PARK CITY REGULAR PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
October 13, 2021

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Park City, Utah will hold its Regular Planning Commission Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, October 13, 2021.

MEETING CALLED TO ORDER AT 5:30 PM.

Notice of Electronic Meeting and How to Comment Virtually
The Chair issued a written determination that because of the public health emergency, conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may attend in person. This determination is based on the ongoing risks and infection rates statewide and in Summit County. For these reasons, this meeting will be an electronic meeting without an anchor location. Planning Commission members will connect electronically. Public comments will be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

1.ROLL CALL

2.MINUTES APPROVAL

2.A. Consideration to Approve the Planning Commission Meeting Minutes from August 18, 2021.
09.08.2021 PC Meeting Minutes - Pending Approval
09.15.2021 PC Meeting Minutes - Pending Approval
09.22.2021 PC Meeting Minutes - Pending Approval

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.CONSENT AGENDA

5.A. 1335 Lowell Avenue – Conditional Use Permit – The Applicant Proposes to Install Shielded Rooftop Antennas to Relieve Telecommunications Capacity Coverage in the Recreation Commercial Zoning District. PL-21-04768
(A) Action
Staff Report
Exhibit A: Draft Final Action Letter
Exhibit B: Project Narrative

Exhibit C: Detailed Site Plans
Exhibit D: Existing and Proposed AT&T Coverage Areas
Exhibit E: Board of Adjustment Meeting Minutes, December 19, 2006
Exhibit F: Site Photos with Visuals of Proposed Antenna Enclosures
Exhibit G: Consent Letter from HOA Representative
Exhibit H: Plat Map
Exhibit I: Applicant Photos of Proposed Storage Site in Underground Parking

6.WORK SESSION

6.A. 1660 & 1700 Three Kings Drive - Payday Condominiums - Plat Amendment - The Applicant is Requesting to Amend the Existing Plat to Rectify Inconsistencies and Clarify Developable Private Residential Space for Condominium Owners.
Payday Condominiums Plat Amendment Staff Report
Exhibit A: Proposed Plat Amendment
Exhibit B: Applicant Narrative
Exhibit C: 3D Drawings
Exhibit D: Original 1972 Payday Plat
Exhibit E: June 8, 1972 Planning Commission Meeting minutes
Exhibit F: 1972 Zoning Regulations
Exhibit G: Road Dedication of Three Kings Drive
Exhibit H: Current Parking Plan
Exhibit I: 1972 LMC Chapter 17 Planned Unit Development 67-17-2.1

6.B. Land Management Code Amendments - The Planning Commission Will Conduct a Work Session on Reduced Accessory Apartment Regulations to Incentivize Development of Long-Term Rentals. PL-21-05000
Staff Report

7.REGULAR AGENDA

7.A. 316 Ontario Avenue – Plat Amendment – The Applicant Proposes Creating One Lot for Parcel PC-488-A to Remove Remnant Lot Lines for a Landmark Historic Single-Family Dwelling in the Historic Residential Low – Density Zoning District. PL-20-04641
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on October 28, 2021

Staff Report
Exhibit A: Draft Ordinance No. 2021-XX
Exhibit B: Historic Site Form
Exhibit C: Existing Conditions
Exhibit D: Streetscape Photos

7.B. 543 Park Ave - Hotel, Minor Conditional Use Permit - The Applicant Requests a Minor Hotel Conditional Use Permit to Convert the Washington School Inn, a Landmark Historic Structure on the Park City Historic Sites Inventory in the Historic Residential -- 1 Zoning District, from a Bed and Breakfast to a Minor Hotel with Accessory Facilities for Events.

PL-20-04477.
(A) Public Hearing; (B) Action
Staff Report
Attachment 1: Draft Final Action Letter
Exhibit A: Washington School House CUP Management Plan
Exhibit B: Applicant's 2020 Project Description
Exhibit C: 1983 CUP Application for a Bed & Breakfast
Exhibit D: 1983 Conditional Use Permit Approval Letter
Exhibit E: November 5, 2001 Community Development Director Determination
Exhibit F: December 12, 2001 Planning Commission Staff Report
Exhibit G: November 10, 2010 Planning Commission Approval for Outdoor Pool
Exhibit H: August 21, 2012 Planning Commission Conditional Use Permit Approval Letter
Exhibit I: June 24, 2015 Planning Commission Approval Letter to Relocate Laundry
Exhibit J: September 21, 1983 Conditional Use Permit Staff Report
Exhibit K: 1984 Parking Easement Agreement
Exhibit L: 1984 Non-Exclusive Agreement with Park City Municipal
Exhibit M: Hales Engineering Parking Study
Exhibit M: 2012 Historic Preservation Board Award to Washington School House
Exhibit O: Washington School House Historic Site Form
Exhibit P: Neighbor's Concerns for the Washington School CUP

7.C. 402 Park Avenue - Plat Amendment - The Applicant Proposes to Remove an Interior Lot Line, Combining Lots 31 and 32 of Block 10 of the Park City Survey, to Create One Lot of Record in the Historic Residential - 2A (HR-2A) Zoning District. PL-21-04961.
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on November 11, 2021
Staff Report
Exhibit A: Ordinance No. 2021-XX
Exhibit B: Block 10 Plat, Park City Survey
Exhibit C: Existing Conditions
Exhibit D: 402 Park Avenue Proposed Plat Amendment
Exhibit E: Applicants Statement
Exhibit F: Aerial Context
Exhibit G: 1993 Variance

7.D. 3805 Fox Tail Trail - Subdivision - The Applicant Proposes Creating One Lot from Parcel PCA-S-98-SEC-11 for a Single-Family Dwelling in the Estate Zoning District and One Parcel in the Recreation Open Space Zoning District. PL-21-04826
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on November 11, 2021
Staff Report
Attachment 1: Proposed Plat
Exhibit A: Ordinance No. 2021-XX
Exhibit B: Hidden Meadow Annexation Plat
Exhibit C: Applicant's Statement
Exhibit D: Existing Conditions

Exhibit E: Aerial Maps and Civil Drawings
Exhibit F: Slope Constraints Map
Exhibit G: Hidden Meadow Subdivision
Exhibit H: Hidden Meadow CC&Rs
Exhibit I: Public Comment from Cyndi Sharp

7.E. 3805 Fox Tail Trail - Rezone - The Applicant Proposes Reallocating the Estate and Recreation Open Space Zoning for Parcel PCA-S-98-SEC-11 to Create an 8.84-Acre Area in the Estate Zoning District for the Construction of a Single-Family Dwelling Outside of the Ridge Line Area and a 23.89-Acre Area in the Recreation Open Space Area to be Dedicated to Park City Pursuant to a Conservation Easement. PL-21-04865.
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on November 11, 2021
Staff Report
Exhibit A: Draft Ordinance
Exhibit B: Applicant's Statement
Exhibit C: Hidden Meadow Subdivision
Exhibit D: Hidden Meadow Annexation Plat
Exhibit E: Hidden Meadow CC&Rs
Exhibit F: Aerial Maps and Civil Drawings
Exhibit G: Visual Analysis from SR 248 Vantage Point
Exhibit H: Visual Analysis from Treasure Mountain Junior High School
Exhibit I: Map of Site Lines from Vantage Points
Exhibit J: Public Comment from Cyndi Sharp
Exhibit K: Amended Zoning Map

7.F. 7805 Royal Street - Zone Change - The Applicant Proposes a Zone Change for Parcel PCA-1200-4-X, from Estate (E) to Public Use Transition (PUT). PL-21-04913
(A) Public Hearing; (B) Possible Recommendation to the City Council on October 28, 2021
Staff Report
Exhibit A: Draft Ordinance 2021-XX and Proposed Zoning Map
Exhibit B: Applicant Statement
Exhibit C: 2002 Variance Approval
Exhibit D: 2002 Conditional Use Permit Approval
Exhibit E: Boundary and Topography Survey
Exhibit F: Proposed Plans

7.G. 3099 Mountain Ridge Court - Plat Amendment - The Applicant Proposes to Amend the Mountain Ridge Subdivision Plat to Modify the Limitations on Building Height and Maximum Floor Area. PL-21-04950
(A) Public Hearing; (B) Possible Recommendation to the City Council on October 28, 2021
Staff Report
Exhibit A: Draft Ordinance No 2021-XX and Proposed Plat Amendment
Exhibit B: Ordinance 90-12
Exhibit C: Mountain Ridge Subdivision Plat
Exhibit D: 2013 Building Permit

Exhibit E: Applicant Statement
Exhibit F: Site Photos
Exhibit G: Proposed Floor Plans
Exhibit H: Public Comments

8.ADJOURN

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

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

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
SEPTEMBER 8, 2021

COMMISSIONERS IN ATTENDANCE: Chair John Phillips, John Kenworthy, Sarah Hall, Doug Thimm, Bill Johnson, Christin Van Dine

EXCUSED: Commissioner Laura Suesser

EX OFFICIO: Gretchen Milliken, Planning Director; Makena Hawley, City Planner; City Planner, Brown Sebright; Mark Harrington, City Attorney

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1. ROLL CALL

Chair Phillips called the meeting to order at approximately 5:30 p.m. He noted that Commissioner Laura Suesser advised that she would not be in attendance at this meeting.

The following written determination was read:

> The Chair issued a written determination that because of the public health emergency, conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may attend in person. This determination is based on the ongoing risks and infection rates statewide and in Summit County. For these reasons, this meeting will be an electronic meeting without an anchor location. Planning Commission members will connect electronically.
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> Public comments will be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

2. MINUTES APPROVAL

A. Consideration to Approve the Planning Commission Meeting Minutes from August 18, 2021.

Commissioner John Kenworthy commented on the second paragraph on page 4 that references tracking ride-on information. He recalled requesting that information if it was available and reiterated that request. In the last paragraph on page 4, he made the following corrections, noted in italics: "Commissioner Kenworthy stated that the intent is to *reduce vehicle traffic and increase the AVO (Average Vehicle Occupancy) as we count on bus ridership to do this."*

PENDING APPROVAL

Commissioner Kenworthy also referenced the second paragraph on page 8 which should read "Commissioner Kenworthy commented that in the morning hours 42% of those parking in Snow Park come from Wasatch Front and Salt Lake City using SR-224." He continued by referencing Paragraph 3, which starts with "Ms. Rodriguez verified that CVMA did not receive additional density…" where she thereafter stated that she "was relatively certain that they paid $3 million for 100 spaces, but agreed to provide the exact number…" It should be reflected that Commissioner Kenworthy asked for a copy of this contract and Ms. Rodriguez agreed to provide it.

At the bottom of the third full paragraph on page 8, he noted the following changes, noted in italics: "he [Commissioner Kenworthy] believed that this is something that can be achieved for both locals and visitors, *but this plan falls way short at this current time."*

Commissioner Kenworthy referenced the second to last paragraph on page 9 and reiterated that he requested a copy of the contract and Ms. Rodriguez agreed to provide it.

MOTION: Commissioner Bill Johnson moved to APPROVE the Meeting Minutes from August 18, 2021, as amended. Commissioner Sarah Hall seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission. Commissioner Doug Thimm noted his absence from that meeting, however, after reviewing the minutes and in deference to the assertions of the other Commissioners, he voted in favor of the motion.

B. Consideration to Approve the Planning Commission Meeting Minutes from August 25, 2021

MOTION: Commissioner John Kenworthy moved to APPROVE the Meeting Minutes from August 25, 2021. Commissioner Christin Van Dine seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

3. PUBLIC COMMUNICATIONS

There were further no public communications.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

There were no disclosures.

A. Staff Communications Report Regarding Meeting Start Times.

Planning Director, Gretchen Milliken, addressed the request made at a previous meeting to move up the starting time for future meetings to as early as 4:30 p.m. Staff determined that two Commissioners would not be able to meet at the earlier time, so they would continue with the 5:30 p.m. start time.

PENDING APPROVAL

5. CONTINUATIONS

A. 1660 and 1700 Three Kings Drive – Payday Condominiums – Plat Amendment – The Applicant is Requesting to Amend the Existing Plat to Rectify Inconsistencies and Clarify Developable Private Residential Space for Condominium Owners.

City Planner, Makena Hawley, stated that there is additional analysis to complete on this item, and would bring it back before the Commission when that analysis has been completed.

Chair Phillips opened the public hearing. There were public comments. Chair Phillips closed the public hearing.

MOTION: Commissioner Doug Thimm moved to Continue 1660 and 1700 Three Kings Drive—Plat Amendment, to October 7, 2021. Commissioner John Kenworthy seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

6. CONSENT AGENDA

7. WORK SESSION

A. 9300 Marsac Avenue (Sommet Blanc/B2East Parcel) – Applicant is Requesting a Work Session Before the Planning Commission Prior to Public Hearings for a Conditional Use Permit and Amendments to the Approved Master Planned Development and Flagstaff Development Agreement for Proposed Development of 43 Residential Units Above Underground Parking, 4 Townhome Villas within Duplexes on the North-Eastern Portion of the Site, a 3,600 Square-Foot Public Restaurant, and a Detached Ancillary Ski Locker Building. PL-21-04771 and PL-20-04702.

Planner Hawley introduced herself and stated that she is glad to be back. She looked forward to working with the Planning Commission. She reported that the Commission will ultimately be presented with an action item on this application for a Conditional Use Permit ("CUP") and Amendments to the Master Planned Development ("MPD") in the Flagstaff Development Agreement. She explained that Lot 1 is adjacent to the Deer Valley/Empire Day Lodge. The governing documents are the 2007 Amended Flagstaff Development Agreement, the 2007 MPD, and the Land Management Code (LMC) for the residential development and MPD zone.

Planner Hawley recapped the prior presentation and noted that the Planning Commission requested information on the following:

- Residential Accessory space;
- The focus on architecture and roof pitch; and
- Approved volumetrics and building height in comparison to the Hill-Glazier Plan from 2007

She noted that the applicant's team would present some of the changes made to the proposal. Planner Hawley explained that to establish parameters for these discussions, the Commission would, in the future, be looking at the 16 criteria for the Conditional Use Permit, the amendments

PENDING APPROVAL

to the Flagstaff Development Agreement to reduce permitted multi-family units by five, and increase of the Planned Unit Developments ("PUD") by two. The Commission would also look at modifications to the Flagstaff Design Guidelines and modifications to the MPD, Conditions of Approval 1 and 2, which address building volumetrics and heights of 82 feet above benchmark grades.

Planner Hawley reported that staff determined that the applicant's proposal for Residential Accessory space is in substantial compliance with the LMC. She clarified that there are several definitions within the Development Agreement and the LMC, but since the Development Agreement incorporates the LMC's definitions, then the LMC would govern. The applicant's current proposal is for 29,625 square feet of Residential Accessory space. The LMC and the Development Agreement do not require the use of Unit Equivalents ("UE") for Residential Accessory space.

Planner Hawley reported that the Meeting Accessory use cannot exceed 5% of the total square footage. The applicant proposed a guest Business Center that totals approximately 565 square feet, far less than the 5% limit. Planner Hawley stated that the LMC requires that any changes in use go back through the Planning Department who could recommend a Condition of Approval for the CUP that any changes in use require approval from the Planning Commission.

Planner Hawley next addressed the architecture and reported that they have obtained Design Review Board approval. She explained that the 2003 Empire Pass Design Guidelines are included within four books. The applicant and the Design Review Board decided that rather than redlining the existing books, it would be better to add a book. Therefore, they proposed Book V for the proposed neighborhood.

She presented information on the Design Guideline review process and explained that with the inception of the MPD, design proposals were submitted through the MPD, which would then be accepted with the design proposals attached. Changes to the design were then submitted to the Empire Pass Design Review Board. Once those changes are accepted, the neighborhood would then take them to the Planning Commission for approval. Planner Hawley reported that the volumetrics were difficult to analyze, primarily because the Hill-Glazier plan does not include everything needed for an accurate comparison. The development is not yet at the stage to allow a straight "apples to apples" comparison. She explained that they could compare UEs, approximate height, approximate footprint, and approximate slope disturbance. They do not have sufficient information to compare Accessory Residential space and they do not have site disturbance from the Hill-Glazier plan.

Planner Hawley explained that pursuant to the Conditions of Approval in the MPD, there is a height exception of 82 feet above benchmark grade due to the heavy site disturbance and increase in elevation on the site. They have been given benchmarks from the USGS datum points between 8330 feet and 8380 feet. The applicant made changes to their proposal by lowering Building A and transferring that level to Building C, which would make Building C six feet above the allowed building height above the benchmark grade.

She reported that while there are some sections where they can provide some detail on grade changes, it would still be an approximation since they do not know the exact grade. She noted that the footprint submitted by the applicant as overlaid over the Hill-Glazier plan showed that it was very similar. The Hill-Glazer footprint was 57,601 square feet, as compared to 55,697 square feet for Sommet Blanc. Planner Hawley also referenced the heat maps provided by the applicant

PENDING APPROVAL

that show the different grades as they exist and the projected site disturbance. She also presented a topography map showing the locations of the proposed retaining walls.

The applicant, Douglas Ogilvy from Sommet Blanc Residences I, LLC explained that they have been working with Deer Valley for six years to develop a project concept that is complementary to the Deer Valley guest experience. He noted that through the process they increased the setback from the Lucky Jack Ski Trail from 15 feet to 40 feet. They also carved off Parcel A to create the opportunity for a future direct ski run from the top of Ruby Chair to the bottom of Ruby Chair. Mr. Ogilvy continued by stating that the proposal provides a long-term parking solution and more recently they agreed to relocate the sewer from running adjacent to the property line to running internally through the site. He reported that Deer Valley has been happy with the project and the most recent design changes to step down the building next to the Empire Day Lodge.

Mr. Ogilvy stated that they feel strongly that the mountain contemporary architecture is appropriate. The Design Review Board approved the introduction of the mountain contemporary architecture, and former Mayor Jack Thomas has been complimentary of the approach to contemporary design on the site. He commented that virtually every Master Planned Development in Park City has acknowledged that mountain contemporary architecture has arrived and they do not feel that Empire Pass should be any different. He noted that this development is one mile from Empire Pass Village and the immediate neighbors are the Empire Pass Day Lodge and The Montage. The applicant proffered that they should not be locked into mimicking either of those structures. Mr. Ogilvy also stated that flat roofs are a better design solution in snow country than gabled roofs, which create snow management issues. He also commented that they created some interesting architecture as seen from the pedestrian level.

Mr. Ogilvy noted that their presentation will also respond to comments from the Planning Commission regarding design changes. They have reduced the number of villas from five to four. They lowered the western half of Building A to four stories adjacent to the Day Lodge and stepped the height up into the hillside. He reported that they also added a floor in Building C. They believe that this is a superior design solution over the Hill-Glazier plan.

Mr. Ogilvy introduced the design team from Olson Kundig. Todd Matthes identified himself as the Principal/Project Lead, along with Tom Kundig, who is the Principal Architect on the project. Mr. Matthes explained that contemporary architecture is more appropriate for the site since the texture of the environment would be created through the layering of different architectural styles over time. Architecture has evolved not only due to stylistic preferences but reflects advanced material technologies, construction methods, and a shift in the desire to live and interact in new ways. Mr. Matthes also stated that contemporary architecture aspires to advance the way that space is inhabited and interacts with the natural context. A desirable texture emerges as the natural evolution of the architectural style over time is embraced. He stated that the goals of Sommet Blanc are to integrate with the diverse as-built environment of the area while contributing to and supporting a new way of living for people who appreciate and respect the mountains.

Mr. Matthes reiterated that there are many diverse environments with many architectural styles that co-exist well. Architecture is changing throughout the area and this site is no different as both modern and traditional architectural diversity exists throughout Park City and Deer Valley. He showed the Commission photographs of different neighborhoods in and around Park City. Mr. Matthes presented several renderings that demonstrate how the project fits in the context. The immediate neighbor is the Empire Day Lodge and the project abuts Lucky Jack ski run. There is good separation from The Montage and significant separation from the Village.

PENDING APPROVAL

He explained that they took much of the project density and separated it into seven different structures. They have also included complementary color palettes and the materials and textures help fold the project into the landscape. He noted that they stepped down the massing to achieve an appropriate scale and height, which nestles the project into the landscape. Mr. Matthes noted that they are also set back from the Lucky Jack ski run. He commented that this project will be less visible from roads. The tallest building, which is Building C, will be nestled into the hillside and the massing steps down from there. This respects the neighbors and the scale of the area. The villas were designed to nestle into the hillside as well. Mr. Matthes pointed out that they have reduced the number of villas from five to four, which sets them further back from Marsac Avenue and increases the buffer of Aspen trees. He described the project as a seven-acre enclave, neighbored only by Empire Lodge and the Lucky Jack ski run.

Mr. Matthew presented a rendering showing that only Building A is visible from the roundabout, with the step-down massing protects the ridgeline beyond the project. A view from Burgers and Bourbon at The Montage demonstrated that the view impact will not be significant and will not impact the ridgeline beyond. He added that it is very important for the project massing to step down with the topography.

Mr. Matthes next outlined the proposed massing changes that will address some of the prior comments and concerns expressed by the Commission. He presented diagrams showing the original massing and the proposed modifications. He reported that they took the Commission's comments regarding reducing the scale adjacent to Empire Day Lodge and dropped a full story from Building A, moving that density into Building C. In eliminating one villa, they moved that density into Building C as well. These changes add a story to Building C. He explained that they also rotated some penthouses at the rooftop to adjust to the new massing and further articulated the rooflines as seen both from Lucky Jack and Marsac Avenue.

Mr. Matthes added that as part of these changes, they increased the green roof to 33% of the total roof area. He mentioned the porosity of the design, which he described as how one notices the landscape flowing through the buildings. He reiterated that this project is its own enclave, separated significantly from the Village. They also created a generous ski beach with ski-in/ski-out amenities, with an increased setback from the ski run. They reduced the size of the patio to introduce a softer transition from the restaurants to the Deer Valley domain. The villas are nestled into the Aspen trees. Mr. Matthes commented that one of the overall goals for this project was to maximize the indoor/outdoor relationships by using large windows and generous decks that reach out to the landscape. He added that by eliminating one villa they have lowered the driveway grade to a maximum height of 40 feet above grade, which is a nine-foot decrease from the prior plan.

The proposed roofline falls in the line with his prior statements regarding the evolution of architecture and technical improvements. Low sloped and flat roofs with internal drains reflect a snow retention approach rather than a snow shedding approach. This has brought about safety improvements to protect the pedestrians below, as well as snow management improvements. Additionally, the proposed roof overhangs provide cover and covered outdoor space. He highlighted the added public benefit of adding a restaurant that faces Ruby Express and that would be accessible to anyone skiing Deer Valley. Mr. Matthes concluded that they think it appropriate to introduce a more contemporary architecture for this project. He added that this design widens the ski run as a result of the setback of 40' from Lucky Jack ski run and reiterated the benefit of the step-down massing.

PENDING APPROVAL

Mr. Ogilvy next presented an updated site plan and noted that the footprint has not changed for Buildings A, B, and C, with the exception of the reduced patio area at the Building A restaurant. The reduction of one villa has allowed them to design wider, shallower units and reduce the height of the driveway by nine feet and pull it back further from Marsac Avenue. He added that the amenities building was also shifted further north. He explained that while there were no significant changes to the site plan, they made changes that they view as improvements. One of the impacts of this project involves the requirement to relocate the Mid Mountain Trail. He explained that the section of Mid Mountain Trail below Twisted Branch Road has already been constructed and accepted. Additionally, they proposed to relocate the Mid Mountain Trail above Guardsman Pass Road, and the engineers suggested a one-way parking lot that would have a second access opposite the project's upper driveway. He reported that this configuration would provide for better traffic flow. While they must still meet with the Utah Department of Transportation ("UDOT") on this issue, they are agreeable to the engineers' recommendations in this regard.

Mr. Ogilvy highlighted the increased setbacks from the Lucky Jack ski run. He referenced other projects in Deer Valley noting that The Montage is the largest at 13 floors plus a roof. Argent, as viewed from Marsac Avenue, has 8 floors plus a roof and most of the Empire Pass Village is seven floors plus a roof. Mr. Ogilvy commented that Sommet Blanc Buildings A and B would both be six floors with no roof. Building C will have seven floors with no roof. He suggested that the proposed heights are commensurate with what already exists in the area and much lower than The Montage.

Mr. Ogilvy stated that the proposed volumetric codification would set a height limit of 70 feet at the west end of Building A, and 82 feet for the eastern portion of Building A and all of Building B. They proposed a height limit of 92 feet for Building C and a 40-foot height limit for the villas. He explained that the building heights will be measured from benchmarks while the villas will be measured from natural grade. He commented that other than these heights, everything else on-site will be limited to a height of 28 feet. Mr. Ogilvy invited questions and comments from the Commission and recalled that the last meeting left off at the issue of whether it was appropriate to introduce the mountain contemporary architecture at this stage of development of Empire Pass. He highlighted the presentation by Mr. Matthes and the endorsement of former Mayor Jack Thomas as support for the appropriateness of this architecture and a better solution than the Hill-Glazier plan.

Chair Phillips sought clarification on the proposed height limits for the villas. Mr. Ogilvy responded that the challenge with the villas is that the driveway will be installed over a high-pressure water main that feeds the Red Cloud neighborhood. Therefore, they proposed to lower the driveway to the extent possible and expressed that the 40-foot building height would fit well and would be of a similar or slightly lower height than that proposed in the Hill-Glazier plan. He also highlighted the fact that the villas would not block any views.

Chair Phillips requested a rough cross-section of the villas to illustrate the need for the 40-foot height limit. He commented that these villas appear to be residential-scale buildings and he would be inclined to limit the height of the villas to match the other residential buildings in the area. He requested clear justification for an exception to the 33' height limit. Mr. Ogilvy clarified that the current allowable height is 28' without exception, given the proposed roof pitch.

Chair Phillips also mentioned the differing tree species in the area noting that if this area were more of an Aspen grove he would be concerned with die-off due to cutting or excavation of the

PENDING APPROVAL

ground. He added that language might be required that the developer will replace any trees that die in the future. Mr. Ogilvy stated that the forest in the area is predominantly Aspen, with some younger growth evergreens. He assumed some plantings would be required in different areas of the site. Chair Phillips requested clarification and delineation of the public versus private access points to the buildings, particularly on the ski run side of the project.

In response to a request from Commissioner Kenworthy, Mr. Matthes verified that the rendering depicting the view from Marsac Avenue facing west is to scale, to a reasonable degree. He noted that they utilize drone photography and 3-D models approximated with the view angles to create these renderings.

Commissioner Kenworthy asked about the height of the Lodge. Mr. Ogilvy stated that The Montage is 165 feet above the Event Lawn, and from the Marsac roundabout to the ridge, this project is 89 feet on the eastern side and 75 feet on the western side. Commissioner Kenworthy found this to be a significant improvement in the massing and the comparison between the two developments and wanted assurance that what is depicted is close to scale. Mr. Ogilvy added that the height from the restaurant patio to the roof above is 69 feet.

Commissioner Johnson commented that the step down on Building A looks much better than the previous design and asked why the density was transferred to Building C. Mr. Matthes explained that to maintain target square footage, they relocated the density to Building C while being sensitive to other concerns. Hannah Tyler from Sommet Blanc I, LLC, clarified that change increases the height to six feet higher than the allowed height of 82 feet at the highest benchmark.

In response to a comment from Commissioner Johnson, Mr. Ogilvy stated that it will be difficult to fit that six feet back down into lower levels given floor height dimensions and grading. He noted that the building is built into the hillside so there will already be quite a bit of cut at the southeast corner. He recognized that ultimately, the volumetrics is at the discretion of the Planning Commission and any height above 28 feet will require Planning Commission approval. He added that most of the buildings in the Empire Pass area were approved with a 92-foot height limit, with The Montage being approved at 114 feet above a benchmark and the Hill Glazier Plan approved at 82 feet above benchmark. Mr. Ogilvy explained further that putting the extra density in a location furthest from the Marsac roundabout was the most suitable place to relocate it.

Commissioner Van Dine expressed appreciation for the changes made by the applicant and specifically mentioned the reduction in the number of villas from five to four as well as the parking lot and relocation of the Mid Mountain Trail.

Commissioner Hall asked if there would be further details presented at this meeting on the Mid Mountain Trail relocation, or if it would be addressed in the future. Planner Hawley suggested that the applicant address it now and noted the temporary re-route for a sewer. Mr. Ogilvy presented a concept sketch for the Mid Mountain parking lot noting that it is a work-in-progress that he received just prior to the meeting. He explained that they originally proposed a parking lot that followed the contour lines. When concerns were raised about problems attendant with one-way parking lots and trailers, the concept of a design with one-way traffic flow through the parking lot was recommended. K-rails would separate the Marsac Avenue roadway from the Mid Mountain Trail parking lot.

Mr. Ogilvy continued by explaining that the entrance to the lot would be adjacent to the Twisted Branch Road turnoff, with angled parking on the right and parallel parking on the left. The exit

PENDING APPROVAL

would be adjacent to the upper driveway. He explained that the northern limit is impacted by the high-pressure water line. He reported that they have proposed to install composter toilets at the trailhead, as well as a trailhead kiosk. He noted that the applicant does not own this property, but the property owner has agreed to permit these improvements.

Mr. Ogilvy stated that they have received approval from UDOT to install the trail crossing adjacent to the Twisted Branch Road turnoff. He noted that some regrading would be necessary between the parking lot and the driveway up to the water tank in order to improve sightlines for vehicles on Guardsman Pass Road. They would field fit the trail to wrap above the parking lot and tie back into Mid Mountain Trail a little further north. He reported that this lot would abut a UDOT right-of-way, but expressed confidence that UDOT would consider this a dramatic improvement. Ms. Tyler shared an overview of the proposed trail relocation. Commissioner Van Dine commented that the parking lot would be a vast improvement from the current conditions.

Mr. Ogilvy clarified that the parking lot would be configured as a one-way downhill with a grade of approximately 10%, which admittedly allows for some exposure to door dings but would include a K-rail that would provide much safer conditions than what currently exists.

Commissioner Johnson agreed that the parking lot will be an improvement and noted that it would be used primarily during the summer months. In response to an inquiry, Mr. Ogilvy stated that plowing during the winter has not been addressed as of yet, but acknowledged it would need to be plowed in the winter.

Chair Phillips requested a schematic that shows the hairpin turn with the new proposed driveway road as he wondered whether there could be issues with sight and safety. Mr. Ogilvy noted that this concept has been reviewed and approved by UDOT and conditional access permits have been issued for the new curb cut for the lower driveway and the new trailhead crossing. They have not yet requested permission from UDOT to loop the driveway but anticipated that they would approve the one-way plan. Mr. Ogilvy noted that the driveways will align and the traffic speed out of the hairpin turn is low so they utilized sightline studies to obtain the conditional access permit for the upper driveway and the pedestrian crosswalk. These were included in the November submission.

Commissioner Kenworthy stated that he would like to see exactly where the driveway will be located.

Mr. Ogilvy explained that the change in the parking was done at the request of the Engineer who feels that the current parking lot is in a very unsafe condition. In response to Commissioner Kenworthy's request, Mr. Ogilvy shared with the Commission schematics and sightline studies of the proposed driveway into the parking lot that was approved by UDOT. He explained that with the exception of a sightline impact of the hillside between the water tank access road and the parking lot, the existing condition meets all of the criteria for the proposed improvements. He also noted that the sightline impact would be corrected by shaving a portion of that hillside. Mr. Ogilvy added that the upper driveway is serving only four units, so the vehicle counts would be negligible. As there are already 25 parking spots along the road, their proposal seeks to create improved conditions for those 25 stalls.

In response to an inquiry from Commissioner Kenworthy regarding access to the villas off of Twisted Branch Road, Mr. Ogilvy stated that they would not be using that access for anything other than the Mid Mountain Trail.

PENDING APPROVAL

Commissioner Doug Thimm addressed the concept plan for the parking lot and commented that it appears the upper driveway into the parking lot is not aligned, which could create an issue with UDOT. Mr. Ogilvy acknowledged that they are not aligned and explained that they are juggling maintaining the current stall count with the engineering. Commissioner Thimm expressed that the proposal is likely the best solution, but stated that alignment would be important due to the number of decisions that would need to be made by drivers going in opposite directions and perpendicular to each other.

Commissioner Hall asked if there was a way to add a buffer zone at the driveway to allow drivers coming from the hairpin turn to pause. Mr. Ogilvy explained that good engineering principles provide that efforts should be made to keep curb cuts aligned because it simplifies things for drivers. He acknowledged that UDOT would have suggestions for improvement at this location. Commissioner Hall expressed that she liked the concept and appreciated the efforts to make the parking lot safer and more user-friendly.

Planning Director, Gretchen Milliken, suggested that due to the complexity of the site, it would be beneficial for the Planning Commission to do a site visit with the engineers and other experts to look at these issues in the field. Chair Phillips agreed and stated that one of his concerns remains the height and proximity to the roundabout. He suggested ballooning the proposed buildings so that they could visualize the proposed heights. The Commissioners agreed that a site visit would be helpful.

Chair Phillips opened the public hearing.

Mark Fischer expressed appreciation for all involved and the thought put into this project over many years. He stated that the Staff Report does not call out as an adjacent land use for notifications to the SR-224 Mid Mountain Trailhead public users. He stated that he only found out about this meeting just prior because there were no public notices on the site and questioned whether the meeting was properly noticed. He stated that what is missing from the discussions thus far is the effect of this project on upper SR-224, UDOT, and Twisted Branch Road. Based on his review of studies, there is currently $1.6 billion in residential construction from the horse corral to the top of the County line, which includes The Montage. In 1998, as part of the development of this project, the public was to be directed to Twisted Branch Road because Deer Valley does not have an active UDOT permit to ski across the public highways. The Bandana ski run goes across SR-224, which, according to state statute, is not a permissible use.

Mr. Fischer noted that the solution was to put the public onto the UDOT designed road and abandon the substandard 15-foot road that goes under the Ruby Chairlift, which Deer Valley wants to make a ski run. He opined that this project should be tied to that decision given the three additional UDOT curb cuts being requested. Mr. Fischer believed that UDOT would use this opportunity to finally resolve the intended use of Twisted Branch Road, which is in reality the substitute for upper SR-248.

Mr. Fischer stated that given the amount of development in the area, he would request that Staff require a Traffic Study if it has not been completed already, up to the Wasatch County line. He would also like to see a Public Safety Analysis due to the multiple uses that occur on this road during the winter months. He noted that the lot is busier in the winter than in the summer, and cars line up down the street to the Empire roundabout.

PENDING APPROVAL

He concluded that he could not see this project moving forward without resolving the long-term use of Twisted Branch Road, which was designed to be the replacement for the 15-foot wide road. He emphasized that this issue would not go away, and needed to be addressed. He commented that the public trailhead parking lot is a great start. He would like the Planning Commission's site visit to be publicly announced and open to the public. He added that in 2018, he requested that the Planning Commission conduct a site visit, and the Commissioners at that time all expressed their desire for a site visit. He understood that this site visit has not yet occurred.

Mr. Fischer reminded those present that the public is an important neighbor to be considered, as this project is second in size only to The Montage. He stressed his concern over the public safety issues and hoped that the developer would take his comments into consideration.

Mike Hinckley stated that he is a Park City resident and expressed concern over the safety and the impacts occurring on Marsac Avenue at this time. He has reviewed the Master Plan and the new upper driveway onto Guardsman Pass Avenue and is concerned that they are unaware of the traffic bottlenecks that exist during the winter and the summer. A site visit would be helpful and he would like to be invited as well.

He added that he believes UDOT, and possibly the developer, are not aware of these issues and would expect that they would want their guests to be able to access that road safely. On Marsac Avenue, there are large dumpster trucks and excavation vehicles which are creating safety issues. Mr. Hinckley reported that he spoke with Captain Kirk from the Police Department who commented that the Planning Commission would be the best forum for his concerns to be heard. He stated that Marsac Avenue is a death trap waiting to happen. The curb cuts on Guardsman Pass Road must also be looked at, and he referenced an incident last year when a semi-truck took out the power source on the switchback.

Mr. Hinckley also remarked that addressing responsibility for snow removal in the parking area is important. He echoed the concerns about the narrow roads, steep drop-offs, and conflicts with large vehicles. Mr. Hinckley questioned whether the parking lot was adequately addressed in terms of traffic impacts.

Director Milliken stated that a site visit with the Commission would include a notification to the public so they could attend. Chair Phillips asked about the public noticing for this meeting, and Planner Hawley expressed her belief that a work meeting was not required to be noticed, however notice of this meeting was posted in the newspaper and online. City Attorney, Mark Harrington, confirmed that the public hearing would trigger formal public notice requirements, so there was no legal deficiency in noticing for this work session. The full notice would go out once it is set for a public hearing.

It was confirmed by Director Milliken that if the Commission conducted a site visit, the public would be invited.

Chair Phillips commented that a Traffic Study and Public Safety Analysis would be pertinent to this application to address the increased intense use of the roads and access points in a tight area. It would be useful to understand the additional use being putting on Guardsman Pass Road.

In response to the public comments, Mr. Ogilvy stated that the project does not change anything with regard to the existing conditions on Guardsman Pass Road or Twisted Branch Road. Twisted Branch Road is on land owned by Redus Park City, LLC and the current applicant has no control

PENDING APPROVAL

over that roadway. He reported that the applicant obtained permission from Redus to make improvements to the Mid Mountain Trailhead parking lot.

In terms of traffic impacts, the applicant has received UDOT approval for conditional access permits for the two curb cuts in the residential development. There is an existing curb cut on the Marsac roundabout, which they have moved approximately 20 feet. He noted that while the Hill-Glazier plan included three curb cuts, UDOT strongly preferred one curb cut. He explained that there is one curb cut on the Marsac roundabout that has been in place since approximately 2005. The second curb cut on the upper driveway, which has already been approved by UDOT, would serve four residential units. Changes to the parking lot would require UDOT approval, and he anticipated approval with some of the design changes they have discussed.

Mr. Ogilvy reiterated that Twisted Branch Road is not owned by the applicant and is not impacted by this project. The Development Agreement specifically states that Twisted Branch Road shall remain private. He recognized the concerns expressed about safety on Guardsman Pass Road but stressed that any issues on Twisted Branch Road have nothing to do with this project.

Commissioner Kenworthy referenced an issue raised by Commissioner Suesser regarding an Evacuation Plan for Snow Park, which Deer Valley was quick to address. With the recent fire scare, he wanted to know how they have addressed it for this project. Mr. Ogilvy responded that if they used snowcats, they would use the Lucky Jack ski trail. In terms of summer emergency egress from Empire Pass, there is a summer road just north of the Mid Mountain Trailhead, as required by the 1998 Flagstaff Development Agreement. He noted that there are also provisions for emergency vehicle use of Twisted Branch Road.

With regard to the addition of another lift, Mr. Ogilvy reported that Deer Valley has plans for what is currently being called Lift X, which would go from the bottom of Ruby Chair to an area above the Red Cloud water tank. He added that there have been discussions over the course of 20 years about whether Twisted Branch Road should be public or private. Deer Valley has stated their preference that Twisted Branch Road would become a public road, which would create the opportunity for Guardsman Pass Road to become a second ski-out from the top of Lift X. He clarified that none of this is on the applicant's property.

In response to an inquiry from Chair Phillips, Mr. Ogilvy stated that in order to permit duplexes on the villas site, the Development Agreement must be amended to increase the number of Planned Unit Development ("PUD") units and decrease the number of MPD units. They would also look to amend the volumetrics, which are part of the 2007 MPD. He noted that the applicant is also looking for the Planning Commission to endorse the amendment to the Design Guidelines by the creation of Book V. If all of these changes take place, then the Commission would be in a place to grant a Conditional Use Permit for the project.

Chair Phillips requested clarification on this process as compared to the process for the two other MPD amendments they are considering and questioned whether a Traffic Analysis should be required for this project. Planning Director Milliken acknowledged that there are similarities between this project and the base mountain resort project, stating that the latter would have more impacts by virtue of its' location. However, the concerns raised about this area being a pinch point could warrant further traffic studies, especially if they are trying to align ingress and egress to the parking within a short span and its proximity to the hairpin turn. She stated they could require further traffic study on this project.

PENDING APPROVAL

Chair Phillips stated he would like to see further traffic studies, especially given the sensitivity of the road, which is likely the most hazardous road in Park City. He reiterated that he is in favor of a site visit.

Mr. Fischer disagreed with the comments made by Mr. Ogilvy and did not believe they were factual. He suggested that Mr. Ogilvy bring his lawyers to future meetings because he does not understand the depth of the issues. Mr. Fischer stated that because the applicant requires an amendment of the Flagstaff Development Agreement, Twisted Branch Road does come into the discussion.

Mr. Fischer also reported that on September 11, 2019, his lawyer was told, "Redus would not get ahead of the City and would take into account what the City says on this Twisted Branch Road item." He stated that the City could require Redus to put the public on Twisted Branch Road to get the amendment to the Flagstaff Development Agreement that this applicant needs.

Chair Phillips stated that he was coming around on the Design Guidelines and noted that the Commission appears to be leaning towards the Design Guideline changes. Mr. Ogilvy noted that the Two Hay Development was sold, so Redus holds a small number of landholdings in town, including Twisted Branch Road.

Chair Phillips liked the design but had been concerned about the design pendulum swinging too far and provided the example of contemporary architecture on 535 Woodside. He also noted that every building with modern architecture in Old Town, as shown in the applicant's presentation, would not be allowed under the current Code. The Design Guidelines for Park City proper were recently revised because they had allowed unlimited flat roofs, which they realized was a swing too far.

Chair Phillips commented that this design is drastically different from any other stand-alone building of this size. Flat roofs along Main Street do not necessarily demonstrate a shift in design because commercial buildings have historically been predominantly flat. The Kimball Building originally was presented with a more modern design, which was not allowed. He opined that what exists there now is more fitting and was a wise decision by the City, despite being widely considered an architectural blunder at the time.

Chair Phillips reiterated his view that while he likes the design, it would represent a fairly radical shift. He was not opposed to contemporary but noted that the flat roof element is the hardest part of contemporary design to accept. Referencing the applicant's presentation, Chair Phillips stated that the Stein Erickson residence would be more in line with what he was hoping to see because it includes a mix of flat and pitched roofs.

Chair Phillips also expressed concern about the size of the glass, especially on the highest levels. While he is amenable to a floor to ceiling windows, this design is drastically different than anything he has seen and he would be inclined to require the applicant to justify the height by comparison with other projects in the area. He reiterated that the buildings are beautiful and is familiar with and respects the architectural firm. He added that this project would be a good improvement on the site.

Commissioner Thimm agreed that a site visit would be helpful. He did not take exception to the Residential Accessory space and agreed that residents and guests would utilize the square footage and not add to the intensity and use in terms of traffic and utilities. As far as the

PENDING APPROVAL

architecture, Commissioner Thimm expressed his opinion that the architecture is appropriate. Park City is very much about history and architecture. Architecture and design are a continuum; so not embracing current architecture fails to recognize the heritage and how architecture develops with time. With regard to how the masses are broken down and how the buildings are being looked at in detail, Commissioner Thimm commented that it brings forth what is needed together with timeless and sustainable materials, which would create a bridge with the past.

Commissioner Thimm stated that in terms of volumetrics, he believes they are very much in context with this district. He opined that the change to bring down the mass of Building A and creating a buffer to the Lodge and then taking that mass back up the mountain is an appropriate solution and sensitive to how this site should be developed. Chair Phillips agreed with Commissioner Thimm's comments on the volumetrics. He is generally in favor of the height exception but still needs to be convinced on the PUDs.

Commissioner Hall expressed her general agreement with Commissioner Thimm and liked the aesthetic presented. She requested clarification of the green roofs. Mr. Ogilvy confirmed that 33% of the roof area would be a flat green roof, with the remaining 67% being 1:12 low-sloped roofs. Chair Phillips assumed the flat roofs would not be white membrane roofs, as depicted in some of the photographs. Mr. Matthes agreed and confirmed there are wide selections of available colors for the flat roofs. Mr. Ogilvy added that all of the roofs would either be green or clad with paver stones. Commissioner Hall applauded the use of green roofs.

Commissioners Van Dine and Johnson agreed with the observations of Commissioner Thimm.

Chair Phillips re-opened the public hearing to allow Steven Issowits to comment.

Steven Issowits provided Deer Valley's perspective on this project. He noted that in 2007 when the Development Agreement was amended, certain densities were moved around. The applicant has worked well with Deer Valley Resort in terms of trying to find a better way to fit the density onto the site as compared to the Hill Glazier plan. They also requested that work be undertaken to address the placement of a sewer line and utilities along the Lucky Jack ski run. Redus worked with Deer Valley to create setbacks and included an internal driveway to improve the corridor for utilities. Ideally, he would not like to see something with this mass on top of Empire Lodge but acknowledged that is not for him to decide. He noted that the applicant worked with Deer Valley considerably to shift density and to step back the building. The trade-off was the inclusion of flat roofs, and it helps from both the ski run side and the street side.

Mr. Issowits stated he was never a big fan of modern architecture but has grown to like it. He noted that the palettes and materials used could help with cohesiveness with the surrounding area. He supported the location of the townhomes, noting that it saves quite a few trees. With regard to the comments about the roadway, he has stated publicly that Deer Valley would like to see the roadway change over and they would leave it to the City to determine if this project sparks any discussion on that. Deer Valley would like to see another way for skiers to move out of the Empire area and switching the roadway would allow this to occur.

Mr. Ogilvy responded to the comments regarding traffic. He noted that the Hill-Glazier plan was approved with 81 keys, so intuitively, the reduction from 81 keys to 47 keys entails a reduction in traffic on Marsac Avenue. Also, by having an amenity-rich building there would be less cause for people to be going on and off the property on a regular basis, which also leads to a reduction in traffic. He noted that the restaurant is not large and Empire Pass is well served by the Empire

PENDING APPROVAL

Express private Uber service. He offered that most of the patronage of the restaurant would be skiing in, or arriving by Empire Express.

Mr. Ogilvy explained that the foregoing was the rationale behind not engaging in a formal Traffic Study, and UDOT never felt it necessary to approve the curb cuts. He agreed that Guardsman Pass Road is getting busy for the size of the road, but there is no nexus between this project and the current condition on Guardsman Pass Road. That should be a separate discussion between the City and Redus, the owner of Twisted Branch Road.

Chair Phillips directed staff to provide an analysis of the concerns raised during this meeting.

Mr. Ogilvy added that the 2018 site visit likely related to an application to plat the Hot Creek site and the lower portion of Twisted Branch Road, and not this application. Commissioner Thimm recalled that the 2018 site visit did not have anything to do with this application, but agreed that a site visit should be scheduled.

After a brief recess, Chair Phillips confirmed the presence of a quorum to move forward with the next item.

8. REGULAR AGENDA

A. 543 Park Avenue – Hotel, Minor Conditional Use Permit – The Applicant Requests a Minor Hotel Conditional Use Permit to Convert the Washington School Inn, a Landmark Historic Structure on the Park City Historic Sites Inventory in the Historic Residential – 1 Zoning District, from a Bed and Breakfast to a Minor Hotel with Accessory Facilities for Events. PL-20-04477.

City Planner, Browne Sebright, reported that this application is for a Conditional Use Permit for a proposed designation of a minor hotel in the Washington School House. This item was intended to be on the regular agenda but was changed to a continuation item, in part because after a meeting with the Neighborhood Traffic Management Program Committee, Staff decided to conduct a follow-up meeting with some members of the Committee to refine some of the Conditions of Approval and additional feedback. He acknowledged the presence of the applicant and applicant's representatives, Graham Gilbert and Wade Budge.

Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed the public hearing.

Wade Budge introduced himself and offered to orient the Commission on this matter. He reported that the applicant already has an existing use on the property and is trying to change the designation to reflect what they are doing in terms of operations for the best and most efficient use of the property. He stated that to address that, they have prepared a Management Plan that would be presented to the Commission.

Chair Phillips invited Mr. Harrington to weigh in on how to proceed in light of the continuation. Mr. Harrington stated that because this item was not noticed, the introduction is better suited with the full benefit of the Staff Report and public notice.

Chair Phillips expressed appreciation to the applicant for their work and requested the full presentation be made at the next meeting.

PENDING APPROVAL

MOTION: Commissioner Doug Thimm moved to Continue 543 Park Avenue CUP to October 13, 2021. Commissioner Christin Van Dine seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

B. 91 and 95 King Road – Plat Amendment – The Applicant Proposes Removing Internal Lot Lines and to Dedicate a Portion of the Property for the Ridge Avenue Right-of-Way to Create Two Lots of Record, Amending the Plat to Create Two Lots in the Historic Residential – Low-Density (HRL) Zoning District. PL-21-04775.

Planner Sebright reported that the applicant proposed a two-lot plat amendment to remove internal lot lines for the purpose of enabling future renovation and redevelopment. He explained that both 91 and 95 King Road are improved lots with residences dating back to the 1970s and 1990s. The lots are located in the Historic Residential Low (HRL) zoning district. The application is seeking to remove internal lot lines from three original Old Town-sized lots and to dedicate a portion of Ridge Avenue at the rear of the property to the City.

Planner Sebright stated that 91 and 95 King Road are located at the far southern end of Old Town, which is designated HRL due to the character of the roads that require a slightly larger minimum lot size and other dimensions to reduce density. The two properties are sandwiched between King Road and Ridge Avenue. He presented a photograph of the front of the properties. Staff determined that the proposed plat amendment complies with HRL zoning requirements. The HRL zone establishes larger lot sizes and both properties received variances as they are slightly below the minimum lot size of 3,750 square feet. He noted that the structures comply with rear setback requirements.

He explained that the plat amendment would accommodate the existing structures, but remove the other impediments to future development. Planner Sebright noted that 95 King Road received a variance for lot size, front setback, and side setbacks in 1995. In August 2021, the Board of Adjustment granted variances to 91 King Road for lot size, lot width, and front and side setbacks. He reported that the second analysis conducted by Staff involved looking at the general subdivision requirements of the City and the Land Management Code. Staff found the proposal complies as conditioned.

Planner Sebright noted a point of clarification in the Staff Report regarding compliance with general lot design requirement. He noted that the reference to Condition of Approval 18 for Debris and Waste Requirement should be Condition of Approval 13. He stated that as conditioned, the proposed plat amendment complies with the LMC.

For the fourth analysis, Planner Sebright reported that staff looked at how maximum building footprints would be calculated for these lots given the Ridge Avenue right-of-way. Staff recommended that the Planning Commission establish maximum building footprints for these two properties using the maximum building formula as outlined in the LMC based on the original configuration of the parcels prior to the proposed plat amendment.

He provided the revised calculations to the Commission and stated that Conditions of Approval 14 and 15 would be amended to read as follows:

PENDING APPROVAL

"1,015.94 square feet for 91 King Road and 1,386.52 square feet for 95 King Road"

Planner Sebright stated that for the fifth analysis, staff found good cause for the 91 and 95 King Road plat amendment because it removes lot lines, dedicates portions of the property that are on Ridge Avenue to the City, and would allow four snow easements to be recorded for both King Road and Ridge Avenue.

The sixth area of analysis was presented to the Development Review Committee to identify any issues with the right-of-way. They recommended two conditions of approval, one of which is related to the potential realignment of King Road and the requirement that the applicant is responsible for removing any retaining walls or structures in the right-of-way. The Development Review Committee also recommended a condition of approval for snow storage easements on both King Road and Ridge Avenue. Planner Sebright noted that Condition of Approval 18 should also be amended as follows: "The final plat shall show the road dedication to accommodate a 20-foot pavement width for Ridge Avenue, subject to the review and approval of City Engineer for compliance with City standards not to extend beyond the dedicated right-of-way."

Planner Sebright commented that Ridge Avenue is one of the substandard streets in this part of Old Town. At its' narrowest, it is approximately 14 feet wide. Based on discussions with the Engineering Department and Fire District, they understood the ultimate goal was to have a minimum width of 20 feet primarily for fire access. It is anticipated that most of that expansion would occur to the east side.

Planner Sebright presented a graphic of a 10-foot snow storage easement and the proposed 20-foot right-of-way. He reported that Staff found that this proposal complies with the HRL zoning district requirements, the zoning district lot and site requirements, the general subdivision requirements, and general lot design requirements as conditioned. Staff has not received public input prior to this meeting. Staff recommended that the Commission forward a positive recommendation for City Council's consideration on October 7, 2021, for 91 and 95 King Road plat amendment, amending Conditions of Approval 14, 15, and 18.

Commissioner Thimm asked about the jog in the new property line that touches the Parcel B building rather than being drawn to allow for a setback. Planner Sebright stated that the intent of the variance, and of this plat amendment, is to allow redevelopment of this site. Although variances were granted for side setbacks for 91 King Road, they are specific to the existing structure and it is anticipated that the structure would be replaced at some point. All future developments on site would be required to comply with all setback requirements of the zone.

Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed the public hearing.

Jeff Love, the applicant for 95 King Road, expressed his appreciation to Planner Sebright and the Commission for their time in consideration of this proposal.

MOTION: Commissioner Doug Thimm moved to forward a positive recommendation to the City Council for the 91 and 95 King Road Plat Amendment, according to the Findings of Fact and Conclusions of Law and Amended Conditions of Approval as follows:

Findings of Fact

PENDING APPROVAL

1. Zoning History

2. The current configuration of these lots has been in place since 1992.

3. On September 19, 1995, the Board of Adjustments granted 95 King Road Variances for minimum Lot size, Front Setback, and Side Setbacks.

4. On August 24, 2021, the Board of Adjustments granted Variances to 91 King Road for minimum Lot size, Lot width, and Front and Side Setbacks.

5. The Applicant proposes the 91 & 95 King Road Plat Amendment to create a 2,298 square foot Lot and a 3,135 square foot lot in the Historic Residential - Low-Density Zoning District for Single-Family Dwellings.

6. The proposed Plat Amendment complies with the purposes of the Historic Residential - Low-Density Zoning District.

7. The proposed Subdivision complies with the Lot and Site requirements for the Historic Residential - Low-Density Zoning District.

8. The proposed Subdivision complies with Land Management Code Section 15-7.3-2, as outlined in the staff report, and conditioned below.

9. The proposed Subdivision complies with Land Management Code Section 15-7.3-3, as outlined in the staff report, and conditioned below.

Conclusions of Law

1. There is Good Cause for this Subdivision because the removal of the Lot lines resolves existing issues, portions of the property that include Ridge Avenue, a Public Street, are dedicated, and snow easements are dedicated on both King Road and Ridge Avenue.

2. The Subdivision complies with Land Management Code Chapters 15-2.1, as well as Sections 15-7.3-2 and 15-7.3-3.

3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.

4. Approval of the Subdivision, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.

PENDING APPROVAL

2. The applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year, this approval will be void, unless the applicant submits a request for an extension in writing prior to the expiration date and an extension is granted by the City Council.

3. The plat shall note that fire sprinklers are required for all new construction, to be approved by the Chief Building Official. Interior and exterior fire sprinkler systems may be required by the Park City Fire District at the time of Building Permit review.

4. A non-exclusive ten-foot public snow storage easement on King Road and Ridge Avenue shall be dedicated on the plat.

5. The property is not located within the Soils Ordinance and therefore it is not regulated by the City for mine-related impacts. However, if the property owner encounters mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal law.

6. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.

7. All Significant Vegetation that is removed shall be replaced in kind.

8. Limits of Disturbance that protect Significant Vegetation shall be approved by the Planning Director and shown on the final plat.

9. Existing natural drainage shall be maintained.

10. Site plans and Building designs shall resolve snow release issues to the satisfaction of the Chief Building Official.

11. Lot drainage shall be laid out to provide positive drainage away from the Single-family Dwelling in accordance with the International Building Code.

12. All disturbed areas on the Lot shall be covered with topsoil and revegetated.

13. No cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land or left or deposited on the Lot at the time of a Certificate of Occupancy.

14. The plat notes shall state that the Maximum Building Footprint for 91 King Road is 1,015.94 square feet.

15. The plat notes shall state that the Maximum Building Footprint for 95 King Road is 1,386.52 square feet.

16. Prior to Plat recordation, the Applicant shall either remove the existing retaining wall encroachments from the City Right-of-Way or enter into an Encroachment

PENDING APPROVAL

Agreement with the City that includes these encroachments conditioned by the City Engineer.

17. If at some point in the future King Road is re-aligned or at the time of redevelopment of the property, the applicant shall be responsible for the removal of retaining walls and other structures in the Right-of-Way at their sole expense and in an expeditious manner (within 90 days of written notice). The Applicant is responsible for securing appropriate City approvals and permits before any work on the encroachments can begin.

18. The Final Plat shall show a road dedication that accommodates a twenty-foot (20') pavement width for Ridge Avenue for the road, subject to review and approval of the City Engineer for compliance with City Standards and not to extend beyond the dedicated right-of-way.

