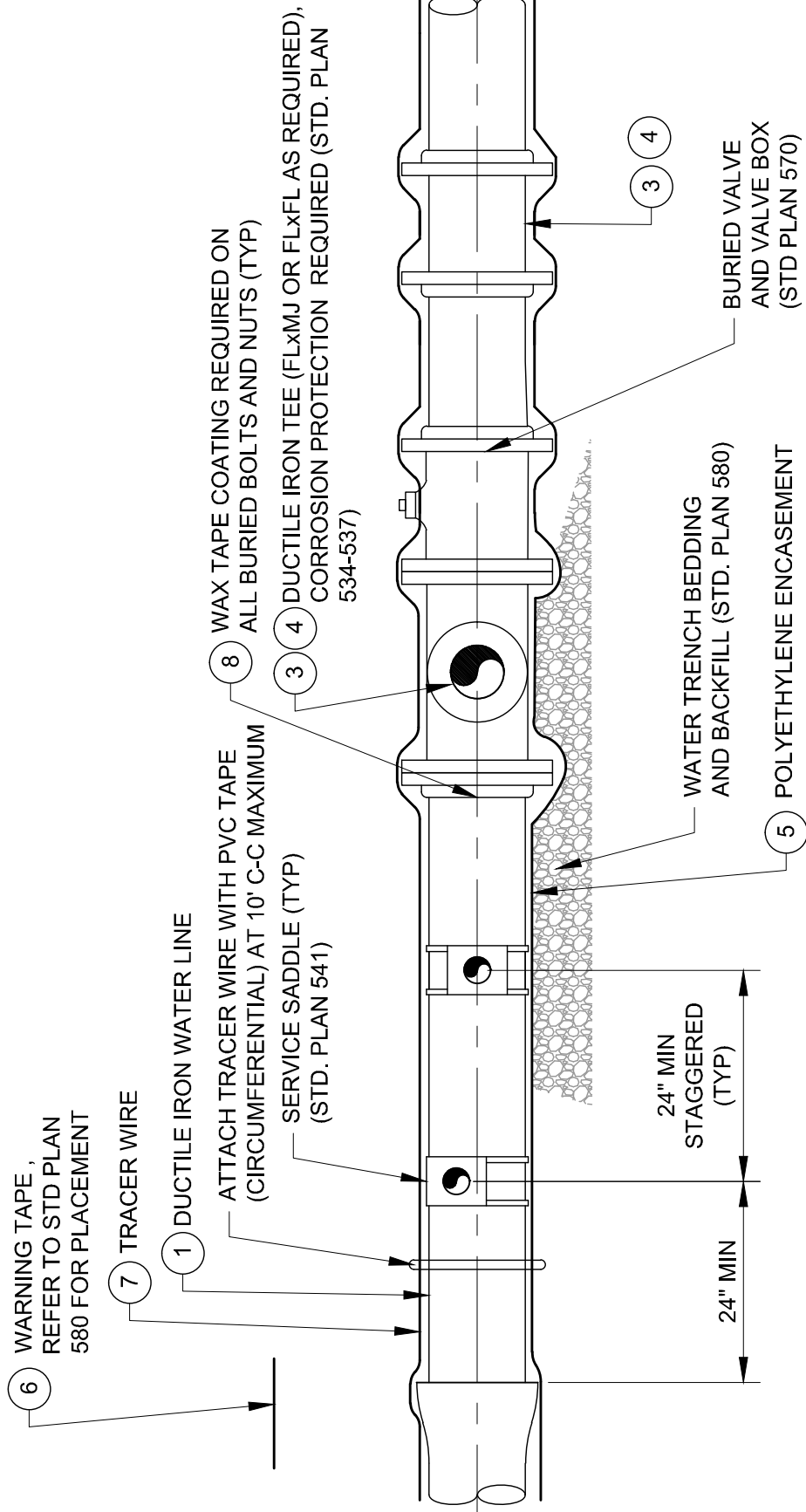
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**FLUSH STYLE TEST STATION
TERMINAL BOARD**

STD. PLAN

538-D



NOTES:

1. PROVIDE RETAINING GLANDS ON MECHANICAL JOINTS
2. STAGGER MULTIPLE TAPS 22-1/2 DEG. AND MAINTAIN 24" C-C MINIMUM SEPARATION
3. PROVIDE CORROSION PROTECTION AS REQUIRED. REFER TO STANDARD PLAN 534.
4. PROVIDE WATER LINE LOOPS AS REQUIRED TO MAINTAIN SEPARATION WITH OTHER UTILITIES, REFER TO STANDARD PLAN 544
5. ALL FIRE LINES AND FIRE HYDRANT LINES MUST BE DUCTILE IRON



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

10/2020

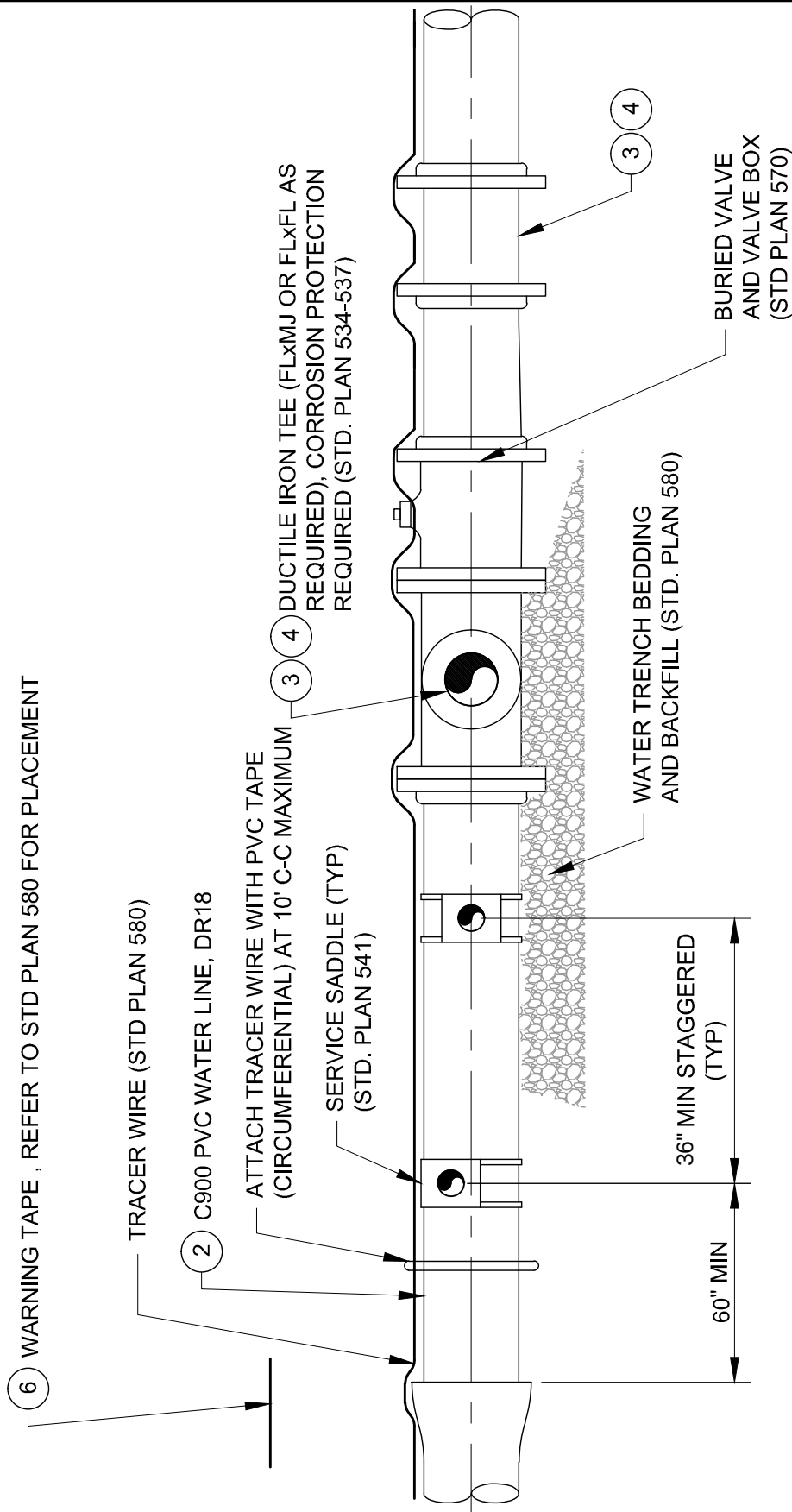
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**DUCTILE IRON
WATER MAIN AND FIRE LINE
3" TO 12" DIAMETER**

STD. PLAN

540-A



NOTES:

1. PROVIDE A 5' MINIMUM PVC PIPE SECTION LENGTH BETWEEN FITTINGS, VALVES, AND COUPLINGS
2. PROVIDE RETAINING GLANDS ON MECHANICAL JOINTS
3. STAGGER MULTIPLE TAPS 22-1/2 DEG. AND MAINTAIN 36" C-C MINIMUM SEPARATION
4. PROVIDE CORROSION PROTECTION ON ALL METALLIC FITTINGS, VALVES, COUPLERS, ETC., AS REQUIRED. REFER TO STANDARD PLAN 534.
5. PROVIDE WATER LINE LOOPS AS REQUIRED TO MAINTAIN SEPARATION WITH OTHER UTILITIES, REFER TO STANDARD PLAN 544
6. NO PVC SHORTER THAN 5FT MAY BE USED. DUCTILE IRON MUST BE USED FOR SHORTER LENGTHS



PARK CITY MUNICIPAL CORPORATION
WATER

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10/2020

REV.

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**WATER MAIN - PVC PIPE
8" TO 12" DIAMETER**

STD. PLAN

540-B

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	DUCTILE IRON PIPE, 3" TO 12" DIAMETER, PRESSURE CLASS 350, CEMENT-MORTAR LINING, ASPHALTIC INTERIOR/EXTERIOR COATING, AWWA C150 / C151 / C104	U.S. PIPE (1) PACIFIC STATES	<u>STANDARD JOINT PIPE:</u> PUSH ON TYTON JOINT
		U.S. PIPE (1) PACIFIC STATES	<u>RESTRAINED JOINT PIPE:</u> THRUST-LOCK TR FLEX
②	POLYVINYL CHLORIDE (PVC) PIPE, C.I.O.D., C900, DR 18, INTEGRAL BELL JOINT	JM EAGLE (1)	<u>STANDARD JOINT PIPE:</u> BLUE BRUTE
③	DUCTILE IRON FITTINGS, 3" TO 12" DIAMETER, FULL BODY, PRESSURE CLASS 350, CEMENT MORTAR LINED, ASPHALTIC EXTERIOR COATING, AWWA C153 / C104 FLANGES: AWWA C110 / C115, CLASS 125 FLANGE WITH FULL FACE OR RING FLANGE-TYPE GASKETS	U.S. PIPE (1) PACIFIC STATES	<u>PUSH ON STYLE FITTING:</u> TYTON JOINT <u>FLANGED FITTING:</u>
		U.S. PIPE (1) PACIFIC STATES	<u>RESTRAINED JOINT PIPE:</u> THRUST-LOCK TR FLEX
④	FITTINGS – DUCTILE IRON MECHANICAL JOINT PIPE WITH RETAINER GLANDS OR SST TIE ROD / NUT RESTRAINTS, AWWA C110 / C111 / C104	EBBA IRON (1)	<u>FITTINGS:</u> MECHANICAL JOINT <u>RETAINER GLANDS:</u> MEGALUG SERIES 1100, STD T-BOLTS AND NUTS
⑤	POLYETHYLENE ENCASMENT, HIGH DENSITY CROSS LAMINATED (HDCL) POLYETHYLENE FILM, AWWA C105 & AWWA C703E METHODS A & C	CHRISTY'S (1)	AWWA C703E METHOD A (4 MIL) AT PIPE AND AWWA C703E METHOD C (10 MIL) AT BOLT-TYPE JOINTS, FITTINGS, AND VALVES
⑥	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING, BLUE BACKGROUND, 6" WIDE	SETON (1)	85525
⑦	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	CONNECTORS: IDEAL INDUSTRIES (1)	TWISTER DB PLUS OR APP'D EQUAL
⑧	WAX TAPE COATING SYSTEM, APPLY TO <u>ALL</u> BURIED BOLTS AND NUTS INCLUDING MECHANICAL JOINT RESTRAINT SYSTEMS, AWWA C 217. REFER TO STD. PLAN 534.		

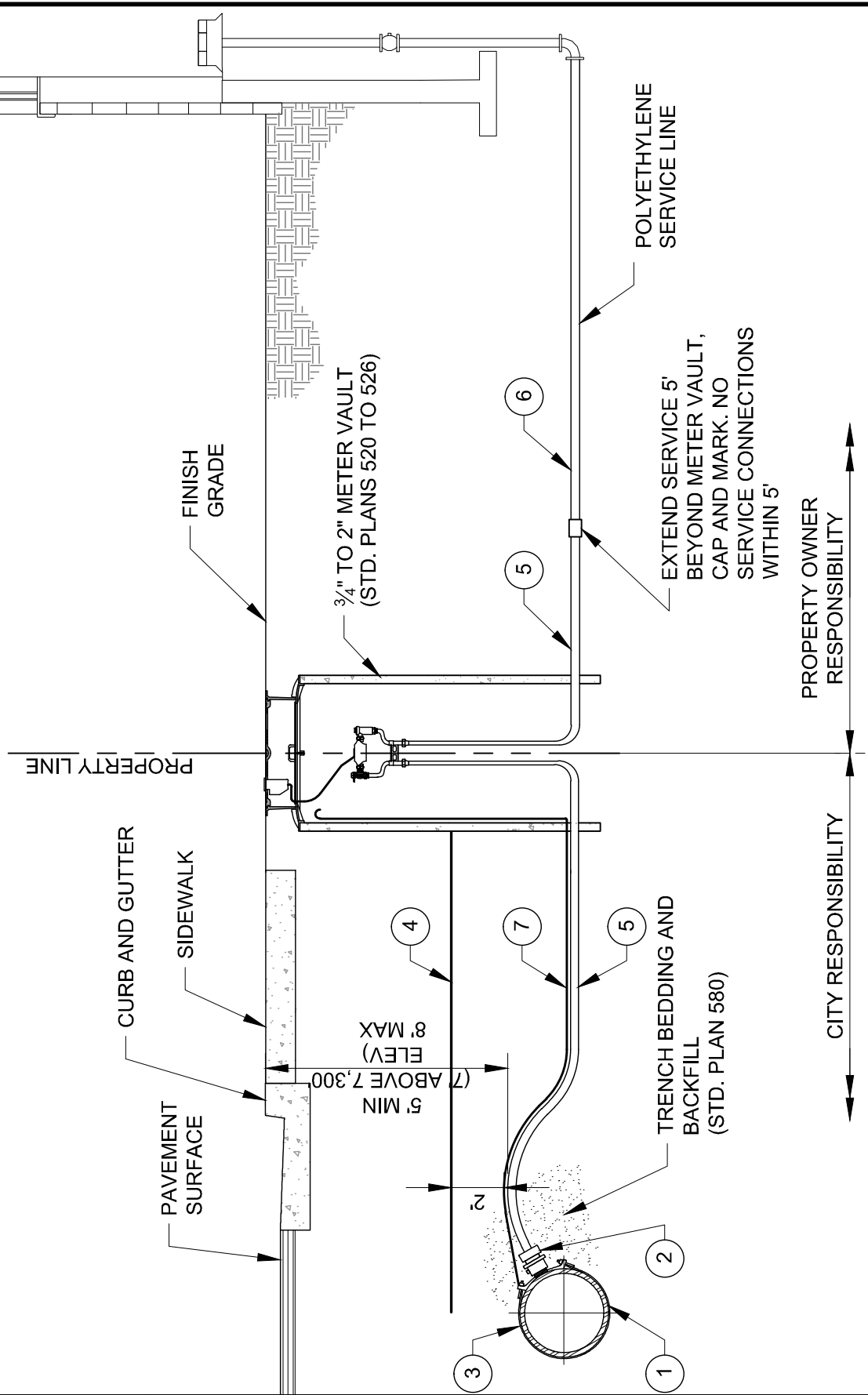
DETAIL NOTES

1. COORDINATE PIPE SIZE WITH APPROVED PLANS PRIOR TO ORDERING MATERIALS
2. LOCATE MAIN, FITTINGS, VALVES, AND FIRE LINES PER APPROVED PLANS
3. DUCTILE IRON PIPE IS REQUIRED WHEN WATER SYSTEM DESIGN PRESSURE EXCEEDS 150 PRESSURE RATING
4. PROVIDE "DOMESTIC" DUCTILE IRON FITTINGS
5. PROVIDE DUCTILE IRON RESTRAINED JOINT PIPE ON FIRE LINES, HYDRANT LINES, AND WHERE REQUIRED ON THE APPROVED PLANS
6. PROVIDE 316 STAINLESS STEEL BOLTS AND NUTS WITH ANTI-SEIZE LUBRICATION ON ALL FLANGED CONNECTIONS
7. REFER TO STANDARD PLAN 534 FOR SUPPLEMENTAL EXTERNAL CORROSION PROTECTION REQUIREMENTS. WHEN CATHODIC PROTECTION IS REQUIRED REFER TO STD. PLANS 534-538.
8. REFER TO SPECIFICATIONS FOR FLUSHING, HYDROSTATIC TESTING, AND DISINFECTING REQUIREMENTS
9. (1) DENOTES "OR EQUAL" MANUFACTURER AND MODEL. SUBMIT IN ACCORDANCE WITH CITY STANDARDS

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER MAIN AND FIRE LINES	STD. PLAN
	4/2014		540 S
	REV.		
	0		

NOTES:

1. REFERENCE STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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REV.

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WATER SERVICE LINE 3/4" TO 2" METERS

STD. PLAN

541

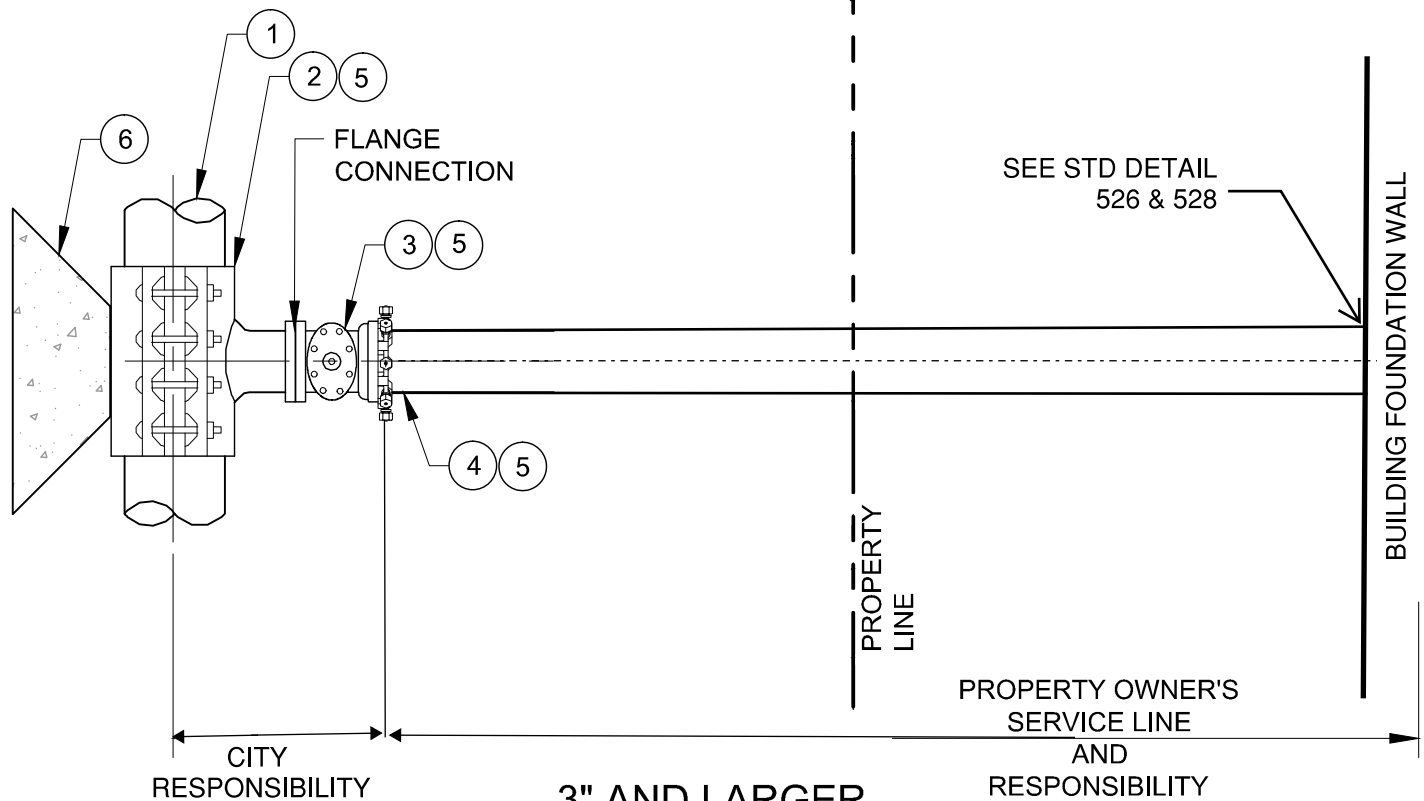
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	BRONZE SERVICE SADDLE: DI & AC PIPE; DOUBLE STRAP PVC PIPE; TWO-PIECE BOLTED	MUELLER	DI & AC PIPE: BR2B SERIES, 1-1/2" SERVICE, CC THDS; 2" SERVICE FIP THDS PVC PIPE: H-13000 SERIES, 1-1/2" SERVICE, CC THDS; 2" SERVICE FIP THDS
		FORD	DI & AC PIPE: STYLE 202B 1-1/2" SERVICE, CC THDS; 2" SERVICE, FIP THDS PVC PIPE: 1-1/2" SERVICE, STYLE S902, CC THDS; 2" SERVICE, STYLE S912, FIP THDS
②	BRASS CORPORATION STOP, INLET IP THREAD, OUTLET CTS COMPRESSION	MUELLER	B-25008N
		FORD	FB1100-(SERVICE SIZE)-Q-NL
③	POLYETHYLENE ENCASEMENT, HIGH DENSITY CROSS LAMINATED (HDCL) POLYETHYLENE FILM, AWWA C105 & AWWA C703E METHOD C	CHRISTY'S OR APPROVED EQUAL	AWWA C703E METHOD C (4 MIL)
④	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING BLUE BACKGROUND, 6" WIDE	SETON OR APPV'D EQUAL	85525
⑤	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901 1-1/2" DIA. SERVICE: 3/4" AND 1" SINGLE METER 1-1/2" DIA. SERVICE: 3/4" AND 1" DUAL METERS 2" DIA. SERVICE: 1-1/2" AND 2" SINGLE METER 2" DIA. SERVICE: 1-1/2" DUAL METERS	ADS OR APPV'D EQUAL	
⑥	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901; OR, TYPE K COPPER, SOFT, AWWA C800	ADS OR APPV'D EQUAL	
⑦	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TWISTER DB PLUS OR APP'D EQUAL

DETAIL NOTES

1. COORDINATE SERVICE SIZE WITH CITY PRIOR TO ORDERING MATERIALS
2. LOCATE SERVICE PER APPROVED PLANS
3. NO SERVICE LINE FITTINGS ALLOWED BETWEEN CORPORATION STOP AND METER VAULT CURB STOP VALVE
4. APPLY WAX TAPE COATING SYSTEM TO SERVICE SADDLE BOLTS AND NUTS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTERWRAP. DENSO NORTH AMERICA, TRENTON, OR APPROVED EQUAL (STD. PLAN 534)

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN
	10/2020		
	REV.		
			541 S



3" AND LARGER

LEGEND

ITEM	DESCRIPTION
1	EXISTING MAIN
2	DUCTILE IRON TAPPING SLEEVE OR DUCTILE IRON TEE
3	TAPPING VALVE OR FLG X MJ GATE VALVE (STD. PLAN 570 AND 572) ("FIRE" LID)
4	DUCTILE IRON PIPE FULLY RESTRAINED (STD. PLAN 541)
5	POLYETHYLENE WRAPPED (STD. PLAN 540-A)
6	THRUST BLOCK (STD. PLAN 561)

NOTES:

1. DOUBLE CHECK VALVE OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY TO BE DETERMINE BY BUILDING AND WATER DEPARTMENTS BASED ON DEGREE OF HAZARD POSED BY FIRE SPRINKLER PROTECTION SYSTEM USE.
2. WATER METER 3-INCH AND LARGER WILL REQUIRE A DUCTILE IRON TEE, VALVING, AND DISMANTLING JOINT. A SITE SPECIFIC DESIGN IS REQUIRED.
3. A METER BYPASS LINE IS REQUIRED FOR COMMERCIAL APPLICATIONS.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

10/2020

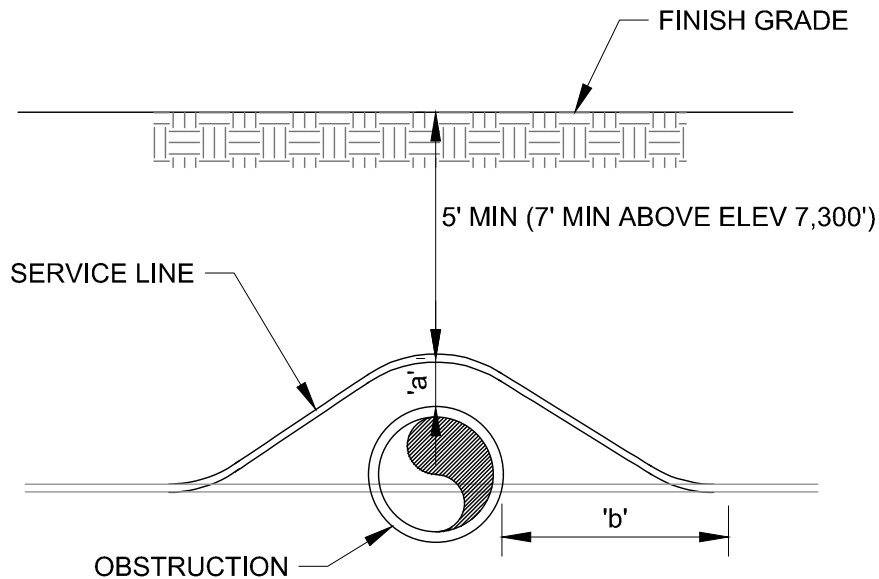
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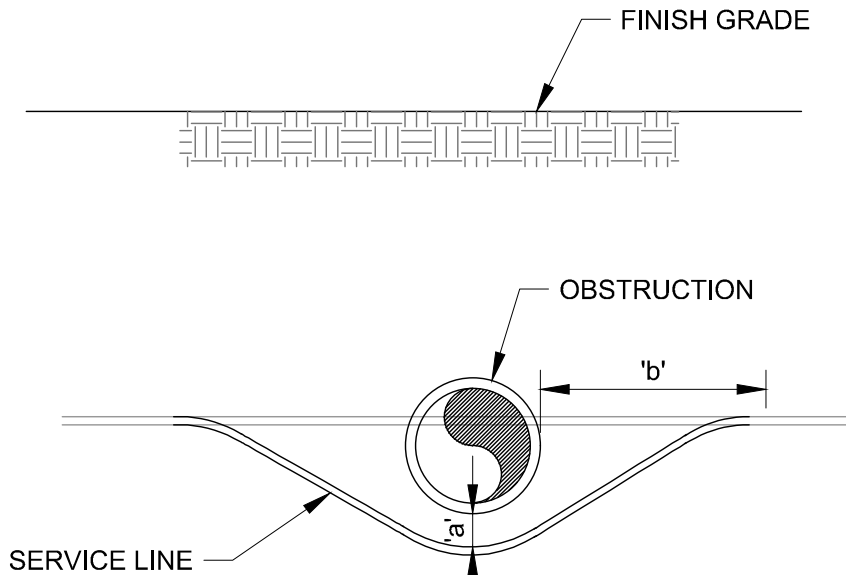
FIRE SERVICE LINE

STD. PLAN

542



METHOD A



METHOD B

TABLE OF DIMENSIONS

	OBSTRUCTION		
	SEWER MAIN	STORM DRAIN OR CULVERT	OTHER
'a'	18"	SEE STD. PLAN 546	12" MIN
'b'	5'-0"		3'-0" MIN

NOTES:

1. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.



PARK CITY MUNICIPAL CORPORATION
WATER

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6/2019

REV.

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WATER SERVICE LINE LOOP

STD. PLAN

543

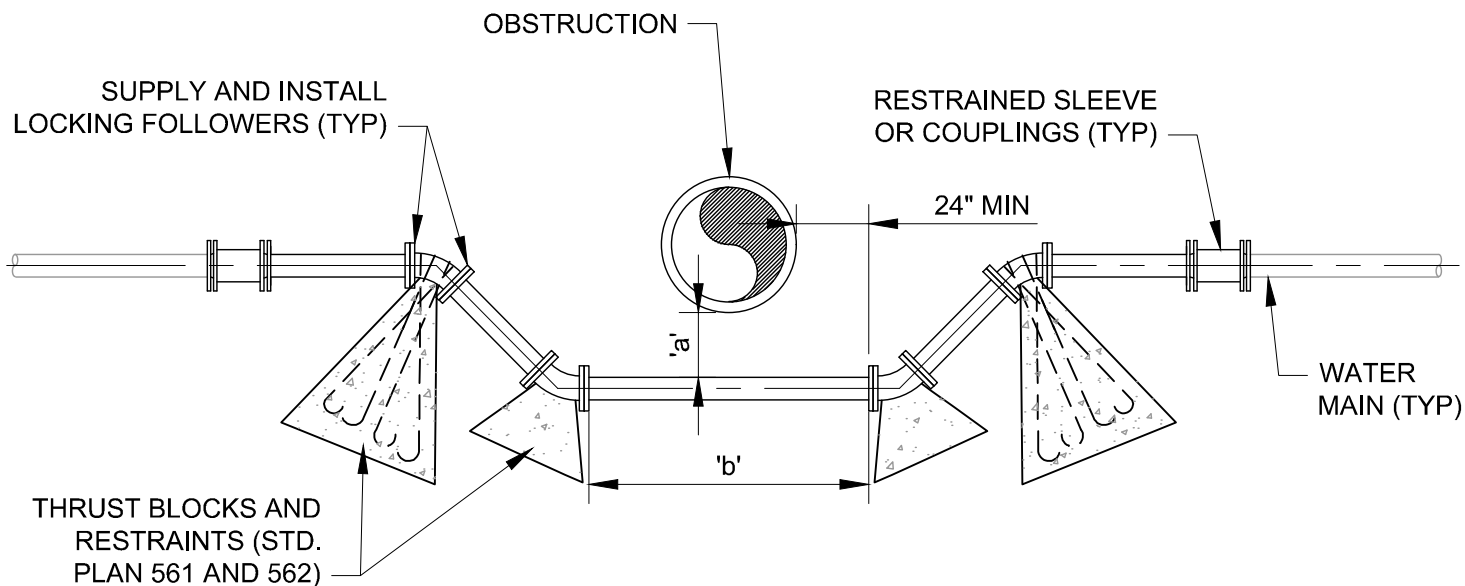


TABLE OF DIMENSIONS		
OBSTRUCTION	'a'	'b'
SEWER	18" MIN	20' MIN
STORM DRAIN OR CULVERT	SEE STD. PLAN 546	O.D. + 6'
OTHER	12" MIN	O.D. + 4'

NOTES:

METHOD A

1. RESTRAINED JOINT PIPE REQUIRED
2. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

6/2019

REV.

1

WATER MAIN LOOP

STD. PLAN

544-A

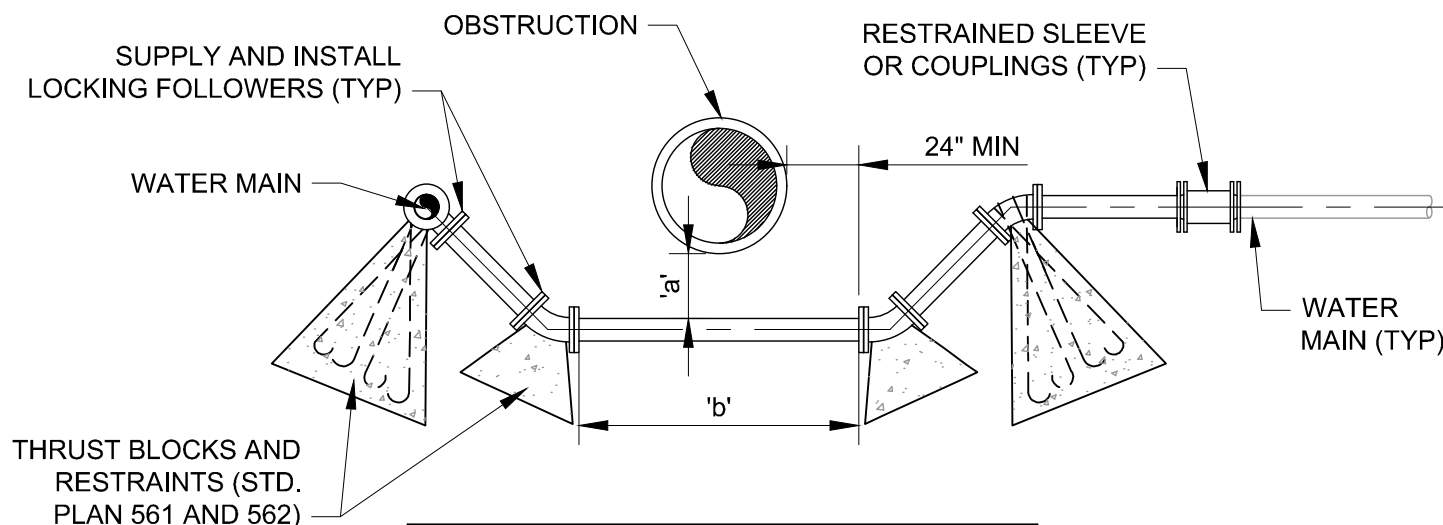


TABLE OF DIMENSIONS		
OBSTRUCTION	'a'	'b'
SEWER	18" MIN	20' MIN
STORM DRAIN OR CULVERT	SEE STD. PLAN 546	O.D. + 6'
OTHER	12" MIN	O.D. + 4'

METHOD B

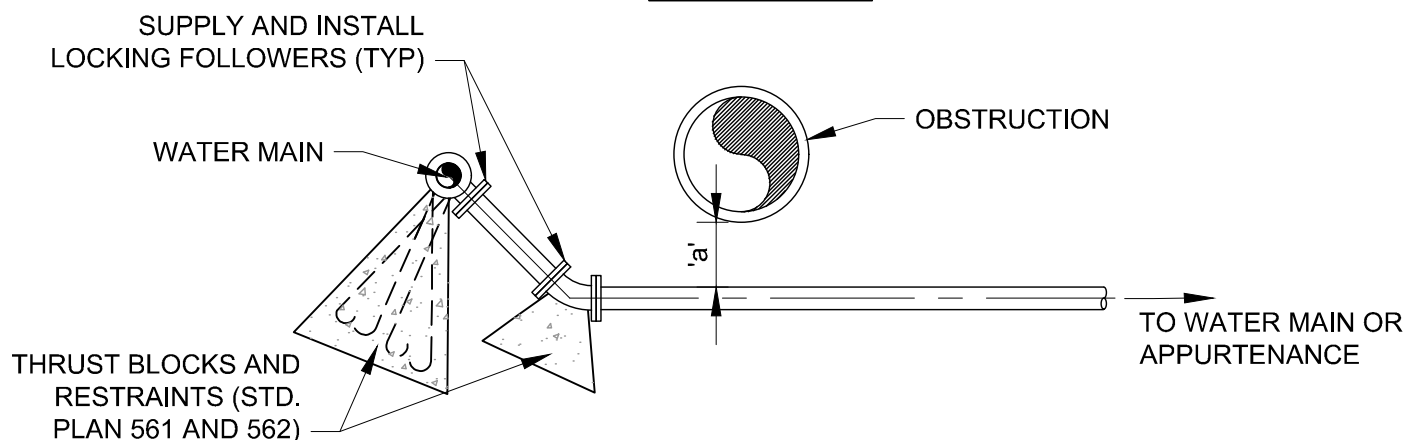


TABLE OF DIMENSIONS	
OBSTRUCTION	'a'
SEWER	18" MIN
STORM DRAIN OR CULVERT	SEE STD. PLAN 546
OTHER	12" MIN

METHOD C

NOTES:

1. RESTRAINED JOINT PIPE REQUIRED
2. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

6/2019

REV.