Commissioner Bill Johnson seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

9. ADJOURN

Commissioner Doug Thimm moved to adjourn.

The meeting adjourned at approximately 8:25 p.m.

PENDING APPROVAL

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
SEPTEMBER 15, 2021

COMMISSIONERS IN ATTENDANCE: Chair John Phillips, John Kenworthy, Sarah Hall, Laura Suesser, Doug Thimm, Bill Johnson, Christin Van Dine

EX OFFICIO: Jessica Nelson, Planning Analyst; Alexandra Ananth, Senior City Planner; Rebecca Ward, Senior City Planner; Gretchen Milliken, Planning Director; Brendan Conboy, Senior City Planner; Mark Harrington, City Attorney

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1. ROLL CALL

Chair Phillips called the meeting to order at approximately 5:50 p.m. and confirmed the attendance of all Commissioners, with the exception of Commissioner Christin Van Dine, who was expected to join the meeting later.

The following written determination was read:

> The Chair issued a written determination that because of the public health emergency, conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may attend in person. This determination is based on the ongoing risks and infection rates statewide and in Summit County. For these reasons, this meeting will be an electronic meeting without an anchor location. Planning Commission members will connect electronically.
>
> Public comments will be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

2. PUBLIC COMMUNICATIONS

There were no public communications.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

There were no staff or board communications or disclosures.

PENDING APPROVAL

4. REGULAR AGENDA

A. Land Management Code Amendments - The Planning Commission will Review Stopgap Amendments for Internal Accessory Dwelling Units to Prepare for State Pre-Emption of Certain Accessory Apartment Regulations that are Effective October 1, 2021. PL-21-04889.

Senior City Planner, Rebecca Ward explained that the proposed Land Management Code ("LMC") Amendments related to Internal Accessory Dwelling Units ("IADU"), which are units that the State defines as an apartment built within the footprint of an existing single-family dwelling. She reported that on October 1, 2021, State regulations will preempt local regulations of IADUs. Since 1994, the LMC has allowed Accessory Apartments in most zoning districts, which are dwelling units within or attached to a single-family dwelling or a detached garage. In 2018, the City Council directed Planning Staff to evaluate reducing regulations to incentivize affordable Accessory Apartment development by the end of this year, which is Goal 2 of the 2021 Update to the Housing Assessment and Plan.

Planner Ward stated that those amendments were in progress when the Utah Legislature adopted House Bill ("HB") 82, which will go into effect October 1, 2021 and preempt some local regulations. Staff proposed stopgap amendments to prepare for the State pre-emption while the Accessory Apartment amendments are being finalized. Staff plans to bring those amendments back to the Planning Commission on October 13, 2021, and November 10, 2021, for finalization and recommendation to the City Council by the end of the year.

Planner Ward reported that both the City Council and Planning Commission provided input on Accessory Apartment amendments that are being incorporated into the next phase of amendments that included the following directives:

- To reduce parking;
- To allow Accessory Apartments in community transition zones;
- To expand the LMC to allow detached Accessory Apartments in certain zones;
- To extend the minimal rental timeline to 90 days;
- To reduce the minimum square footage to as low as 280 square feet; and
- To evaluate proximity prohibitions and eliminate them in certain zoning districts.

She reiterated that these amendments are still in progress, so what they are proposing now will be temporary.

Planner Ward reported that to date the Planning Commission has provided the following input on the State pre-emption for the IADUs:

- Allow IADUs in primarily residential zoning districts without limitation;
- Allow IADUs on lots of all sizes;
- Consider long-term rental requirements in lieu of requiring the property owner to live on site; and
- Track IADUs to ensure they are not used for nightly rentals.

She noted that Staff continues to evaluate the Planning Commission's questions on the following issues:

PENDING APPROVAL

- Market rate rents as compared with rents capped at 80% AMI or below for IADUs and Accessory Apartments;
- Impacts to significant or landmark historic sites in historic districts;
- How allowing IADUs within already deeply restricted districts would function; and
- Tracking compliance with long term rental requirements

Planner Ward explained that State law does allow some local regulations, so the amendments currently before the Commission are regulations that are allowed by the State. She reiterated that these amendments will be temporary pending finalization of the Code.

The temporary amendments would do the following:

- Restrict IADUs to lots greater than 6,000 square feet;
- Require a parking space in addition to what is required for a single-family dwelling;
- Require an administrative permit, which is approved at the Staff level, to allow them to track nightly rental compliance;
- Require a Conditional Use Permit ("CUP") for properties designated historic;
- Require the property owner to live on-site;
- Prohibit the sale of the IADUs separate from the single-family dwelling;
- Prohibit nightly rentals;
- Require a deed restriction prohibiting nightly rentals;
- Require notice to HOA's; and
- Outline a permit revocation process for non-compliance.

Staff recommended that the Planning Commission submit a positive recommendation for these Code Amendments to the City Council for consideration on September 23, 2021. She explained that these will be stopgap amendments that will be adopted while Staff continues to finalize the Code for further discussion on October 13, 2021, and November 10, 2021.

Planner Ward reported that Staff recommended that the Commission conduct a public hearing and consider forwarding a positive recommendation to the City Council for these stopgap amendments to prepare for State pre-emption. Staff also recommended that the discussion be continued to October 13, 2021, and November 10, 2021, to allow time for a holistic amendment consistent with the City's goal of incentivizing affordable Accessory Apartment development. There would be a possible recommendation to the City Council in December 2021.

In response to an inquiry from Commissioner Sarah Hall, Planner Ward clarified that these stop-gap amendments will put something in place for applicants who might apply for an IADU pending the adoption of the further LMC amendments consistent with the City's goals. These temporary amendments will remain in place until they are updated or amended.

Chair Phillips asked if there had been any significant changes to what is being proposed as compared to what had been presented to the Commission previously. Planner Ward stated that this proposal is a baseline of what the State allows the City to regulate. She noted that there would still be opportunities at the October and November meetings to reduce those regulations and look at IADUs, detached ADUs, and Accessory Apartments while the Code is being finalized.

PENDING APPROVAL

Commissioner Suesser asked if there would be a cap on IADUs similar to the cap on nightly rentals. Planner Ward reported that State law does not include a cap and there is no option for the City to enact a cap. The City could, under the State law, exclude certain zones or implement lot size requirements.

Commissioner Suesser commented that she sees a potential overlap of Accessory Apartments and nightly rentals. Planner Ward clarified that the State allows the City to prohibit nightly rentals and that restriction is included in the temporary Code amendment presently before the Commission. Additionally, the State does not allow the City to track nightly rental compliance by online listings alone; however, for IADUs, the City could track to ensure compliance, even through online listings. She stated that Staff is working with a third party consultant who would track online nightly rental listings to ensure compliance.

Chair Phillips sought clarification of Commissioner Suesser's statements regarding a nightly rental cap. He stated that he is only aware of a nightly rentals cap in the HR-1 West zone, rather than a citywide cap on nightly rentals. Planner Ward confirmed that a nightly rental cap exists only in the Historic Residential-Low West zone.

Commissioner Suesser commented that people like the idea of these units for housing other than nightly rentals. She agreed that having that restriction in place is something the Commission should consider. Commissioner Hall sought clarification of the deed restrictions that are proposed as part of these amendments. Planner Ward confirmed that the State allows the City to prohibit nightly rentals and it is included in these stopgap amendments. Commissioner Hall expressed her view that proposed amendment A.6, entitled Deed Restriction, is the most important. She supported accessory units as long as both dwellings are not being occupied for nightly rentals. She noted that they might want to strengthen the language in the deed restriction in this regard.

Planner Ward explained that the State follows the definition of "short term rentals," which would be 30 days or less in the case of IADUs. Therefore, the City would be able to prohibit nightly rentals or other short-term rentals of less than 30 days. Commissioner Thimm confirmed his understanding that the proposed amendments would be temporary, pending more permanent amendments. He asked if there is a sunset on when the temporary provisions will expire. Planner Ward confirmed that there is no proposed sunset, but there is a timeline to get the permanent amendments in place.

Commissioner Suesser referenced the proposed Ownership restriction contained in A.5 and stated that one of her neighbors just built an IADU and intends to rent out their main home and live in the IADU. Planner Ward opined that this situation would likely be allowed under the Code, but Staff could clarify the language. Commissioner Suesser commented that she doesn't like the use of the word "occupy" in this provision. Planner Ward suggested the following language: "the single-family dwelling or IADU shall be the primary residence of the property owner." Commissioner Suesser objected to the use of "primary residence" as many people own second homes that have IADUs.

It was understood that in Commissioner Suesser's example, the owner would still be "occupying" the residence. Planner Ward clarified that this provision comes from the language of the State law which defines an IADU as a "primary dwelling;" and "primary dwelling" is defined as "a single family dwelling that is detached and is occupied as the primary residence of the owner of record." She added that in the next round of amendments they could look to clarify that requirement. Chair

PENDING APPROVAL

Phillips agreed with the comments of Commissioner Suesser and clarified that there could not be rentals of both units within a single- family dwelling.

Commissioner Suesser added that upon further review of section A.5, it addresses her concerns. Planner Ward confirmed that they would re-evaluate whether they could include a requirement that the property owner live on site.

Commissioner Hall reiterated her prior position that they should not require an IADU to be in a primary residence occupied by the owner and opined that the real impetus is the prohibition of nightly rentals. Commissioner Thimm and Chair Phillips agreed with this position.

Commissioner Kenworthy asked if enforcement would be easy for Staff or third party oversight vendors. Planner Ward responded that Staff has already reached out to a third party to derive a plan, and the only thing they need to do is provide the third party vendor with an updated list of addresses so that they can continuously monitor online sites for nightly rentals.

With regard to penalties for non-compliance, Planner Ward stated that they would look into whether they are significant enough, and address it in future discussions.

Chair Phillips opened the public hearing. There being no public comment, Chair Phillips closed the public hearing.

Commissioner Hall asked whether the "Ownership" provision of the proposed amendment could be stricken, noting that the "Deed Restriction" provision would sufficiently address the short-term rental issue for either unit. Planner Ward reiterated that Staff recommends this amendment be approved, as written, and stressed that it would be temporary while they continue to re-evaluate the language. She added that this language comes from the State law, but the Commission could remove it if it so chooses.

Chair Phillips commented that a majority of the Planning Commission appeared to be in favor of removing the "Ownership" provision, and agreed with Commissioner Hall that at this point, they should not be more restrictive than they likely would be once the process is completed.

Planner Hall noted that continuing this discussion to October 13, 2021 would give Staff time to evaluate the language. She recommended that in lieu of removing the Ownership provision completely, they could strike "The Single-Family Dwelling shall be occupied by the Owner" and leave in "The Internal Accessory Dwelling Unit shall not be sold separately." Commissioner Hall expressed her agreement with this proposed change.

Planner Ward commented that this change would also require a change to the "Deed Restriction" section, at line 278, which reads "Prospective purchasers should be advised that only one (1) unit on the property may be rented; the other must be occupied by the Owner." She reiterated the recommendation that these discussions be continued to the scheduled future meetings to allow Staff to work through the language on ownership requirements. Alternatively, they could strike the language at line 278 at this time, and direct Staff to amend the Deed Restrictions to reflect that change.

Commissioner Suesser understood that it is an occupancy requirement, not an ownership requirement. Commissioner Thimm expressed his full agreement with the statements of Commissioners Hall and Suesser. That said, he would not be concerned with having this

PENDING APPROVAL

language for a couple of months and would be more concerned with unintended consequences of making changes at this point knowing that these issues would be revisited. He expressed support for adopting these amendments as presented with the clear record presented during this meeting as form for the permanent amendments to be adopted after further discussions. Commissioner Kenworthy agreed with Commissioner Thimm's position.

It was reiterated that Staff would return to the Planning Commission on October 13th and November 10th for continued discussions on the broader amendments. The goal would be that final action on the permanent amendments be taken in December 2021.

Chair Phillips expressed understanding with both sides, and noted that he had concerns about the impact on potential rentals for the upcoming winter season. He agreed that he does not want to see unintended consequences by deviating from the State's language.

Commissioner Suesser stated that she would be in favor of striking the language in the "Ownership" section, as discussed, and striking the entire sentence on line 278 in the "Deed Restriction" section. Commissioner Hall agreed with this position and noted that she would not like to pass a bad amendment that they know needs improvement.

Planner Ward added that the State allows the City to track compliance through online listings of nightly rentals for IADUs. They need to evaluate whether the State would allow tracking of compliance with the single-family dwelling.

Commissioner Suesser acknowledged that she does not currently have a position on whether nightly rentals of the main dwelling should be allowed, as long as the accessory dwelling is long term.

Commissioner Thimm suggested that thoughtful consideration of these issues over the next couple of months and coming up with a perfected amendment is the right course. He stated that he could support either side, but worried about unintended consequences of certain provisions in these ordinances.

Commissioner Kenworthy acknowledged Planner Ward's concern about the jurisdictional difference between the State and City if this proposed amendment is changed. Planner Ward confirmed that she would like additional time to evaluate the potential impacts of deviating from the State's definition. Commissioner Kenworthy supported leaving the proposed amendment as-is, knowing that it is a stopgap amendment.

Chair Phillips added that currently, the owner of a single-family residence could have nightly rentals of the main house and by putting in an IADU, these owners are effectively losing the ability to have nightly rentals, which might provide a higher income. His expressed concern as to whether these provisions would discourage IADUs and suggested this should be explored in depth.

Chair Phillips expressed his agreement to move this amendment forward as proposed by Staff and address the details in future discussions. Commissioner Suesser commented that in reviewing the ordinance, additional changes would be necessary and referenced the definition at line 301. She expressed that the amendments need a lot of work and noted that "primary residence" is not a defined term and problematic, since Park City is a resort community with many second homeowners. She stated that she would be agreeable to waiting a month or two and

PENDING APPROVAL

expressed hope that they do not receive backlash on this because it would be problematic to pass something that they do not think works or is appropriate for the City. Commissioner Suesser stated that she is agreeable to recommending these amendments as presented because they are required to but stressed that the ordinance needs a lot of work.

Chair Phillips announced that Commissioner Van Dine joined the meeting. He also reported that Commissioner Johnson stated in the chat that he is "okay with proceeding for now, but look forward to continuing the discussion in October." Chair Phillips confirmed that he considered this statement a positive vote for purposes of the following motion.

MOTION: Commissioner Doug Thimm moved to forward a positive recommendation to the City Council concerning the proposed Ordinance Amendments regarding IADUs for their consideration on September 23, 2021, based on the draft ordinance included as Exhibit A in the meeting packet, and continue the discussion of further amendments to October 13, 2021. Commissioner Suesser seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission. It was confirmed by Commissioner Johnson that he voted "Aye" in response to the motion.

5. WORK SESSION

A. Park City Mountain Resort Base Parking Lots - MPD Modification Work Session- Replace Expired Exhibit D of the DA, the 1998 PCMR Base Area Master Plan Study Concept Master Plan, With a New Master Plan, Known as the Park City Base Area Lot Redevelopment Master Plan Study. The Commission Will Discuss Off-Site Parking and Transportation, Draft Findings of Fact, Draft Conditions of Approval and Other Issues Raised in the Staff Report. PL-20-04475.

Chair Phillips provided a framework for the upcoming discussions regarding this application for this meeting and future meetings. He suggested taking the comments of Commissioner Suesser and Commissioner Thimm from the prior meeting to ensure that they are on the record.

From there, he suggested addressing the second half of the Conditions of Approval. They would open the matter up for public comment, and thereafter allow Commission discussion, time permitting. Chair Phillips requested that the discussions remain on the topic of the Conditions of Approval. He anticipated that the next meeting would involve presentation of Findings of Fact, a public hearing and the conclusion of discussions. The following meeting could then finalize any outstanding items so that they could potentially get to a vote.

Senior Planner Alexandra Ananth summarized that this application seeks to amend the 1998 Development Agreement and replace expired Exhibit D with a new Master Plan Study. She advised that tonight's presentation would include a project update, a presentation by the applicant, additional comments on Findings of Fact and draft Conditions of Approval.

She noted that the next meeting on this application would take place on September 29, 2021, and would include a public hearing. Following that, there would be a meeting on October 20, 2021, to address this application. Planner Ananth reminded that this is the 13th public meeting on this project since August 26, 2020. At the last meeting, they went through the draft Findings of Fact, and the Commission provided good feedback, which she tried as best she could to incorporate

PENDING APPROVAL

into the draft included in the Commission's packet. She expressed hope that they could focus tonight's discussions on the Conditions of Approval.

Planner Ananth invited the applicant to address the Commission. Robert Schmidt, PEG Development, expressed his hope that they could move forward to a vote on this project in October 2021. He noted that they brought various team members to address some of the questions raised at the last meeting. He introduced Ryan Hales and Josh Givens from Hales Engineering; Pete Williams from ST Group; Robert McConnell, PEG's counsel; and Kristin Williams, consultant. In addition, Mike Gore, the General Manager for Park City Mountain Resort was present to share some thoughts on this project, as well as Kara Bowyer, Vail Planning.

Ms. Williams began her presentation and expressed that due to the challenges of reviewing an application of this size via Zoom, it would be helpful to pull back and provide a succinct overview of where this started and where the project currently stands. She noted that the intent from Day 1 was to make sure that they kept the City's strategic pillars in mind.
Ms. Williams offered that this redevelopment embraces bold action and new ideas by asking all to change their behavior over time. She added that the proposal would transform under-utilized parking lots into a world-class resort base without losing one day-skier parking spot.

She reported that nearly two years ago, they started pre-application community outreach in order to get a sense of what City Staff, the residential and commercial neighborhood, and the greater community wanted to see at the base of the mountain. Ms. Williams stated that the most popular ideas included the following:

- Come in under the City's allowed density;
- Assume the outstanding obligation for 23 employee beds, but also maximize the potential for housing and keep employees on site;
- Make room for and design a world-class transit center;
- Take cars off of the already congested roads;
- Incentivize locals and guests to take transit options;
- Provide day skier lockers;
- Maintain open space and create public plazas;
- Have retail and restaurant offerings that do not compete with Main Street and current resort center businesses;
- Take into account the City's bold sustainability goals and meet them;
- Not allowing any impact to the 1,200 day-skier parking during the multiple years of construction;
- Incorporate bike stalls, bike access and parking stalls for Sprinter vans; and
- Construction of sidewalks.

She acknowledged that there were competing priorities on this list, but noted that where no prior developer could figure out how to bring all of this together, they have created something special for this area that incorporates these ideas. She emphasized that input from the Commissioners and the community has been invaluable, and they have made significant adjustments along the way.

Ms. Williams stated that what they are proposing today would be better for the resort, the locals and guests over what was contemplated in 1998 and what currently exists. She reminded that the City's General Plan allows for flexibility for a developer to help overcome many of the

PENDING APPROVAL

constraints from the 1998 Development Agreement that they have talked about over the past 13 meetings. They are appreciative of the ability to have that flexibility.

Ms. Williams stated that the proposed plan seeks to develop the existing surface parking lots and construct a sustainable mixed-use resort development consisting of 146 for-sale condominiums and attainable workforce housing. There would be no loss of day-skier parking, and "transit first" prioritization with enhanced connection to Main Street and a full service and expanded Transit Center. The plan also includes a 249 room hotel, retail and restaurant space, ski club, public ski lockers for day/seasonal and year-round rental, skier services, state of the art wayfinding and lively public plazas.

She acknowledged that the construction phasing plan is bold, noting that Phase 1 would result in all of the attainable housing, new Transit Center, new traffic circulation and 800 parking stalls in Parcel B, while also delivering all 1,200 parking stalls throughout construction. Additionally, they would make sure that the drop-off locations would remain available during construction.

The applicant has asked for exceptions to achieve the substantial density reduction and greater open space areas. She noted that they have heard the continued concerns that the scale and heights are too much. The developer understands the fear that there is significant growth and redevelopment occurring now, with numerous pending land use applications in process.

Ms. Williams expressed hope that the Commission sees the thought that has gone into this project, which seeks to bring less density and more open space, and deliver a significant housing program on site with the height exceptions and structured parking. She noted that everyone would need to embrace behavioral change to make this plan work, and commented that Park City is a special resort community, which she believed could make this plan work.

She focused on the Art, Culture and Local Economy pillar and stated that it was a must for the applicant that the redeveloped base area is inclusive of guests and locals alike. By creating a vibrant, year-round neighborhood featuring incremental new hotel beds, onsite attainable housing and prioritizing transit options, businesses at the base and throughout Park City would be supported.

Ms. Williams highlighted the architectural changes made during this process and noted that one of the earliest changes was the pedestrian pass-through among the Parcel B buildings to and from 14th Street and Lowell Avenue. She commented that art is a fun component of planning a project of this size and reported that they had really good conversations early on with The Kimball to potentially utilize their partner artists for the Transit Center.

She noted that it was important to remember that if they followed the 1998 Development Agreement, they would only have to fulfill an 80-bed requirement to satisfy the attainable housing obligation. By complying with the 2017 Housing Regulations, they would be delivering nearly double the amount of beds.

The plan includes a hotel with 249 rooms in addition to the condominium units. The proposed four-star hotel is a much-needed addition to the base of North America's premier mountain resort. She acknowledged the perception that this project would bring a significant amount of people to the resort, however stated that they are, for the most part, shifting people from other locations that could not otherwise have had the opportunity to be at the base of the mountain. That, alone,

PENDING APPROVAL

potentially takes cars off the road. She added that having the hotel would bring year-round recreation to the slopes and customers to the existing commercial offerings and restaurants.

Ms. Williams stated that they recognize that the shoulder seasons are the toughest part of a resort community, and as a seasoned hotel operator, PEG included the meeting space, which would be critical during the shoulder seasons. She noted that the meeting space would not be made available during peak periods unless the utilization was by people already staying at the hotel.

The redevelopment would bring together tourism, environmental, economic and socioeconomic aspects to promote the City's Sustainable Tourism pillar. She recalled the meetings on sustainability compliance and promised that they would be adhering to the City's guidelines, which did not exist in 1998.

Ms. Williams stated that the architecture would be reflective of the mountain contemporary design, with a nod to the City's historical mining roots. She added that the Conditional Use Permit (CUP) process would be another opportunity to further refine the architecture. She presented a rendering of the entrance to the resort, which reflected the changes made to the Parcel D building to move density back up against the mountainside into Parcel C and adjust the garage entrance to the south based on feedback from the Commission.

She explained that height measurements are to existing grade, which differs from the 1998 Development Agreement that measured to a benchmark on the high side of the buildings. Ms. Williams reiterated that this proposal is similar to the heights and massing as compared with the 1998 Development Agreement and substantially less along Empire Avenue. Community inclusivity also feeds into the Sustainable Tourism goal. Right parking by structuring 1,200 day-skier stalls and a reduction for the new uses while leveraging the shared parking program would result in no added traffic during peak times.

Ms. Williams next turned to the Transportation Innovation pillar and noted that the collective has worked to be innovative and bold with the transportation options, and they have made significant headway with these efforts. She acknowledged the difficulties and complexities involved that require a commitment to changed behavior. Every mountain resort community is tackling the transit issue.

She stated that they feel good about the collaborative discussions with the City's consultants to look at other resorts and data collection that allowed them to move forward. She reiterated that the 1998 Development Agreement did not include a shift to transit. Ms. Williams relayed that she recently attended a transit summit with Summit County and Wasatch County officials, and several developers, and they discussed the collective intent to get people out of their cars. She expressed excitement at being involved in a project in Park City that could be one of the first to lead this effort.

She noted that Mr. Schmidt would address the proposal for the right number of parking stalls to achieve the 20% modal split, as well as the employee parking plan and what would happen if the "transit first" efforts were not succeeding. She mentioned the positive impacts that a paid parking management program has on traffic reduction, and stated that it is a critical component of this plan. Ms. Williams stressed that paid parking would increase Average Vehicle Occupancy (AVO) and would also encourage people to utilize transit.

PENDING APPROVAL

Additionally, the applicant has an expert traffic-engineered circulation plan that prioritizes neighborhood mitigation and a bus-only lane to the Transit Center. This plan has improved dramatically from the initial proposal of one-way traffic on Empire Avenue.

Ms. Williams stated that they have a bicycle plan featuring 52 year-round bike stalls and nearly 100 stalls during the summer, as well as improved access to the mountain. In response to the feedback from the Commission, sidewalks have been included throughout the entire project area. She noted that the loading dock was relocated to avoid pedestrian conflicts, and they will implement a multi-modal communication system that would allow locals and guests to make better transit decisions before they leave their homes.

Ms. Williams touched on skier drop-off/pick-up, and agreed that this is a vital function of a resort. She relayed that her experiences in dropping off her own children shaped what is now working very effectively in resorts such as Vail and Breckenridge, and what is being proposed for this project. In addition to the eight surface level drop-off spaces, they added twenty 30- minute free spaces into Parcel B that would be in one convenient location where the coaches of the regular ski programs could meet their participants. This is currently the system used by Vail and would require a coordinated effort between PEG and the parking manager, and the ski programs. Ms. Williams expressed that there are numerous options that could be analyzed, including ski program shuttles, transit programs and the locations of drop-off parking. She expressed confidence that the surface level and structured parking would work because it has worked in Vail and Breckenridge.

She stated that they have increased the free parking from 15 minutes to 30 minutes, which would also help those families who want to walk their children into the ski programs. Ms. Williams reminded that throughout the construction cycle, drop-off/pick-up would remain available.

Ms. Williams addressed the Affordability and Equity pillar, and stated that she is proud of the efforts made in this regard. The housing plan not only satisfies the outstanding obligation that was not fulfilled by the prior development team, but PEG is meeting the housing regulation requirements in place when the application was initiated. She added that the plan received unanimous approval from the Housing Authority and in particular, the Housing Authority was excited and proud that all of the housing would be on site and included in Phase One. She emphasized the importance of inclusivity and creating one neighborhood, which is a highlight of this plan.

Ms. Williams lastly touched on the pillar of Environment and Leadership. There were no forward thinking sustainability guidelines in the 1998 Development Agreement and she lauded the City for taking on these issues. She commented that this could be the first major development to implement the City's guidelines. Ms. Williams expressed her appreciation to the Commission for their leadership and time commitment to this application.

She introduced Mike Gore, Chief Operating Officer of Park City Mountain Resort (PCMR). Mr. Gore thanked the Commission for the opportunity to speak. He acknowledged the attendance of Kara Bowyer, Vail Resorts Director of Community Development, who has been working closely with PEG, the Park City Mountain Resort Operations team and the City.

Mr. Gore stated that they have been very involved in this project from its inception. They have and continue to respect PEG's role in the process, as developer and applicant. Throughout the

PENDING APPROVAL

process, Park City Mountain Resort has had ongoing discussions with PEG, and have reviewed plans and discussed the feedback from the Commission and the community.

He reaffirmed the Resort's position on, and participation in, this project. Mr. Gore has spent many years in Park City and has seen the community and the resorts grow. He stated that they have all worked hard to create a special place to live and recreate and are proud that their resort delivers a world-class mountain experience. They now have the opportunity to connect the on-mountain experience with an equally world-class base area.

Mr. Gore stated that this project is key to creating a unique and memorable place at the base of one of the greatest ski mountains. He, and the entire Vail Resorts team, are supportive of the project and believe that it would be transformational for the City in fulfilling many of the goals set forth by the community.

Mr. Gore commented that he drives in the same traffic as everyone else and shared the concerns expressed during this process. He stated, however, that busy days would not be going away and they need to discuss solutions. Doing nothing, and denying this project, would not solve the traffic issues, nor would building more onsite parking. He expressed his belief that creating a place where transit is easy and convenient would begin to solve traffic issues. The community needs a place with the right amount of parking and a mix of uses that balance each other. The community must be willing to share in the vision created by the City, which is the foundation of the community planning documents.

In addition to creating the right place with the right services, they need to change behavior. He stressed that changing behavior is important and cannot be ignored. He added that it must be acknowledged that local, single occupancy trips to the resorts present a significant problem in terms of traffic.

Mr. Gore stated that they ask their employees and guests to use transit in order to fulfill the City's vision. He would also ask Park City residents to further embrace transit and re-think how they get to the resort. The proposed local transit service and adequate on-site lockers would make it easier and more convenient than ever to get to the resort.

He suggested everyone do their part to solve traffic in the community by using transit. He added that the days of free parking are coming to an end, regardless of what happens with this project. He emphasized that change must happen with or without this project, and behaviors must change to embrace a shared vision to prioritize transit.

Mr. Gore stated that this project is a significant step in that direction. It is a demonstration of partnering between the resort, the developer, the City and the community. PEG has heard and responded to the community's concerns. He commented that the proposal as outlined by Ms. Williams represented a remarkable response to the comments from Staff, Commissioners and the community.

He stated that he has worked in a number of mountain communities over the years, and is familiar with the challenges they are facing, but this is a project that he is really proud to be a part of. He stressed that they should not miss the opportunity to enhance the community and be part of a traffic and transit solution.

PENDING APPROVAL

Mr. Schmidt initially focused on how they would accommodate those who would be parking in satellite lots and using the transit system to access the resort. He referenced the Staff Report and the draft memorandum prepared by Hales Engineering.

Commissioner Suesser pointed out that all of the Commissioners share in the concerns raised by Commissioner Kenworthy regarding off-site parking. Commissioner Kenworthy quoted from the minutes from last meeting, in which Planner Ananth stated that the transportation plan, in her opinion, does not have enough stalls and has not been fully developed. He stressed that he the City's own Planning Staff shares in his opinion in this regard.

Commissioner Suesser referenced Ms. Williams' statement that paid parking would decrease parking needs. She recalled that the Commission had requested Hales Engineering provide additional information on the anticipated percentage decrease, which still has not been provided. The information is needed to allow the Commission to make its' decisions.

Mr. Schmidt referenced the graphic from Hales Engineering's memorandum depicting the current status of the Park and Ride lots at SR-224 and the future Park and Ride lot to be constructed at Quinn's Junction. He noted that a substantial amount of the stalls at Ecker Hill were reserved by CVMA.

Mr. Schmidt stated that between Jeremy Ranch, Ecker Hill and Kimball Junction, there are 220 available stalls for the public. The intent is to build 465 stalls at Quinn's Junction for public use. He explained that Hales Engineering's calculated that the needed capacity, with the mode split, would be between 276 and 422 stalls. He stated that they utilized 422 as the most conservative number of needed stalls, and between the lots listed above, there are 685 available stalls.

He addressed the existing parking conditions as compared with the projected parking conditions for day-skiers, and how it would be impacted by shared parking. At the end of the day, they tried to analyze how much onsite parking they would need, while implementing a mode split. He stated that there is not a direct correlation between the traffic analysis and the parking analysis; however he would try and explain them both together.

Mr. Schmidt presented a graphic to explain the concept. He explained that on the graphic, one stall represented 20 stalls and one car represented 20 cars. Yellow cars represented employee parking, and a skier symbol represented 500 skiers. One bus represented five buses and one shuttle represented five shuttles.

Based on numbers presented by ST Group, the existing conditions show a comfortable capacity of 12,570 skiers who arrive by different means. He stressed that under today's conditions, if the current parking block that represents the 1,200 surface day-skier stalls is parked at an AVO of 2.3, they are filling the 1,200 stalls completely full.

He noted that there are an additional 389 stalls available at the Resort Center in Sweetwater that are owned by Vail Resorts and available for skier parking. Those stalls are currently full as well. He explained that, currently, they have a demand for an extra 347 stalls that are currently parked at the High School.

Mr. Schmidt stated that currently some stalls at Jeremy Ranch, Ecker Hill and Kimball Junction are being used for day-skier parking. He reported that the County does not have any data on

PENDING APPROVAL

how many stalls are used for day-skier parking, but they do know that there is some usage. In it's current condition, Richardson Flat is not being used for day-skier parking or employee parking.

Commissioner Kenworthy asked whether PEG had Vail's parking data for Park City Mountain Resort. Mr. Schmidt responded that they have information from Vail regarding usage at the High School. Commissioner Kenworthy referenced Mr. Gore's statements regarding sharing, yet noted that PEG does not have any data for the Park City Mountain Resort parking lot.

Mr. Schmidt stated that they have data for the High School, and noted that when the High School parking lot is being used, it follows that the parking at the base is full. He further explained that the data shows three days of 300+ stalls at the High School and 24 days where the High School was used for parking, which indicates that the parking at the base was full.

Commissioner Kenworthy stated that this explanation does not tell him anything about the Park City Mountain Resort, and is only an assumption based on the overflow at the High School. He emphasized the word "sharing," and stated that if they are going to solve this issue, they will have to do it together. Park City Mountain Resort must be transparent and must be at the table. He explained that he has been on Transportation Committees for eight years and expected much more from everyone coming to the table. He commented that PEG has compromised on many issues, but on this most important issue he does not find the right number of stalls. Commissioner Kenworthy recalled that he fiercely requested a copy of the contract at Ecker Hill; yet found out today that the developer at The Canyons has the option of taking another 100 stalls.

Commissioner Kenworthy expressed that in the last meeting, he was trying to get to the solution, which he sees as PEG as having a substantial fee-in-lieu. PEG is requesting an exception of 500 parking spaces from the Land Management Code and they do not have the stalls in the County. "Transit First" does not win if the cars get into the City, or if they rely on the Kimball Parking Lot, which is a hub. He stated that they are exhausting every parking stall out there, and the whole philosophy is to capture cars before they come into the City. There are now reduced stalls outside the County. He stressed that they want to work with PEG, but they have to deal with reality and not what they hope would happen. He emphasized that they have to do better because this plan does not work.

Mr. Schmidt stated that he would like to get to the proposed conditions, and noted that everyone could agree that the existing conditions present a challenge. Doing nothing means continuing with what they have, which does not work. Commissioner Kenworthy wanted to talk about the fee-in-lieu, noting that in the five years this proposal has been in process, it is still woefully short according to City Planning Staff. Mr. Schmidt stated that there is a huge shift that would happen when this resort is built out. He stressed the proposed conditions and how it dramatically affects the parking situation and how people arrive at the resort.

He reiterated that building this resort actually would help the traffic situation. Looking at the existing conditions, ST Group's analysis concluded that the CCC could increase under the current Mountain Upgrade Plan to 13,440, an increase of just fewer than 1,000 skiers. In the future, the skiers will arrive in different ways. He explained that the guests within walking distance--the hotel guests that are already at the base--increases by over 700 skiers. Additionally, the Town Lift would increase access and create a mode split in the future. He emphasized that they could increase housing and lodging on-site and get skiers on the mountain from locations within walking distance.

PENDING APPROVAL

Mr. Schmidt continued by focusing on the increase in transit, and referenced the Hales Report that states that in the peak hour/peak day they need a 20% mode split at the intersection. In order to do that, they need approximately 700 skiers on a bus. He explained that in the proposed condition, with 13,440 skiers, they would have the surface parking lot replaced by 1,200 covered parking stalls and they would also have the existing stalls at Resort Center in Sweetwater. The AVO of 2.7, which is an increase from existing conditions, would be achieved by paid parking. Mr. Schmidt stated that when they charge for parking, they get a 15% reduction in demand for parking, which is consistent with standards in the industry and what exists on other projects.

Mr. Schmidt continued by stating that by adding lodging to the base, they park the demand onsite without the need to park cars at the High School. He added that there would actually be some excess parking onsite. He emphasized that even on a capacity day, there would be sufficient parking onsite and they would achieve a mode split.

He stated that when they apply the mode split, they would need 422 cars parked at a remote lot. If they remove the High School as an option, the available lots are Jeremy Ranch, Ecker Hill, Kimball Junction and Quinn's Junction, where they would have 422 out of 685 available stalls.

Commissioner Kenworthy commented that the capacity would be for the entire City, and he questioned the numbers presented. He was flabbergasted that PEG would think this would work, since PEG would only get a fraction of that capacity. He questioned how many employees would be parked at Richardson Flat, and invited Mr. Gore to share the data.

Mr. Schmidt responded that if they did not want to use all the demand at Quinn's Junction, they could shift some of these stalls to the High School. He recognized his assumption that the stalls at the High School would be available. Commissioner Johnson commented that this would increase traffic in town.

Commissioner Suesser commented that based on the Hales Report, the hotel would generate approximately 1,000 cars per day on a peak day, which belies the conclusion that the hotel is not generating more cars coming to the resort. She pushed back on Mr. Schmidt's comment that they don't want to increase traffic, since putting a hotel at the base does significantly increase traffic. She recalled statistics presented at a prior meeting where it was stated that building a condominium building only would result in roughly half of the traffic estimated for a four-star hotel. The change in use is driving more traffic to the resort that was not contemplated under the MPD.

She also referenced the statements made earlier about changing behavior, and suggested the hotel provide a free shuttle to and from the airport for its' guests. She has never heard a suggestion that a hotel in Park City provide a free shuttle, and expressed that it would be a good condition to include in the project.

Mr. Schmidt explained that there is a difference between trip generation and peak hour traffic, with trip generation occurring over an entire day, while peak hour is only during certain times of the day when traffic is heaviest.

Josh Givens, Hales Engineering, added that 1,000 trips do not necessarily translate into 1,000 vehicles. A "trip" is an entering vehicle or an exiting vehicle and 1,000 trips might equate to 500 vehicles. He further stated that normally a peak hour generates about 1/10 of the daily trip generation, therefore, for 1,000 daily trips, one would expect 100 peak hour trips.

PENDING APPROVAL

Mr. Schmidt stated that with all of the data and analysis that they have completed, the City concluded that the plan would work. There would be sufficient stalls and the ability to achieve a mode split, which is accomplished by building the resort. He emphasized that developing the resort actually improves the conditions and gives them a path forward.

He added that day-skier parking is only one element of the parking plan. They also have a shared parking analysis for the new uses on the site. He stated that the shared parking would be above and beyond the day-skier parking. Hales Engineering prepared charts showing peak usage of the parking that they have provided, not the parking for which they requested an exception. He noted that many communities nationwide have implemented shared parking provisions within their code, because it has been found that the shared use provides sustainable ability to use parking stalls without overbuilding the number of stalls.

Mr. Schmidt presented a graphic of the shared parking analysis and showed that on Parcel B, there would be excess parking for the condominiums and housing. On Parcel C, although the hotel would be under parked by approximately 48 stalls, there would be sufficient parking in Parcels D and E at the same hour. He explained that the plan for the condominiums in Parcels D and E would be branded under the hotel umbrella; therefore they would be able to control those stalls with a valet parking system. He assured that there would be more than enough parking to handle the needs of the development.

Mr. Schmidt expressed confidence that they have sufficient onsite parking. They are willing to negotiate a guarantee in the Development Agreement that there will always be enough parking onsite for the uses that they are building. In terms of day-skier parking, he recognized that if they do not use the High School, there would be an impact to the public system and agreed that there should be a contribution on PEG's behalf to help offset some of that cost. They would be willing to negotiate that cost through the Development Agreement.

He added that the ability to achieve the mode split at the intersection of Deer Valley Drive would require the City to also step up and improve the transit system not only for the Park and Ride lots, but for all guests and residents. Other developments in the City would also need to consider mode splits to reduce the traffic loads through these major intersections.

Commissioner Kenworthy respected Mr. Schmidt's statements, as well as everything that he and PEG has done throughout this process. He stated that he would like a win-win for the community and he does not want to lose this opportunity. Driving into the existing base, it is clearly not a world-class resort experience.

He suggested that they agree that Mr. Schmidt would get Vail and Mr. Gore to provide the real numbers on the number of employees forced out to satellite lots, as well as the real numbers on the parking lot. He also stated that to get the AVO numbers to 2.5 – 3.0+ they must get substantial bus ridership. Mr. Schmidt agreed that bus ridership must increase to increase the AVO.

Commissioner Kenworthy stated that the presence of shuttles driving in and out of the area would negatively impact the AVO. Mr. Schmidt disagreed that the shuttles would impact the AVO. In response, Commissioner Kenworthy focused on reality and stated that if he takes the shuttle, or drives someone into the Park City Mountain Resort and then picks them up, it amounts to four trips to pick up one person.

PENDING APPROVAL

Mr. Schmidt pointed out that a trip is impactful to the level of service of the intersections if it occurs during the peak hour. Outside of the peak hour, there is capacity in the intersections to handle these trips. He agreed that they do not want frivolous trips to the resort, but their goal is to reduce the peak hour trips to allow the intersections to function.

Commissioner Kenworthy noted that for the day-skiers, the system should catch the people from the Wasatch Front, Kimball, Jeremy and Pinebrook before they get to the City. Mr. Schmidt agreed that is the goal as much as possible. He also agreed that SR-224 is the busiest corridor.

Commissioner Kenworthy highlighted that there are 330 available stalls off of I-80 and SR-224. Mr. Schmidt clarified that that is what is available today, and does not take into account the available spaces that would be created by Quinn's Junction. Commissioner Kenworthy noted the assumption that 70% of day-skier parking comes up SR-224, and there are only 330 total spaces until the County, City, Vail and PEG come up with a plan to put more spaces at SR-224.

Mr. Schmidt responded that while they might not get more spaces at SR-224, they would get more spaces at SR-248 and educate people that it is a better option. He posited that those that park at Quinn's Junction would arrive at the resort faster because it would utilize an express bus.

Commissioner Kenworthy confirmed that the reality is that more spaces could not be made available off of SR-224 that allow him, as a Planning Commissioner, to mitigate the loss of 500 spaces. He asked whether it is fair to ask him to mitigate that number of spaces on SR-224 when the Land Management Code states that PEG is required to have 1,000+ spaces for 650,000 square feet of development.

Mr. Schmidt stated that if a stand-alone hotel were built three miles out from the resort, it would be required to have the number of stalls required by the Code. Additionally, if each component of this project were built as a stand-alone project, the LMC would require that number of stalls. He added that common sense supports the shared parking analysis because they have proposed synergistic uses.

Commissioner Kenworthy concluded that traffic would not be reduced because buses would be run from the satellite lots on SR-224 in less than an hour. Mr. Schmidt disagreed with this conclusion, and stated that the plan reduces traffic by implementing the mode split. Commissioner Kenworthy stated that there are only 175 stalls off of the busiest corridor, which would be filled pretty quickly, even if people were directed to SR-248. No stalls would be available for day-skiers to use and transit to the resort.

Mr. Schmidt responded with the assumption that they would not use everything on SR-224 and shift the majority of the use to Quinn's Junction, where day-skiers would have a better experience and get to the resort faster.

Chair Phillips interjected and suggested that the matter be brought back to topic so that the full agenda could be addressed.

Mr. Schmidt noted that they wanted to demonstrate graphically how the parking would work. He expressed confidence that their plan would improve the situation by improving the mode split and the addition of Quinn's Junction. He reiterated PEG's willingness to negotiate their contribution.

PENDING APPROVAL

Ms. Williams offered to allow Ms. Bowyer to speak and share her analysis with the Commission. Chair Phillips stated that at this point, the Commission would need to decide whether to focus on parking, or focus on the agenda. He requested the input from Planner Ananth and others as to how they wished to move forward.

Ms. Bowyer offered that they could respond to Commissioner Kenworthy's request for data by sending the requests to Planner Ananth who could transmit them to the PEG team so that they could obtain that information before the next meeting. She noted that she has the data with her and could share parking counts. Chair Phillips agreed that this could be addressed at the next meeting, but noted that he is not trying to stop the conversation. He appreciated the new information and would like the opportunity to review it and discuss it in future meetings.

Chair Phillips suggested that PEG finish their presentation, and reserve these conversations for the next meeting. He added that Commissioners could call and request information be provided for the meetings. Chair Phillips stressed that they need to get to the public comment so that they can hear from the public about the item that is on the agenda.

Mr. Schmidt confirmed that their presentation was complete at this point. Planner Ananth stated that she would welcome the comments from Commissioner Thimm and Commissioner Suesser from the last meeting, and then move into the draft Conditions of Approval.

Chair Phillips invited Commissioner Thimm to register his comments to the prior meeting. Commissioner Thimm stated he agreed with the comments of the Commissioners made at the previous meetings. Upon reviewing the Findings of Fact, in general, he is okay with where they are at in terms of density, square footage, and intensity of use in comparison with the 1998 Approval. He also is agreeable with the setbacks.

Commissioner Thimm stated that he is supportive of the applicant working with the City on the mitigation measures concerning traffic; notwithstanding, he requested Commissioner Kenworthy compose a bullet point list of the items of concern for the applicant's response. He noted that such a list would help in understanding specifically the concerns and responses.

With regard to parking, Commissioner Thimm was much more concerned about Building C. After reviewing the shared parking analysis, he agreed with the findings with the proviso that the building-to-building shared relationship of parking be absolutely enforceable and not changed if there is a change of ownership. Otherwise, the shared parking would not work.

He stated that he is in general agreement with the findings as to sustainability. He had a question about the height of drop-off stalls in Building D, and does not know if that had been specifically addressed. He clarified that he is agreeable with the location, but wants to ensure that it would be functional.

Commissioner Thimm did not change his opinion regarding distribution of building height and the exceptions being granted. He still felt that Building D at the northeast end needed to be softened, as it is the major entry into the resort. He added that the way the circulation is set up, that would be a prominent corner where they are already allowing a parking structure entrance.

He also expressed continued concerns about the pathway along Building C as it abuts the resort, stating that it needs to be robust and handle the public in all seasons.

PENDING APPROVAL

Commissioner Suesser listed her specific comments on the redline document as follows:

- Background Information No. 4: She questioned whether this was an accurate statement. She noted that the "City granted development rights and height exceptions in exchange for, *inter alia*, development restrictions…" (change in italics) Commissioner Suesser noted that the setback exceptions contemplated in 1997 and 1998 were 20 feet. It is not clear whether this was a granted exception. The City Council stated that providing the height exception would allow greater setbacks among the buildings.

  Commissioner Suesser added that it was not just an exchange for the open space; it was "among other things," and she requested that language be added.

- Background Information No. 5: Commissioner Suesser stated that this should specify the density allocated for each parcel.
- Background Information No. 7: She requested the addition of the statement that "the Development Agreement does not allow for the transfer of density from one parcel to another."
- Background Information No. 11.c.: Language should be added that the rights are vested "subject to compliance with the requirements under the DA."
- Background Information No. 12: Commissioner Suesser was curious about the use of the phrase "proposing to assign…" and asked whether that assignment had occurred. Her understanding of the 1998 DA is that unless the City releases Vail, Vail is on the hook for all the rights and responsibilities, even if obligations were transferred to PEG. Given the language of No. 13, this does not seem consistent. She requested clarification of the City's understanding of Vail's obligations under the DA, or whether the City is releasing them.

Planner Ananth responded to this last point and expressed her understanding that Vail has proposed to release themselves from a number of obligations with the transfer to PEG, which would take place if PEG's application for a new MPD is approved. PEG would therefore take on some of the obligations, and some would remain with Vail, such as employee transportation. She stated she could spell out what obligations would remain with Vail and which ones would be transferred to PEG.

Commissioner Suesser stated that it is important that Vail remain contractually liable so that they could enforce the requirements on an ongoing basis. She also commented that there was no reference to the Mountain Upgrade Plan and who is responsible for that. Planner Ananth clarified that the ski operations includes the Mountain Upgrade Plan and Vail is responsible for the mountain upgrades. She noted that she has included that the Mountain Upgrade Plan is still considered to be in effect.

She noted that PEG has requested removal of the condition of limiting ticket sales as a way to address parking issues, but there has not been a consensus amongst the Commission that removal of this condition would be appropriate. She would like to keep that requirement intact, and commented that the developer came into this project knowing that was a condition in the Development Agreement. Commissioner Suesser stated that she does not see any good reason to remove that condition, and it should be one of Vail's continuing obligations.

Commissioner Suesser returned to her specific comments on the redlined Findings of Fact:

PENDING APPROVAL

- General Information No. 16: She requested a more accurate reference to the Master Plan
- General Information No. 18: She suggested the following phrasing: "The applicant is seeking *the following* exceptions from the requirements of the Land Management Code…" (change in italics). In addition, in No. 18.a., she would change the language as follows: "…for portions of Parcel B, *specifically* the Shadow Ridge Road…" (change in italics) She requested clarification whether this captures the below grade exceptions requested by PEG.

Planner Ananth confirmed that PEG was requesting a reduced setback below grade and the only façade where an exception below grade was sought is the Lowell Avenue façade, which encroaches into the 20' setback below grade. They are still looking at that, since it is unclear how that could be granted. They may end up re-writing this to reflect that they must meet the setbacks below grade.

Commissioner Suesser continued with her comments as follows:

- General Information No. 18.b.: She stated that instead of beginning the sentence with "Exceptions", it should begin with "Reductions"
- Zoning No. 21: She would add "but they are not approved uses in the 1997 PCMR Concept Master Plan"
- Density No. 25: In the second line, she would add, "…on a square footage basis, *per parcel*, in the…" (change in italics)

With regards to Density No. 26, Commissioner Suesser asked why Planning could not determine the Maximum Parcel Allowed Square Footage. Planner Ananth stated that she was waiting for the applicant to finalize their numbers to ensure the table is accurate.

Commissioner Suesser expressed surprise that there were blanks in this document, especially given the fact that it had been suggested that the Commission vote on this at the September 29, 2021, meeting. She felt as though the Commission was getting pressured and there are still some loose ends in the application and in the details.

She returned to her comments on the Findings of Fact document as follows:

- Density No. 27: She agreed with the first sentence, but does not agree that they should be transferring density on this project. She interpreted the General Plan as allowing the transfer or moving of density off-site, not within the project. The Development Agreement specifically prohibits transferring density between parcels, and she does not agree that the General Plan allows for a way to get around the transfer of density
- Density No. 29: Commissioner Suesser suggested that this Finding of Fact be deleted in its' entirety
- Setbacks No. 33: She stated that the LMC contains minimum requirements of which the applicant was well aware, so to suggest that they gave up their request would be unnecessary. She suggested the following revisions:
  "The applicant currently requests reductions in the perimeter setbacks to 20' for the northeast and west facades of Parcel B only, consistent with the 20' setback for the

PENDING APPROVAL

Recreation Commercial District, but contrary to MPD requirements of 25' setbacks for parcels greater than two acres."

She commented that based on her review of the last meeting, many of the Commissioners seemed to be on board with allowing the setback on the north corner of Parcel B. Her understanding was that at an earlier meeting there had been a consensus that that setback would not be appropriate given the bus turnaround and the amount of people who would presumably come out of the garage and come from the transit center to that corner. She observed that as the Commission blew through these Findings of Fact at the last meeting, the Commissioners present agreed that this setback was appropriate, to which she disagreed.

Commissioner Suesser also does not agree that any setbacks would appropriate for the entire project, so none of the setbacks for Building B should be approved.

- Setbacks No. 35: Commissioner Suesser stated that this should be deleted because it suggests that the Commission is satisfied with the configuration.

She noted that the applicant started with a proposal that did not remotely comply with what was approved in 1997 and still does not include the two open spaces accessible to the public. Additionally, the proposal includes aboveground parking, which was prohibited in the 1997 approvals. The pedestrian walkway should connect to a pedestrian bridge across Lowell Avenue and it does not. She added that the City Council's approval in 1997 was explicitly conditioned on those pedestrian bridges, which are not included in this proposal.

- Setbacks No. 35: Commissioner Suesser noted that the standard for the setback exception is that it is necessary to provide vertical and horizontal architecture, and given the magnitude, density and location of this project, setbacks would not be appropriate, nor has the applicant shown they are necessary. She does not believe that any of the setbacks for Parcel B, which is a tremendous structure, should be approved.

Commissioner Suesser explained that the LMC sets forth minimums and in Section 15-6-5, it lists the minimum requirements that shall be included in all MPD's. The LMC provides that "many of the requirements and standards will have to be increased in order for the Planning Commission to make necessary findings to approve the MPD." She suggested that they should increase the setbacks, not contemplate reductions.

She continued with her specific comments to the Findings of Fact as follows:

- Setbacks No. 37: She disagreed with every statement contained in No. 37a – d and suggested it be deleted in its' entirety
- Setbacks No. 38: At a minimum, this should reference Parcel B, and she suggested that it state that "no perimeter setbacks less than 25 feet, except on the northeast and west of Parcel D."
- Setbacks No. 39: This finding should be changed as follows: "…all parking structures meet the twenty-five (25') MPD Setback requirements." She commented that the Commission has not contemplated the setback exception into Lowell Avenue below grade

Regarding Open Space, she asked whether Resort Core was defined. She also commented that she is not familiar with any landscape buffers and natural areas in the application, and the

PENDING APPROVAL

applicant does not include private open space. Commissioner Suesser reiterated that when they talked about open space, Planner Ananth indicated that they were satisfied that the applicant met that requirement; however, the Commission has asked for further information detailing how the applicant met this requirement. She has not seen any evidence and expressed no confidence that the open space requirement has been met.

Planner Ananth stated she would add further information in this regard. Commissioner Suesser requested the calculations, the list and the dimensions of the parcels included and how it adds up to meet that requirement. She added that the helipad was still an open question.

Commissioner Suesser next addressed off-street parking and liked the direction that the applicant seemed to be going by agreeing to a fee-in-lieu. The Planning Commission is tasked with applying the Code to this project, and they should not reference the Vision 2020 project. She emphasized that the Planning Commission does not make policy; they apply the Code, and therefore should not reference the Vision 2020 in making a determination or finding.

She stressed that the Planning Commission is bound by the minimum parking requirements set forth in the Code; they may decrease the required number of parking spaces based on the applicant's parking analysis. For months, many of the Commissioners have found problems with the applicant's parking analysis, including the AVO's and the timing and location of the data collected. The applicant promised to provide additional analysis from Breckenridge or other resorts, because everyone agreed that The Canyons was not analogous to the resort base in Old Town.

She pushed back on the statements that bold changes are necessary by reiterating that they have minimum requirements and they can only decrease them based on the parking analysis. The Commission has not been satisfied with that analysis.

She referenced Carolyn Rodriguez' statements at the last meeting that anything is possible with money, and her reference to increasing shuttles and buses to reduce vehicles at the entry corridors. The Planning Commission should be involved in the negotiations with the City since it is the Commission who would grant the parking exceptions, if they get there. If the Commission grants the exception, she stated that the applicant would get above-ground parking that was not approved in the 1998 Development Agreement, and 500 less parking spaces.

Commissioner Suesser was not satisfied that the applicant's parking analysis would adequately park this project. She hoped that the applicant's position that they would not be obligated to park Vail employees would change, as this is part of the applicant's obligation to make the project run as a whole.

With regard to the discussions regarding using Richardson Flat, she understood that it would only be used for employees and construction workers, without bus service. Planner Ananth confirmed that the public would not be parking at Richardson Flat, unless something extreme occurred, such as the non-renewal of the lease with the High School. Commissioner Suesser suggested they would lose the High School lot when the school bonded and expanded. Planner Ananth stated that is possible, in which case the resort would use Richardson Flat and shuttle the public to the resort.

Chair Phillips assumed that the High School would still have parking, albeit reconfigured, so he expected that there would still be available parking there on the weekends.

PENDING APPROVAL

Commissioner Suesser stated that because the City does not have a long-term lease with the High School, the situation is much more volatile than she would expect at this point in the process.

She added that it does not make sense to require employees to park at Quinn's Junction for half the week, and Richardson Flat on Thursday through Sunday. The resort should be responsible for parking and shuttling its' employees 100% of the time, and not use public parking for employees.

Chair Phillips invited input from the Commissioners regarding the remainder of the meeting, stressing that it was important to allow public comment. He suggested moving to where they left off at the last meeting.

Commissioner Suesser expressed that she would like to hear from the public on the Findings of Fact before moving on to the Conditions of Approval. The majority of the Commission agreed.

Chair Phillips opened public comments and reiterated that each speaker would have a limit of five minutes and remain on-topic with this meetings' discussion.

Nicole Deforge stated that they have submitted a redline of the Findings of Fact that details many of the issues already touched on by Commissioner Suesser and others. She agreed with Commissioner Suesser's comments and encouraged the other Commissioners to review their redlines and pay close attention to the language of the factors required by the Code to grant variances and project approval. Ms. Deforge stated that the LMC requirements were not always accurately stated in the proposed Findings and the analysis often does not closely track the language or intent of those provisions.

Ms. Deforge stated that not only does the LMC contemplate the need to increase the perimeter setbacks for MPD's, increases are actually required for the building height increases that were requested by the developer. The building heights for Building B cannot be increased by increasing the setbacks on Building E, because it does not mitigate the additional height proposed for Building B. She stated that it is not enough to say that the average setback is greater or that the increased setbacks were included on one far end of the development. She urged the Commission to look at the Code and the intent with which it was drafted. The intent of the Code is that if the buildings are higher, they must be further away from adjacent properties.

She raised the issue of the applicant's Traffic Circulation Plan and noted that multiple meetings have been held on this plan and she did not see it referenced in the Findings of Fact, nor what it would do to Empire Avenue. She stated that there would be 66% more parking spaces and associated passenger traffic and shuttle traffic, yet this is not included in the Findings of Fact.