1

WATER MAIN LOOP

STD. PLAN

544-B

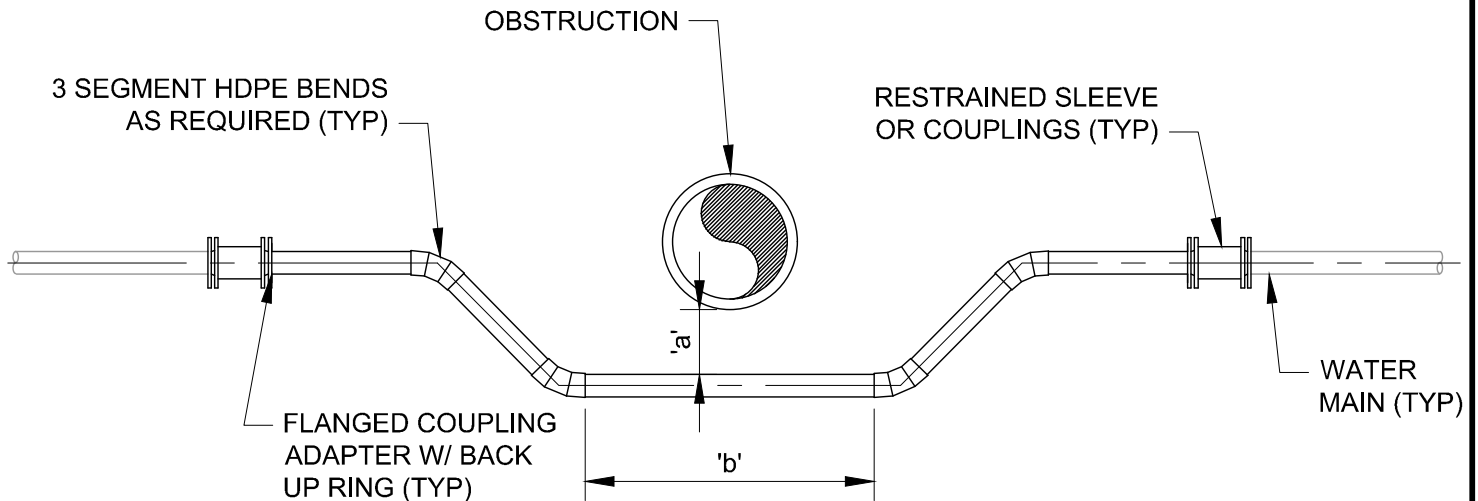


TABLE OF DIMENSIONS		
OBSTRUCTION	'a'	'b'
SEWER	18" MIN	20' MIN
STORM DRAIN OR CULVERT	SEE STD. PLAN 546	O.D. + 6'
OTHER	12" MIN	O.D. + 4'

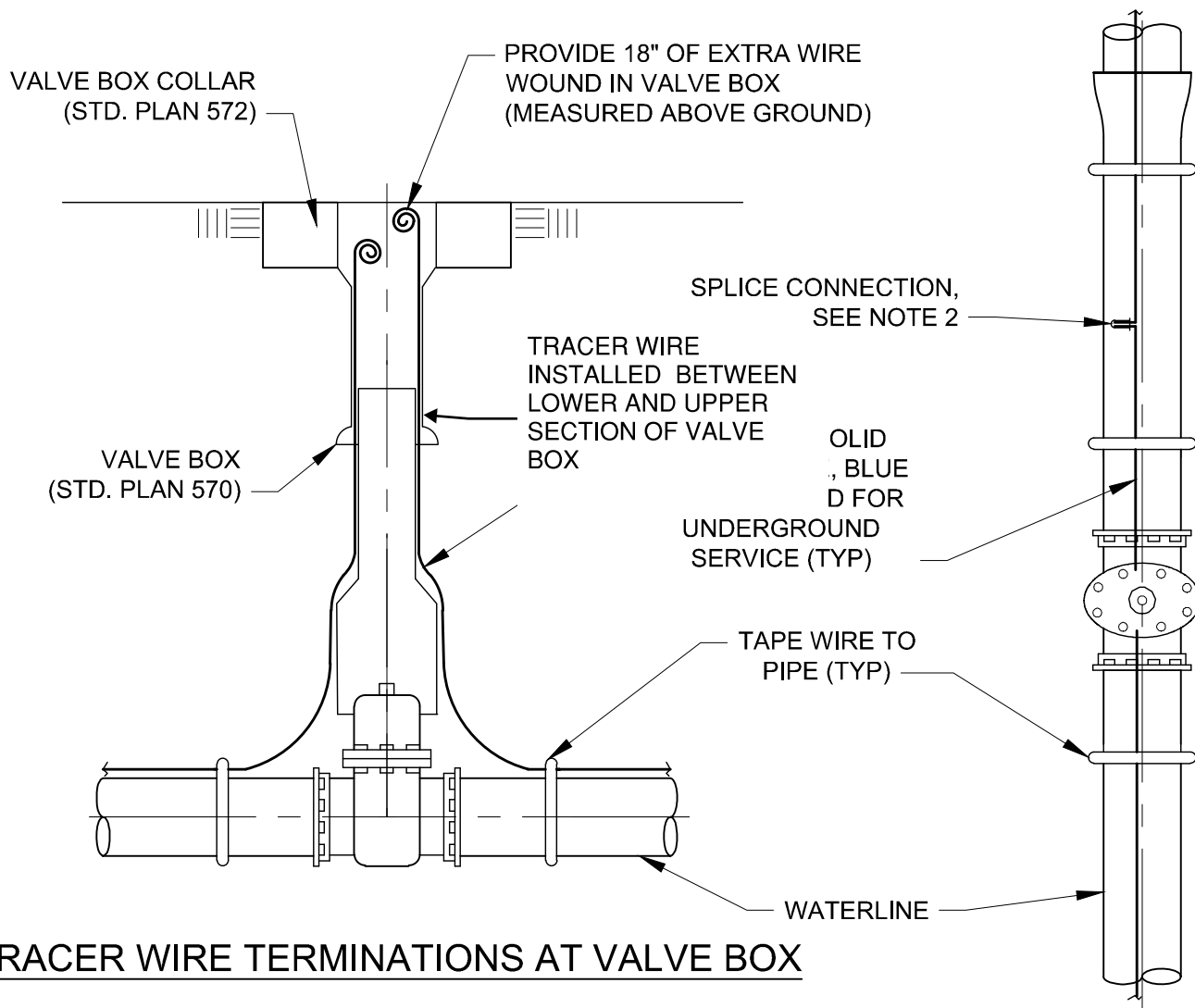
HDPE METHOD

NOTES:

HDPE PIPE WATERLINE LOOP MINIMUM REQUIREMENTS:

1. GENERAL: PIPE SHALL BE HDPE 4710 DR11 WITH AN INSIDE DIAMETER EQUAL TO OR GREATER THAN THE CONNECTING PIPE ON BOTH ENDS.
2. PIPE SHALL BE FUSION WELDED ALONG LENGTH AND FULLY RESTRAINED AT TRANSITIONS TO DIFFERING PIPE MATERIALS WITH FLANGES OR OTHER CITY APPROVED METHOD.
3. FITTINGS ALONG THE LOOP LENGTH SHALL BE HDPE UNLESS OTHERWISE APPROVED BY OWNER.
4. BENDING RADIUS NOT TO EXCEED PIPE MANUFACTURES RECOMMENDATIONS.
5. REDUCERS AND TRANSITION COUPLINGS SHALL BE PROVIDED ON BOTH ENDS AS REQUIRED AND SHALL BE HDPE OR DUCTILE IRON. CATHODIC PROTECTION REQUIRED ON FERROUS COMPONENTS PER STD. PLAN 534
6. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER MAIN LOOP	STD. PLAN
	6/2019		544-C
	REV.		
	1		

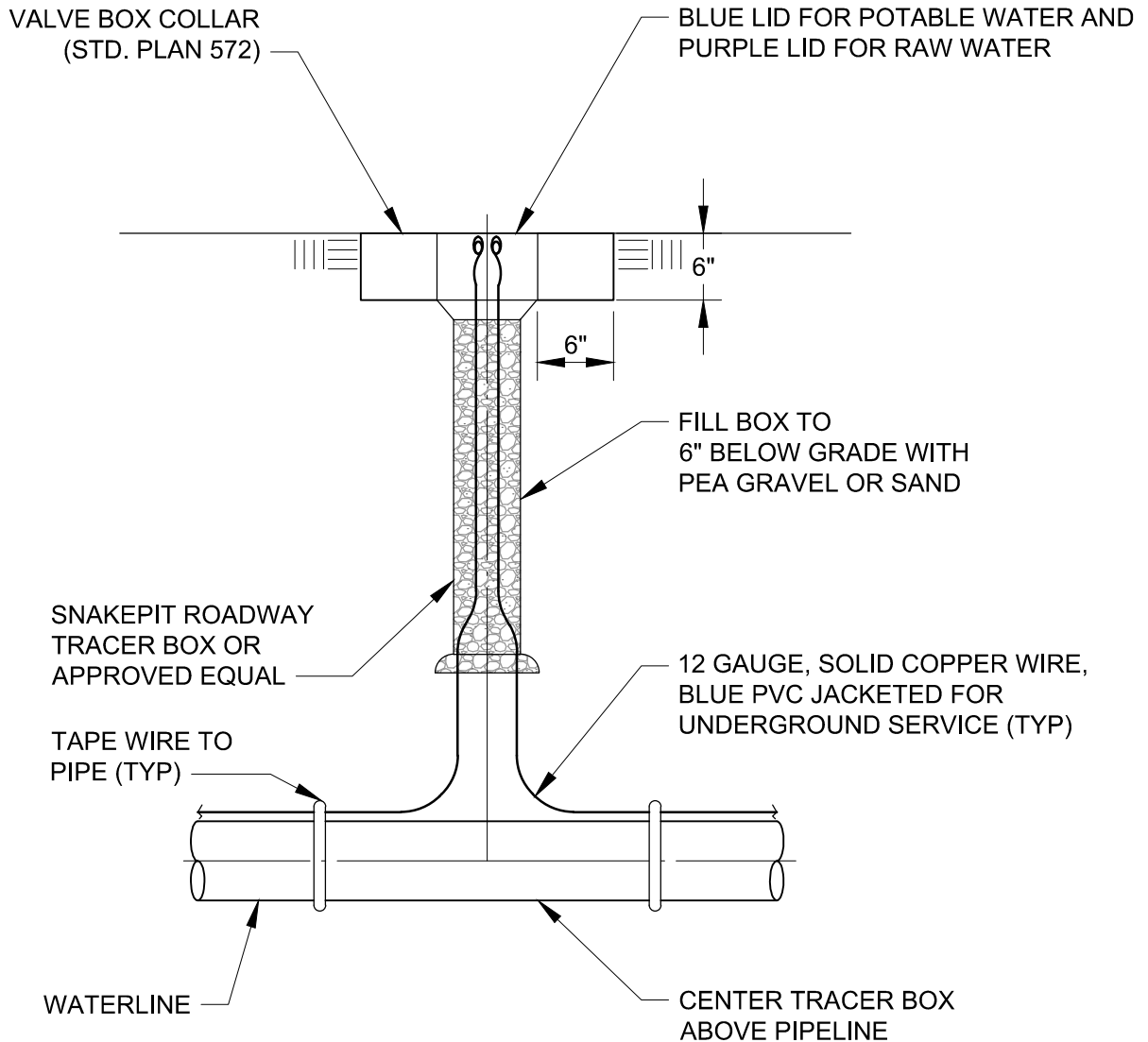


TRACER WIRE TERMINATIONS AT VALVE BOX

NOTES:

1. INSTALL TRACER WIRE ON ALL CONSTRUCTED (METALLIC AND NON-METALLIC) PIPE.
2. ALL SPLICES SHALL BE SILICONE FILLED WIRE CONNECTORS.
3. PROVIDE TRACER WIRE CONNECTIONS AT ALL VALVE BOXES AND PER STD. PLAN 545-B TO MAINTAIN A MAXIMUM DISTANCE BETWEEN CONNECTIONS OF NO GREATER THAN 500 FEET.
4. AT VAULT AND MANHOLE LOCATIONS COIL WIRE INSIDE.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	TRACER WIRE VALVE BOX TERMINATIONS	STD. PLAN
	10/2020		545-A
	REV.		
	0		



NOTES:

1. INSTALL LOCATOR WIRE ON ALL CONSTRUCTED (METALLIC AND NON-METALLIC) PIPE.
2. ALL SPLICES SHALL BE WITH SILICONE FILLED WIRE CONNECTORS.
3. PROVIDE LOCATOR WIRE CONNECTIONS PER THIS DETAIL AS REQUIRED TO MAINTAIN A MAXIMUM DISTANCE BETWEEN CONNECTIONS OF NO GREATER THAN 500 FEET. CONTRACTOR SHALL COORDINATE EACH LOCATION WITH OWNER.
4. LOCATOR WIRE AND WARNING TAPE NOT REQUIRED WHERE DIRECTIONAL DRILLING WILL TAKE PLACE.
5. AT VAULT LOCATIONS COIL WIRE INSIDE OF VAULT.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

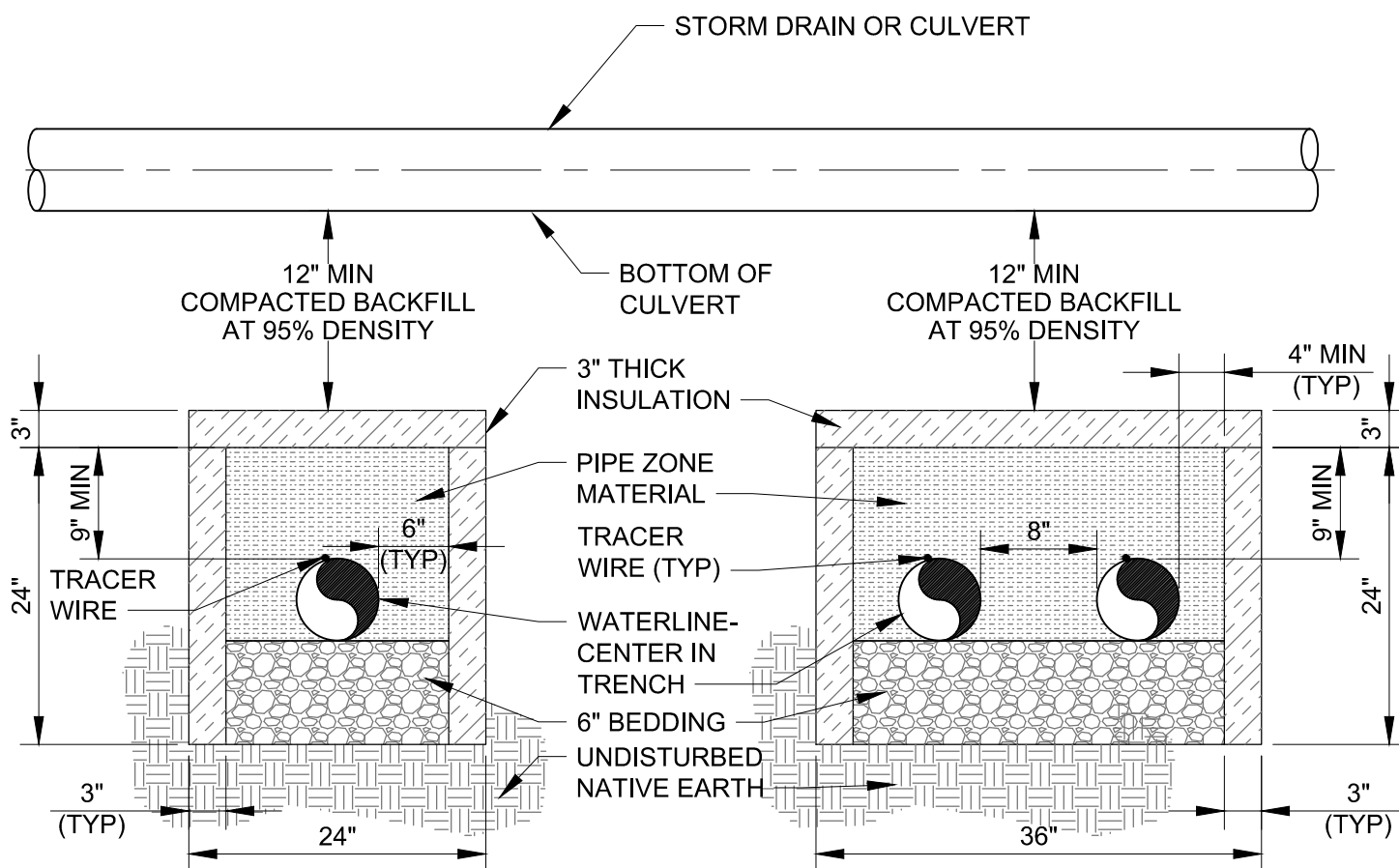
REV.

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**TRACER WIRE
ACCESS BOX TERMINATIONS**

STD. PLAN

545-B



ONE LINE IN TRENCH

TWO LINES IN TRENCH

NOTES:

1. WHERE WATERLINES INTERSECT STORM DRAINS OR CULVERTS, INSTALL WATERLINE WITH FROST SHIELD. EXTEND FROST SHIELD A MINIMUM OF 3-FEET ON BOTH SIDES STORM DRAIN OR CULVERT.
2. INSULATION SHALL BE 3-INCH THICK INSULATION BOARD (DOW STYROFOAM HIGHLOAD - 60 INSULATION OR APPROVED EQUAL).
3. ALL BACKFILL MATERIAL, INCLUDING SPECIAL BEDDING AND PIPE ZONE MATERIAL, SHALL BE COMPACTED TO AT LEAST 95% DENSITY TO PROVIDE AN ADEQUATE FOUNDATION FOR THE CULVERT AND ROADWAY.
4. INSTALL TRACER WIRES AS REQUIRED (STD. PLAN 540, 541 AND 545)



PARK CITY MUNICIPAL CORPORATION
WATER

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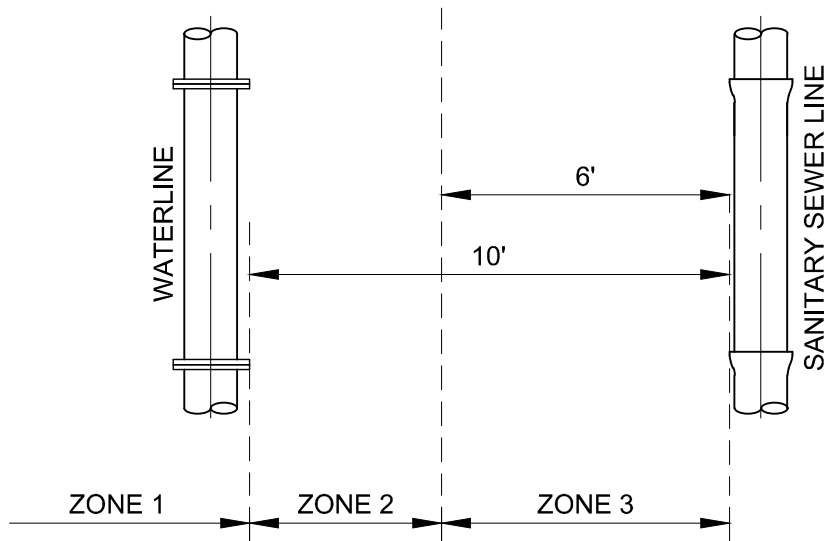
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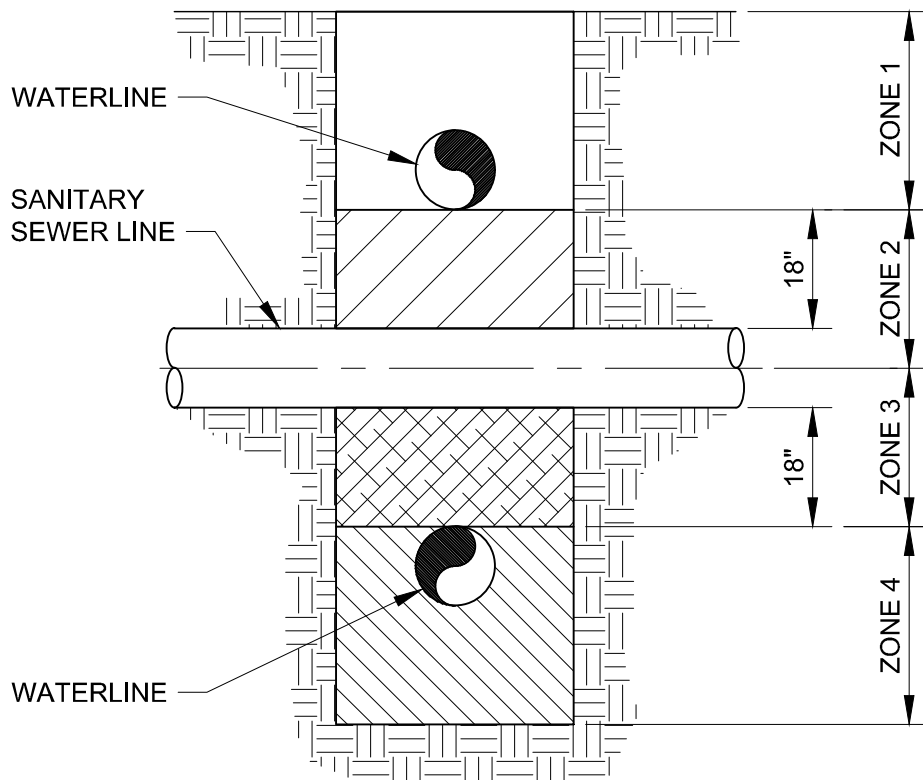
**PIPE INSULATION AT
STORM DRAIN CROSSINGS**

STD. PLAN

546



HORIZONTAL SEPARATION REQUIREMENTS



VERTICAL SEPARATION REQUIREMENTS

NOTES:

1. SEE STD. PLAN 547-B FOR HORIZONTAL AND VERTICAL SEPARATION REQUIREMENT NOTES.
2. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

6/2019

REV.

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WATER - SANITARY SEWER SEPARATION

STD. PLAN

547-A

HORIZONTAL SEPARATION

NOTES:

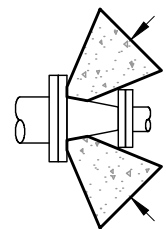
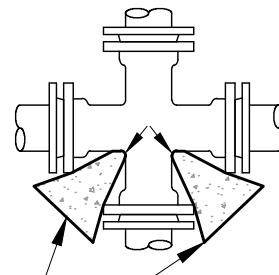
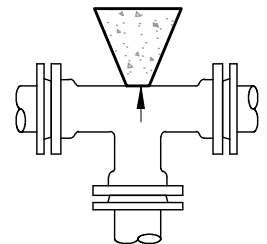
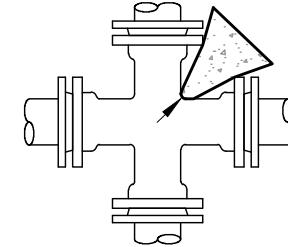
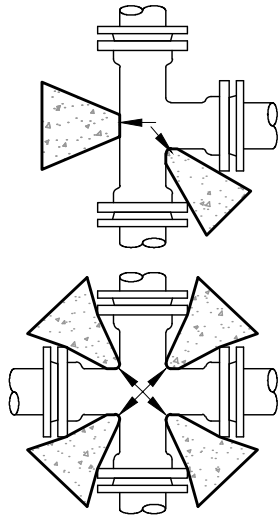
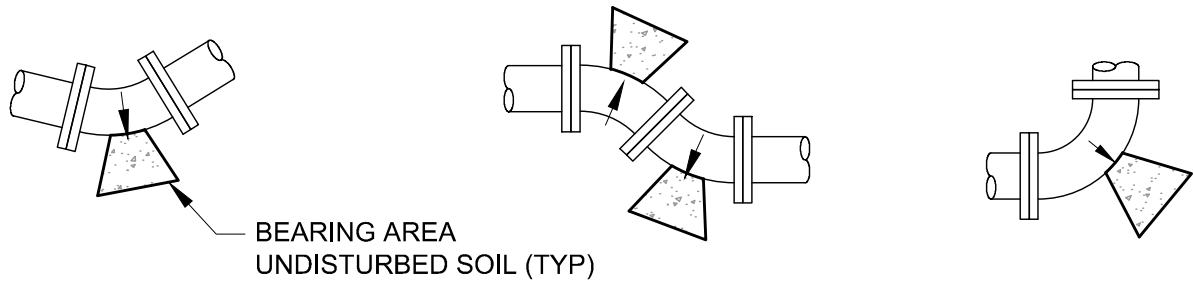
1. ZONE 1: WATER LINE AND SEWER LINE SEPARATED 10 FEET OR GREATER - NO SPECIAL REQUIREMENTS
ZONE 2: A) WATER LINE SEPARATED BY AT LEAST 6 FEET AT OUTSIDE PIPE WALLS AND
B) BOTTOM OF WATER LINE IS AT LEAST 18 INCHES ABOVE TOP OF SEWER LINE AND
C) WATER LINE CONSTRUCTED WITH MECHANICAL, RESTRAINED JOINT PIPE AND
SITE SPECIFIC REQUIREMENTS APPROVED BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER
ZONE 3: WATER LINE AND SEWER LINE SEPARATION LESS THAN 6 FEET - NOT ALLOWED
2. SERVICE LINE TAPS NOT ALLOWED IN ZONE 2.
3. SERVICE LINE TAPS WITHIN ZONE 3 ALLOWED ONLY BY SITE SPECIFIC APPROVAL BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER
4. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SANITARY SEWER FORCE MAINS
5. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SANITARY SEWER REQUIREMENTS AND SEWER LINE MODIFICATIONS

VERTICAL SEPARATION

NOTES:

1. ZONE 1: WATER LINE ABOVE SEWER LINE AND SEPARATED 18 INCHES OR GREATER - NO SPECIAL REQUIREMENTS
ZONE 2: WATER LINE ABOVE SEWER LINE SEPARATED LESS THAN 18 INCHES - LOOP WATER LINE, REFER TO STD. PLAN 543. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
ZONE 3: WATER LINE BELOW SEWER LINE SEPARATED LESS THAN 18 INCHES - LOOP WATER LINE, REFER TO STD. PLAN 543. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
ZONE 4: WATER LINE BELOW SEWER LINE SEPARATED GREATER THAN 18 INCHES - CENTER ONE FULL UN CUT LENGTH OF WATER PIPE OVER THE CROSSING AND PROVIDE MECHANICAL RESTRAINED PIPE JOINTS UNTIL THE WATER PIPE EXTENDS TO A DISTANCE OF 10 FEET PERPENDICULAR TO EACH SIDE OF THE SEWER LINE. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
2. SERVICE LINE TAPS NOT ALLOWED IN ZONES 2 AND 3.
3. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SANITARY SEWER FORCE MAINS
4. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SANITARY SEWER REQUIREMENTS AND SEWER LINE MODIFICATIONS
5. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.

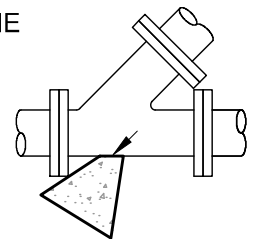
 PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER - SANITARY SEWER SEPARATION	STD. PLAN
	6/2019		547-B
	REV.		
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MINIMUM BEARING AREA IN SQ. FT.

SIZE OF PIPE	TEES, VALVES, DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	3.5	5	3	1.5	1
6"	7	10	5.5	3	1.5
8"	12.5	17	9.5	5	2.5
10"	18.5	26	14	7.5	3.8
12"	26	37	20	10	5
14"	35	49	26.5	13.5	7
16"	45	63	34	17.5	9

THE AREA OF BEARING PER
THRUST BLOCK TO EQUAL 1/2 THE
AREA SPECIFIED FOR THE
LARGEST PIPE OR FITTING SIZE



NOTE:

1. RESTRAINT SIZING IS BASED UPON A MAXIMUM OPERATING PRESSURE OF 150 PSI AND A TEST PRESSURE OF 250 PSI, AND A MINIMUM SOIL BEARING STRENGTH OF 2,000 PSF. OPERATING PRESSURES IN EXCESS OF 150 PSI OR SOILS WITH LESS THAN 2,000 POUND BEARING STRENGTH WILL REQUIRE SPECIAL DESIGN.
2. PIPE SIZE EXCEEDING 16" REQUIRES SPECIAL DESIGN.
3. SIDE WALLS OF THRUST BLOCK SHALL BE FORMED WITH VERTICAL SIDES.
4. DO NOT ENCASE ADJACENT FITTINGS AND BOLTS.
5. DO NOT THRUST AGAINST ADJACENT PIPES.
6. PLACE PE WRAP PRIOR TO INSTALLING BLOCKING.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

REV.

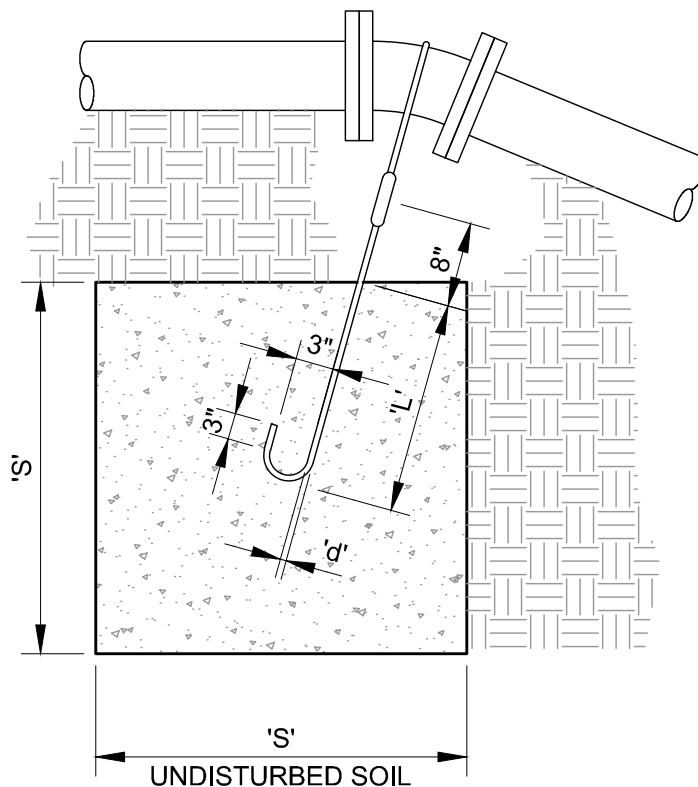
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DIRECT BEARING THRUST BLOCK

STD. PLAN

561

TABLE OF DIMENSIONS					
SIZE OF PIPE (NOMINAL DIAMETER)	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC FEET	'S' SIDE OF CUBE - FEET	'd' DIAMETER OF SHANK OR REBAR RODS - INCH	'L' DEPTH OF ROD IN CONCRETE - FEET
4"	11 1/4	9.5	2.2	5/8"	1.5
	22 1/2	19.0	2.7	5/8"	2.0
6"	11 1/4	20	2.7	5/8"	2.0
	22 1/2	40	3.4	5/8"	2.0
8"	11 1/4	34	3.3	5/8"	2.0
	22 1/2	68	4.1	5/8"	2.0
10"	11 1/4	51	3.8	5/8"	2.0
	22 1/2	102	4.7	3/4"	3.0
12"	11 1/4	72	4.2	5/8"	2.0
	22 1/2	143	5.3	3/4"	3.0
14"	11 1/4	97	4.6	7/8"	3.0
	22 1/2	193	5.8	7/8"	3.0
16"	11 1/4	125	5.0	7/8"	3.0
	22 1/2	249	6.3	7/8"	4.0



TYPE A RESTRAINT

FOR 11 1/4° - 22 1/2° VERTICAL BENDS

NOTE:

1. RESTRAINT SIZING IS BASED UPON A MAXIMUM OPERATING PRESSURE OF 150 PSI AND A TEST PRESSURE OF 250 PSI, AND A MINIMUM SOIL BEARING STRENGTH OF 2,000 PSF. OPERATING PRESSURES IN EXCESS OF 150 PSI OR SOILS WITH LESS THAN 2,000 POUND BEARING STRENGTH WILL REQUIRE SPECIAL DESIGN.
2. PIPE SIZE EXCEEDING 16" REQUIRES SPECIAL DESIGN.
3. SIDE WALLS OF THRUST BLOCK SHALL BE FORMED WITH VERTICAL SIDES.
4. DO NOT ENCASE ADJACENT FITTINGS AND BOLTS.
5. DO NOT THRUST AGAINST ADJACENT PIPES.
6. APPLY WAX TAP COATING SYSTEM TO EXPOSED SHANK AND REBAR RODS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTER WRAP. DENSO N.A., TRENTON, OR APPROVED EQUAL.
7. SHANK AND REBAR MATERIALS SHALL BE EPOXY COATED AT LEAST 15 MILS THICK.
8. REINFORCEMENT SHALL BE DEFORMED STEEL, ASTM A 615. MINIMUM STRESS YIELD STRENGTH OF STEEL TIE-DOWN BARS IS 70,000 KSI.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

REV.

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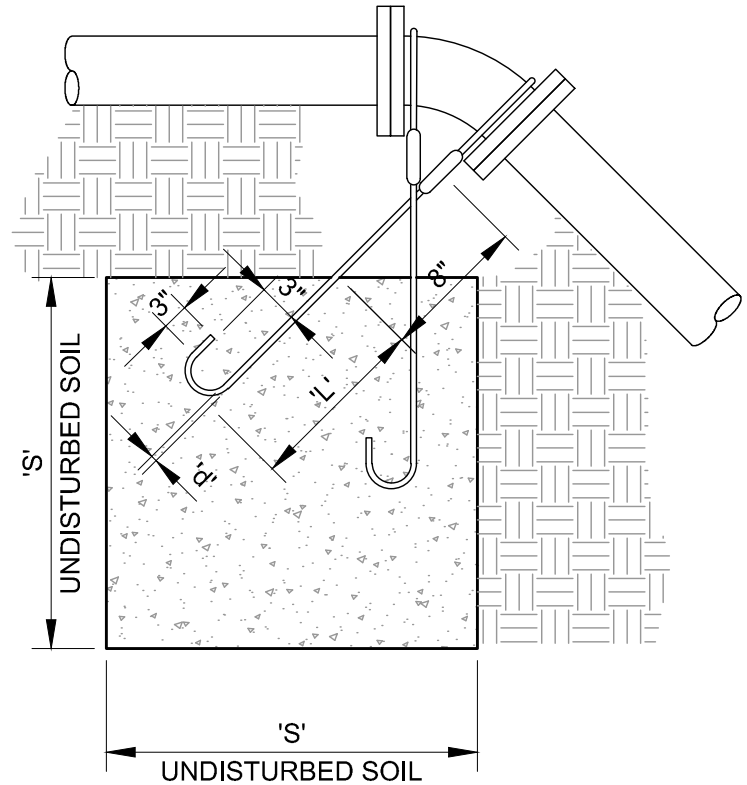
TIE-DOWN THRUST RESTRAINTS

STD. PLAN

562-A

TABLE OF DIMENSIONS

SIZE OF PIPE (NOMINAL DIAMETER)	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC YARDS	'S'	'd'	'L'
4"	45	1.4	3.4	5/8"	2.0
				5/8"	
6"	45	2.8	4.3	5/8"	2.5
				5/8"	
8"	45	4.9	5.1	5/8"	3.0
				5/8"	
10"	45	7.3	5.9	5/8"	4.0
				5/8"	
12"	45	10.4	6.8	3/4"	4.0
				3/4"	
14"	45	14.0	7.3	3/4"	4.0
				3/4"	
16"	45	18.1	7.9	3/4"	4.0
				3/4"	



TYPE B RESTRAINT
FOR 45° VERTICAL BENDS

NOTE:

1. RESTRAINT SIZING IS BASED UPON A MAXIMUM OPERATING PRESSURE OF 150 PSI AND A TEST PRESSURE OF 250 PSI, AND A MINIMUM SOIL BEARING STRENGTH OF 2,000 PSF. OPERATING PRESSURES IN EXCESS OF 150 PSI OR SOILS WITH LESS THAN 2,000 POUND BEARING STRENGTH WILL REQUIRE SPECIAL DESIGN.
2. PIPE SIZE EXCEEDING 16" REQUIRES SPECIAL DESIGN.
3. SIDE WALLS OF THRUST BLOCK SHALL BE FORMED WITH VERTICAL SIDES.
4. DO NOT ENCASE ADJACENT FITTINGS AND BOLTS.
5. DO NOT THRUST AGAINST ADJACENT PIPES.
6. APPLY WAX TAP COATING SYSTEM TO EXPOSED SHANK AND REBAR RODS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTER WRAP. DENSO N.A., TRENTON, OR APPROVED EQUAL.
7. SHANK AND REBAR MATERIALS SHALL BE EPOXY COATED AT LEAST 15 MILS THICK.
8. REINFORCEMENT SHALL BE DEFORMED STEEL, ASTM A 615. MINIMUM STRESS YIELD STRENGTH OF STEEL TIE-DOWN BARS IS 70,000 KSI.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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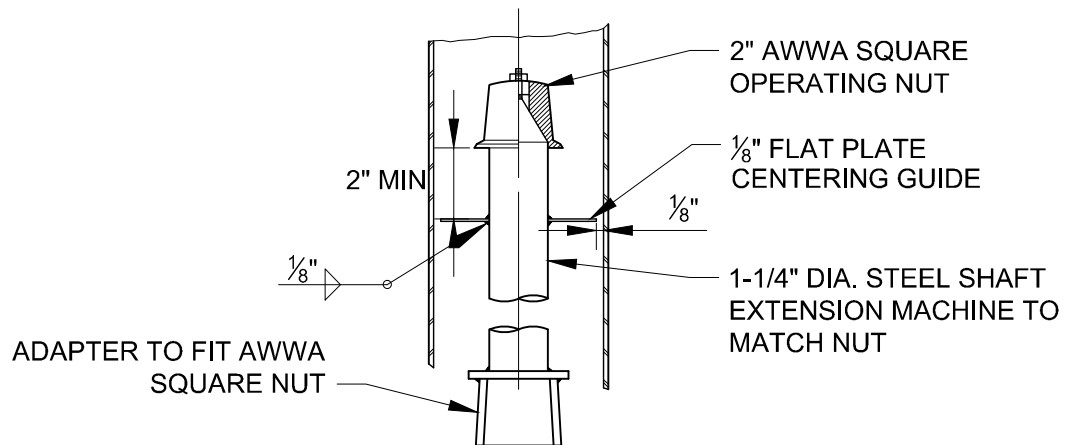
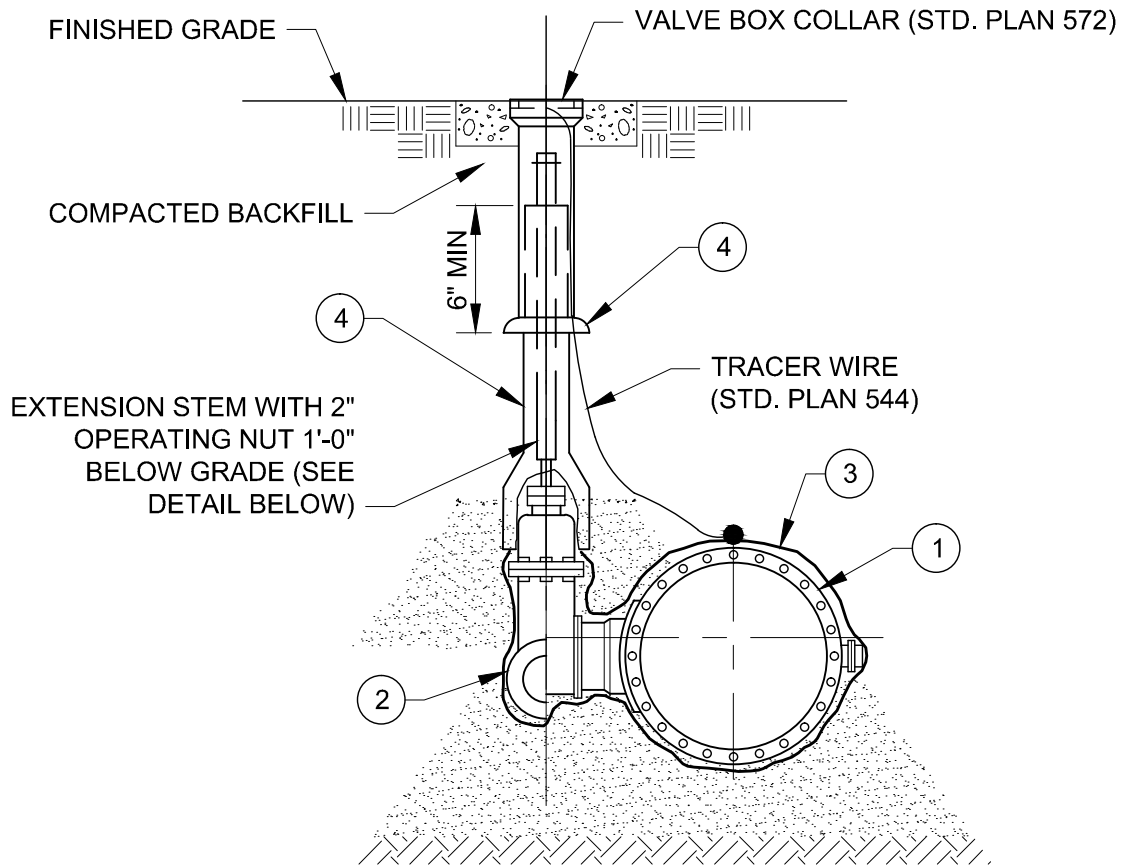
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**TIE-DOWN
THRUST RESTRAINTS**