Ms. Deforge agreed with Commissioner Suesser's comments that Vail should remain on the hook for the Development Agreement, and the only way they get out is if the City agrees to release them. With all of the issues regarding enforcement, she questioned why the City would agree to release them. She expressed that the best enforcement options would be available if both Vail and PEG remained obligated under the Development Agreement.

She addressed the issue of excessive Support Commercial for the hotel, included in the Staff Report. She stated that the applicant has requested a 200% increase in the support commercial space and there is no provision in the LMC that allows for any increase. In fact, Section 15-6-8

PENDING APPROVAL

states that the applicant "may not exceed 5% of the total floor area of the approved residential unit equivalents." She reiterated that there is nothing in this section or anywhere in the Code that provides an option for requesting a variance, and therefore the Commission lacks the legal authority to grant it. She added that without a provision, the Commission would not even know the standards for granting a variance of this type. Ms. Deforge opined that this plan could not be approved if the variance were included.

Ms. Deforge agreed that the burden is on the applicant to demonstrate that the traffic and parking plan would work. Staff noted that the applicant has not provided Traffic Studies, which Staff agreed was the applicant's responsibility to provide. She also referenced Staff's statement that AECOM did not prepare a Traffic Study because it was the applicant's responsibility. Ms. Deforge emphasized that no Traffic Study has been done, and no one seems to care that there is none despite the fact that everyone agrees that traffic and related parking issues are the most important aspect of this project.

She urged the Commission that the most reasonable and prudent course of action for a project of this magnitude would be to require Traffic Studies and to not accept the applicant's assumptions.

Ms. Deforge agreed with Commissioner Kenworthy's position regarding the Park and Ride lots. She added that not only are these lots for the entire City, they are for three different ski resorts, with a fourth on the way. These lots are not reserved for PCMR and the applicant cannot make assumptions that these spaces are available for PCMR's guests only. She commented that if the Commission did not require the applicant to put all of the parking required under the Code onsite, there should at least be a requirement that the applicant put the parking offsite.

She added that there is nothing in the LMC that would allow for the parking encroachment variance. Set back reductions must be necessary for architectural interest and below grade encroachments for the parking garage do not meet that factor under any possible definition. Any above-grade parking could likewise not be part of the setbacks. If the Commission allows setbacks, the Findings of Fact must set them out specifically.

She noted that tandem parking at the hotel is not allowed under the LMC, so she is confused as to how that could be a Finding of Fact and Condition of Approval.

Nancy Lazenby expressed her appreciation for the time and effort of all to ensure that this base area development project will be done in a responsible manner and to the benefit of the entire community. She also appreciated the efforts to listen, evaluate, modify and compromise. She expressed that she is not opposed to reasonable exceptions to the LMC that are adequately evaluated and justified.

Ms. Lazenby stated that it would require a team effort to create the "win-win" outcome that everyone wants and what they must insist upon given the impact that this project will have for generations to come. She agreed with Commissioner Suesser that it seems the project is being rushed and they are trying to move forward without resolution of critical issues.

She focused her comments on the proposed building heights. As pointed out by the City, the governing legal precedent for building heights is the LMC Section 15-6-5. There are six criteria that must be met in order to grant the building height exceptions. The City's Planning Department addressed these six criteria in the Findings of Fact, Nos. 75 – 87, which she wanted to address.

PENDING APPROVAL

Ms. Lazenby stated that Nos. 75 and 76 clearly spell out that the LMC allows for a maximum height of 35 feet, but the Commission could approve an exception. To call the requested building heights an "exception" seems absurd. The applicant has requested building heights of up to 103 feet, which is a nearly 300% increase to what is allowed in the LMC. That is not an exception, it is excessive.

She noted that all of the condominiums in the area that face a street or parking lot do not come close to the proposed building heights. The two tallest condominiums in the area are Silver Creek and Shadow Ridge Condominiums on Empire Avenue. Per the Summit County Recorder, both of these buildings are only 53 feet tall from natural grade. She commented that the Marriott Mountainside was granted an exception because it backs up to the mountain.

She express that the proposal by PEG includes stand-alone buildings facing the streets or ski runs that will tower over surrounding buildings and egregiously out scale them by a minimum 40 to 70 feet.

With regard to Nos. 77 through 80, which address the building heights from the 1998 Development Agreement, Ms. Lazenby stated that this Agreement, Exhibit D, has expired so it has no legal relevance on this approval process. Notwithstanding, she noted that there are several differences between the 1998 buildings and the current proposal.

In the 1998 approval, Parcel B was approved at 78 feet as opposed to the current proposal of 87 feet, which is an 11.5% increase in height. Parcel C was approved at 75 feet, and is now being proposed to be 103 feet, which is a 37.3% increase in height. Parcel D was approved at 60 feet, and is now proposed to be 71 feet, which is an increase of 18.3%. Finally, Parcel E was approved at 83 feet, and is proposed to be 84 feet, which is a 1.2% increase. She added that in addition to heights, the mass and feel of the buildings are significantly larger. The architecture of the buildings designed in 1997 and 1998 included a lot of variation and stepping to the rooflines, with the maximum heights being only a small portion of the overall building. She referenced the Marriott Mountainside as an example, where the tallest part of the building is only a small section, with the roofline stepping down quickly and significantly towards the street.

Ms. Lazenby stated that the new mountain contemporary architecture does not have the same design. It is a block design where the heights of the buildings do not deviate much from the maximum height. This makes the buildings feel far more massive than prior architecture. She commented that an 87-foot building designed in 1997 had a much smaller mass than the 87-foot building being presented by the applicant. She compared the new condominiums at The Canyons with an older, mountain rustic type architecture design such as the Westgate Condos. The new condominiums feel more massive because of the building's boxy shape.

With regard to Findings of Fact No. 81, she noted that the Planning Department found that the buildings were positioned to minimize visual impact and air circulation on neighboring buildings. She disagreed with this statement, especially on Parcel B at Lowell Avenue between The Lodges and the Lowell Condominiums. The proposal includes a 6 to 7 bay bus drop-off, a 6 to 7 shuttle drop-off and two-thirds of the pedestrians would cross to access that road in that location. This area on Lowell would be the main pedestrian entrance, and the buildings and transit around that area would create overwhelming fumes.

PENDING APPROVAL

Ms. Lazenby commented that in her view, the Deer Valley/Snow Park proposal is being done more responsibly. The buildings at PCMR could be greatly reduced if the applicant would put the parking below grade and not merely at the lowest point of the current grade. She stated that it is clear that the applicant is only concerned with economic gain and not the project's impact on the town. The Snow Park project has it's parking almost entirely below-grade, yet this project does not achieve a similar design. She suggested that if everyone really wants a solution, the monstrous buildings should be reined in, and extreme exceptions to the Code be avoided. She asked and insisted that the parking be put underground.

Deb Rentfrow shared some slides with the Commission and stated that there are sixteen Findings of Fact and Conclusions of Law required by Section 15-6-6 of the LMC.

She stated that the applicant is seeking to amend the 1997 MPD with a new 2021 Concept Master Plan. She commented that the last 2021 Concept Master Plan was dated April 2021. There have been changes discussed and recommended and she assumed that some changes have been made; however, any of the required Findings of Fact require a thorough review of the 2021 Concept Master Plan. Expecting the Commissioners to agree to the required Findings, without a final version of the 2021 Concept Master Plan in front of them is unacceptable.

Ms. Rentfrow also stated that expecting the Commissioners to agree to the required Findings of Fact without sufficient time to review the final version, once provided, would also be unacceptable. She expressed hope that an updated 2021 Concept Master Plan would be forthcoming. She addressed a few of the sixteen Findings required by the Code. With respect to compliance with all requirements of the LMC, this project does not meet this requirement in terms of building heights, setbacks, parking and site planning. This project also does not meet the minimum requirements of Section 15-6-5 with regards to setbacks, parking, site planning and potentially open space.

Ms. Rentfrow acknowledged that the requirement that the proposal "strengthens and enhances" the resort character of Park City is subjective; however she asked whether one could honestly say that this project enhances and strengthens the resort character of PCMR. They should not focus on other resort areas; they are talking about PCMR's vibe and character.

She addressed the requirements that the project compliment the natural features on the site and preserves significant features and vegetation, noting that Staff eliminated a portion of this Finding and altered the language in Finding of Fact No. 135. She offered that mountain views are significant features to those who live in the area and to those who visit.

The compatibility requirement has also not been met. She noted that other than the Marriott Mountainside, there are no other properties nearby that are between 71 and 103 feet tall. The scale is not compatible with the surrounding neighborhood. Ms. Rentfrow added that 66% of all day-skiers and shuttles must use Empire Avenue, which will increase the volume of traffic and potential for conflict adjacent to residences.

With respect to the requirement to provide amenities to the community, Ms. Rentfrow considered that the traffic and parking proposal is not enough. She added that the applicant proposed that shuttles could use Parcel B as overflow if the six shuttle spaces are full; however, a shuttle could not fit in an 8'2" clearance garage.

PENDING APPROVAL

She also referenced drop-off/pick-up locations, life saving medical access/helipad and the displacement of the farmer's market as additional impacts caused by this plan.

Ms. Rentfrow referenced the Sensitive Lands requirement and stated that the building heights make this requirement impossible to meet.

She noted that traffic is at capacity now and the roads are currently failing. Adding more parking brings more cars, as does adding more density. She stated that there is little to no enforcement of illegal parking today, and the applicant has stated it is not their responsibility.

She stated that visitors to the base would come and go and would not remain hostage to the resort. The reality is that Park City has experienced incredible growth since 1997/1998, and the community has clearly identified traffic and sustainable tourism as primary concerns. She offered that the current proposal fails to meet the LMC, General Plan and 1997 MPD. It is not the responsibility of the City or its' residents to create the project. An improved Concept Master Plan is necessary and must be provided to the Commissioners for a thorough review before any vote can occur.

Shari Harding began by stating that she always cedes some of her time to Ms. Deforge, who represents over 500 citizens, and suggested that Ms. Deforge have unlimited time to speak.

Ms. Harding focused her comments on setbacks in the draft Findings of Fact. She expressed that Finding of Fact No. 30 is clearly acceptable. She noted that some of the more unacceptable Findings of Fact include No. 31, noting that decreased exceptions for architectural interest and variance are very arbitrary. Many of the locals interpret this as stepping away from the roads and the neighbors and cascading rooflines; however, what they see are building walls that are a sad example of architectural interest. It is not Old Town.

With respect to Finding of Fact No. 34, Ms. Harding expressed that this is moot since Exhibit D has expired, making it legally irrelevant. She noted that the statement in No. 35 is sadly true and the applicant is still not in line with the Codes. She expressed that this does not seem to be an important Finding of Fact. Ms. Harding suggested that the word "average" be deleted from Finding of Fact No. 36, as it is not a legally relevant term. She added that this Finding should potentially be deleted in its' entirety.

With respect to Finding of Fact No. 37, Ms. Harding implored the Commissioners to not approve any reductions in setbacks for any reason. The applicant is seeking a building height exception for every parcel, thus no parcel should be allowed any setback reductions.

Finally, with respect to No. 39, Ms. Harding urged the Commission to not approve any above-grade parking.

Clive Bush reminded that this development was at an impasse two years ago with regards to the Traffic Study and traffic mitigation. It was the City and AECOM that rescued this project with "transit first," and modal shift, which, as Commissioner Suesser pointed out, is not part of the Code. He noted that the junctions are failing, which is likely the primary reason that this area has not been developed in the past. He stated that the timing of this shift to transit unravels who should be held accountable for parking and transit if it is shared between multiple agencies and the applicant. As written, the Conditions do not hold the applicant responsible and are therefore

PENDING APPROVAL

worthless. He expressed that it is like a "get out of jail free" card for the developer since they could simply shift responsibility to another agency.

He referenced the developer's confidence in the collaboration on transportation, but noted that it is not good enough. There has been no collaboration or policy with Wasatch, Summit, UDOT, Salt Lake City and County and Park City. The Chamber of Commerce just spent millions of dollars promoting a drive-in market, yet now we are trying to put people on buses. He offered that it would be difficult to change habits, and added that there is currently a general shift away from public transit because of the pandemic. He did not think that would change overnight.

Mr. Bush also referenced a shift to more personal transportation such as Uber and Lyft, which are being promoted extensively by lobbyists. He noted that while the developer might be able to achieve the modal split on paper, he questioned whether they could achieve it in real life. The Staff Report even expresses doubt about the City's ability to deliver the number of buses required. He referenced the discussions about whether the experts could be trusted. Park City's transit consultant who has addressed the Park and Ride has not been presented or considered.

Mr. Bush highlighted the "comprehensive vision and high level plan for infrastructure" which does not exist and likely never would. He referenced the statements of Carolyn Rodriguez that they would not be building any more parking lots, which he opined was a surprise to most. He also referenced Summit County's rejection of Park City's attempt to sign a Joint Transit First policy in 2009. He commented that Staff and the applicant seem to be working against Summit County's policy to try and put more people into the Quinn's Park and Ride. There is general concern about the ability of that junction to handle the traffic now.

He stated that there is no way to enforce these conditions, and expressed that the burden has been placed on the City. He referenced Finding of Fact No. 54 and questioned why a five-year period was included, given the statements in the January 27th Staff Report that acknowledged that these system-wide improvements must come online concurrently or in advance of the base area improvements in order for the transit to function effectively.

Mr. Bush commented that the City has had 20 years to think about "transit first" and they are still not there; yet the community is being asked to trust that it would be achieved with a five year period of suffering. He touched on the plan for free parking and noted that it could wreak havoc with the applicant's proposed messaging system. With regards to Finding of Fact No. 129, he offered that there would be a loss of community amenities as a result of this project. He emphasized that they do not need a public plaza, they need slope-side drop off. He expressed that if the traffic is to be mitigated, it needs to be done before the approval.

Deborah Hickey echoed the comments of Ms. Deforge. Ms. Hickey noted that she has a bird's-eye view of this area and feels that this would bring too much density without enough consideration for the modal shift. She expressed that it is the duty of the Planning Commission to follow the Code rather than provide numerous concessions to the developer, which would leave the community to live and suffer with the consequences.

Ms. Hickey stated that the residents' properties are highly valued and they have worked hard to live here. It does not seem fair to lose views and live with increased traffic and congestion. She expressed the general consensus that this project is not putting forth the very best for Park City. It does not have an Old Town feel, and the Commission must do its duty and follow the LMC.

PENDING APPROVAL

Lisa Paul agreed with the previous speakers. She referenced Findings of Fact No. 111, and commented that this proposal might increase buses, but the plan still has to get the buses there. She stated that the garage in Building D would create a problem with traffic, and she expects accidents in that location.

With regard to No. 111.c., Ms. Paul stated that because none of the parking locations are part of an agreement, the applicant should not be able to include that offsite parking as part of the resort parking. She expected that traffic would increase as a result of the hotel, and the applicant's claim that the hotel would actually reduce traffic does not make sense. Ms. Paul did not see how the proposal would improve connections between the Resort and Main Street, Deer Valley and the Bonanza Park area, as noted in Finding of Fact No. 111.e. She stated that this project would have a huge impact on surrounding residential neighborhoods. She asked for the studies on shadows, air pollution and airflow. She added that Finding of Fact No. 111.g. references "discouraging" traffic, which proves that there is no way for them to stop that traffic from entering the neighborhoods.

Ms. Paul addressed Finding of Fact No. 114 and stated that there needs to be a plan in place that works before building the resort. She added that people could not be forced to ride the bus, nor could they be educated to do it. In this time of COVID-19, people do not want to ride the bus, and COVID-19 itself illustrates the difficulties in trying to educate the public.

With regard to No. 117, Ms. Paul referenced Ms. Deforge's redline which stated that the 2021 Concept Master Plan is not relevant to an amendment approval, and only applies to the execution of a then-existing MPD approval. She added that the statement in No. 118 does not reflect that the 2021 Concept Master Plan also reduces transit access on Empire Avenue and Three Kings Drive. Additionally, she commented that the proposed Transit Center might not be sufficient for current capacity and could not be expanded to address further growth due to its' location.

Finally, Ms. Paul addressed No. 119 and noted that discouraging traffic does not solve anything. Ms. Deforge has stated that the proposed vehicle drop-off location on the north end of Lowell Avenue is too close to the proposed Hawk signal, loading dock, hotel entrance and traffic signals which would result in additional congestion and conflicts. Ms. Paul suggested that it would be inappropriate to not follow the LMC. They want something great in this location, but is has to work for the community.

Doug Lee presented some slides to the Commission. He expressed appreciation for everyone's time and diligence on this project and to the neighbors. He stated that he submitted written comments last month that did not get added to the public record. Those comments were consistent with issues raised all along, and mostly related to the setbacks on Building B, the reallocation of square footage across parcels and the mode split assumptions. He commented that the fact that Parcel B is 10% above permitted density has been ignored, and noted that the above-grade parking must be included in the calculation. He also expressed that there were no real assumptions to the mode splits, which to him represented more of a hope or a wish, unsupported by data.

His comments tonight would focus on parking and were consistent with the views expressed by Commissioner Kenworthy. He stated that he has carefully read the Hales Report regarding offsite parking, which uses what he termed "Hales math." Mr. Lee explained that based on Hales' assumptions, they concluded that PEG and the City would need to provide 276 – 422 spaces for additional vehicles. They further concluded that if no one else were using the parking lots, except

PENDING APPROVAL

for the reserved spaces in Ecker Hill, there would be 685 available spaces, which would be more than enough capacity.

Mr. Lee pointed out that existing occupancy of the lots is not zero; in fact Ms. Rodriguez reported that the northern lots, where only 220 spaces exist and 69% of the traffic comes from, were 80 to 90 percent full. He concluded that if 35% of the lots are already being used, the actual available spaces are much less, with the potential for a 150-space shortfall on the three northern lots. More importantly, using the high end of applicant's estimate, there would be dramatic shortfalls on every lot.

Chair Phillips noted that the Commission could only see one page of Mr. Lee's presentation, and invited him to submit it to the Commission for their review.

Jennifer Mooney appreciated the honesty of Commissioner Suesser that this approval is being rushed when it is apparent that there are many questions concerning restrictions, regulations and unresolved parking and traffic issues. She recently became aware of this project so she does not yet have the details, but finds not only the scale of the project truly shocking, but also how little the community knows of it.

She expressed concern about the heights of the buildings, and the environmental impact of the proposed development on this amazing town. Not only would traffic increase and have a negative impact on the air quality, water usage would exponentially increase. Water shortages are already of great concern. She relayed that she moved to Park City in 1992 when SR-224 was one lane in and one lane out, with one stoplight. She acknowledged that growth is necessary for a town to thrive and survive, but the dollar seems to be taking precedence over the impact that this development would have on the environment and those who live in and care about Park City.

Ms. Mooney expressed that the development would impact the mountain as well, causing runs to be more crowded and longer lift and restaurant lines. Skiing and enjoying this town, as they know it would dramatically change for both locals and visitors who have been coming to Park City for many years. Stores would become overcrowded and parking would become more frustrating. Ms. Mooney stated that she is saddened and concerned that the Planning Commission is even entertaining a proposal of buildings over 100 feet high and 500 feet wide, which is 3x the height restrictions in place. She added that those restrictions were put into place to prevent Park City from becoming overwhelmed and over-developed, and she does not understand why it is necessary to put a development of this magnitude in such a small location.

She felt that The Canyons would have the space for this development, but stressed that PCMR does not. The idea of new shops and restaurants is welcomed, but within reason and in keeping with the small town feel. The character of Park City should not be buried under massive buildings and parking garages. Ms. Mooney urged the Commission to consider the impact that this development would have on this beautiful town. She appreciated the time and effort put in on this project.

David Gordon lives in the Shadow Ridge building. He thanked everyone for their efforts to achieve a "win-win" for this project, as it is something they all want and need to achieve. He was happy to see the resort involved in tonight's meeting, and was hoping to see more commitment to the mountain upgrades, which should go hand-in-hand with this project. Mr. Gordon addressed his comments to Findings of Fact Nos. 88 – 99, relating to LMC site planning requirements. He would

PENDING APPROVAL

like to see information supporting the calculation of the open space and where the reported values are coming from.

He referred to Finding of Fact No. 93 regarding locating primary trailhead parking in Building E. He noted that in order to access the trailhead on a bicycle from Building E, one would have to go up Lowell Avenue to the Shadow Ridge extension because the other direct routes would require getting off the bike and walking. Mr. Gordon commented that there does not appear to be any multi-use trail to allow biking from the Three Kings intersection to the trails. He commented that Finding of Fact No. 94 is invalid because there is not adequate internal pedestrian and bicycle circulation in this project. He also questioned whether there would be safe travel ways for bikes moving in and out of the parking structure.

With regard to snow storage, Mr. Gordon asked if evaluation of this in the CUP process would be too late if exceptions to building setbacks are granted. He queried whether heated sidewalks would be required, and stated that the plan does not adequately address snow removal and storage. Mr. Gordon also expressed concerns about leaving the trash and recycling pickup to the CUP process, and stated that it could be too late to accommodate structural changes. He also commented that there was no mention of whether the transportation amenities would be adequately sized for the number of shuttles and car services. He noted that Finding of Fact No. 98 failed to acknowledge that primary loading dock access would cross a main pedestrian pathway, a multi-use pathway on Lowell Avenue and near the Hawk pedestrian crossing. He urged Staff and the Commission to challenge the Findings of Fact and be certain that they are drafting actual Findings of Fact and not formulations of fiction.

There were no further public comments. Chair Phillips closed the public hearing.

Planner Ananth stated that she would like to present some of the Conditions of Approval to start moving the process forward, knowing that the next meeting would focus on public input as well. She expressed that they have received great feedback on the Findings of Fact.

Planner Ananth referenced the clean version of the Conditions of Approval and invited the Commissioners to express their thoughts on specific conditions.

Commissioner Suesser stated that with respect to Condition of Approval No. 1, the 1998 Development Agreement keeps Vail on the hook unless released by the City. She would like to keep Vail on the hook for compliance because that is how they ensure that this is enforced. She suggested that the City Attorney might weigh in on this, or this Condition be expanded based on what is anticipated in terms of what Vail might be held responsible for and what they would be released from. Planner Ananth stated that this is something she would work on in the next month.

Commissioner Kenworthy asked Planner Ananth to walk them through what she envisions as an adequate timeline to get to a vote. Planner Ananth agreed that it is not in anyone's interest to rush a vote. The Commission must feel that they have the information, and have heard enough from the applicant and from Staff, to be comfortable taking a vote one way or another. She surmised that the applicant realizes that this is in their best interest as well. If there is something that has not been adequately explained, the applicant needs time to do it, regardless of the fact that they have already had 13 meetings on this project.

Commissioner Suesser indicated that she requested the applicant provide a diagram or image of how the drop-offs in the parking garages would work. She would like to make sure that those

PENDING APPROVAL

drop-offs work and does not have a clear idea how it would function. Additionally, she would like to see an image of the proposed delivery-docking bay in Building B, especially given that many of the Commissioners are considering approving the setbacks requested on Building B. She would like to see the snow storage and access to the delivery zone.

Chair Phillips stated that they need to focus on and understand that these buildings would come back in the CUP process if the project were approved. He stressed the importance of delineating what is normal in the CUP process and what is normal in the MPD process. Commissioner Suesser responded that they just learned about the docking bay, and expressed that the Commission must determine setbacks at the MPD stage.

In response to an inquiry from Commissioner Kenworthy, Planner Ananth stated that she could provide a Staff opinion on what items are detailed enough to be pushed to the CUP process versus the big picture items that should be addressed in the MPD process.

Commissioner Suesser referenced Ms. Deforge's comments about the lack of a Traffic Study and questioned whether that is something that should have been done. Planner Ananth expressed that would be a decision for the Commission. The applicant submitted a Traffic Impact Study and the Commission should determine whether it is adequate and meets the conditions and findings that need to be made.

Chair Phillips agreed that understanding what needs to be addressed at the MPD level would be helpful and invited the Commissioners to continue to address the draft Conditions of Approval.

Commissioner Thimm stated that the Conditions of Approval hinge on the Findings of Fact, and there continues to be major questions regarding the Findings of Fact. As he read the draft Conditions of Approval, many of them refer to the Findings of Fact, so if they do not have a clear understanding of the Findings of Fact, it would be difficult to comment on the Conditions of Approval. He expressed that the input on the Findings of Fact should be coalesced so that the Commission could go through them again before addressing the Conditions of Approval. Commissioner Kenworthy agreed and expressed that the CUP issues could be voted on after they receive a summary of them. He offered that this would allow them to move forward much more productively.

Planner Ananth agreed that the goal would be to coalesce around some general consensus in the Findings of Fact, particularly where the applicant is looking for exceptions.

Commissioner Kenworthy suggested adjourning the meeting to allow Planner Ananth to address the Findings of Fact so that they could discuss them at the next meeting. Commissioner Thimm suggested it would be helpful to go through the Findings of Fact as a group and provide some direction on what each Commissioner is thinking with regards to each section. He would like to give Staff and the applicant specific direction on the Findings of Fact.

Chair Phillips commented that these documents were a starting point for the Commissioners to do the work, and expressed appreciation to Planner Ananth for the work she has put into this project. He added that they are all putting a lot of effort into this, and they all have good intentions and are trying to work together. He encouraged everyone to appreciate the effort that is being put into this application.

PENDING APPROVAL

Commissioner Suesser thanked Planner Ananth for her efforts and apologized for any of her comments that seemed harsh or critical, as they were not intended to be.

Planner Ananth suggested looking at the requested exceptions to determine if the Commission could reach any consensus on some of the items. She recalled the comments by Commissioner Suesser that the setback requirement is 25 feet, and would allow for exceptions only on the northwest and east portions of Building B. She acknowledged that there was a divide amongst the Commission about approving the exception.

Chair Phillips stated that he accepts most of the exceptions on setbacks and height and stated that there are some things that the City gets out of this, namely that this application comes in under the 2017 Code. He correlated the amount of affordable housing included in this proposal to a "balloon." He opined that the setbacks have been reduced through the conversations to what he finds to be a reasonable amount.

Commissioner Suesser stressed that the Code requires that a reduction must be necessary for architectural variation. Chair Phillips responded that the setbacks help to create that on Empire Avenue, because without the setback there would be a flat building. He found that it creates the bays and articulation and is the result of going to the property line to fit in double the affordable housing.

Commissioner Thimm referenced earlier discussions of the setbacks building-by-building, and expressed that the exception on Building B due to the architectural configuration is met. With regard to the transfer of density, he recalled major discussions during prior meetings on what they could do along Empire Avenue and stated that major changes were made which resulted in a better Empire Avenue street scene as a result. Moving some of the height and mass to Building C seemed appropriate and would be an exception that he would support. Chair Phillips concurred with Commissioner Thimm in regards to height and the transfer of density.

Commissioner Johnson stated that there is a 25-foot setback requirement for a reason, and he does not really see the need for the reduction, but saw some justification in where they are trying to reduce it. He expressed that he is leaning towards wanting to see the full setback in place, but remained undecided on the areas where slight reductions were proposed.

Commissioner Kenworthy stated that he feels he does not have his arms around Resort Support Commercial and Accessory Use. They haven't spent nearly the time needed to address this and he does not feel comfortable addressing it in the Findings of Fact. He noted that the transfer of density in Parcel C worked for him in the past, but everything is comprehensive. He would like to see more on the snow storage before they get to the setbacks.

He expressed that he has clearly stated his position on the exceptions to the parking requirements. He would like to see a Traffic Study, and noted that they are requiring them for other MPD's. He added that he does not feel comfortable making definitive statements on specific items and would rather see the list of information that they have requested as well as the items that would be pushed to the CUP process.

Commissioner Kenworthy expressed his appreciation to Planner Ananth for her efforts. He announced that he had to leave the meeting.

PENDING APPROVAL

Commissioner Hall stated that her biggest concern was the absence of a plan to mitigate the transportation of people without sufficient parking stalls. She added that there needs to be a much better plan, and cautioned that if they get it wrong, it would be a huge challenge for the community. It is already an issue for that site and the community as a whole. She would like to see the exceptions from the Development Agreement written out. Planner Ananth stated that she could provide that at the next meeting. Chair Phillips added that the Code provides room for the Commission to approve exceptions, specifically on MPD's.

Commissioner Hall clarified that her request would be for exceptions from the Development Agreement that was granted for parking and the transfer of density. She agreed with a statement that the underground parking goes hand-in-hand with the 35-foot height exemption for Building C.

Chair Phillips noted that the prior Commission that approved the 1998 Development Agreement was working with different codes and he struggled with comparing the approved Development Agreement with the new codes. He highlighted that parking was completely different back then, and the approved plan would not even come close to achieving what the current Code requires. He expressed that the applicant did a good job of pointing out the improvements from the prior Development Agreement, and mentioned reduced density, additional affordable housing, and sustainability. He stated that he tried to look at it as a whole and considered this as an improvement over the 1998 Development Agreement.

Commissioner Van Dine agreed with Commissioner Thimm on Parcel A and felt they went through that extensively. She expressed that the area where the applicant is requesting the setback is reasonable. She agreed with much of the public comment regarding Parcel C, noting that the heights are high. She expressed that being given a list of what would be more pertinent in the CUP process versus the MPD would be very helpful.

Commissioner Suesser asked if there is no cap for the Resort Support Commercial and Accessory Use given the reference to "in excess of 10%." She commented that it appeared the Commission was in favor of transferring the density to Building C, which would allow the applicant to exceed another Code requirement. She would like to hold the applicant to the Code requirements for the Resort Support Commercial and Accessory Use, especially given the change in use in Building C. In the 1998 Development Agreement, Building C was contemplated to be a skier services building for the local community, not a 103-foot high four-star hotel. She would not support the requested additional space for Support and Accessory Use. She would agree to increase the allowed building height above the 35-foot limitation, but what the applicant has requested is excessive.

Chair Phillips agreed with Commissioner Suesser's comments regarding the change in uses from the 1998 Development Agreement and the absence of some of the services contemplated, and agreed that is an important part of the 1998 Development Agreement. Commissioner Suesser highlighted that this was the cause of her concern regarding Finding of Fact No. 4, because the building heights exceptions were given based on the whole package of this project and there was a lot of community benefit expected from what was proposed in 1998 versus what has been proposed in this application.

Commissioner Johnson asked whether there are photo simulations from the applicant depicting the applicable vantage points and adjacent structures. Mr. Schmidt responded that those simulations are in the record and could be provided, and confirmed that several vantage points

PENDING APPROVAL

were provided to the Commission. Planner Ananth clarified that the simulations were part of the original submission in February 2020. Mr. Schmidt noted that some of those were re-adjusted, as changes were made to height and massing. They also show adjacent structures.

Chair Phillips referenced Mr. Schmidt's statements regarding a guarantee regarding the parking. Mr. Schmidt stated that he was referring to their proposed shared parking analysis for the new uses which supports the reduction of 500 stalls. There is language in the draft Conditions of Approval that included a fee, or a guarantee, that they would have sufficient parking under their shared parking analysis for their uses. If there is not, the City could utilize that guarantee to share the problem.

Commissioner Suesser pointed out that in the existing Development Agreement, the impact fee is something the developer agrees to pay for offsite development. Mr. Schmidt responded that impact fees are different and covered by State statute. He acknowledged that they would be paying impact fees on this project.

Commissioner Johnson requested clarification on the drop-off locations. He represented that Vail currently has one permanent drop-off zone that is spaced for approximately 11 vehicles on the west side of Parcel B, as well as a temporary drop-off zone on the north side of Parcel E that accommodates 12 vehicles but is eliminated at 9:00 a.m. Because this system is not working, the entire west end of Parcel C and E get used as drop-off zones, as well as any available day-skier stalls.

He noted that the applicant proposed one aboveground drop-off location that would accommodate 8 vehicles, as well as the short-term 20 vehicle free parking in Parcel B. He has researched local ski programs for ages 12 and under based in PCMR, and nine of the twelve programs had rosters adding up to 415 children on a Saturday, and 375 children on a Sunday. He stated that it would be safe to assume that there are at least 500 children enrolled in local ski programs on both Saturday and Sunday.

Commissioner Johnson wondered if these programs were accounted for in the consultant's studies. This goes back to the projection of 267 count for drop-off and rideshare and it does not seem to add up. Commissioner Suesser concurred with these comments and referenced earlier comments that many of these children could not be put into an Uber and they have to be walked up to their program. She reiterated that this project is supposed to be an improvement over current conditions, and she questioned whether parking in Parcel B and then having to walk to First Time lift is an improvement of that user experience.

It was noted by Ms. Williams that the rationale for carving out the 20 spaces allowed them to create a good, solid space for the programs to meet the children. Commissioner Johnson responded that the plan actually reduces drop-off spots and he offered to show what happens on the weekends. Everyone parks along the west side of Parcels C and E and when that is full, they go into day-skier parking. He stressed that his is a serious impact on the community and cannot be brushed aside. He also noted that this is what makes PCMR much different than The Canyons.

Ms. Williams agreed that this is a huge component of resort functionality and much thought has gone into it. It is modeled after very successful drop-off programs and would be a change for everyone. She added that it would be a huge improvement over current conditions, and as it evolves over time, they would make changes as necessary.

PENDING APPROVAL

Commissioner Van Dine agreed with the concerns expressed by Commissioner Johnson and stressed that they have not seen this plan and it is difficult to imagine that what they have presented is an improvement. She has seen other resorts that have done a better job accommodating these families.

Ms. Williams stated that they would bring this back to the Commission. Commissioner Johnson stressed that there are 500 children under 12 that are being dropped off. Commissioner Van Dine added that it is a drop-off issue for everyone, considering paid parking and the inconvenience of the bus service for locals. She referenced that buses are not an option for entire communities. Commissioner Johnson agreed that they should solve transit before they make assumptions that local transit would work.

6. ADJOURN

MOTION: Commissioner Hall moved to adjourn.

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

PENDING APPROVAL

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
SEPTEMBER 22, 2021

COMMISSIONERS IN ATTENDANCE: Chair John Phillips, John Kenworthy, Sarah Hall, Bill Johnson, Christin Van Dine, Laura Suesser

EXCUSED: Doug Thimm

EX OFFICIO: Gretchen Milliken, Planning Director; Rebecca Ward, Senior City Planner; Alexandra Ananth, Senior City Planner; Browne Sebright, Planner II; Makena Hawley, Planner II; Mark Harrington, City Attorney

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1. ROLL CALL

Chair Phillips called the meeting to order at 5:30 p.m.

The following written determination was read:

> On May 19, 2021, the Chair issued a written determination that because of the public health emergency, conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may attend in person. This determination is based on the ongoing risks and infection rates statewide and in Summit County. For these reasons, this meeting will be an electronic meeting without an anchor location. Planning Commission members will connect electronically.
>
> Public comments will be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

2. PUBLIC COMMUNICATIONS

No hands were raised on Zoom and no eComments were submitted.

PENDING APPROVAL

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Gretchen Milliken reported that the next PEG Meeting will be a Work Session and public comments will be taken at that time. There will also be a formal public hearing during the Regular Meeting on October 20, 2021. Chair Phillips explained that the Planning Commission previously set the timeline for the formal public hearing with the idea that the Findings of Fact discussions would be complete. However, the Commission had not yet completed those discussions.

Commissioner Suesser wondered what the difference was between a public hearing and public comment session. Chair Phillips explained that it is virtually the same, except that the public hearing would be noticed. Each Work Session allows public comments to be heard, time permitting, but a public hearing is a more formal process. Commissioner Suesser asked if the Commission was expected to vote on the PEG application following the public hearing. Chair Phillips denied this. Commissioner Suesser wanted to better understand the distinction between a public hearing and public comment session. City Attorney, Mark Harrington explained that a public hearing is noticed in a different way. It is a portion of the Regular Meeting that is specifically dedicated for public input at a designated time. It provides both published and additional written notice to the public. On the other hand, allowing for public comment during a Work Session is more of an informal process. It is allowed as time permits and is at the discretion of the Chair.

Commissioner Suesser asked if the comments during the public hearing will be limited to five minutes. Attorney Harrington explained that it is up to the Chair to manage the meeting based on participation. Chair Phillips stated that the five-minute cut-off is a general rule of thumb. In this circumstance, he would make sure that there was enough time for all those present at the Regular Meeting to share comments.

Chair Phillips reported that a timeline was laid out at the last Planning Commission Meeting. He noted that the Commissioners have a certain amount of say in how items are approached and suggested that at the next Planning Commission Meeting, the timeline be discussed as a Commission. Commissioner Suesser asked about the outline for the September 29, 2021, Planning Commission Meeting. Chair Phillips assumed that there would be a continuation of the previous PEG discussions. He also wanted there to be a discussion about the timeline. Director Milliken believed the Work Session would be focused on the issues raised at the previous PEG meeting. Chair Phillips hoped there could be discussions related to some of the language during the September 29, 2021, Planning Commission Meeting as well.

PENDING APPROVAL

4. CONTINUATIONS

A. 3805 Fox Tail Trail - Plat Amendment - The Applicant Proposes Creating One Lot from Parcel PCA-S-98-SEC-11 for a Single-Family Dwelling in the Estate Zoning District and One Parcel in the Recreation Open Space Zoning District. PL-21-04826. (A) Public Hearing; (B) Continuation to October 13, 2021.

Chair Phillips noted that there was a Staff Report related to the Plat Amendment application for 3805 Fox Tail Trail that included a request to continue the item until the October 13, 2021, Planning Commission Meeting. City Planner, Browne Sebright, stated that there were no additional staff comments beyond what was outlined in the report.

Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed the public hearing.

MOTION: Commissioner Suesser moved to continue the application for 3805 Fox Tail Trail – Plat Amendment to the October 13, 2021, Planning Commission Meeting. Commissioner Van Dine seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

B. 3805 Fox Tail Trail - Rezone - The Applicant Proposes Reallocating the Estate and Recreation Open Space Zoning for Parcel PCA-S-98-SEC-11 to Create an 8.84-Acre Area in the Estate Zoning District for the Construction of a Single-Family Dwelling Outside of the Ridge Line Area and a 23.89-Acre Area in the Recreation Open Space Area to be Dedicated to Park City Pursuant to a Conservation Easement. PL-21-04865. (A) Public Hearing; (B) Continuation to October 13, 2021.

Chair Phillips reported that there was a Staff Report related to the Rezone application for 3805 Fox Tail Trail. The report included a request to continue the item until the October 13, 2021, Planning Commission Meeting.

Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed the public hearing.

MOTION: Commissioner Suesser moved to continue the application for 3805 Fox Tail Trail – Rezone to the October 13, 2021, Planning Commission Meeting. Commissioner Kenworthy seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

PENDING APPROVAL

C. 7 Perseverance Court - Plat Amendment - The Applicant Proposes Amending the Limits of Disturbance for Lot 8 of the Evergreen Subdivision in the Residential Development Zoning District. PL-21-04845. (A) Public Hearing; (B) Continuation to a Date Uncertain.

Chair Phillips reported that there was a Staff Report related to the Plat Amendment application for 7 Perseverance Court. Senior City Planner, Rebecca Ward, noted that the Staff Report included a request to continue the item to a date uncertain.

Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed the public hearing.

MOTION: Commissioner Suesser moved to continue the application for 7 Perseverance Court – Plat Amendment to a date uncertain. Commissioner Van Dine seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

5. WORK SESSION

A. Deer Valley Snow Park Proposal - Work Session With A Focus On the Application's Site Design, Density, Building Height, and the Transportation and Mobility Hub. PL-21-04811.

Chair Phillips reported that the Work Session will focus on the Deer Valley Snow Park proposal and specifically look at the application site design, density, building height, and the transportation and mobility hub. Chair Phillips explained that he would be unable to speak for the next hour or so, but would be listening to the presentation. He asked Commissioner Suesser to run the meeting in the meantime and noted that he would return between 7:00 p.m. and 7:30 p.m.

Senior City Planner, Alexandra Ananth reported that there was an application to amend the Deer Valley Resort's Twelfth Amended and Restated Large Scale Master Planned Development Permit ("MPD Permit") with a New Thirteenth Amendment ("MPD") and a Conditional Use Permit ("CUP") for the proposed Snow Park Village parking structure, transit, and mobility hub, and overall site plan.

Phase 1 of the Snow Park Village Redevelopment will consist of the Snow Park parking lots and base area. Phase 2 would consist of the south parcel residential and hotel development. Phase 3 will consist of the north parcel residential and hotel development. Phase 2 and Phase 3 would be future applications. Planner Ananth reported that the next meeting on this item was scheduled to take place on October 27, 2021, and there would be discussions related to transportation, site circulation, and parking as well as utilities and construction mitigation.

PENDING APPROVAL

Planner Ananth shared an overview of the Staff Report. She reported that Phase 1 of the MPD was for the south parcel of the parking lot. Phase 1 mostly included the parking structure upon which Phase 2 would later be built. In addition to the parking structure, there was the transit and mobility hub. This was all located south of Doe Pass Road. Planner Ananth shared a map of the proposed parking structure. It was mostly built into the grade. The vertical development that was included in Phase 2 would be built on top of the garage. A floorplan of the garage was shared, which showed the various levels. It was a four-story structure and the mobility hub and drop-off area were located against Doe Pass Road.

Staff noted at the last Planning Commission Meeting that an overall phasing plan should be submitted because much of the structures in Phase 2 would wrap a portion of the parking garage and change the way the structure looked. However, it was not known when Phase 2 would begin and how long it will take to complete. Staff asked for additional details from the applicant. Since this was a CUP application, more detailed information on landscaping, lighting, and snow storage for Phase 1 also needed to be submitted. Planner Ananth reported that the applicant submitted some updated elevations. She noted that the garage was mostly built into the grade. Floor Plans were shared to provide a better understanding of how the structure would be wrapped by those future buildings.

Exhibits 1 and 2 of the MPD identified the permitted density for the Snow Park Village as 209.75 Residential Unit Equivalents and 21,890 square feet of General Commercial Density. No Unit Equivalents or Density would be being used for Phase 1 as this would come in during future phases. For instance, Phase 2, the south parcel development, was expected to utilize 135.96 Residential Unit Equivalents and all of the Commercial Unit Equivalents. Phase 3, the north parcel, was expected to utilize the remaining 73.79 Unit Equivalents. The applicant was not proposing to exceed the maximum allowed density that was set out in the MPD. Planner Ananth shared a density chart to highlight some of the proposed developments. It included the parking structure and some residential, including a hotel and an event space as well as some commercial space.

Commissioner Suesser asked about the original MPD. Planner Ananth reported that there was no original MPD. There was the Twelfth Amended and Restated Large Scale MPD Permit, which only allocated density and governed the overall building heights allowed on the site. It did not address parking above or below. Commissioner Suesser wondered if there was rationale for not including any above-ground parking structures within the density allocated for the site. Planner Ananth stated that it came down to how the Land Management Code was written. She believed that parking structures do not count toward density, whether they are above or below grade. This would be clarified in the next Staff Report.

Planner Ananth reported that the Total Support Commercial proposed for the project was based on the residential development for the entire village and included the future Phase 3. The applicant requested taking the Total Support Commercial that they would be allowed in

PENDING APPROVAL

Phase 3 and building that in Phase 2. That was an issue that the Planning Commission would have to carefully consider and review when it was time to discuss the overall phasing plan for the project.

Building height was overviewed. Planner Ananth stated that Exhibit 1 of the MPD identified the allowed building height for the Snow Park Village as 28 to 45 feet. Although the Phase 1 parking garage was generally built into the existing grade, Phases 2 and 3 would be limited to those maximum building heights. The Planning Director issued a grade determination to identify the existing natural grade prior to any construction activity. This would clarify the allowed maximum building height on the Snow Park parcels. The applicant submitted maximum building heights based on this interpolated grade. Planner Ananth explained that the applicant submitted 1955 and 2007 topography lines so the Planning Department was able to determine the original natural grade from which the building height would be measured. It would be 45 feet from the original natural grade, which was similar to the existing grade. The difference between the original natural grade and the existing grade was seven to eight feet. It was not overly significant and the full details would be in the next Staff Report.

Planner Ananth discussed the transit and mobility hub. It would consist of a transit station for the buses as well as a rideshare zone for pick-up and drop-off. Staff requested additional information on the transit and mobility hub from the applicant. For instance, how ADA access will work as well as a geometric plan to illustrate that the turning radius was sufficient for any buses that would be using the area. The applicant would address those concerns in the future.

Commissioner Suesser noted that Page 1 of the Staff Report stated that the applicant should explore maintaining the loop road for emergency vehicles. Planner Ananth explained that currently, visitors can drive around the parking lots. The applicant proposed changes to the site circulation where the loop would be closed. However, this could create issues for emergency vehicle response time. The applicant met with the Fire Department and they were now working on a scenario where emergency response vehicles would have the ability to use the loop in an emergency. That was not included in the current plans but the applicant was looking into maintaining the loop for emergency vehicle access.

Commissioner Suesser wondered if the applicant could walk the Planning Commission through the current circulation plans. She felt it would be helpful if the public understood why this particular circulation plan was being proposed as there had been comments related to increased traffic on Deer Valley Drive East. Planner Ananth stated that the applicant could address that topic at a high level during the current meeting, but the next Deer Valley Snow Park meeting in October 2021 would be focused entirely on transportation and site circulation.

PENDING APPROVAL

Peter Pillman and David Nicholas from IBI Group were introduced. Mr. Pillman explained that the presentation would address some of the comments from past Planning Commission Meetings as well as comments made in the Staff Reports. During the current meeting, several topics would be addressed, including analyzing whether the entrance to parking level P1 would create congestion and how that could conflict with public transportation. He would also overview elevations for the parking garage as well as share details about the transit and mobility hub and the community event center.

Rendered building elevations and proposed exterior finishes were discussed. Mr. Pillman reported that a lot of the parking structure was buried below grade and a lot was also covered by future buildings. There were 17,626 square feet of building surface. Of that number 12,815 square feet were covered by a future building, which left them with 4,811 square feet or 27% of the garage elevation that would not be covered by a future building. Mr. Pillman stated that the materials proposed were high architectural materials and finishes that were consistent with Park City and Deer Valley. He shared some sample images. What was proposed was board-formed concrete, wood siding, and a blackened metal that would be used for accents and door trims.

Mr. Pillman further discussed the elevation of the parking garage. On the south piece, there was very little of the garage that would be viewed from the top, because that was where the grades were the highest. He discussed the west elevation and stated that it was high on one side, but a lot of the area was below grade. Mr. Pillman discussed the east elevation and stated that most of the garage was below grade, but the grade started to fall off as Deer Valley Drive East sloped downhill. The garage would become exposed in that area and the parking entrances would be seen. He pointed out that the section of the wall next to P4 was an area where future buildings would provide cover. Wherever there were exposed materials, the proposal was to use board-formed concrete and high architectural finishes. The intention was to coordinate the design with the buildings in later phases to ensure that there was a complimentary style and the buildings looked like they had been designed as a singular piece.

Commissioner Suesser asked about the service vehicle entrances. Mr. Pillman shared a plan that outlined the proposed locations for loading docks and service vehicle entrances. They were dispersed throughout the site and were located where it was more appropriate for the uses. For instance, the service entrance that came in off of Deer Valley Drive West was proposed to be the loading dock and service entrance for the hotel and condominium building. It would also provide access to the event center. He noted that all of the loading docks were proposed to be enclosed within the garages and they would not be visible to visitors. The doors would be closed unless they needed to be opened to provide access.

Mr. Pillman overviewed the other proposed loading docks. On the east side, there will be one that provides service to the back of home uses and there was also the existing service area at Snow Park Lodge that would remain for the lodge and venue loading. Mr. Pillman

PENDING APPROVAL

explained that the idea was to disperse the loading docks and place them in appropriate locations where their uses made the most sense.

The transit and mobility hub was discussed. Mr. Pillman reported that it has six bus bays for the buses to pull into. He shared a plan that illustrated the transit and mobility hub building itself. It would act as a welcome center and have public restrooms, day lockers, transit information and skier information. In addition, there could potentially be a ski valet, changing rooms, a bicycle share station, and bicycle parking.

Mr. Pillman noted that rideshare staging in the zone was shown on the right side of Doe Pass Road. It was intended to be the waiting zone, where rideshares will wait before they are called to pick up a passenger. Drop-off for rideshares would be on the other side of the road as well as at the hotel entries. Commissioner Suesser asked about the extent of the rideshare area. Mr. Nicholas reported that there would be 12 parallel parking spaces along the north side of Doe Pass Road to accommodate that need.

Mr. Pillman made note of an earlier comment from Planner Ananth related to ADA compliance. The transit and mobility hub would be designed as an ADA compliant facility and there would be access to elevators to reach the different levels. The next step was to have a meeting with the City and various transit groups about their desires for the use and function of the transit and mobility hub. Planner Ananth noted that the Planning Department could organize that type of meeting.

Commissioner Van Dine asked about the current Deer Valley shuttle drop-offs. Mr. Pillman explained that the transit and mobility hub could accommodate shuttles but there was also room for a shuttle drop-off at the existing Snow Park Lodge. There were multiple locations where the shuttles could drop off visitors. The arrival and departure of shuttles would need to be managed as part of the Traffic Management Plan.

Commissioner Suesser noted that the expectation was that with paid parking, more visitors would take buses. This would likely lead to more shuttles and rideshare services being used. She wondered whether the plans accommodated this increase. Mr. Pillman believed there was a solid framework in place and there were several zones that could be utilized in different ways to solve any transportation issues. For example, there were drop-off areas in front of the hotels, the transit and mobility hub, and a roundabout drop-off area at Snow Park Lodge. There were many different ways to solve potential problems as the process moved forward.

Mr. Pillman reported that there had been a request to look at the geometry of the transit and mobility hub. He shared exhibits to illustrate the geometry for 40-foot buses, which were the existing lengths for Park City and High Valley Transit buses as well as 60-foot articulated buses. The 40-foot bus could come down from Doe Pass Road, enter the transit loop, pull into any of the bus bay zones, and then continue out onto Deer Valley Drive East. The

PENDING APPROVAL

geometry supported all of the buses and the various turning movements. Commissioner Suesser noted that it did not appear the articulated buses could move out onto Deer Valley Drive. Mr. Pillman explained that this was not anticipated. An articulated bus would come in on the transit priority road and leave via the transit priority road. Commissioner Suesser wondered if it could do the circulated loop. Mr. Pillman explained that he could speak to the civil engineer and ask him to look at that scenario as well. Michael Demkowicz from Alliance Engineering explained that the primary transit route was Deer Valley Drive West. An auto-turn exhibit had not been provided for Deer Valley Drive East as a result. However, that exhibit could be prepared ahead of the next Planning Commission Meeting.

The event center was discussed. Mr. Pillman stated that the concept included 20,000 square feet of event space. They viewed this as flexible space that could have either a large room or be subdivided into multiple rooms and used for various sized events. The 20,000 square feet would use 20 Equivalent Units. Approximately 8,000 square feet was planned for pre-function space and then there were 10,000 square feet of back of house space. There would also be a service dock and service corridor along the back of the event center. Mr. Pillman reported that there was a planned deck, which would provide cover for the transit and mobility hub. Commissioner Suesser asked whether there would be additional event space on that deck. Mr. Pillman believed it could be used to hold outdoor events. He shared a concept image with the Commission.

Mr. Nicholas outlined the Active Transportation Plan. The pedestrian connectivity and Active Transportation Plan had been shared with the Planning Commission previously, but some additions had been made. The plan showed trail connectivity to the existing trails in the local vicinity as well as the mountain trails, regional trail system, and the multi-purpose pathways around the Deer Valley Drive loop. To maintain that loop, on-street bicycle lanes had been added. There were also proposed shared bicycle lanes from the Doe Pass Road/Deer Valley Drive intersection. The combination of 8-10-foot multi-purpose pathways surrounding the village, the connection to the existing trail network, and the on-street bikeways would provide a significant amount of connectivity. It would also provide opportunities for recreation and active users throughout the area. Mr. Nicholas explained that there were a number of bicycle share and bicycle station locations proposed throughout the area.

Mr. Pillman made note of an earlier comment from Planner Ananth about maintaining the loop for emergency vehicles. He stated that one of the prime goals was to create a pedestrian-friendly environment and separate the conflicts between pedestrians and vehicles. That was the reason for the elevated plaza deck, which acted as a pedestrian environment. Mr. Pillman reported that there had been discussions with the Fire Department and there was a desire to maintain connectivity through the site for fire trucks and emergency vehicles to drive through as needed. The intention was to continue to develop this concept and share more detailed plans in the future.

PENDING APPROVAL

Commissioner Suesser had a question about the proposed circulation plan. She wondered if passenger vehicles, which are the most common vehicles driving up and down Deer Valley Drive, will be able to go around the loop rather than doubling the number of passenger vehicles on Deer Valley Drive East. She felt that Deer Valley Drive West might be underutilized in the proposed circulation plan. Mr. Pillman noted that the intention was to make this a transit first plan. As a result, they did not necessarily want to reward private vehicles and make it preferable to use transit. Having the traffic pattern move along Deer Valley Drive East would also allow there to be right turns into all of the garages. Signage would be used to direct visitors.

Mr. Pillman stated that the current drop-off area is a reflection of the fact that it was a long-distance between the parking lots and the resort. If the project was executed well, the majority of visitors would not need to use the drop-off areas. Steven Issowits, Vice-President of Real Estate and Resort Planning for Deer Valley Resort, supported the comments made by Mr. Pillman. He believed they would be able to design a thoughtful, well-lit, and spacious garage that was efficient and would create a positive arrival experience. The intention was to find a way to make it an easier transition from vehicles to the resort itself. He stated that the goal was to improve that interface so there would be much less of a need for a drop-off area. Mr. Pillman believed that a lot of the issues, such as traffic and gridlock, would be improved. At the last Planning Commission Meeting, there was a presentation by Fehr & Peers and they stated that the level of service on the roads during heavy times could be dramatically improved through this type of circulation plan. The whole area would move better and have higher levels of service, even with all of the development taking place.

The parking levels were outlined. Mr. Pillman shared an exhibit that illustrated the four different parking levels. P1 has 406 parking stalls and will have a 50/50 split between parking for the condominium and hotel and the ski area parking. It would be last use parking with limited access to control and mitigate conflicts with transit. Mr. Pillman explained that P1 could be closed off for public access until off-peak times to prevent any conflicts with transit vehicles. P2 would be accessed from Deer Valley Drive East and has 368 day skier parking spaces available. There would be a second entrance on Doe Pass Road, which allows them to let traffic in and out as needed. Mr. Pillman believed this would add more flexibility.

P3 was primarily for day skier parking and a small component would be utilized for condominium parking. The level also had a second access point. Mr. Pillman reported that there had been meetings with the Deer Valley Ski School to discuss how the program functions and to understand their short-term parking needs. Part of the floor would be used for that purpose as well. P3 would have primary access off of Deer Valley Drive East. The last floor, P4, was the smallest and will connect to the existing Deer Valley tunnel. There was an opportunity for visitors to walk through the tunnel and come into the existing Snow Park Lodge building. He explained that P4 was seen as more short-term parking, where

PENDING APPROVAL

drop-offs could take place, but this floor could also be a short-term valet hold as well. There were only 131 parking stalls on this level.

Commissioner Suesser asked if someone would need to enter the garage to access the tunnel, which Mr. Pillman confirmed. She wondered if the tunnel would be accessible from the turnaround. Mr. Pillman clarified that the turnaround was at the plaza deck, so a visitor would walk from the turnaround onto the deck and either go into Snow Park Lodge on the left or into the plaza on the right. Commissioner Suesser was pleased to hear that the tunnel was staying.

The drop-off area was discussed. Mr. Pillman believed there had been some discussions related to this item during the last Planning Commission Meeting. There was a section contemplated to be a valet zone, a section contemplated to be a 10-minute drop-off zone, and a section contemplated to be a rolling drop-off zone. There was also a center area where a tour bus could be parked and waiting for passengers. Mr. Demkowicz had done radius studies to show that buses can do the drop-offs as needed. If there was no bus present, that area could be used as a bypass so visitors could cut through if needed. There was a lot of flexibility as it related to the utilization of the drop-off zone. Mr. Nicholas reported that they had also started to look at strategic locations for resort identification, monument signs, directional signs, and informational signs. He shared an exhibit that outlined some of the possible locations.

Commissioner Kenworthy asked about the ski locker areas. Mr. Issowits reported that they were still trying to determine the exact locations. Mr. Pillman stated that they would likely place lockers in areas where visitors may be waiting or queuing as well as above the transit and mobility hub. He reassured Commissioners that the ski lockers would be in the right spots and that there would be above adequate numbers to ensure that the resort experience was exceptional.

Commissioner Hall asked about the idea of a gondola eventually replacing one of the two current lifts. She wondered if it would be feasible or desirable to have it start lower to facilitate easier transportation. Mr. Pillman shared example images with the Planning Commission and stated that the proposal was to look at pulling Carpenter Express down a bit further and then moving Silver Lake Express down much further into the village. The idea was that this would lengthen the ski village.

Mr. Pillman discussed gondolas and stated that a gondola would provide an alternative transit method up to Silver Lake so people that wanted to go from Snow Park to Silver Lake could do so on a gondola instead of having to use a vehicle. There had been studies to examine pulling the gondola further down into the village but there were some significant issues with that concept. For instance, the amount of structural support needed would be disruptive to parking and would impact the number of stalls. It would also create zones where visitors could not walk or ski because of the chair lifts or gondola cars passing

PENDING APPROVAL

overhead. This would interrupt the pedestrian flow. Through studies and discussions, the proposed location was determined to be the most suitable. It would not impact the parking efficiency and the layout would allow for better pedestrian flow through the village. Commissioner Suesser believed a gondola was an appealing option and could act as an alternate transportation method.

Commissioner Suesser made note of the highlighted issues in the Staff Report. She agreed that an overall phasing plan should be submitted. Additionally, a Preliminary Lighting and Landscaping Plan, as well as a plan for snow storage areas, service, and delivery, should be submitted as part of the MPD. Commissioner Suesser felt there needed to be further discussions about allocating the Support Commercial from the north parcel to the south parcel. She wanted to better understand the rationale for adding Support Commercial to Phase 2 of the project.

The applicant's legal counsel, Wade Budge, explained that there would be Support Commercial where it would be best utilized. Throughout the MPD process, they would make sure that the City feels secure that there would not be an overallocation of Support Commercial. Mr. Budge reported that he had some preliminary discussions with Staff about how to do that. He noted that the north parcel was a key part of the project and they wanted to make sure it was very clear in the MPD that the Support Commercial was being allocated to support the entire project. It would be integrated and operated as a whole and would be located where it would best be able to function. Commissioner Suesser wondered how much Support Commercial would be transferred from the north parcel to the south parcel. Mr. Budge did not view it as a transfer because it was one project with different phases. He offered to share a breakdown of the numbers with the Commission at the next meeting.

Commissioner Kenworthy wanted to see 3D renderings that included the surrounding buildings to better understand the scale of the development. He asked for those to be provided at the next meeting, if possible. Commissioner Kenworthy also had a question for Planner Ananth. He wondered whether it would be possible to share a list with Commissioners that outlined any Phase 1 variances. Planner Ananth stated that the only exceptions the applicant was asking for from the Land Management Code related to the shared parking waiver for some of the commercial and residential uses.

Planner Ananth asked that the circulation map be shared. She wanted to know how the circulation would work for the dead end. Mr. Pillman stated that the road would be closed, except for access to the residential development. It would essentially become a private driveway for those residents. Planner Ananth asked whether there was a plan to restrict drop-off parking on Deer Valley Road West in front of the hotel and residential areas. Mr. Nicholas explained that in the site plan, there was a gate proposed. This would allow visitors to use the hotel drop-off circle, but prevent them from continuing further south. The gate could be accessed by anyone that needed to access their unit, Park City personnel,

PENDING APPROVAL

emergency service vehicles, and Deer Valley employees and personnel. However, the general public would be prevented from using the western road dead end as a drop-off area.

Commissioner Suesser asked how things would work at the Y intersection. Mr. Pillman noted that this would be discussed at the next Planning Commission Meeting. Mr. Nicholas stated that signage would be the primary way to control traffic through the Y intersection. The intention was to reconfigure the intersection to promote day skier use around the east side of the site.

Mr. Nicholas reported that there would be a center lane up Deer Valley Drive East. In busy times, if there was a backup into the P2 entry or the P3 entry, the middle lane could serve as a temporary way for visitors to avoid some of that back up and reach the drop-off areas or some of the higher entries to the parking garage. The design was intended to encourage visitors to enter the parking garages sooner. Encouraging visitors to come in from the east side would cause a significant number of vehicles to pull directly into the parking garages.

Discussions were had about the entry into the parking garage. Mr. Nicholas explained that there could be three lanes in the morning when the majority of visitors are entering the project area. There would be two lanes to enter the parking garage and a middle driveway lane. In the afternoon hours, that middle lane could be an exit lane as well to promote efficiency in leaving the parking garage. Mr. Pillman stated that there should not be a queue at the parking entrance because visitors will either pay on their way out or it would be tied to their ski pass. This meant there would be very little impact on the traffic on Deer Valley Drive East.

The civil construction plans were shown to further illustrate the entry driveway into the parking garage. Mr. Pillman explained that the approach into the garage was the same approach that is on Deer Valley Drive East. There were three lanes, which included a flex lane in the center. Mr. Demkowicz stated that the middle lane would not have directional arrows as it would be best utilized as a dual-purpose lane. Chair Phillips felt it was important to have flexibility with the middle lane. This would create room to allow cars to pass, which was critical to prevent traffic backups.

Mr. Issowits stated that the parking garage would be best compared to the current operations. There was one lane going in each direction and separate entries into each of the parking areas. As one lot filled up and it was time to move on to the next one, staff was available to direct and control the traffic flow. What was proposed was similar in the fact that there would be signage to let visitors know where parking spaces were available and there would be staff there to help control traffic. It should work similarly, but the new design would increase overall efficiency.

Commissioner Van Dine asked for clarification about the three lanes going into the parking garages. She wondered if there were one or two flex lanes. Similarly, she wondered if there

PENDING APPROVAL

was a flex lane on Deer Valley Drive East. Mr. Demkowicz reported that the driveway entrance would have one middle flex lane. There would be a dedicated entrance lane, a dedicated exit lane, and then a middle lane between the two to act as a flex lane. Deer Valley Drive East had three drive lanes to promote efficient egress in the afternoon, where the middle lane could be used as a flex lane.

Chair Phillips asked if they had considered cars pulling out of the garage and crossing traffic. It may be possible for drivers to be forced to turn in a certain direction upon exiting. Mr. Demkowicz explained that the middle lane would provide merging opportunities for those pulling out. He did not believe they wanted to make everyone turn in a certain direction after leaving the parking garage. This was because forcing a right turn would promote all of the traffic to move to the skier drop-off circle. That could cause some unnecessary clogging. The purpose of the flex lane in the middle was to allow visitors to pull into the lane between any sort of traffic movement. Having staff available during certain seasons and times of day to assist with traffic direction would also increase efficiency.

Mr. Issowits noted that there had been some questions about tickets for parking. He reported that they were still looking at the best way to operate a paid parking system with a garage consulting firm. The best practices would be studied to determine how the parking system should be implemented. Chair Phillips asked that the results of those studies be shared with the Planning Commission in the future.

Commissioner Hall asked if there would still be on-street parking on Deer Valley Drive East. Mr. Pillman explained that the idea was that the parking on Deer Valley Drive would be accommodated within the parking structure. Vice-President of Development, Rich Wagner, confirmed this. They were working with Staff to configure special event parking, which would be done through a permit process and may require some on-street parking. However, the overall goal was to remove the on-street parking on Deer Valley Drive East. Planner Ananth pointed out that there were approximately 140 on-street parking stalls currently and those stalls are accommodated in the new parking garage. Mr. Wagner believed it was important to remember that the overall goal was to reduce traffic and encourage visitors to use transit. This would result in a more incremental flow of traffic in and out of the Deer Valley Resort.

Commissioner Hall had a question related to the dead end on Deer Valley Drive West. She asked how trash pickup will work in that area and how buses will be able to turn around. Mr. Pillman commented that the road would be gated off and closed to traffic after the hotel. Emergency vehicles, Deer Valley service people, and residents of the nearby subdivision would be permitted access. In terms of the turnaround, there would be a hammerhead turnaround. Chair Phillips asked that the gate be added to the exhibit drawings in the future for further clarity. Mr. Demkowicz believed that without the gate, visitors would continue to use the west side to drop off family members. Additionally, they did not want people parking along the dead-end road as it could cause a number of different safety issues.

PENDING APPROVAL

Discussions were had about sidewalks for bicyclists. Mr. Demkowicz stated that there would be a sidewalk connection into the plaza so that visitors could ride their bicycles safely into the plaza area. This would allow for pedestrian circulation. The sidewalks would be kept clear of snow during the winter season. He added that a new sidewalk was proposed on the east side of Deer Valley Drive East. It likely would not be an 8-10-foot-wide sidewalk and would be a traditional 4-5-foot-wide sidewalk instead due to the grade. There would need to be a landscaped stone rock wall in that area.

Chair Phillips opened the public comment session.

Kim Tessiatore stated that she was a resident at Powder Run. One concern that she had related to the building height for the proposed development. It would be determined from the historic natural grade, but the Code stated that height should be determined by the existing grade. Planner Ananth mentioned that there was an approximately eight-foot difference between the two. The Code stated that the intention of the provisions had to do with the obstruction of views from adjacent properties. A difference in the grade would significantly impact the views from the Power Run property. Ms. Tessiatore pointed out that some of the buildings were set further back than the 25-foot setback requirement. However, the building that would be located where there was the biggest difference between existing grade and natural grade would have only a 25-foot setback. She hoped the Commission would look into these issues before any approvals were granted.

Jim Bauer expressed concerns related to the function of the transit and mobility hub as well as the dead-end street design. The proposed dead-end street was the way that those at the existing adjacent properties, such as Powder Run, Black Diamond Lodge, and St. Regis entered and exited their properties. Mr. Bauer had spoken to a Deer Valley Resort representative previously and brought up the Park City Mountain Resort and Sundial Lodge. What was proposed for the transit and mobility hub was essentially a duplicate. The Deer Valley Resort representative assured Mr. Bauer that Deer Valley would be more successful at managing the hub. Mr. Bauer believed that a poorly designed, poorly located, and heavily used mobility hub would be difficult to manage.

Parking concerns were also shared by Mr. Bauer. He stated that there was no place to park except for the paid parking at Deer Valley Resort. The parking lot in upper Deer Valley costs $30 per day per vehicle, year-round. At Solitude, there was free parking after 2:00 p.m. He hoped that Deer Valley would consider taking the same approach. Mr. Bauer also felt that the public transportation system should not be burdened with private resort guests. He suggested that Deer Valley Resort consider creating free off-site parking for guests and a shuttle service to move those guests onto the resort.

There were no further comments. Chair Phillips closed the public comment session.

PENDING APPROVAL

Commissioner Suesser believed that Deer Valley should consider some sort of connection between Deer Valley Drive East and Deer Valley Drive West. There was an elevated plaza with parking underneath and it seemed feasible to have some sort of connection through there. Commissioner Suesser pointed out that the applicant had promoted flexibility in the plan. However, the idea of the dead ends and the gate did not seem to be as flexible as the rest of the plan. She felt that should be explored further.

Commissioner Van Dine agreed with the items listed in the Staff Report that required additional information. She also pointed out that the Commission had not heard the rationale for additional Support Space in Phase 2 or what would happen if the next phase was not completed. Commissioner Van Dine looked forward to seeing more traffic studies to illustrate how the dead ends would function. She did not necessarily agree with Commissioner Suesser about the connection between Deer Valley Drive East and Deer Valley Drive West. This could discourage what the applicant was trying to do, which was create a transit first plan. Commissioner Van Dine appreciated the addition of the bicycle lanes and keeping Deer Valley bicycle-friendly.

Chair Phillips noted that there had been a comment about a parking exception. He explained that no exception was being requested because a reduction of parking was written into the code. The applicant needed to demonstrate the ability to provide a modal split to be granted the reduced parking, but it was written into the code that way. It was a City priority to utilize transit more in the future. Chair Phillips appreciated all of the additional information that had been shared during the Work Session.

6. REGULAR AGENDA

A. 1061 and 1063 Lowell Avenue - Plat Amendment - The Applicant is Requesting to Subdivide Lot 1 of the Northstar Subdivision with an Existing Duplex into 2 Lots. PL-21-04872. (A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on October 28, 2021.

Planner II, Makena Hawley presented the Staff Report on the Northstar Subdivision Lot 1 – Plat Amendment application for property located at 1061 and 1063 Lowell Avenue. The applicant was proposing to subdivide Lot 1 of Northstar Subdivision into two lots. Planner Hawley reported that the property was located at the top of Lowell Avenue and was a unique part of the HR-1 District due to more historically sized lots on the east side and larger lots on the west side of the road. Images were shared with the Planning Commission to provide additional context.

The duplex on Lot 1 was constructed in 1983 with an approved building permit. Currently, on the property, there was a 15-foot access easement, which was for Lots 1, 2, and 3 as part of the Northstar Subdivision. There was a private drive that was not maintained by the

PENDING APPROVAL

City. This private drive would remain. Planner Hawley noted that the original plat was completed in 1977 and the deed line was done in 1999.

In 2008, the Northstar Subdivision recorded a Notice of Noncompliance against Lot 1, because the lot was not compliant with the Covenants, Conditions, and Restrictions ("CC&Rs"). The CC&Rs had prohibited the subdivision of lots. The parties reached a settlement, which resulted in the removal of Lot 1 from the Homeowners Association and Declaration of the Northstar Subdivision. In 2010, the Northstar Homeowners Association recorded a Notice of Removal of Protective Covenants, removing the Lot from the Northstar Homeowner Association.

Planner Hawley stated that there was still an existing duplex and the owners were proposing to create a lot line down the center of the lot to create two legal lots of record. The 15-foot access easement would stay in place. The existing duplex would remain as existing non-compliant, which meant that it could be used and maintained, but not moved, enlarged, or expanded. Since the intent of the plat was to redevelop, the new development would need to comply with the current HR-1 District requirements.

A single-family dwelling was an allowed use in the HR-1 District and a duplex was a Conditional Use for lots greater than 3,750 square feet. The proposed lots, 1A and 1B were approximately 9,742 square feet each. The lots would meet the Land Management Code requirements outlined in Chapter 2.2 – HR-1 District, for use, density, setbacks, height, and parking. Redevelopment would require Historic District Design Review ("HDDR") approval and possibly a Steep Slope Conditional Use Permit as well.

Planner Hawley reported that there needed to be good cause to approve a Plat Amendment. Good cause could be found in the application since any new development would be held to the HDDR standards. This would encourage the construction of historically compatible structures. The Plat Amendment would also resolve the existing non-conforming use and non-conforming deed line. Additionally, the proposal fit with the character and compatibility of the lots and would preserve the neighborhood character.

Staff made some recommendations to provide mitigation on the lot. The first related to the access easement. The City wanted to confirm that the previous release waiver and agreement would be upheld. Secondly, the City wanted to confirm that if one side of the duplex was torn down, both parties would redevelop at the same time.

The applicants, Stacy and Jeremy Head, were present. Ms. Head explained that their current home was located at 1010 Lowell Avenue. That home was small and could not be renovated. As a result, they had been looking for a property on the same part of Lowell Avenue. When the property and 1061 and 1063 Lowell Avenue was listed, they were interested, but later found that it was one lot of record rather than two lots of record. Everyone in the past had treated it as two different properties. Ms. Head stated that they

PENDING APPROVAL

decided to purchase the property with the hope that it could be divided. The goal was to sell the smaller home, demolish the duplex, and built something new.

Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed the public hearing.

MOTION: Commissioner Kenworthy moved to forward a positive recommendation to the City Council for consideration on October 28, 2021, for the Northstar Subdivision – Lot 1 Plat Amendment, subject to the following:

Findings of Fact

1. On August 18, 2021, the City received a completed application for the Northstar Subdivision – Lot 1 Amended Plat amendment.

2. The property is located at 1061 and 1063 Lowell Avenue within the HR-1 District. The subject property consists of lot 1 of the 1977 Northstar Subdivision.

3. A deed line bifurcates the existing platted lot with a duplex structure on it (Parcels NR-1 & NR-1-A) however this was never subdivided and sanctioned by Park City Municipal Corporation.

4. On July 19, 1977, the Declaration of Protective Covenants for the Northstar Subdivision was recorded.

5. 7.4 of the Declaration prohibits further re-subdivision of Northstar Lots.

6. 8.1 of the Declaration limited development on each Northstar Subdivision Lot to one Single-Family Dwelling or “one double family dwelling.”

7. The 1980s LMC permitted a Two-Unit Dwelling as an Allowed Use in the HR-1 District.

8. In 1983, the City issued a building permit for the Duplex on Lot 1 of the Northstar Subdivision.

9. In 1985, a party wall agreement for the shared wall of the Duplex was recorded with Summit County.

10. The deed line created on Lot 1 was a violation of the Associations Protective Covenants.

PENDING APPROVAL

11. On July 19, 1977, the Northstar Homeowners Association recorded a Notice of Noncompliance with Protective Covenants.

12. On January 14, 2010, the Northstar Homeowners Association recorded a Notice of Removal of Protective Covenants, removing the lot from the Northstar Declaration of Protective Covenants.

13. According to the survey, the lot is 0.44 acres or approx. 19,484 square feet.

14. A single-family dwelling is an allowed use in the HR-1 District.

15. A duplex dwelling is a Conditional Use in the HR-1 District for lots with a minimum area of 3,750 square feet.

16. Currently Lot 1 contains 19,484 sq. ft. with a legal non-complying duplex on it which has an approved building permit from 1983 (when the code allowed duplex's in the HR-1 zone).

17. The current duplex would be described as a non-complying structure, which is defined in LMC §15-15-1.172 as "a structure that legally existed before its current zoning designation; and because of subsequent zoning changes, does not conform to the zoning regulation's Setback, Height restrictions, or other regulations that govern the Structure." Though this lot has not been designated as a duplex lot the non-conforming structure that was lawfully constructed with a permit prior to a contrary change in the LMC may be used and maintained, subject to the standards and limitations of Chapter 15-9 'Non-Conforming Uses and Non-complying Structures'.

18. According to recorded documents from 2008, Northstar HOA voted to remove Lot 1 from the HOA due to lack of compliance issues continuing on the lot, which included the duplex and the deed line which was put through the center of the lot.

19. This application is a request to subdivide Lot 1 of the current Northstar Subdivision and create two (2) lots of record.

20. Existing on the lot is a (15') foot non-exclusive Access easement to access Lot 1, 2, and parts of Lot 3 of Northstar plat.

21. The proposed subdivision has the ability to meet code requirements under Land Management Code (LMC) Chapter 2.2 Historic Residential (HR-1) District for use, density, setbacks, height, and parking.

PENDING APPROVAL

22. 2 or more lots will require a Steep Slope Conditional Use Permit per 15-2.2-6.

23. A duplex dwelling will require approved conditional use permits.

24. If two (2) lots are created from the plat amendment, the HR-1 building footprint is 2817.5 square feet, maximum based on lot size.

25. The HR-1 Front and rear yard setbacks are 15 feet minimum and 30 feet total.

26. The HR-1 Side yard setbacks are 5 feet minimum and 18 feet total.

27. The HR-1 building zone height requires no Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade.

28. The HR-1 zone requires that Final Grade must be within four vertical feet (4') of Existing Grade around the periphery of the structure.

29. The HR-1 zone requires that a Structure shall have a maximum height of thirty-five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate […].

30. The HR-1 zone requires a ten-foot (10') minimum horizontal step in the downhill façade […].

31. The HR-1 zone roof pitch must be between 7:12 and 12:12 for primary roofs. Non-primary roofs may be less than 7:12.

32. The City does not enforce any Subdivision Covenants, Conditions, & Restrictions (CC&Rs).

33. The Northstar Subdivision was platted in 1977.

34. The density of the Northstar Subdivision was originally one Unit per lot but has since changed to allow duplexes within their subdivision (it is still a Conditional Use per the LMC 15-2.2-2 (B) LMC).

35. Staff finds the proposal complies with HR-1 purpose statement C: "encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods."

PENDING APPROVAL

36. Staff finds that the two (2) smaller lots would be able to read more alike to the homes and lots north of their lot and on the east side of the street. Purpose, statement D to “encourage single family Development on combinations of 25' x 75' Historic Lots” the proposed two (2) lots would maintain the compatibility that already exists on the west side of Lowell Avenue.

37. The proposal of two (2) smaller-sized lots can be viewed as a compatible design and lot size when looking to the North and East side of Lowell Avenue and to the purpose statements of the Historic District.

38. The proposed two (2) lots would not increase or decrease the compatibility of existing lots on Lowell in terms of lot size and density and would create more consistent structures within the Historic District Design Guidelines as future houses would be more compatible in width, size, and general massing.

39. If the plat amendment is approved, each lot will maintain 9,742 square feet which allows each lot to pursue a Conditional Use Permit to build a duplex per lot. Should this plat amendment be approved, the opportunity for the applicants to pursue two additional units on this lot (resulting in four (4) units total) is a possibility.

40. The Planning Commission must make a finding of Good Cause prior to forwarding a positive recommendation for City Council’s consideration.

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

42. This plat amendment would allow for additional density with the pursuant of two Conditional Use permits per lot.

43. Increasing the density by two (2) per lot, for a total of four (4) lots would require extensive additional impact mitigation than what has currently been considered for maintaining the current density.

44. Among other items, water, sewer, and fire access would require reevaluation and the private road easement above Lowell that allows access to the duplex would need to be reassessed.

PENDING APPROVAL

Conclusions of Law

1. There is Good Cause for the Northstar Subdivision – Lot 1 Amended Plat because it resolves non-conformities, resolves the existing non-conforming deed line, preserves the character of the HR1 neighborhood, and does not increase density.

2. The Northstar Subdivision – Lot 1 Amended Plat is consistent with Land Management Code Section 15-7.1-3(B), Section 15-7.1-6, and Chapter 15-2.13.

3. Neither the public nor any person will be materially injured by the Northstar Subdivision – Lot 1 Amended Plat.

4. Approval of the Northstar Subdivision – Lot 1 Amended Plat, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planning Director, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with Utah law, the Land Management Code, and the Conditions of Approval prior to recordation of the plat.

2. The Applicant shall record the plat at the county within one year from the date of City Council approval. If recordation has not occurred within one year, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.

4. The property owners are to assume all obligations under the Release, Waiver, and Agreement by such an amendment in a form approved by the City Attorney, to be recorded prior to recordation of the Plat Amendment.

5. In the case of one owner of the duplex intending to redevelop their lot, both lots would require agreement and be subject to demolishing the duplex in conjunction.

6. The Building Footprint for each Lot is 2,818 square feet

PENDING APPROVAL

Commissioner Hall seconded the motion.

VOTE: The motion passed unanimously.

B. Land Management Code Amendments - Park City Historic Sites Inventory - The Planning Commission Will Consider Amendments to Land Management Code Section 15-11-10, the Park City Historic Sites Inventory, to Update Address Changes to the Landmark Historic Sites on Rossie Hill Drive and Update the Status of 1302 Norfolk Avenue, Formerly Under Appeal. PL-21-04939. (A) Public Hearing; (B) Possible Recommendation for City Council Review on October 28, 2021.

Planner Ward reported that the Land Management Code Amendments were related to three Rossie Hill Drive properties and the status of 1302 Norfolk Avenue. No substantive changes were proposed. Planner Ward explained that the Lilac Hill East Subdivision had subdivided the three Rossie Hill Drive historic properties into five single-family lots. Since there was a private drive that accessed the rear lots, there would be new addresses. The first amendment would update the Rossie Hill Drive properties to reflect the new addresses, while also citing the previous addresses.

The second amendment related to 1302 Norfolk Avenue. Planner Ward reported that it was a Significant Historic Structure and was currently owned by the City. The Planning Department nominated the structure to the Historic Sites Inventory. The property owner then applied to demolish the structure. Staff denied the demolition permit, pending Historic Preservation Board action on the determination of Historic Significance of the home. The property owner requested a review by the Utah Property Rights Ombudsman to determine whether the structure could be demolished and the advisory opinion found that the demolition permit was entitled to approval. To prevent the demolition of the structure, the City purchased the structure. Planner Ward stated that the second amendment would clarify that the property was no longer under appeal and that it was a Significant Historic Structure on the Historic Sites Inventory.

The Historic Preservation Board reviewed the proposed amendments on September 1, 2021, and unanimously forwarded a positive recommendation for Planning Commission consideration. Staff recommended that the Planning Commission conduct a public hearing and considering forwarding a positive recommendation to the City Council.

Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed the public hearing.

MOTION: Commissioner Suesser moved to forward a positive recommendation to the City Council for consideration on October 28, 2021, for the Proposed Land Management Code

PENDING APPROVAL

Amendments, as outlined in the Draft Ordinance. Commissioner Van Dine seconded the motion.

VOTE: The motion passed unanimously.

7. ADJOURN

MOTION: Commissioner Suesser moved to adjourn. The motion was not seconded and there was not vote.

The Planning Commission Meeting adjourned at 8:36 p.m.

Approved by Planning Commission: _____

PENDING APPROVAL

Planning Commission
Staff Report

Subject: AT&T New Build Quarry Trigger
Application: PL-21-04768
Author: Spencer Cawley, Planner I
Date: October 13, 2021
Type of Item: Administrative – Telecommunications Conditional Use Permit

Recommendation

(1) Review the request for a Conditional Use Permit for the establishment of a new roof-mounted Telecommunication Facility, (2) conduct a public hearing, and (3) considers approving the Conditional Use Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval (Exhibit A).

Description

Applicant:	AT&T; Kara Subleski, Applicant Representative
Location:	1335 Lowell Avenue
Zoning District:	Recreation Commercial (RC)
Adjacent Land Uses:	Resort, Parking, Hotels, and Multi-Family Units.
Reason for Review:	New Telecommunications Facilities require Planning Commission review[1]

Acronyms

CUP	Conditional Use Permit
LMC	Land Management Code
PCMR	Park City Mountain Resort
RC	Recreation Commercial Zoning District

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Background

The Lowell Condominiums are located at 1335 Lowell Avenue in the Recreation Commercial (RC) Zoning District. The Land Management Code (LMC) lists Telecommunication Antennas as a Conditional Use in the RC zone, subject to LMC § 15-4-14, *Supplement Regulations for Telecommunication Facilities*, and the standard Conditional Use review criteria.[2]

On March 22, 2017, the Park City Planning Commission approved a CUP Application for Verizon Wireless to establish a roof-top Wireless Telecommunication Facility at this location.

On February 18, 2021, the Planning Department received an application for a

[1] LMC §15-4-14(E)
[2] LMC §15-1-10(E)

Conditional Use Permit (CUP) to allow AT&T to establish a new Telecommunication Facility on the rooftop of the Lowell Condominiums. The Applicant provided a Radio Frequency Justification report that identifies this location as the most logical and effective site to increase service capacity for the Park City Mountain Resort Base Area. Three sets of enclosed or "stealth" roof-mounted antennas will occupy space leased from the Condominium. Additional storage space is leased in the parking garage.

On June 23, 2021, this application was scheduled for Planning Commission review and public comment. However, prior to the meeting, the Applicant advised staff that the size of the antenna concealment components changed and requested to continue the hearing pending receipt of new plans. The Planning Commission continued the Application to July 28, 2021.

On July 28, 2021, the application was continued to a date uncertain pending receipt of updated site plans.

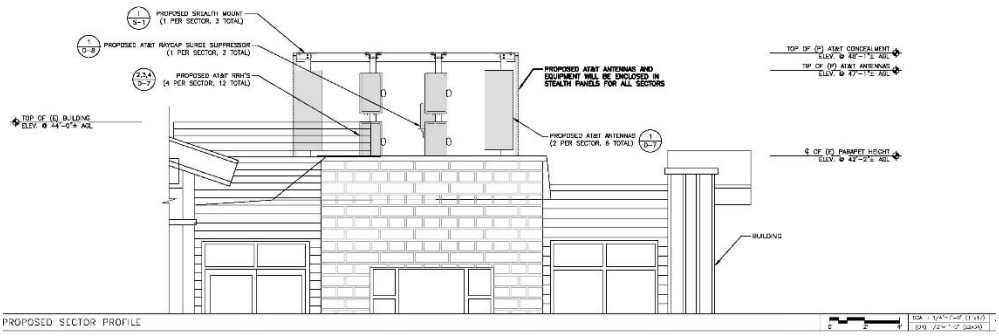
Analysis

(I) The proposal to establish a wireless Telecommunications Facility complies with the Recreation Commercial (RC) Zoning District Lot and Site Requirements.[3]

Telecommunications Antenna are a Conditional Use in the RC Zoning District.[4] The Recreation Commercial Zoning District requires the following:

Zoning Requirement	Analysis of Proposal
Setbacks	**Complies** Front: 20 feet Rear: 10 feet Side: 10 feet The equipment is planned to sit atop the existing structure and will not encroach into the setbacks. Mechanical equipment must be screened and located at least three feet (3') from the Rear and Side Lot Lines.

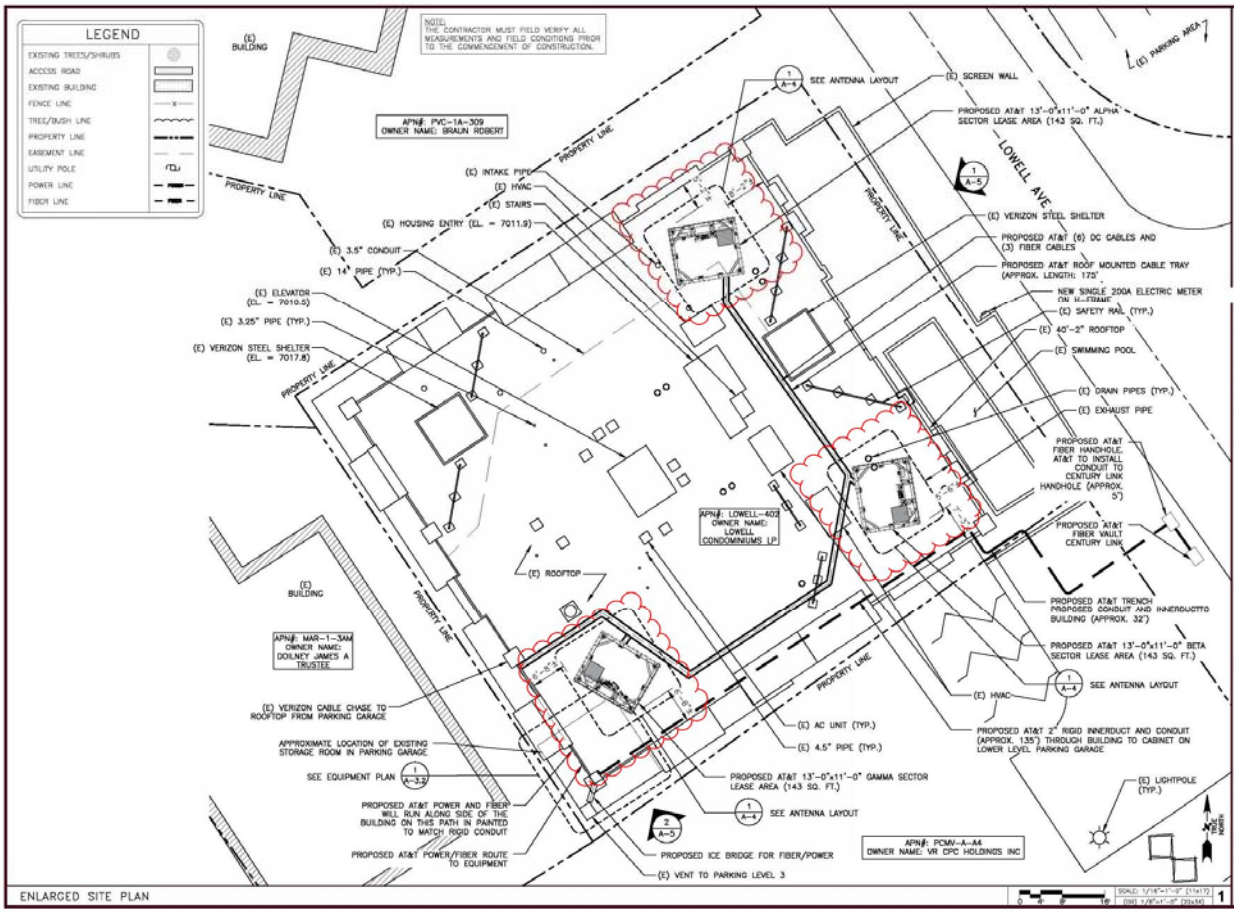
[3] LMC §15-2.16-3
[4] LMC §15-2.16-2(B)(5)

Building Height: 35’ from Existing Grade	**Complies**  On December 19, 2006, the Board of Adjustment approved an Application for a special exception to grant a ten foot (10’) variance to 1335 Lowell Avenue when it was converted from the Gables Hotel to the Lowell Condominiums. This variance allowed the building height to extend up to 45 feet. Antennas may extend up to five feet (5’) above the highest point of the Building to comply with International Building Code (IBC) requirements. Per plans submitted by the Applicant, the building’s maximum elevation is 44 feet. The top of the antennas are 47 feet – 1 inch. The top of the concealment is 48 feet – 1inch. (See Exhibit F for final site renderings.)

(II) The proposal meets the standards of LMC §15-4-14, *Telecommunication Facilities.*

The intent of these requirements is to ensure that Telecommunication Facilities are Compatible with the unique characteristics of each Zoning District, adverse impacts on community quality and safety are mitigated, and locate Telecommunications Facilities and related equipment where they are least visible from Public Streets, public Areas, and designated view corridors. Staff finds that the proposed location is suitable to meet these requirements. The Applicant has made efforts to co-locate the equipment and any potential negative visual impacts are mitigated.

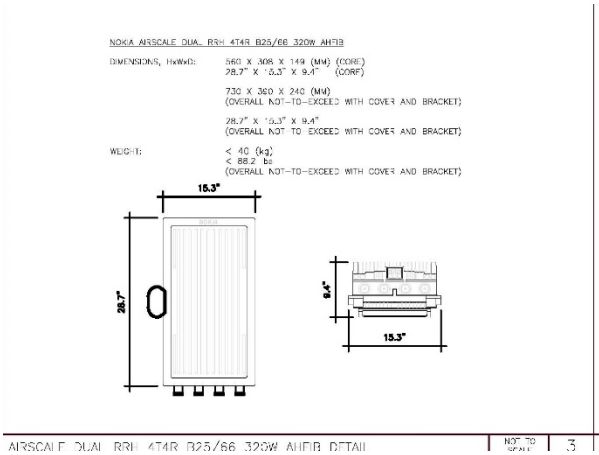
Telecommunications Facilities shall comply with the base height of the RC District. However, Roof Mounted Antenna placed on a flat roof and may extend up to ten feet (10’) above the existing Structure, provided that the Antenna Setback from the edge of the roof is a minimum distance equal to or greater than the height of the Antenna. The minimum distance from the edge of the roof is 5 feet, 2 inches. The difference between the top of the building and the top of the antenna is 3 feet, 11 inches (see image on the next page).

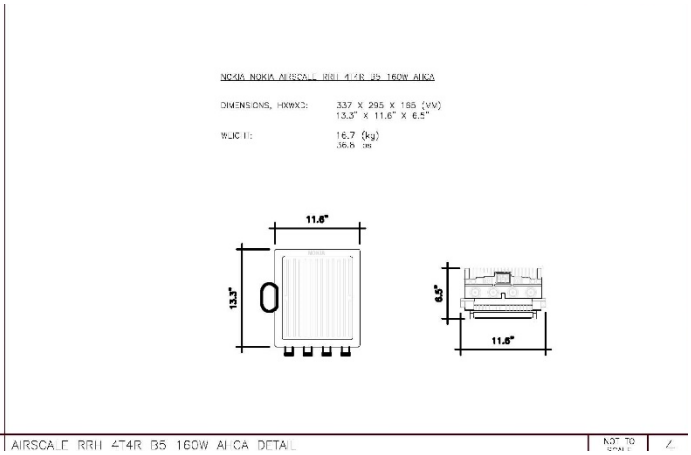


- The proposed Roof Mounted Antenna is an ancillary Use on this Lot. The Lot's principal use is a multi-unit dwelling.

- The Antenna and associated equipment shall incorporate materials and colors present in the context of the surrounding Area and will blend with the existing environment.

- The Antenna panels are no more than five square feet (5 sq. ft.) in Area per face.





- This proposal co-locates antenna on a Lot and meets all Setbacks, design, and landscape requirements for Telecommunications Facilities.

- No signs are proposed other than those related to the health, safety, and welfare of the general public.

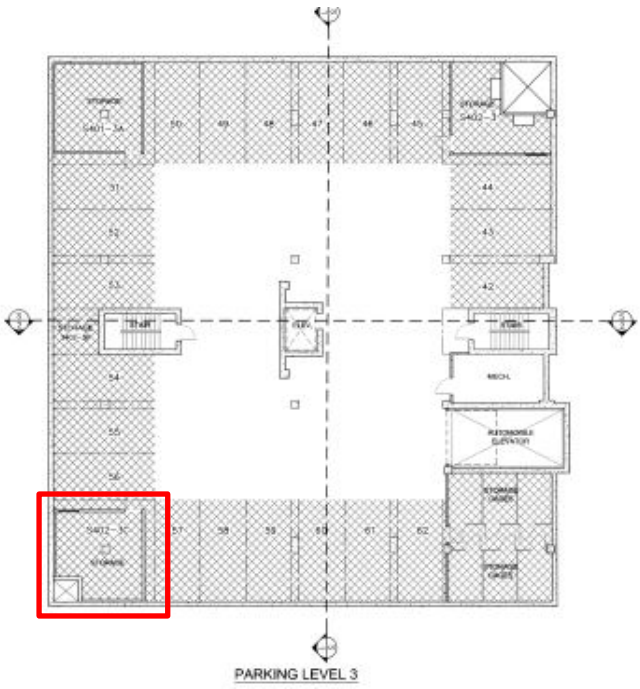
- The Lowell Condominium HOA consents to the location of the Roof Mounted Antenna (Exhibit G). Although some equipment will be in the parking garage, no parking will be eliminated. The equipment will occupy a storage area as indicated on the Plat (Exhibit H).

(III) The proposal complies with criteria outlined in LMC § 15-1-10(E).

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Commission shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning Commission may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards. LMC § 15-1-10.

CUP Review Criteria	Analysis of Proposal
Size and Location of Site	**No Required Mitigation** Limited to the rooftop and designated storage areas in condominium limited common space as indicated on the proposed plans (Exhibit C).
Traffic	**No Required Mitigation** The proposed equipment will have no direct impact to traffic.
Utility Capacity	**No Required Mitigation** Rocky Mountain Power reviewed this application and no undue burden to existing utilities is identified.
Emergency Vehicle Access	**No Required Mitigation** On June 15, 2021, the Development Review Committee reviewed this proposal and did not identify any emergency vehicle access concerns.

Parking	**No Required Mitigation** The proposed storage equipment, indicated in red, is on garage level 3 and designated limited common ownership on the Plat. No parking will be displaced. 
Internal Vehicular and Pedestrian Circulation	**No Required Mitigation** The Applicant does not propose any changes.
Fencing, Screening, and Landscaping	**Condition of Approval No. 4** The rooftop equipment will be concealed within antenna skids that will be painted to match the building. The ground equipment will be concealed in the parking garage storage area (Exhibit I).
Building Mass, Bulk, and Orientation	**No Required Mitigation** The rooftop equipment will occupy three (3) leased sectors. Each sector is 143 square feet and contains two (2) antennas, four (4) Remote Radio Heads, one (1) surge suppressor, and one (1) stealth mount. Any equipment on the outside of the structure will be painted to blend with the structure's existing appearance.

Open Space	**No Required Mitigation** Open Space as defined in the LMC excludes Buildings or Structures.
Signs and Lighting	**Condition of Approval No. 7** Signs near the equipment are allowed to ensure health and safety without visual impact from the public right-of-way.
Physical Design and Compatibility with Surrounding Structures	**Conditions of Approval No. 2 and 3** The proposal meets all height, setback, and design requirements for Telecommunication Facilities which results in minimized visual impacts.
Noise, Vibration, Odors, Steam, or Other Mechanical Factors	**No Required Mitigation** The proposed Use is consistent with adjacent Uses.
Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas	**No Required Mitigation** No changes are proposed for this site.
Expected Ownership and Management	**No Required Mitigation** All equipment is proposed to occupy limited common ownership areas. On March 3, 2021, the Condominium HOA submitted a letter approving the lease of these areas (Exhibit G).
Within and Adjoining Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, Park City Soils Ordinance, Steep Slopes	**No Required Mitigation** This property is not located in any additional Overlay Zones, Environmentally Sensitive Lands, Park City Soils Ordinances. The proposed Use does not trigger a review of Steep Slopes.
Reviewed for Consistency with the Park City General Plan	**Goal 10** Park City will provide world-class recreation and public infrastructure to host local, regional, national, and international events that further Park City's role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community. **Implementation Strategy 10.9** Public infrastructure policy should provide visitors with the Park City experience, including cutting edge technology which exhibits Park City's commitment to

	the visitor experience and the environment.

Department Review

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

The Engineering Department is concerned that the proposed antennas will add static weight and dynamic loadings to the roof that may compromise its stability. The City Engineer recommends that when the Applicant submits a building permit, they include structural calculations for review and approval by both the Building and Engineering Departments (**Condition of Approval 9**).

Notice

Staff published notice on the City's website, the Utah Public Notice website, and posted notice to the property on September 29, 2021. Staff mailed courtesy notice to property owners within 300 feet on September 29, 2021. The *Park Record* published notice on September 29, 2021.[5]

Public Input

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

Alternatives

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

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Project Narrative
Exhibit C: Detailed Site Plans
Exhibit D: Existing and Proposed AT&T Coverage Areas
Exhibit E: Board of Adjustment Meeting Minutes, December 19, 2006
Exhibit F: Site Photos with Visuals of Proposed Antenna Enclosures
Exhibit G: Consent Letter from HOA Representative
Exhibit H: Plat Map
Exhibit I: Applicant Photos of Proposed Storage Site in Underground Parking

[5] LMC § 15-1-21

October 13, 2021

Kara Subleski
Smartlink Group
1997 Annapolis Exchange Parkway
Suite 200
Kara.subleski@smartlinkgroup.com
(240) 707-0259

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NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	1335 Lowell Avenue
Zoning District:	Recreation Commercial (RC)
Application:	Conditional Use Permit
Project Number:	PL-21-04768
Action:	Approved with Conditions
Date of Final Action:	October 13, 2021
Project Summary:	Installing Roof Mounted Antennas and all associated equipment at 1335 Lowell Avenue.

Action Taken

Staff reviewed the Conditional Use Permit (CUP) Application for compliance with the Land Management Code (LMC) Chapter 15-2.16, *Recreation Commercial (RC) District*, LMC §15-4-14, *Telecommunication Facilities*, and LMC §15-1-10(E), *Conditional Use Review Process*. On October 13, 2021, the Planning Commission conducted a public hearing and approved the Applicant's request to establish a roof-mounted telecommunications facility according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Applicant proposes installing three sets of enclosed of “stealth” roof-mounted antennas to establish a new Telecommunication Facility at the Lowell Condominiums.
2. 1335 Lowell Avenue is in the Recreation Commercial (RC) District.
3. Telecommunications Antenna are a Conditional Use in the RC Zoning District and require Planning Commission review and approval.
4. The minimum Front Setback for the RC Zoning District is 20 feet.
5. The minimum Rear Setback for the RC Zoning District is 10 feet.
6. The minimum Side Setback for the RC Zoning District is 10 feet.
7. The equipment will sit atop the existing structure and will not encroach into the setbacks.
8. Antennas may extend up to five feet (5’) above the highest point of the Building to comply with International Building Code requirements.
9. Telecommunication Facilities must be Compatible with the unique characteristics of each Zoning District, mitigate adverse impacts on community quality and safety, and locate related equipment where they are least visible from Public Streets, public Areas, and designated view corridors.
10. Roof Mounted Antenna are an ancillary Use.
11. The Lowell Condominium HOA consents to the location of the Roof Mounted Antenna.
12. Conditional use Permits require review pursuant to the criteria outlined in Land Management Code §15-1-10(E).
    a. Size and Location of Site – No Required Mitigation. The equipment is limited to the rooftop and designated storage areas in condominium limited common space.
    b. Traffic – No Required Mitigation. The proposed equipment will have no direct impact to traffic.
    c. Utility Capacity – No Required Mitigation. No undue burden to existing utilities is identified.
    d. Emergency Vehicle Access – No Required Mitigation. On June 15, 2021, the Development Review Committee reviewed this proposal and did not identify any emergency vehicle access concerns.
    e. Parking – No Required Mitigation. Planned storage in garage level 3 is designated limited common ownership on the Plat and no parking will be displaced.
    f. Internal Vehicular and Pedestrian Circulation – No Required Mitigation. The Applicant does not propose any changes.
    g. Fencing, Screening, and Landscaping – Condition of Approval No. 4.
    h. Building Mass, Bulk, and Orientation – No Required Mitigation. The proposed equipment will occupy three (3) leased sectors. Each sector is

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143 square feet and contains two (2) antennas, four (4) Remote Radio Heads, one (1) surge suppressor, and one (1) stealth mount.

i. Open Space – No Required Mitigation. Open Spaces as defined in the LMC excludes Buildings or Structures.
j. Signs and Lighting - Condition of Approval No. 7.
k. Physical Design and Compatibility with Surrounding Structures – Conditions of Approval No. 2 and 3.
l. Noise, Vibration, Odors, Steam, or Other Mechanical Factors – No Required Mitigation. The proposed Use is consistent with adjacent Uses.
m. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas – No Required Mitigation. No changes are proposed to this site.
n. Expected Ownership and Management – No Required Mitigation. All equipment is proposed to occupy limited common ownership areas. On March 3, 2021 the Condominium HOA submitted a letter approving the lease of these areas.
o. Within and Adjoining Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, Park City Soils Ordinance, Steep Slopes – No Required Mitigation. This site is not located in any additional Overlay Zones, Environmentally Sensitive Lands, or Park City Soils Ordinances. The proposed Use does not trigger a review of Steep Slopes.
p. Reviewed for Consistency with the Goals and Objectives of the Park City General Plan – Goal 10: Park City will provide world-class recreation and public infrastructure to host local, regional, national, and international events that further Park City's role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community. Implementation Strategy 10.9: Public infrastructure policy should provide visitors with the Park City experience, including cutting edge technology which exhibits Park City's commitment to the visitor experience and the environment.

Conclusions of Law

1. The application complies with all requirements of the LMC.
2. The Use is compatible with surrounding structures in Use, scale, mass, and circulation
3. The effects of any differences in Use or scale have been mitigated through careful planning.

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Conditions of Approval

1. The Conditional Use will expire one year from the date of Planning Commission approval unless the Applicant has commenced on the project, or a Building Permit for the Use has been issued.
2. Antenna panels shall be no more than five square feet (5 sq. ft.) in Area per face.
3. The rooftop antenna and all mounting equipment shall be set back ten feet (10') from the roof edge and shall not exceed more than five feet (5') above the roofline.
4. The Roof Mounted Antennas shall be concealed within antenna skids.
5. The antenna skids and cable chases shall be painted to match the structure's exterior façade.
6. All equipment located within the parking garage's approved storage area shall be screened to designate an area of separate Use.
7. Signs shall only be installed near the equipment and storage area as required to alert the public of health and safety concerns. No other signs are approved with this CUP.
8. The Applicant must obtain a Building Permit prior to installing the equipment.
9. The Applicant shall submit roof structural calculations for review and approval by both the Building and Engineering Departments.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5065 or email spencer.cawley@parkcity.org.

Sincerely,

John Phillips, Planning Commission Chair

CC: Spencer Cawley, Project Planner

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Letter of Intent

March 19, 2021

Park City Planning
445 Marsac Avenue
Park City, UT 84060

Re: AT&T Rooftop Facility

Parcel Number: Lowell - 402

Owner: Lowell Condominiums LP
c/o: PO Box 1967
Park City, UT 84060

Applicant: Kara Subleski, Smartlink Group on behalf of AT&T Mobility
240-707-0259

Site Information:

The property, with an address of 1335 Lowell Avenue, is situated in the county of Summit and state of Utah. It is presently zoned as RC, Recreation Commercial, with an existing telecommunications facility on the rooftop.

Request and Justification:

AT&T Mobility is requesting to install antennas on the rooftop of a building located at 1335 Lowell Avenue, Park City, Utah. Due to the scenic nature of the area, there are few telecommunication facilities in the vicinity where AT&T requires capacity coverage. To solve this problem, AT&T is proposing a rooftop facility with antennas and equipment to be enclosed behind screening, or “stealth” panels.

Pursuant to the Municipal Code, 15-4-14, the installation will meet all site requirements, including height and design requirements. The rooftop installation will reduce the need for a new tower within the Park City area. The design will appear to be a part of the building by using RF friendly materials to match the existing structure materials and colors. No vegetation will be disturbed for this installation. This project is consistent with the current zoning as it is located within an RC zone. Because of this, we hope to have this approved by the planning commission on the consent agenda. The use of this property will not be changing.

The rooftop facility will not emit noise, dust, pollutants, or odor. Additionally, after the installation is complete, this facility will be unmanned with the exception of occasional maintenance. The

maintenance will be limited to 1 to 2 qualified individuals on site during normal business hours unless there is an emergency.

After looking into the nearby telecommunications facility, located on City Hilltop, AT&T has weighed the risk that the City location would be more visible to the public than the current concealed rooftop solution. Our current solution will provide coverage to more of the surrounding area in demand due to the height of the existing building and proximity to a busy area of Park City.

Alternative Locations:

A total of 8 other candidates were looked at prior to choosing our current rooftop location. Rather than to pursue a raw land installation of a new tower, AT&T has chosen to pursue a building rooftop so our equipment will fit into the surrounding aesthetic of the buildings and landscapes. The building that was chosen already has existing telecommunications equipment on the rooftop. A propagation map to visually explain the capacity offload needs for the nearby macro site will accompany this letter.

Conclusions:

Changes in technology over the years, and the way people use their wireless devices, require telecommunications facilities to be built closer to and in many cases within residential areas in order to meet the demands consumers place on their wireless communications devices. As stated above, many people rely on their wireless communications devices for communication with others and as a means of contacting emergency personnel in cases of fire or accident, since many people no longer have land lines in their homes. People use their wireless devices at home to work and as a source of entertainment, increasing the demand on wireless communications systems and the need for additional facilities. By using an existing rooftop, we are reducing the need for additional telecommunications facilities to be built in the area.

Regards,

Kara Subleski

Kara Subleski
240-707-0259
Kara.Subleski@smartlinkgroup.com

PROJECT TEAM

APPLICANT:	
COMPANY:	AT&T
ADDRESS:	161 INVERNESS DRIVE W, 2ND FLOOR
CITY, STATE, ZIP:	ENGLEWOOD, CO 80112
CONTACT:	JAN ROBINETTE 801-201-4173 JR102N@ATT.COM
APPLICANT REPRESENTATIVE:	
COMPANY:	SMARTLINK LLC
ADDRESS:	1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200
CITY, STATE, ZIP:	ANNAPOLIS, MD 21401
CONTACT:	STEPHEN PHILLIPS 801-652-7506 STEPHEN.PHILLIPS@SMARTLINKGROUP.COM
ZONING/REAL ESTATE SPECIALIST:	
COMPANY:	SMARTLINK LLC
ADDRESS:	1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200
CITY, STATE, ZIP:	ANNAPOLIS, MD 21401
CONTACT:	KARA SUBLESKI 240-707-0259 KARA.SUBLESKI@SMARTLINKGROUP.COM
RF ENGINEER:	
COMPANY:	AT&T
ADDRESS:	161 INVERNESS DRIVE W, 2ND FLOOR
CITY, STATE, ZIP:	ENGLEWOOD, CO 80112
CONTACT:	DAWIT ZERIZGHI DG204Y@ATT.COM
ARCHITECT & ENGINEER:	
COMPANY:	TRYLON TSF
ADDRESS:	1825 W. WALNUT HILL LANE, SUITE 120
CITY, STATE, ZIP:	IRVING, TX 75038
CONTACT:	KATYA SERAVALLE 1-855-669-5421 KATYA.SERAVALLE@TRYLON.COM

GENERAL NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, PORTABLE WATER, OR TRASH DISPOSAL IS REQUIRED, NO COMMERCIAL SIGNAGE AND NO LANDSCAPING IS PROPOSED

PROJECT INFORMATION

SITE ADDRESS:	1335 LOWELL AVE PARK CITY, UT 84060
PARCEL NUMBER (APN):	LOWELL-402
PARCEL OWNER:	THE LOWELL CONDOMINIUMS
ADDRESS:	C/O P.O. BOX 1967 PARK CITY, UT 84060-1967
STRUCTURE TYPE:	40'-2" ROOFTOP
SITE TYPE:	TENANT IMPROVEMENT
TOWER SITE ID:	UTL06012
LATITUDE (NAD 83):	40.651432° / 40° 39' 05.2" N
LONGITUDE (NAD 83):	-111.506493° / 111° 30' 23.4" W
GROUND ELEVATION:	6967.5'± (AMSL)
OCCUPANCY GROUP:	U (UNMANNED WCF)
COUNTY:	SUMMIT
ZONING JURISDICTION:	PARK CITY
CURRENT ZONING:	RC-RECREATIONAL COMMERCIAL
LOT SIZE:	3426 SQ. FT.
AT&T LEASE AREA:	187 SQ. FT.
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.
POWER PROVIDER:	T.B.D.
TELCO PROVIDER:	T.B.D.