STD. PLAN

562-B



EXTENSION STEM

NOTES:

1. REFER TO STD. PLAN 570 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	BURIED VALVE AND VALVE BOX	STD. PLAN
	3/2014		
	REV.		
	0		570

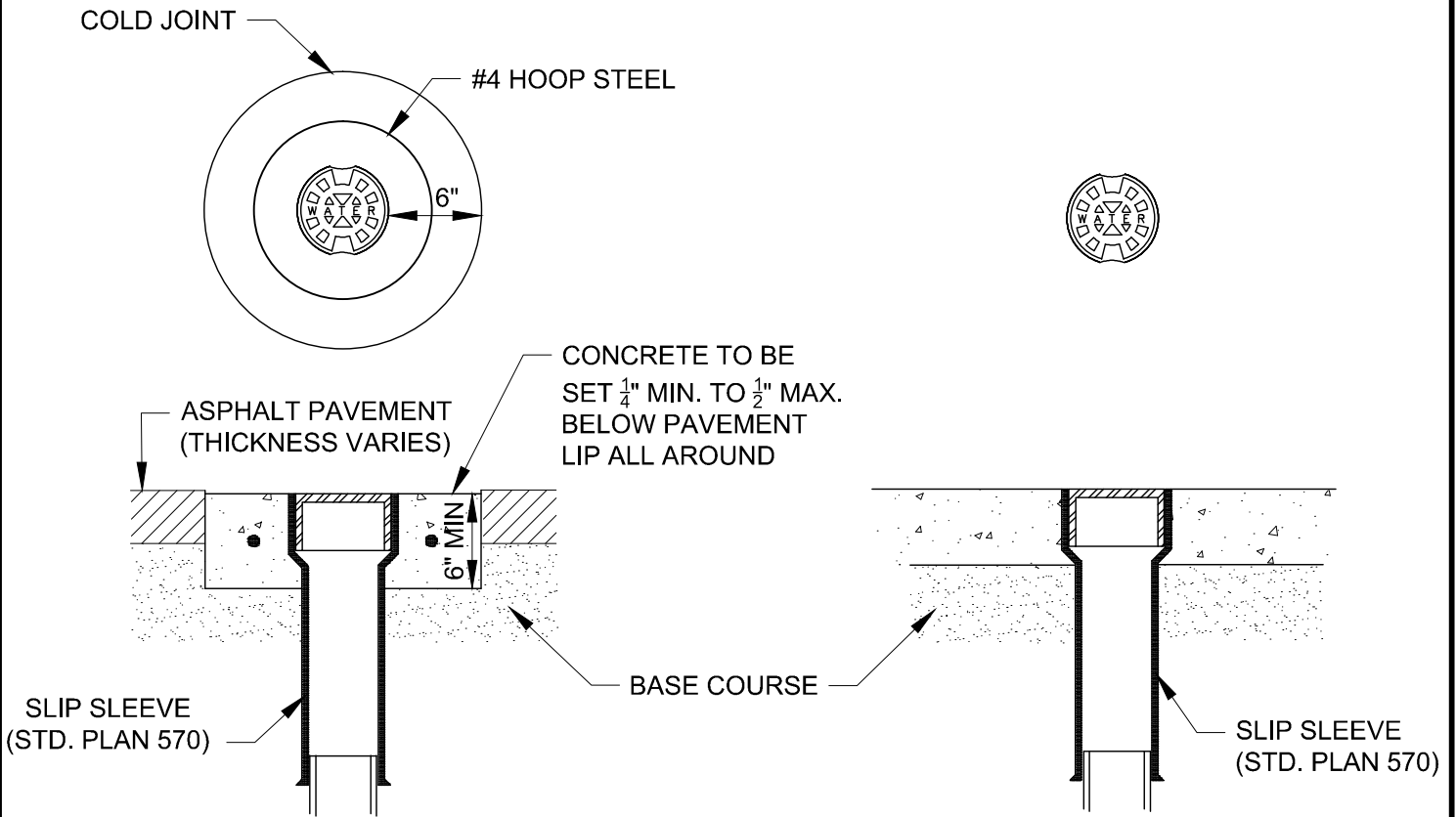
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	BUTTERFLY VALVE, NRS, AWWA C504 CLASS 250B, 250 PSI, SST BONNET BOLTS, FLANGED END CONNECTIONS	MUELLER	LINESEAL XP2, 5227 SERIES
		CLOW	MODEL 4500
②	GATE VALVE, NRS, AWWA C509, 250 PSI, SST BONNET BOLTS, END CONNECTIONS PER FOLLOWING: ON TEES: FLG x FLG IN-LINE VALVES: MJ x MJ OTHERS: MJ x MJ, OR PER DESIGN	MUELLER	SERIES 2360
		CLOW	MODEL 2639
③	POLYETHYLENE ENCASEMENT, HIGH DENSITY CROSS LAMINATED (HDCL) POLYETHYLENE FILM, AWWA C105 & AWWA C703E METHOD C	CHRISTY'S OR APPROVED EQUAL	AWWA C703E METHOD C (4 MIL)
④	VALVE BOX, CAST IRON, TWO PIECE, SLIP TYPE WITH CAST IRON DROP-IN COVER MARKED AS FOLLOWS: ISOLATION VALVE: "WATER" BUTTERFLY VALVE: "BFV" ZONE VALVE: "ZONE" FIRE LINE VALVE: "FIRE" VALVE BOX RISER: LIMIT ONE PER VALVE BOX	D&L SUPPLY OR APPV'D EQUAL	BOX AND LID: M-8042 RISER: M-8049 THRU M-8055 EXTENSION: M-8070

DETAIL NOTES

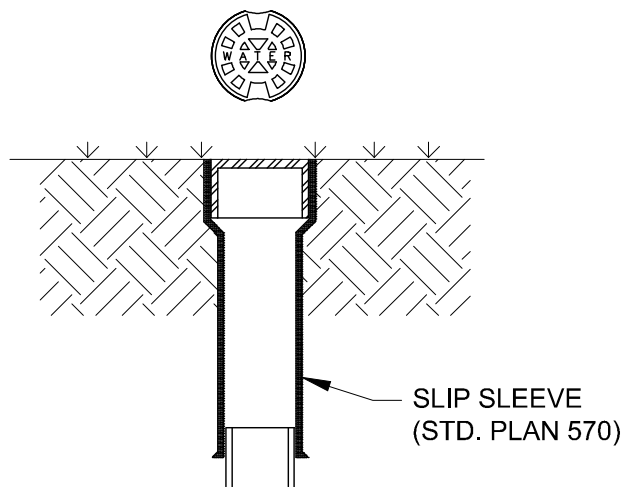
- VALVES TO BE RATED FOR WORKING AND TEST PRESSURE OF WATER MAIN
- PROVIDE FUSION BONDED EPOXY COATING ON GATE VALVE AND BUTTERFLY VALVE INTERIOR AND EXTERIOR
- PROVIDE 316 SST BOLTS AND NUTS WITH ANTI-SEIZE LUBRICANT ON FLANGED CONNECTIONS
- DO NOT LOCATE VALVE AND VALVE BOX WITHIN CURB OR GUTTER
- CENTER VALVE BOX ON VALVE OPERATING NUT
- SET VALVE BOX PLUMB WITHOUT DEFLECTIONS IN VALVE BOX JOINTS
- PROVIDE ADDITIONAL SLIP BASE FOR VALVE BOX ON 7' BURY WATER MAIN
- APPLY WAX TAPE COATING SYSTEM TO VALVE BONNET BOLTS AND ALL OTHER BURIED BOLTS AND NUTS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTERWRAP. DENSO NORTH AMERICA, TRENTON, OR APPROVED EQUAL (STD. PLAN 534)

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	BURIED VALVE AND VALVE BOX	STD. PLAN
	4/2014		
	REV.		
			570 S



ASPHALT PAVEMENT

CONCRETE PAVEMENT



LANDSCAPED AREA



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

REV.

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VALVE BOX COLLAR

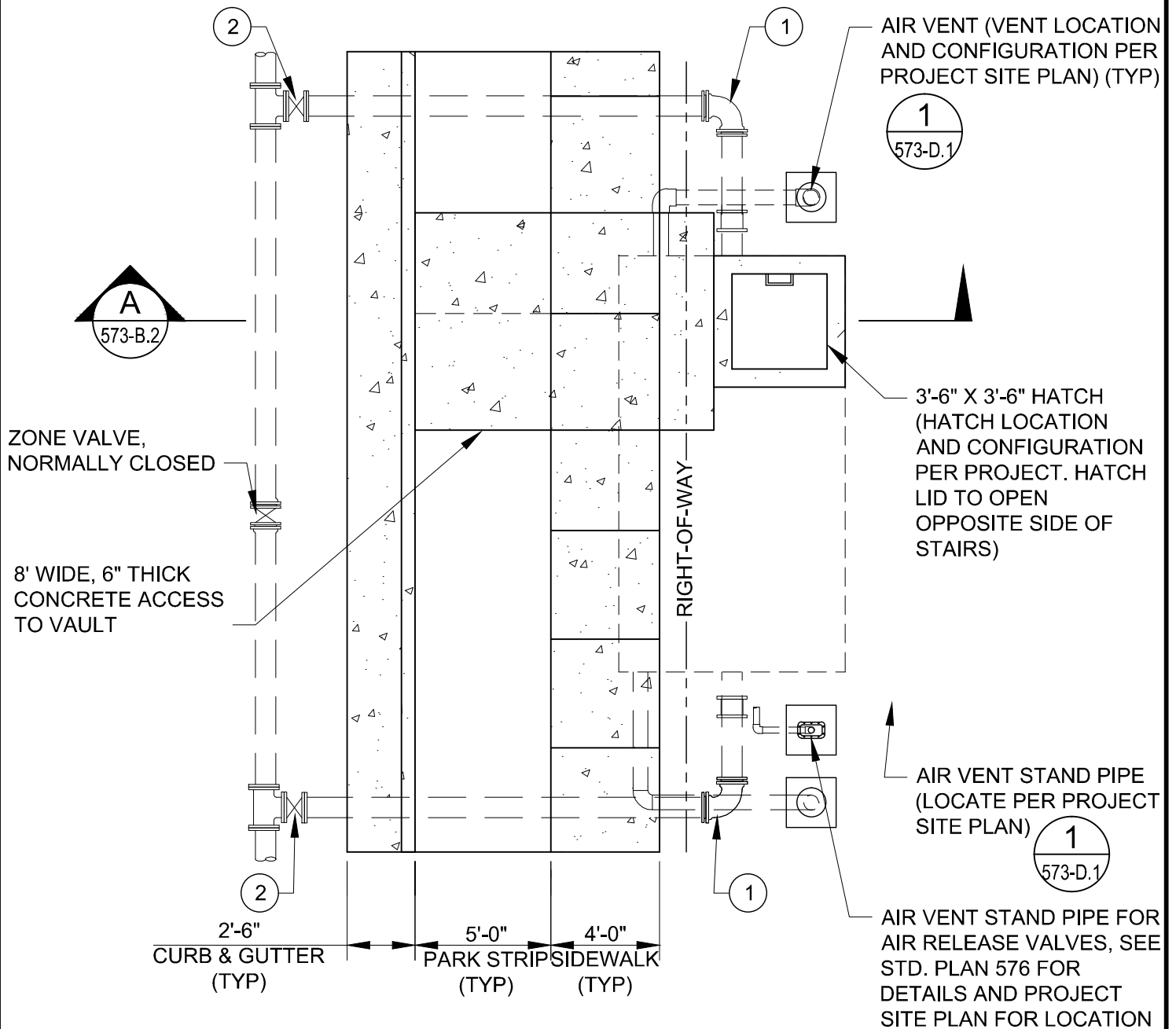
STD. PLAN

572

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO PARK CITY DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS, AND STANDARD DRAWINGS.
2. SUBMIT SHOP DRAWINGS TO DESIGN ENGINEER AND CITY ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. INCLUDE MECHANICAL, STRUCTURAL, ELECTRICAL AND INSTRUMENT DRAWINGS IDENTIFYING CONDUIT, CONDUCTOR, CABLE, SIZE AND ROUTINGS FOR POWER, GROUNDING, INSTRUMENTATION, AND CONTROLS, OPENINGS, PIPE, VALVES, HATCH, AND ALL VAULT COMPONENTS.
3. VAULT BACKFILL: STRUCTURAL FILL MATERIAL COMPACTED TO 95% MINIMUM OF MODIFIED PROCTOR DENSITY.
4. DUCTILE IRON PIPE, FITTINGS, COUPLERS, FLANGES, ETC. SHALL BE IN ACCORDANCE WITH AWWA C153, C111, AND C110 AND RATED FOR A MINIMUM 250 PSI WORKING PRESSURE.
5. FLANGED JOINTS: 125 LB FLANGES, ANSI/AWWA C115/A21.15. "FULL FACE FLANGE-TYTE" GASKET OR "RING FLANGE-TYTE" GASKET (OR PRE-APPROVED EQUAL). GASKETS TO BE HIGH-PERFORMANCE TYPE, 1/8" THICK, AND HAVE AT LEAST (3) BULB TYPE RINGS MOLDED INTO BOTH GASKET FACES, ANSI/AWWA C110/A21.11.
6. FITTINGS: FULL BODY AWWA C110. NO COMPACT FITTINGS. DOMESTIC "MADE IN USA".
7. DUCTILE IRON PIPE AND FITTINGS: UNCOATED. PRIME AND PAINT WITH NSF APPROVED HIGH SOLIDS EPOXY PAINT, TNEMEC POTA-POX N140 OR PRE-APPROVED EQUAL. HIGH PRESSURE SIDE, LIGHT BLUE. LOW PRESSURE SIDE, OFF WHITE.
8. ALL VALVES INSIDE VAULT SHALL BE RATED FOR 250 PSI WORKING PRESSURE, OR HIGHER IF REQUIRED FOR PROJECT.
9. VAULT SHALL BE PRECAST CONCRETE. APPROVAL MUST BE GIVEN TO USE CAST IN PLACE CONCRETE. VAULT SHALL BE DESIGNED FOR HS-20 LOADING. THE LOCATION OF THE PRECAST JOINTS MUST BE APPROVED. SITE SPECIFIC APPROVAL REQUIRED.
10. SEAL ALL JOINTS WITH PREFORMED FLEXIBLE SEALANT CONFORMING TO ASTM C990, AND WRAP WITH EXTERNAL JOINT SEALANT MEETING ASTM C877. FILL JOINTS INSIDE VAULT WITH CAULK OR GROUT.
11. PROVIDE (2) 8 HR DAYS FOR TESTING, STARTUP, AND TRAINING FOR PRV VALVES WITH MANUFACTURER REPRESENTATIVE.
12. SEAL ALL VAULT PENETRATIONS WITH HYDROPHILIC NON-SHRINK GROUT.
13. 36" MINIMUM LANDSCAPE CLEARANCE AROUND HATCH REQUIRED
14. 24" CLEAR, CONVENIENT, AND UNINHIBITED ACCESS PATH REQUIRED TO HATCH

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	PRESSURE REDUCING VALVE VAULT	STD. PLAN
	10/2020		573-A
	REV.		
	0		



VAULT LOCATION PLAN

NTS

NOTES:

- FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR (#) KEYED ITEMS, SEE STD. PLAN 573-C.3 AND C.4.
- SITE SPECIFIC APPROVAL REQUIRED. NEW EASEMENTS WILL BE REQUIRED IF VAULT IS LOCATED OUTSIDE OF PROPERTY LINE.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

4/2014

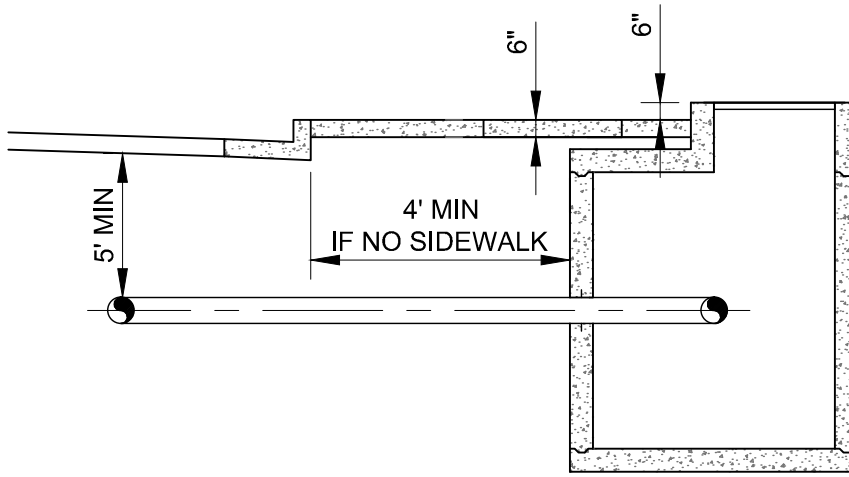
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-B.1



VAULT SECTION
NTS

A
573-B.1



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

4/2014

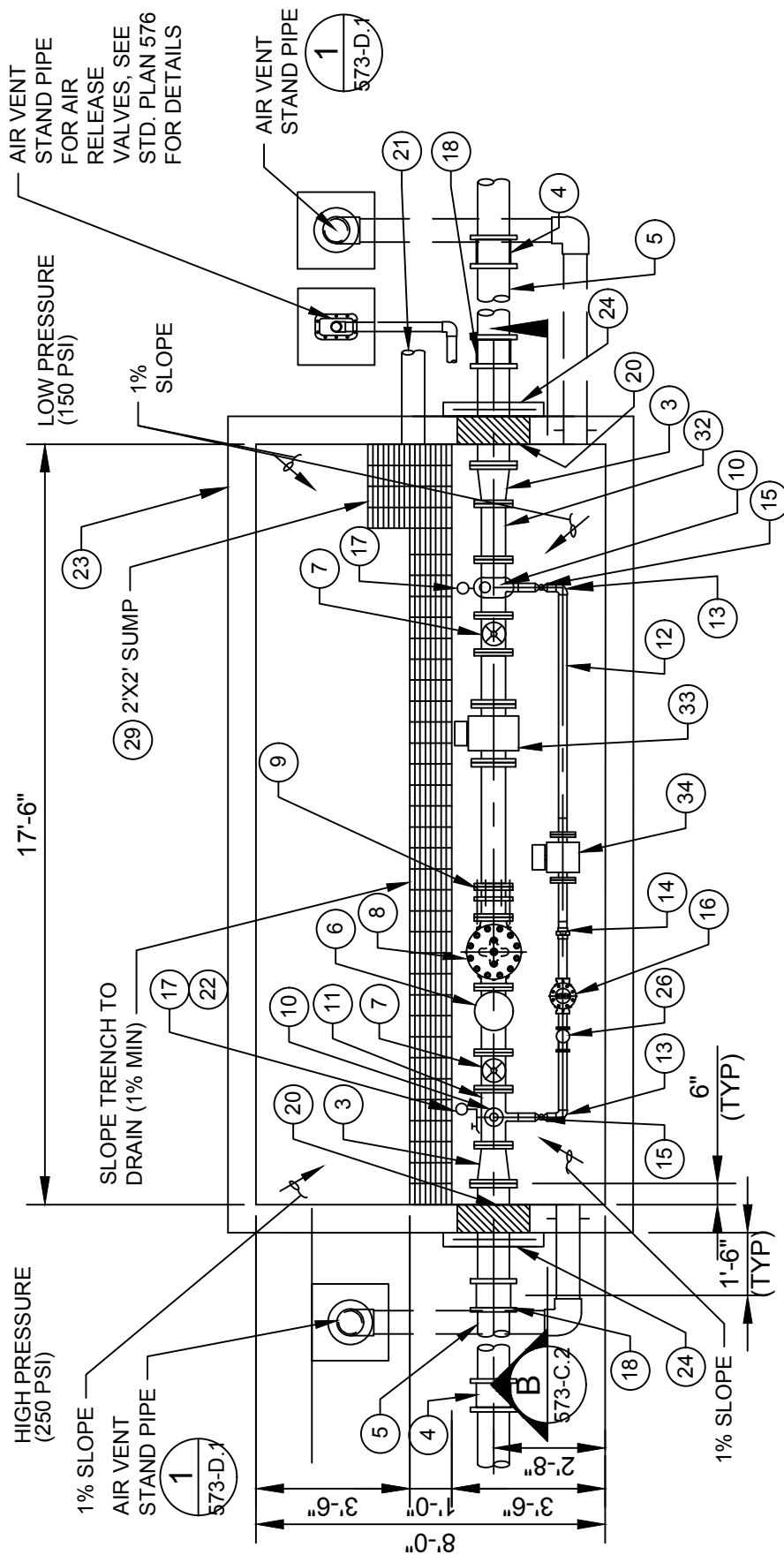
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-B.2



BASIC VAULT - PLAN VIEW
NTS

NOTE:

1. FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR # KEYED ITEMS, SEE STANDARD PLAN 573-C.3 AND C.4.
2. SEE PROJECT SITE PLAN FOR ACTUAL LOCATION OF VENT STAND PIPES, HATCH, SUMP, AND HIGH/LOW PRESSURE SIDES.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

2019

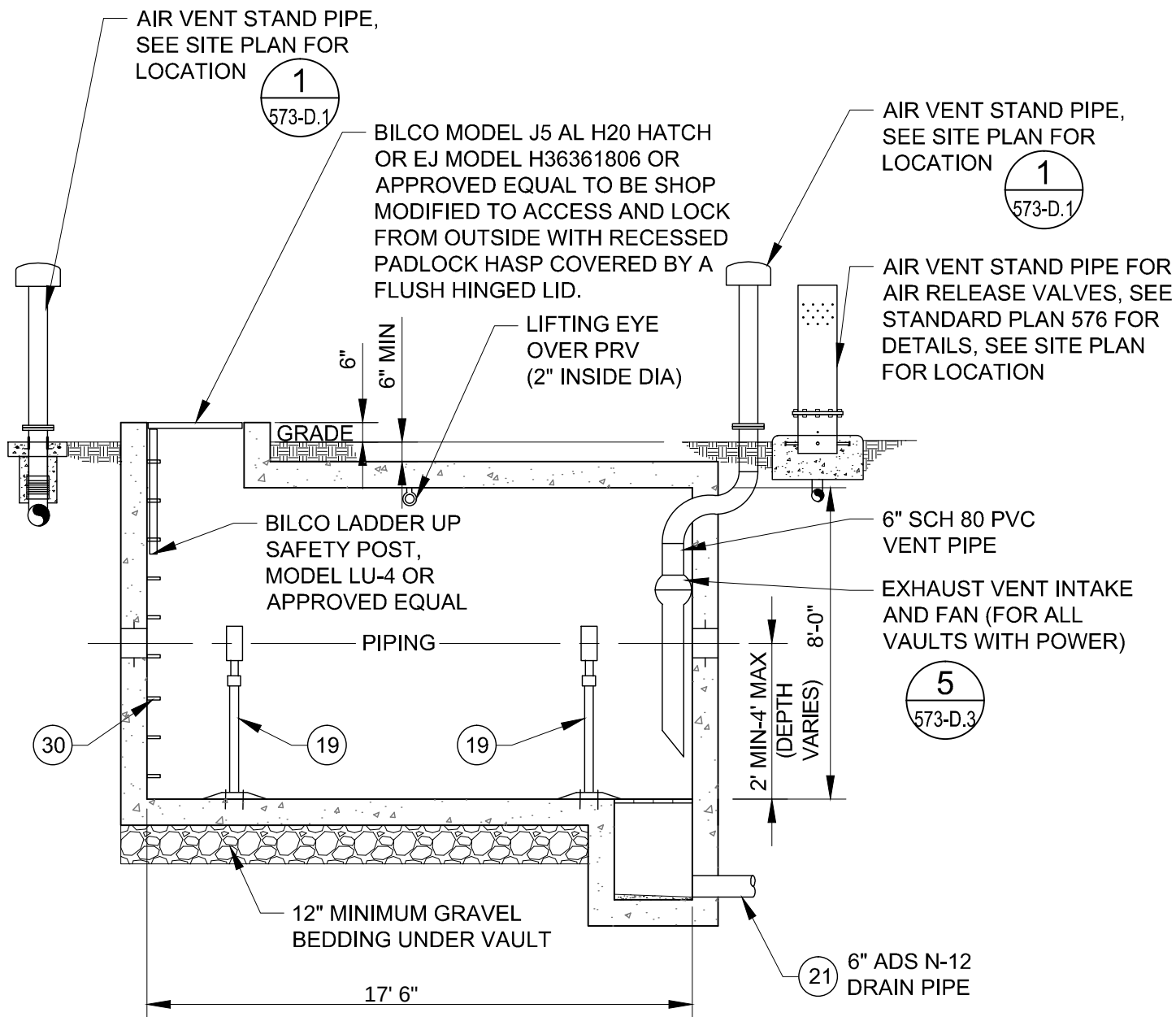
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**PRESSURE REDUCING
VALVE VAULT**

STD. PLAN

573-C.1



VAULT SECTION

NTS

B

573-C.1

NOTES:

- FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR (#) KEYED ITEMS, SEE STD. PLAN 573-C.3 AND C.4.



PARK CITY MUNICIPAL CORPORATION
WATER

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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-C.2

MATERIAL LIST

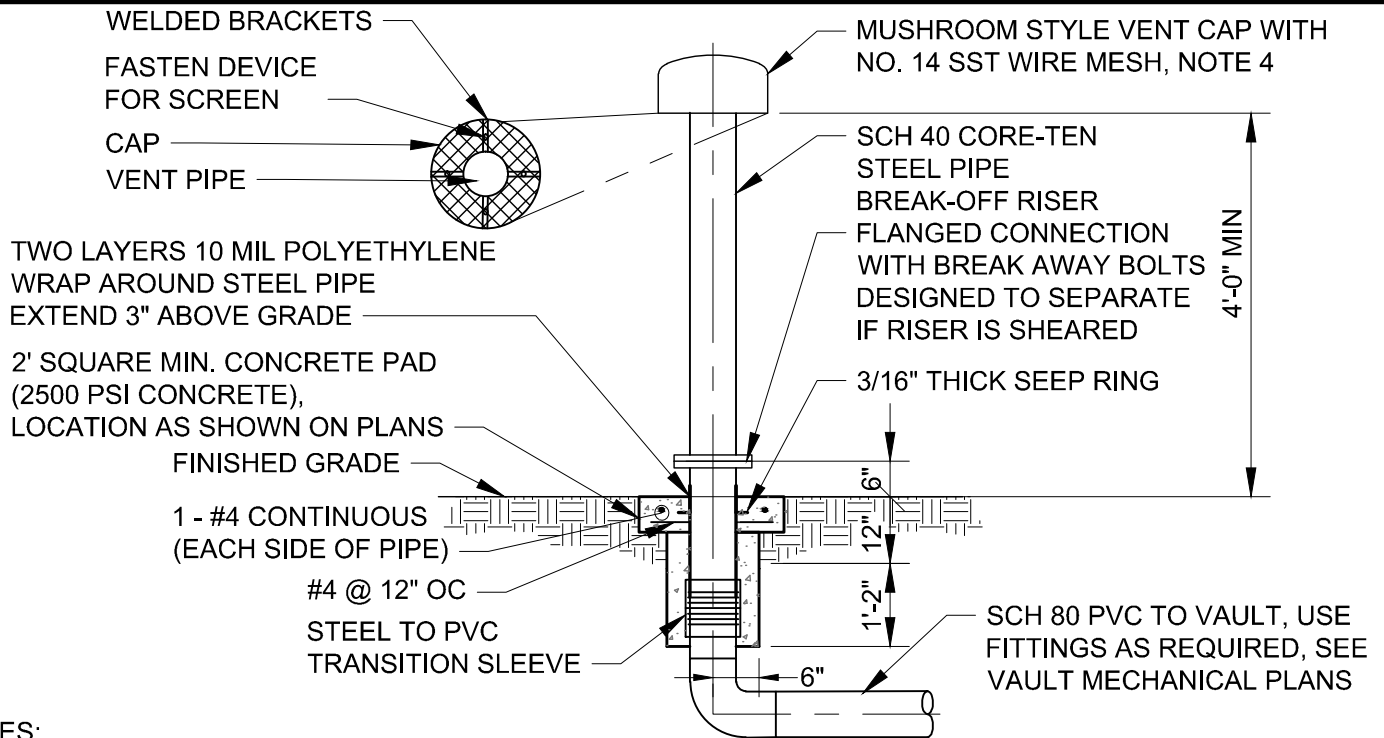
ITEM	PRESSURE REDUCING VALVE VAULT
①	INSTALL WATER MAIN WITH DI BENDS AS REQUIRED WITH RETAINER GLANDS AND THRUST BLOCKS
②	INSTALL RESILIENT SEAT VALVE, FL X MJ, W/ TEE AND RETAINER GLANDS AND THRUST BLOCKS ON EXISTING WATER MAIN
③	DI REDUCER FL X FL
④	DI WATER MAIN, USE FLEXIBLE OR DUCTILE IRON MJ SLEEVES (POWERSEAL MODEL 3505 POWERMAX OR EQUAL) AS NECESSARY TO LEVEL EXISTING LINES
⑤	DUCTILE IRON PIPE (EXISTING PIPE SIZE)
⑥	6" CLA-VAL X 43 H (H STYLE STRAINER), FLANGED ENDS, 10 MESH SCREEN, CAGE SUPPORT, AND O-RING
⑦	6" RESILIENT SEAT VALVE, FL X FL W/HAND WHEEL AND POSITION INDICATOR
⑧	6" PRESSURE REDUCING VALVE, CLA-VAL MODEL 92-01, STRAINERS, FLOW CONTROL SHUT OFF COCKS, FLOW STABILIZER, STAINLESS STEEL TRIM, FLANGE X FLANGE, PRESSURE SUSTAINING VALVE IS REQUIRED UNLESS NOTED OTHERWISE)
⑨	6" DISMANTLING JOINT, ROMAC DJ 400, OR EQUAL.
⑩	1" COMBINATION AIR VALVE WITH BALL VALVE ISOLATION, CLA-VAL MODEL 361-CAV564.3 OR EQUAL. VENT ABOVE GRADE. OBTAIN OWNER APPROVAL FOR VENT PIPE ROUTING. SEE STD. PLAN 576 FOR DETAILS (SIMILAR).
⑪	6" X 6" X 2" DI TEE FL X FL X IP THREAD WITH TAP FOR PRESSURE GAUGE (ITEM 17), AND HOSE BIBBS (ITEM 22), AND AIR VALVE (ITEM 10)
⑫	2" BRASS OR RIGID COPPER PIPE, SCHEDULE 40, THREADED, TYPICAL
⑬	2" BRONZE 90° ELBOW, THREADED
⑭	2" BRONZE UNION COUPLING, THREADED
⑮	2" THREADED BRONZE BALL VALVE WITH HANDLE, 300 PSI, MUELLER 300
⑯	2" PRESSURE REDUCING VALVE CLA-VAL 92-01, STRAINERS, FLOW CONTROL SHUT OFF COCKS, FLOW STABILIZER, STAINLESS STEEL TRIM, THD X THD, WITH MICRO SWITCH (SUBMITTAL REQUIRED, PRESSURE SUSTAINING VALVE IS REQUIRED UNLESS NOTED OTHERWISE
⑰	2" LIQUID FILLED PRESSURE GAUGE, GRADE B, UPSTREAM (0-300 PSI) DOWNSTREAM (0-200 PSI), THREADED, WITH STEM VALVE - SEE STD. PLAN 573-D.1
⑱	8" MJ SOLID SLEEVE, MEGA-LUG RESTRAINTS WITH COR-TEN TEE BOLTS

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	PRESSURE REDUCING VALVE VAULT	STD. PLAN
	2020		573-C.3
	REV.		
	0		

MATERIAL LIST (CON'T)

ITEM	PRESSURE REDUCING VALVE VAULT
(19)	2" STEEL PIPE SUPPORT STAND, ADJUSTABLE (2 REQUIRED ON 6" PIPE SYSTEM, 2 REQUIRED ON 2" PIPE SYSTEM), SEE STD. PLAN 578
(20)	CORE DRILL OPENING WITH LINK-SEAL PIPE-TO-WALL SEAL. TYPICAL ON ALL OPENING. FILL OUTSIDE OPENINGS WITH NON-SHRINK GROUT AND CAULK
(21)	DRAIN SUMP, PIPE TO DAYLIGHT WITH DRAIN PIPE AND #4 SST RODENT PROTECTION SCREEN ON END OF PIPE. ROUTE AS SHOWN ON SITE PLAN. IF NO PIPE-TO-DAYLIGHT OPTION IS AVAILABLE, INSTALL A SUMP PUMP. SEE STD. PLAN 573-D.2
(22)	3/4" HOSE BIBBS, I.P. THREAD - SEE STD. PLAN 573-D.1
(23)	VAULT IN ACCORDANCE WITH 573-A AND 573-B A. PRECAST CONCRETE VAULT RATED FOR HS-20 LOADING. MAY BE CAST IN PLACE PER CITY APPROVAL. PROVIDE STAMPED STRUCTURAL DRAWINGS B. WATERPROOF OUTSIDE WALLS AND TOP SLAB PER IBC CODE FOR BURIED FOUNDATIONS
(24)	MECHANICAL JOINT DUCTILE IRON RETAINER GLAND WITH CONCRETE THRUST BLOCK, REINFORCE CONCRETE WITH (4) #4 EACH SIDE OF PIPE.
(25)	6"X6"X3" DI TEE FLANGE X FLANGE X FLANGE
(26)	2" CLA-VAC X 43H (H STYLE STRAINER), FLANGED ENDS, 10 MESH SST SCREEN, CAGE SUPPORT, AND O-RING
(27)	3" PRESSURE RELIEF VALVE, CLA-VAL MODEL 50A-01 BKCX WITH MOUNTED LIMIT SWITCH OR MICRO SWITCH WITH SCADA CONNECT FOR "OPEN" ALARM CONDITION, SEE STD. PLAN 573-D.2
(28)	IN-LINE GAUGE PRESSURE TRANSMITTER, ROSEMOUNT MODEL 3051TG 800 PSI ASSEMBLED TO INTEGRAL, 2-VALVE, ROSEMOUNT 306 MANIFOLD. SEE STD. PLAN 573-D.1. 4-20 MA ANALOG
(29)	FRP GRATING, 1-1/2" THICK MIN. AND RATED FOR 300 LB/FT PEDESTRIAN TRAFFIC. INSIDE TRENCH WIDTH TO BE 8" MINIMUM, AND 2-1/2" DEEP.
(30)	VAULT LADDER, SEE DETAIL 7 ON 573-D.4
(31)	SUMP PUMP: 2" SUMP PUMP, TSURUMI MODEL HSZ2.4S-62 OR EQUAL. SUMP PUMP REQUIRED IF DRAIN TO DAYLIGHT NOT AVAILABLE, SEE STD. PLAN 573-D.2
(32)	6" DI PIPE. IF VAULT HAS POWER, THIS ITEM SHALL BE REPLACED WITH ITEMS 25 AND 27.
(33)	6" MAG METER. ENDRESS & HAUSER
(34)	2" MAG METER. ENDRESS & HAUSER

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	PRESSURE REDUCING VALVE VAULT	STD. PLAN
	2020		573-C.4
	REV.		
	0		



NOTES:

1. WELD ALL STEEL FITTINGS EXCEPT MATCHING BOLT ON FLANGE.
2. ALL ABOVE GRADE STEEL PIPING SHALL BE CORE-TEN BARE STEEL
3. VENT CAP SHALL BE 12" DIA FOR 6" VENT PIPE. OTHER SIZES SHALL BE PROJECT SPECIFIC.
4. STEEL WALL PIPE WITH SEEP RING SHALL BE CAST IN VAULT FOR VENT PIPES INSTALLED ON TOP OF VAULTS.