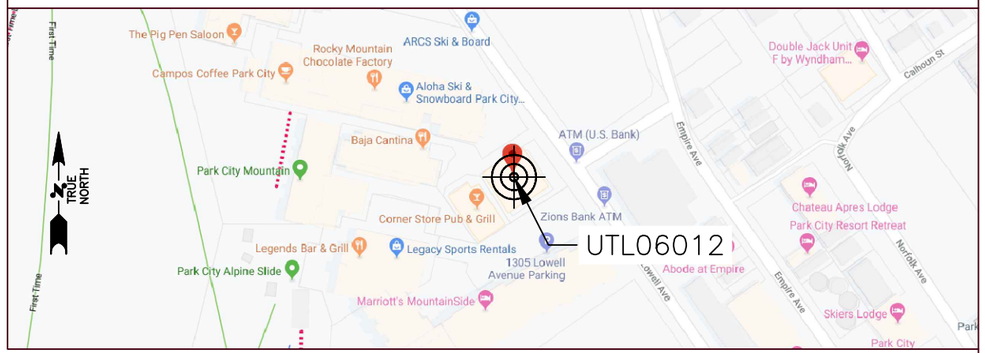
811 Know what's below. Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN UTAH, CALL BLUE STAKES OF UTAH
TOLL FREE: 1-800-662-4111 OR
www.bluestakes.org
UTAH STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

AT&T

PROJECT: AT&T NEW BUILD
SITE #: UTL06012
SITE NAME: CAP NSB-UT.PCM_2_UTL06012 (QUARRY TRIGGER)
FA#: 13015420
USID: 281998
PACE#: MRUTH019669/MRUTH025634/MRUTH025632/MRUTH027745/MRUTH040737/MRUTH033934/MRUTH025956
SITE ADDRESS: 1335 LOWELL AVE PARK CITY, UT 84060
JURISDICTION: PARK CITY

VICINITY MAP



DRIVING DIRECTIONS

FROM SALT LAKE CITY INTERNATIONAL AIRPORT 776 N TERMINAL DR., SALT LAKE CITY, UT 84122:

GET ON I-80 E FROM N 3700 W, CROSSBAR RD AND TERMINAL DR, CONTINUE ON I-80 E TO SUMMIT COUNTY. TAKE EXIT 145 FROM I-80 E, MERGE WITH I-80 E, USE ANY LANE TO TAKE EXIT 121 TO MERGE WITH I-15 S/I-80 E TOWARD CHEYENNE/LAS VEGAS, USE THE RIGHT 3 LANES TO TAKE EXIT 304 FOR INTERSTATE 80 E TOWARD CHEYENNE, CONTINUE ONTO I-80 E, KEEP LEFT TO STAY ON I-80 E, USE THE RIGHT 2 LANES TO TAKE EXIT 145 TOWARD KIMBALL JCT, FOLLOW UT-224 S TO LOWELL AVE IN PARK CITY, USE ANY LANE TO TURN RIGHT ONTO UT-224 S, TURN RIGHT ONTO EMPIRE AVE, TURN RIGHT ONTO SHADOW RIDGE RD, TURN LEFT ONTO LOWELL AVE, 1335 LOWELL AVE

BUILDING CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

1. 2018 INTERNATIONAL BUILDING CODE
2. 2018 INTERNATIONAL FIRE CODE
3. 2018 NATIONAL RESIDENTIAL CODE
4. 2000 – LIGHTNING PROTECTION CODE
5. AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
7. TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
8. TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
9. TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS
10. TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONSN
11. ANSI T1.311, FOR TELECOM – DC POWER SYSTEMS – TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

RFDS DATA

RFDS ID: 3712412 DATED: 03/06/2020
REVISION: 1.00 VERSION: 1.00
UPDATED BY: sa111v
DATE/TIME UPDATED: 3/1/2021 @ 07:09:18 PM

NUMBER OF SECTORS:	3
NUMBER OF ANTENNAS:	6
NUMBER OF RRHs:	12
NUMBER OF FIBER/DC SQUIDS:	3
NUMBER OF FIBER TRUNK CABLES:	3
NUMBER OF DC TRUNK CABLES:	6

APPROVALS

AT&T (RF): _____ DATE: _____

AT&T (CONST): _____ DATE: _____

AT&T (SAM): _____ DATE: _____

PROPERTY OWNER: _____ DATE: _____

PROJECT SCOPE

☒ 1C ☒ 3C ☒ 5C ☐ 4T4R ☐ 2ND RRH ADD

☒ 2C ☒ 4C ☐ 6C ☐ RRH SWAP

PROJECT DESCRIPTION

THIS PROJECT WILL BE COMPRISED OF:

EXISTING 40'-2" ROOFTOP SCOPE OF WORK:

- PROPOSED (6) ANTENNAS, (2) PER SECTOR
- PROPOSED (12) RRH'S, (4) PER SECTOR
- PROPOSED (3) STEALTH MOUNT (1) PER SECTOR
- PROPOSED (3) RAYCAP SURGE SUPPRESSOR
- PROPOSED (3) FIBER LINES
- PROPOSED (6) DC POWER LINES
- PROPOSED ROOF MOUNTED CABLE TRAY

PROPOSED AT&T GROUND SCOPE OF WORK:

- PROPOSED (1) AT&T DC POWER PLANT CABINET
- PROPOSED (1) AT&T BATTERY CABINET
- PROPOSED (1) AT&T LTE CABINET
- PROPOSED (1) PPC CABINET

SHEET INDEX

SHEET #	DESCRIPTION	REVISION #
T-1	TITLE SHEET	1
T-2	GENERAL NOTES	1
A-1	OVERALL SITE PLAN	1
A-2	ENLARGED SITE PLAN	1
A-3	ENLARGED SITE PLAN PARKING GARAGE 1	1
A-3.1	ENLARGED SITE PLAN PARKING GARAGE 3	1
A-3.2	EQUIPMENT PLAN	1
A-4 & A-4.1	ANTENNA LAYOUT AND SCHEDULE	1
A-5	ELEVATIONS	1
D-6 TO D-12	DETAILS	1
E-1	SINGLE LINE, AC PANEL & FAULT CALCULATIONS	1
G-1	ANTENNA GROUNDING PLAN	1
G-2	EQUIPMENT GROUNDING PLAN	1
G-3	GROUNDING DETAILS	1
ATTACHED	STEALTH DESIGN	1

AT&T 100
161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112

smartlink
1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200
ANNAPOLIS, MD 21401

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	02/19/21	90% CD	KSN
B	03/24/21	90% CD	AVP
0	04/08/21	100% CD	IRP
1	07/29/21	100% CD	TRN

LICENSED PROFESSIONAL ENGINEER
No. 11152978-2202
CLIFF ABERNATHY
7-29-21
STATE OF UTAH
Cliff Abernathy
Digitally signed by Cliff Abernathy
Date: 2021.07.29 18:28:50 -04'00'

SITE INFORMATION

LTE 1C/2C/3C/4C

UTL06012

CAP NSB-UT.PCM_2_UTL06012 (QUARRY TRIGGER)

FA#: 13015420

SITE ADDRESS:

1335 LOWELL AVE PARK CITY, UT 84060

SUMMIT COUNTY

SHEET DESCRIPTION

TITLE SHEET

SHEET NO.

T-1

GENERAL NOTES

GENERAL CONSTRUCTION

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
   - 1.1. CONTRACTOR – T.B.D
   - 1.2. SUB–CONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)
   - 1.3. OWNER – AT&T MOBILITY
   - 1.4. OEM – ORIGINAL EQUIPMENT MANUFACTURER
2. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
3. GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. THE PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. ERECTION SHALL BE DONE IN A WORKMAN–LIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. SUBCONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
15. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
16. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
17. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
18. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUBCONTRACTORS TO THE SITE AND/OR BUILDING.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
20. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
21. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2A TO 2A:10B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
23. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
24. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
25. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
26. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE–APPROVED BY THE LOCAL JURISDICTION.
28. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
29. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
30. CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS–BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
31. CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
32. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
33. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
34. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
35. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION OF AT&T GROUNDING STANDARD "GROUNDING AND BONDING REQUIREMENTS FOR NETWORK FACILITIES (ATT–TP–76416) AND "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITES" (ATT–TP–76300). IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
36. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
37. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
38. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
39. NO WHITE STROBIC LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.
40. ALL COAXIAL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

ANTENNA MOUNTING

41. DESIGN AND CONSTRUCTION OF ANNTENNA SUPPORTS SHALL CONFORM TO CURRENT ANSI/TIA–222 OR APPLICABLE LOCAL CODES.
42. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT–DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS NOTED OTHERWISE.
43. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC–COATING (HOT–DIP) ON IRON AND STEEL HARDWARE", UNLESS NOTED OTHERWISE.
44. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
45. ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH LOCK WASHERS AND/OR DOUBLE NUTS, AND SHALL BE TORQUED TO MANUFACTURER'S RECOMMENDATIONS.
46. CONTRACTOR SHALL INSTALL ANTENNA PER MANUFACTURER'S RECOMMENDATION FOR INSTALLATION AND GROUNDING.
47. ALL UNUSED PORTS ON ANY ANTENNAS SHALL BE TERMINATED WITH A 50–OHM LOAD TO ENSURE ANTENNAS PERFORM AS DESIGNED.
48. PRIOR TO SETTING ANTENNA AZIMUTHS AND DOWNTILTS, ANTENNA CONTRACTOR SHALL CHECK THE ANTENNA MOUNT FOR TIGHTNESS AND ENSURE THAT THEY ARE PLUMB. ANTENNA AZIMUTHS SHALL BE SET FROM TRUE NORTH AND BE ORIENTED WITHIN ±3° AS DEFINED BY THE RFDS. ANTENNA DOWNTILTS SHALL BE WITHIN ±0.5° AS DEFINED BY THE RFDS. REFER TO ND–00246.
49. JUMPERS FROM THE TOWER MOUNTED AMPLIFIERS MUST TERMINATE TO OPPOSITE POLARIZATIONS IN EACH SECTOR.
50. CONTRACTOR SHALL RECORD THE SERIAL NUMBER, SECTOR, AND POSITION OF EACH ACTUATOR INSTALLED AT THE ANTENNAS AND PROVIDE THE INFORMATION TO AT&T.
51. TOWER MOUNTED AMPLIFIERS SHALL BE MOUNTED ON PIPE DIRECTLY BEHIND ANTENNAS AS CLOSE TO ANTENNA AS FEASIBLE IN A VERTICAL POSITION.
52. ANTENNAS SHALL HAVE A 3'–0" MINIMUM CENTER–TO–CENTER HORIZONTAL SEPARATION.

TORQUE REQUIREMENTS

53. ALL RF CONNECTIONS SHALL BE TIGHTENED BY A TORQUE WRENCH.
54. A TORQUE MARK FORMING A CONTINUOUS STRAIGHT LINE IS TO BE MADE IN THE FOLLOWING APPLICATIONS:
    - A. RF CONNECTIONS – MARK BOTH SIDES OF THE CONNECTOR
    - B. GROUNDING AND ANTENNA HARDWARE – MARK ON THE NUT SIDE OF THE BOLT, STARTING FROM THE THREADS TO THE SOLID SURFACE. SOLID SURFACE EXAMPLES INCLUDE A GROUND BAR OR ANTENNA BRACKET METAL.
55. ALL 8M ANTENNA HARDWARE SHALL BE TIGHTENED TO 9 LB–FT (12 NM).
56. ALL 12M ANTENNA HARDWARE SHALL BE TIGHTENED TO 43 LB–FT (58 NM).
57. ALL GROUNDING HARDWARE SHALL BE TIGHTENED UNTIL THE LOCK WASHER COLLAPSES AND THE GROUNDING HARDWARE IS NO LONGER LOOSE.
58. ALL DIN TYPE CONNECTIONS SHALL BE TIGHTENED TO 18–22 LB–FT (24.4 – 29.8 NM).
59. ALL N TYPE CONNECTIONS SHALL BE TIGHTENED TO 15–20 LB–IN (1.7 – 2.3 NM).

FIBER & POWER CABLE MOUNTING

60. THE FIBER OPTIC TRUNK CABLES SHALL BE INSTALLED IN CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY. WHEN INSTALLING FIBER OPTIC TRUNK CABLES INTO A CABLE TRAY SYSTEM, THEY SHALL BE INSTALLED INTO AN INTER DUCT AND A PARTITION BARRIER SHALL BE INSTALLED BETWEEN THE 600 VOLT CABLES AND THE INTER DUCT IN ORDER TO SEGREGATE CABLE TYPES. OPTIC FIBER TRUNK CABLES SHALL HAVE APPROVED CABLE RESTRAINTS EVERY (60) SIXTY FEET AND SHALL BE SECURELY FASTENED TO THE CABLE TRAY SYSTEM. NFPA 70 (NEC) ATRICLE 770 RULES SHALL APPLY.
61. TYPE TC–ER CABLES SHALL BE INSTALLED INTO CONDUITS OR CABLE TRAYS, AND SHALL BE SECURED AT INTERVALS NOT EXCEEDING (6) FEET. WHERE TYPE TC–ER CABLES ARE NOT SUBJECT TO PHYSICAL DAMAGE, CABLES SHALL BE PERMITTED TO MAKE A TRANSITION BETWEEN CONDUITS OR CABLE TRAYS THAT ARE SERVICING UTILIZATION EQUIPMENT OR DEVICES. A TRANSITION DISTACE EXCEEDING (6) FEET REQUIRES CONTINUOUS SUPPORTING. NFPA 70 (NEC) ARTICLES 336 AND 392 RULES SHALL APPLY.
62. WHEN INSTALLING OPTIC FIBER TRUNK CABLES OR TYPE TC–ER CABLES INTO CONDUITS, NFPA 70 (NEC) ARTICLE 300 RULES SHALL APPLY.

COAXIAL CABLE NOTES

63. TYPES AND SIZES OF THE ANTENNA CABLES ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
64. CONTRACTOR SHALL VERIFY THAT THE DOWNTILT OF EACH ANTENNA IS WITHIN +/– 0.5 DEGREES OF SPECIFICATION WITH AN OCI APPROVED DIGITAL LEVEL.
65. CONTRACTOR SHALL CONFIRM COAX COLOR CODING PRIOR TO CONSTRUCTION. REFER TO "ANTENNA SYSTEM LABELING STANDARD" ND–00027 LATEST VERSION.
66. ALL JUMPERS TO THE ANTENNAS FROM THE MAIN TRANSMISSION LINE SHALL BE 1/2" DIA. LDF AND SHALL NOT EXCEED 6'–0".
67. ALL COAXIAL CABLE SHALL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE, IN AN APPROVED MANNER, NOT TO EXCEED 4'–0" OC.
68. COAXIAL CABLE SHALL BE SECURED TO THE DESIGNATED SUPPORT STRUCTURE(S) PER MANUFACTURER'S SPECIFICATIONS.
69. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS REGARDING BOTH THE INSTALLATION AND GROUNDING OF ALL COAXIAL CABLES, CONNECTORS, ANTENNAS, AND ALL OTHER EQUIPMENT.
70. CONTRACTOR SHALL WEATHERPROOF ALL ANTENNA CONNECTORS WITH SELF AMALGAMATING TAPE. WEATHERPROOFING SHALL BE COMPLETED IN STRICT ACCORDANCE WITH AT&T STANDARDS.

GENERAL CABLE AND EQUIPMENT NOTES

71. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ANTENNA, TMAS, DIPLEXERS, COAX CONFIGURATION, MAKES, AND MODELS PRIOR TO INSTALLATION.
72. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER TOWER MANUFACTURER'S RECOMMENDATIONS.
73. CONTRACTOR SHALL REFERENCE THE TOWER STRUCTURAL ANALYSIS/DESIGN DRAWINGS FOR DIRECTIONS ON CABLE DISTRIBUTION/ROUTING.
74. AFTER INSTALLATION AND FINAL CONNECTIONS ARE MADE, ALL OUTDOOR RF CONNECTORS/CONNECTIONS SHALL BE WEATHERPROOFED, EXCEPT THE RET CONNECTORS, USING BUTYL TAPE OR OTHER APPROVED WEATHERPROOFING METHODS PER AT&T SPECIFICATIONS. BUTYL TAPE SHALL HAVE A MINIMUM OF ONE–HALF TAPE WIDTH OVERLAP ON EACH TURN AND EACH LAYER SHALL BE WRAPPED THREE TIMES. WEATHERPROOFING SHALL BE SMOOTH WITHOUT BUCKLING. BUTYL BLEEDING IS NOT ALLOWED. SELF BONDING TAPE AND PLASTIC ENCLOSURES ARE PERMITTED PER ATT–002–290–041, SECTION 7.
75. IF REQUIRED TO PAINT ANTENNAS AND/OR COAX:
    - A. TEMPERATURE SHALL BE ABOVE 50 DEGREES FAHRENHEIT.
    - B. PAINT COLOR MUST BE APPROVED BY BUILDING OWNER/LANDLORD.
    - C. FOR REGULATED TOWERS, FAA/FCC APPROVED PAINT IS REQUIRED.
    - D. DO NOT PAINT OVER COLOR CODING OR ON EQUIPMENT MODEL NUMBERS.
76. ALL CABLES SHALL BE GROUNDED WITH COAXIAL CABLE GROUND KITS. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS:
    - A. GROUNDING AT THE ANTENNA LEVEL.
    - B. GROUNDING AT THE MID LEVEL, TOWERS WHICH ARE OVER 200'–0", ADDITIONAL CABLE GROUNDING REQUIRED.
    - C. GROUNDING AT BASE OF TOWER PRIOR TO TURNING HORIZONTAL.
    - D. GROUNDING OUTSIDE THE EQUIPMENT SHELTER AT ENTRY PORT.
    - E. GROUNDING INSIDE THE EQUIPMENT SHELTER AT THE ENTRY PORT.
77. ANTENNA CONTRACTOR SHALL FURNISH AND INSTALL A 10'–0" T–BOOM SECTOR ANTENNA MOUNT INCLUDING ALL HARDWARE, IF APPLICABLE.

AT&T 101
161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112

smartlink
1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1–855–669–5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	02/19/21	90% CD	KSN
B	03/24/21	90% CD	AVP
0	04/08/21	100% CD	IRP
1	07/29/21	100% CD	TRN

LICENSED PROFESSIONAL ENGINEER
No. 11152978-2202
CLIFF ABERNATHY
7-29-21
STATE OF UTAH

SITE INFORMATION

LTE 1C/2C/3C/4C

UTL06012

CAP NSB–UT.PCM_2_UTL06012
(QUARRY TRIGGER)

FA#: 13015420

SITE ADDRESS:

1335 LOWELL AVE PARK
CITY, UT 84060
SUMMIT COUNTY

SHEET DESCRIPTION

GENERAL NOTES

SHEET NO.

T–2

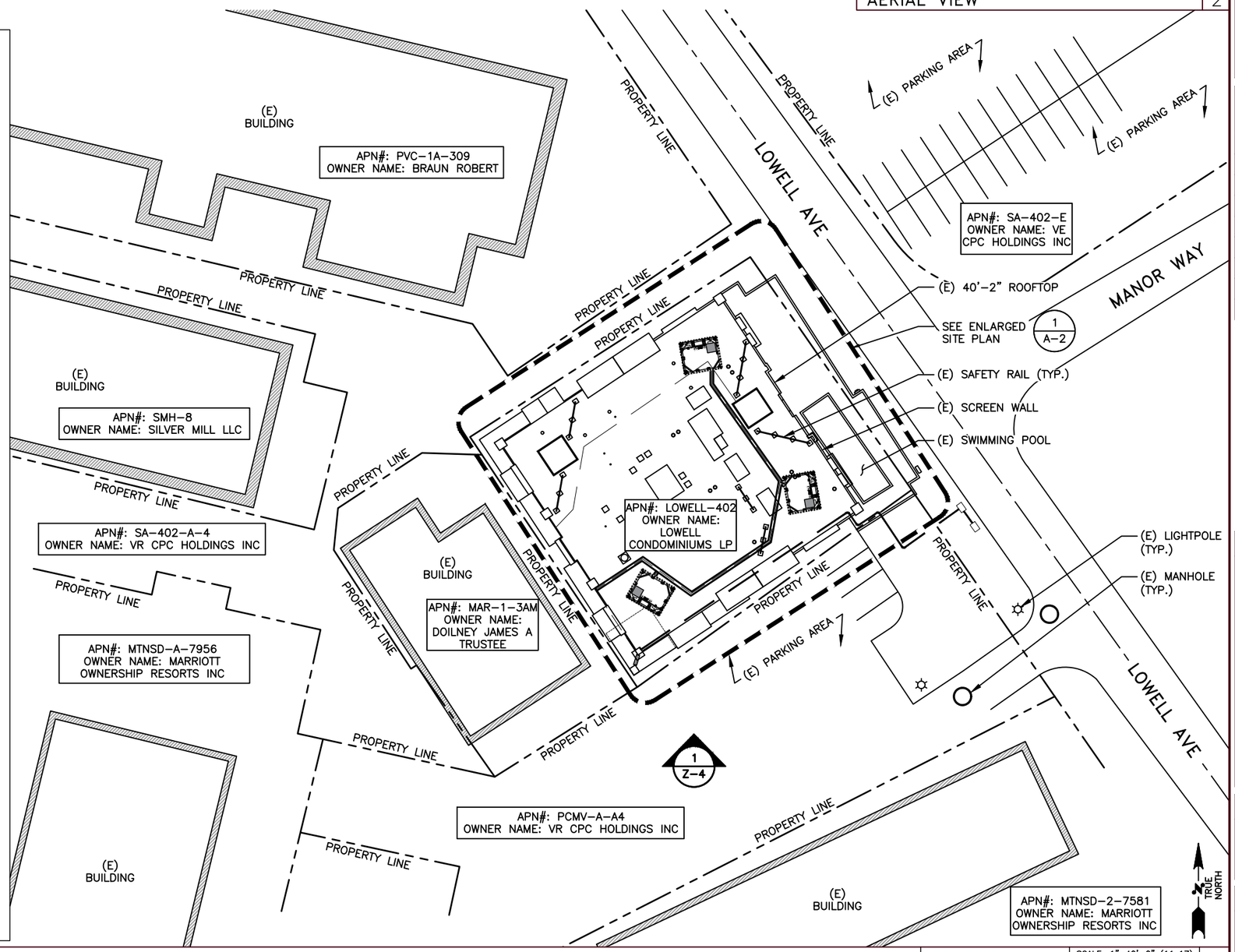
LEGEND

EXISTING TREES/SHRUBS	
ACCESS ROAD	
EXISTING BUILDING	
FENCE LINE	—X—
TREE/BUSH LINE	
PROPERTY LINE	
EASEMENT LINE	
UTILITY POLE	
POWER LINE	— POWER —
FIBER LINE	— FIBER —
OVERHEAD WIRE	— O/H —

GENERAL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE AT&T CONSTRUCTION MANAGER IN WRITING, OF ANY CONFLICT, ERRORS OR OMISSION PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF THE WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES AND NOTIFY UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AT (800) 424–5555 PRIOR TO EXCAVATION AT SITE.
8. ANY UNDERGROUND UTILITIES OR STRUCTURES THAT EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
9. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
10. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
11. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
12. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
13. THERE ARE NO COMMERCIAL SIGNS PROPOSED FOR THIS INSTALLATION.
14. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED IN ANY FILL OR EMBANKMENT.
15. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE DIRECTED BY UTILITY OWNER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
16. THE AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY SHALL BE GRADED AND RESTORED PER CODE/LANDLORD REQUIREMENTS.
17. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION, EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AND COORDINATED WITH THE MUNICIPALITY.
18. UTILITY WARNING TAPE SHALL BE PLACED ABOVE ALL NEW CONDUITS AT MAX 18" DEPTH BELOW GRADE.
19. AT&T CONTRACTOR RESPONSIBILITIES:
    a. INSTALLATION OF POWER AND TELCO CONDUIT FROM MULTI–GANG METER RACK AND TELCO DEMARCATION.
    b. INSTALLATION OF WAVE GUIDE SUPPORT FROM AT&T LEASED AREA TO TOWER BASE.
    c. POWER AND FIBER LINES FROM AT&T GROUND EQUIPMENT TO ANTENNA MOUNT LOCATION ON TOWER.
    d. AT&T ANTENNAS, RRU's AND APPURTENANT AT&T EQUIPMENT TO ANTENNA MOUNTING PLATFORM AT RAD CENTER IN ACCORDANCE WITH AT&T RFDS.

AERIAL VIEW | 2



OVERALL SITE PLAN

SCALE: 1"=40'–0" (11x17)
(OR) 2"=40'–0" (22x34)

1

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UTL06012

CAP NSB–UT.PCM_2_UTL06012 (QUARRY TRIGGER)

FA#: 13015420

SITE ADDRESS:

1335 LOWELL AVE PARK CITY, UT 84060
SUMMIT COUNTY

SHEET DESCRIPTION

OVERALL SITE PLAN

SHEET NO.

A–1

LEGEND

- EXISTING TREES/SHRUBS
- ACCESS ROAD
- EXISTING BUILDING
- FENCE LINE
- TREE/BUSH LINE
- PROPERTY LINE
- EASEMENT LINE
- UTILITY POLE
- POWER LINE
- FIBER LINE

NOTE:
THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

(E) BUILDING

APN#: PVC-1A-309
OWNER NAME: BRAUN ROBERT

PROPERTY LINE

(E) INTAKE PIPE
(E) HVAC
(E) STAIRS
(E) HOUSING ENTRY (EL. = 7011.9)
(E) 3.5" CONDUIT
(E) 14" PIPE (TYP.)
(E) ELEVATOR (EL. = 7010.5)
(E) 3.25" PIPE (TYP.)
(E) VERIZON STEEL SHELTER (EL. = 7017.8)

1 A-4 SEE ANTENNA LAYOUT

(E) SCREEN WALL

PROPOSED AT&T 13'-0"x11'-0" ALPHA SECTOR LEASE AREA (143 SQ. FT.)

5'-2" ±
8'-2" ±

1 A-5

LOWELL AVE

(E) PARKING AREA

(E) VERIZON STEEL SHELTER

PROPOSED AT&T (6) DC CABLES AND (3) FIBER CABLES

PROPOSED AT&T ROOF MOUNTED CABLE TRAY (APPROX. LENGTH: 175'

NEW SINGLE 200A ELECTRIC METER ON H-FRAME

(E) SAFETY RAIL (TYP.)

(E) 40'-2" ROOFTOP

(E) SWIMMING POOL

(E) DRAIN PIPES (TYP.)

(E) EXHAUST PIPE

PROPOSED AT&T FIBER HANDHOLE. AT&T TO INSTALL CONDUIT TO CENTURY LINK HANDHOLE (APPROX. 5')

5'-6" ±
7'-3" ±

PROPOSED AT&T FIBER VAULT CENTURY LINK

PROPOSED AT&T TRENCH PROPOSED CONDUIT AND INNERDUCTTO BUILDING (APPROX. 32')

PROPOSED AT&T 13'-0"x11'-0" BETA SECTOR LEASE AREA (143 SQ. FT.)

1 A-4 SEE ANTENNA LAYOUT

(E) HVAC

PROPOSED AT&T 2" RIGID INNERDUCT AND CONDUIT (APPROX. 135') THROUGH BUILDING TO CABINET ON LOWER LEVEL PARKING GARAGE

(E) LIGHTPOLE (TYP.)

APN#: LOWELL-402
OWNER NAME: LOWELL CONDOMINIUMS LP

(E) ROOFTOP

(E) AC UNIT (TYP.)

(E) 4.5" PIPE (TYP.)

PROPOSED AT&T 13'-0"x11'-0" GAMMA SECTOR LEASE AREA (143 SQ. FT.)

1 A-4 SEE ANTENNA LAYOUT

6'-8" ±
6'-8" ±

2 A-5

PROPOSED ICE BRIDGE FOR FIBER/POWER

(E) VENT TO PARKING LEVEL 3

APN#: PCMV-A-A4
OWNER NAME: VR CPC HOLDINGS INC

(E) BUILDING

APN#: MAR-1-3AM
OWNER NAME: DOILNEY JAMES A TRUSTEE

(E) VERIZON CABLE CHASE TO ROOFTOP FROM PARKING GARAGE

APPROXIMATE LOCATION OF EXISTING STORAGE ROOM IN PARKING GARAGE

SEE EQUIPMENT PLAN 1 A-3.2

PROPOSED AT&T POWER AND FIBER WILL RUN ALONG SIDE OF THE BUILDING ON THIS PATH IN PAINTED TO MATCH RIGID CONDUIT

PROPOSED AT&T POWER/FIBER ROUTE TO EQUIPMENT

TRUE NORTH

ENLARGED SITE PLAN

0 4' 8' 16'

SCALE: 1/16"=1'-0" (11x17)
(OR) 1/8"=1'-0" (22x34)

1

AT&T
161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112

smartlink
1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200
ANNAPOLIS, MD 21401

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	02/19/21	90% CD	KSN
B	03/24/21	90% CD	AVP
0	04/08/21	100% CD	IRP
1	07/29/21	100% CD	TRN

LICENSED PROFESSIONAL ENGINEER
No. 11152978-2202
CLIFF ABERNATHY
7-29-21
STATE OF UTAH

SITE INFORMATION

LTE 1C/2C/3C/4C

UTL06012

CAP NSB-UT.PCM_2_UTL06012 (QUARRY TRIGGER)

FA#: 13015420

SITE ADDRESS:

1335 LOWELL AVE PARK CITY, UT 84060
SUMMIT COUNTY

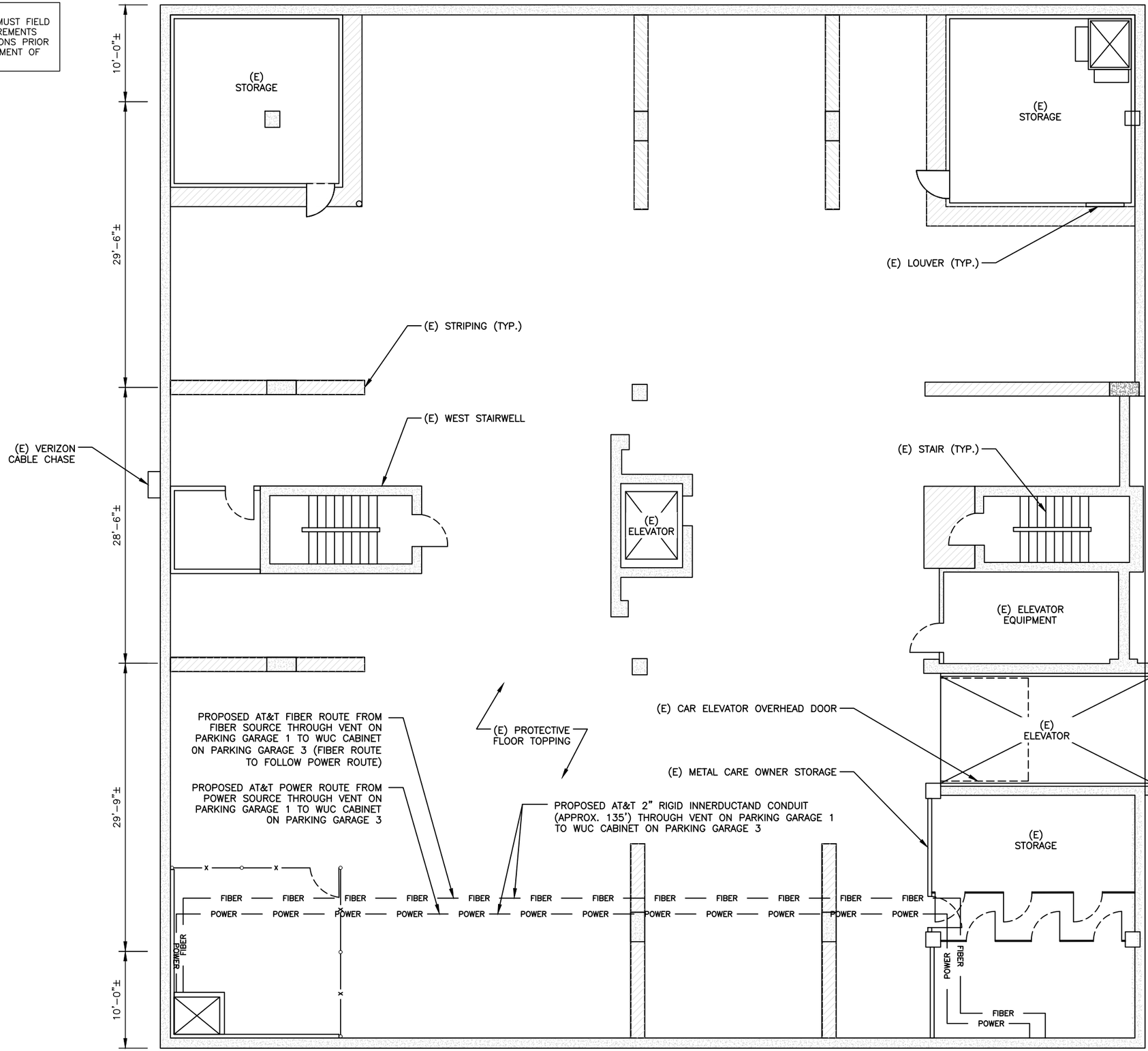
SHEET DESCRIPTION

ENLARGED SITE PLAN

SHEET NO.

A-2

NOTE:
THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



EQUIPMENT SITE PLAN – PARKING GARAGE 1 @ 1ST FLOOR

0 3' 6' 12'

SCALE: 3/32"=1'-0" (11x17)
(OR) 3/16"=1'-0" (22x34)

1

104

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LICENSED PROFESSIONAL ENGINEER
No. 11152978-2202
CLIFF ABERNATHY
7-29-21
STATE OF UTAH

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UTL06012

CAP NSB–UT.PCM_2_UTL06012
(QUARRY TRIGGER)

FA#: 13015420

SITE ADDRESS:

1335 LOWELL AVE PARK
CITY, UT 84060
SUMMIT COUNTY

SHEET DESCRIPTION

EQUIPMENT SITE PLAN – PARKING GARAGE 1

SHEET NO.

A–3

NOTE:
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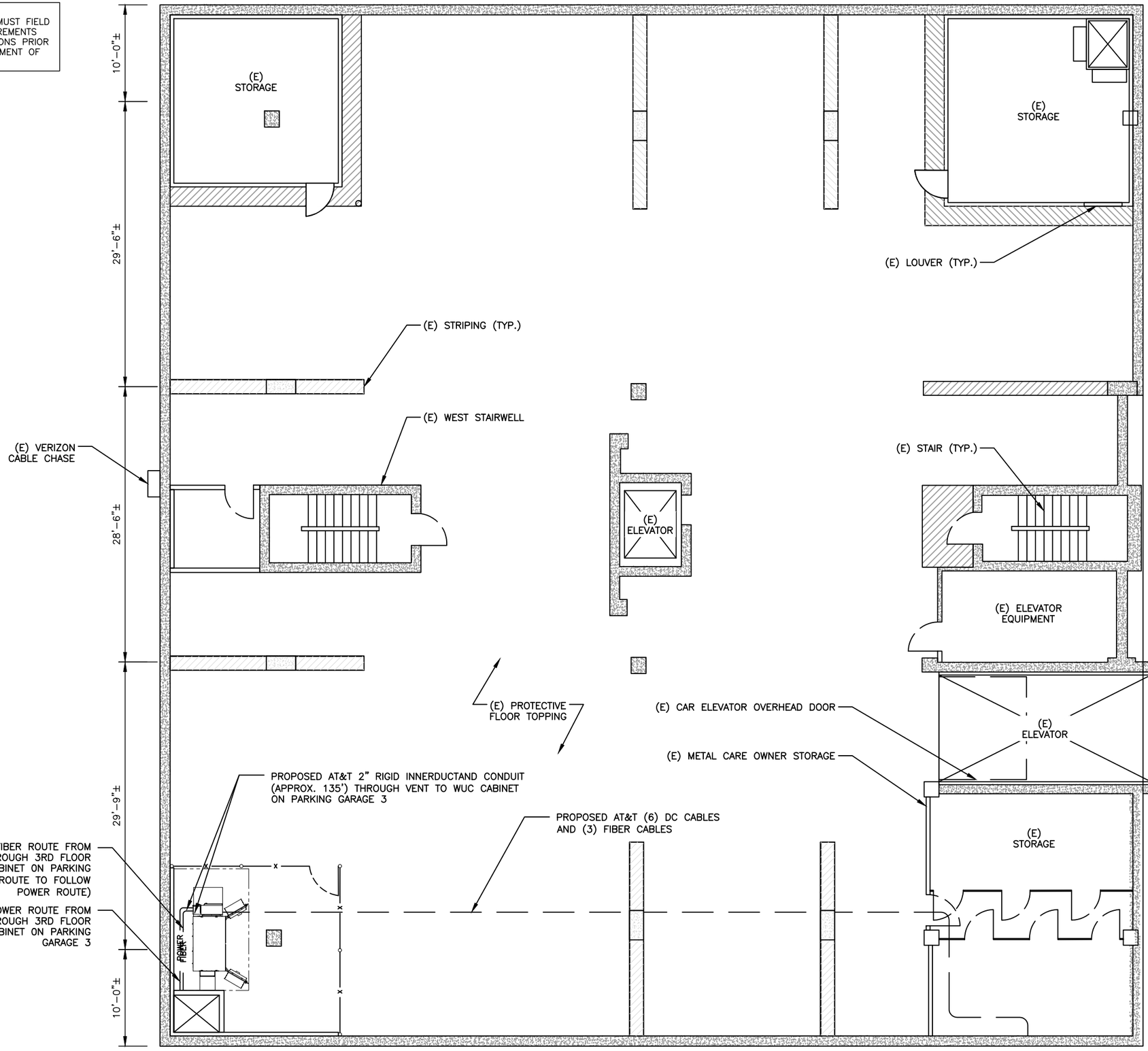

EQUIPMENT SITE PLAN – PARKING GARAGE 3 @ 3RD FLOOR

0 3' 6' 12'

SCALE: 3/32"=1'-0" (11x17)
(OR) 3/16"=1'-0" (22x34)

1

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SUBMITTALS

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0	04/08/21	100% CD	IRP
1	07/29/21	100% CD	TRN

LICENSED PROFESSIONAL ENGINEER
No. 11152978-2202
CLIFF ABERNATHY
7-29-21
STATE OF UTAH

SITE INFORMATION

LTE 1C/2C/3C/4C

UTL06012

CAP NSB–UT.PCM_2_UTL06012
(QUARRY TRIGGER)

FA#: 13015420

SITE ADDRESS:

1335 LOWELL AVE PARK
CITY, UT 84060
SUMMIT COUNTY

SHEET DESCRIPTION

EQUIPMENT SITE PLAN – PARKING GARAGE 3

SHEET NO.

A–3.1

NOTE:
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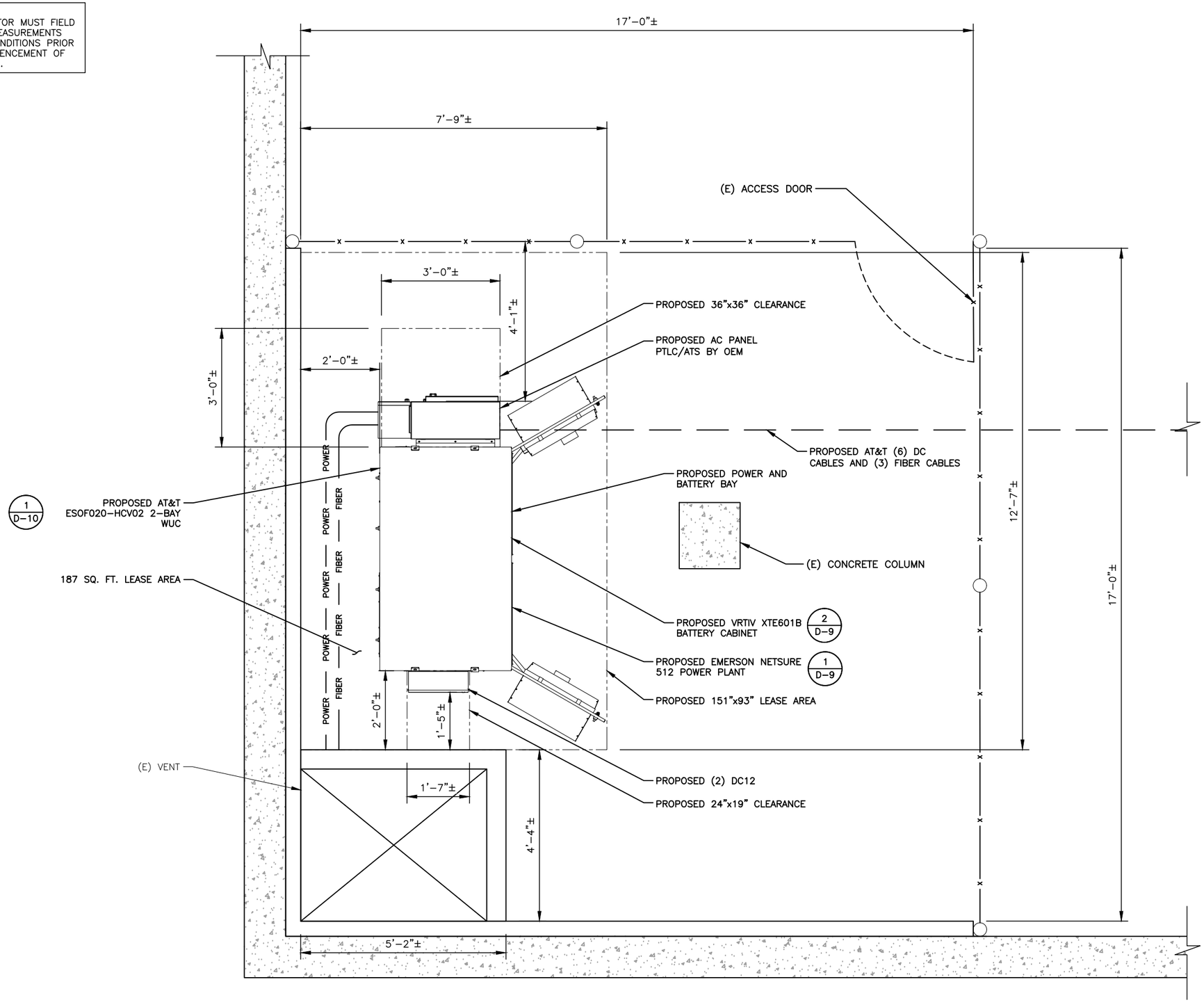

EQUIPMENT PLAN

0 1' 2' 3'

SCALE: 3/8"=1'-0" (11x17)
(OR) 3/4"=1'-0" (22x34)

1

106

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IRVING, TEXAS 75038
1-855-669-5421

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0	04/08/21	100% CD	IRP
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LICENSED PROFESSIONAL ENGINEER
No. 11152978-2202
CLIFF ABERNATHY
7-29-21
STATE OF UTAH

SITE INFORMATION

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UTL06012

CAP NSB-UT.PCM_2_UTL06012
(QUARRY TRIGGER)

FA#: 13015420

SITE ADDRESS:
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CITY, UT 84060
SUMMIT COUNTY

SHEET DESCRIPTION

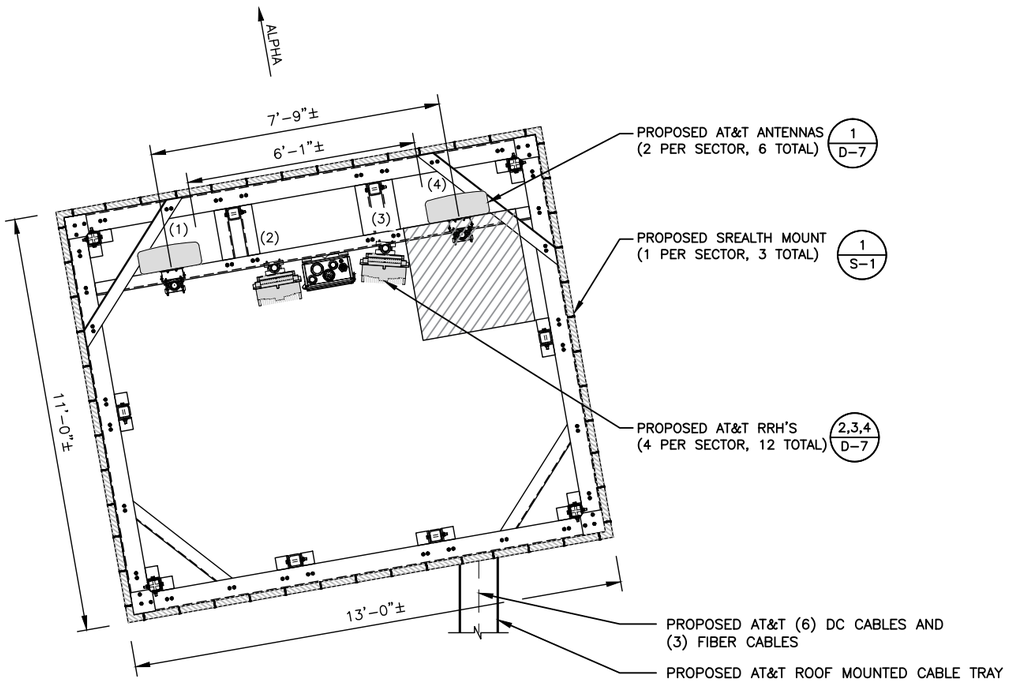
EQUIPMENT PLAN

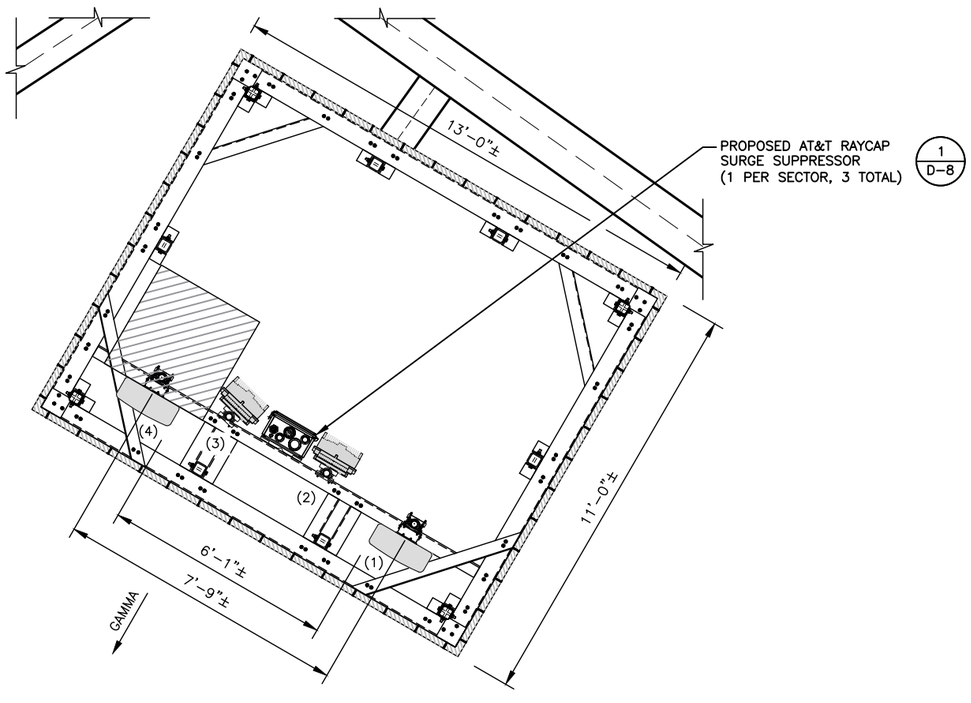
SHEET NO.

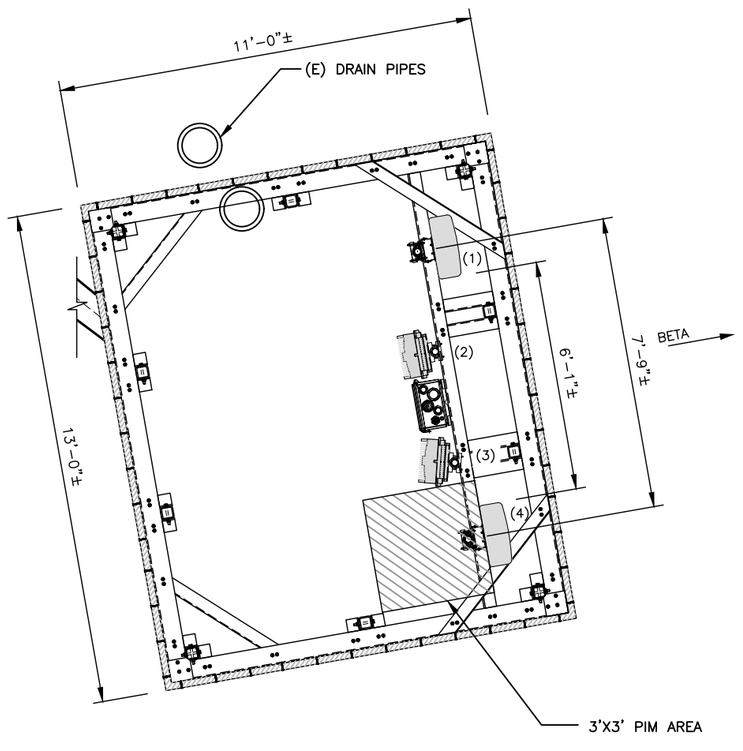
A-3.2

NOTE:

SURFACE AREA OF INDIVIDUAL ANTENNA	:	23.1 SQ. FT.
TOTAL NUMBER OF ANTENNAS	:	6
TOTAL SURFACE AREA FOR 6 ANTENNAS	:	138.6 SQ. FT.
LEASE AREA OF EACH SECTOR (A,B,C)	:	11'-0" x 13'-0"
AREA OF ALPHA SECTOR	:	143 SQ. FT.
AREA OF BETA SECTOR	:	143 SQ. FT.
AREA OF GAMMA SECTOR	:	143 SQ. FT.
TOTAL NO. OF SECTORS	:	3
TOTAL AREA OF 3 SECTORS	:	429 SQ. FT.







PROPOSED ANTENNA LAYOUT

0 2' 4'

SCALE: 1/4"=1'-0" (11x17)
(OR) 1/2"=1'-0" (22x34)

1

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B	03/24/21	90% CD	AVP
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LICENSED PROFESSIONAL ENGINEER
No. 11152978-2202
CLIFF ABERNATHY
7-29-21
STATE OF UTAH

SITE INFORMATION

LTE 1C/2C/3C/4C

UTL06012

CAP NSB-UT.PCM_2_UTL06012
(QUARRY TRIGGER)

FA#: 13015420

SITE ADDRESS:

1335 LOWELL AVE PARK
CITY, UT 84060
SUMMIT COUNTY

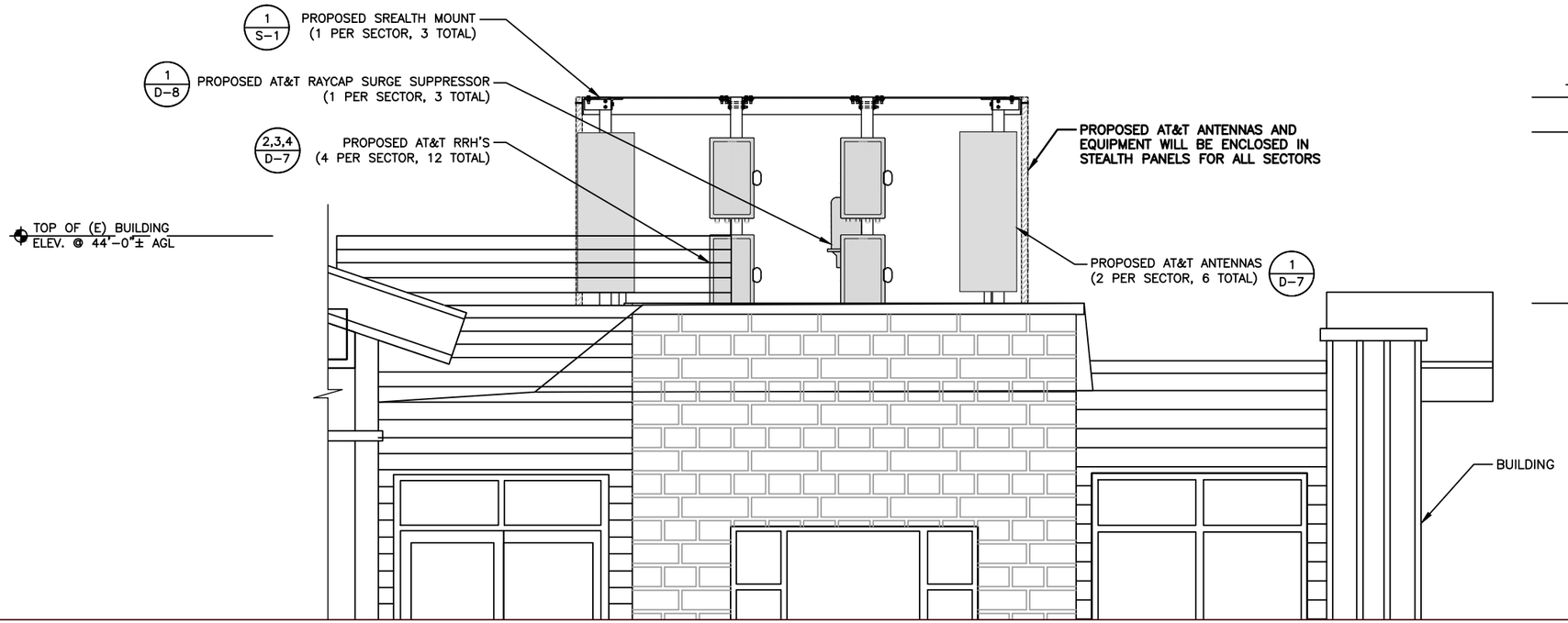
SHEET DESCRIPTION

ANTENNA LAYOUT AND SCHEDULE

SHEET NO.

A-4

107



PROPOSED SECTOR PROFILE

0 2' 4'

SCALE: 1/4"=1'-0" (11x17)
(OR) 1/2"=1'-0" (22x34)

1

ANTENNA SCHEDULE

SECTOR	ANTENNA POSITION	TECHNOLOGY	MANUFACTURER	MODEL NUMBER	STATUS	TIP HEIGHT	CABLE TYPE	APPROXIMATE CABLE LENGTH	SQUID	RADIO
ALPHA	1	LTE 850/LTE AWS	COMMSCOPE	NNH4-65A-R6* OR SIMILAR	NEW	47'-1"	(2) DC TRUNKS (1) FIBER TRUNK	–	(1) DC9-48-60-24-8C-EV	(1) AIRSCALE RRH 4T4R B5 160W AHCA* OR SIMILAR (1) AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB* OR SIMILAR
	2	–	–	–	–	–		190'-0"		–
	3	–	–	–	–	–		–		–
	4	LTE 700/LTE AWS	COMMSCOPE	NNH4-65A-R6* OR SIMILAR	NEW	47'-1"		190'-0"		(1) AIRSCALE DUAL RRH 4T4R B12/B14 320W AHLBA* OR SIMILAR (1) AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB* OR SIMILAR
BETA	1	LTE 850/LTE AWS	COMMSCOPE	NNH4-65A-R6* OR SIMILAR	NEW	47'-1"	(2) DC TRUNKS (1) FIBER TRUNK	–	(1) DC9-48-60-24-8C-EV	(1) AIRSCALE RRH 4T4R B5 160W AHCA* OR SIMILAR (1) AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB* OR SIMILAR
	2	–	–	–	–	–		80'-0"		–
	3	–	–	–	–	–		–		–
	4	LTE 700/LTE AWS	COMMSCOPE	NNH4-65A-R6* OR SIMILAR	NEW	47'-1"		80'-0"		(1) AIRSCALE DUAL RRH 4T4R B12/B14 320W AHLBA* OR SIMILAR (1) AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB* OR SIMILAR
GAMMA	1	LTE 850/LTE AWS	COMMSCOPE	NNH4-65A-R6* OR SIMILAR	NEW	47'-1"	(2) DC TRUNKS (1) FIBER TRUNK	–	(1) DC9-48-60-24-8C-EV	(1) AIRSCALE RRH 4T4R B5 160W AHCA* OR SIMILAR (1) AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB* OR SIMILAR
	2	–	–	–	–	–		170'-0"		–
	3	–	–	–	–	–		–		–
	4	LTE 700/LTE AWS	COMMSCOPE	NNH4-65A-R6* OR SIMILAR	NEW	47'-1"		170'-0"		(1) AIRSCALE DUAL RRH 4T4R B12/B14 320W AHLBA* OR SIMILAR (1) AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB* OR SIMILAR

* OR SIMILAR CONTRACTOR TO REFER TO FINAL RFDS FOR ALL RF DETAILS.

PROPOSED ANTENNA SCHEDULE

N.T.S.

2

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Trylon
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IRVING, TEXAS 75038
1-855-669-5421

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LICENSED PROFESSIONAL ENGINEER
No. 11152978-2202
CLIFF ABERNATHY
7-29-21
STATE OF UTAH

SITE INFORMATION

LTE 1C/2C/3C/4C

UTL06012

CAP NSB-UT.PCM_2_UTL06012
(QUARRY TRIGGER)

FA#: 13015420

SITE ADDRESS:

1335 LOWELL AVE PARK
CITY, UT 84060
SUMMIT COUNTY

SHEET DESCRIPTION

ANTENNA LAYOUT AND SCHEDULE

SHEET NO.

A-4.1

NOTES:

1. THESE DRAWINGS SHALL NOT BE RELIED UPON AS AN INDICATION THAT THE TOWER STRUCTURE, ITS COMPONENTS, AND ITS FOUNDATION HAVE ADEQUATE STRUCTURAL CAPACITY TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, MOUNTS, EQUIPMENT, AND COAXIAL CABLES. TRYLON HAS NOT PERFORMED A STRUCTURAL ANALYSIS ON THE TOWER, FOUNDATION, ANTENNA MOUNT, AND ALL ITS COMPONENTS. IT IS THE RESPONSIBILITY OF THE OWNER TO HAVE A STRUCTURAL ANALYSIS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS PRIOR TO THE INSTALLATION OF ANY PROPOSED EQUIPMENT, COAXIAL CABLES, ANTENNAS, OR APPURTENANCES ON THE TOWER. THIS STRUCTURAL ANALYSIS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN UTAH.
2. INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES, AND SUPPORT STRUCTURES. ANTENNA WORK TO BE INSTALLED PER THE REQUIREMENTS OF THE TOWER MANUFACTURER'S SPECIFICATION.
3. ANTENNA AND MOUNT DESIGN MUST COMPLY WITH ANSI/TIA-222-H AND ALL LOCAL CODES.
4. CONTRACTOR TO PROVIDE THE PROPER COAX JUMPER SUPPORT ATTACHMENTS TO THE TOWER AND ANTENNA MOUNT.
5. CONTRACTOR TO GET THE LATEST AT&T RFDS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. CONTRACTOR SHOULD REFER TO FINAL RFDS FOR ALL RF DETAILS.
7. THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

NOTE:
STRUCTURAL ANALYSIS AND MOUNT ANALYSIS TO BE PERFORMED PRIOR TO EQUIPMENT INSTALLATION IN ORDER TO VERIFY THAT THE STRUCTURE IS ADEQUATE TO SUPPORT THE PROPOSED EQUIPMENT.

NOTE:
STEALTH PANELS MUST BE PAINTED AND DESIGN TO MATCH EXISTING STEALTH ANTENNAS ON THE ROOFTOP.

PROPOSED NORTHEAST ELEVATION

0 3' 6' 12'

SCALE: 3/32"=1'-0" (11x17)
(OR) 3/16"=1'-0" (22x34)

NOTE:
STRUCTURAL ANALYSIS AND MOUNT ANALYSIS TO BE PERFORMED PRIOR TO EQUIPMENT INSTALLATION IN ORDER TO VERIFY THAT THE STRUCTURE IS ADEQUATE TO SUPPORT THE PROPOSED EQUIPMENT.