AIR VENT STAND PIPE

NTS

1

573-B, 573-C

PRESSURE TRANSMITTER (ONLY FOR VAULT W/POWER) (SCALE 0-300 PSI, 4-20mA OUTPUT) WITH SST SNUBBER SMART GATEWAY SYSTEM (VAULTS WITHOUT POWER)

INSTALL BOTH A BRONZE SMOOTH NOSED HOSE BIB FOR SAMPLING AND A BRONZE THREADED HOSE BIBB

1" SCH 80 BRASS NIPPLE (TYP)

1" TAPPED CONNECTION ON FITTINGS OR 1" DOUBLE STRAP BRONZE SADDLE AND TAP

PRESSURE GAUGE (2" DIA, CALIBRATED IN APPLICABLE UNITS) WITH SST SNUBBER

1/2" SCH 80 BRASS NIPPLE (TYP)

1"X1/2" 3000 LB BRONZE BUSHING

1" 300 LB BRONZE ELBOW (TYP)

1" 300 LB BRONZE TEE

1" BALL VALVE, BRONZE BODY

PIPE ID

PRESSURE GAUGE AND TRANSMITTER DETAIL

NTS

2

573-C



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

2020

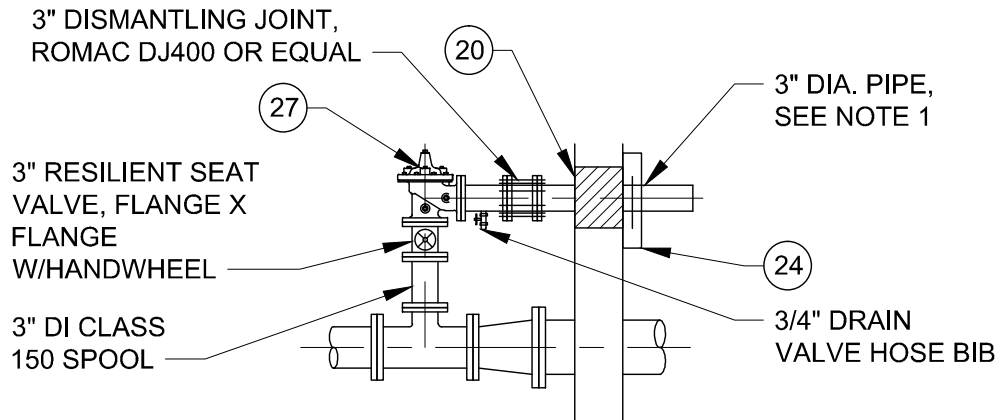
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-D.1



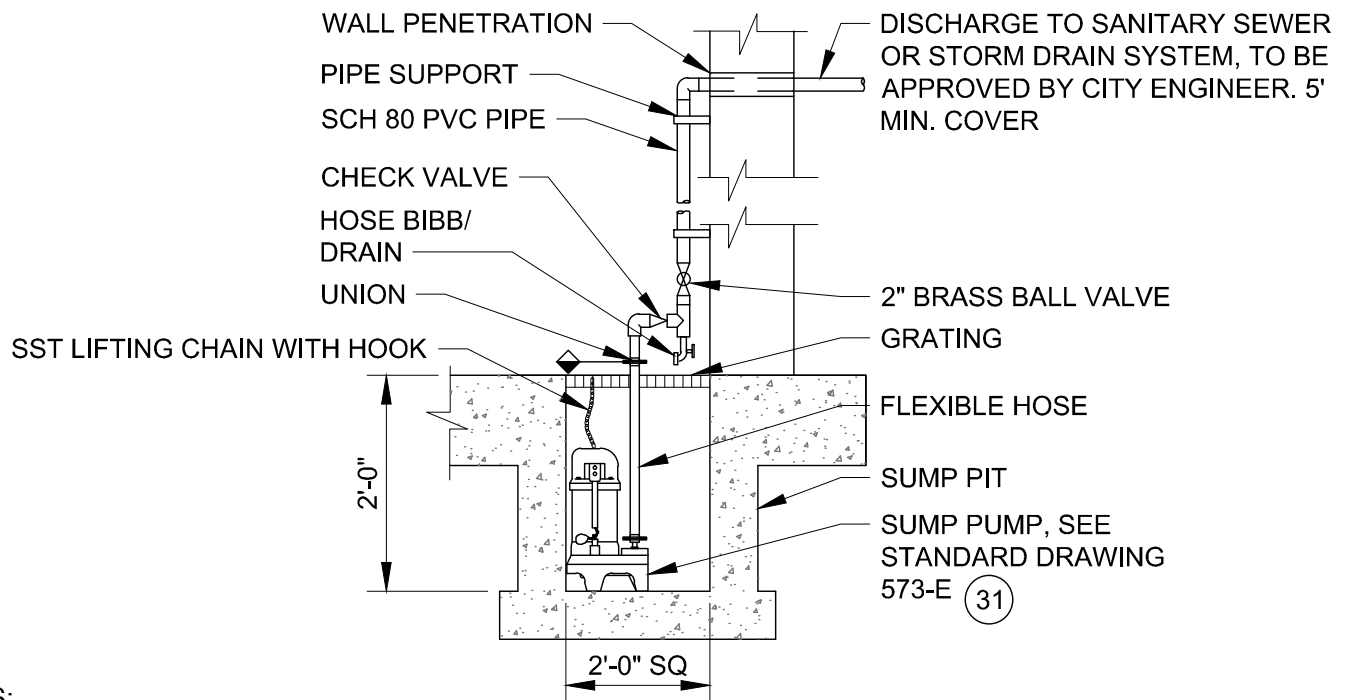
NOTES:

1. ROUTE TO NEAREST APPROVED DISCHARGE LOCATION WITH 12" AIR GAP AND #4 SST MESH SCREEN BETWEEN FLANGES AND EROSION CONTROL. ALL FITTINGS MUST BE FLANGED OR RESTRAINED. 5' MIN COVER.
2. FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR (#) KEYED ITEMS, SEE STD. PLAN 573-C.3 AND C.4

3" PRESSURE RELIEF VALVE DETAIL

NTS

3
573-C



NOTES:

1. SUMP PUMP AND DISCHARGE PIPING SHALL NOT BE USED UNLESS SPECIFICALLY APPROVED BY THE CITY. SUMP SHALL DRAW TO DAYLIGHT UNLESS OTHERWISE APPROVED.
2. FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR (#) KEYED ITEMS, SEE STD. PLAN 573-C.3 AND C.4

TYPICAL SUMP SECTION DETAIL

NTS

4
573-C



PARK CITY MUNICIPAL CORPORATION
WATER

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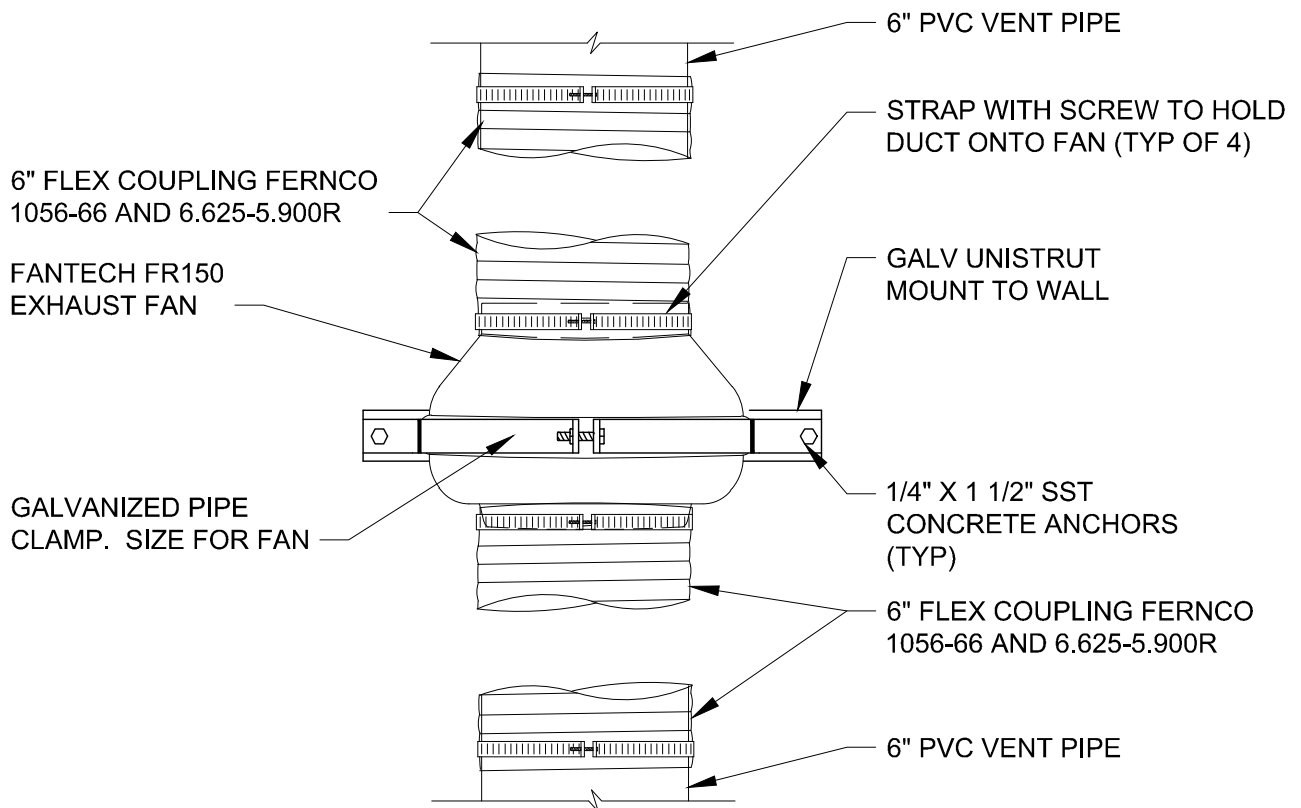
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**PRESSURE REDUCING
VALVE VAULT**

STD. PLAN

573-D.2

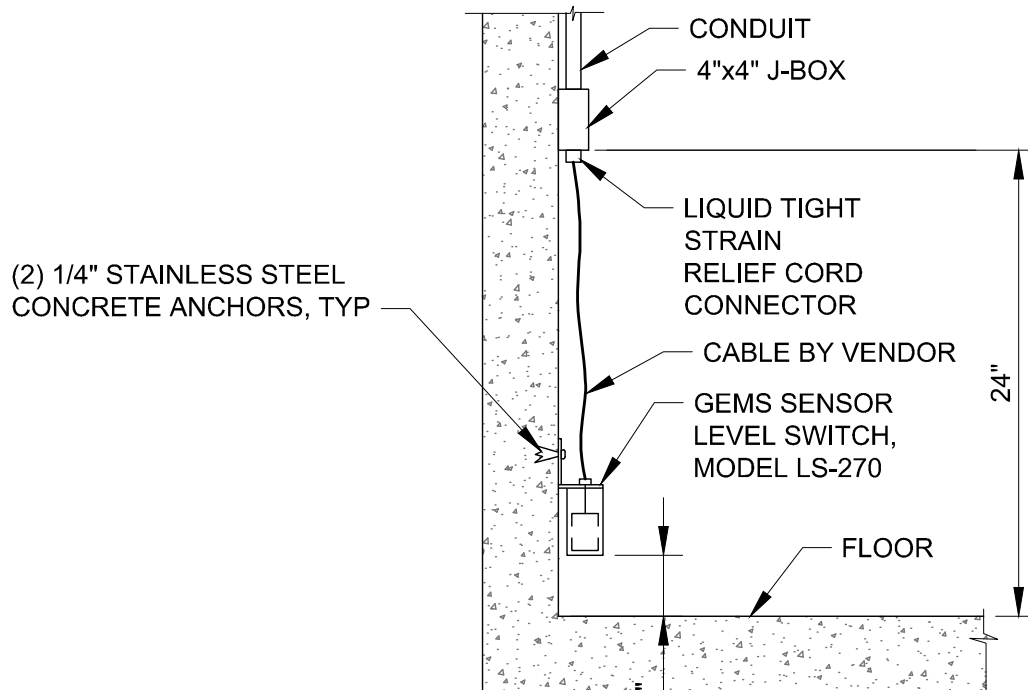


IN-LINE EXHAUST FAN DETAIL

NTS

5

573-C, 573-E



FLOOD SWITCH INSTALLATION DETAIL

NTS

6

573-E



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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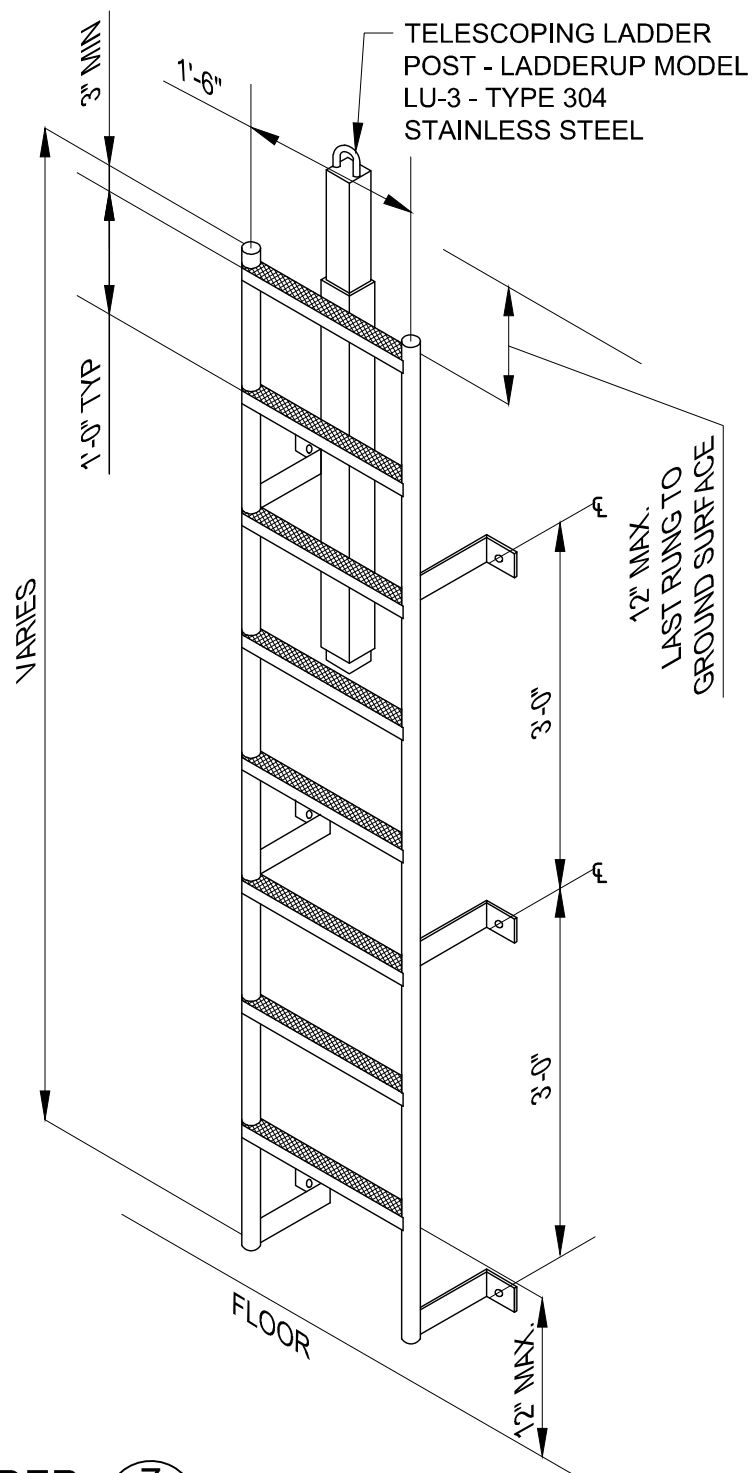
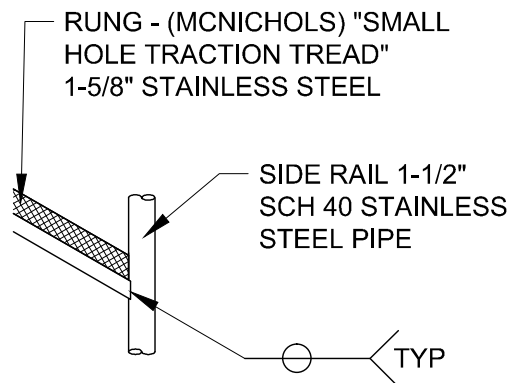
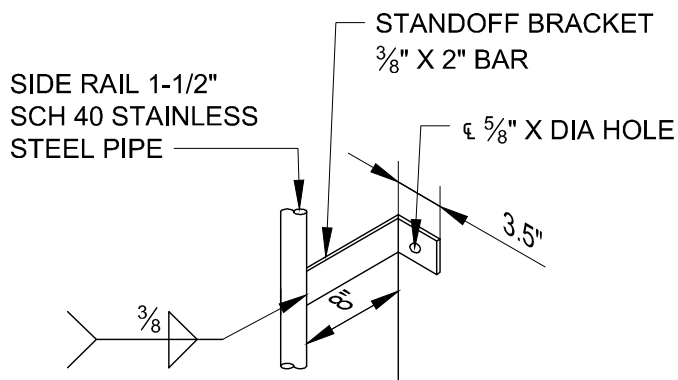
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-D.3



VAULT LADDER

NTS

7

573-C

NOTE:

1. LADDER, ANCHORS, AND BOLTS TO BE STAINLESS STEEL



PARK CITY MUNICIPAL CORPORATION
WATER

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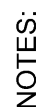
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-D.4



- NTS
TYPICAL VAULT WITH POWER - PLAN VIEW

DATE
4/2014
REV.
0

PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-E.1

PANEL SCHEDULE LP-A

LOCATION: IN VAULT	MFGR: CULTER HAMMER OR EQUAL	100 AMPS	VOLTS: 120/240
DIMENSIONS: SIZE BY CONTRACTOR	TYPE: PANELBOARD	M.L.O.	PHASE: 1
MOUNTING: SURFACE	NEMA: 3R	50 M.C.B.	WIRES: 3
FEED: TOP		10000 A.I.C.	

						PHASE LOADS									
BRKR		DESCRIPTION	CONT. WATT S	N-CONT. WATTS	NO	A		B		NO	N-CONT. WATTS	CONT. WATTS	DESCRIPTION	BRKR	
A	P					CONT.	N-CONT.	CONT.	N-CONT.					A	P
20	1	LIGHTS		148	1	0	328			2	180		OUTLETS	15	1
20	1	RTU		500	3			0	1246	4	746		SUMP PUMP OUTLET	20	1
20	2	UNIT HEATER (UH-1)	1300		5	1300	560			6	560		FAN CONTROL PANEL	20	1
20	-	-	1300		7			1300	0	8			SPARE	20	1
20	1	SPARE			9	0	0			10			SPARE	20	1
20	1	SPARE			11			0	0	12			SPACE		
		SPACE			13	0	0			14			SPACE		
		SPACE			15			0	0	16			SPACE		
		SPACE			17					18			SPACE		

TOTAL WATTS:	2600	648	1,300	888	1,300	1246	1,486	0
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CONTINUOUS LOAD: 2600

CONTINUOUS LOAD
*125%: 3,250

NON-CONTINUOUS
LOAD: 2,134

DESIGN WATTS: 5,384

MIN. RATING (AMPS): 15



 PARK CITY MUNICIPAL CORPORATION WATER	DATE	PRESSURE REDUCING VALVE VAULT	STD. PLAN
	4/2014		573-E.2
	REV.		
	0		

PANEL NOTE:

- 1 INSTALL WEATHERPROOF LIGHT SWITCH AND NEMA 4X HOA CONTROL BOX IN HATCH OPENING ABOUT 8" FROM TOP OF CONCRETE.
- 2 MAINTAIN NATIONAL ELECTRICAL CODE REQUIRED CLEARANCE AND WORKING SPACE AROUND PANELS.
- 3 COORDINATE WITH PCMC FOR RTU PANEL, ANTENNA, AND CABLE REQUIREMENTS. CONTRACTOR TO FURNISH AND INSTALL RTU PANEL, ANTENNA, ANTENNA MAST, CONDUIT, CONDUCTOR, AND CABLE WITH WIRING TERMINATIONS INSIDE THE RTU PANEL. CONTRACTOR TO SIZE RTU RELATED EQUIPMENT FOR 11 I/O POINTS INCLUDING 3 SPARES. (2 FLOW METERS, 2 PRESSURE TRANSDUCERS, 1 TEMPERATURE SENSOR, 1 FLOOD ALARM, 1 ENTRY SECURITY ALARM, 1 PRESSURE RELIEF OPEN ALARM, 2 SPARE DIGITAL INPUTS AND 1 SPARE ANALOG INPUT). PCMC WILL PROVIDE AND INSTALL A PRE-ASSEMBLED AND PRE-WIRED BACKPANEL IN RTU PANEL AND PROVIDE SCADA PROGRAMMING.
- 4 SUMP PUMP RECEPTACLE TO BE A 20 AMP, SIMPLEX, NON-GFCI OUTLET.
- 5 UNIT HEATER TO BE A 2600W, 240V, COMFORT HEATER WITH FAN AND INTEGRAL THERMOSTAT CHROMALOX LUH02 21 34 40 1 OR EQUAL. MOUNT ON CEILING USING CEILING MOUNT KIT. LOCATE ON OPPOSITE SIDE OF VAULT FROM HATCH BURKO
- 6 GASKETED AND ENCLOSED INDUSTRIAL FIXTURE, FIBERGLASS HOUSING, WET LOCATION TWO LAMP FLUORESCENT, 120 VOLT, INSTANT START ELECTRONIC BALLAST METALUX VT3-232DR-120V-EB81-WL-U OR EQUAL. MOUNT FIXTURE ON WALL AT ABOUT 7 FEET ABOVE FINISHED FLOOR.
- 7 NEMA 4 HEAVY-DUTY LIMIT SWITCH WITH 1NO 1NC CONTACT 5A 120 VAC. SQUARE D COMPANY, CLASS 9007 OR EQUAL.
- 8 ROOM TEMPERATURE DISPLAY AND 4-20 mA TRANSMITTER WITH 100 OHM PLATINUM RTD. DEVAR MODEL D-RTTI-0024.
- 9 INSTALL UTILITY POWER METER WITH 50 AMP BREAKER ON BACK TO BACK UNISTRUT TO 2" GALVANIZED STEEL POLE ACCORDING TO UTILITY COMPANY STANDARDS.



PARK CITY MUNICIPAL CORPORATION
WATER

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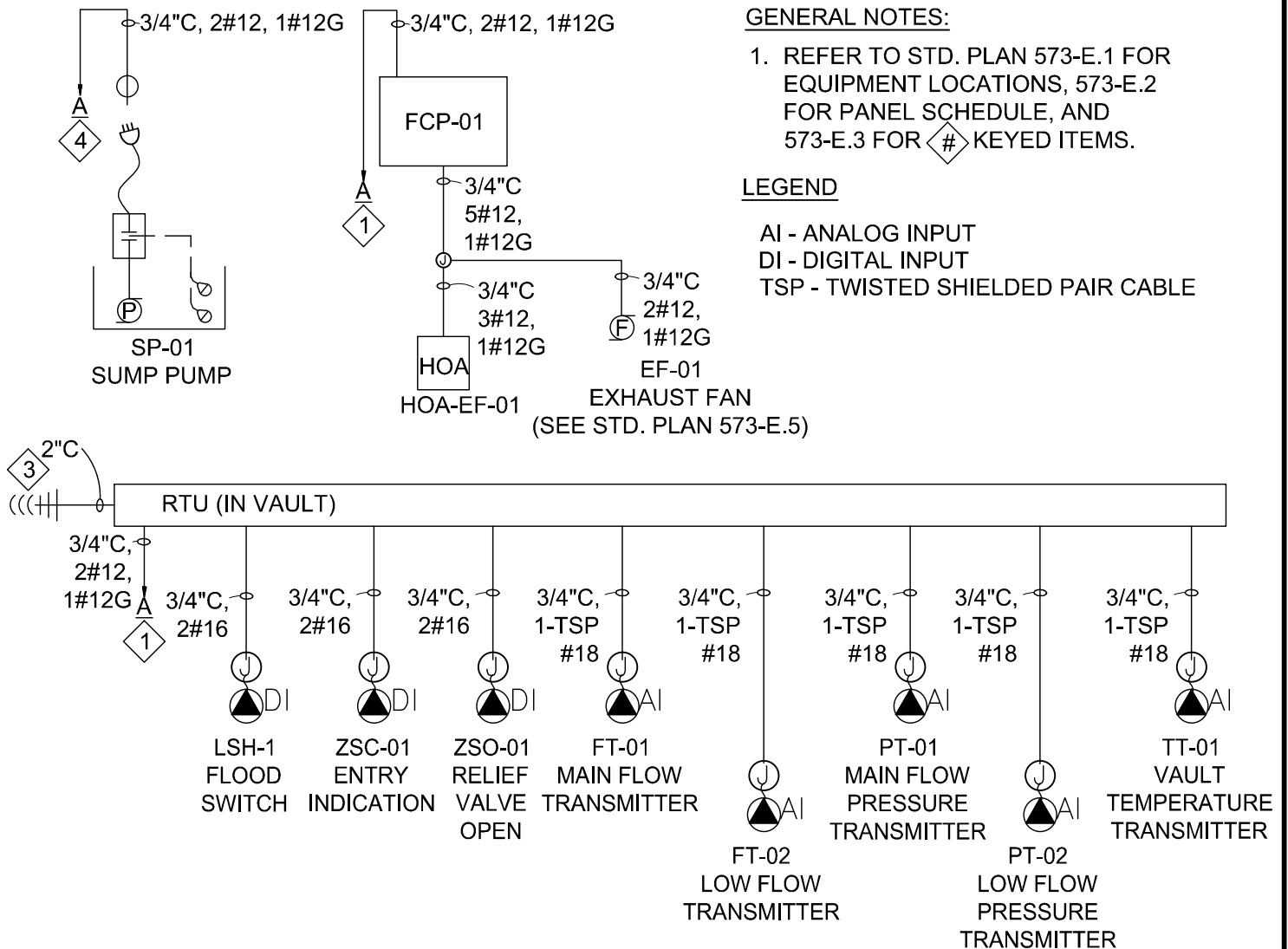
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-E.3



CONTROL ONE-LINE DIAGRAM



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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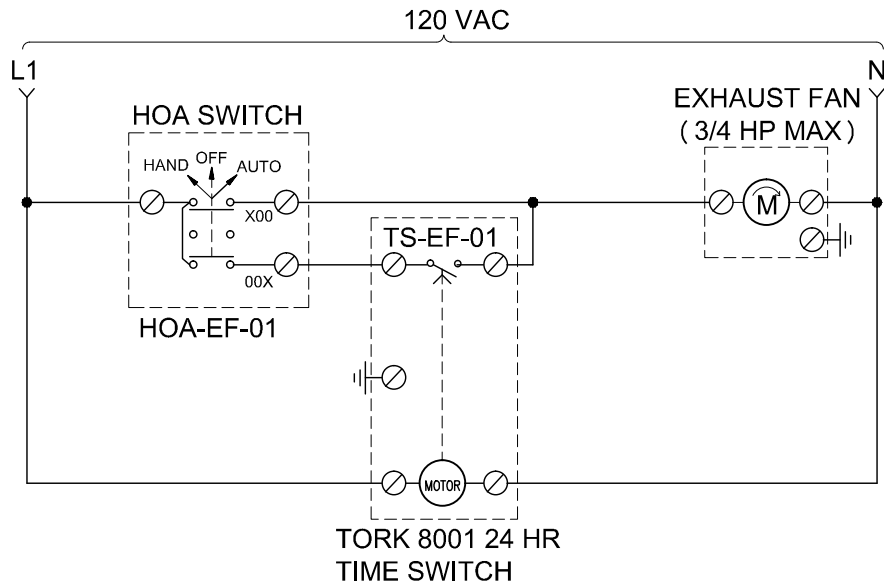
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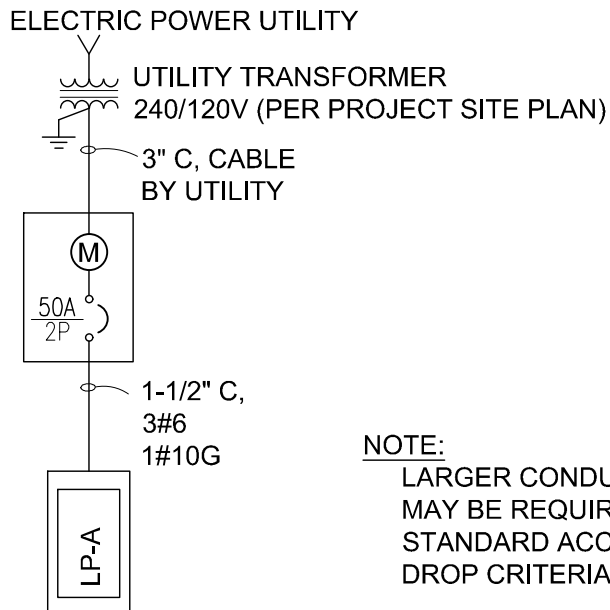
PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-E.4



TYPICAL VAULT EXHAUST FAN CONTROL SCHEMATIC
NTS



POWER ONE-LINE
NTS



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

4/2014

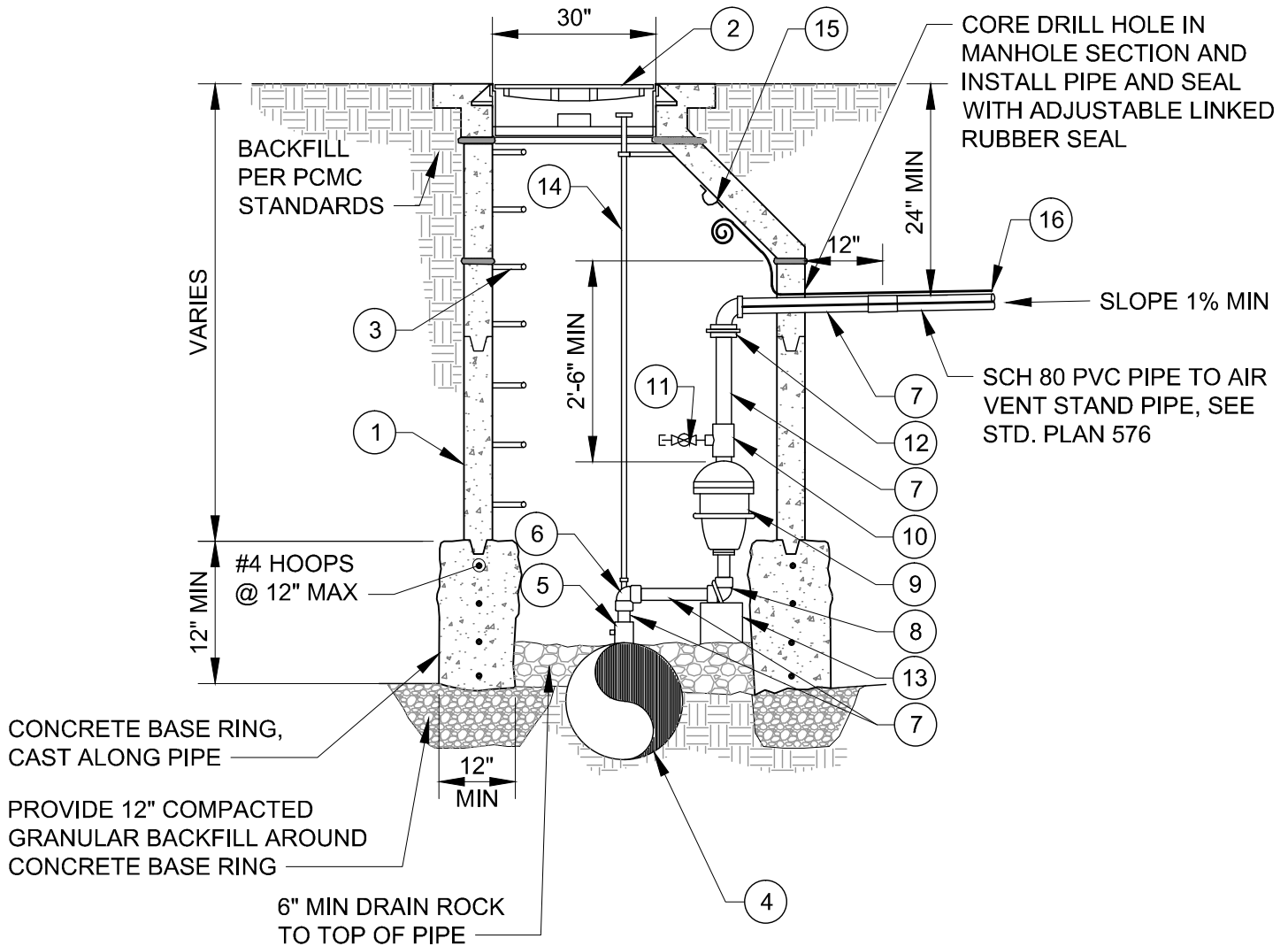
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-E.5



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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REV.

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AIR RELEASE / CAV VALVE MANHOLE

STD. PLAN

574

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	MANHOLE FRAME AND COVER (STD. PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APP'D EQUAL	PS2-PFDF
④	VALVE LARGER THAN 2": DUCTILE IRON FLANGED TEE WITH 4" BLIND FLANGE BRONZE AND NPT SERVICE TAP VALVE 2" AND SMALLER: BRONZE SERVICE SADDLE DI MAIN; DOUBLE STRAP PVC MAIN; TWO-PIECE BOLTED	MUELLER	DI PIPE SADDLE: BR2B SERIES, I.P. THDS; PVC PIPE SADDLE: H-13000 SERIES, I.P. THDS
		FORD	DI PIPE SADDLE: STYLE 202B I.P. THDS; PVC PIPE SADDLE: STYLE S92, I.P. THDS
⑤	BRASS CORPORATION STOP, INLET I.P. THREAD, OUTLET F.I.P. THREAD (VALVE INLET SIZE)	MUELLER	B-20046N
		FORD	FB1100-(SERVICE SIZE)-Q-NL
⑥	BRONZE ANGLE VALVE, 300 PSI (VALVE INLET DIAMETER)		
⑦	BRASS NIPPLES X LENGTH AS REQUIRED, M.I.P., (VALVE INLET DIAMETER)		
⑧	BRASS 90° ELBOW, F.I.P. (VALVE INLET/OUTLET DIAMETER)		
⑨	COMBINATION AIR VACUUM / RELEASE VALVE, NPT, SIZE PER ENGINEER DESIGN AND APPROVED PLANS		
⑩	BRONZE TEE, F.I.P., THREADED, (VALVE OUTLET DIAMETER X 3/4" DIA.)		
⑪	DRAIN ASSEMBLY: 3/4" DIA. BRASS CLOSE NIPPLE, M.I.P.; 3/4" BRONZE BALL VALVE; 3/4" BRONZE PLUG	MUELLER	SERIES 300 VALVE; H-10035
⑫	BRONZE UNION, (VALVE OUTLET DIAMETER)		
⑬	CAV ASSEMBLY SUPPORT, (1) 16"x8"x8" CMU BLOCK		
⑭	5/8" DIAMETER GALVANIZED STEEL ROD WITH 3" DIAMETER HAND WHEEL TO FORM EXTENSION, TOGETHER WITH A GALVANIZED EYELET STANDOFF		
⑮	LIFTING EYE ABOVE AIR VALVE, GALVANIZED		
⑯	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TWISTER DB PLUS OR APP'D EQUAL

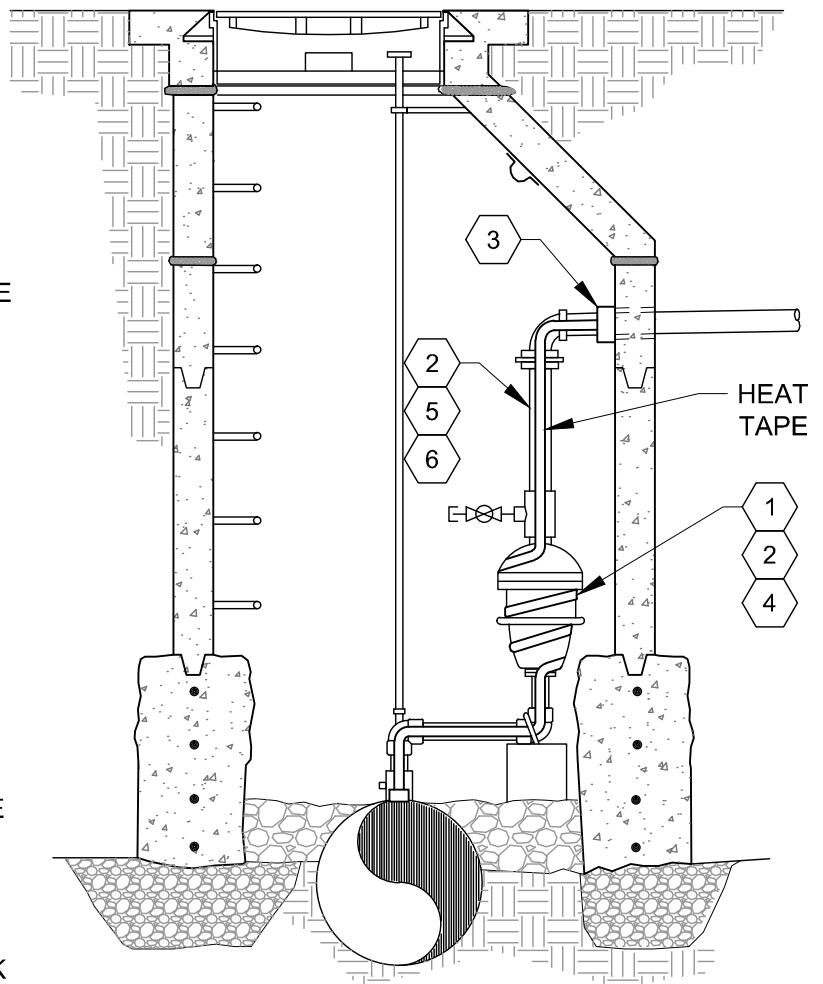
DETAIL NOTES

1. ALL VALVES AND FITTINGS SHALL BE RATED FOR THE SAME WORKING AND TEST PRESSURES AS THE CONNECTED WATERLINE
2. LOCATE VALVE, VAULT, AND AIR VENT PER APPROVED PLANS AND SET VAULT PLUMB
3. REFER TO STD. PLAN 575 FOR HEAT TRACE REQUIREMENTS

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	AIR RELEASE / CAV MANHOLE	STD. PLAN
	10/2020		574 S
	REV.		

KEY NOTES:

- 1 WRAP HEAT TAPE AROUND THE AIR/VAC VALVE. USE MANUFACTURER'S RECOMMENDATIONS FOR THE NUMBER OF WRAPS.
- 2 SECURE THE HEATING CABLE IN PLACE WITH CHROMALOX FT-3 FIBERGLASS TAPE.
- 3 END KIT WITH INDICATING LIGHT.
- 4 INSULATE THE ISOLATION VALVE AND THE COMBINATION AIR VACUUM RELEASE VALVE WITH A REMOVABLE AND REUSABLE INSULATING BLANKET. ENERGY-WRAP INSULATION SYSTEM AS MANUFACTURED BY THERMAL ENERGY PRODUCTS.
- 5 INSTALL CHROMALOX AT-1 ALUMINUM TAPE NEXT TO PVC PIPE BEFORE INSTALLING HEAT TAPE AND THEN THE HEAT TAPE WILL CONTINUE FROM THE AIR/VAC VALVE AND LAY ALONG THE ALUMINUM TAPE.
- 6 INSULATE THE PIPE WITH 2 INCH THICK FIBERGLASS PIPE INSULATION.



NOTES:

1. INSTALL HEAT TAPE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. REFER TO STD. PLAN 575-B FOR POWER ONE-LINE DETAIL.
3. SEE AIR RELEASE / CAV VALVE MANHOLE, STD. PLAN 574



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

REV.

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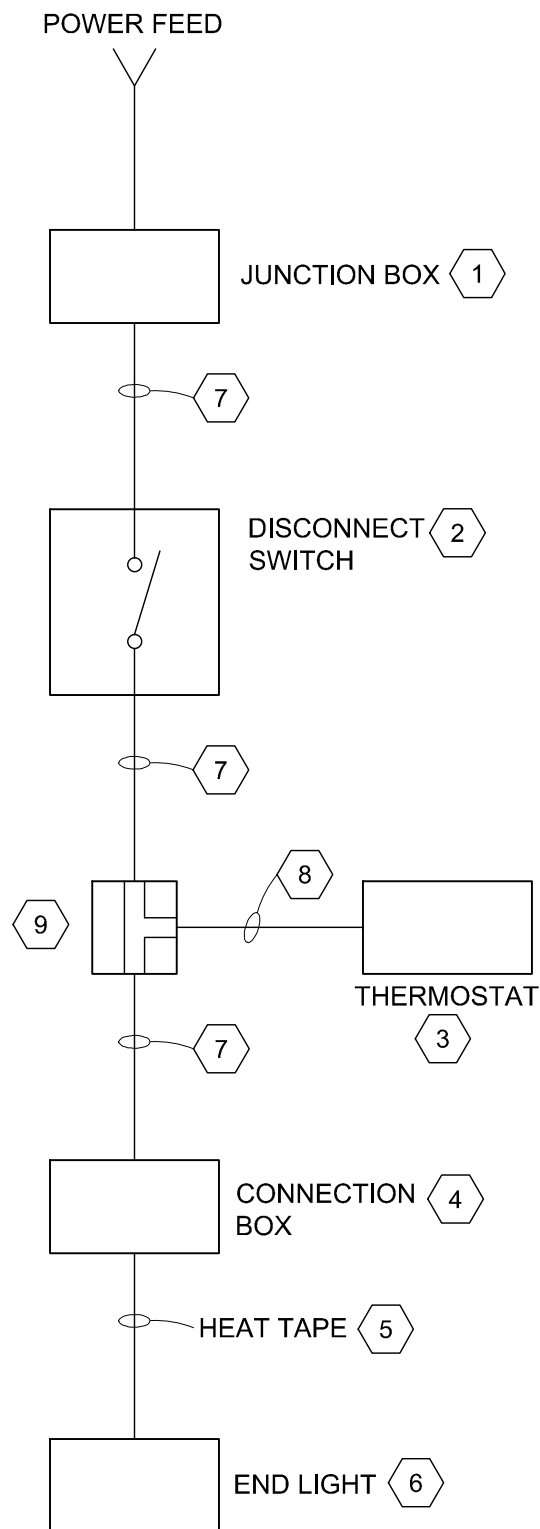
HEAT TAPE INSTALLATION FOR AIR RELEASE / CAV VALVE

STD. PLAN

575-A

KEY NOTES:

- 1 TYPE 4X NONMETALLIC J-BOX FOR WIRE CONNECTIONS AS NEEDED.
- 2 CROUSE HINDS FS BOX, WITH 20 AMP SINGLE POLE SWITCH, AND A CROUSE HINDS P/N DS185 COVER.
- 3 CHROMALOX NON INDICATING TEMPERATURE CONTROL, 0 TO 150 DEGREES F, P/N PIT-15.
- 4 CHROMALOX PIPE MOUNTED POWER CONNECTION BOX NEMA 4X, P/N RTPC.
- 5 HEAT TAPE 120 VOLT, 5 WATTS PER FOOT, SELF-REGULATING, TINNED COPPER BRAID, WITH A FLUOROPOLYMER OVERJACKET. CONNECT GROUNDING CONDUCTOR TO COPPER BRAID. CHROMALOX P/N SRL 5-1CT HEATING CABLE.
- 6 END KIT WITH INDICATING LIGHT 120 VOLT, CHROMALOX P/N RTPC-SL1.
- 7 3/4" RIGID CONDUIT GALVANIZED WITH TWO #12 CONDUCTORS AND ONE #12 GROUND.
- 8 1/2" RIGID CONDUIT GALVANIZED WITH TWO #12 CONDUCTORS AND ONE #12 GROUND.
- 9 3/4" RIGID T CONDUIT GALVANIZED BODY WITH ONE REDUCER FOR 1/2" CONDUIT.



HEAT TRACE POWER ONE-LINE DETAIL



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

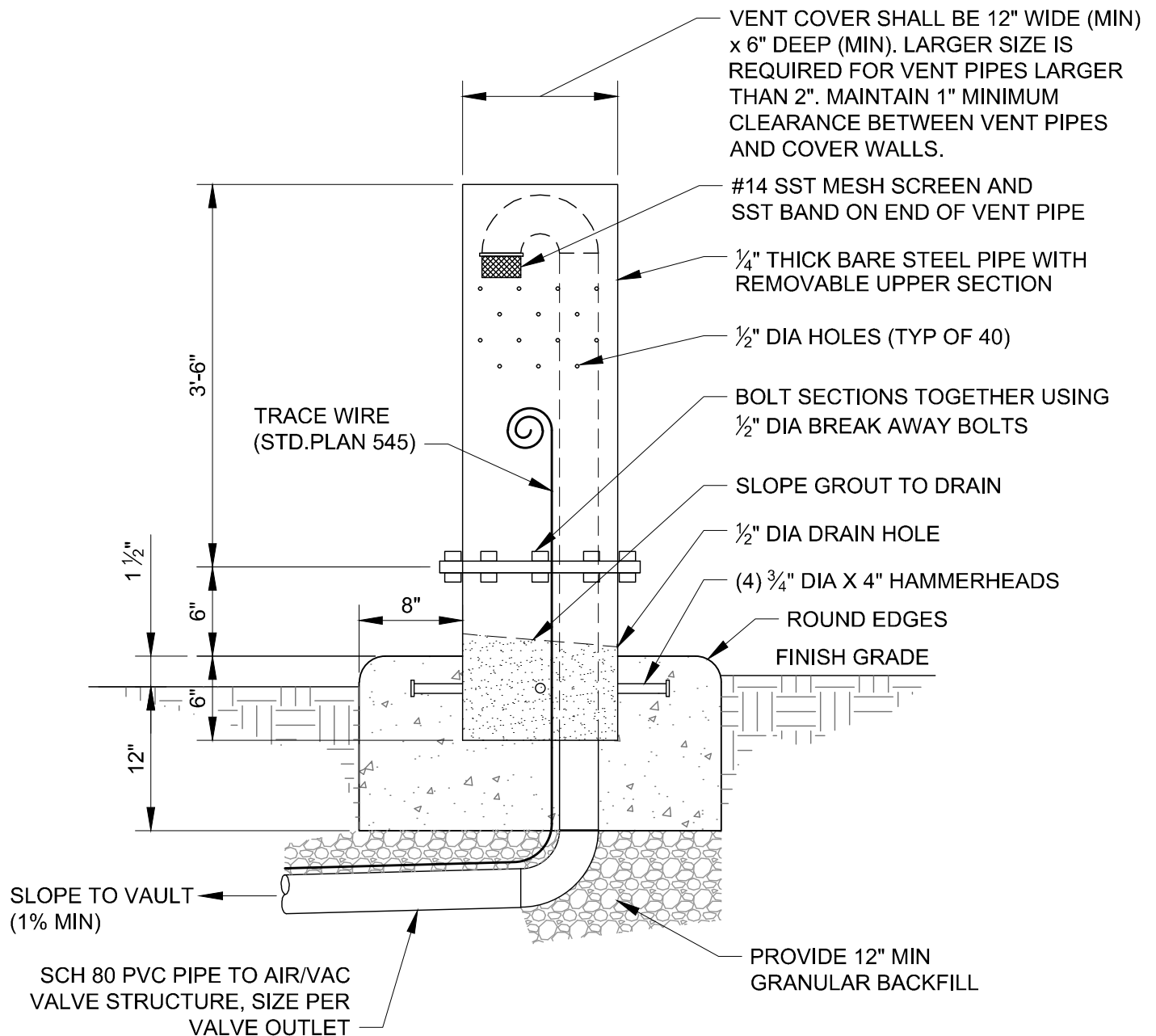
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**HEAT TAPE
INSTALLATION FOR AIR
RELEASE / CAV VALVE**

STD. PLAN

575-B



NOTES:

1. LOCATE VENT AS SHOWN ON APPROVED PLANS, 1'-6" MINIMUM BEHIND TOP BACK OF CURB / GUTTER OR SIDEWALK.



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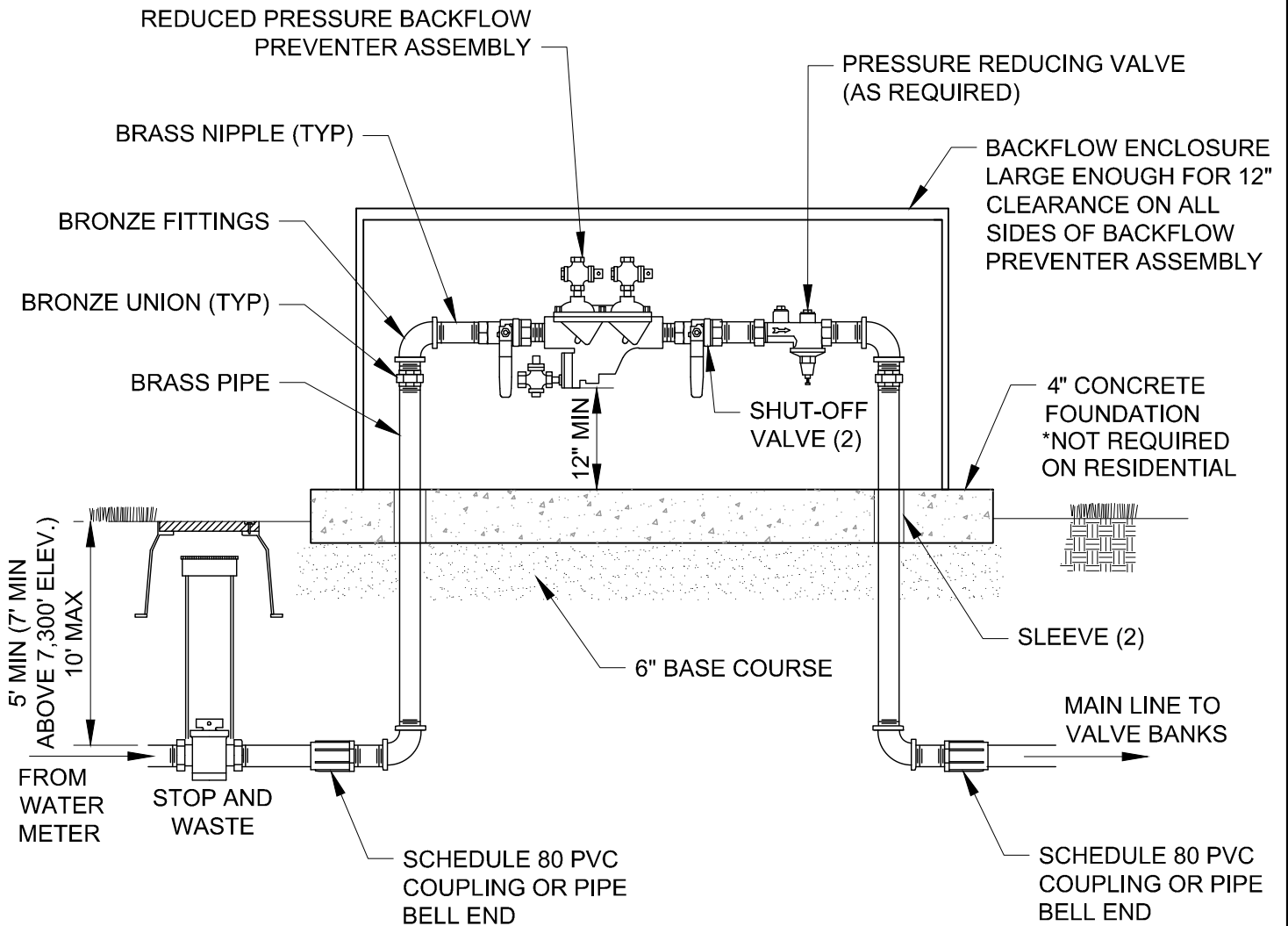
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AIR VENT STAND PIPE

STD. PLAN

576



LESS THAN 3" DIAMETER



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

10/2020

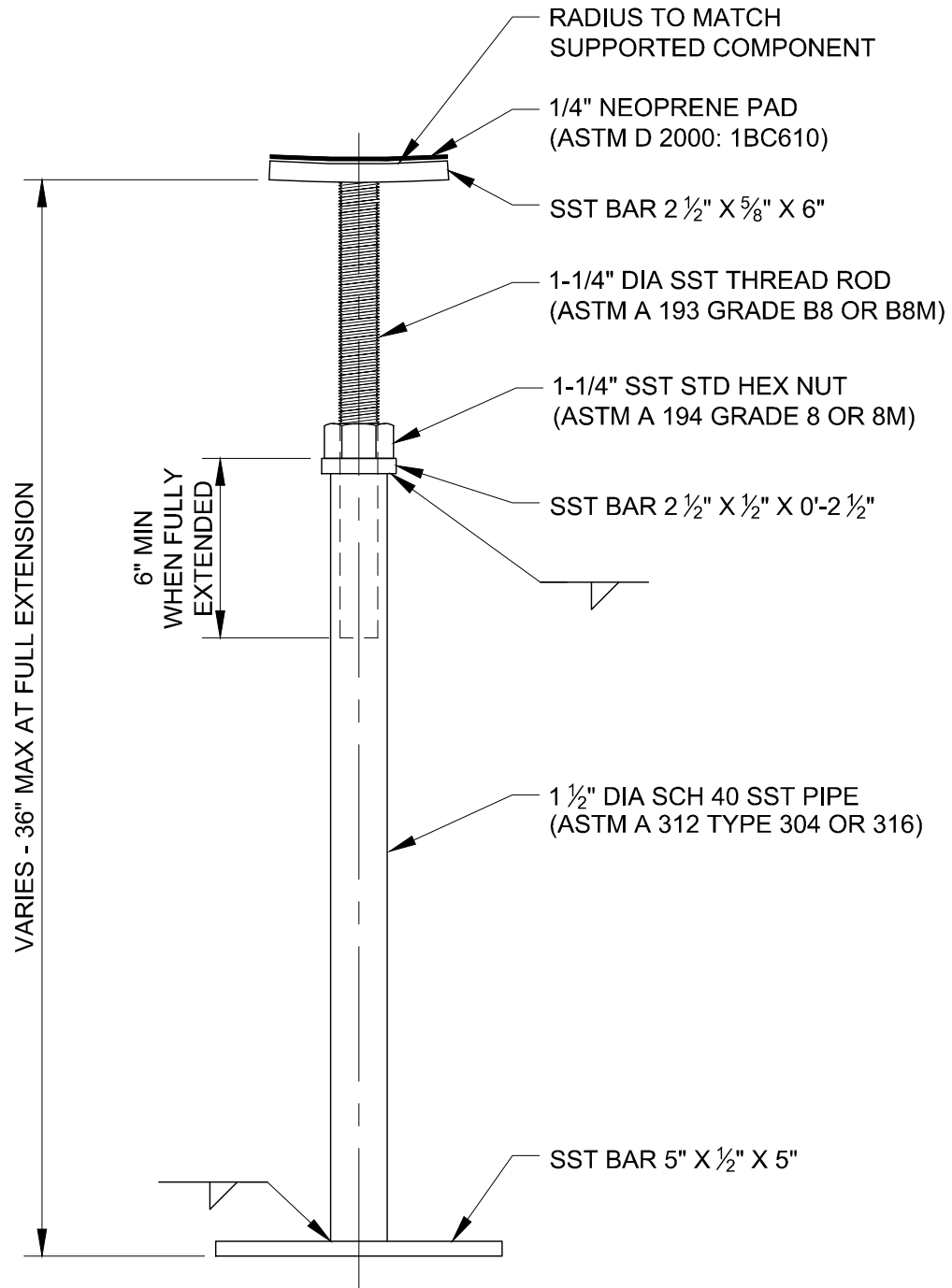
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IRRIGATION BACKFLOW PREVENTER - OUTSIDE SETTING

STD. PLAN

577



NOTES:

1. BAR MATERIAL TO BE ASTM A 240 TYPE 304 OR 316 (Fy= 30 KSI MIN.)



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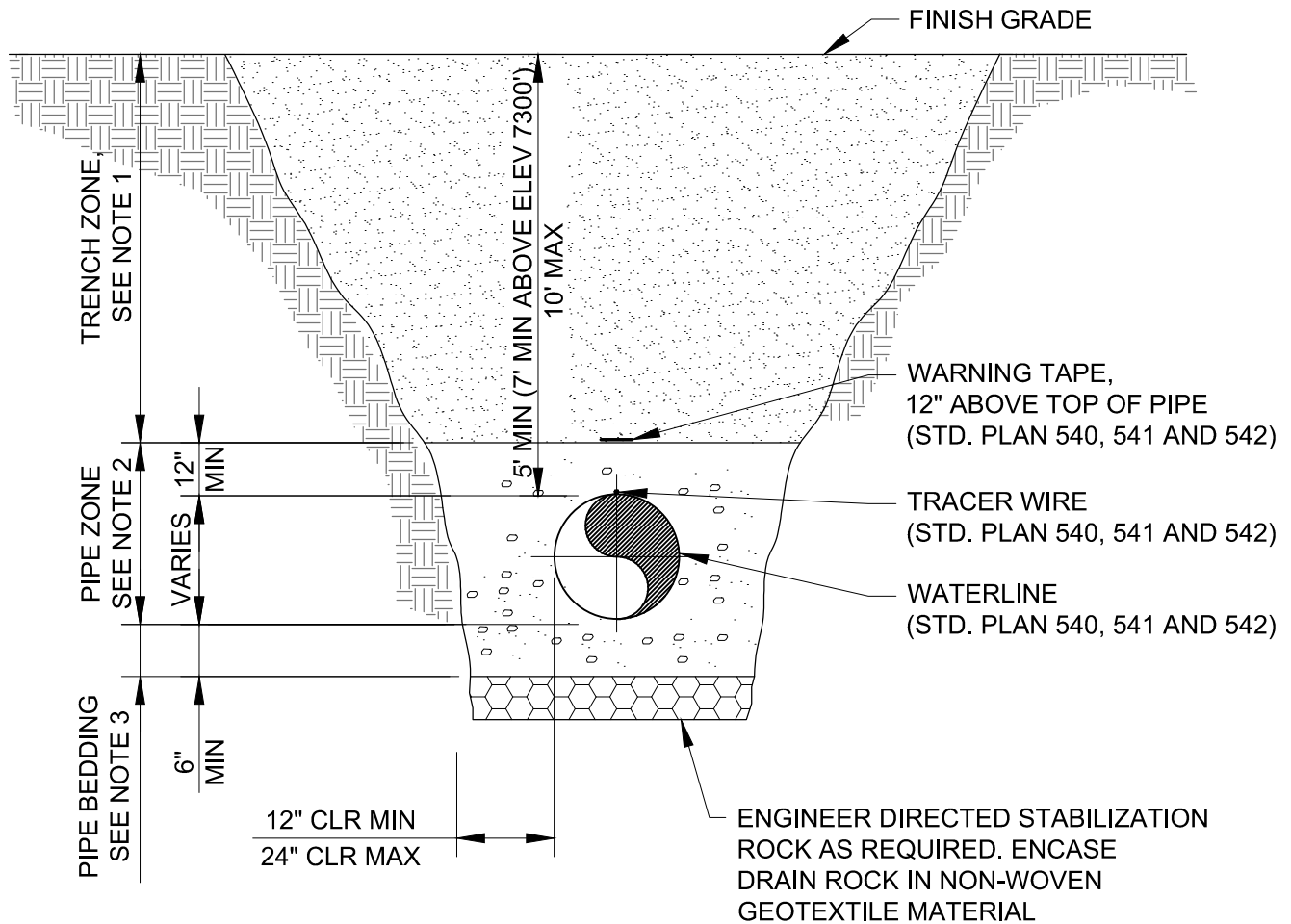
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PIPE SUPPORT

STD. PLAN

578



NOTES:

1. **TRENCH ZONE**
 WATER MAIN, FIRE LINE, AND APPURTENANCES:
 BACKFILL AND COMPACT PER PCMC DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE REQUIRED BY SPECIAL CONDITIONS
 WATER SERVICE - NEW PAVEMENT AND LANDSCAPE AREA:
 BACKFILL AND COMPACT PER PCMC DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE REQUIRED BY SPECIAL CONDITIONS
 WATER SERVICE - EXISTING ROADWAY AND PAVED AREA:
 BACKFILL TO PAVEMENT DEPTH WITH CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 100 PSI MINIMUM AND 150 PSI MAXIMUM MIX DESIGN.
2. **PIPE ZONE**
 BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. THE MATERIAL AND BACKFILL ZONES SHALL BE AS SPECIFIED BY THE APPLICABLE AWWA STANDARD FOR THAT PIPE TYPE. DO NOT DROP PIPE OR ACCESSORIES INTO THE TRENCH. AS A MINIMUM:
 WATER MAIN, FIRE LINE, AND APPURTENANCES:
 SAND OR 3/4" MAXIMUM PARTICLE SIZE ROADBASE COMPACT TO 96% OF MODIFIED PROCTOR DENSITY
 WATER SERVICE:
 SAND COMPACTED TO 96% OF MODIFIED PROCTOR DENSITY
3. **PIPE BEDDING**
 WATER MAIN, FIRE LINE, AND APPURTENANCES:
 SAND OR 3/4" ROADBASE COMPACT TO 96% OF MODIFIED PROCTOR DENSITY
 WATER SERVICE:
 SAND COMPACTED TO 96% OF MODIFIED PROCTOR DENSITY
 A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN THE TRENCH FOR ALL BURIED PIPE. STONES LARGER THAN 3/4" AS DESCRIBED IN NOTE 2 SHALL BE REMOVED FOR A DEPTH OF AT LEAST 6 INCHES BELOW THE BOTTOM OF THE PIPE.
4. PROVIDE TRENCH PLATING AS REQUIRED FOR CLSM BACKFILL INSTALLATIONS
5. COMPLY WITH APPLICABLE PARK CITY SOILS ORDINANCE REQUIREMENTS



PARK CITY MUNICIPAL CORPORATION
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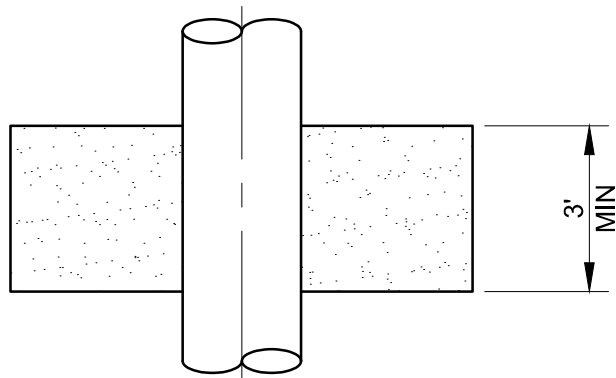
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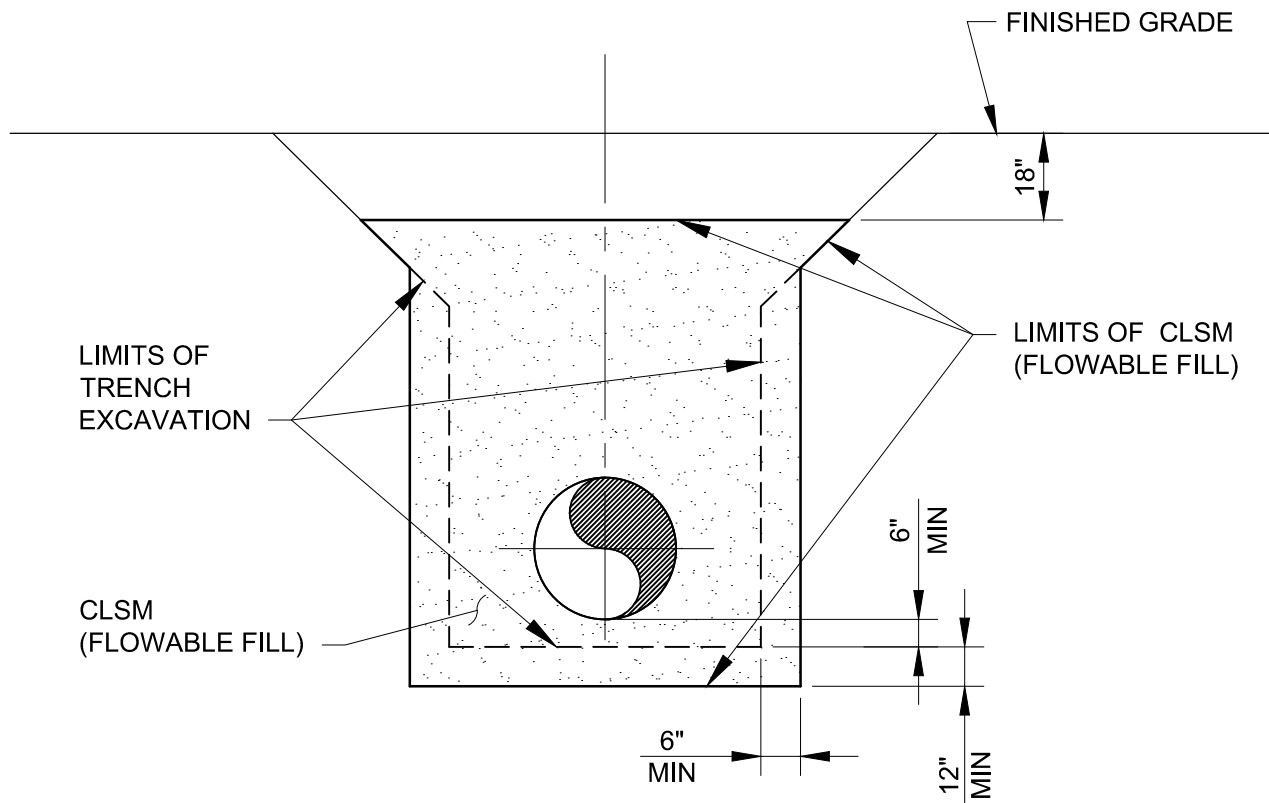
WATER TRENCH BEDDING AND BACKFILL

STD. PLAN

580



PLAN
NTS



SECTION
NTS

NOTES:

1. CLSM - CONTROLLED LOW STRENGTH MATERIAL, DESIGN MIX 100-150 PSI



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WATER

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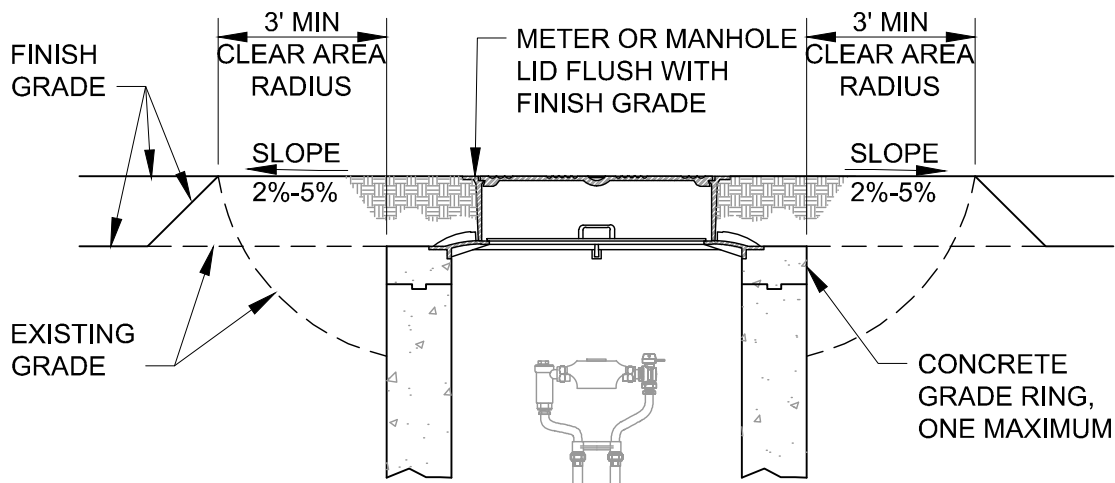
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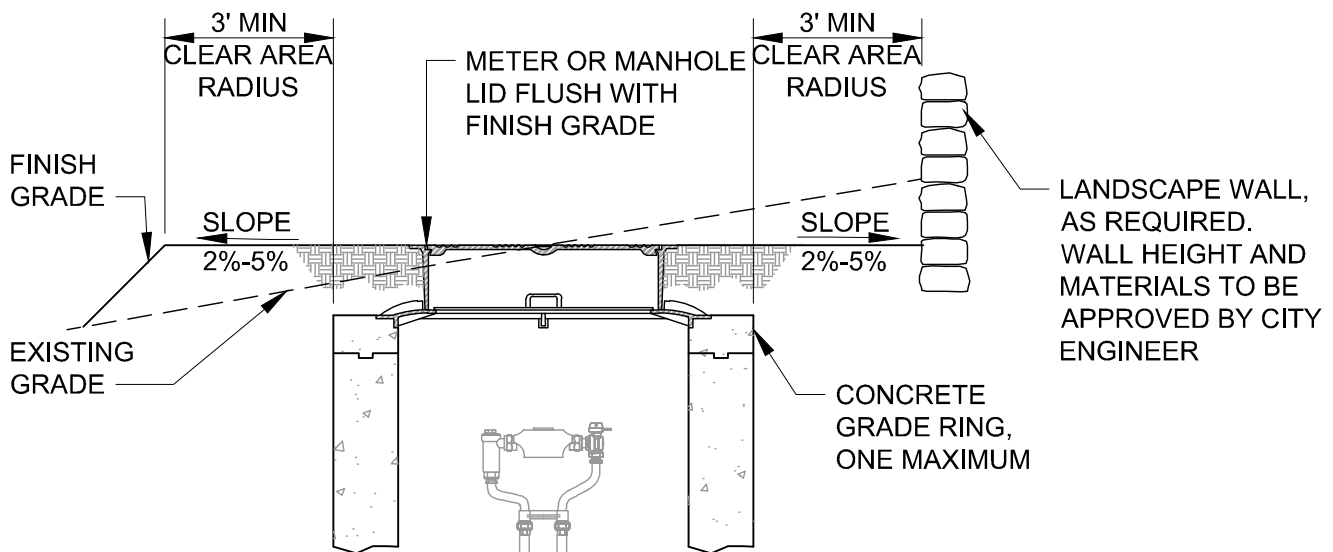
**WATER TRENCH
CUT-OFF WALL**

STD. PLAN

581



LOW/HIGH GRADE ADJUSTMENT



SLOPE GRADE ADJUSTMENT

NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. METER YOKE DEPTH MUST MEET THE METER VAULT REQUIREMENTS. (PLAN 521 THRU 525)
3. METER LID HIGHER THAN THE SURROUNDING FINISH GRADE:
RAISE GRADE SURROUNDING METER LID TO THE TOP OF METER LID.
PROVIDE DRAINAGE AWAY FROM THE METER LID.
4. METER LID LOWER THAN THE SURROUNDING FINISH GRADE:
RAISE METER VAULT AND COMPONENTS TO MEET METER VAULT REQUIREMENTS.



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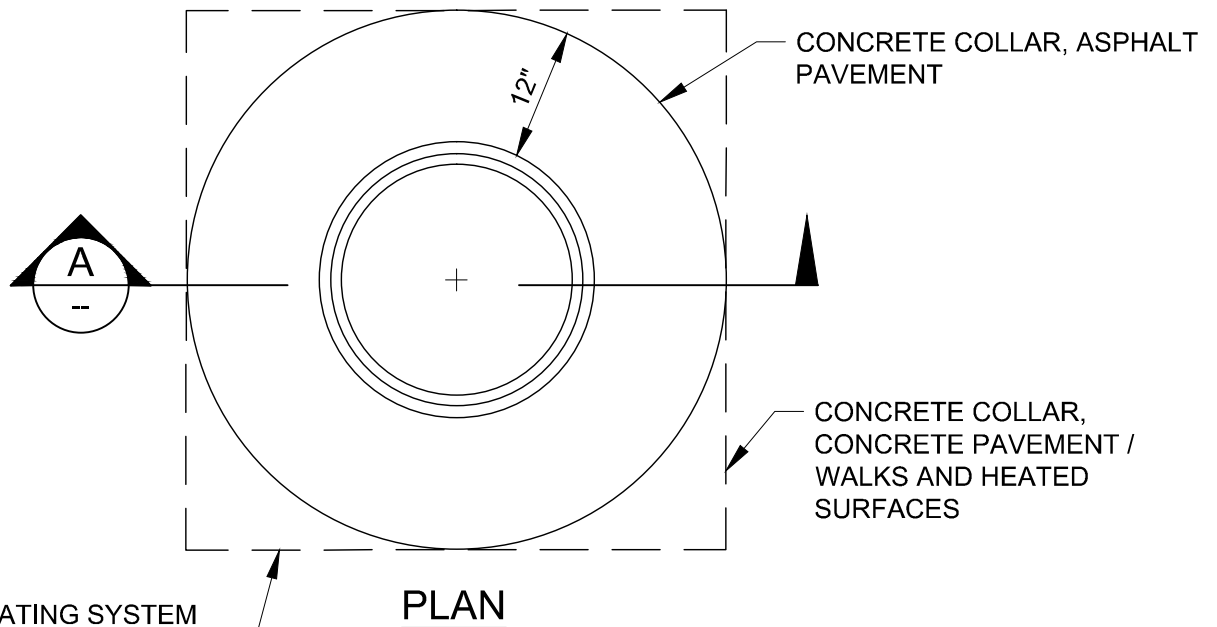
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METER VAULT AND WATER MANHOLE GRADING LANDSCAPE AREAS

STD. PLAN

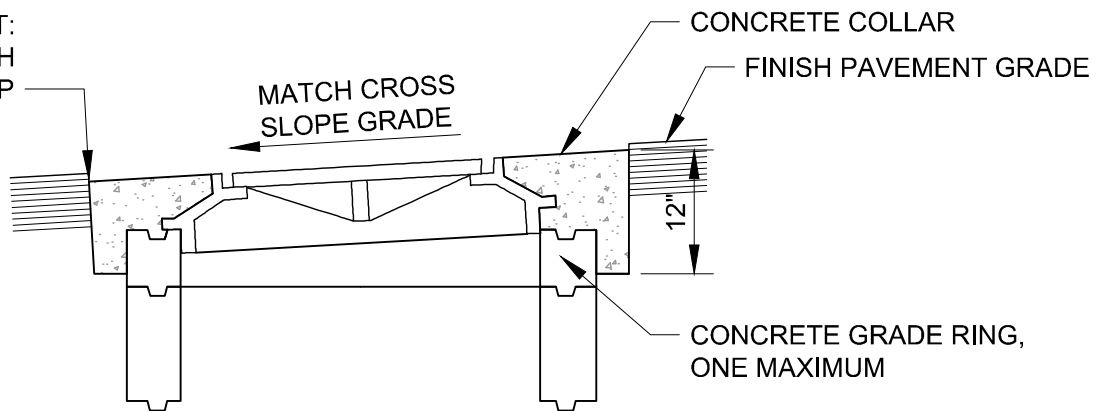
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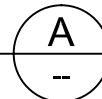
PROVIDE HEATING SYSTEM
DISCONNECT AT COLLAR LIMITS.
24" COLLAR REQUIRED FOR 4'
AND 5' MANHOLES AND VAULTS

ASPHALT PAVEMENT:
COLLAR SET $\frac{1}{4}$ " MIN. TO $\frac{1}{2}$ "
MAX. BELOW PAVEMENT
LIP ALL AROUND.

CONCRETE PAVEMENT:
SET COLLAR FLUSH WITH
PAVEMENT LIP



SECTION
NTS



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METER VAULT AND WATER MANHOLE COLLAR PAVEMENT AREAS

STD. PLAN

593

¹ WATER SERVICE LINE FLOW CHART

SYSTEM PRESSURE (PSI)	² MIN. SYSTEM RESIDUAL FIRE FLOW PRESSURE (PSI)	AVAILABLE PRESSURE DROP (PSI)	SERVICE SIZE (INCH)							
			0.75		1		1.5		2	
			AVAILABLE FLOW WITHOUT METER (GPM)	* RATED FLOW THROUGH METER (GPM)	AVAILABLE FLOW WITHOUT METER (GPM)	* RATED FLOW THROUGH METER (GPM)	AVAILABLE FLOW WITHOUT METER (GPM)	* RATED FLOW THROUGH METER (GPM)	AVAILABLE FLOW WITHOUT METER (GPM)	* RATED FLOW THROUGH METER (GPM)
150	20	130	53	30	113	50	328	100	700	160
145	20	125	52	30	111	50	322	100	686	160
140	20	120	51	30	108	50	315	100	671	160
135	20	115	50	30	106	50	307	100	655	160
130	20	110	48	30	103	50	300	100	640	160
125	20	105	47	30	101	50	293	100	624	160
120	20	100	46	30	98	50	285	100	608	160
115	20	95	45	30	95	50	277	100	591	160
110	20	90	43	30	93	50	269	100	574	160
105	20	85	42	30	90	50	261	100	557	160
100	20	80	41	30	87	50	253	100	539	160
95	20	75	39	30	84	50	244	100	520	160
90	20	70	38	30	81	50	235	100	501	160
85	20	65	36	30	78	50	226	100	482	160
80	20	60	35	30	74	50	216	100	461	160
75	20	55	33	30	71	50	206	100	440	160
70	20	50	32	28	67	50	196	100	418	160
65	20	45	30	26	64	50	185	100	395	160
60	20	40	28	24	60	50	174	100	370	160
55	20	35	26	23	56	48	162	100	345	160
50	20	30	24	21	51	44	149	100	317	160
45	20	25	22	19	46	40	135	100	287	160
40	20	20	19	17	41	36	119	88	255	158
35	20	15	16	14	35	30	102	76	218	135
30	20	10	13	12	28	24	82	62	175	110
25	20	5	9	8	19	17	56	43	120	77
20	20	0	0	0	0	0	0	0	0	0

NOTES:

1. REFER TO STD. PLAN 594.2 FOR NOTES AND REFERENCES.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER SERVICE LINE FLOW CHART	STD. PLAN
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* VALUES DERIVED FROM SR WATER METERS TYPICAL PERFORMANCE CURVES AND THE METERS AWWA MAXIMUM CAPACITY

ASSUMED:

L (FT) = 40.0 (MAX LENGTH IN FEET FROM MAIN TO METER)

C = 135.0 (OLDER HDPE PIPE)

WHEN USED TO CALCULATE THE PRESSURE DROP USING THE US CUSTOMARY UNITS SYSTEM, THE EQUATION IS:

$$P_d = \frac{4.52 * L * Q^{1.85}}{C^{1.85} * d^{4.87}}$$

WHERE:

P_D = PRESSURE DROP OVER A LENGTH OF PIPE, PSIG (POUNDS PER SQUARE INCH GAUGE PRESSURE)

L = LENGTH OF PIPE, FT (FEET)

Q = FLOW, GPM (GALLONS PER MINUTE)

d = INSIDE PIPE DIAMETER, IN (INCHES)

C = HAZEN WILLIAMS COEFFICIENT OF FRICTION

NOTES:

1. THIS TABLE IS FOR REFERENCE PURPOSES ONLY AND REPRESENTS MAXIMUM ANTICIPATED FLOW TO THE POINT OF CONNECTION (40 FOOT MAXIMUM LENGTH) WITHOUT ADDITIONAL VALVES AND PIPING. HOMEOWNERS, ARCHITECTS, ENGINEERS, FIRE SPRINKLER DESIGNERS, ETC., ARE RESPONSIBLE TO VERIFY EXISTING WATER SYSTEM PRESSURES PRIOR TO DESIGN AND INCORPORATE THE INFORMATION INTO THE WATER SERVICE AND FIRE SERVICE LINE DESIGN. ADDITIONAL PRESSURE LOSSES WILL OCCUR THROUGH ADDITIONAL REQUIRED VALVES AND PIPING.