NOTE:
STEALTH PANELS MUST BE PAINTED AND DESIGN TO MATCH EXISTING STEALTH ANTENNAS ON THE ROOFTOP.

PROPOSED SOUTHEAST ELEVATION

0 3' 6' 12'

SCALE: 3/32"=1'-0" (11x17)
(OR) 3/16"=1'-0" (22x34)

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LICENSED PROFESSIONAL ENGINEER
No. 11152978-2202
CLIFF ABERNATHY
7-29-21
STATE OF UTAH

SITE INFORMATION

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UTL06012

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(QUARRY TRIGGER)

FA#: 13015420

SITE ADDRESS:
1335 LOWELL AVE PARK CITY, UT 84060
SUMMIT COUNTY

SHEET DESCRIPTION

ELEVATIONS

SHEET NO.

A-5

109

CABLE LENGTH											
SECTOR		DISTANCE & CABLE TYPE			DISTANCE & CABLE TYPE			DISTANCE & CABLE TYPE			TOTAL CABLE LENGTH	FINAL VOLTAGE
ALPHA	PDF	15'	8 AWG	DC-12	190'	8 AWG	SQUID	15'	8 AWG	RRH	220'	42.89V
BETA		15'	8 AWG		80'	8 AWG		15'	8 AWG		110'	44.75V
GAMMA		15'	8 AWG		170'	8 AWG		15'	8 AWG		200'	42.41V

NOTE:
1. USE COMMSCOPE SNAPTAK CABLE HANGERS 10 FT. BELOW AND ABOVE ANTENNAS, AND 5 FT. BEHIND ANTENNAS TO MITIGATE PIM ISSUES. SEE DETAIL 2/D-6.
2. CONTRACTOR TO REFER TO FINAL RFDS FOR ALL RF DETAILS.

CABLE COUNT	
QUANTITY	CABLE TYPE
6	(N) 6 CONDUCTORS (3 PR) 3/4" DC CABLE
3	(N) 36 FIBER (18 PR) 3/8" FIBER

CABLE LENGTH AND COUNT — N.T.S. — 1

SNAPTAK PIM FREE POLYMER HANGERS				
	PART #	AT&T ITEM NUMBER	CABLE SIZE RANGE	AT&T APPROVED CABLES
	SSH-47	ANT. 16979	4.0 TO 7.0 MM	2 FIBER JUMPERS AND 4 FIBER JUMPERS
	SSH-710	ANT. 16980	7.1 TO 10.0 MM	RET CABLES
	SSH-1014	ANT. 16981	10.1 TO 14.0 MM	2 CONDUCTOR POWER CABLES
	SSH-1416	ANT. 16982	14.1 TO 16.0 MM	1/2" COAX CABLE JUMPERS

NOTE:
USE SNAPTAK PIM FREE POLYMER HANGERS OR SIMILAR FOR COAX, DC AND FIBER JUMPER SUPPORT.

SNAPTAK PIM FREE POLYMER HANGERS OR SIMILAR — N.T.S. — 2

DETAIL NOT USED — N.T.S. — 3

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LICENSED PROFESSIONAL ENGINEER
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CLIFF ABERNATHY
7-29-21
STATE OF UTAH

SITE INFORMATION

LTE 1C/2C/3C/4C

UTL06012

CAP NSB-UT.PCM_2_UTL06012
(QUARRY TRIGGER)

FA#: 13015420

SITE ADDRESS:

1335 LOWELL AVE PARK
CITY, UT 84060
SUMMIT COUNTY

SHEET DESCRIPTION

DETAILS

SHEET NO.

D-6

NNH4-65A-R6

12-port sector antenna, 4x 698–896 and 8x 1695–2360 MHz, 65° HPBW, 6x RET.

- Interleaved dipole technology providing for attractive, low wind load mechanical package
- Array configuration provides capability for 4T4R (4x MIMO) on Low band and Dual 4T4R (4x MIMO) on High band
- Optimized SPR performance across all operating bands
- Excellent wind loading characteristics

General Specifications

Antenna Type	Sector
Band	Multiband
Color	Light gray
Grounding Type	RF connector body grounded to reflector and mounting bracket
Performance Note	Outdoor usage | Wind loading figures are validated by wind tunnel measurements described in white paper WP-112534-EN
Radome Material	Fiberglass, UV resistant
Radiator Material	Aluminum | Low loss circuit board
Reflector Material	Aluminum
RF Connector Interface	4.3-10 Female
RF Connector Location	Bottom
RF Connector Quantity, high band	8
RF Connector Quantity, low band	4
RF Connector Quantity, total	12

Remote Electrical Tilt (RET) Information

RET Hardware	CommRET v2
RET Interface	8-pin DIN Female | 8-pin DIN Male
RET Interface, quantity	1 female | 1 male
Input Voltage	10–30 Vdc
Internal RET	High band (4) | Low band (2)
Power Consumption, idle state, maximum	1 W
Power Consumption, normal conditions, maximum	8 W
Protocol	3GPP/AISG 2.0 (Multi-RET)

Dimensions

Width	498 mm | 19.606 in
Depth	197 mm | 7.756 in
Length	1400 mm | 55.118 in
Net Weight, without mounting kit	33.5 kg | 73.855 lb

NNH4-65A-R6 ANTENNA DETAIL | NOT TO SCALE | 1

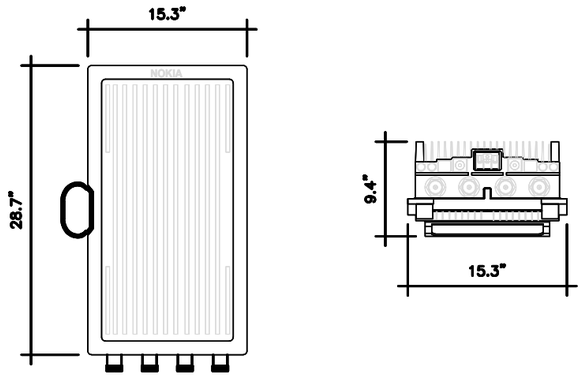
NOKIA AIRSCALE DUAL RRH 4T4R B12/14 320W AHLBA

DIMENSIONS, HXWXD: 560 X 308 X 149 (MM) (CORE)
28.7" X 15.3" X 9.4" (CORE)

730 X 390 X 240 (MM)
(OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)

28.7" X 15.3" X 9.4"
(OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)

WEIGHT: < 46 (kg)
< 101.4 lbs
(OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)



AIRSCALE DUAL RRH 4T4R B12/14 320W AHLBA DETAIL | NOT TO SCALE | 2

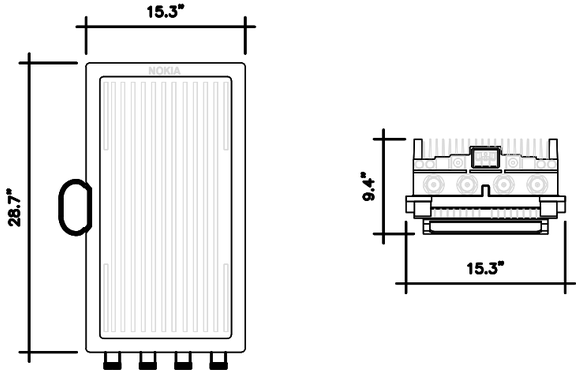
NOKIA AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB

DIMENSIONS, HxWxD: 560 X 308 X 149 (MM) (CORE)
28.7" X 15.3" X 9.4" (CORE)

730 X 390 X 240 (MM)
(OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)

28.7" X 15.3" X 9.4"
(OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)

WEIGHT: < 40 (kg)
< 88.2 lbs
(OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)

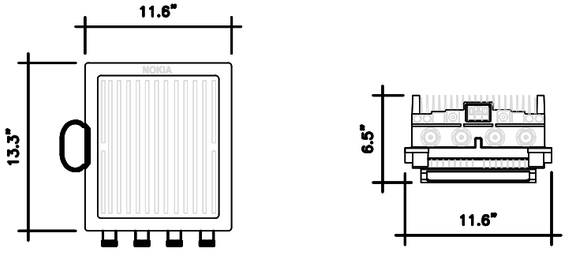


AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB DETAIL | NOT TO SCALE | 3

NOKIA NOKIA AIRSCALE RRH 4T4R B5 160W AHCA

DIMENSIONS, HXWXD: 337 X 295 X 165 (MM)
13.3" X 11.6" X 6.5"

WEIGHT: 16.7 (kg)
36.8 lbs



AIRSCALE RRH 4T4R B5 160W AHCA DETAIL | NOT TO SCALE | 4

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ANNAPOLIS, MD 21401

Trylon
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IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	02/19/21	90% CD	KSN
B	03/24/21	90% CD	AVP
0	04/08/21	100% CD	IRP
1	07/29/21	100% CD	TRN

LICENSED PROFESSIONAL ENGINEER
No. 11152978-2202
CLIFF ABERNATHY
7-29-21
STATE OF UTAH

SITE INFORMATION

LTE 1C/2C/3C/4C

UTL06012

CAP NSB-UT.PCM_2_UTL06012
(QUARRY TRIGGER)

FA#: 13015420

SITE ADDRESS:

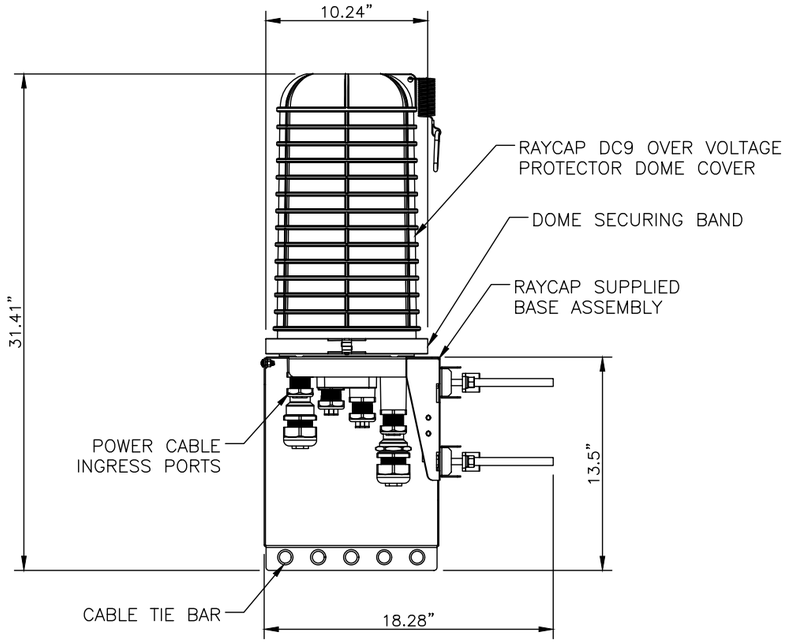
1335 LOWELL AVE PARK
CITY, UT 84060
SUMMIT COUNTY

SHEET DESCRIPTION

WALK IN CABINET DETAILS

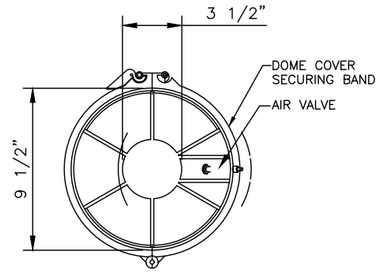
SHEET NO.

D-7



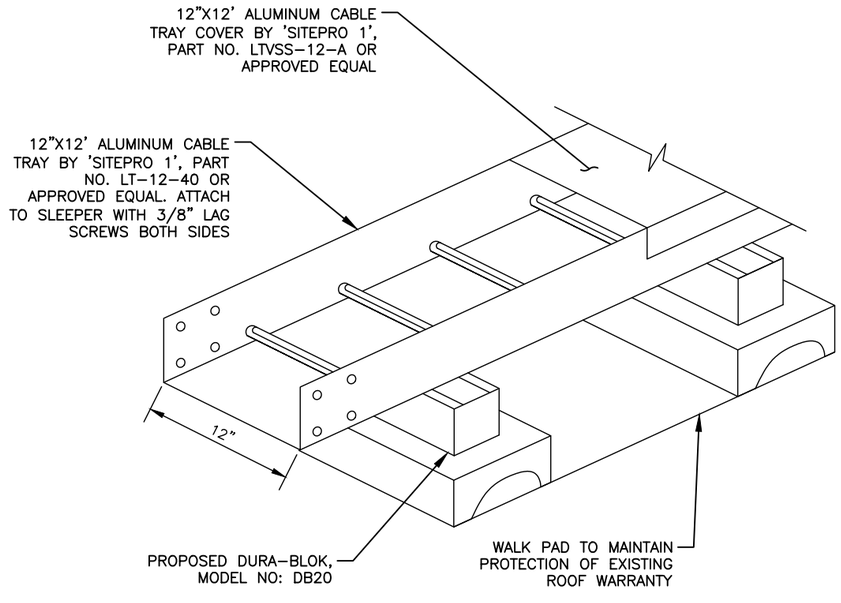
RAYCAP DC9 (SQUID)	
LENGTH (H)	18.28"
WIDTH (W)	10.24"
HEIGHT (D)	31.41"
WEIGHT: SYSTEM MOUNT TOTAL:	 16.0 LBS 10.2 LBS 26.2 LBS
COMBINED WIND LOADING SUSTAINED | GUST	105.7 LBS | 213.6 LBS

DC9-48-60-24-8C-EV



TOP VIEW

DC/FIBER SQUID DETAILS | NOT TO SCALE | 1



CABLE TRAY DETAIL | NOT TO SCALE | 2

Part No.	Height in. (mm)	Width in. (mm)	Overall Length in. (mm)	Weight Each lbs. (kg)
DB5	5" (127)	6" (152)	4.8" (122)	2.75 (1.25)
DB10	5" (127)	6" (152)	9.6" (244)	5.28 (2.39)
DB20	5" (127)	6" (152)	20.2" (513)	10.63 (4.82)
DB30	5" (127)	6" (152)	30.8" (782)	15.99 (7.25)
DB40	5" (127)	6" (152)	41.4" (1052)	21.34 (9.68)
DB48	5" (127)	6" (152)	52.0" (1321)	26.70 (12.4)

SPACING BETWEEN DURA-BLOCK MEMBERS ARE 2'

DURA-BLOK : DB20 | NOT TO SCALE | 3

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UTL06012

CAP NSB-UT.PCM_2_UTL06012
(QUARRY TRIGGER)

FA#: 13015420

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1335 LOWELL AVE PARK
CITY, UT 84060
SUMMIT COUNTY

SHEET DESCRIPTION

GENERATOR DETAILS

SHEET NO.

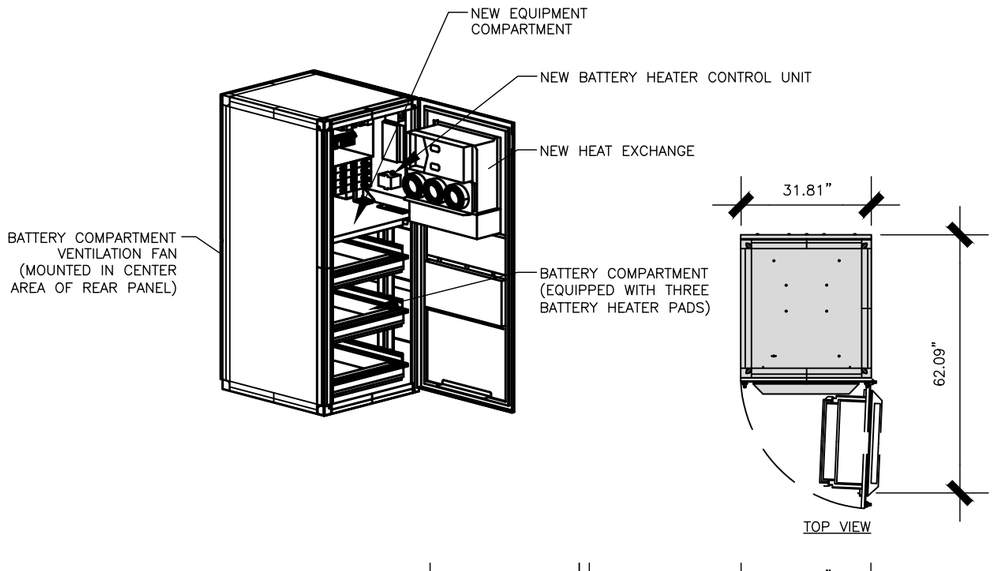
D-8

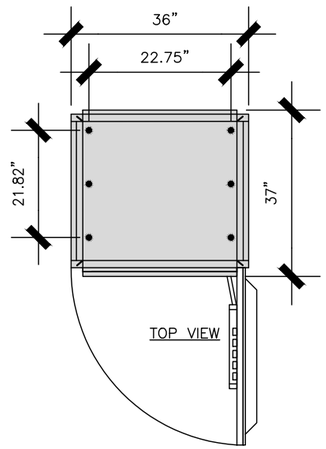
SIZE AND WEIGHT TABLE

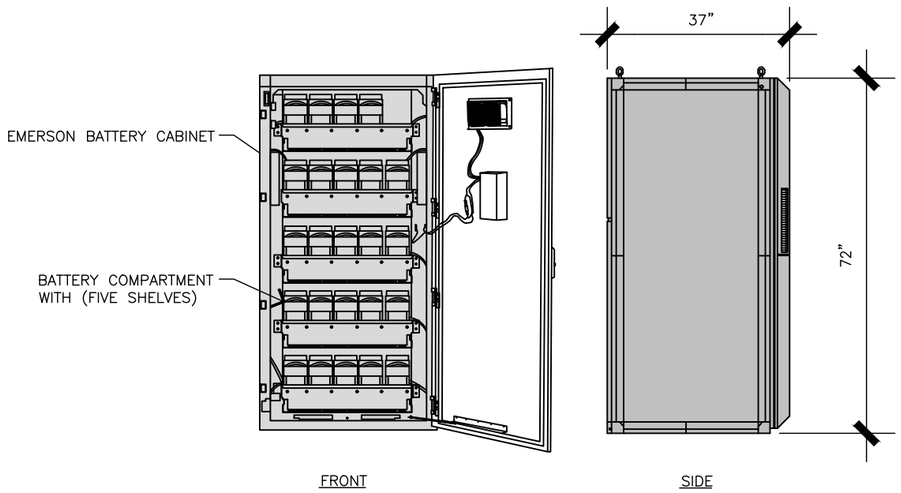
POWER PLANT	WIDTH	DEPTH	HEIGHT	WEIGHT
EMERSON/NETSURE 512 OUTDOOR POWER CABINET	31.81"	39.02"	72.5"	752 LBS.
EMERSON/NETSURE 512 OUTDOOR W/BATTERIES				2206 LBS.

CLEARANCE

CLEARANCE	FRONT	REAR	SIDES
EMERSON/NETSURE 512 OUTDOOR POWER CABINET	36"	6"	2"







SIZE AND WEIGHT TABLE

BATTERY CABINET	WIDTH	DEPTH	HEIGHT	WEIGHT
NETXTEND OUTDOOR BATTERY CABINET	36"	37"	72"	980 LBS.

CLEARANCE

CLEARANCE	FRONT	REAR	SIDES
NETXTEND OUTDOOR BATTERY CABINET	36"	6"	2"

PROPOSED EMERSON NETSURE 512 POWER PLANT DETAIL | NOT TO SCALE | 1

PROPOSED VERTIV XTE 601B BATTERY CABINET DETAIL | NOT TO SCALE | 2

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UTL06012

CAP NSB-UT.PCM_2_UTL06012 (QUARRY TRIGGER)

FA#: 13015420

SITE ADDRESS:

1335 LOWELL AVE PARK CITY, UT 84060
SUMMIT COUNTY

SHEET DESCRIPTION

WALK IN CABINET DETAILS

SHEET NO.

D-9

ESOF020-HCV02
2-Bay Walk Upto Cabinet (WUC)

Product Features

- Sealed Multi-bay Equipment and Power Compartment
- Sealed Battery Compartment
- Corrosion Resistant Aluminum enclosure
- Thermo-siphon HEX cooling
- R6 Thermal Insulation Material
- Attachment Rails for AC Load Center
- Rear Access Hatches
- Optional Dual GPS Antenna Mount

Smarter. Greener. Together.

www.deltaww.com

Specifications

Model	ESOF020-HCV02 Walk Upto Cabinet (WUC)
1. General	
System cooling capacity	2.5kW Equip Heat Load with Equip Inlet <55C @ 46C ambient
Dimensions (W x H x D)	68W" x 42"D (50" including HEX) x 80"H (add 6" plinth)
Protection class	NEMA4
Door latches	3 point latches (can be pad locked)
Ground bar	2ea 10-positions
Lifting Mechanism	4 lifting brackets
Equipment Compartment	Bay 1 – 23", 19RU for DC Power System and PDU Bay 2 – 23", 44RU for equipment
Battery Compartment	Shelves for 3 strings batteries, designed for: GNB Marathon M12V180FT Enersys SBS190F Enersys SBS170F
Weight	1860 lbs (Batteries, Power System and Load Equipment excluded)
Materials:	Enclosure Aluminum AL5052, Inner frames Galvanized steel
Finish	Powder Paint RAL7032
Safety	cULus LISTED pending
2. Environment	
Operating temperature	-40°C to +50°C (-40°F to +122°F)
Storage temperature	-40°C to +75°C (-40°F to +158°F)
Acoustics	65 dBA @ 40C equipment inlet, 75 dBA @ 55C equipment inlet
Humidity (relative)	95%, non-condensing (Max.)
3. Thermal management	
Cooling system	Equipment compartment: 2 200W/°K Thermosiphon HEX
Heating system	Equipment compartment: 2 1500W DC heaters Battery compartment: 1 1500W DC heater
4. Equipment	
Arranged for third-party equipment:	AC Load Center (not provided) DC Power System (not provided) Batteries (not provided)
Cable Entry:	
AC Cable	(2) Trade Size 2" ports
Bottom Cable	Arranged for (3) Roxtec EzEntry 24/24 multi-port (not provided) Arranged for (3) Roxtec EzEntry 16/16 multi-port (not provided)
Lower Rear	(4) Trade Size 3" ports
Upper Rear	Arranged for (1) Valmont E575 port kit (not provided)
5. Optional Items	
Optional items	NEQ.20115 – Dual GPS Antenna Mast Kit (Delta 3798100742-S) NEQ.20114 – Wave Guide Top Plate (Valmont E575)
6. Ordering information	
System	NEQ.20212– Cabinet 2-Bay 2-HEX (Delta ESOF020-HCV02)

*All specifications are subject to change without prior notice.

Delta Group Website:
www.deltaww.com

Product Website:
www.deltapowersolutions.com

United States of America & Canada
Delta Electronics (USA) Inc.
2925 E. Plano Parkway
Plano, Texas 75074

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SITE INFORMATION

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UTL06012

CAP NSB-UT.PCM_2_UTL06012
(QUARRY TRIGGER)

FA#: 13015420

SITE ADDRESS:
1335 LOWELL AVE PARK
CITY, UT 84060
SUMMIT COUNTY

SHEET DESCRIPTION

WUC CABINET DETAILS

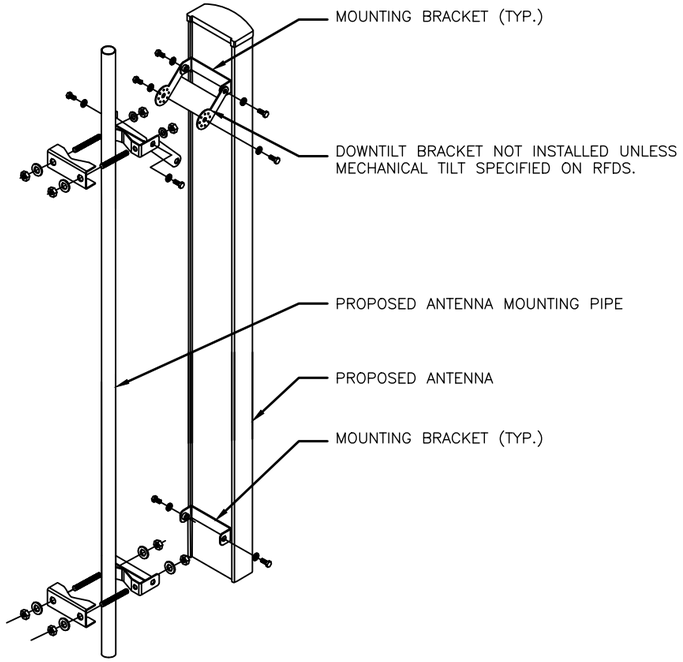
SHEET NO.

D-10

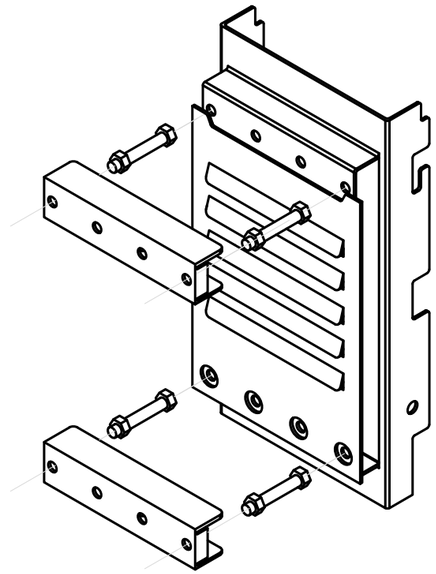
PROPOSED 2-BAY WUC CABINET DETAIL

NOT TO SCALE

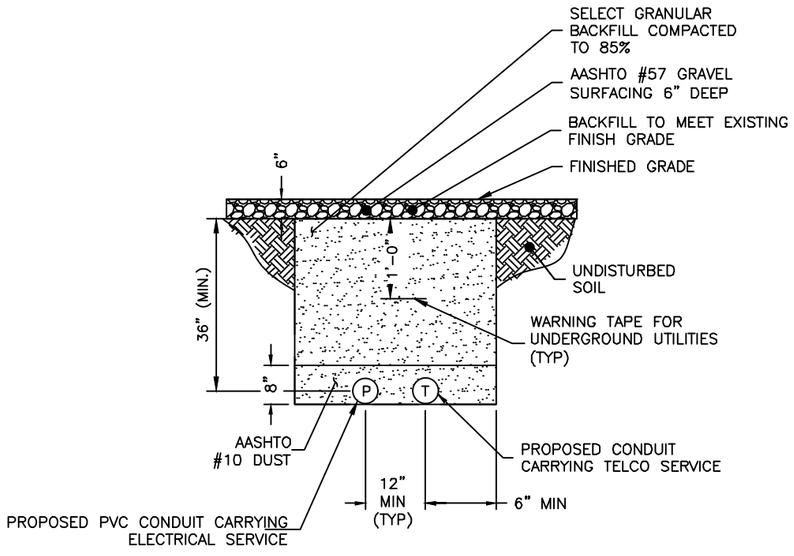
1



ANTENNA MOUNTING DETAIL | NOT TO SCALE | 1

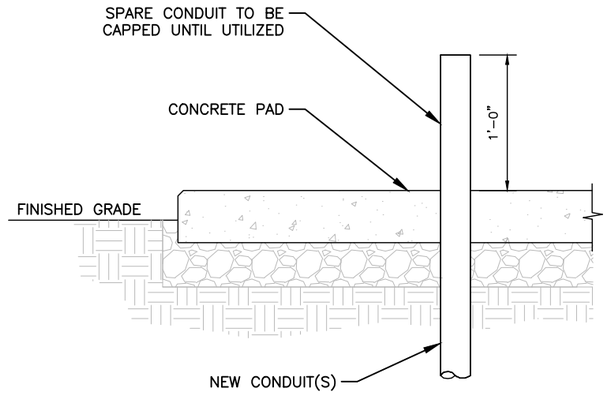


RRH MOUNTING DETAIL | NOT TO SCALE | 2



NOTE:
EXCAVATE EXISTING SUBGRADE AS REQUIRED TO INSTALL CONDUITS ACCORDING TO OSHA AND ALL APPLICABLE CODES.

TYPICAL TRENCH DETAIL | NOT TO SCALE | 3



NOTE:
ALL CONDUITS SHALL BE INSTALLED WITH PULL STRINGS

CONDUIT PENETRATION DETAIL | NOT TO SCALE | 4

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CLIFF ABERNATHY
7-29-21
STATE OF UTAH

SITE INFORMATION

LTE 1C/2C/3C/4C

UTL06012

CAP NSB-UT.PCM_2_UTL06012
(QUARRY TRIGGER)

FA#: 13015420

SITE ADDRESS:

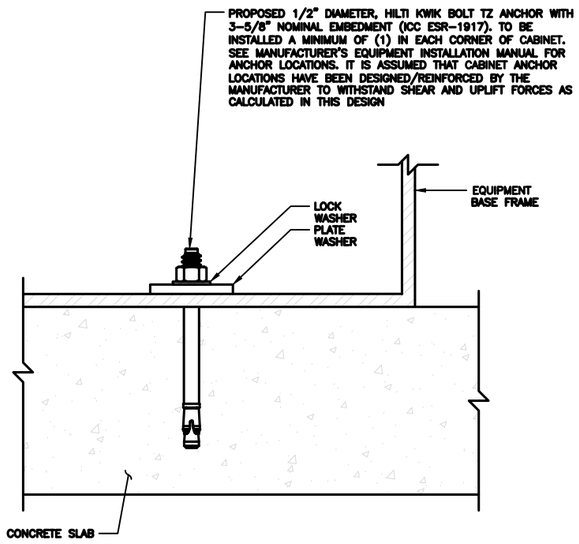
1335 LOWELL AVE PARK
CITY, UT 84060
SUMMIT COUNTY

SHEET DESCRIPTION

DETAILS

SHEET NO.

D-11



CABINET ANCHORAGE DETAIL | NOT TO SCALE | 1

DETAIL NOT USED | NOT TO SCALE | 2

DETAIL NOT USED | NOT TO SCALE | 3

DETAIL NOT USED | NOT TO SCALE | 4

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SUMMIT COUNTY

SHEET DESCRIPTION

DETAILS

SHEET NO.

D-12

AC LINE-LINE FAULT CURRENT CALCULATIONS NOTE: CALCULATIONS BASED UPON THE POINT-TO-POINT METHOD		
ENTER THE FOLLOWING INPUTS:		
AVAILABLE FAULT CURRENT, FROM GOVERNING UTILITY COMPANY (LEAVE BLANK IF UNKNOWN)	30000	AMPS
FAULT CURRENT AT EXISTING SWITCHGEAR		
SHORT CIRCUIT CURRENT RMS SYMMETRICAL	30000	AMPS
LINE-LINE FAULT CURRENT AT SECONDARY: $I_{SC(L-L)} = I_{L-L}$/TOTAL IMPEDANCE	30000	AMPS
LINE-NEUTRAL FAULT CURRENT AT SECONDARY: $I_{SC(L-N)} = I_{L-N}$/TOTAL IMPEDANCE	30000	AMPS
FAULT CURRENT AT NEW 200A DISCONNECT		
CABLE LENGTH FROM TRANSFORMER TO METER ("L")	135	FEET
TYPE OF CABLE ("Cu" FOR COPPER, "Alu" FOR ALUMINUM)	Cu	1 CORE CABLE
SYSTEM VOLTAGE (LINE-LINE)	208	VOLTS
VOLTAGE SYSTEM, NUMBER OF PHASES	3	
SYSTEM VOLTAGE (LINE-NEUTRAL)	120	VOLTS
NUMBER OF CONDUCTORS PER PHASE ("N")	1	
CABLE SIZE, AWG	#3/0	
PHASE CONDUCTOR CROSS-SECTIONAL AREA (CIRCULAR MILS)	167800	
TYPE OF RACEWAY	MAGNETIC	
PHASE CONDUCTOR CONSTANT ("C_1")	12844	
NEUTRAL CONDUCTOR CONSTANT ("C_2")	12844	
F_{M1-L1}: $F_{M1-L1}=(2 \times L \times I_{SC})/(C_1 \times N \times V_{L-L})$, SINGLE-PHASE OR $=(1.732 \times L \times I_{SC})/(C1 \times N \times V_{L-L})$, THREE-PHASE	2.6257	
F_{2L-N}: $F_{2L-N}=(2 \times L \times I_{SC})/(C_2 \times N \times V_{L-N})$, SINGLE-PHASE OR $=(1.732 \times L \times I_{SC})/(C2 \times N \times V_{L-N})$, THREE-PHASE	4.5512	
M_{1-L-L}: $M_1=(1/(1+F_1))$	0.2756	
M_{2L-N}: $M_2=(1/(1+F_2))$	0.1801	
LINE-LINE FAULT CURRENT AT NEW 200A DISCONNECT: [ISC,L-L x M1]	8274	AMPS
LINE-NEUTRAL FAULT CURRENT AT NEW 200A DISCONNECT: [ISC,L-N x M2]	5404	AMPS
FAULT CURRENT AT NEW AC POWER PANEL		
CABLE LENGTH FROM NEW 200A DISCONNECT TO NEW AC POWER PANEL ("L")	10	FEET
TYPE OF CABLE ("Cu" FOR COPPER, "Alu" FOR ALUMINUM)	Cu	1 CORE CABLE
SYSTEM VOLTAGE (LINE-LINE)	208	VOLTS
VOLTAGE SYSTEM, NUMBER OF PHASES	3	
SYSTEM VOLTAGE (LINE-NEUTRAL)	120	VOLTS
NUMBER OF CONDUCTORS PER PHASE ("N")	1	
CABLE SIZE, AWG	#3/0	
PHASE CONDUCTOR CROSS-SECTIONAL AREA (CIRCULAR MILS)	167800	
TYPE OF RACEWAY	MAGNETIC	
PHASE CONDUCTOR CONSTANT ("C_1")	12844	
NEUTRAL CONDUCTOR CONSTANT ("C_2")	12844	
F_{M1-L1}: $F_{M1-L1}=(2 \times L \times I_{SC})/(C_1 \times N \times V_{L-L})$, SINGLE-PHASE OR $=(1.732 \times L \times I_{SC})/(C1 \times N \times V_{L-L})$, THREE-PHASE	0.0536	
F_{2L-N}: $F_{2L-N}=(2 \times L \times I_{SC})/(C_2 \times N \times V_{L-N})$, SINGLE-PHASE OR $=(1.732 \times L \times I_{SC})/(C2 \times N \times V_{L-N})$, THREE-PHASE	0.0607	
M_{1-L-L}: $M_1=(1/(1+F_1))$	0.9491	
M_{2L-N}: $M_2=(1/(1+F_2))$	0.9427	
LINE-LINE FAULT CURRENT AT NEW AC POWER PANEL: [ISC,L-L x M1]	7853	AMPS
LINE-NEUTRAL FAULT CURRENT AT NEW AC POWER PANEL: [ISC,L-N x M2]	5095	AMPS

AC POWER PANEL No. 1 **(NEW)**

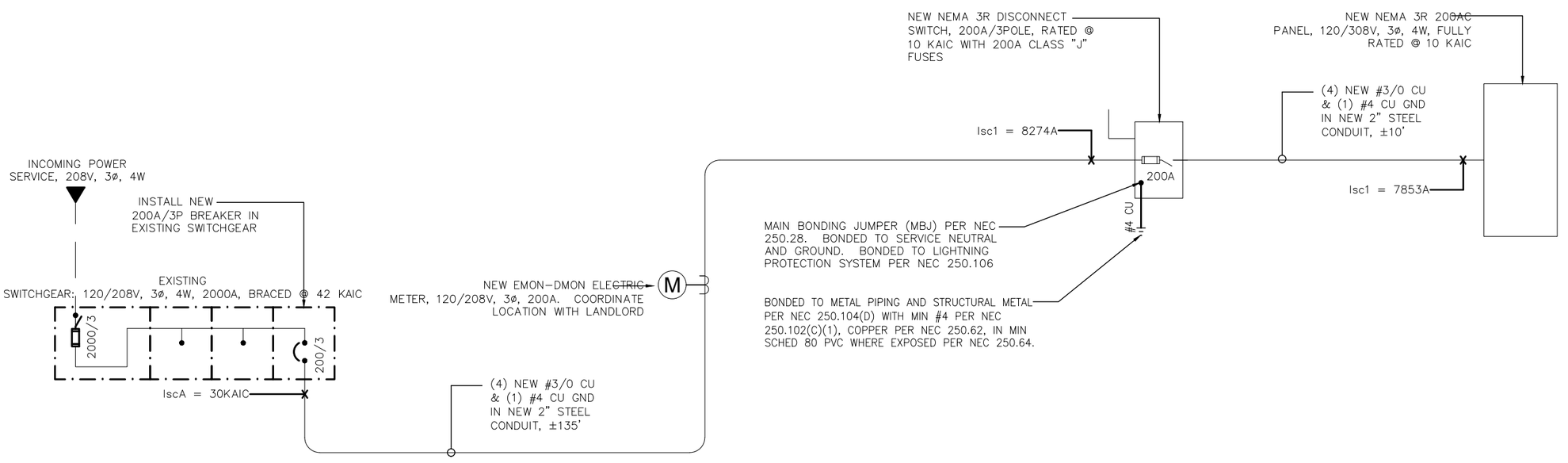
120/208 VOLTS, 3-PHASE, 4-WIRE, 200A

MAIN BREAKER RATING (A): 200 — SYSTEM VOLTAGE (V): 208

DESCRIPTION	VA	c/nc	BKR	POSN	L1	L2	L3	POSN	BKR	c/nc	VA	DESCRIPTION
RECTIFIERS #1 & #2	2000	nc	30	1	2540			2	20	nc	540	SITE LIGHT
	2000	nc		3		2540		4	20	nc	540	GFCI
RECTIFIERS #3 & #4	2000	nc	30	5			2540	6	20	nc	540	DC POWER PLANT GFCI
	2000	nc		7	2540			8	20	nc	540	BATTERY CABINET GFCI
RECTIFIERS #5 & #6	2000	nc	30	9		2180		10	15	nc	180	BTTY CAB. HEATER MATS
	2000	nc		11			2000	12				BLANK
RECTIFIERS #7 & #8	2000	nc	30	13	2000			14				BLANK
	2000	nc		15		2000		16				BLANK
RECTIFIER #9	1000	nc	30	17			1000	18				BLANK
	1000	nc		19	1000			20				BLANK
BLANK				21		0		22				BLANK
BLANK				23			0	24				BLANK
BLANK				25	0			26				BLANK
BLANK				27		0		28				BLANK
BLANK				29			0	30				BLANK
PHASE TOTALS (VA):					8080	6720	5540					
CURRENT PER PHASE (A):					67	56	46	Amperes/phase cannot exceed main breaker rating				
PANEL TOTAL (VA):						20340		Legend: c = continuous, nc = non-continuous				

PANEL CAPACITY (kVA):	72.1	CONNECTED LOAD (kVA):	20.3
PANEL LOADING (100% non-cont. load) (kVA):	20.3		
PANEL LOADING (125% continuous load) (kVA):	0.0		
PANEL LOADING (TOTAL) (kVA):	20.3		
SPARE CAPACITY (kVA):	51.8		

NOTES:
1. FURNISH PANEL DIRECTORY.



EXISTING ELECTRICAL ROOM, @ GRADE LEVEL

AT&T 117
161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112

smartlink
1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200
ANNAPOLIS, MD 21401

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
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0	04/08/21	100% CD	IRP
1	07/29/21	100% CD	TRN

LICENSED PROFESSIONAL ENGINEER
No. 11152978-2202
CLIFF ABERNATHY
7-29-21
STATE OF UTAH

SITE INFORMATION

LTE 1C/2C/3C/4C

UTL06012

CAP NSB-UT.PCM_2_UTL06012 (QUARRY TRIGGER)

FA#: 13015420

SITE ADDRESS:

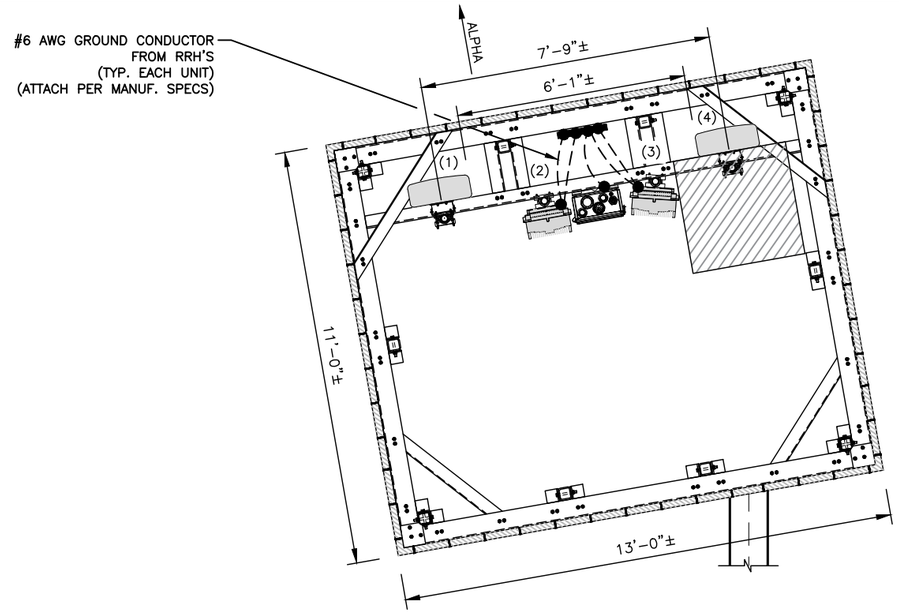
1335 LOWELL AVE PARK CITY, UT 84060
SUMMIT COUNTY

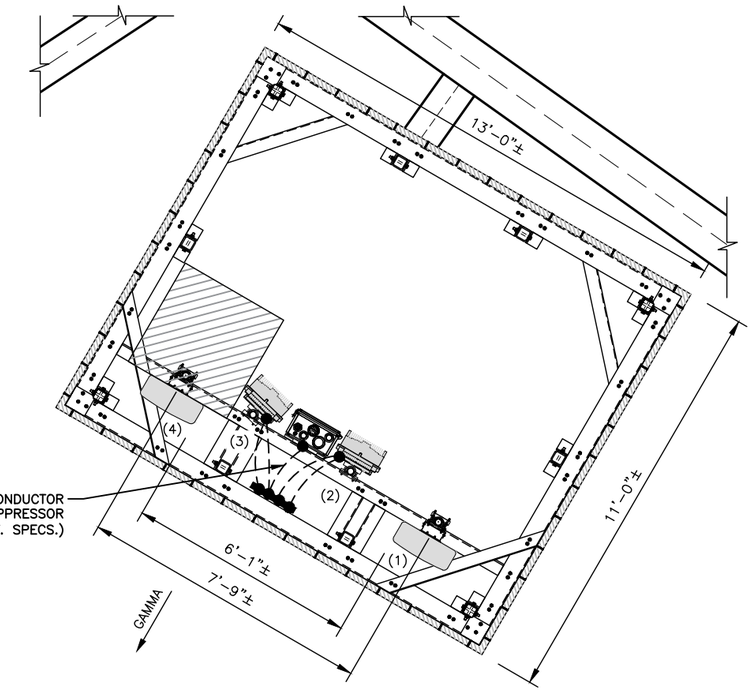
SHEET DESCRIPTION

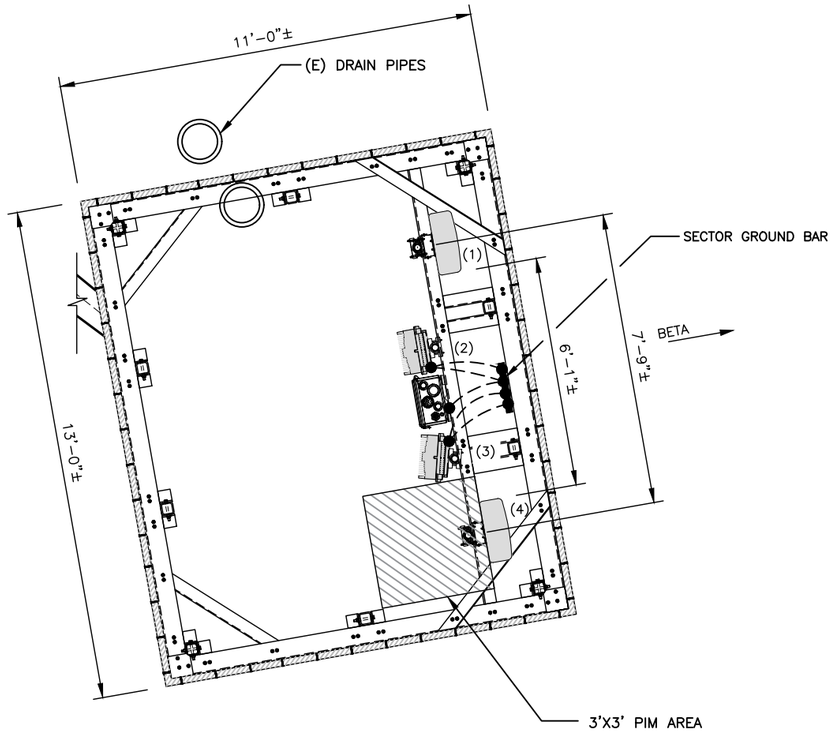
SINGLE LINE DIAGRAM, AC PANEL SCHEDULE & FAULT CALCULATIONS

SHEET NO.

E-1







GROUNDING LEGEND	
●	MECHANICAL CONNECTION
■	EXOTHERMIC CONNECTION
━━	SECTOR GROUND BAR
— — —	GROUND WIRE

TRUE NORTH

ANTENNA GROUNDING PLAN

0 2' 4'

SCALE: 1/4"=1'-0" (11x17)
(OR) 1/2"=1'-0" (22x34)

1

AT&T 118
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LICENSED PROFESSIONAL ENGINEER
CLIFF ABERNATHY
7-29-21
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UTL06012

CAP NSB-UT.PCM_2_UTL06012
(QUARRY TRIGGER)

FA#: 13015420

SITE ADDRESS:

1335 LOWELL AVE PARK
CITY, UT 84060
SUMMIT COUNTY

SHEET DESCRIPTION

GROUNDING PLAN

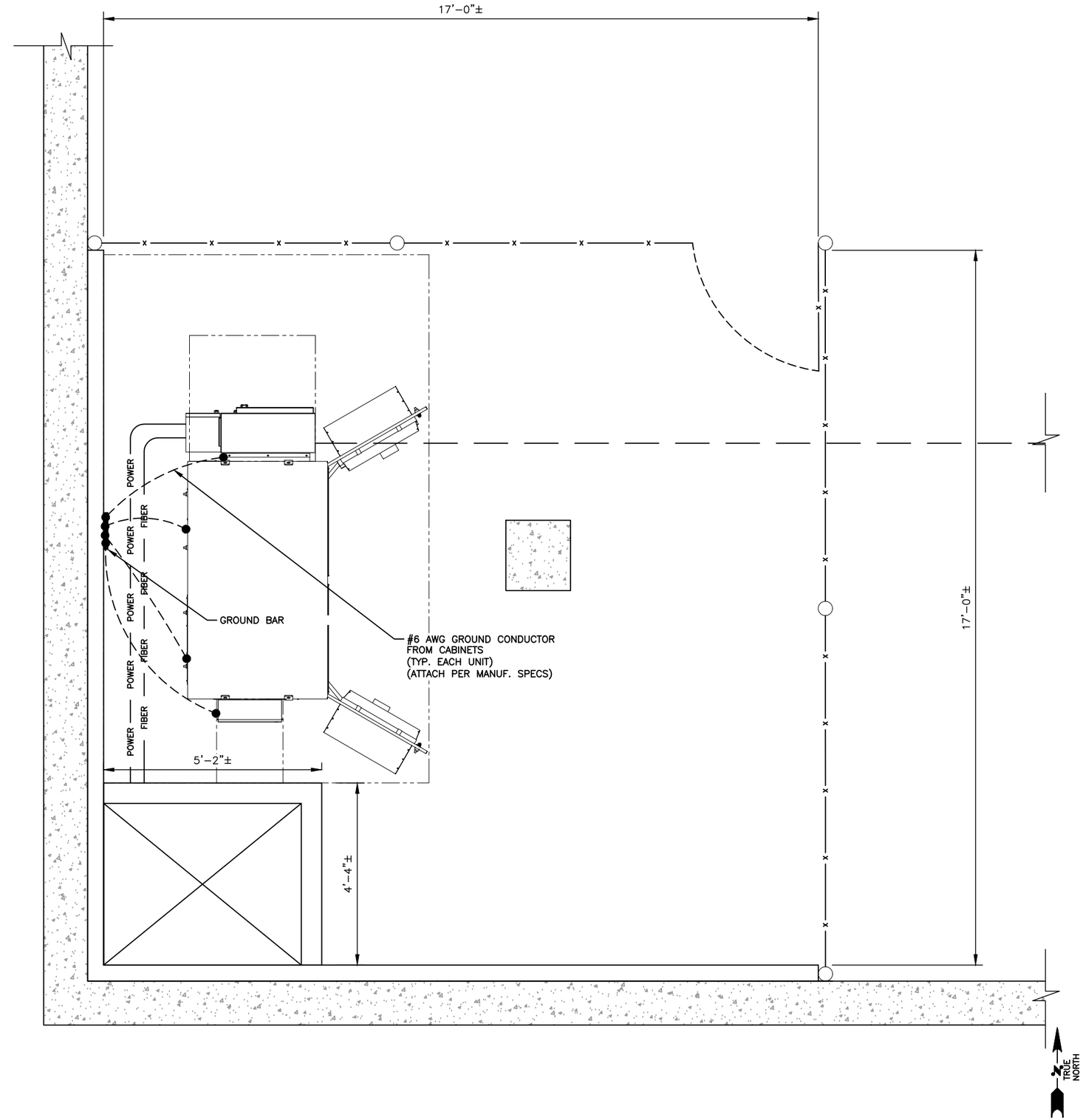
SHEET NO.

G-1

NOTES:

1. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
2. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
3. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE AND UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
6. ANY EQUIPMENT, BOX, SKID TO BE GROUNDED AND DOES NOT HAVE A DESIGNATED GROUND CONNECTION SHALL BE DRILLED AS NECESSARY TO CONNECT A GROUND WIRE. REMOVE PAINT IN AREA UNDER LUG. APPLY ANTI-OXIDANT COMPOUND AND CONNECT WITH TWO-HOLE, COMPRESSION LUG.
7. GROUND BARS SHALL BE TINNED COPPER AND SHALL BE ENGRAVED OR IMPRESSED "STOLEN-DO NOT RECYCLE" AND/OR "PROPERTY OF AT&T", ETCHED OR STAMPED WITH SITE FA LOCATION AND SECURED WITH ANTI-THEFT HARDWARE.
8. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING FOR GROUND ELECTRODE SYSTEMS. TESTING SHALL BE IN ACCORDANCE WITH IEEE STD 81.
9. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. WHEN ADDING ELECTRODES, CONTRACTOR SHALL MAINTAIN A MINIMUM DISTANCE BETWEEN THE ADDED ELECTRODE AND ANY OTHER EXISTING ELECTRODE EQUAL TO THE BURIED LENGTH OF THE ROD. IDEALLY, CONTRACTOR SHALL STRIVE TO KEEP THE SEPARATION DISTANCE EQUAL TO OR LESS THAN TWICE THE BURIED LENGTH OF THE RODS.
10. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
11. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
12. EACH INTERIOR COMMUNICATION CABINET FRAME/PLINTH SHALL BE ELECTRICALLY ISOLATED FROM GROUNDS AND SHALL BE DIRECTLY CONNECTED TO THE CELL REFERENCE GROUND BAR WITH 6 AWG OR LARGER STRANDED, GREEN INSULATED GROUND WIRES.
13. GROUND WIRING INSTALLED OUTDOOR EXPOSED SHALL BE 600V, GREEN SUNLIGHT RESISTANT UL LISTED TYPE THW OR THWN OR XHHW, ANNEALED, TINNED, OR UN-TUNNED CLASS B OR CLASS I STRANDED COPPER, SIZE 6 UNLESS OTHERWISE SPECIFIED.
14. GROUND RODS SHOULD BE SPACED AT APPROXIMATELY TWICE THEIR LENGTH AS PER ATT-TP-76416 SPECIFICATIONS.

GROUNDING LEGEND	
●	MECHANICAL CONNECTION
■	EXOTHERMIC CONNECTION
━━	SECTOR GROUND BAR
- - -	GROUND WIRE



EQUIPMENT GROUNDING LAYOUT PLAN

0 1' 2' 3'

SCALE: 3/8"=1'-0" (11x17)
(OR) 3/4"=1'-0" (22x34)

1

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CLIFF ABERNATHY
7-29-21
STATE OF UTAH

SITE INFORMATION

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UTL06012

CAP NSB-UT.PCM_2_UTL06012
(QUARRY TRIGGER)

FA#: 13015420

SITE ADDRESS:

1335 LOWELL AVE PARK
CITY, UT 84060
SUMMIT COUNTY

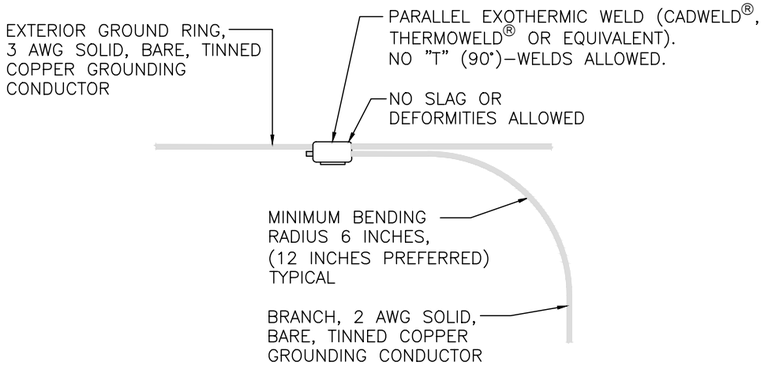
SHEET DESCRIPTION

GROUNDING PLAN

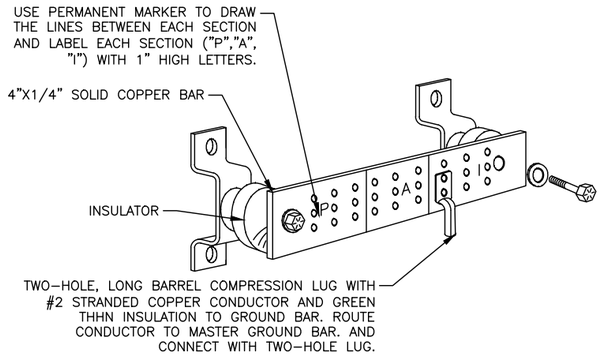
SHEET NO.

G-2

119



TYPICAL EXTERIOR GROUND RING CONNECTION | NOT TO SCALE | 1

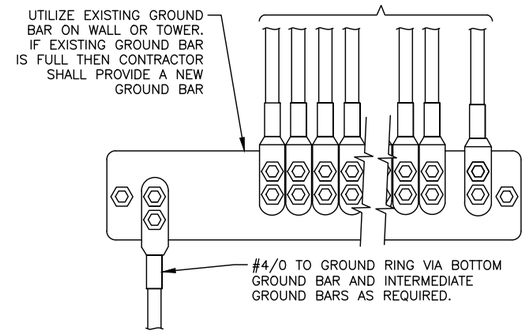


EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION.