2. THE MINIMUM WATER PRESSURE AT THE POINT OF CONNECTION SHALL BE ABOVE 20 PSI WITH FIRE FLOW AND PEAK DAY DEMANDS, ABOVE 30 PSI WITH PEAK INSTANTANEOUS DEMANDS, AND ABOVE 40 PSI WITH PEAK DAY DEMANDS. SEE UTAH ADMINISTRATIVE CODE R309-105-9. MINIMUM WATER PRESSURE.

3. INDIVIDUAL HOME BOOSTER PUMPS SHALL NOT BE ALLOWED FOR ANY INDIVIDUAL SERVICE FROM THE PUBLIC WATER SUPPLY MAIN, SEE UTAH ADMINISTRATIVE CODE R309-105-9 AND R309-540-5(4)(C)



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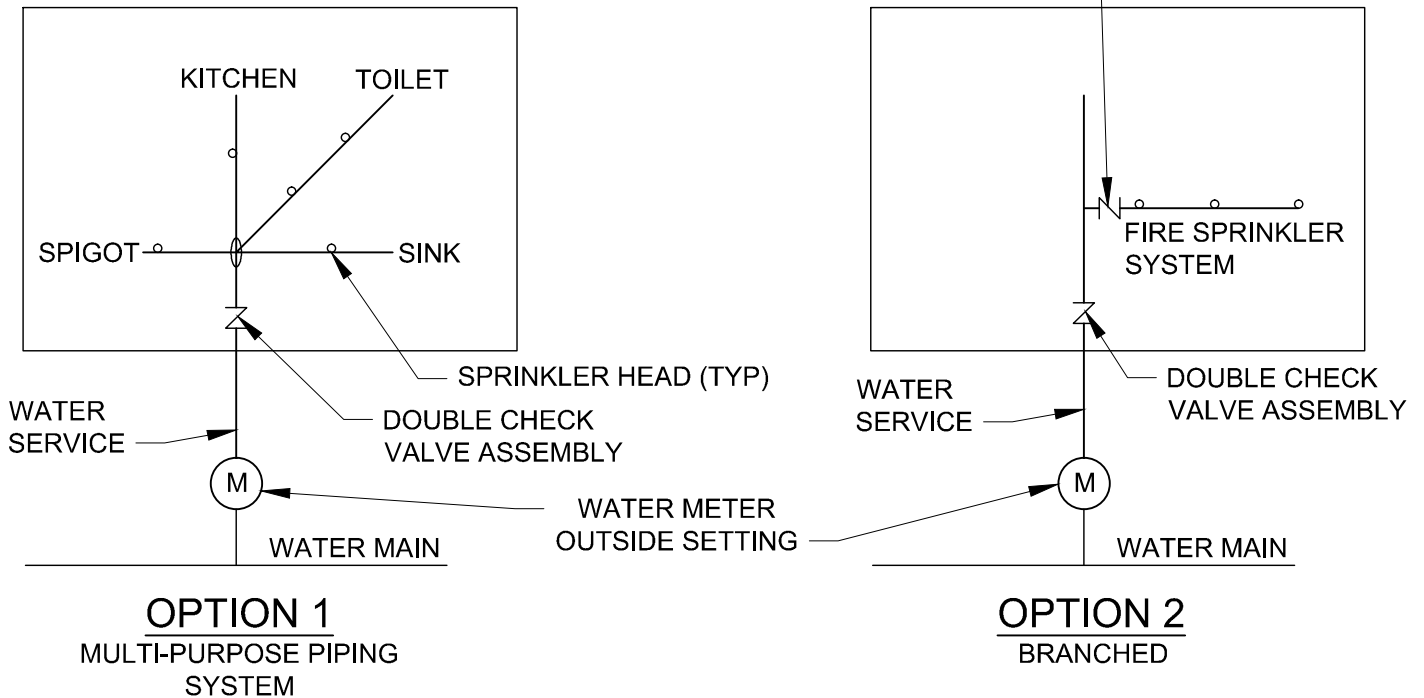
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WATER SERVICE LINE FLOW CHART

STD. PLAN

594.2

DOUBLE CHECK VALVE OR REDUCED
PRESSURE PRINCIPLE BACKFLOW
PREVENTER (SEE NOTES 2 AND 3)



NOTES:

- MULTI-PURPOSE RESIDENTIAL FIRE SPRINKLER PROTECTION PLUMBING SYSTEM SHALL MEET NFPA 13D REQUIREMENTS AND PARK CITY BUILDING DEPARTMENT AND FIRE MARSHAL APPROVAL. OPTION SHALL BE APPROVED BY THE PARK CITY BUILDING DEPARTMENT, CITY ENGINEER, AND FIRE MARSHAL PRIOR TO SYSTEM DESIGN.
- DESIGN AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES.
- BACKFLOW PREVENTION:** BACKFLOW PREVENTION IS REQUIRED FOR BOTH OPTIONS. PROVIDE A DOUBLE CHECK BACKFLOW ASSEMBLY (DCBA) OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RPBA) ON THE FIRE SPRINKLER RISER ASSEMBLY. BACKFLOW PREVENTER STYLE TO BE DETERMINED BY THE BUILDING AND WATER DEPARTMENT BASED ON DEGREE OF HAZARD POSED BY FIRE SPRINKLER PROTECTION SYSTEM. A FIRE SPRINKLER PROTECTION SYSTEM WHICH CONTAINS CHEMICAL ADDITIVES OR A FIRE PUMP SYSTEM REQUIRES A REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTER (RPBA) STYLE.
- 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.
- FIRE SPRINKLER PROTECTION SYSTEMS CONTAINING FIRE PUMPS REQUIRES SITE SPECIFIC DESIGN AND APPROVAL BY THE CITY ENGINEER, PARK CITY BUILDING DEPARTMENT, WATER DEPARTMENT, AND FIRE MARSHAL PRIOR TO BUILDING APPROVAL. FIRE PUMP SYSTEM SHALL BE LOCATED ON THE BUILDING SIDE OF THE WATER OUTSIDE OF THE WATER METER VAULT. REFER TO STD. PLAN 520 FOR REQUIREMENTS.



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**NFPA 13D RESIDENTIAL
SPRINKLER SERVICES**

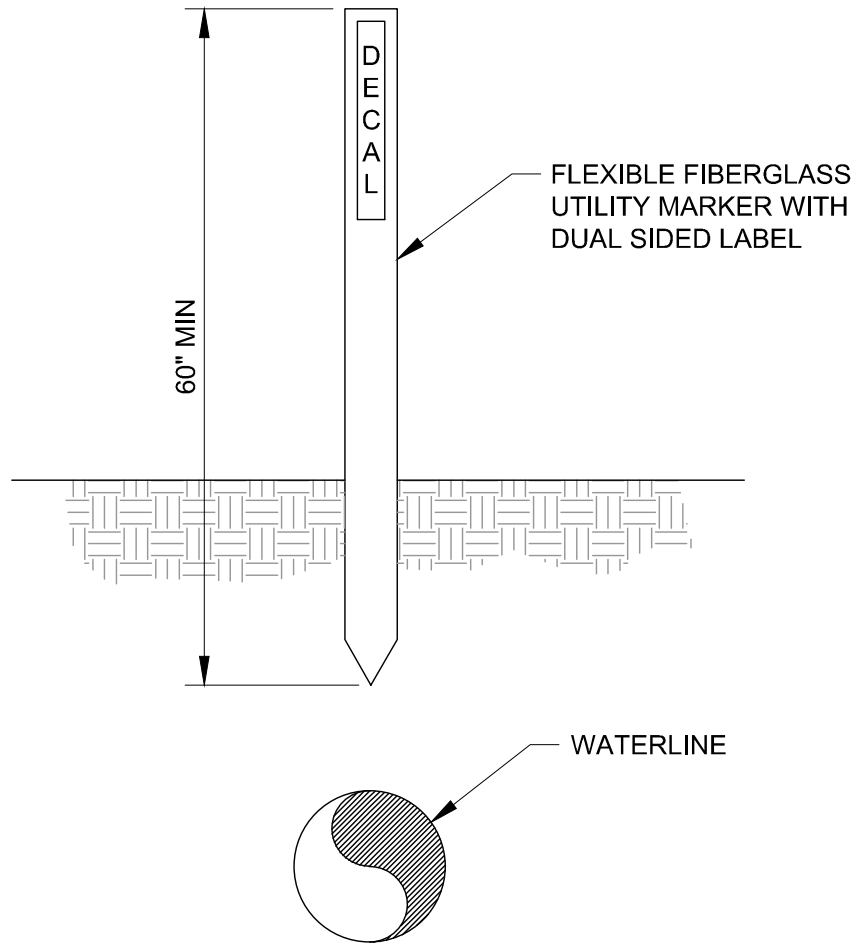
STD. PLAN

595

DETAIL NOTES

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS – METER, METER VAULT, AND SERVICE LINE
2. REFER TO STD. PLANS FOR WATER SERVICE REQUIREMENTS
3. REFER TO THE STATE OF UTAH, DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF DRINKING WATER LIST OF APPROVED BACKFLOW PREVENTION DEVICES. APPROVED DEVICES CAN BE FOUND AT THE FOLLOWING STATE OF UTAH WEBSITE:
[HTTP://DRINKINGWATER.UTAH.GOV/DOCUMENTS/COMPLIANCE/APPENDIXB_1-19-11.PDF](http://drinkingwater.utah.gov/documents/compliance/appendixb_1-19-11.pdf)
4. BACKFLOW ASSEMBLY SELECTION AND INSTALLATION SHALL CONFORM TO THE APPROVED INSTALLATION ORIENTATION ONLY.
5. ALL BACKFLOW PREVENTION DEVICES USED WITHIN THE STATE OF UTAH SHALL HAVE THIRD PARTY CERTIFICATION AS MENTIONED ABOVE.
6. ALL BACKFLOW PREVENTERS HAVE TO BE TESTED PERIODICALLY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. A VISUAL CHECK OF AIR GAPS IS SUFFICIENT, BUT MECHANICAL BACKFLOW PREVENTERS HAVE TO BE TESTED BY A STATE CERTIFIED BACKFLOW SPECIALIST, WITH PROPERLY CALIBRATED GAUGE EQUIPMENT. TO OBTAIN A LIST OF STATE CERTIFIED TESTERS EITHER CALL US OR REFER TO THE STATE OF UTAH WEBSITE PAGE OF BACKFLOW TESTERS.
[HTTP://WWW.DRINKINGWATER.UTAH.GOV/DOCUMENTS/COMPLIANCE/BACKFLOW TECHNICIANS COOMER AVAIL.PDF](http://www.drinkingwater.utah.gov/documents/compliance/backflow_technicians_coomer_avail.pdf)
7. FIRE SPRINKLER SYSTEM PUMPS, INTEGRAL TO THE FIRE SPRINKLER PIPING, TO MEET FIRE SPRINKLER PRESSURE DESIGN REQUIREMENTS ARE CONSIDERED OUTSIDE THE INTENT OF UTAH DDW REGULATION R309-550-11(3) AND DO NOT REQUIRE APPROVAL OF THE DDW IF THEIR INSTALLATION CONFORMS TO UTAH ADOPTED PLUMBING CODE AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13 D. PUMPS SHALL BE CONNECTED ON THE BUILDING SIDE OF THE WATER METER VAULT AND SHALL BE APPROVED BY THE CITY ENGINEER AND BUILDING DEPARTMENT.

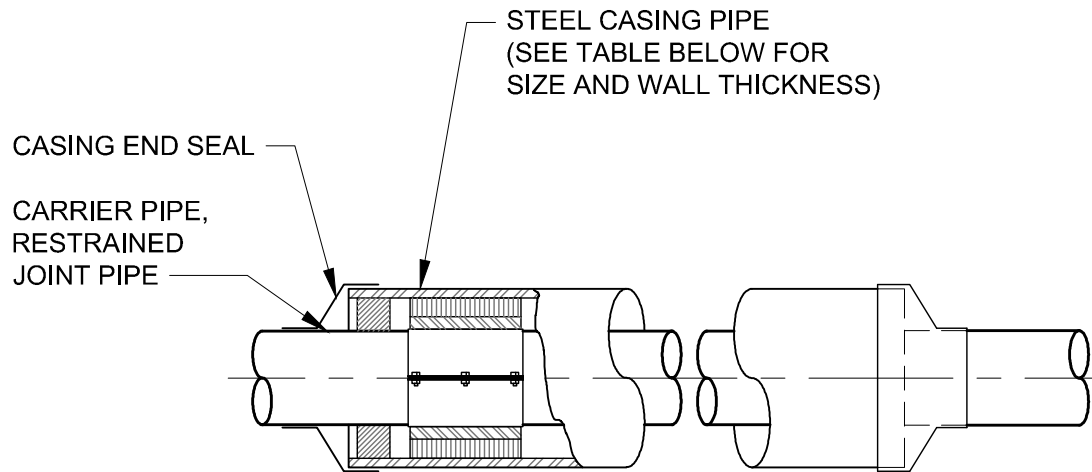
 PARK CITY MUNICIPAL CORPORATION WATER	DATE	NFPA 13D RESIDENTIAL FIRE SPRINKLER LINES	STD. PLAN
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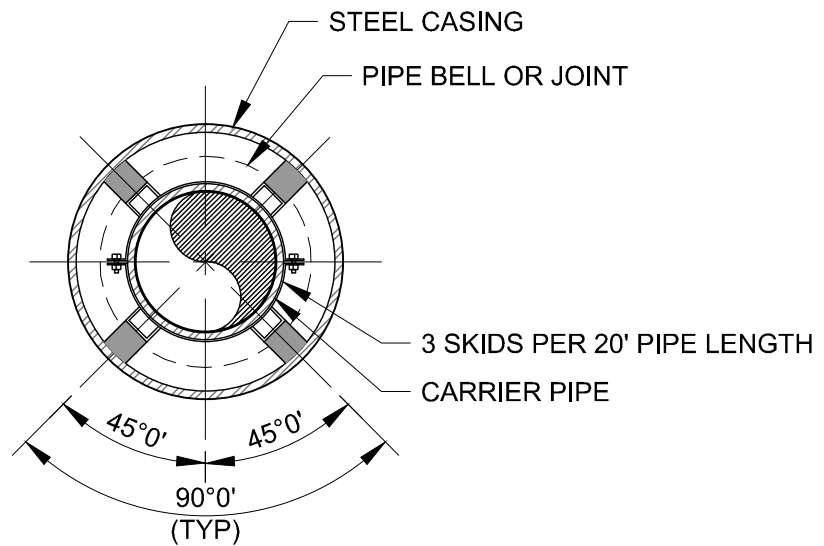
NOTES:

1. INSTALL REFERENCE POST WHEN WATERLINE IS LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAYS WHEN DIRECTED BY CITY ENGINEER AND WATER DEPARTMENT.
2. BURIED WATER LINE MARKER SHALL BE CONSTRUCTED ON 4" RHINO 3-RAIL FIBERGLASS UTILITY MARKER POSTS WITH VERBIAGE AS SHOWN ON THIS DETAIL. BY "RHINO" OR EQUAL. (WWW.RHINOMARKERS.COM)
3. PARK CITY LOGO IS WHITE PMS CL GY, 5CCV, 282CV AND 180CV. ALL TEXT AND GRAPHICS SHALL BE SET AGAINST A WHITE BACKGROUND. (RHINO MARKERS SHALL REFER TO SD-7964K DECAL)
4. MOUNT MARKERS PER MANUFACTURERS RECOMMENDATIONS.
5. INSTALL MARKERS AT LOCATIONS INDICATED ON PLANS BUT TYPICALLY EVERY 500 FT AND AT VALVES, TRACER WIRE BOXES, AND BENDS IN ALIGNMENT.
6. PLACE MARKER ON PIPE CENTERLINE.
7. OBTAIN LOGOS FROM PARK CITY TO PROVIDE TO SIGN MANUFACTURER.
8. PRINTING MATERIAL AND SIGN MATERIAL SHALL BE WATER-RESISTANT.
9. LABEL TO READ "CAUTION WATER PIPELINE - BEFORE DIGGING CALL 811"

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER LINE REFERENCE MARKER	STD. PLAN
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SLED



PIPE CASING

CARRIER PIPE NOMINAL DIAMETER	CASING PIPE	
	MIN OD	MIN WALL THICKNESS
4"	12"	0.25"
6"	16"	0.3125"
8"	18"	0.3125"
12"	22"	0.375"
16"	28"	0.50"
20"	32"	0.50"



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WATERLINE CASING

STD. PLAN

597

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	CASING END SEAL	PIPELINE SEAL AND INSULATOR, INC	MODEL "S"
②	CASING SPACER	PIPELINE SEAL AND INSULATOR, INC.	C12G-2 OR APPROVED EQUAL
③	CARRIER PIPE: DUCTILE IRON RESTRAINED JOINT (STD. PLAN 540)		

DETAIL NOTES

1. PROVIDE CARRIER AND CASING SIZE, LOCATION, AND DEPTH PER APPROVED PLANS
2. INSTALL MECHANICAL JOINT A MAXIMUM OF 18" FROM EACH END OF CASING
3. IF REQUIRED BY APPROVED PLANS, INSTALL CLOSED CELL INSULATION IN ANNULAR SPACE BETWEEN CARRIER PIPE AND CASING. INSTALLATION METHOD TO BE APPROVED BY CITY.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATERLINE CASING	STD. PLAN
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			597 S

ATTACHMENT A – 2021 Public Water Field Observation Guidelines

PUBLIC WATER SYSTEM FIELD OBSERVATION GUIDELINES

***FOR PROJECTS WITHIN THE
PARK CITY WATER SERVICE DISTRICT***



YEAR 2021

FORWARD

This manual provides information to assist the field representative in his duties of observing the progress and quality of public water line construction within the Park City Water Service District, Park City, Utah, and determining if the work is proceeding in accordance with *Park City Design Standards, Construction Specifications and Standard Drawings*. The information, checklists and procedures included in the manual are not all inclusive, but are intended to serve as guidelines for the performance of periodic construction observations, required sampling and testing observation by the field representative. **It is important that field representatives contact the Project Manager or the Park City Engineer for clarification if there are any questions related to the requirements of the Park City Design Standards, Construction Specifications, and Standard Drawings.**

DISINFECTING

All new water mains, services, and appurtenances shall be disinfected in accordance with AWWA Standard C651-05.

The method typically employed by the Contractor to disinfect new water distribution systems is to place calcium hypochlorite granules in the pipeline as it is being installed. Reference *Park City Design Standards and Construction Specifications*, Appendix 703A. The field representative should pay special attention to the following items:

- Refer to Table No. 1 of the above referenced Appendix for the number of ounces to be used per pipe diameter and pipe interval to achieve the necessary disinfection concentration.
- **Active chlorine content of disinfecting solution within water service tubing (CTS) for water services shall not exceed 12%.**
- Water mains shall be filled slowly to prevent "pushing" the calcium hypochlorite granules to one end of the pipe line. If the new water lines are to be filled by introducing water from the existing water distribution system, via opening the isolation valve between the two systems, the field representative shall monitor the opening of the valve. The field representative shall pay special attention to the following during water system filling by the Contractor:
 1. Verify that the static water pressure of the distribution system (typically 40 psi) is capable of overcoming the static head required to fill the new water line.
 2. Be certain a means of releasing air at the high point of the water system to be filled is provided and is open.
 3. The isolation valve shall be opened only slightly (**existing water system valves are to be operated only by Water Operations staff**).
 4. Listen for water passing the valve. The valve shall be closed immediately if it appears that the water pressures begin to equalize on each side of the valve. Backflow of chlorinated water into the existing water distribution system must not occur.
- After the water mains and services have been filled by the Contractor, the field representative shall sample and test the water for chlorine concentration. Observe the following:
 1. Select sampling frequency and locations to achieve representative samples. Typical locations for samples at water meter services, taps or fire hydrants. The sampling frequency will depend on length of the water line being chlorinated, availability of sampling points, and results of chlorination concentration tests.
- The field representative should observe the disinfection of the interior of all pipe, fittings, valves, tapping sleeves, and other materials when existing water mains are cut into or repaired. The Contractor can accomplish this by swabbing the materials with a hypochlorite solution. Reference *Park City Design Standards and Construction Specifications*, Appendix A.
- **Remember: Good disinfection practices improve the opportunity for successful bacteriological test results.**

WATER SYSTEM FLUSHING

Flushing of the installed water system is to be completed in two steps. The initial flushing is to be performed following installation and disinfection of the water main but prior to hydrostatic testing. The final flushing is to be performed following hydrostatic testing and leakage testing.

INITIAL FLUSHING

The following items should be considered by the field representative and may need to be reviewed with the Park City Engineer:

1. When notified that the Contractor intends to begin the initial flushing but before the Contractor utilizes water contact the Park City Water Department to be certain that water is available from the City for flushing purposes. **Inform the Contractor not to begin flushing without authorization (existing water system valves are to be operated only by Water Operations staff).**
2. Review with the Contractor the proposed discharge location for flushing operations and the method by which the Contractor intends to control the discharge of chlorinated water from the water system. **Fire hydrants are not acceptable points for initial flushing operations.**
Typically, Contractors will discharge the water into a water truck or tank and haul the water offsite for disposal. Chlorinated water shall not be allowed to be discharged in a manner that it could now onto vegetation or into streams, waterways, storm drains or sanitary sewer systems.
3. Determine the required diameter of opening(s) for discharge from the water line. The opening must be sized to achieve velocities capable of moving dirt and rock through the pipe, approximately **6 to 8 feet per second**. Note that required flowrate and opening size(s) referenced in AWWA Table 3 Required Flow and Openings to Flush Pipelines, is based on only 2.5 feet per second velocity at 40 psi pressure. *Required opening size will be determined based on site specific available water system pressure to achieve the required velocity.*
4. Determine the total volume of water to be expelled from the section of water system being flushed. The entire contents of the water line must be discharged and replaced with new water. To determine the volume required, ensuring that the entire pipe line has been flushed, utilize the following formula:
$$V = (\pi d^2 / 4) (L) (7.481); \quad \text{where: } V = \text{volume (gallons)}$$
$$\pi / 4 = \text{area}$$
$$d = \text{pipe diameter (feet)}$$
$$\pi = 3.141$$
5. If the section of water line to be flushed is very long, making the transport of sediment and rock to the discharge location may be difficult, an intermediate discharge location for flushing should be considered. *The end of a fire service line, prior to setting the hydrant, or a properly sized service tap could be utilized.*
6. After initial flushing has been completed, perform sampling and testing for "low" chlorination concentration.

FINAL FLUSHING

1. Utilize the same procedure for final flushing as for initial flushing, except that concerns regarding the chlorine concentration of discharge water do not apply.
2. Fire hydrants are to be flushed and can be utilized as flushing locations.
3. Services are to be flushed at the meter vaults. *Proper flushing of the service lines is important since water samples for bacteriological testing are typically taken at the service lines.*

TABLE 3 REQUIRED FLOW AND OPENINGS TO FLUSH PIPELINES (40 psi RESIDUAL PRESSURE IN WATER MAIN)*					
Pipe Diameter inches	Flow Required to produce 2.5 ft/s (approx) velocity in main gpm	1	Size of tap inches 1-1/2 Number of Taps on Pipe#	2	Number of 2-1/2 in. Hydrant Outlets*
4	100	1	—	—	1
6	200	—	1	—	1
8	400	—	2	1	1
10	600	—	3	2	1
12	900	—	—	2	2
16	1600	—	—	4	2

*With a 40 psi pressure in the main with the hydrant flowing to atmosphere, a 2-1/2 inch hydrant outlet will discharge approximately 100-0 gpm and a 4-1/2 inch hydrant outlet will discharge approximately 2500 gpm.

HYDROSTATIC TESTING

Hydrostatic testing is required for every section of water main (valve to valve). Testing every section is intended to test both sides of isolation valves to ensure proper functioning of the valve. Prior to hydrostatic testing and leakage testing the water system should be flushed and tested for proper disinfection.

HYDROSTATIC TESTING

The specified hydrostatic test pressure is to be met at the highest elevation in the section of water line being tested. The specified test pressure shall be achieved by means of a Contractor supplied pump/gauge system connected to the pipe. The gauge shall have sufficient increments to enable accurate readings to be taken.

To achieve proper hydrostatic test pressure at the highest elevation of the water line section being tested, consider the locations available for installing the testing apparatus. To determine the required test pressure at the test gauge, utilize the following formula:

$$P_g = P_r + (H_v - H_g) / 2.31;$$

where: P_g = required gauge pressure reading (psi)
 P_r = required test pressure (psi)
 H_v = elevation at highest valve (feet)
 H_g = elevation at gauge (psi)

Note: 1 psi = 2.31 feet of elevation, or 0.43 psi X elevation difference in feet.

The following items should be considered and may need to be reviewed with the Park City Engineer:

- The possibility of requiring/requesting a water valve to be installed in the water main to reduce the pressure difference in the water line to be tested. This may occur when there is a significant difference in elevation between water valves;
- The installation of an additional service tap to accommodate proper testing.
- In achieving the required hydrostatic pressure at the highest elevation of the water line section being tested, the hydrostatic pressures at the lowest elevation may exceed acceptable pressures for the pipe, valves or fittings. Typically, if the calculated pressure at the lowest elevation exceeds 300 psi, the City Engineer should be notified before testing is performed.

HYDROSTATIC TESTING

The field representative shall perform all sampling for bacteriological testing and deliver samples to the Summit County Health Department (or a pre-approved state certified laboratory) for analysis. To achieve consistent and representative sampling, the following procedures shall be observed by the field representative:

- Select the location and number of samples to be taken. Samples are typically taken at water meter services and ends of the water line. Intervals of 200 feet between sampling locations is preferred.
- Procedures for obtaining samples for bacteriological testing of the water system are as follows:
 1. Obtain sample bottles from the Public Works Water Department office or Summit County Health Department, if not available in the office.
 2. When sampling, first disinfect or sterilize the discharge area.
 3. Open the control valve slowly and allow water to flow for a short period.
 4. Close the valve slightly to reduce the flowrate and fill the sample bottle to the fill line. Place the lid on the sample bottle and seal shut. Note: Be sure to identify the location of the sample bottle before obtaining other samples.
- After all samples are taken, complete the identification form and add other pertinent information to each sample bottle. Reference the sample identification form contained in the Report Forms and Checklists section of this manual. *Note: Pay special attention to Item No. 2, "Investigative Sample (not included on official records)" on the identification form. Always check this box on the form.*

TABLE 1 ALLOWABLE LEAKAGE PER 1000 FEET OF PIPELINE									
(gph)	Nominal Pipe Diameter (inches)								
Avg. Test Pressure (psi)	3	4	6	8	10	12	14	16	18
250	.36	.47	.71	.95	1.19	1.42	1.66	1.90	2.14
225	.34	.45	.68	.90	1.13	1.58	1.58	1.80	2.03
220	.32	.43	.64	.85	1.06	1.28	1.48	1.70	1.91
175	.30	.40	.59	.80	.99	1.19	1.39	1.59	1.79
150	.28	.37	.55	.74	.92	1.10	1.29	1.47	1.66
125	.25	.34	.50	.67	.84	1.01	1.18	1.34	1.51
100	.23	.30	.45	.60	.75	.90	1.05	1.20	1.35

*EXCERPTED FROM AWWA C600

In inch-pound units,

$$L = \frac{SD\sqrt{P}}{133,200}$$

Where,

- L = testing allowance (makeup water), in gallons per hour
- S = length of pipe tested, in feet
- D = nominal diameter of the pipe, in inches
- P = average test pressure during the hydrostatic test, in pounds per square inch (gauge)

This formula is based on a testing allowance of 11.65 gpd/mi/in. of nominal diameter at a pressure of 150 psi.

FIELD OBSERVATION REPORT FORMS AND CHECKLISTS

This section includes typical forms checklists that are to be used as generalized guidelines to assist in the verification of the material and dimensional requirements of the Park City Design Standards and Construction Specifications. Field Representatives are to utilize the checklists during water system construction to assist the Contractor in understanding the requirements of the final product and during the final walk-through to verify consistency with the standards and specifications. Additionally, the fire hydrant inspection forms, illustrating the placement of a fire hydrant in three different terrain conditions, are to be completed during the Final Walk-through to provide the Park City Engineer with information regarding the hydrant's installed elevation and location relative to the curb and gutter and the auxiliary valve.

FIELD OBSERVATION QUICK CHECKLIST

WATER LINE INSTALLATION:

- ☐ Verify that marking tape and locator wire is installed above the water main in the trench
- ☐ Verify that water main is bedded with approved gravel-sand material
- ☐ Verify that water main is installed at proper horizontal location (within pavement and inside of curb & gutter limits) and depth. Require additional survey staking be provided if necessary to determine design grades and curb & gutter alignment
- ☐ Verify that correct polyethylene encasement is provided and properly installed
- ☐ Verify that wax tape coating system is provided and properly installed on all buried bolts & nuts. Verify the cathodic protection system (if required) is provided and properly installed.
- ☐ Verify that thrust blocking is of adequate size, extended to undisturbed soil and that the pipe is wrapped with polyethylene before concrete is placed
- ☐ Verify that service taps are at 45 degrees to the main with 2 feet minimum separation
- ☐ Verify that every service corporation stop is open. This can be verified during flushing procedures
- ☐ Verify that water valves are properly set, valve boxes are clear of debris, and that a valve key can be placed on the valve. This must be verified during the final walk-through

FIELD OBSERVATION QUICK CHECKLIST

FIRE HYDRANT INSTALLATION:

- ☐ Verify that adequate gravel is placed around the fire hydrant base
- ☐ Verify that thrust blocking is properly placed and fire hydrant drain ports are not covered by concrete.
- ☐ Flush fire hydrant drain ports. Close main hydrant valve to the position at which the drains open and allow flow through the drains under pressure for about ten seconds to flush the drains. Then close hydrant valve completely.
- ☐ Check fire hydrant barrels for drainage. Remove nozzle cap, open hydrant valve, allow hydrant to run briefly and close hydrant valve. Place palm of hand over nozzle outlet. Drainage should be sufficient to create a suction.
- ☐ Check fire hydrant nozzle caps for thread damage from impact or cross threading
- ☐ Verify that the auxiliary valve is in the wide open position.
- ☐ Verify that fire hydrant markers are installed
- ☐ Verify that fire hydrant is properly extended above grade and hydrant pad is properly constructed. See *Fire Hydrant Inspection Sheet*.

FIELD OBSERVATION QUICK CHECKLIST

WATER METER INSTALLATION:

- ☐ Verify that meter service assembly materials are in accordance with Checklist. *See checklists for specific size water meter.*
- ☐ Verify that water meter box is adjusted to grade. *See meter box adjustment detail sheet.*
- ☐ Verify that water meter box is located properly. Require additional staking as required for verification.

TYPICAL PROCESS FOR WATER SYSTEM CONSTRUCTION

- | | |
|--|--|
| 1. INSTALL WATER MAIN AND FIRE HYDRANTS | <i>If the Contractor elects to perform hydrostatic testing of water services independently of the water main, Items 3, 5, 7 and 9 will be performed on the water main prior to installation of the water services.</i> |
| 2. INSTALL WATER SERVICES | <i>If water services are installed after water main testing, the each services must be disinfected separately.</i> |
| 3. INITIAL FLUSHING OF WATER MAIN | <i>Sampling and testing for "high" chlorine concentration is performed prior to initial flushing.</i> |
| 4. INITIAL FLUSHING OF WATER SERVICES | |
| 5. PERFORM HYDROSTATIC AND LEAKAGE TESTING ON WATER MAIN | |
| 6. PERFORM HYDROSTATIC AND LEAKAGE TESTING ON FIRE HYDRANTS & WATER SERVICES | |
| 7. FINAL FLUSHING OF WATER MAIN | <i>Sampling and testing for "low" chlorine concentration is performed following final flushing.</i> |
| 8. FINAL FLUSHING OF FIRE HYDRANTS & WATER SERVICES | |
| 9. PERFORM BACTERIOLOGICAL TESTING | |
| 10. ALLOW ACTIVATION OF WATER SYSTEM | <i>Permanent opening of isolation valves upon receipt of successful bacteriological test results.</i> |



WATER SYSTEM TESTING SUMMARY REPORT

PROJECT NAME _____ PROJECT # _____

CONTRACTOR _____

WATER SYSTEM SECTION _____

DISINFECTION: 703.2.12C & J

TYPE OF CHLORINE: ☐ GRANULAR ☐ INJECTION, WHERE: _____

SAMPLE LOCATION: _____

DATE _____ TIME _____ CHLORINE, PPM _____

START: _____

END: _____

RESULT: ☐ PASS ☐ FAIL INITIALS _____

DISPOSAL OF CHLORINATED WATER: _____

FLUSHING: 703.2.12A

MAIN:

LENGTH OF SECTION: _____ feet PIPE MAT'L: _____ PIPE DIAMETER: _____ inches

☐ CITY WATER USED ☐ OTHER

FLUSH ORIFICE SIZE: _____ inches STATION: _____

ESTIMATED TO BE FLUSHED: _____ gal. ESTIMATED DURATION: _____ min.

ACTUAL DURATION: _____ min.

DATE: _____ INITIAL _____ FINAL _____ INITIALS _____

SERVICES:

LOT No's: _____

DATE: _____ INITIAL _____ FINAL _____ INITIALS _____

HYDRANTS:

STATION: _____ INITIAL _____ FINAL _____ INITIALS _____

STATION: _____ INITIAL _____ FINAL _____ INITIALS _____

STATION: _____ INITIAL _____ FINAL _____ INITIALS _____

BACTERIOLOGICAL SAMPLING: 703.2.12M

DATE OF SAMPLE: _____

SAMPLE TAKEN BY: _____ P.O. No.: _____

SAMPLES DELIVERED TO: _____ DATE: _____ TIME: _____

SAMPLES ANALYZED BY: _____

SAMPLE NO. 1 TAKEN AT: _____ ☐ PASS ☐ FAIL

SAMPLE NO. 2 TAKEN AT: _____ ☐ PASS ☐ FAIL

SAMPLE NO. 3 TAKEN AT: _____ ☐ PASS ☐ FAIL

DATE OF RESULT: _____ (REFERENCE ATTACHED TESTING REPORT)



WATER SYSTEM TESTING SUMMARY REPORT (continued)

HYDROSTATIC TEST: 703.2.11

MAIN:	<u>INITIAL TEST</u>	<u>DATE:</u>	<u>RETEST</u>	<u>DATE:</u>	
TEST PRESSURE @	START:	psi	@	START:	psi
@	30 min:	psi	@	30 min:	psi
@	60 min:	psi	@	60 min:	psi
@	90 min:	psi	@	90 min:	psi
@	FINISH:	psi	@	FINISH:	psi
	☐ PASS	☐ FAIL		☐ PASS	☐ FAIL
	INITIALS			INITIALS	
COMMENTS					

SERVICES:

LOTS SERVICED:	<u>INITIAL TEST</u>	<u>DATE:</u>	<u>RETEST</u>	<u>DATE:</u>	
TEST PRESSURE @	START:	psi	@	START:	psi
@	30 min:	psi	@	30 min:	psi
@	FINISH:	psi	@	FINISH:	psi
	☐ PASS	☐ FAIL		☐ PASS	☐ FAIL
	INITIALS			INITIALS	
COMMENTS					

HYDRANTS:

STREET & STATION:	STREET & STATION	STREET & STATION:	
TEST DATE:	TEST DATE	TEST DATE:	
@ START:	psi	@ START:	psi
@ 30 min.:	psi	@ 30 min.:	psi
@ FINISH:	psi	@ FINISH:	psi
☐ PASS	☐ FAIL	☐ PASS	☐ FAIL
INITIALS:	INITIALS:	INITIALS:	
COMMENTS			

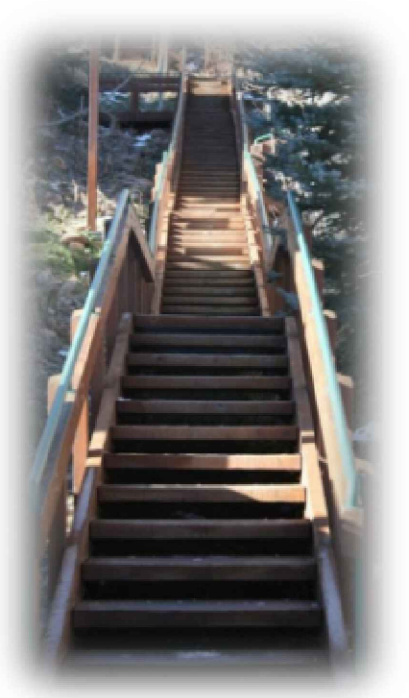
LEAKAGE TEST: 703.2.11

DATE			
LENGTH OF SECTION:	PIPE MAT'L.:	DIAMETER:	
LENGTH OF TEST:	hours	minutes	
ACCEPTABLE LOSS, per AWWA C600. TABLE 6: gph per 1000 feet, total gallons			
GALLONS USED:	gallons		
RESULT:	☐ PASS	☐ FAIL	INITIALS

ATTACHMENT B – Old Town Stairway Construction Details & Plans



A guide to "Old Town Stairway" Construction



By Chase Bowler

	DATE	OLD TOWN STAIRWAY	STD. PLAN
	3/2020		881-A
	REV.		

A.	Connections and Parts.....	3
B.	Uprights.....	4
C.	Railing.....	4-5
D.	Landings.....	5-7
E.	Landing connections.....	8
F.	Steps.....	9
G.	Composite Wood.....	9

II. Code requirements and Preferences

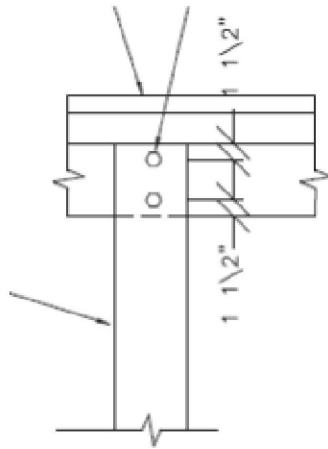
A.	Diamond-Grip Chanel.....	10
B.	Galvanized Carriage Bolts.....	10
C.	Counter Sink	10

	DATE	OLD TOWN STAIRWAY	STD. PLAN
	3/2020		881-B
	REV.		

Connections and Parts

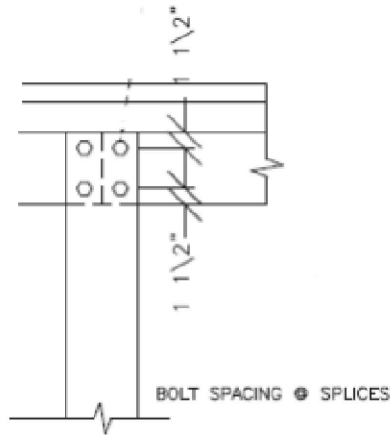
A)

Note that all connections are carriage bolts, having the smooth side inward, and the threads on the outside with washer and nut.



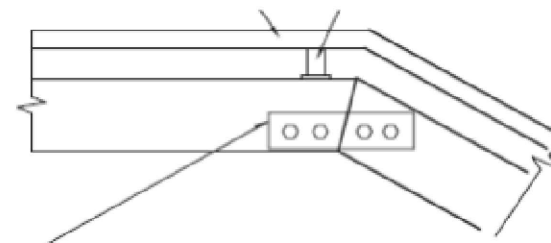
B)

Two bolts are recommended for upright and handrail connections. And when there is a splice in the wooden handrail support structure, than four bolts shall be used.



C)

Any change in angle should be connected with angle steel and appropriate carriage bolt washer and nut combination.



DATE

3/2020

REV.

OLD TOWN STAIRWAY

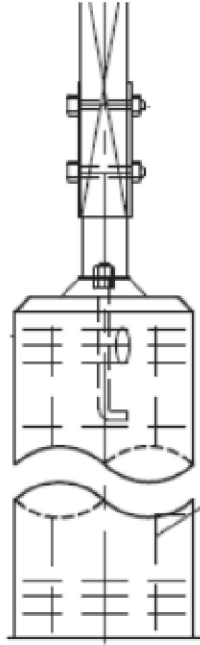
STD. PLAN

881-C

Uprights

A)

All supports must be founded in a concrete poured base 12" in diameter, and connected using four galvanized steel bolts.



B)

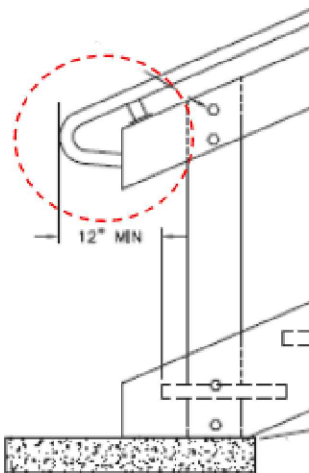
According to code all terminations of handrails must curve back around and connect into the wood end.

IBC 1012.6 Handrail

Extensions "Handrails... shall be continuous to the handrail of an adjacent stair flight or ramp run."

And "...handrails shall extended horizontally at least 12in beyond the top riser and continue to slope for the depth one tread beyond the bottom riser."

Railing



DATE

3/2020

REV.

OLD TOWN STAIRWAY

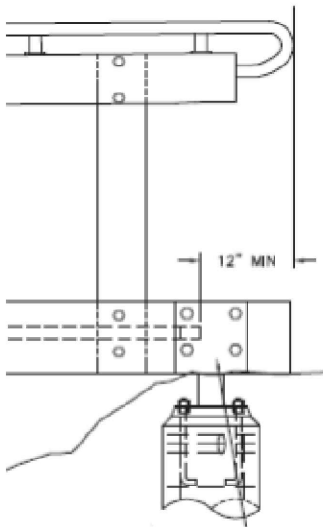
STD. PLAN

881-D

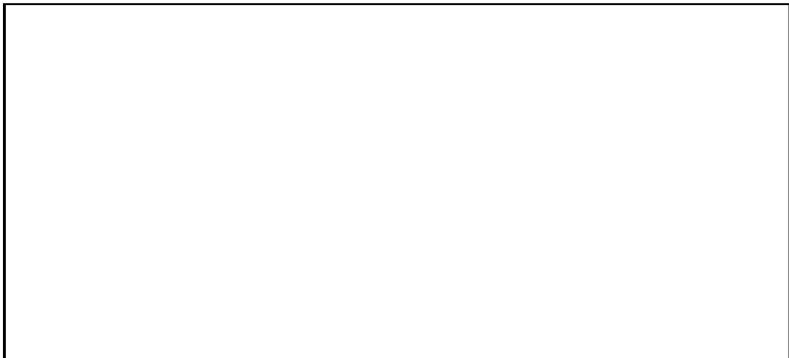
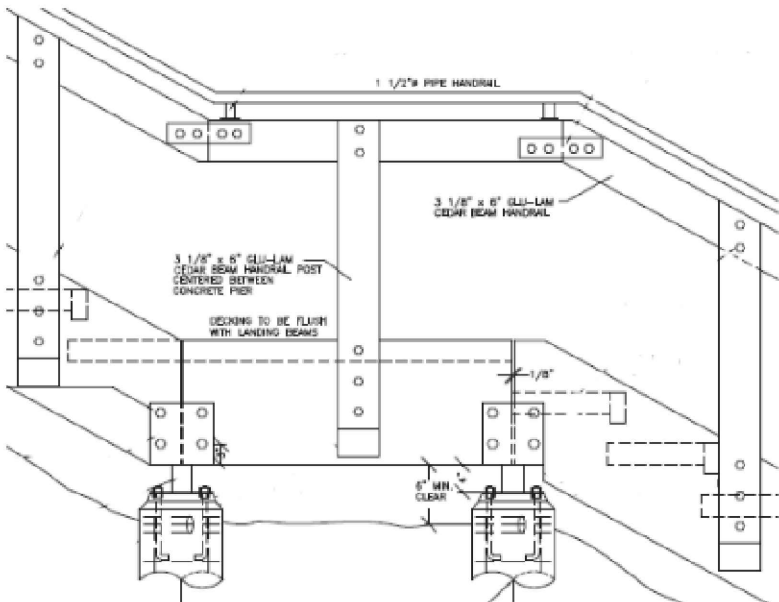
IBC 1012.3.1 Handrail Graspability "Handrails with circular cross section shall have an outside diameter of at least 1 3/4 in and no greater than 2 in."

IBC 1012.5 Fittings "Hand rails shall not rotate within their fittings."

IBC 1009.8 Stairway Landings
 "There shall be a floor or landing at the top and bottom of each stairway. The width of landings shall not be less than the width of stairways they serve."

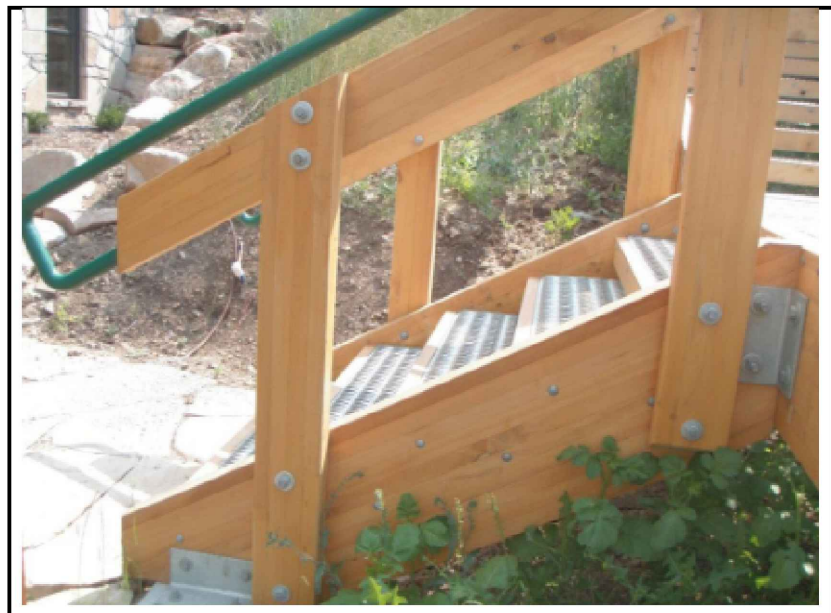
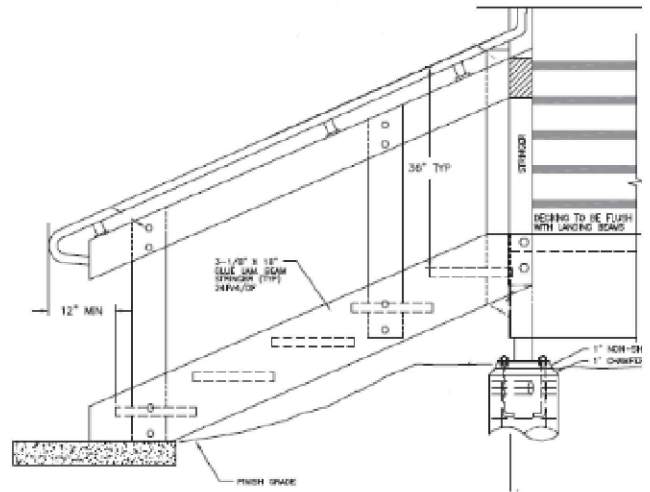


Landings



	DATE	OLD TOWN STAIRWAY	STD. PLAN
	3/2020		881-E
	REV.		

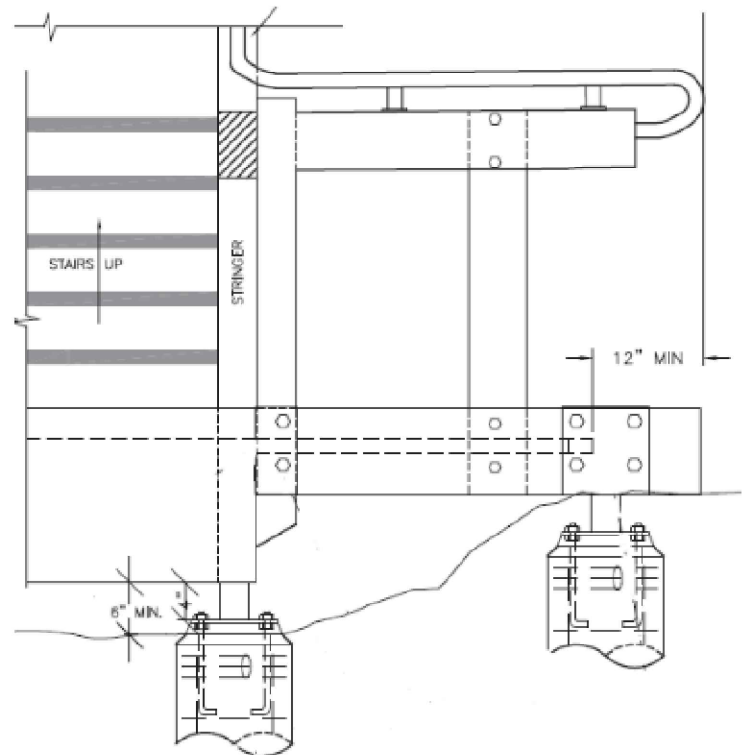
IBC 1009.9.2 Outdoor Conditions "Outdoor stairways and outdoor approaches to stairways shall be designed so that water will not accumulate on walking surfaces."



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IBC 1009.10 Vertical Rise "A flight of stairs shall not have a vertical rise greater than 12 feet between floor levels of landings.

IBC 1009.4 Width "...width of stairways shall not be less than 44 in." unless "...occupant load of less than 50 shall have a width of no less than 36 in."



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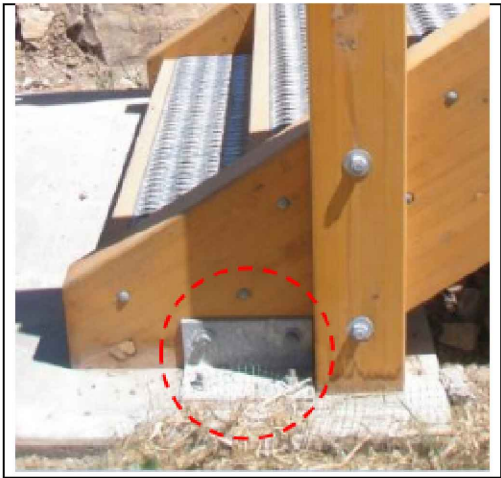
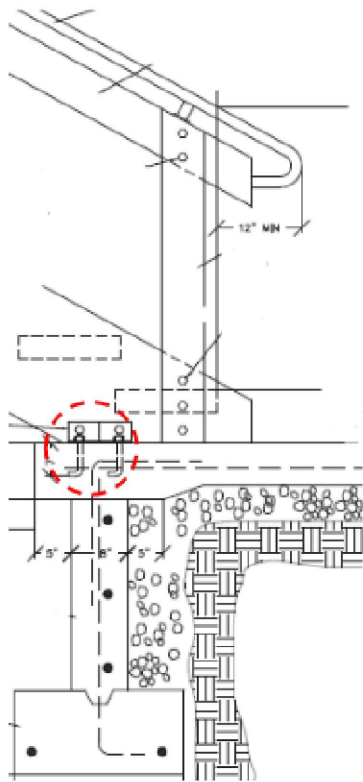
STD. PLAN

881-G

Landing connections

A)

All endings of stair landings must be connected with steel plating and carriage bolts to make for firm connections.

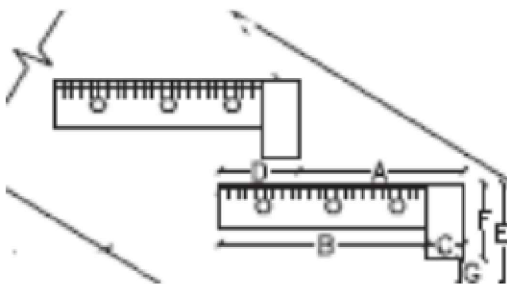


DATE
3/2020
REV.

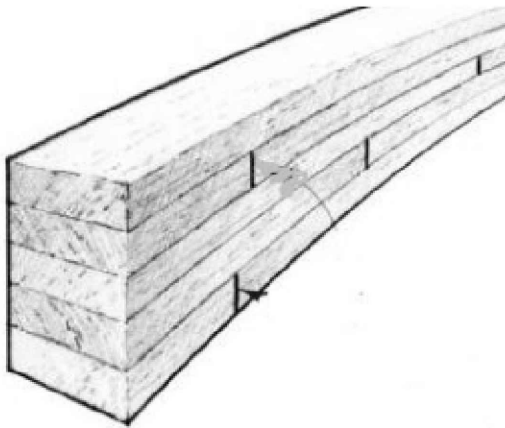
OLD TOWN STAIRWAY

STD. PLAN
881-H

Steps



Composite Wood



A)

It is recommended that the front of the steps be covered with 1.5 in. thick wood, to maintain consistency with the other stairs throughout the city.

IBC 1009.7.2 Riser Height and Tread depth "Stair riser heights shall be 7 in. maximum and 4 in. minimum.rectangular tread depths shall be 11 in minimum..."

IBC 1009.7.5 Nosing and Riser Profile "The radius of curvature at the edge of the tread shall be no greater than 9/16 in."

IBC 1009.7.5.2 Nosing Projection Uniformity "All nosing projections of the leading edges shall be of uniform size, including the projections of the nosing leading edge of the floor at the top of a flight."

B)

All wood used on the stairs must be of a composite form. This also allows for greater resistance to warping due to weathering, and having an enhanced strength.



DATE

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STD. PLAN

881-I

A)

According to City preferences, on any landings or steps they must have a tread made of Diamond Grip Channel material.

ANSI 302.3 Openings "Openings in the floor surface be of a size that does not permit the passage of a ½ inch diameter sphere... Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel."

IBC 1009.9.1 Stairway Walking surface "The walking surface of treads and landings of a stairway shall not be sloped steeper than one unit vertical in 48 units horizontal in any direction. Stairway treads and landings shall have a solid surface."

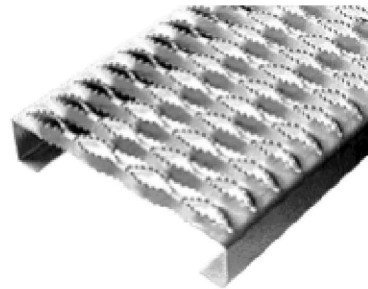
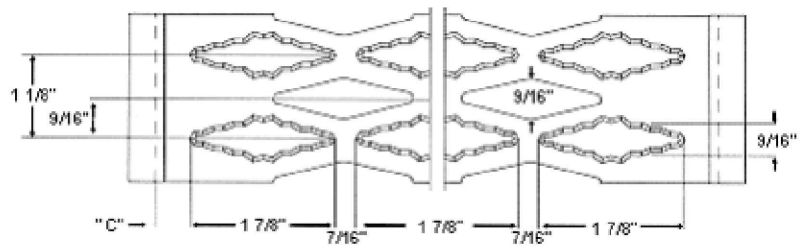
B)

It is strongly suggested that all connections excluding those found tying foundations into posts, are to be made using a carriage bolt combination, where the rounded portion of the bolt is to be consistently on the inside out of the stairs or in the path of travel.

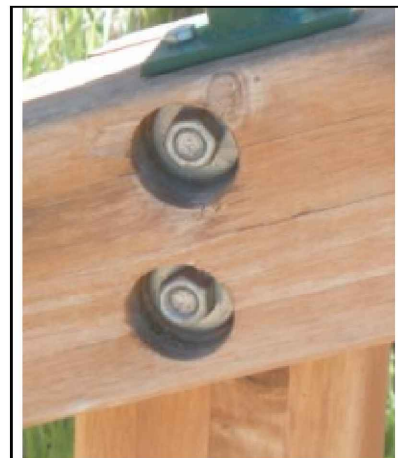
C)

No countersinks are permitted when connecting any system, because the strength of the connection is reduced and a reduction in the life of the stairs.

Code Requirements and Preferences



Discouraging Approach



DATE

3/2020

REV.

OLD TOWN STAIRWAY

STD. PLAN

881-J

A RESOLUTION ADOPTING THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) MANUAL OF STANDARD SPECIFICATIONS, THE APWA MANUAL OF STANDARD PLANS, AND THE PARK CITY 2024 SUPPLEMENTAL STANDARD PLANS AND SPECIFICATIONS TO BE USED FOR THE DESIGN AND CONSTRUCTION OF PROJECTS

WHEREAS, Park City Municipal Corporation (PCMC) maintains and regularly updates standards related to private and public construction within the City; and

WHEREAS, the APWA maintains and regularly updates standard plans and specifications setting forth certain regulations and requirements applicable to development and construction within the state of Utah; and

WHEREAS, the City's Engineering Division and Water Department have prepared revisions and updates to engineering standards unique to PCMC; and

WHEREAS, the City Council conducted a regularly scheduled meeting on April 4, 2024; and

WHEREAS, the Council does hereby determine that it is in the best interests of the health, safety and welfare of the citizens of PCMC to adopt the most current version of the APWA Manuals of Standard Specifications and Standard Plans as well as the PCMC 2024 Supplemental Standard Plans and Specifications for private and public construction projects; and

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

SECTION 1. The current versions of the APWA Manual of Standard Specifications and Manual of Standard Plans are hereby adopted.

SECTION 2. The PCMC 2024 Supplemental Standard Plans and Specifications are hereby adopted as attached (see Attachment A).

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

PASSED AND ADOPTED this 4th day of April, 2024

PARK CITY MUNICIPAL CORPORATION

Mayor Nann Worel

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

City Attorney's Office

City Council Staff Report

Subject: Microtransit Discussion
Author: Tim Sanderson and Kim Fjeldsted
Department: Transit
Date: April 4, 2024

Recommendation

Review and discuss an update on the Microtransit Request For Proposal (RFP) status, discuss potential options, and provide direction to the PC Transit Team on next steps.

Executive Summary

Last fall, the City Council directed the issuance of an RFP to contemplate the potential for permanently installing microtransit services throughout Park City. The RFP was issued in December 2023, and we received several qualified bids. After extensive vetting, we are prepared to recommend a vendor to the City Council for contract approval. However, before making a final recommendation, we desire a work session to clarify Council's policy goals and discuss some realizations we learned through the procurement process.

Throughout the pilot program, we received considerable feedback that riders wanted more regularly reliable microtransit service. In our discussions with responsive vendors, there are several ways to achieve a higher level of service (such as adding vehicles, for example), but they also have important budget and cost implications. As we reviewed the RFP proposals and recognized the amount of money we could potentially spend to upgrade our microtransit program and bring it online permanently, we desire an additional City Council policy discussion to further reflect upon the existing pilot program underway, ensure goal and outcomes alignment, and provide one last opportunity for the City Council to obtain public input and consider its options.

Background

Microtransit Timeline:

- On [July 28, 2022](#), Council supported a temporary pilot program using High Valley Transit (HVT) as our microtransit service provider.
- On [October 6, 2022](#), Council approved a contract with HVT to launch the pilot program. The program started on November 13, 2022, and terminated April 15, 2023.
- On [May 25, 2023](#), Council received a presentation summarizing the 2022/23 pilot program (number of rides, costs, customer feedback, etc.). The Council concluded that additional data, such as more specific summer ridership, would help them evaluate the future of microtransit before making a policy decision about permanent services.
- On [June 15, 2023](#), Council agreed to relaunch the microtransit pilot program from July 2, 2023 to April 15, 2024, and proceed with the RFP for a permanent microtransit service.
- On [June 22, 2023](#), City Council approved a Microtransit Service Agreement with HVT through April 15, 2024.

- On [December 5, 2023](#), City Council was updated on microtransit performance and the drafting of the Microtransit RFP.
- On December 15, 2023, the Microtransit RFP was issued.

The microtransit pilot program began operating in Park City in November of 2022 in two zones, which was consistent with and recommended within Park City's Short Range Transit Plan (Park Meadows and Royal Street). After additional City Council consideration, the pilot program service area was expanded to City-wide service in March of 2023, based largely in part upon the recommendation by HVT that it would increase coverage by 184% for the same cost. Since that time, ridership has grown substantially but has also resulted in deteriorating service responsiveness and reliability.

In a presentation to Council on December 5, 2023, a Via/HVT representative stated four goals for increasing the service area: 1) Expand transit coverage; 2) Lower the cost/ride; 3) Provide an excellent ridership experience; and 4) Complement the existing fixed route PC transit network.

Analysis

A large amount of data has been generated by the Microtransit pilot program, as outlined below:

Ridership Highlights:

- Over the 2023-2024 winter season, data indicates that 180 individuals used microtransit for 50 or more rides.
- Total ridership for 2023-2024 was 29,681, and the effectiveness factor (Customers per Revenue Hour) averaged 4.5 CPRH.
- By comparison, this is about 18% of fixed route service effectiveness over the same time period.
- 91% of ride requests originated from areas with adequate or relatively high levels of fixed route service. The remaining 9% of ride requests were from areas where there is either limited or no fixed route service: Quinn's area accounted for 3.7% of the ride requests, while upper Park Meadows accounted for 3.5%, and Royal Street accounted for 1.4%.
- From rides originating in Park Meadows and Quinn's, 80% were fulfilled.
- See **Exhibit A** for a flow map of microtransit origins and destinations.

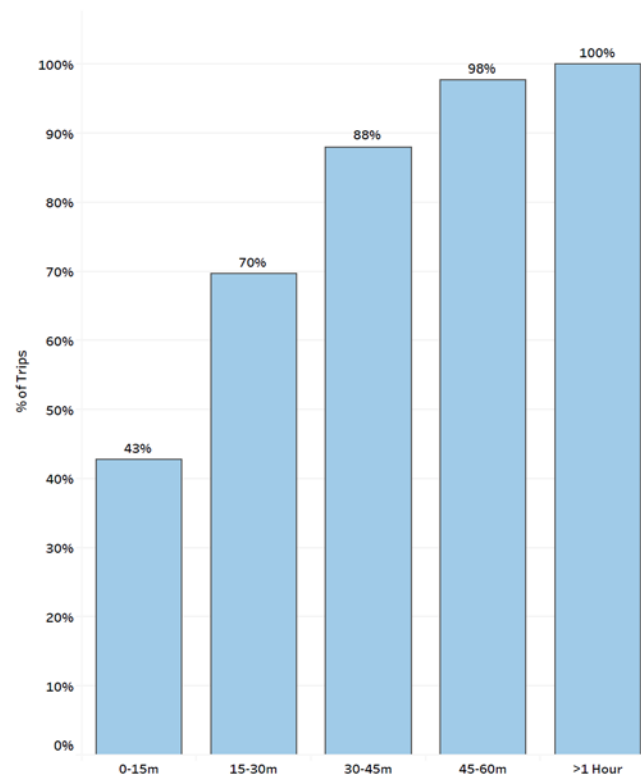
Service Standard:

Although no service standards were formally established prior to the microtransit pilot program, an informal goal of having a vehicle arrive within 15 minutes of a request is considered desirable.

- The average actual wait is approximately 27 minutes. Due to customer feedback, we remain concerned this is an unacceptable level of service for the Park City community, especially considering the high frequency of fixed transit routes and the abundance of local taxi's and Transportation Network Companies (TNC's).
- The chart below illustrates the microtransit passenger experience by analyzing the frequency of wait length per passenger.

- This data shows great variability in the amount of wait time that a customer may experience, with many trips still arriving within 15 minutes. However, most trips take longer than 15 minutes and often over 30 minutes to arrive. This lack of consistency is not desirable, especially in instances where customers hope to generally arrive at a certain time.

Microtransit Wait Time Frequency
(November 2023 - March 9, 2024)



Potential Options for Council Discussion and Consideration:

Given the community's desire for reliable and convenient transit services as well as the information obtained by conducting a public procurement process:

1. Direct staff to recommend a microtransit vendor and negotiate a not to exceed amount to maintain the current pilot program budget of \$1.5M. The selection committee is prepared to return with a recommendation to award a contract for citywide microtransit services;
2. Direct staff to recommend a microtransit vendor and utilize additional transit funds to establish better service standards, as defined by Council and staff. We anticipate that to meet the current and future demand for citywide microtransit services with established

performance metrics, a significant increase in funding is required. We estimate an additional \$1–1.5M may be necessary over and above the pilot program amount. Examples of service standards we might include are:

- a. % of arrivals less than 15 minutes
 - For example: The goal could be to ensure that 90% of customers are picked up within 15 minutes of their trip request.
 - This metric relates directly to the customer experience by measuring the frequency in which this expectation is met.
 - b. Trip denial rate:
 - For Example: The goal could be to provide adequate transit capacity for customers by ensuring a viable trip is offered for greater than 95% of requests.
 - This is also a quality metric to measure service consistency and dependability from a customer perspective.
 - c. Customers per Revenue Hour
 - For example: The goal could be to maximize efficiency and effectiveness by averaging a system-wide effectiveness ratio of 4 customers per revenue hour.
 - Though not directly attributable to the customer experience, this metric provides policymakers a simple metric to assess the effectiveness of the service and ensure that the resource investment is appropriate to the utility of the service.
3. Direct staff to implement fixed route services in some of Park City Transit's underserved residential neighborhoods instead of microtransit. We receive requests from Upper Park Meadows, Royal Street, and the Quinn's neighborhood (Hospital area) in particular. A fixed route solution using smaller vehicles can provide the connectivity sought between historically low ridership areas and highly frequented destinations (Main Street, resorts, etc.). This summer, if desired, we could pilot three new fixed routes, including: **(Exhibit B – Route Maps)**
- a. Park Meadows to Park City Mountain, Old Town Transit Center, and Deer Valley
 - i. Approximate Frequency 90 Minutes
 - ii. Approximate Service Span 8:30AM to 5:30PM
 - b. Royal Street to Deer Valley
 - i. Approximate Frequency 90 minutes
 - ii. Service Span 8:30AM to 5:30PM
 - iii. Route is interlined with the Orange route at Deer Valley, which means it will be a one seat ride from Royal Street to OTTC.
 - c. Quinns Junction/ Park City Hospital to Fresh Market
 - i. Approximate Frequency 30 minutes
 - ii. Service Span 8:30AM to 5:15PM

The estimated annual budget to discontinue microtransit service and create three new fixed routes is approximately \$836,000, which is a savings of \$664,000 compared to the current level of microtransit service at \$1.5M. Or a savings of approximately \$2M compared to the elevated level of service estimate.

4. Direct staff to discontinue microtransit services in Park City. This alternative would result in removing a public transit option from some neighbourhoods, and likely face public criticism for those using the service in areas without service prior to the pilot program. Despite the criticism, Park City generally has extremely high levels of public transit services, and fare-free for those riding.

Funding

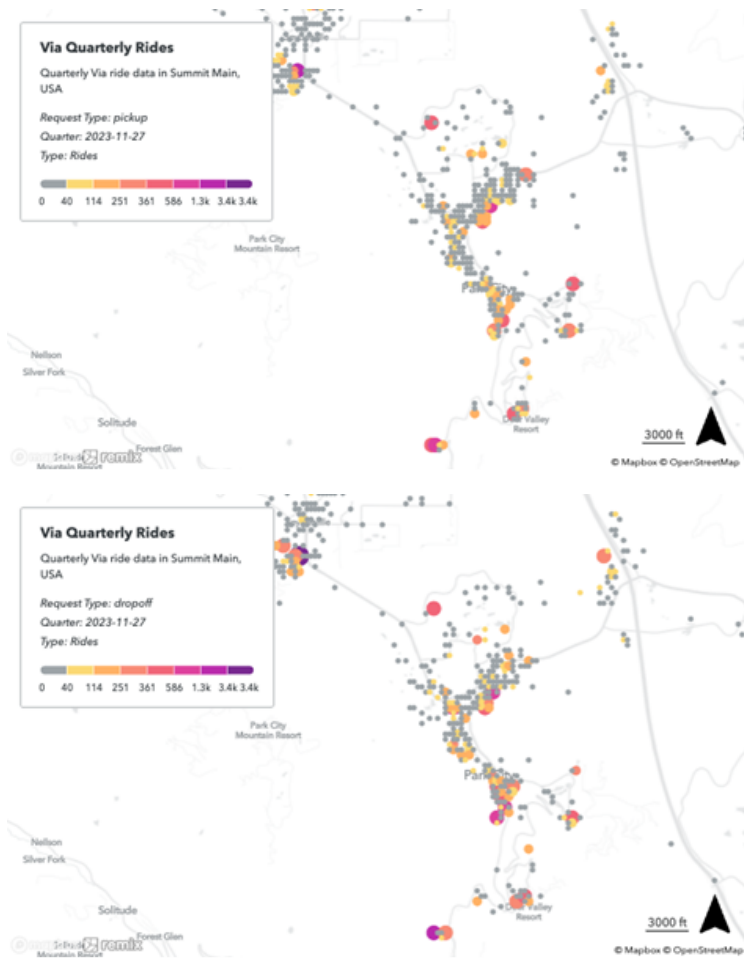
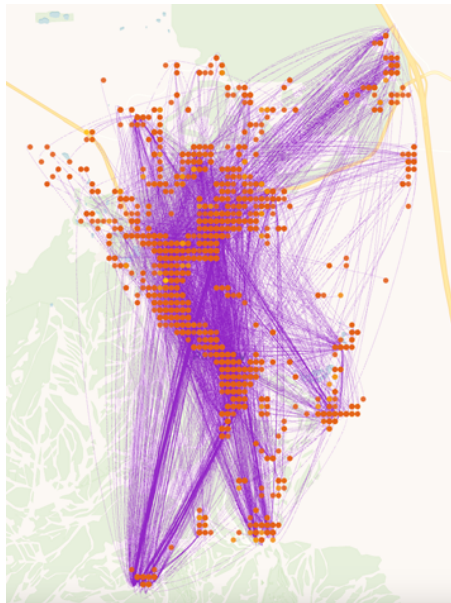
Current funding for the microtransit project is derived from the Transportation Fund, budgeted at \$1.5 Million annually.

Exhibits

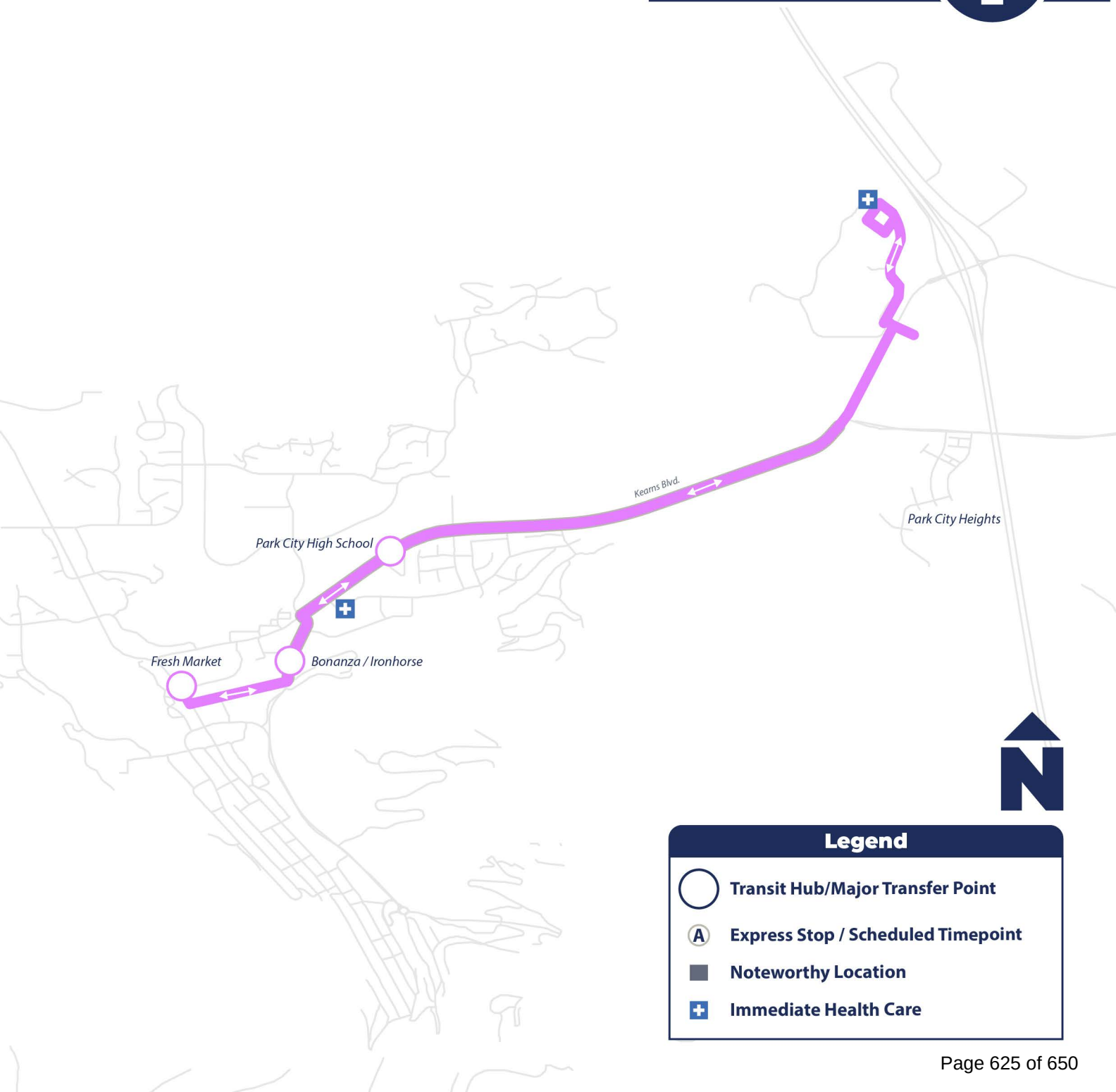
Exhibit A – Origin Destination Flow Map

Exhibit B – Route Maps

Exhibit A: Microtransit Flow Map 11/01/23 to 03/09/24



10 Pink Quinn's Jct.



Park City High School

Fresh Market

Bonanza / Ironhorse

Kearns Blvd.