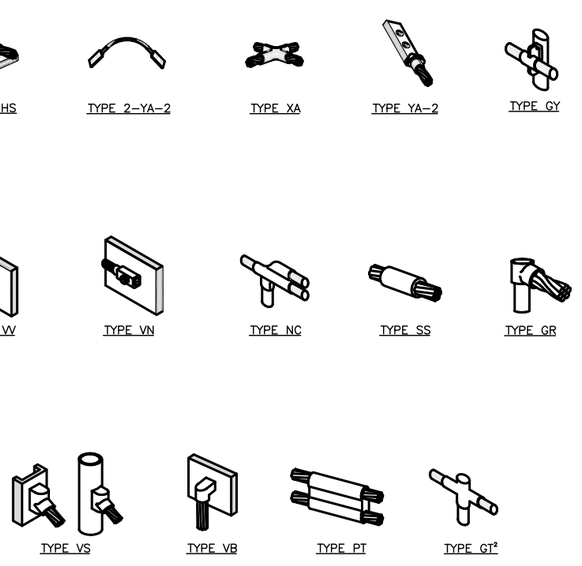
SECTION "P" – SURGE PRODUCERS

CABLE ENTRY PORTS (HATCH PLATES)
GENERATOR FRAMEWORK (IF AVAILABLE)
TELCO GROUND BAR
COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND
+24V POWER SUPPLY RETURN BAR (#2)
–48V POWER SUPPLY RETURN BAR (#2)
RECTIFIER FRAMES

GROUND BAR | NOT TO SCALE | 2



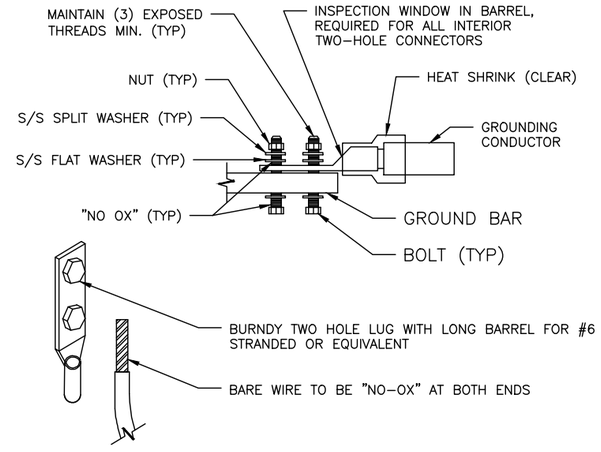
SECTOR GROUND BAR | NOT TO SCALE | 3



NOTE:

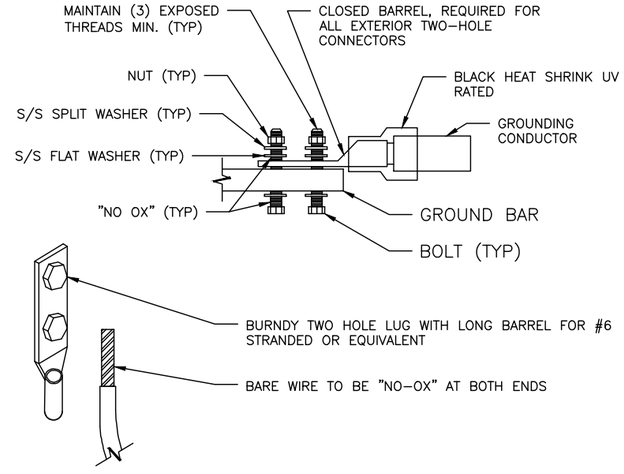
1. ERICO EXOTHERMIC "MOLD TYPES" SHOWN HERE ARE EXAMPLES. CONSULT WITH CONSTRUCTION MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT.
2. MOLD TYPE ONLY TO BE USED BELOW GRADE WHEN CONNECTING GROUND RING TO GROUND ROD.

CADWELD GROUNDING CONNECTIONS | NOT TO SCALE | 4



NOTES:
1. ALL HARDWARE SHALL BE 18–8 STAINLESS STEEL.
2. COAT ALL SURFACES WITH ANTIOXIDANT COMPOUND BEFORE MATING.
3. ALL EXPOSED EASILY ACCESSIBLE GROUND BARS SHALL BE TAGGED "DO NOT DISCONNECT".
4. COAT ALL BARRELS WITH ANTIOXIDANT BEFORE CRIMPING.

INTERIOR GROUND BAR LUG | NOT TO SCALE | 5



NOTES:
1. ALL HARDWARE SHALL BE 18–8 STAINLESS STEEL.
2. COAT ALL SURFACES WITH ANTIOXIDANT COMPOUND BEFORE MATING.
3. ALL EXPOSED EASILY ACCESSIBLE GROUND BARS SHALL BE TAGGED "DO NOT DISCONNECT".
4. COAT ALL BARRELS WITH ANTIOXIDANT BEFORE CRIMPING.

EXTERIOR GROUND BAR LUG | NOT TO SCALE | 6

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IRVING, TEXAS 75038
1–855–669–5421

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LICENSED PROFESSIONAL ENGINEER
No. 11152978-2202
CLIFF ABERNATHY
7-29-21
STATE OF UTAH

SITE INFORMATION

LTE 1C/2C/3C/4C

UTL06012

CAP NSB–UT.PCM_2_UTL06012 (QUARRY TRIGGER)

FA#: 13015420

SITE ADDRESS:

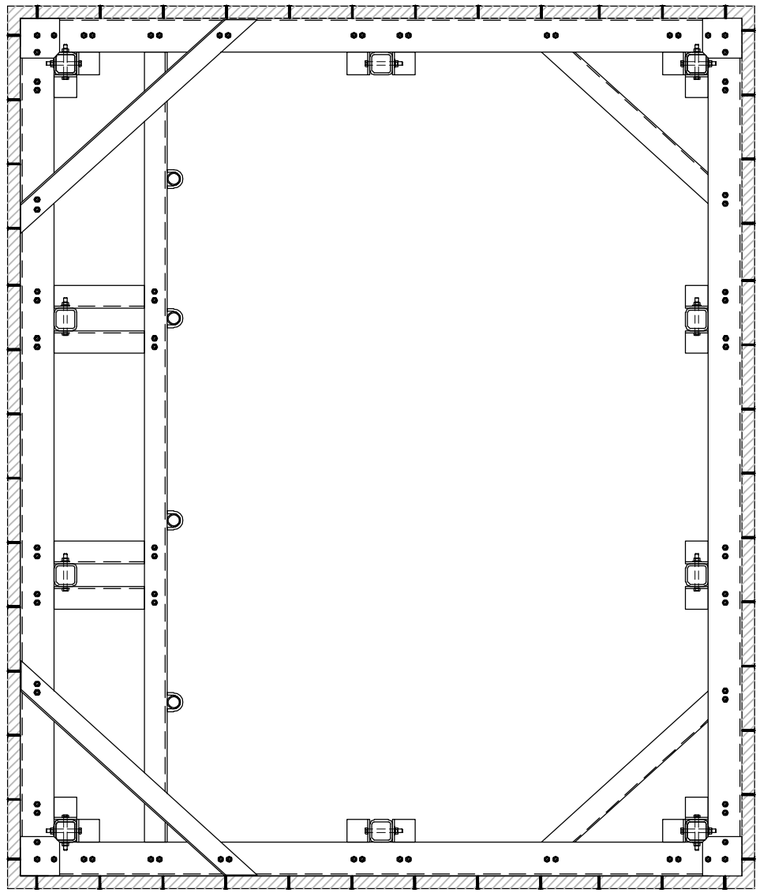
1335 LOWELL AVE PARK
CITY, UT 84060
SUMMIT COUNTY

SHEET DESCRIPTION

GROUNDING DETAILS

SHEET NO.

G–3



NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALEE DRIVE, SUITE 100
ELKRIDGE, MD 21075
410-712-7092

7555-A PALMETTO COMMERCE PARKWAY
NORTH CHARLESTON, SC 29420 USA
P: (800)-755-0689 / F: (843)-207-0207
WWW.STEALTHCONCEALMENT.COM
PROJECT MANAGER: DYLAN RUMPH ; 843-377-2687

FINAL ENGINEERING

SMARTLINK, LLC
QUARRY TRIGGER
1335 LOWELL AVENUE
PARK CITY, UT 84060

RAYCAP #: AT21-00687H-32R0

DRAWING INDEX

T1	TITLE SHEET
N1-N2	NOTES & SPECIFICATIONS
S1	ALPHA, BETA & GAMMA SECTOR PLAN VIEW
S2-S3	SECTIONS - ELEVATIONS
S4	STEEL DETAILS

PROFESSIONAL STRUCTURAL ENGINEER
No. 5075914
PHILIP JAMES VOEGTLE JR
STATE OF UTAH

T1
07-21-2021
REVISION B

GENERAL

1. THIS PRODUCT IS SOLD PURSUANT TO RAYCAP|STEALTH TERMS AND CONDITIONS, WHICH ARE INCORPORATED HEREIN BY REFERENCE.
2. THESE SHALL APPLY FOR ALL CASES UNLESS NOTED OTHERWISE (U.N.O.).
3. ANY ITEMS REFERENCED AS BEING ON “HOLD” ARE TO BE INCLUDED IN THE WORK AS SHOWN. HOWEVER, CONSTRUCTION OR FABRICATION IS NOT TO BEGIN UNTIL THE “HOLD” REFERENCE IS REMOVED.
4. IN THE CASE WHERE DIMENSIONS CONTAINED WITHIN ARE LABELED TO BE VERIFIED IN FIELD (V.I.F.), THEY MUST BE FIELD VERIFIED AND/OR CUSTOMER APPROVED PRIOR TO FABRICATION OF MATERIALS.
5. IN THE CASE THAT THE PROPOSED IS TO BE PLACED ON AN EXISTING STRUCTURE, THE MODIFICATIONS DEPICTED IN THESE DRAWINGS ARE INTENDED TO PROVIDE STRUCTURAL SUPPORT FOR THE ADDITION OF THE TELECOM STRUCTURE OUTLINED WITHIN. THE EXISTING STRUCTURE, WHETHER IT BE A FOUNDATION, POLE, OR BUILDING (IF APPLICABLE) SHALL BE ANALYZED AND RETROFITTED AS REQUIRED, BY OTHERS, TO WITHSTAND THE LOADS IMPOSED BY THE NEW RAYCAP STRUCTURE SHOWN ON THE DRAWINGS.
6. TELECOM PRODUCTS SHALL BE INSTALLED BY A CONTRACTOR EXPERIENCED IN SIMILAR WORK. CARE SHALL BE TAKEN IN THE INSTALLATION OF ANY AND ALL MEMBERS IN ACCORDANCE WITH RECOGNIZED INDUSTRY STANDARDS AND PROCEDURES. ALL APPLICABLE OSHA SAFETY GUIDELINES ARE TO BE FOLLOWED. RAYCAP IS NOT PROVIDING FIELD INSTALLATION SUPERVISION.
7. NOTES FOR CONTRACTOR/INSTALLER: ALL BIDS FOR THE INSTALLATION/ERECTION OF THIS PRODUCT SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING MINIMUM REQUIRED TRADES: RIGGING, STEEL ERECTION, STEEL FABRICATION/MODIFICATION, WELDING, ELECTRICAL, CONCRETE, EXCAVATION AND WATERPROOFING. CONTRACTOR MAY, IN CONTRACTOR'S SOLE AND ABSOLUTE DISCRETION, DETERMINE ADDITIONAL TRADES ARE NECESSARY TO INSTALL/ERECT THE PRODUCT.
8. THESE DRAWINGS INDICATE THE MAJOR OPERATIONS TO BE PERFORMED, BUT DO NOT SHOW EVERY FIELD CONDITION THAT MAY BE ENCOUNTERED. THEREFORE, PRIOR TO BEGINNING OF WORK THE CONTRACTOR SHOULD SURVEY THE JOB SITE THOROUGHLY TO MINIMIZE FIELD PROBLEMS.
9. PROTECTION OF EXISTING STRUCTURES DURING THE COURSE OF THE CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
10. THE STRUCTURAL INTEGRITY OF THIS STRUCTURE IS DESIGNED TO BE ATTAINED IN ITS COMPLETED STATE. WHILE UNDER CONSTRUCTION ANY TEMPORARY BRACING OR SHORING WHICH MAY BE REQUIRED TO MAINTAIN STABILITY PRIOR TO COMPLETION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
11. THE PLANS AND DETAILS WITHIN DO NOT INCLUDE DETAILS OR DESIGN FOR DRAINAGE FROM OR WATERPROOFING OF EXTERIOR OR INTERIOR SURFACES OF THE STRUCTURE. THESE DETAILS MUST BE COMPLETED BY OTHERS.
12. CONTRACTOR TO SHIM BASE PLATES AND MATING FLANGES AS REQUIRED TO ENSURE LEVEL SURFACE.

STRUCTURAL STEEL AND ALUMINUM

1. STEEL FABRICATION AND INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL AND SPECIFICATIONS.
2. STEEL I-SHAPE, ANGLE, CHANNEL, AND MISCELLANEOUS MEMBERS SHALL CONFORM TO ASTM A36 (36 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS, U.N.O.
3. STEEL PLATE MEMBERS SHALL CONFORM TO MINIMUM ASTM A36 (36 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS U.N.O.
4. STEEL PIPE AND ROUND TUBE MEMBERS SHALL CONFORM TO ASTM A500 GRADE B (42 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS, U.N.O.
5. STEEL RECTANGULAR AND SQUARE TUBE MEMBERS SHALL CONFORM TO ASTM A500 GRADE B (46 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS, U.N.O.
6. STEEL WIDEFLANGE MEMBERS SHALL CONFORM TO ASTM A992 (50 KSI MIN, YIELD STRENGTH) STEEL SPECIFICATIONS U.N.O.
7. STEEL TAPERED POLES SHALL CONFORM TO ASTM A572 GR50 FOR 11 GA AND ASTM A572 GR65 FOR .188” and .25” WALL THICKNESS.
8. ALUMINUM PLATE MEMBERS SHALL BE GRADE 5052. EXCEPTION FOR ⅜” OR THICKER UNBENT MEMBERS TO BE GRADE 6061.
9. ALUMINUM PIPE TO BE GRADE 6061.
10. ALUMINUM TAPERED POLES TO BE GRADE 6063.
11. ALL STRUCTURAL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM TO ASTM F3125 GRADE A325 SPECIFICATIONS, U.N.O. A325N AND A325X ALLOWED. ALL BOLTS ARE RECOMMENDED TO BE ORIENTED WITH THREADS UP AND OUT UNLESS SITE SPECIFIC CONDITIONS WARRANT OTHERWISE.
12. STRUCTURAL BOLTS SHALL BE TIGHTENED TO A MINIMUM “SNUG TIGHT” CONDITION U.N.O. IN THE CASE “TURN OF THE NUT” METHOD IS REQUIRED, REFERENCE TABLE N1.1.
13. STRUCTURAL BOLT HOLE EDGE DISTANCES SHALL BE PER AISC SECTION J3
14. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND PROCEDURES OF THE AMERICAN WELDING SOCIETY (AWS) BY CERTIFIED WELDERS PER AWS D1.1 FOR STEEL, AWS D1.2 FOR ALUMINUM AND AWS D1.6 FOR STAINLESS STEEL. STEEL WELDS SHALL BE BY E70XX, LOW HYDROGEN ELECTRODE.
15. UNCOATED STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123 SPECIFICATIONS AFTER FABRICATION OR PAINTED WITH RUST INHIBITIVE PRIMER.
16. STEEL HARDWARE SHALL BE HOT DIP GALVANIZED PER ASTM F2329, U.N.O.
17. AFTER ANY FIELD HOLE PUNCHING / DRILLING OR CUTTING HAS BEEN COMPLETED, OR FOR ANY DAMAGED STRUCTURAL MEMBER, THE GALVANIZING MUST BE REPAIRED ACCORDING TO ASTM A780.
18. ALL WELDED STEEL ASSEMBLIES AND INDIVIDUAL STEEL PARTS SHOULD HAVE THE PART NUMBER WELDED OR TAGGED ONTO THE PART OR ASSEMBLY. IF WELDED, THE PART NUMBERS SHOULD BE LOCATED CONSISTENTLY AND AWAY FROM ANY CONNECTION POINT TO AVOID ANY INTERFERENCE ISSUES WITH THE WELD.

STEALTHSKIN PANELS

1. FASTENER HOLES IN STEALTHSKIN FOAM COMPOSITE PANELS ARE NOT FACTORY DRILLED AND MUST BE DRILLED IN THE FIELD.
2. PANEL FASTENERS TO BE SPACED 12" O.C. MAX. AND LOCATED 6" MAX. HORIZONTALLY FROM EACH EDGE AT TOP AND BOTTOM OF PANEL, UNLESS NOTED OTHERWISE. MAINTAIN 1 ½" MIN. EDGE DISTANCE FROM ALL EDGES. 4' WIDE PANELS REQUIRE (4) FASTENERS TOP AND BOTTOM. 5' WIDE PANELS REQUIRE (5) FASTENERS TOP AND BOTTOM.
3. WHEN FASTENER BOLT HEAD OR NUT BEARS DIRECTLY ON SURFACE OF STEALTHSKIN PANEL, TIGHTEN PANEL BOLTS ONLY ½ TURN PAST SNUG. APPLY THREAD LOCK COMPOUND TO THE THREADS OF METAL BOLTS. USE THIN BEAD OF EPOXY TO LOCK THE NUTS OF FRP BOLTS AND STEALTH® STAINLESS STEEL PANEL BOLTS. USE WASHER OR FLANGED HEAD BOLT, OR FASTENER WITH LARGE BEARING SURFACE.
4. PANELS WILL EXPAND AND CONTRACT DUE TO TEMPERATURE. WHEN INSTALLING PANELS IN COLD TEMPERATURES, EVENLY SPACE PANELS ALONG LENGTH OF SCREEN WALL WITH EQUAL GAPS BETWEEN PANELS TO ALLOW FOR EXPANSION DURING WARM TEMPERATURES.
5. ADJACENT FLAT PANELS ARE JOINED BY A VERTICAL FOAM SPLINE THAT IS INSERTED INTO GROOVES CUT INTO THE SIDE OF EACH PANEL. DO NOT LIFT PANELS BY GROOVES. PANELS MUST BE LIFTED WITH FORCE DIRECTED ONTO PANEL SURFACE.
6. ADJACENT RADIUS PANELS ARE JOINED BY A VERTICAL H-CHANNEL. INSERT PANELS INTO EACH SIDE OF H-CHANNEL.
7. RADIUS PANELS MUST BE EVENLY SPACED ALONG RADIUS SUPPORT. CONTRACTOR TO MEASURE LENGTH OF RADIUS SUPPORT AND DIVIDE BY THE NUMBER OF RADIUS PANELS TO DETERMINE PROPER SPACING. H-CHANNEL CONNECTORS ARE USED TO COVER THE GAP BETWEEN PANELS AND TO ALLOW FOR PANEL EXPANSION AND CONTRACTION.
8. SURFACES OF PANELS SHALL BE COATED WITH SUITABLE PAINT FOR UV PROTECTION. TOP EDGE OF PANEL MUST BE COVERED TO PREVENT WATER TRAVEL BETWEEN PANELS. USE SHERWIN WILLIAMS "COROTHANE II" OR PRE APPROVED EQUIVALENT.
9. EXPOSED TOP AND SIDE FOAM EDGES OF PANELS MUST BE COVERED OR COATED FOR UV PROTECTION. RAYCAP, INC. WILL PROVIDE PANEL EDGE CAPS (VERTICAL AND HORIZONTAL) TO BE FIELD APPLIED FOR THIS PURPOSE FOR MOST APPLICATIONS. HORIZONTAL AND VERTICAL PANEL EDGE CAPS TO BE SECURED TO THE EXPOSED EDGES OF THE PANELS WITH PROVIDED TEK SCREWS INSTALLED @ 12" MAXIMUM SPACING ON THE INSIDE FACE OF THE PANEL. IN RF SENSITIVE LOCATIONS, CONTRACTOR WILL APPLY (2) BEADS OF ADHESIVE TO EACH INSIDE CORNER OF THE EDGE CAP AND SECURE CAP TO PANEL WITH TAPE WHILE ADHESIVE CURES.
10. AT CORNER APPLICATIONS, VERTICAL PANEL EDGE CAPS ARE TO BE USED TO CAP BOTH EXPOSED EDGES (1 PER CUT EDGE OF PANELS). THESE EDGE CAPS ARE TO BE CUT 1" SHORTER THAN THE PANEL AND LEAVE 1" GAP AT THE TOP TO ALLOW ROOM FOR THE THE HORIZONTAL PANEL EDGE CAP AT THE TOP. CONTRACTOR TO APPLY (2) BEADS OF ADHESIVE TO EACH EDGE CAP (INSIDE CORNERS OF CAP), AND SECURE WITH TAPE AND/OR PROVIDED SCREWS (16 TOTAL PER CORNER) WHILE THE ADHESIVE CURES. IF CORNERS ARE IN NON-RF AREAS, EDGE CAP SCREWS CAN BE LEFT IN PLACE.
11. AT CORNER APPLICATIONS WITH SSV PANEL ONLY, CORNER CHANNELS ARE TO BE USED TO JOIN PANELS TOGETHER. BOTH ADJOINING PANELS WILL BE INSERTED INTO THE CORNER CHANNEL AND SECURED USING PROVIDED NYLON PUSHPINS. THE PUSHPINS ARE TO BE PLACED ON THE INSIDE OF ONE OF THE PANELS ONLY @ 12" MAXIMUM SPACING.

BALLASTED CONCEALMENTS

1. ROOF MUST BE CLEAN AND FREE OF DEBRIS.
2. THE BALLAST FRAME IS TO BEAR ON A NEOPRENE PAD PROVIDED BY OTHERS, PLACED BETWEEN THE NEW BALLAST FRAME AND ROOF.
3. DESIGN ASSUMES CONTRACTOR IS RESPONSIBLE FOR LEVELING THE PLATFORM ON ROOF AND PROVIDING APPROPRIATE SHIM METHOD IF ROOF IS SLOPED.

FRP STRUCTURAL MEMBERS

1. FRP STRUCTURAL SHAPES SHALL BE BEDFORD FRP SERIES 1525, MANUFACTURED USING THE PULTRUSION PROCESS.
2. IF PREFABRICATED MEMBERS DO NOT ASSEMBLE PER PLAN, CONTACT RAYCAP, INC. BEFORE CUTTING OR ALTERING FABRICATED MEMBERS.
3. FRP STRUCTURAL MEMBERS SHALL BE FABRICATED AND ASSEMBLED AS INDICATED ON THE DRAWINGS.
4. THE CONTRACTOR SHALL PROTECT THE FRP STRUCTURAL MEMBERS FROM ABUSE TO PREVENT BREAKAGE, NICKS, GOUGES, ETC. DURING FABRICATION, HANDLING, AND INSTALLATION.
5. FRP BOLTS SHOULD BE TIGHTENED ½ TURN PAST SNUG AND LOCKED WITH EPOXY.

DESIGN NOTES:

STRUCTURAL DESIGN IS BASED ON THE 2018 IBC & ASCE 7-16 STANDARD

SITE LOCATION:

PARK CITY, UT

DESIGN LOADS:

WIND:

BASIC WIND SPEED: 103 MPH (3-SEC GUST)

RISK CATEGORY: II

EXPOSURE: C

SEISMIC:

IMPORTANCE FACTOR: 1.0

RISK CATEGORY: II

SITE CLASS: D

MAPPED SPECTRAL RESPONSE ACCELERATIONS: Ss = 0.59g S1 = 0.211g

SEISMIC DESIGN CATEGORY: D

SPECTRAL RESPONSE COEFFICIENTS: Sds = 0.522g Sd1 = N/A

REACTIONS:

SHEAR REACTION: V= 800 lbs

AXIAL REACTION: R= 1150 lbs

MOMENT: M= 700 lbs-ft

B

PROFESSIONAL STRUCTURAL ENGINEER
No. 5075914
PHILIP JAMES VOEGTLE JR
STATE OF UTAH

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REVISED	NB+C

DRAWING NOT TO SCALE.
ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED

TOLERANCES

FRACTIONAL:
X/X ± 1/16

DECIMAL:
.X ± 0.1
.XX ±0.03
.XXX ±0.01
ANGLES ±.5°

ALL BENDING TOLERANCES: ± 1.0°

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NORTH CHARLESTON, SC 29420 USA

SMARTLINK, LLC
QUARRY TRIGGER
1335 LOWELL AVENUE
PARK CITY, UT 84060

NOTES & SPECIFICATIONS

SHEET #	REVISION
N1	B

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REVISION TABLE			
REVISION	DESIGNER	DATE	SCOPE OF REVISION
A	NB+C	05-28-2021	FINAL ENGINEERING
B	NB+C	07-21-2021	REVISED FINAL ENGINEERING

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ANGLES ±.5°

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SHEET #	REVISION
N2	B

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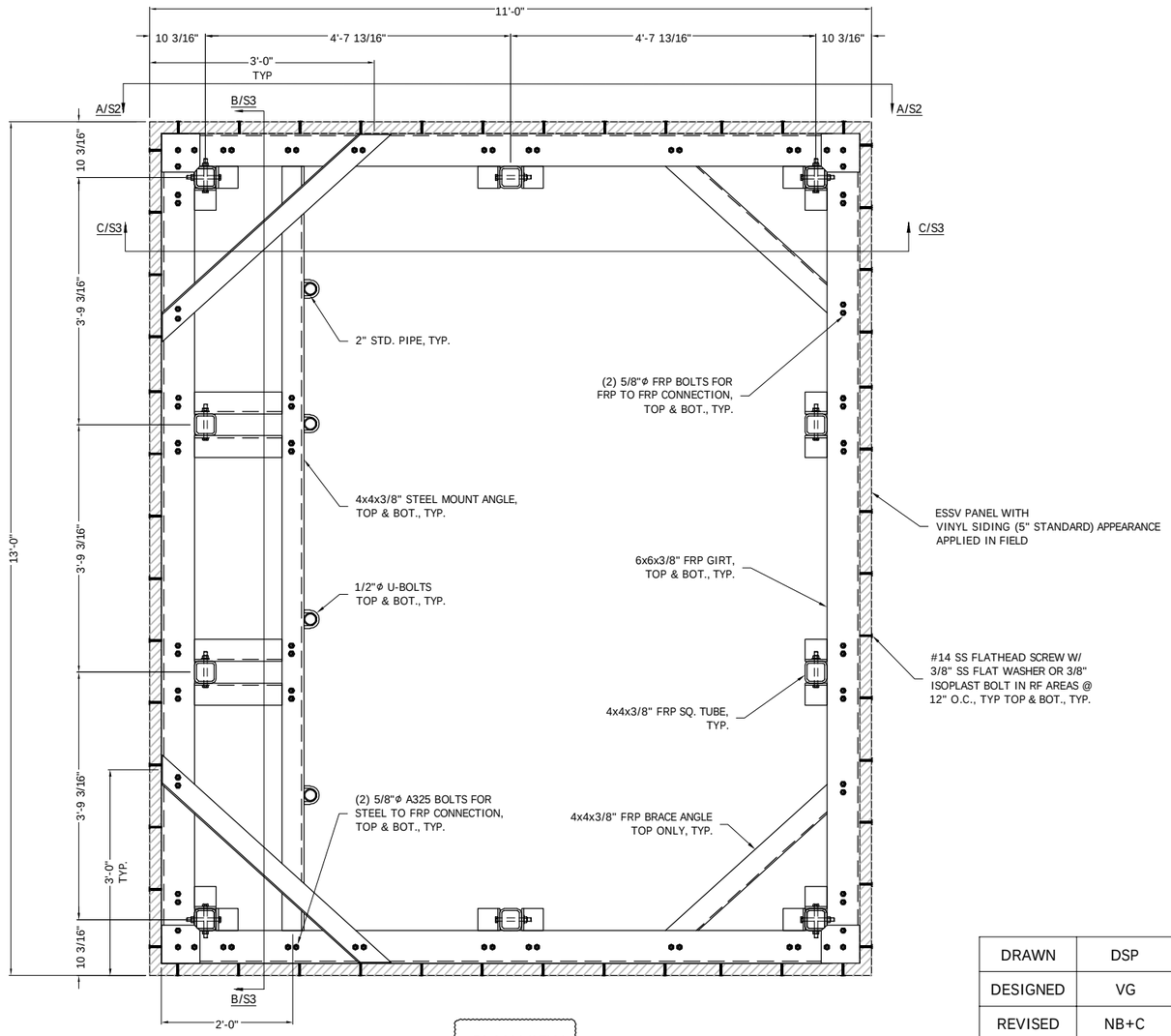
QUANTITY REQUIRED: 3



PLAN VIEW

B

NOTES:

1.) THE INTEGRITY OF THE EXISTING STRUCTURE MUST BE VERIFIED BY OTHERS.
2.) DIMENSIONS OF THE EXISTING STRUCTURE ARE BASED UPON DRAWINGS BY TRYLON, INC. DATED 3-24-2020 AND HAVE NOT BEEN PHYSICALLY VERIFIED BY STEALTH®. VERIFICATION OF THESE DIMENSIONS IS THE RESPONSIBILITY OF THE CUSTOMER.
3.) THE ATTACHMENT TO EXISTING (DESIGN AND FASTENERS) MUST BE PROVIDED BY OTHERS. STEALTH® WILL ONLY SUPPLY FASTENER SIZE AND QUANTITY REQUIRED, FOR ATTACHMENT TO EXISTING.
4.) THE PANELS ARE TO BE PAINTED / TEXTURED ACCORDING TO THE CUSTOMER APPROVED SAMPLE(S).
5.) IT IS THE RESPONSIBILITY OF THE CUSTOMER TO VERIFY ANTENNA FIT AND COAX CLEARANCE.
6.) IT IS STRONGLY RECOMMENDED THAT THE CUSTOMER REVIEWS THE RF CONSIDERATIONS IN THIS DESIGN.
7.) ALL NON-FRP MEMBERS ARE TO BE GALVANIZED.
8.) DUE TO THE USE OF NON-CONVENTIONAL MATERIALS FOR RF PERFORMANCE, THIS CONCEALMENT WAS NOT DESIGNED TO BE WATERPROOF. A WATERPROOF MEMBRANE OR CONNECTION METHOD MUST BE INSTALLED BELOW CONCEALMENT BY CONTRACTOR TO PREVENT WATER INTRUSION TO THE EXISTING STRUCTURE IS REQUIRED.
9.) FINAL CAULKING AND SEALING OF THE CONCEALMENT IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO PREVENT WATER INTRUSION.

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No. 5075914
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STATE OF UTAH

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TOLERANCES

FRACTIONAL:
X/X ± 1/16

DECIMAL:
.X ± 0.1
.XX ±0.03
.XXX ±0.01
ANGLES ±.5°

ALL BENDING TOLERANCES:
± 1.0°

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ALPHA, BETA & GAMMA SECTOR
PLAN VIEW

SHEET #	REVISION
S1	B

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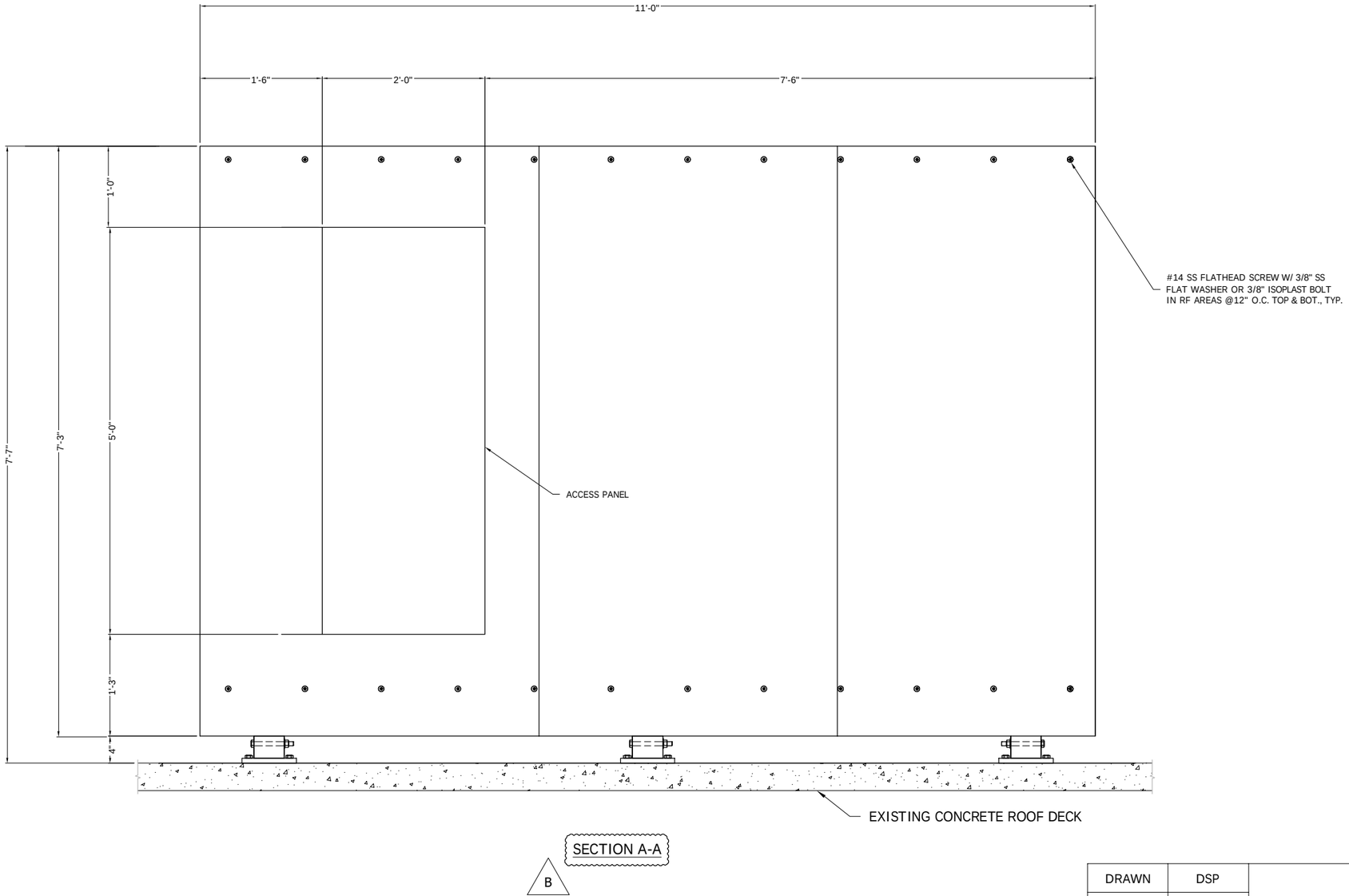

SECTION A-A

B

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SECTIONS - ELEVATIONS

SHEET #	REVISION
S2	B

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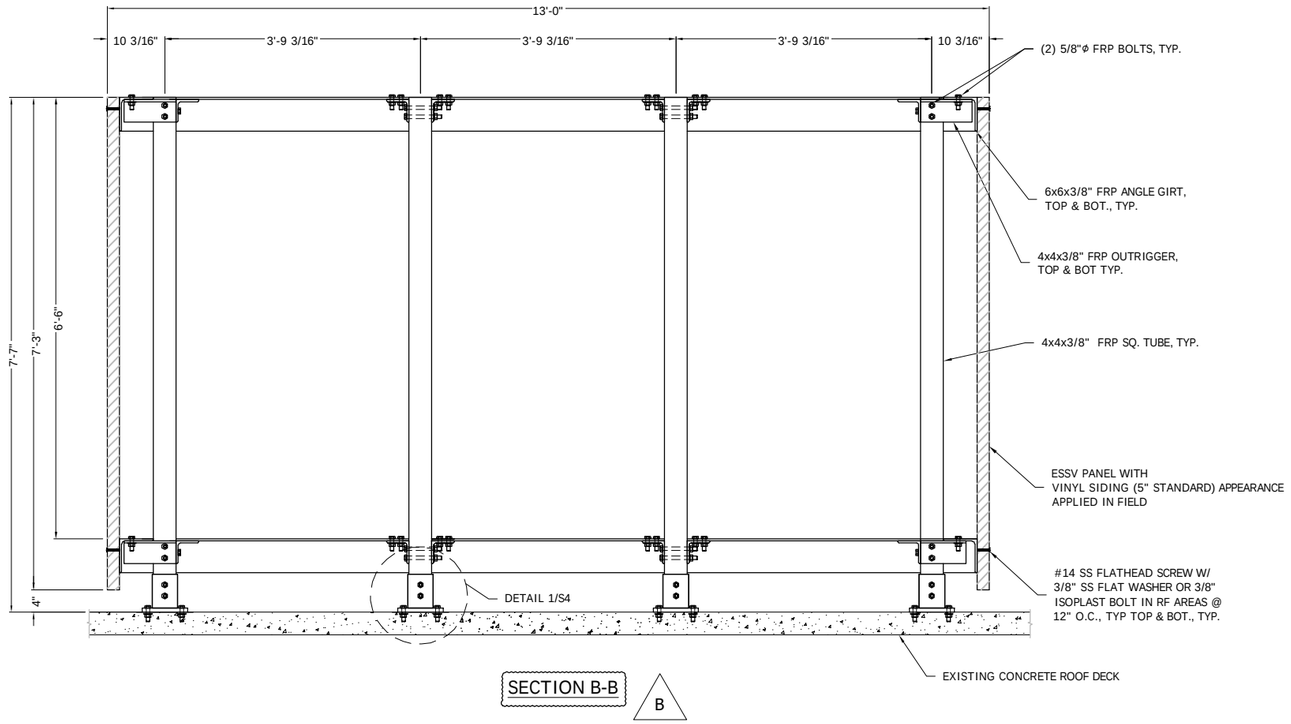
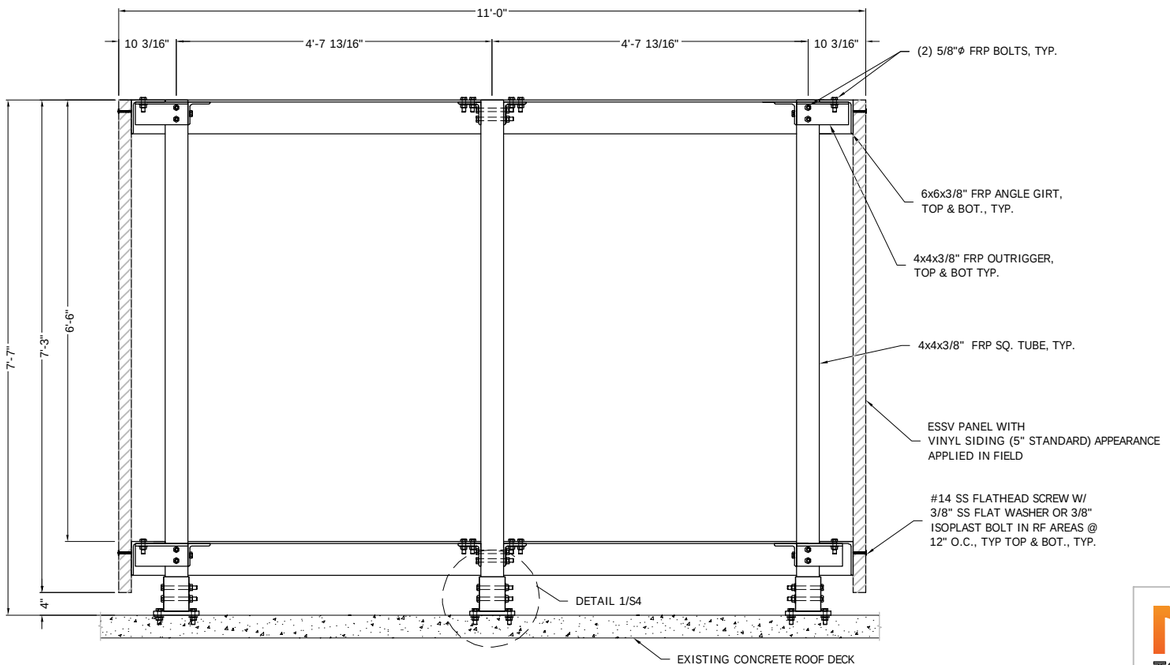
CONNECTION TO BE EXISTING
TO BE PROVIDED BY OTHERS



SECTION B-B B



B SECTION C-C

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ANGLES ±.5°

ALL BENDING TOLERANCES:
± 1.0°

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SECTIONS - ELEVATIONS

SHEET #	REVISION
S3	B

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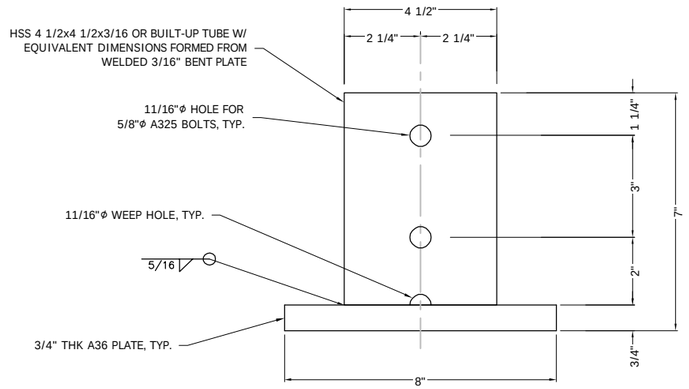

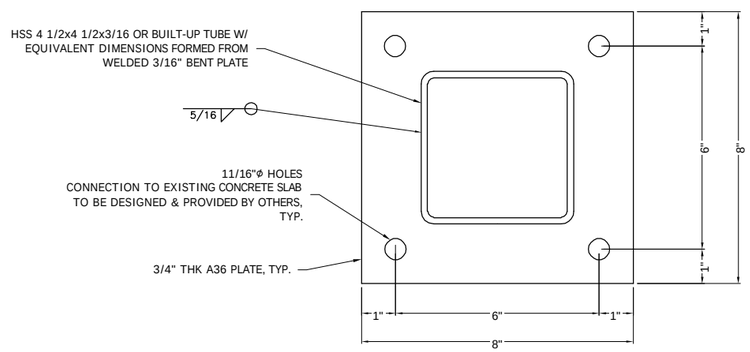

DETAIL 1

PROFESSIONAL STRUCTURAL ENGINEER
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TOLERANCES

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DECIMAL:
.X ± 0.1
.XX ±0.03
.XXX ±0.01
ANGLES ±.5°

ALL BENDING TOLERANCES:
± 1.0°

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STEEL DETAILS

SHEET #	REVISION
S4	B

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UTL06012 PCM 2_Quarry Trigger

1335 Lowell Avenue, Park City, Utah

RF Justification

May 21, 2021

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RF Justification

RE: Capacity Relief for Existing AT&T Sites Around Park City Utah.

AT&T is proposing to build a new site above the rooftop of the building with address at 1335 Lowell Avenue, Park City UT. Existing sites in Park city in particular the site at Quarry Mountain have been experiencing increase usage during peak busy hours and especially during winter season when there are heavy influx of tourist.

To remedy this problem, AT&T is proposing a new site at the aforementioned address. This will help offload some of the heavy traffic usage at the existing sites. This site will primarily serve Park City Mountain Ski Resort, The Lodge at the Mountain Village, Marriot's Mountainside Hotel and other apartments, hotels and lodges and also along portions of Park Avenue, Lowell Avenue, Empire Avenue and Deer Valley Drive.

Capacity overload at the site results in significant service degradation which then affects quality of coverage. This service degradation will result into call setup failures, drop calls, and more importantly slow data throughput. As more and more people are using their mobile devices for internet purposes, it is therefore important that AT&T provide good signal quality everywhere as possible for 4G LTE and the new and faster 5G service.

This new site together with the other existing sites in the area will also help AT&T provide FIRSTNET service. AT&T has partnered with FIRSTNET (First Responder Network Authority) to provide a nationwide broadband network dedicated to help strengthen our Emergency Responder's communication abilities. The FIRSTNET network provides law enforcements, firefighters, and other emergency service personnel a reliable, redundant, resilient and secure connection to carry high-speed data, location information, images and video.

Exhibit A illustrates the locations of existing AT&T facility and the proposed new facility. **Exhibit B** shows the existing coverage and **Exhibit C** shows the new coverage with the new proposed site. **Exhibit D** is just the zoomed in picture to clearly shows the area that the new proposed site will provide coverage.

Regards,

Edgar Chiong

RF Engineer

AT&T Mobility

Rocky Mountain Region

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Exhibit A – Overview Map AT&T Facility Locations.

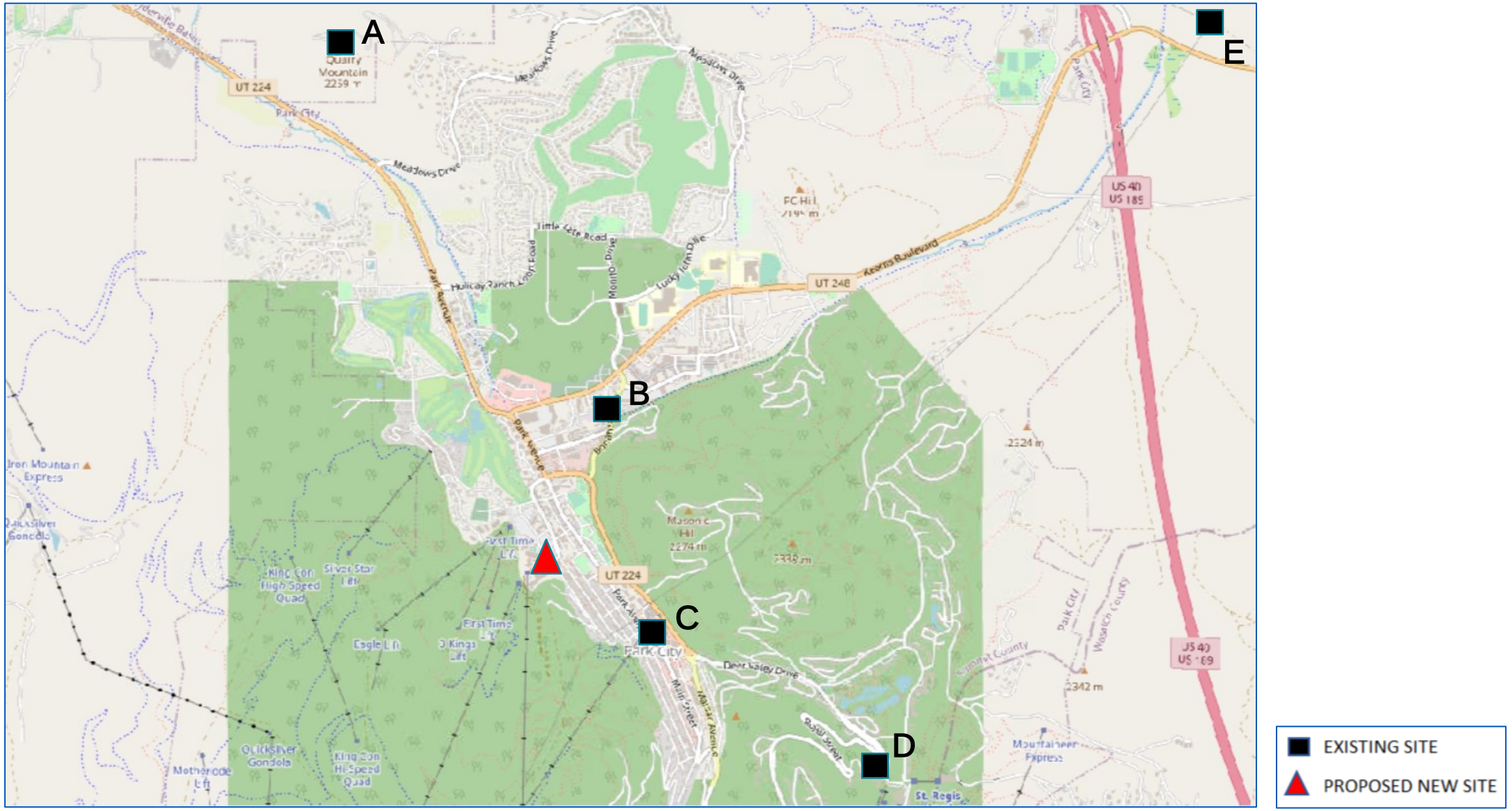

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Exhibit B – Existing Coverage

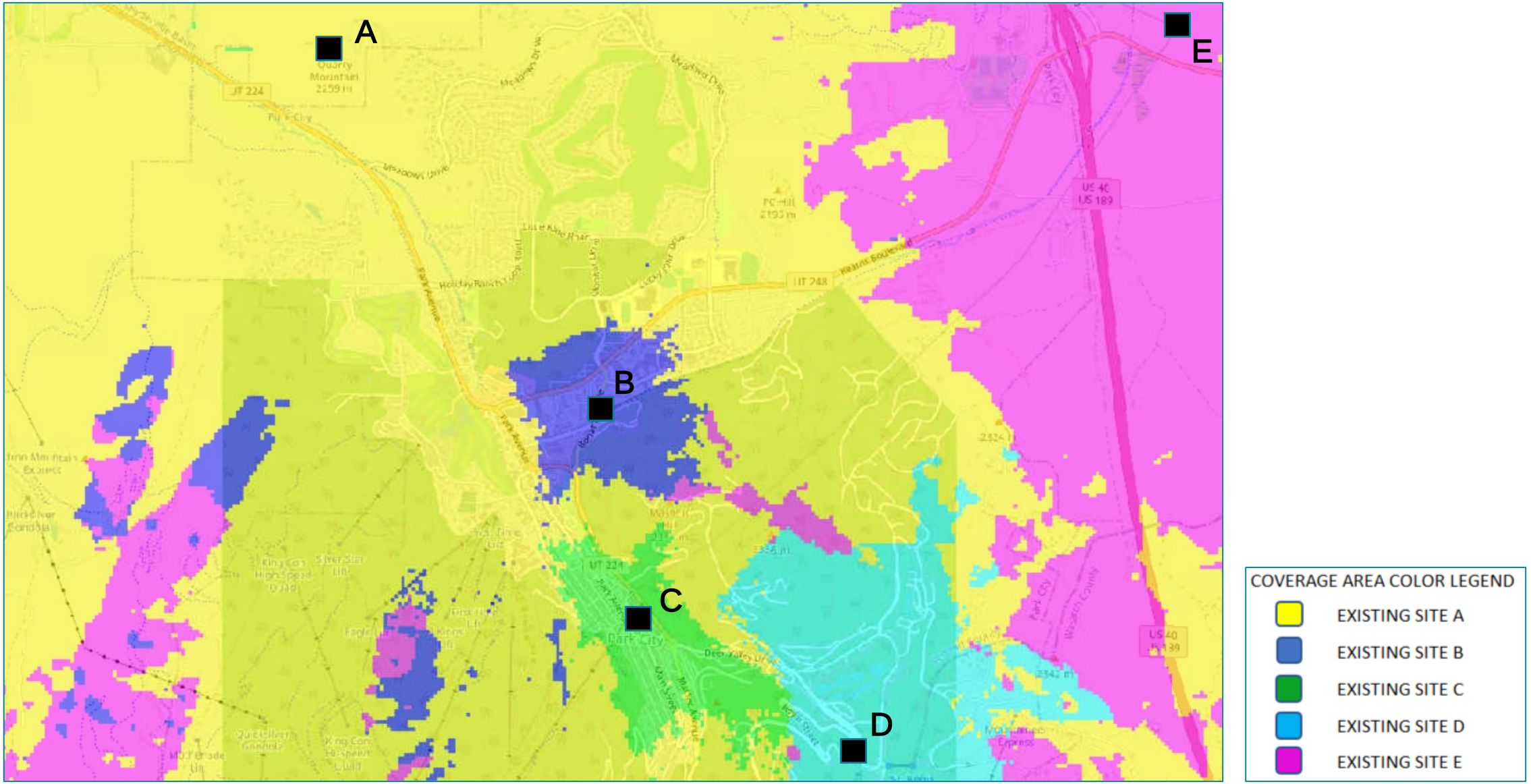

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Exhibit C – Coverage with Proposed New Site

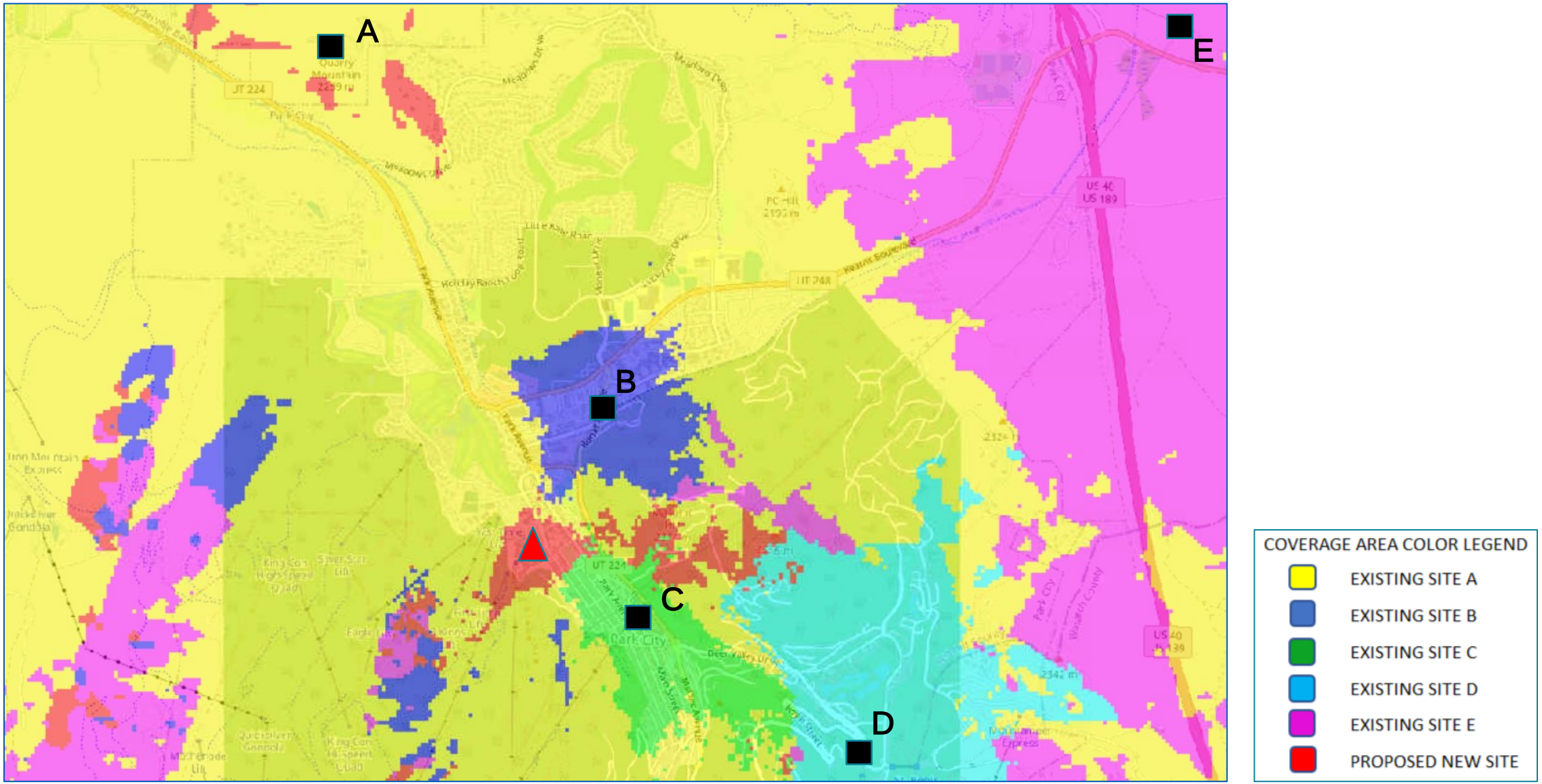

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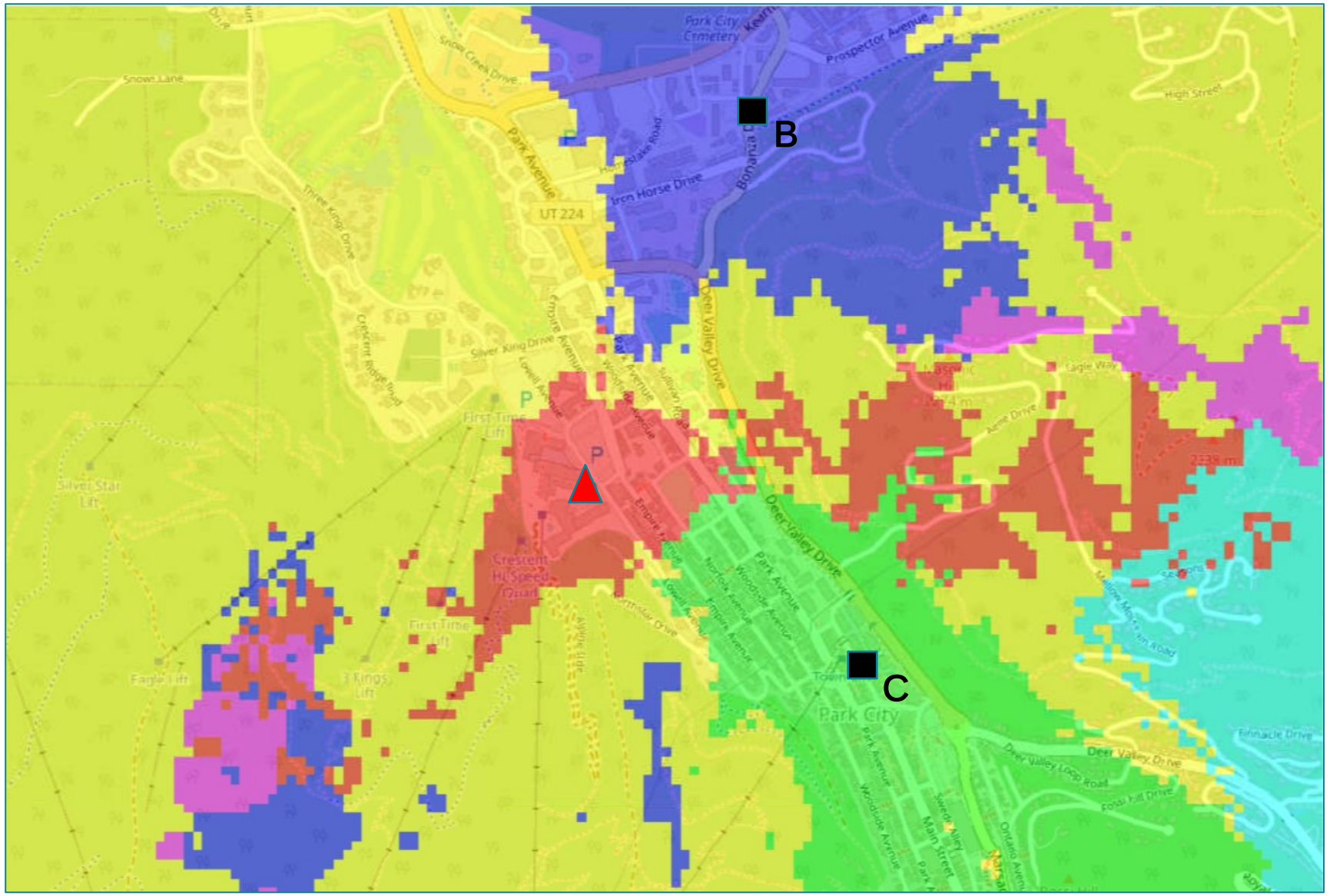
Exhibit D – Coverage with Proposed New Site (Zoom In)



COVERAGE AREA COLOR LEGEND

- EXISTING SITE A
- EXISTING SITE B
- EXISTING SITE C
- EXISTING SITE D
- EXISTING SITE E
- PROPOSED NEW SITE

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MINUTES OF PARK CITY BOARD OF ADJUSTMENT
MARSAC MUNICIPAL BUILDING
DECEMBER 19, 2006

IN ATTENDANCE:	Ruth Gezelius, Mark Sletten, Mary Wintzer, Gordon Strachan, and Bill Thompson
EX OFFICIO:	Patrick Putt, Planning Director; Brooks Robinson, Senior Planner; Ray Milliner, Planner; Polly Samuels McClean, City Attorney; Patricia Abdullah

---

I. ROLL CALL

Chair Gezelius called the meeting to order at 5:01 PM and noted that all Board members were present.