Park City Heights

Legend



Transit Hub/Major Transfer Point



Express Stop / Scheduled Timepoint



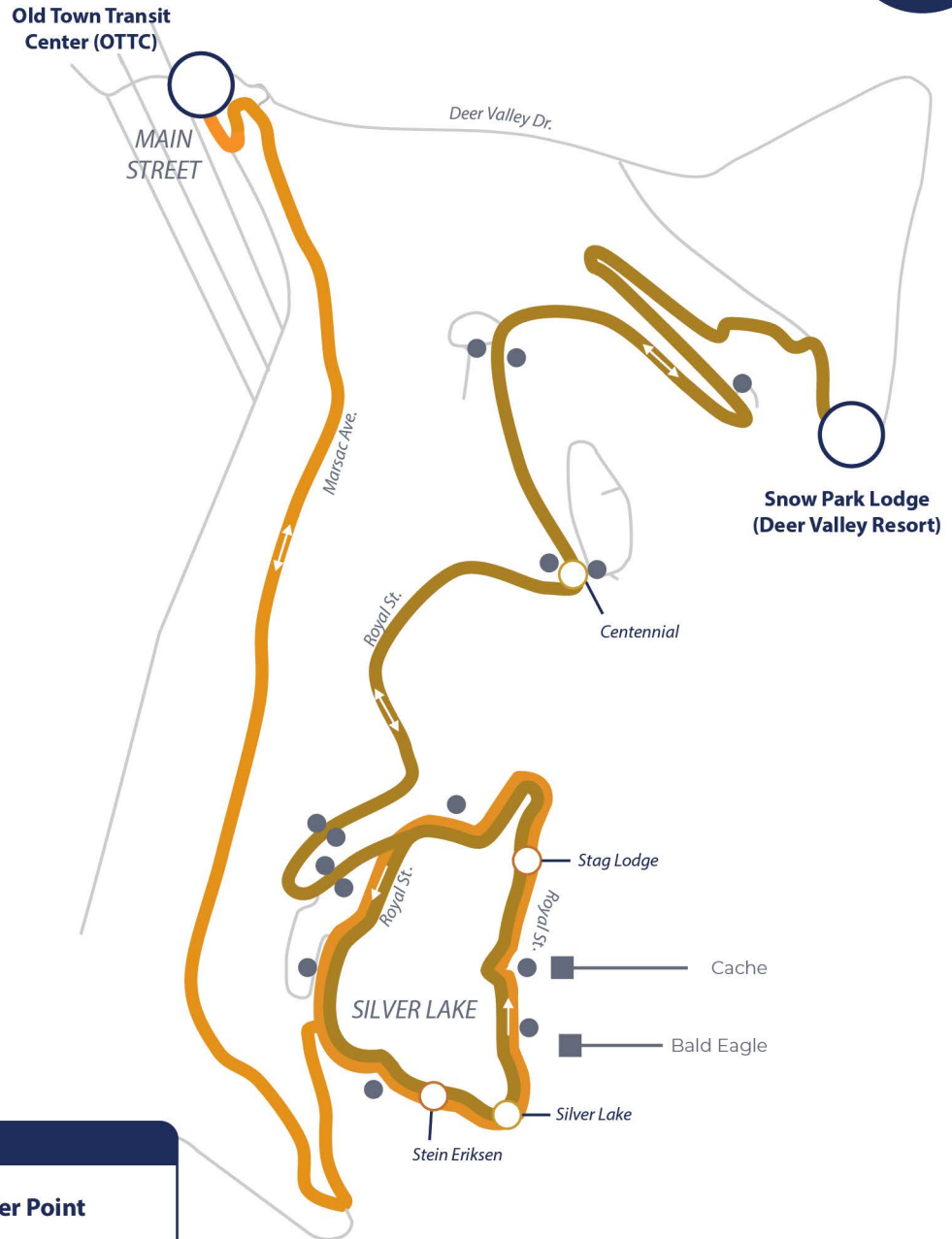
Noteworthy Location



Immediate Health Care



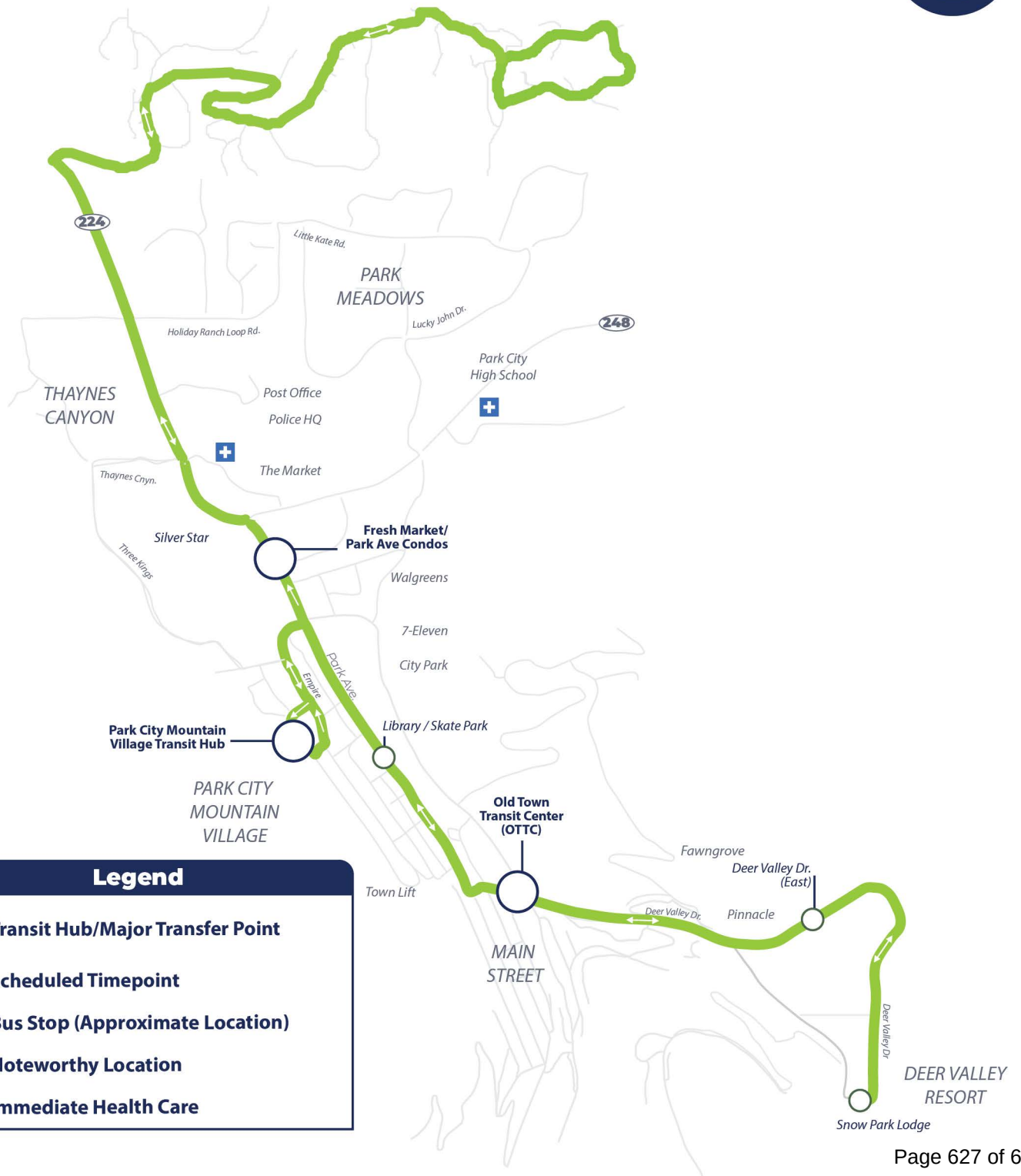
4 Orange and 40 Bronze



Legend

- Transit Hub/Major Transfer Point
- Scheduled Timepoint
- Bus Stop (Approximate Location)
- Noteworthy Location

20 Lime Park Meadows



Legend

 Transit Hub/Major Transfer Point

 Scheduled Timepoint

 Bus Stop (Approximate Location)

 Noteworthy Location

 Immediate Health Care

Housing Authority Staff Report

Subject: Park Meadows Country Club Housing Waiver Request
Author: Jason Glidden, Affordable Housing Program
Department: Affordable Housing
Date: April 4, 2022

Recommendation

Review and consider a request from the Park Meadows Country Club to waive an Affordable Housing requirement generated by a proposed maintenance building expansion project. Council should also hold a public hearing before rendering a final decision or approving the waiver.

Summary

The purpose of [Park City Housing Resolution 05-2020](#) is to ensure that new development does not adversely affect the supply of affordable housing in the City and works to maintain the social, economic, and cultural fabric of Park City. Further, that the requirements imposed by Park City are roughly proportionate and reasonably related to the impacts of a proposed development.

In accordance with our [Housing Resolution](#), development agreements resulting from Master Planned Developments (MPDs) trigger a housing obligation of 20% of the number of residential units built and/or 20% of employees generated in commercial projects. The proposed Park Meadows Maintenance Expansion is a commercial project that includes the following:

- Secondary Maintenance Building;
- Lean-to shed; and
- New Parking Area.

Park City's Housing Authority is tasked with reviewing and approving plans to ensure that the requirements and standards outlined in the Housing Resolution are met. Based on the findings of the review and with consideration of the Planning Commission's recommendation, the Housing Authority shall either approve or deny a proposed plan.

The Park Meadows Country Club requests a waiver of a housing requirement for its proposed maintenance facility expansion. The Applicant stated that the new maintenance facility will not generate any new employees.

Background

The Park Meadows Master Planned Development (MPD) encompasses the golf course and numerous residential subdivisions. On March 15, 1973, the Park City Council approved the Holiday Ranch Annexation, the boundaries within which the Park Meadows Golf Course primarily exists. On August 28, 1975, a Declaration of Restrictive

Covenants was recorded with Summit County (Exhibit E), which placed the following conditions on any development:

1. A maximum of 1,600 Residential Units would be allowed within the property; and
2. A portion of the property was restricted for “construction, maintenance, and operation of a golf course, golf clubhouse, and related improvements and facilities.”

The recorded document was “executed at the request of and for the benefit of the Park City Municipal Corporation and may be enforced by Park City Municipal Corporation.” The original MPD was approved before the City passed any inclusionary housing policy or resolution requiring MPDs to mitigate housing impacts caused by development.

The Park Meadows application includes the following expansion:

- **Proposed Maintenance Building:** A second maintenance building with a Building Footprint of 6,386 square feet. The new building is proposed to contain office space, lockers, showers, changing rooms, and a lunchroom for employees. Additionally, a three-bay attached garage for vehicle maintenance is proposed as a workspace for repairing and maintaining golf course equipment.
- **Proposed lean-to shed:** The Applicant proposes a lean-to shed with an area of 2,018 square feet. The shed is proposed across the maintenance yard to the west of the proposed maintenance building. The shed is proposed as an open-air structure for the sole purpose of parking maintenance vehicles.
- **New Parking Area:** The existing maintenance yard has a paved area of 44,419 square feet. To accommodate the additions, the Applicant proposes to remove 1,427 square feet of pavement to accommodate the new accessory structures and add 10,744 square feet of pavement for a new employee parking area.



Analysis

The Park Meadows Country Club provided analysis showing the facilities expansion does not generate more employees but rather provides additional space to improve operations. The purpose of the expansion is to build a new building that will include new office space, employee locker rooms, and showers. The existing maintenance building that currently has some of these amenities will be converted to additional storage and

workspace for service maintenance vehicles. The applicant has provided a letter (Exhibit A) explaining their plan and provided employee counts over the last three years.

In addition, the new maintenance facility is in the Recreation Open Space (ROS) zone, which does not allow residential uses. This makes it difficult for any affordable housing to be placed on the property owned by Park Meadows Country Club, which was something the Housing Team considered and discussed with the Applicant. We believe the expansion generates no additional employees based on what has been provided.

Attachments

Exhibit A Letter from Park Meadows Country Club



Date: February 12, 2024

To: Park City Municipal Corporation, Housing & Planning

From: Park Meadows Country Club

RE: Park Meadows Country Club, Golf Course Maintenance Site

We are writing to provide clarification regarding recent discussions about Park Meadows Country Club's Golf Course Maintenance Department and any perceived increase in the number of Golf Course Maintenance employees with the addition of a new maintenance building.

To address the concerns raised, we want to assure you that there will not be an increase in the number range of employees within the Golf Course Maintenance Department. The new proposed building will be to relocate the employee use spaces and will simply be a reorganization of resources. The new proposed building will include sufficient employee lockers, office space, employee break room, employee changing rooms and showers, which are all deficient in the existing Golf Course Maintenance Building. These changes and basic amenities will significantly improve the workplace for our Golf Course Maintenance staff. The spaces currently used by employees will be abandoned and repurposed into cold storage, thereby reallocating the existing infrastructure to serve its future intended purpose of providing much needed cold storage for our equipment and supplies.

Historically, the Golf Course Maintenance Department has operated within a consistent range of a total of 22-26 part-time and full-time employees during the golf season, the Golf Course Maintenance Department's busiest time. This number has remained stable over the years without much deviation from this pattern. Minor deviations in Non-Full-Time Year-Round hours worked are primarily dependent on the golf course condition coming out of winter and annually planned projects related to the golf course. It is important to note that Park Meadows Country Club is not expanding the footprint of the golf course use spaces that would require hiring additional employees.

We would also like to highlight that there are no additional employees, part-time or full-time, budgeted for the Golf Course Maintenance Department, nor is there any intention to do so. The Golf Course Maintenance Department's historic and current staffing levels are deemed adequate to meet the demands of maintaining the golf course to expected standards. Please reference the Golf Course Maintenance Department information:



of Full-Time Year-Round Employees & Non Full-Time Year-Round Hours Worked

2021

Full-Time Year-Round Employees: 6

Non Full-Time Year-Round Hours Worked: 18,034

2022

Full-Time Year-Round Employees: 7

Non Full-Time Year-Round Hours Worked: 17,160

2023

Full-Time Year-Round Employees: 7

Non Full-Time Year-Round Hours Worked: 18,283

The proposed Park Meadows Country Club's Golf Course Maintenance Building enhancement, new building, and reallocation of existing infrastructure, not only aims to enhance the workplace for our employees, improve the sight lines for our neighbors, and protect our investment in equipment and supplies, but also brings our facility up to par with other Private Golf Clubs in the Park City area.

If you require any further information or have additional questions regarding this matter, please do not hesitate to reach out. We are committed to transparency and open communication through this process and welcome the opportunity to address any concerns.

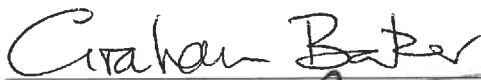
Sincerely,



Mike Councilman, General Manager

2/12/24

Date



Graham Baker, Club President

2/12/24

Date



Bob Schaefer, Board Member

2/12/24

Date



Housing Authority Staff Report

Subject: Park & Kearns Development - Affordable Housing Mitigation Plan
Author: Jason Glidden, Affordable Housing Program
Department: Affordable Housing
Date: April 4, 2022

Recommendation

Review and consider the Affordable Housing Mitigation Plan proposed by Yarrow Hotel Owners, LLC. After holding a public hearing, consider providing feedback or approving the Plan that seeks to fulfill the affordable housing obligation generated by the proposed Park & Kearns project.

Though the project remains before the Park City Planning Commission for review, it is not uncommon for larger Master Planned Development projects to concurrently pursue their Affordable Housing Mitigation Plans. Any changes that occur during the Planning Commission review must also be accommodated in the Housing Mitigation Plan. The Applicant is aware of and pursuing this approval at their own risk if an approved plan requires additional amendments.

Summary

The Housing Team reviewed the Housing Mitigation Plan and concluded that it complies with the Housing Resolution and exceeds the required units generated by the proposed development.

The purpose of [Park City Housing Resolution 05-2021](#) is to ensure that new development does not adversely affect the supply of affordable housing in the City and to maintain the social, economic, and cultural fabric of Park City. As measured, the proposal is roughly proportionate and reasonably related to the impacts of a development itself.

In accordance with the [Housing Resolution](#), development agreements resulting from Master Planned Developments (MPDs) trigger a housing obligation of 20% of the total number of residential units built and/or 20% of employees generated in commercial projects. Park & Kearns is a mixed-use project containing residential and commercial units, including the following:

- 52 Deed Restricted Affordable Rental Units;
- 218 Market Rate Hotel/Condo Units; and
- Approximately 27,000 Square Feet of Mixed-Commercial Space.

Park City's Housing Authority is tasked with reviewing and approving housing plans to ensure that the requirements and standards outlined in the Housing Resolution are

satisfactorily met. Based upon our review and consideration of the Planning Commission's recommendation, the Housing Authority shall either approve or deny a proposed housing mitigation plan.

For context, the original development of the Yarrow Hotel occurred in 1977 before Park City implemented housing requirements for large developments. Overall, we believe that the proposed MPD under consideration by the Planning Commission provides significant community benefits worthy of City Council consideration. For example, the existing MDP included no affordable housing, whereas the proposed development includes 52 affordable units, which more than satisfies the AUE requirement based upon our calculations.

Background

Constructed in 1977, the DoubleTree by Hilton Hotel (formerly "The Yarrow") at 1800 Park Avenue has 182 hotel rooms with restaurant and meeting room facilities on a prominent Park City entry corridor or at the corner of S.R. 224 (Park Avenue) and S.R. 248 (Kearns Boulevard): The Applicant proposes redeveloping the 4.47-acre parcel:

- Five blocks ranging between 35-57 feet in height;
- Four of the five blocks will include 218 market-rate nightly rental condominiums, spa/fitness, restaurant, and meeting room amenities;
- One block with offices and 52 affordable rental units;
- One-story mixed retail facing the parking lot to the south and the existing commercial parking lot to the east.

Below is a draft project concept overview:



Analysis

Section 8 of Park City's Housing Resolution [05-2021](#) requires that developers provide Affordable Unit Equivalents (AUEs) equal to 20% of the total Residential Unit Equivalents (RUEs) developed. Required AUEs produced to fulfill housing requirements are not included in the overall density calculation for the MPD. Housing Requirements are converted from AUEs to a square foot requirement, with each AUE equivalent to 900 square feet. We calculated the Housing Obligation to include the total number of square feet of affordable housing required. Developers are permitted to propose their own mix of unit types or sizes to meet the square footage calculation.

As stated, the proposal contains both residential and commercial units; therefore, a residential calculation must be added to the commercial requirement to provide a total housing requirement. The residential portion proposes a total of 218 condominium market-rate hotel units. The Housing Resolution requires that the applicant calculate the housing requirement using both the Lodging/Hotel generation rate of .6 per room and the general residential mitigation formula. The Housing Resolution requires the greater of those two calculations to provide more housing when possible. Because the calculation for the Lodging/Hotel calculation (17.04 AUEs) is larger than the general residential mitigation rate (13.43 AUEs), the residential portion of the requirement for the proposed project is 17.04 AUEs.

For the Commercial Development calculation, the Developer is required to mitigate 20% of employees generated. Each commercial use has a ratio of employees per 1,000 square feet used to calculate the total number of employees generated. A complete calculation of the housing requirements for Park & Kearns proposed residential and commercial development is presented in Table 1 below.

The commercial portion of the project includes various commercial outlets including restaurant, retail, and office space. The applicant has not included commercial spaces proposed to support the condominiums/market-rate hotel. These include the spa, fitness, and meeting space. Based on these assumptions, the applicant calculated a commercial housing requirement of 15.2 AUEs. The Housing Team verified that the correct employee generation rates were used on the spaces included.

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

2/14/2024

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

Fulfillment of the Housing Obligation:

Section 9 of the Housing Resolution outlines potential methods to fulfil a housing obligation. The six methods are listed in the order of preference outlined previously by the Housing Authority, with on-site construction the top priority. The applicant proposes all required affordable units on-site. The proposed unit type and breakdown is provided by the applicant below:

Proposed Affordable	quantities	area	total area	affordable unit equivalent
Residential (Affordable)	52			900
studio A	16	407.0	6,512	7.24
studio B	4	332.0	1,328	1.48
1 bedroom A	8	672.0	5,376	5.97
1 bedroom B	4	624.0	2,496	2.77
1 bedroom C	4	607.0	2,428	2.70
1 bedroom D	4	602.0	2,408	2.68
2 bedroom	12	917.0	11,004	12.23
Total Proposed Affordable			31,552	35.06

All required affordable units must be completed prior to a certificate of occupancy for any of the hotel/condo or commercial spaces.



Proposed Eligibility and Selection Process

Eligibility for the proposed affordable rental housing is based upon current AMI standards, as noted below and pursuant to the housing resolution regulation. For the initial lease of affordable units, the applicant proposes a geographic waterfall approach to select applicants, using the following priority order:

1. Qualifying applicants employed in the City of Park City, 84060;

2. Qualifying applicants employed within the Park City School District boundaries;
and
3. Qualifying applicants employed within Summit County, Utah.

Proposed Affordability Level

All units are proposed to be permanently deed-restricted affordable rental units, using a property management company to rent units and manage ongoing operations, maintenance, and compliance. The units are proposed for rent for households at 80% AMI or below for Summit County, updated on an annual basis by the US Department of Housing & Urban Development (HUD). All rental units must submit annual compliance surveys in accordance with the recorded deed restrictions.

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

Proposed Project Phasing

All affordable rental housing must be satisfied in phase 1. The Housing Team plans to propose a condition of approval that no certificates of occupancy can be issued on a market-rate unit until all affordable units are completed and given a certificate of occupancy, unless directed otherwise by City Council.

Attachments

Exhibit A Park & Kearns Housing Mitigation Plan Proposal
Exhibit B Draft Action Letter

February 23, 2022

Yarrow Hotel Owners, LLC Housing Mitigation Plan

Yarrow Hotel Owners, LLC (Yarrow Owner) is pleased to incorporate this Housing Mitigation Plan as a part of its Amended Master Planned Development application for the proposed redevelopment of the existing DoubleTree by Hilton Hotel (The Yarrow) located at 1800 Park Avenue, Park City. This proposed plan has been crafted to comply with the 2021 Park City Affordable Housing Resolution.

Background

Built in 1977, the Yarrow is a 182-room full-service hotel with nearly 12,000 square feet of meeting and convention space, approximately 3800 square feet of restaurant and bar, and over 11,000 square feet of lobby and support commercial space. Operating since 1977, the 132,330 square foot Yarrow property today does not contain or provide any on-site affordable housing.

The proposed Yarrow MPD redevelopment would provide 52 deed-restricted affordable housing units on-site as part of a vibrant mixed-use, mixed-income community in the commerce heart of town. The Yarrow site has immediate access to schools, shops, services, jobs, and recreation. The site sits adjacent to heavily served transit stops and at a junction of highly trafficked pedestrian and bike routes despite the current lack of adequate pedestrian or bike infrastructure. The proposed redevelopment would enhance regional connectivity with massive on-site trail and infrastructure improvements by dedicating over 40% of the site to the public realm. The mixed-use redevelopment is designed to accommodate additional area connectivity and redevelopment to help make the dream of a vibrant Bonanza Park community a reality.

Proposed Housing Mitigation Plan

In connection with the complete redevelopment of the site, Yarrow Owner proposes to construct more affordable housing units than required to meet the requirements of the 2021 Park City Affordable Housing Resolution. The 2021 Housing Resolution calls for a total affordable housing contribution based on an employee mitigation calculation for various uses. The affordable housing requirement is calculated by Affordable Unit Equivalents (AUE) which equates to 900 square feet. In the case of condominium/hotel type of developments, the Resolution requires the application of the more demanding criteria between that for a hotel and that for a multifamily project. Commercial areas are assessed an employee generation rate pursuant to the specific type of commercial use contemplated, like restaurant, retail, or office, etc. The Resolution reads as follows:

SECTION 8. CALCULATION OF MINIMUM AFFORDABLE HOUSING REQUIREMENTS

1. Residential Development. For projects where dwelling units are offered for sale or rent, the Developer shall provide affordable housing units in an amount equal to twenty percent (20%) of the total RUEs in the project. Affordable Housing Units developed on-site in fulfillment of this requirement are not included in the density calculation for the project.

RESIDENTIAL GENERATION CALCULATION EXAMPLE An Applicant has received approval for a 128-unit Master Planned Development. The dwelling units are of

varying sizes totaling 328,000 square feet which equals 164 RUEs.

1. 164 RUEs (total units approved) multiplied by .20 (residential mitigation rate) equals 32.8 Affordable Unit Equivalents (AUEs).
 2. One AUE equals 900 square feet of net livable space.
 3. The total approved units for this Master Planned Development is 128 market rate units plus 32.8 AUEs equaling 29,520 total net square feet of additional livable space.
2. Commercial Development. The Developer shall be required to mitigate 20 percent of the employees generated. For projects with a commercial component, the minimum affordable housing requirements shall be determined according to the following formulas:

Table 1: Employee Generation by Type of Use.

Type of Use	Full Time Equivalents (2080 hours) per 1,000 Net Leasable Square Feet
Restaurant/Bar	6.5
Education	2.3
Finance/Banking	3.3
Medical Professional	2.9
Other Professional Services	3.7
Personal Services	1.3
Real Estate/Property Management	5.9
Commercial/Retail	3.3
Recreation/Amusements	5.3
Utilities	2.9
Lodging/Hotel	.06/room
Condominium Hotel	Greater of lodging/hotel calculation or residential mitigation rate
Overall/General	4.4

The Overall/General Type of Use shall apply to any use not listed in the Employee Generation Table if an Independent Calculation is not performed.

Applying the Hotel Criteria for employee generation for the Yarrow MPD redevelopment proposed results in the larger number of required AUE's at 32.24 or 29,016SF of affordable housing as noted in the table below:

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

2/14/2024

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

Applying the Multifamily Criteria results in a lower required number of AUEs (28.62) as noted in the table below:

Park & Kearns Employee Generation & Unit Equivalent Calculations (Multi-Family) v2						2/14/2024
Proposed Redevelopment		quantities	area	total area	unit equivalent	aue required
Hotel/Condo		room/suite			2,000	20%
studio		54	535	28,890	14.445	2.89
ADA studio (exempt)		1			0	0.00
studio corner		2	477	954	0.477	0.10
1 bedroom		70	570	39,900	19.95	3.99
ADA 1 bedroom (exempt)		1			0	0.00
1 bedroom corner		11	477	5,247	2.6235	0.52
1 bedroom suite		1	826	826	0.413	0.08
2 bedroom		40	1,181	47,240	23.62	4.72
ADA 2 bedroom (exempt)		1			0	0.00
3 bedroom		7	1,605	11,235	5.6175	1.12
ADA 3 bedroom (exempt)		1			0	0.00
		189		134,292	67.15	13.43
	total area	unit equivalent	employee rate	employees	mitigation rate	workers per household
Commercial		1,000.0			20%	1.5
Hotel Restaurant/Lounge**	6,832	6.8	6.5	44.41	8.88	5.92
Retail	14,232	14.2	3.3	46.97	9.39	6.26
Office (Prof. Services)	6,106	6.1	3.7	22.59	4.52	3.01
Spa & Fitness (exempt)	4,443	0.0	0.0	0.00	0.00	0.00
Breakout Rooms (exempt)	1,821	0.0	0.0	0.00	0.00	0.00
Meeting Hall (exempt)	4,439	0.0	0.0	0.00	0.00	0.00
Pool Locker (exempt)	324	0.0	0.0	0.00	0.00	0.00
Ski/Bike Locker (Storage)	0	0.0	0.0	0.00	0.00	0.00
Total Exempt	11,027					
10% of Residential UE	13,429					
		27.2		113.97	22.79	15.20
Total Proposed Redevelopment Affordable Unit Equivalents						28.62

INDEPENDENT CALCULATION BASED UPON ACTUAL DATA

Today, the Yarrow operates with an average of 53.5 Full Time Equivalent Employees (FTEE's) inclusive of all food & beverage and banquet employees. Applying this actual employee generation rate (.3) to just the rooms portion of the proposed redevelopment results in a Housing Mitigation Rate of 8.72 AUEs (218 rooms x .3 = 65.4 employees x 20% mitigation rate= 13.8 / 1.5 employees per household.) Adding 15.20 AUEs required for the proposed new commercial areas results in a 23.92 AUE requirement for the proposed MPD based upon actual data.

To fulfil the requirements of the Resolution Yarrow Owner proposes to provide 52 Affordable Housing Units totaling 35.06 AUE's or 31,552 square feet of affordable housing exceeding the requirement as noted below:

Proposed Affordable	quantities	area	total area	affordable unit equivalent
Residential (Affordable)	52			900
studio A	16	407.0	6,512	7.24
studio B	4	332.0	1,328	1.48
1 bedroom A	8	672.0	5,376	5.97
1 bedroom B	4	624.0	2,496	2.77
1 bedroom C	4	607.0	2,428	2.70
1 bedroom D	4	602.0	2,408	2.68
2 bedroom	12	917.0	11,004	12.23
Total Proposed Affordable			31,552	35.06

Regardless of which calculation is used, the proposed Yarrow Redevelopment is designed to supply the community with more affordable housing than it needs.

It is also worth noting that the proposed Yarrow Redevelopment is not generating completely new demand for affordable housing as if it were being built on vacant land. The proposed development would replace the existing hotel operation and employees already present in the market. Applying the Housing Resolution calculations to the existing Yarrow Hotel operations results an employee mitigation rate of 18.89 AUEs of demand which would be displaced by the proposed redevelopment (see below.)

EXISTING HOTEL EMPLOYEE GENERATION & UNIT EQUIVALENT CALCULATION

Existing Yarrow Hotel		quantities	employee rate	employees	mitigation rate	workers per household
Hotel		room/suite	per room		20%	1.5
Guest Rooms		182	0.6	109.2	21.84	14.56
		182		109.2	21.84	14.56
	total area	unit equivalent	employee rate	employees	mitigation rate	workers per household
Commercial		1,000.0			20%	1.5
Hotel Restaurant/Lounge	5,000	5.0	6.5	32.50	6.50	4.33
		5.0		32.50	6.50	4.33
Total Existing Yarrow Hotel Affordable Unit Equivalents						18.89

Therefore, the proposed redevelopment effectively exceeds its incremental affordable housing demand created by the redevelopment by over 21 AUEs calculated as follows:

Required AUEs per Hotel Criteria	32.24
less: AUEs from existing use	<u>18.89</u>
equals	13.35 Net new AUEs needed for proposed MPD
versus	35.06 proposed AUEs supplied
difference:	21.71 Surplus AUE's proposed.

The final count of units required may adjust slightly with final preparations of plans and to address City input, however the required square footage provided will exceed the requirements per the Resolution which reads:

Final Unit Requirement Calculations. The final calculations for the number of affordable units and the rental rate for these units shall be made by staff utilizing the calculation formulas in Section 8 and Section 20 of this Housing Resolution. All calculations are subject to approval by the Park City Housing Authority prior to the issuance of building permits for the project.

Affordable Homes Configurations:

Yarrow Owner proposes to deliver 35.02 AUEs of Affordable Housing on-site integrated into the project as 52 units in a dedicated residential building as follows:

Proposed Affordable	<i>quantities</i>	<i>area</i>	<i>total area</i>	<i>affordable unit equivalent</i>
Residential (Affordable)	52			900
studio A	16	407.0	6,512	7.24
studio B	4	332.0	1,328	1.48
1 bedroom A	8	672.0	5,376	5.97
1 bedroom B	4	624.0	2,496	2.77
1 bedroom C	4	607.0	2,428	2.70
1 bedroom D	4	602.0	2,408	2.68
2 bedroom	12	917.0	11,004	12.23
Total Proposed Affordable			31,552	35.06

The proposed design of the units are as follows:



Studio A - Affordable
SCALE: 1/4" = 1'-0"

407 SF



Studio B - Affordable
SCALE: 1/4" = 1'-0"

332 SF



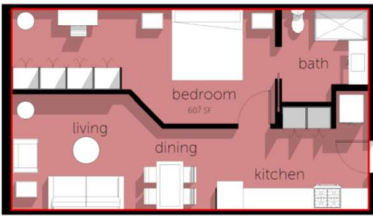
1 Bedroom A - Affordable
SCALE: 1/4" = 1'-0"

672 SF



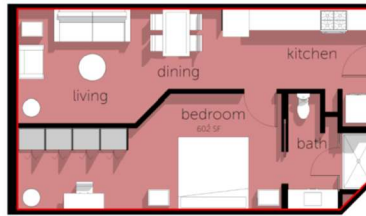
1 Bedroom B - Affordable
SCALE: 1/4" = 1'-0"

624 SF



1 Bedroom C - Affordable
SCALE: 1/4" = 1'-0"

607 SF



1 Bedroom D - Affordable
SCALE: 1/4" = 1'-0"

602 SF



2 Bedroom - Affordable
SCALE: 1/4" = 1'-0"

917 SF

The proposed Affordable Housing Units are located on-site in a dedicated residential building block integrated into the overall redevelopment as noted on the site plan below. The building is designed for efficiency to minimize maintenance and energy use, and to maintain a permanent residential environment different than the potential transient uses in the market rate buildings.



Figure 1

As can be seen from the elevation below, the Affordable Homes will book end a new strip of neighborhood commercial space and sit at the corner adjacent to existing grocery store, gym, restaurants, and other neighborhood amenities. At the other end of the new pedestrian plaza and trail sits the main entrance for the market rate homes where the existing DoubleTree lobby sits today.



All affordable housing shall be deed restricted and subject to Park City affordable housing guidelines including affordable rent restrictions. All the affordable housing is proposed to be built in the 1st residential phase of the redevelopment.

Eligibility and Pricing

All required Affordable Units will be maintained as deed restricted affordable rental homes as required by the 2021 Housing Resolution. A qualified property management company shall manage the rental and ongoing operation of the units.

Deed restricted affordable housing units will be made available at rents for households at 80% AMI or below for Summit County updated on an annual basis. All rental units will submit annual compliance surveys in accordance with the recorded deed restrictions.

The table below from Mountain Lands Community Housing Trust shows the particulars of the AMI in Summit County. Pursuant to the requirements of the 2021 Housing Resolution, the proposed Yarrow Redevelopment will provide housing at rents attainable for households at or below 80% AMI.

2023 Summit County AMI Income Limits (based on household size)

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person
50% AMI	\$52,000	\$59,450	\$66,850	\$74,300	\$80,250	\$86,300	\$92,150
60% AMI	\$62,400	\$71,340	\$80,220	\$89,160	\$96,300	\$103,440	\$110,580
80% AMI	\$83,200	\$95,120	\$106,960	\$118,880	\$128,400	\$137,920	\$147,440
100% AMI	\$104,000	\$118,900	\$133,700	\$148,600	\$160,500	\$172,400	\$184,300

Rental rates for each type of unit will be reset annually according to the published AMI for the project location. In 2023 representative rents would be as follows:

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

Eligibility for the affordable rental housing at the redevelopment will be based on the AMI standards as noted. For the initial lease up of the available units, Yarrow Owner proposes to use a geographic waterfall approach in selecting from applicants, in the following priority:

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

When all qualifying applicants from a category have been exhausted, applicants from the next order of priority shall immediately be given priority. This waterfall provision shall only apply at the initial generation of any waitlist and selection for the proposed affordable housing units. Subsequent leasing of available units shall be made available to qualifying applicants on a first-come-first-serve basis from the existing waitlist.

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

Amenities

The proposed Yarrow Redevelopment includes numerous amenities for both its residents and the community at large. Over 40% of the site has been dedicated to publicly accessible open space with safe protected bike and pedestrian trails surrounding the entire site. The proposed project provides covered onsite bike parking for every unit as well as available covered parking with available charging infrastructure for bikes and vehicles. The site is located in the commercial core of Park City immediately adjacent to grocery stores, schools, health care, restaurants, and recreation. This area is also the source of many jobs in park city allowing many residents to walk or bike to work and school. The site is next to the most frequented transit stop in the city for easy access beyond the immediate area. The project is working to host an additional bike-share station on-site for the convenience of residents and guests. This location and the provided facilities are designed to encourage alternative transit options over private vehicle trips. These features are key to minimizing traffic impacts and saving residents significant expense associated with vehicle ownership and operation.

EXHIBIT B

NOTICE OF HOUSING AUTHORITY ACTION

Description: Affordable Housing Mitigation Plan
Project Title: Park & Kearns Development
Date of Action: April 4, 2024

Summary of Housing Authority Action

On April 4, 2024, the Park City Housing Authority approved the Housing Mitigation Plan (Attachment 1) in fulfillment of the housing obligations for the Park & Kearns development conditioned on the Park & Kearns Master Planned Development being approved by the Planning Commission. In fulfillment of the housing obligation, the Housing Authority approved an on-site development of a minimum of fifty-two on-site affordable units.

1. The Applicant has submitted an MPD application to redevelop the current 182 room hotel. The new development will be a mixed-use project. The residential portion of the project proposes a total of 218 condominium hotel units and 52 affordable rental units. The commercial portion of the project includes various commercial outlets including a restaurant, retail, and office space.
2. Rental rates will be set as described in the attached Housing Mitigation Plan and adjusted annually based on the Area Median Income for Summit County published by HUD.
3. The project is proposed to be developed in one phase. No certificate of occupancy will be issued on any market rate unit or commercial space until the affordable dwelling units have been completed.

Conditions of Approval:

1. A minimum of fifty-two (52) affordable dwelling units totaling 35.06 AUEs or 31,552 square feet shall be rented to qualified renters with an income at or below 80% or less of the Area Median Income (AMI) for Summit County.
2. The proposed bedroom mix, size, and AMI level of the affordable units are as follows:

Proposed Affordable	quantities	area	total area	affordable unit equivalent
Residential (Affordable)	52			988
studio A	16	487.0	6,512	7.24
studio B	4	332.0	1,328	1.48
1 bedroom A	8	672.0	5,376	5.97
1 bedroom B	4	624.0	2,496	2.77
1 bedroom C	4	607.0	2,428	2.70
1 bedroom D	4	602.0	2,408	2.68
2 bedroom	12	917.0	11,004	12.23
Total Proposed Affordable			31,552	35.06

3. The Applicant shall submit a draft Park & Kearns Homeowner Association Declaration that includes the affordable housing obligations outlined in the approved Housing Mitigation Plan for review and approval by the Planning, Housing, and Legal Departments prior to submitting a subdivision or condominium mylar. The Declaration shall be approved, executed, and recorded simultaneously with the condominium plat.
4. The required 52 affordable units built on site shall receive certificate of occupancy before any market rate unit or commercial space.
5. A final housing calculation shall be conducted once final market-rate residential units and commercial uses have been determined. If the required number of affordable units changes based on a change in the number of market-rate residential units or changes in the commercial employee generation calculation prior to occupancy of the commercial spaces. In that case, the Housing Mitigation Plan must be updated and re-submitted for Housing Authority approval.

If you have any questions about this action letter, please contact Jason Glidden at 435-615-5268 or via email at jglidden@parkcity.org.

Attachments:

1. Park & Kearns Housing Mitigation Plan dated February 23, 2024.

CONFIRMED AND ADOPTED this 4th DAY OF April 2024.

PARK CITY HOUSING AUTHORITY

Nann Worel, CHAIR

Attest:

Michelle Kellogg, City Recorder

Approved as to Form:

Mark Harrington, City Attorney