II. ADDOPTION OF MINUTES

Chair Gezelius made clear that Bill Thompson was not absent from the October 17, 2006 Board Of Adjustment meeting as he had not yet been established as a member of the Board.

Board Member Sletten also pointed out the correction that his name should be spelled “Sletten” instead of “Sletton” in the minutes.

MOTION: Board Member Sletten motioned to approve the minutes for the October 17, 2006 meeting with proposed changes. Board Member Strachan seconded.

VOTE: The motion was carried unanimously.

III. PUBLIC COMMUNICATION

There was no comment.

IV. **STAFF & BOARD COMMUNICATIONS**

Chair Gezelius wished to welcome Board Member Thompson to the Board.

V. REGULAR AGENDA

a) <u>1335 LOWELL AVENUE, THE GABLES – REQUEST FOR SPECIAL EXCEPTION TO RC ZONE HEIGHT LIMIT</u>

Board Member Sletten recused himself due to a business interest.

Planner Milliner reviewed the application for the request for a special exception to the height limit in the RC zone. He revisited the earlier discussion and direction given by the Board regarding the application on October 17, 2006 and Staff recommended that the Board approve the application based on the modified Findings of Facts, Conclusions of Law, and Conditions of Approval.

There was no public comment and the applicant did not wish to make a statement.

MOTION: Board Member Strachan motioned that the request for a special exception to the height limit in the RC zone be approved for 1335 Lowell Avenue, The Gables. Board Member Wintzer seconded.

VOTE: The motion carried unanimously.

Findings of Fact:
1. The property is located in the Recreation Commercial (RC) zone.
2. One purpose of the RC zone is to promote the development of buildings with designs that reflect traditional Park City architectural patterns, character and site designs.
3. The applicant is proposing a 10' variance to the maximum height limit of 35 feet above existing grade.
4. The proposed special exception would allow the applicant to enclose two upper decks on the building and create additional living area in two of the existing units.
5. On August 24, 2006 the City Council approved a record of survey plat amendment to allow the applicant to renovate/update the existing building.
6. Adjacent properties have heights that are similar or greater than those requested by the applicant for this special exception.
7. The proposed height increase would create a building that is compatible with other buildings in the RC zone.
8. The proposed special exception will not have an adverse effect on the value of property in the general area.

Conclusions of Law:
1. The proposed use and Development will be in harmony with the general and specific purposes for which the Land Management Code was enacted and for which the regulations of the district were established
2. The proposed use and Development will not substantially diminish or impair the value of the Property within the neighborhood in which it is located.
3. The proposed use and Development will not have a material adverse effect upon the character of the Area or the public health, safety, and general welfare. The proposal is consistent with the General Plan.
4. The proposed special exception will be constructed, arranged and operated so as to be Compatible with the use and Development of neighboring Property in accordance with the applicable district regulations
5. The proposed use and Development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.
6. As conditioned herein, the special exception increasing the maximum height of the building from 35' to 45' in the RC zone complies with the standards at LMC Section 15-10-8.

Conditions of Approval
1. All decks and retaining walls and fences shall be in compliance with LMC criteria prior to plat recordation.
2. This special exception will be null and void if a record of survey amendment for the building is not approved by the City Council and recorded with the County Recorder.

Board Member Sletten rejoined the Board.

b) 1110 EMPIRE AVENUE – VARIANCE

Planner Milliner explained to the Board that this application was to reduce the minimum lot size requirement for the HR-1 by 37 ½ feet, and that per direction given by the Board on October 17, 2006 is returning with modified Findings of Facts, Conditions of Approval, and Conclusions of Law.

Todd Mather, an architect with Elliott Workgroup asked to address the Board on behalf of the applicant with regards to the Staff Report. He pointed out that the applicants name was spelled incorrectly and should be "Matthes". He also stated that under the Findings of Fact, number 6 that the lot size is actually 37.125 instead of the stated 35.12. Mr. Mather suggested that the Findings of Fact, number 10, should be revised to simply read that a duplex requires four spaces. In discussion between Planner Milliner and

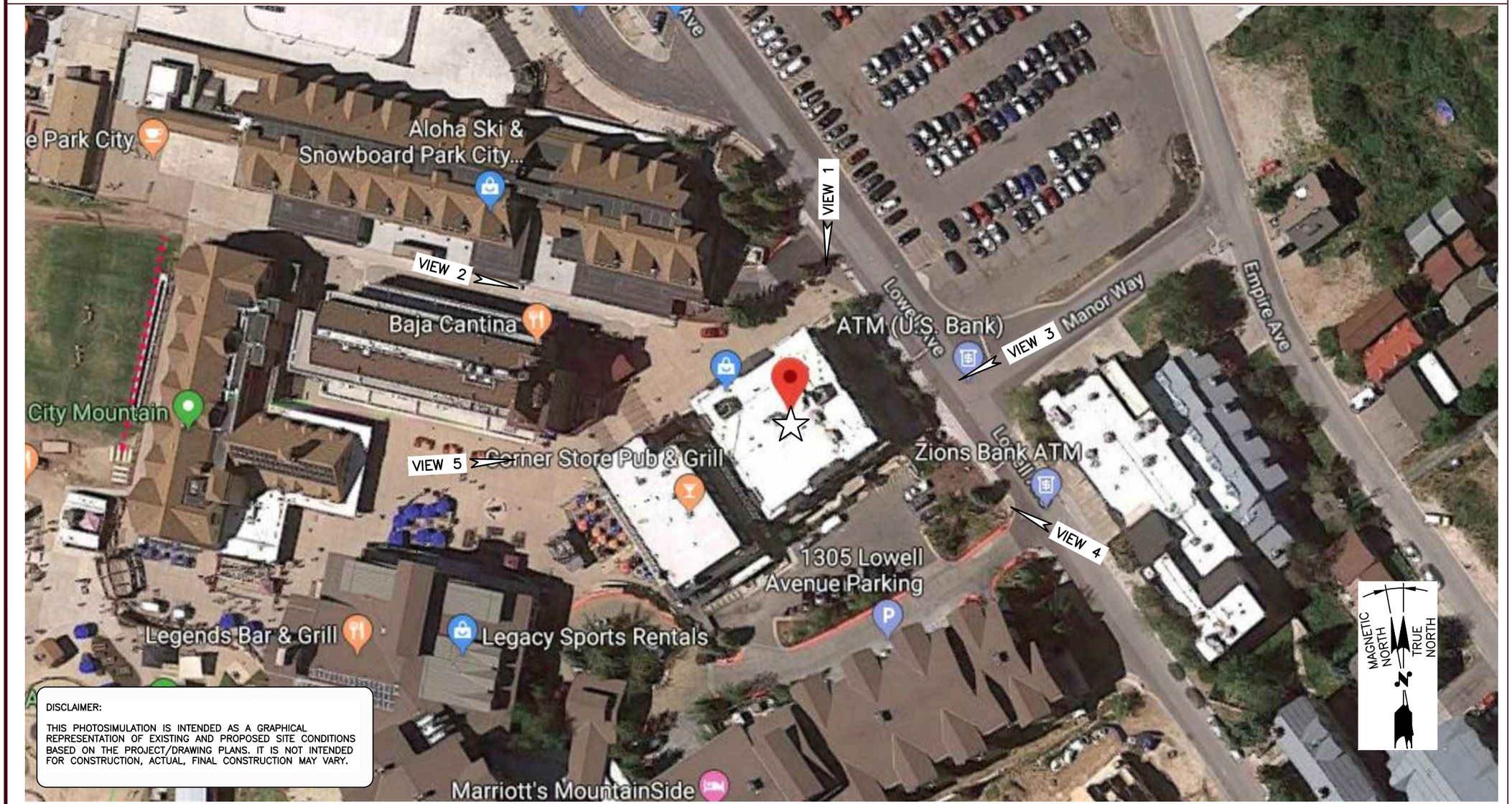
PROJECT DESCRIPTION

SHEET INDEX

SHEET #	DESCRIPTION	REV #
T–1	SITE LOCATION	C
V–1	EXISTING NORTH VIEW	C
V–2	PROPOSED NORTH VIEW	C
V–3	EXISTING NORTHWEST VIEW	C
V–4	PROPOSED NORTHWEST VIEW	C
V–5	EXISTING NORTHEAST VIEW	C
V–6	PROPOSED NORTHEAST VIEW	C
V–7	EXISTING SOUTHEAST VIEW	C
V–8	PROPOSED SOUTHEAST VIEW	C
V–9	EXISTING WEST VIEW	C
V–10	PROPOSED WEST VIEW	C

AT&T

SITE ID:
UTL06012
SITE NAME:
CAP NSB-UT.PCM_2_UTL06012 (QUARRY TRIGGER)



DISCLAIMER:

THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT/DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION, ACTUAL, FINAL CONSTRUCTION MAY VARY.

1 T–1 SITE LOCATION
SCALE (11" X 17"): 1/32" = 1'–0"

0 16'–0" 32'–0" 64'–0" 96'–0"

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

smartlink

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1–855–669–5421

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11.19.19	ISSUED FOR REVIEW	SUD
B	01.06.20	UPDATED AS PER CD	MHN
C	01.11.21	UPDATED AS PER REMARKS	MHN

PROJECT INFORMATION

SITE ID
UTL06012

SITE NAME
CAP NSB–UT.PCM_2_UTL06012 (QUARRY TRIGGER)

LATITUDE
40.651432°

LONGITUDE
–111.506493°

SITE ADDRESS
1355 LOWELL AVE
PARK CITY, UT 84060

SHEET DESCRIPTION

SITE LOCATION

SHEET NO.

T–1

1 V-1 VIEW 1—EXISTING NORTH VIEW
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

smartlink

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1—855—669—5421

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LONGITUDE
—111.506493°

SITE ADDRESS
1355 LOWELL AVE
PARK CITY, UT 84060

SHEET DESCRIPTION

V1—EXISTING NORTH VIEW

SHEET NO.

V—1

1/V-2 VIEW 1-PROPOSED NORTH VIEW
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

smartlink

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

SUBMITTALS

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CAP NSB-UT.PCM_2_UTL06012
(QUARRY TRIGGER)

LATITUDE
40.651432°

LONGITUDE
-111.506493°

SITE ADDRESS
1355 LOWELL AVE
PARK CITY, UT 84060

SHEET DESCRIPTION

V1-PROPOSED NORTH VIEW

SHEET NO.

V-2

1 V-3 VIEW 2 – EXISTING NORTHWEST VIEW
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

smartlink

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1–855–669–5421

SUBMITTALS

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PROJECT INFORMATION

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UTL06012

SITE NAME
CAP NSB–UT.PCM_2_UTL06012
(QUARRY TRIGGER)

LATITUDE
40.651432°

LONGITUDE
–111.506493°

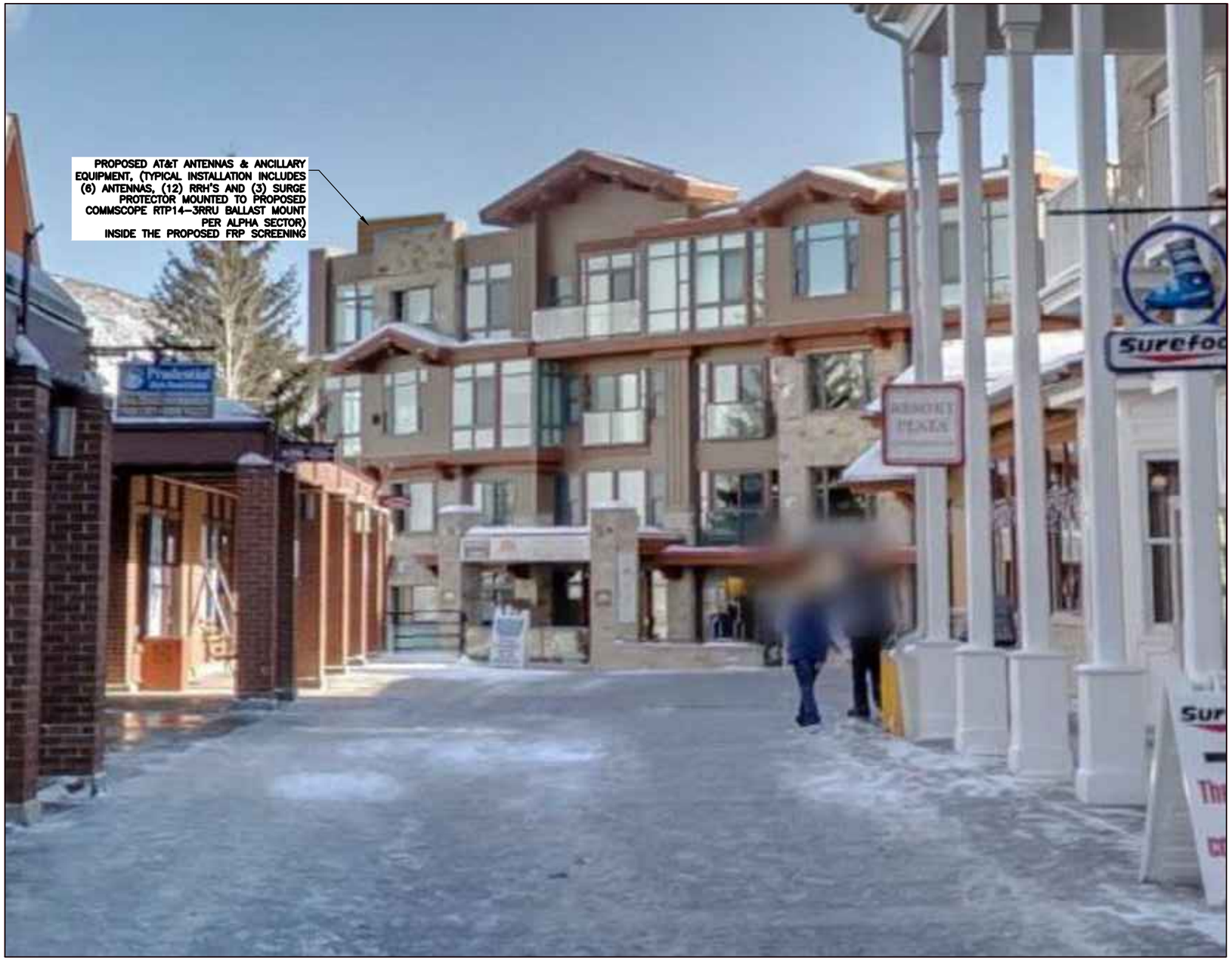
SITE ADDRESS
1355 LOWELL AVE
PARK CITY, UT 84060

SHEET DESCRIPTION

V2–EXISTING NORTHWEST VIEW

SHEET NO.

V–3



1 V-4 VIEW 2 – PROPOSED NORTHWEST VIEW
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

smartlink

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

SUBMITTALS

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PROJECT INFORMATION

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UTL06012

SITE NAME
CAP NSB-UT.PCM_2_UTL06012
(QUARRY TRIGGER)

LATITUDE
40.651432°

LONGITUDE
-111.506493°

SITE ADDRESS
1355 LOWELL AVE
PARK CITY, UT 84060

SHEET DESCRIPTION

V2-PROPOSED NORTHWEST VIEW

SHEET NO.

V-4

140

1 V-5 VIEW 3– EXISTING NORTHEAST VIEW
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

smartlink

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1–855–669–5421

SUBMITTALS

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(QUARRY TRIGGER)

LATITUDE
40.651432°

LONGITUDE
–111.506493°

SITE ADDRESS
1355 LOWELL AVE
PARK CITY, UT 84060

SHEET DESCRIPTION

V3–EXISTING NORTHEAST VIEW

SHEET NO.

V–5

1 V-6 VIEW 3-PROPOSED NORTHEAST VIEW
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

smartlink

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

SUBMITTALS

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(QUARRY TRIGGER)

LATITUDE
40.651432°

LONGITUDE
-111.506493°

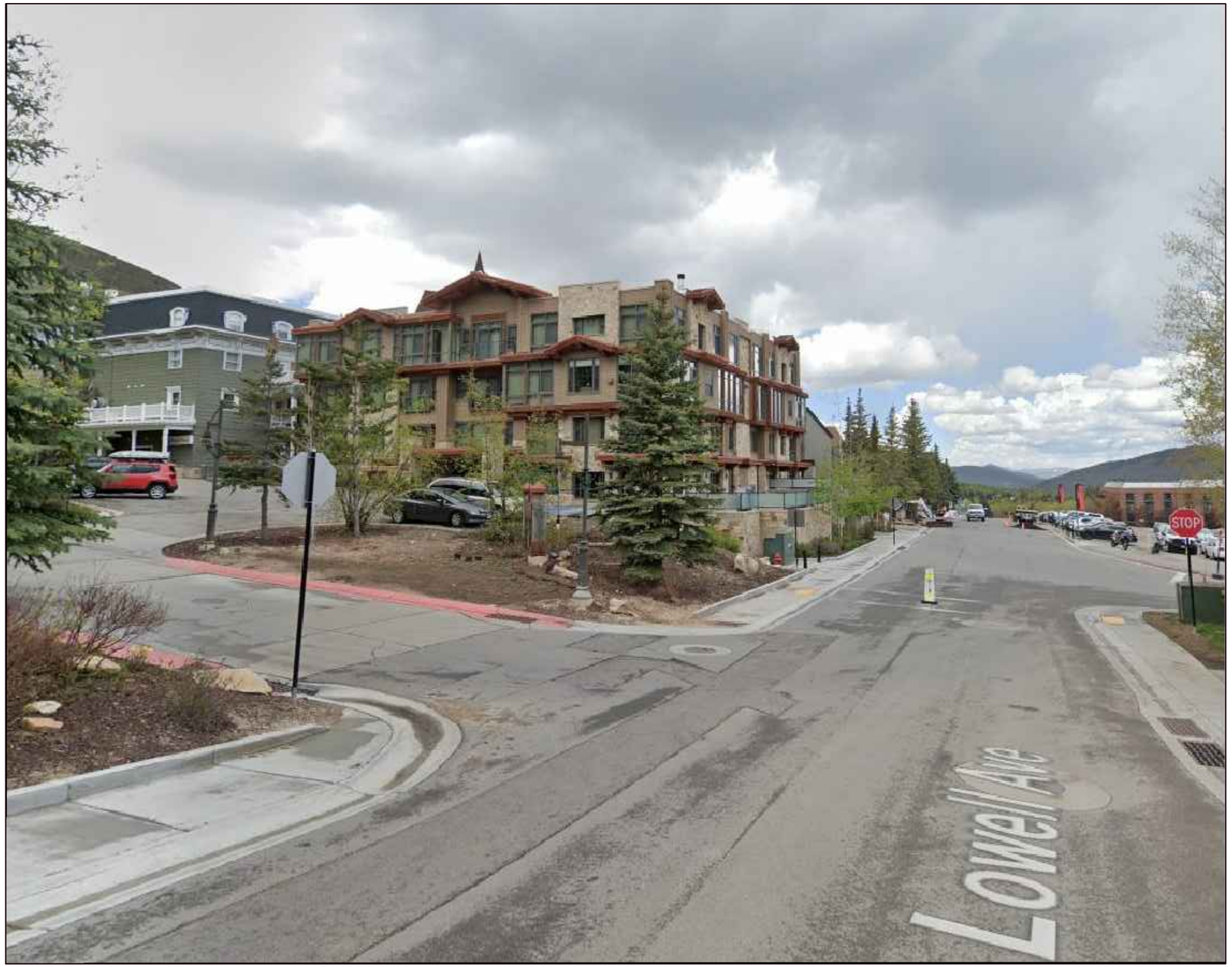
SITE ADDRESS
1355 LOWELL AVE
PARK CITY, UT 84060

SHEET DESCRIPTION

V3-PROPOSED NORTHEAST VIEW

SHEET NO.

V-6



1 V-7 VIEW 4– EXISTING SOUTHEAST VIEW
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

smartlink

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1–855–669–5421

SUBMITTALS

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(QUARRY TRIGGER)

LATITUDE
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LONGITUDE
–111.506493°

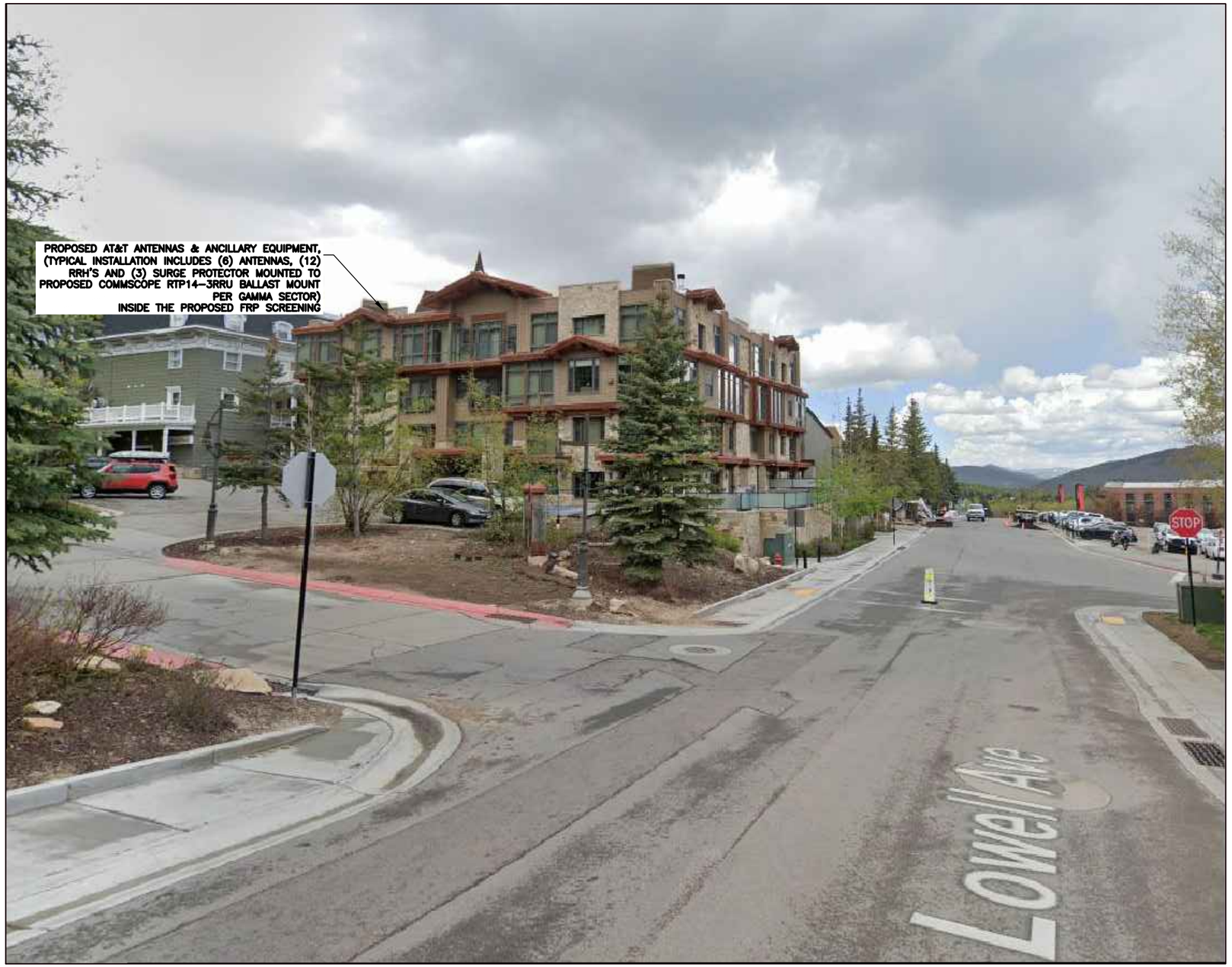
SITE ADDRESS
1355 LOWELL AVE
PARK CITY, UT 84060

SHEET DESCRIPTION

V4–EXISTING SOUTHEAST VIEW

SHEET NO.

V–7



1 V-8 VIEW 4- PROPOSED SOUTHEAST VIEW
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

smartlink

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

SUBMITTALS

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(QUARRY TRIGGER)

LATITUDE
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LONGITUDE
-111.506493°

SITE ADDRESS
1355 LOWELL AVE
PARK CITY, UT 84060

SHEET DESCRIPTION

V4-PROPOSED SOUTHEAST VIEW

SHEET NO.

V-8

1 V-7 VIEW 5– EXISTING WEST VIEW
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

smartlink

Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1–855–669–5421

SUBMITTALS

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(QUARRY TRIGGER)

LATITUDE
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LONGITUDE
–111.506493°

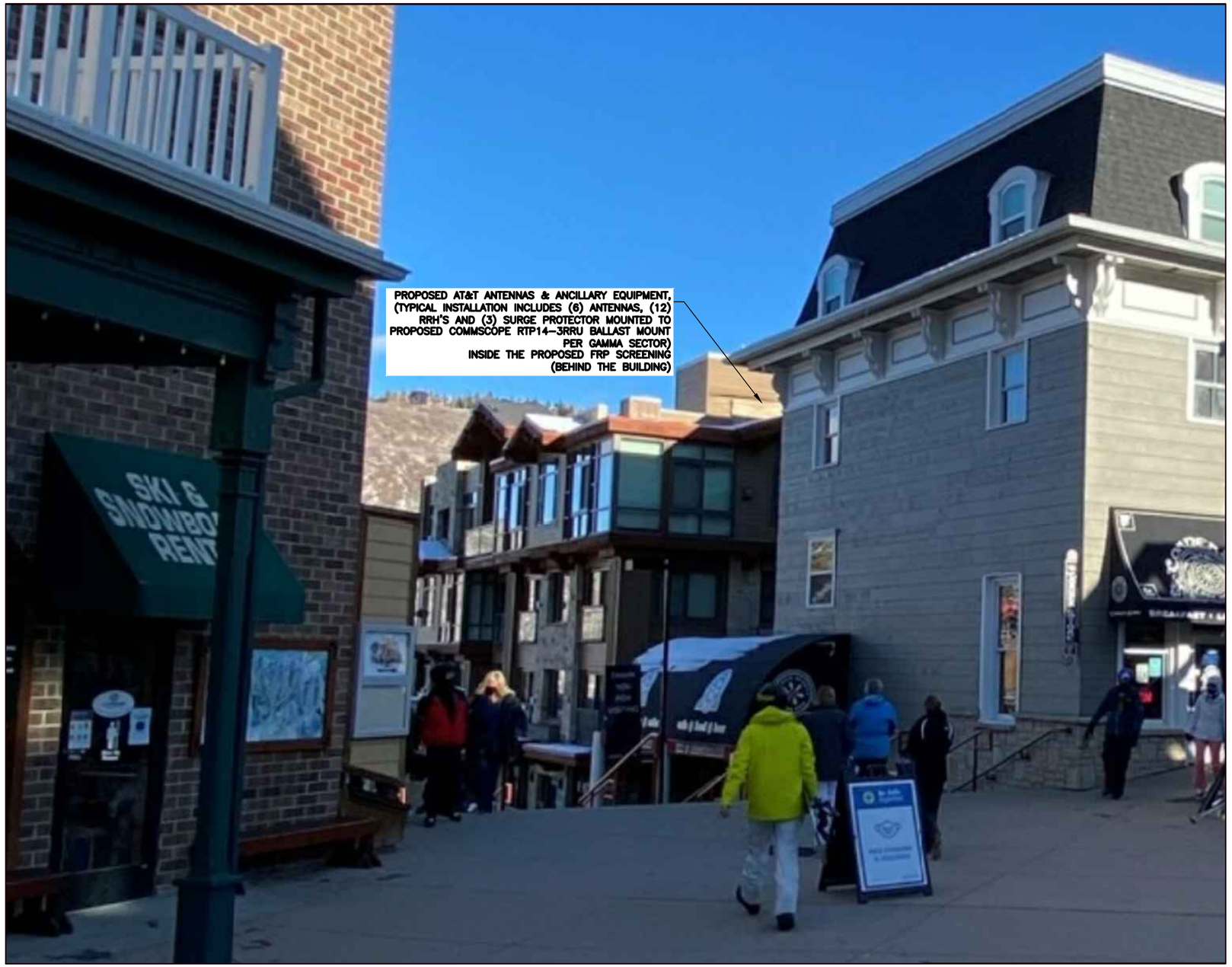
SITE ADDRESS
1355 LOWELL AVE
PARK CITY, UT 84060

SHEET DESCRIPTION

V5–EXISTING WEST VIEW

SHEET NO.

V–9



1 V-8 VIEW 5- PROPOSED WEST VIEW
NTS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201

smartlink

Trylon
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IRVING, TEXAS 75038
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LONGITUDE
-111.506493°

SITE ADDRESS
1355 LOWELL AVE
PARK CITY, UT 84060

SHEET DESCRIPTION

V5-PROPOSED WEST VIEW

SHEET NO.

V-10

park city lodging™
DEER VALLEY® • PARK CITY • CANYONS VILLAGE

The Lowell
P.O. Box 1967
Park City, UT
84060

March 3, 2021

Park City Municipal Corporation
Planning Department
P.O. Box 1480
Park City, UT 84060

To whom it may concern,

This letter is to confirm that The Lowell Condominiums Homeowners Association located at 1335 Lowell Avenue has given consent to AT&T, and it's representative SmartlinkGroup, for the installation of equipment on the roof areas of the building designated as Common areas.

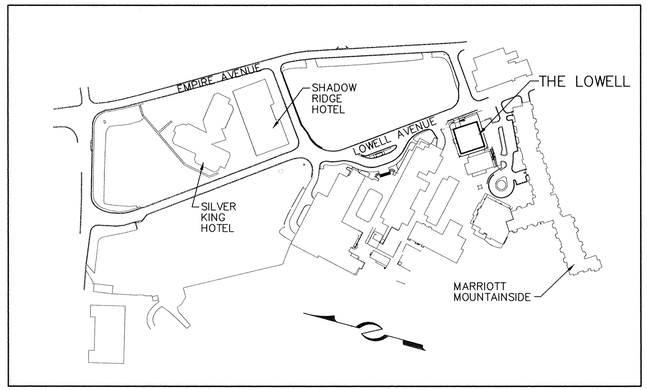
In addition, The Lowell Condominiums has given consent for the placement of equipment, by AT&T, on level SL1 of the parking garage. This area is designated as Limited Common area, for the use of storage.

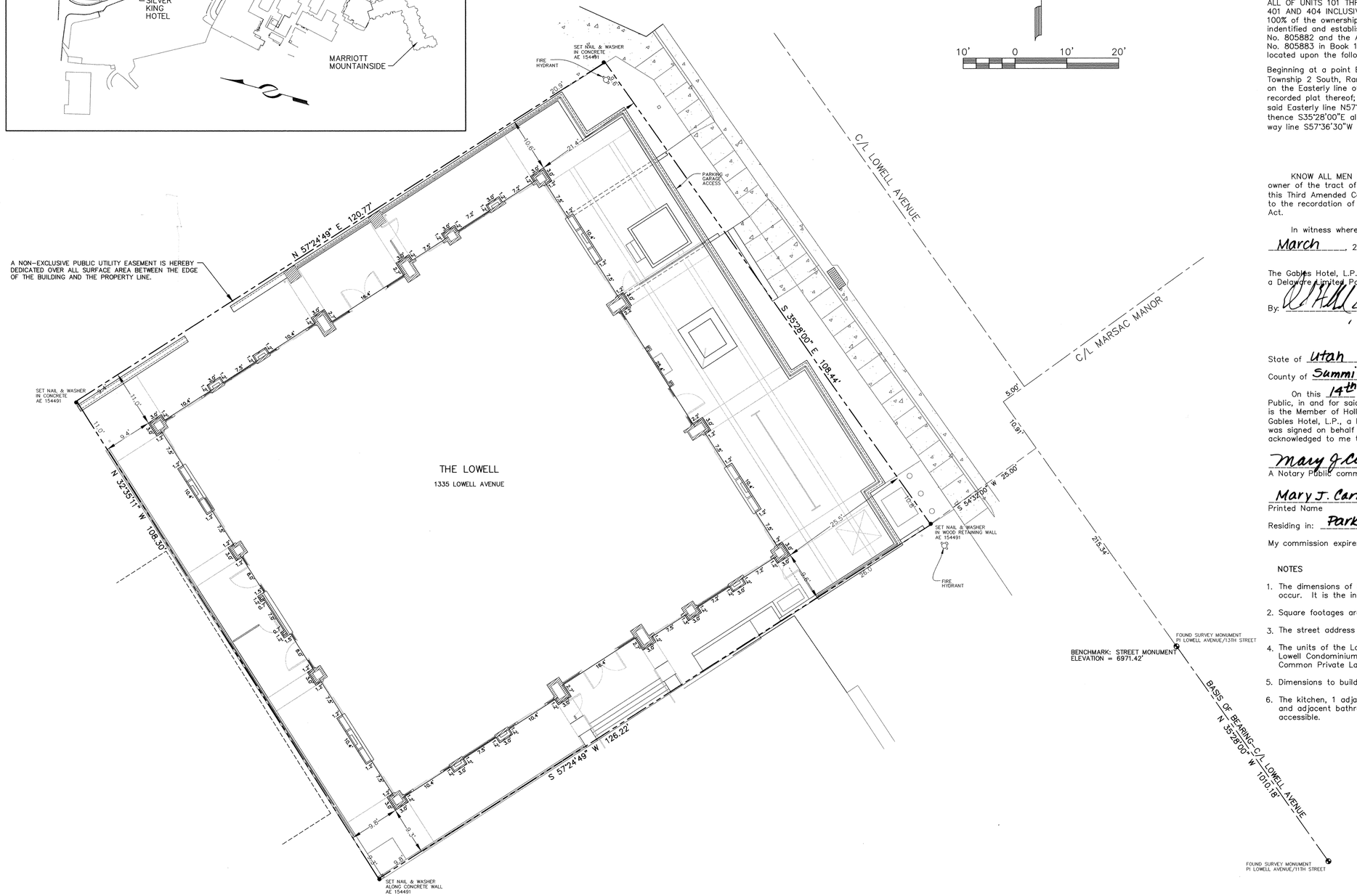
Feel free to contact me with any further questions or clarifications.

Sincerely,

Rhonda Cannard Sideris
President
435-487-0950

VICINITY MAP





10' 0 10' 20'

REGISTERED LAND SURVEYOR
No. 154491
JOHN DEMKOWICZ
State of Utah

SURVEYOR'S CERTIFICATE

I, John Demkowicz, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owner, this Third Amended Condominium Plat of the THE LOWELL CONDOMINIUMS, a Utah Condominium Project in accordance with the provisions of the Utah Condominium Ownership Act. I further certify that the units are built as shown.

John Demkowicz, L.S. #154491 — 3-13-07 Date

LEGAL DESCRIPTION

ALL OF UNITS 101 THROUGH 104, INCLUSIVE, 201 THROUGH 204 INCLUSIVE, 301 THROUGH 304 INCLUSIVE, AND 401 AND 404 INCLUSIVE, within THE SECOND AMENDMENT TO THE GABLES CONDOMINIUM PROJECT, together with 100% of the ownership interest in the common areas and facilities of said project, as the same are indentified and established in the Second Amendment Record of Survey recorded February 28, 2007 as Entry No. 805882 and the Amended and Restated Declaration of Condominium recorded February 28, 2007 as Entry No. 805883 in Book 1850 at Page 863 in the office of the Summit County Recorder, pertaining to and located upon the following described real estate:

Beginning at a point East 1250.10 feet and South 964.10 feet from the Northwest corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and N57°19'30"E 12.00 feet; said point being on the Easterly line of an easement surrounding Marsac Mill Manor Condominiums according to the official recorded plat thereof; and running thence N32°23'30"W along said Easterly line 108.30 feet; thence leaving said Easterly line N57°36'30"E 121.90 feet to a point on the Westerly right of way line of Lowell Avenue; thence S35°28'00"E along said Westerly right of way line 108.46 feet; thence leaving said Westerly right of way line S57°36'30"W 127.72 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, THE GABLES HOTEL, L.P., a Delaware Limited Partnership, the owner of the tract of land described above, hereby certify that it has caused this survey to be made and this Third Amended Condominium Plat consisting of six (6) sheets to be prepared, and does hereby consent to the recordation of this Condominium Plat and submit this property to the Utah Condominium Ownership Act.

In witness whereof the undersigned has executed this certificate and dedication this 14th day of March, 2007.

The Gables Hotel, L.P.,
a Delaware Limited Partnership

By: _____, Its: General Partner

ACKNOWLEDGMENT

State of Utah :
County of Summit ss:

On this 14th day of March, 2007, personally appeared before me, the undersigned Notary Public, in and for said County and State, David Holland Zatz, being duly sworn, acknowledged to me that he is the Member of Holland Gables, L.C., a Utah limited liability company that is the General Partner of The Gables Hotel, L.P., a Delaware Limited Partnership, and that the foregoing Owner's Certificate and Dedication was signed on behalf of said company by authority of its partnership agreement, and said David Holland Zatz acknowledged to me that said company executed the same.

Mary J. Carney
A Notary Public commissioned in Utah

Mary J. Carney
Printed Name

Residing in: Park City, UT

My commission expires: 6-13-2008

NOTES

1. The dimensions of the private spaces are based on drawings supplied by IBI Group. Minor variations may occur. It is the intent that the private ownership areas of the units will be as constructed.
2. Square footages are provided by the architect.
3. The street address of a unit in The Gables is 1335 Lowell Avenue, unit #___.
4. The units of the Lowell Condominiums are served by a Common Private Lateral Wastewater Line. The Lowell Condominium Association shall be responsible for ownership, operation and maintenance of all Common Private Lateral Wastewater Lines.
5. Dimensions to building corners are perpendicular to the property lines.
6. The kitchen, 1 adjacent bedroom and 1 adjacent bathroom in Unit 103 are fully accessible. The bedroom and adjacent bathroom in the lockout of Unit 202 are fully accessible. All public areas are fully accessible.

THIRD AMENDED CONDOMINIUM PLAT (AND MAP)

THE LOWELL CONDOMINIUMS

FORMERLY THE PLAZA HOTEL CONDOMINIUMS
A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 6

JOB NO.: 5-4-06 FILE: X:\PCMR\dwg\TheGables\CondoPlat\3rdocf06\final07\sht01.

(435) 649-9467
Alliance Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 15th DAY OF March, 2007 A.D.
BY S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 14th DAY OF February, 2007 A.D.
BY _____ CHAIRMAN

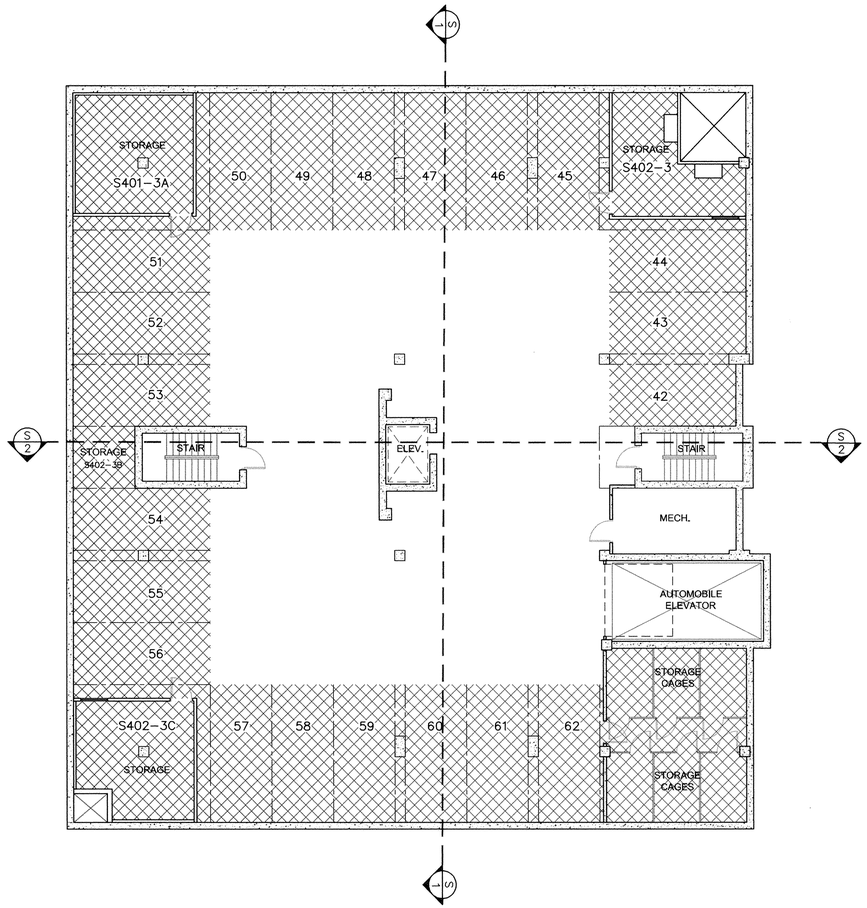
ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 15TH DAY OF MARCH, 2007 A.D.
BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 29th DAY OF March, 2007 A.D.
BY _____ PARK CITY ATTORNEY

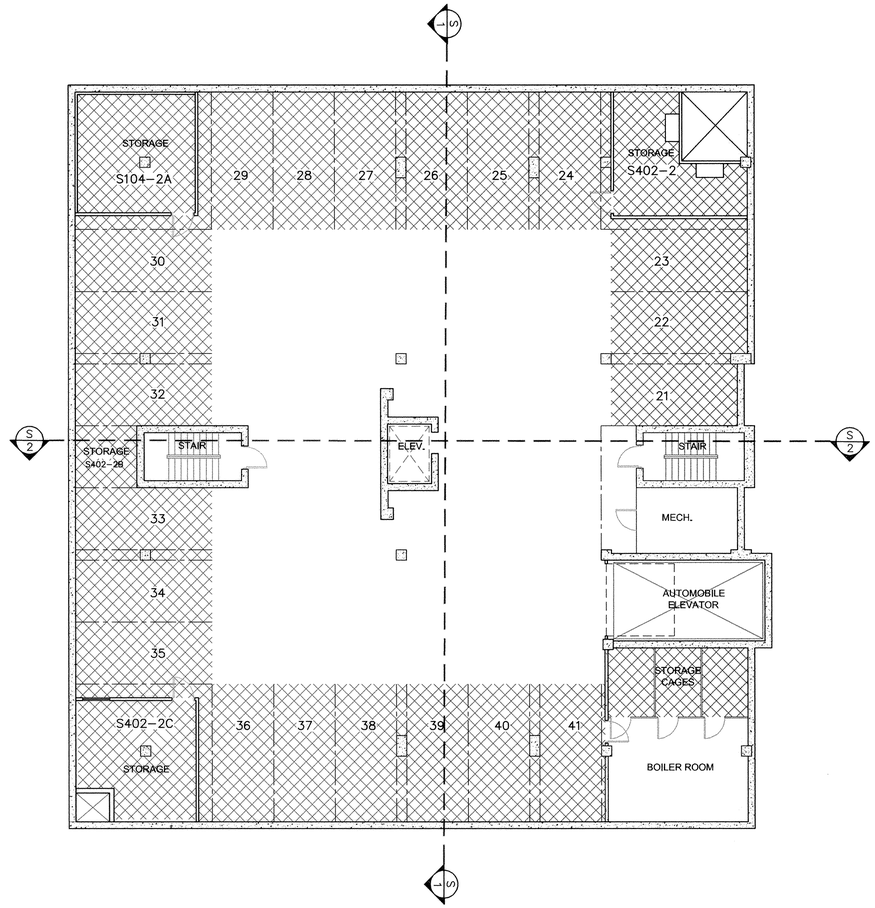
CERTIFICATE OF ATTEST
I CERTIFY THIS CONDOMINIUM PLAT WAS APPROVED BY PARK CITY COUNCIL THIS 15th DAY OF February, 2007 A.D.
BY _____ PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 15th DAY OF February, 2007 A.D.
BY _____ MAYOR

RECORDED
8087741
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Coalition Title
DATE 4-2-07 TIME 4:27 pm BOOK ___ PAGE ___
$ 193.00 FEE
_____ RECORDER



PARKING LEVEL 3



PARKING LEVEL 2

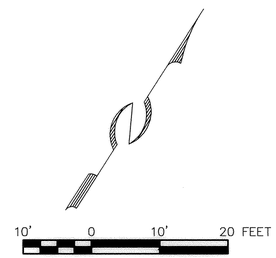
LEGEND

S.F. - REPRESENTS SQUARE FEET
U - REPRESENTS UNIT
C - REPRESENTS CEILING HEIGHT

COMMON OWNERSHIP

PRIVATE OWNERSHIP

LIMITED COMMON OWNERSHIP



THIRD AMENDED CONDOMINIUM PLAT

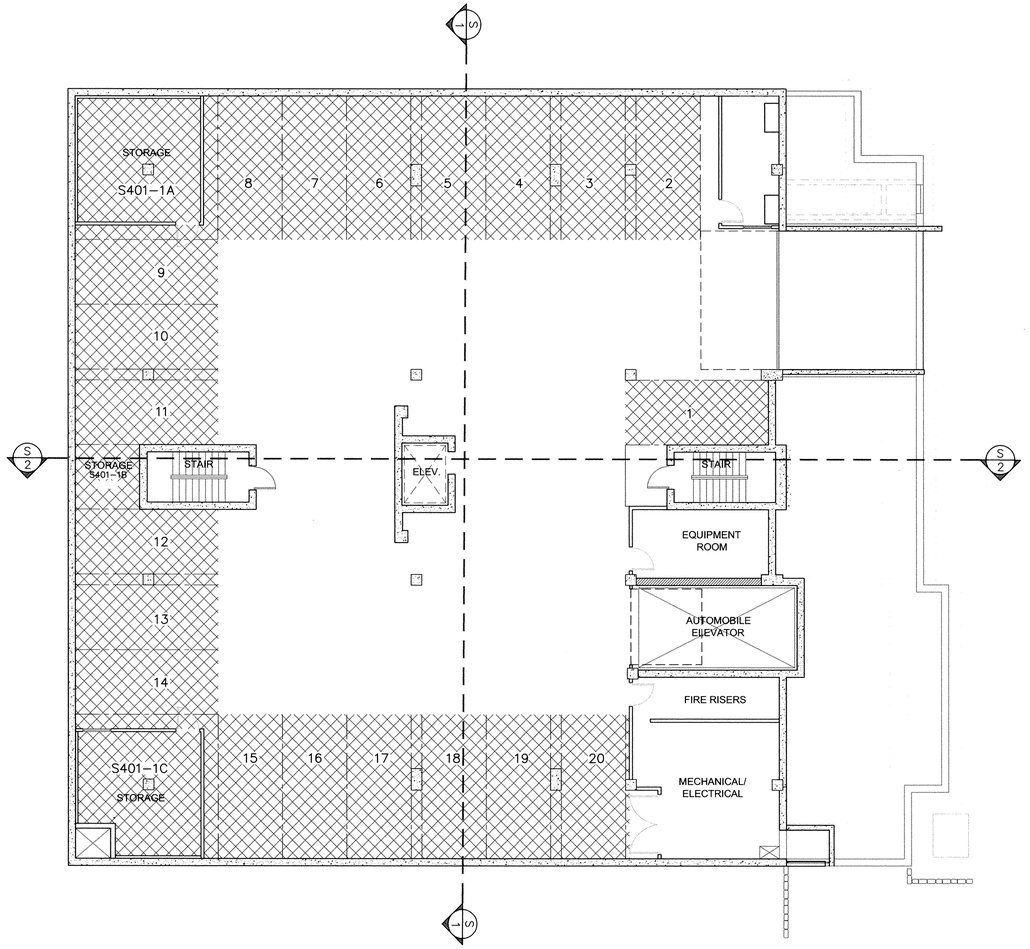
THE LOWELL CONDOMINIUMS

FORMERLY THE PLAZA HOTEL CONDOMINIUMS
A UTAH CONDOMINIUM PROJECT

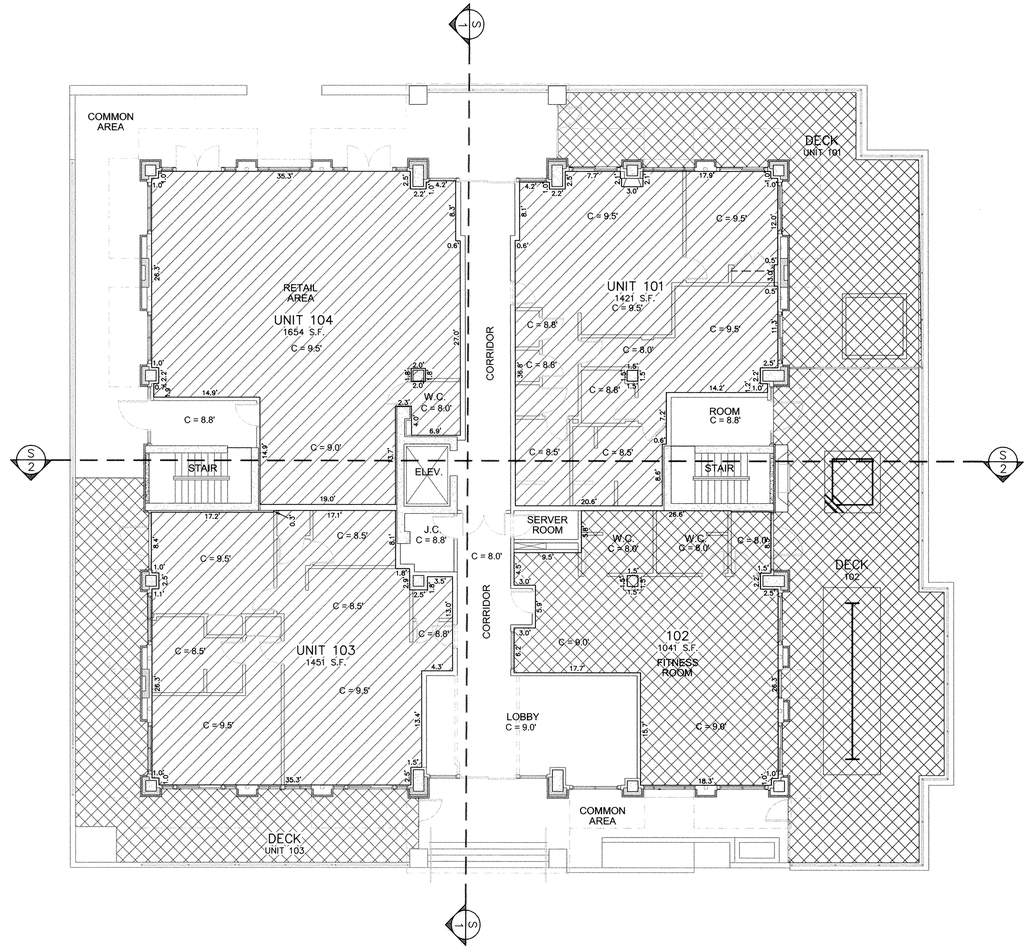
LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

JOB NO: 5-4-06 X:\PCMR\dwg\TheGables\CondoPlat\3rd0CT06\final07\alt02.dwg

808774 RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF Coalition Title
DATE: 4-2-07 TIME: 4:27pm BOOK: ____ PAGE: ____
$ 193.00 FEE Daniel Bowen, Deputy RECORDER



PARKING LEVEL 1



RESIDENTIAL LEVEL 1

NOTE:
The Fitness Room 102 and associated Deck 102 (Limited Common Ownership), are assigned to all residential units at The Lowell with the exception of the Retail Space (Unit 104). Upon conversion of the Retail Space (Unit 104) to Private Ownership, use of said Fitness Room and associated Deck shall be made available to Unit 104.

The deck areas that are contiguous to each of units 101 and 103 are limited common area for the exclusive use of each of those units.

LEGEND

S.F. - REPRESENTS SQUARE FEET
U - REPRESENTS UNIT
C - REPRESENTS CEILING HEIGHT

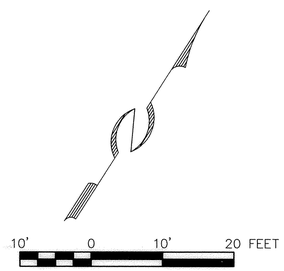
COMMON OWNERSHIP

PRIVATE OWNERSHIP

LIMITED COMMON OWNERSHIP

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
101	1,421	6,963.0'
103	1,451	6,963.0'
104	1,654	6,963.0'



THIRD AMENDED CONDOMINIUM PLAT

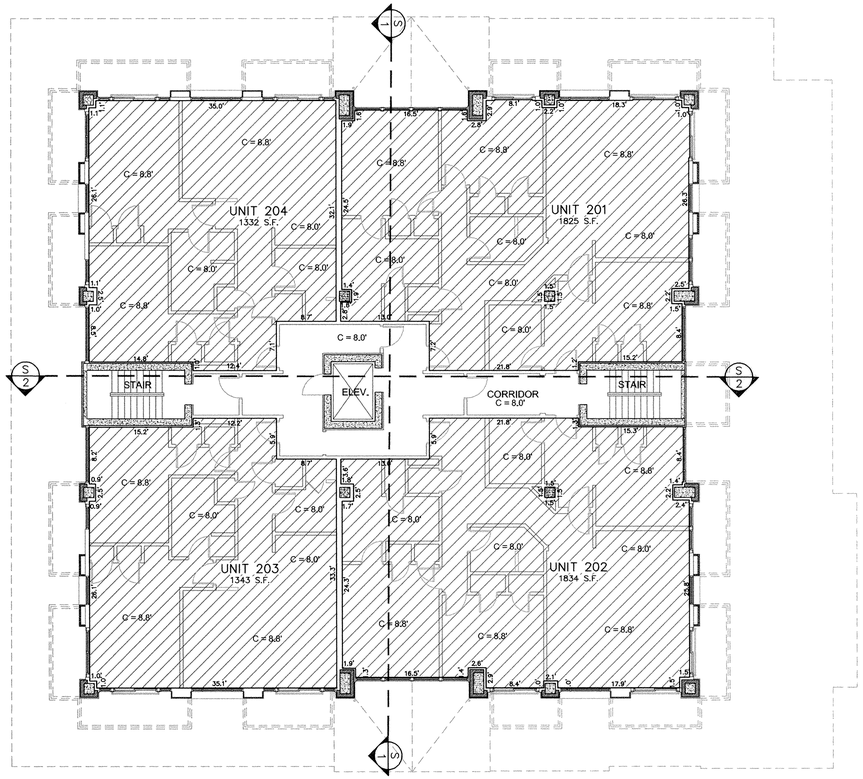
THE LOWELL CONDOMINIUMS

FORMERLY THE PLAZA HOTEL CONDOMINIUMS
A UTAH CONDOMINIUM PROJECT

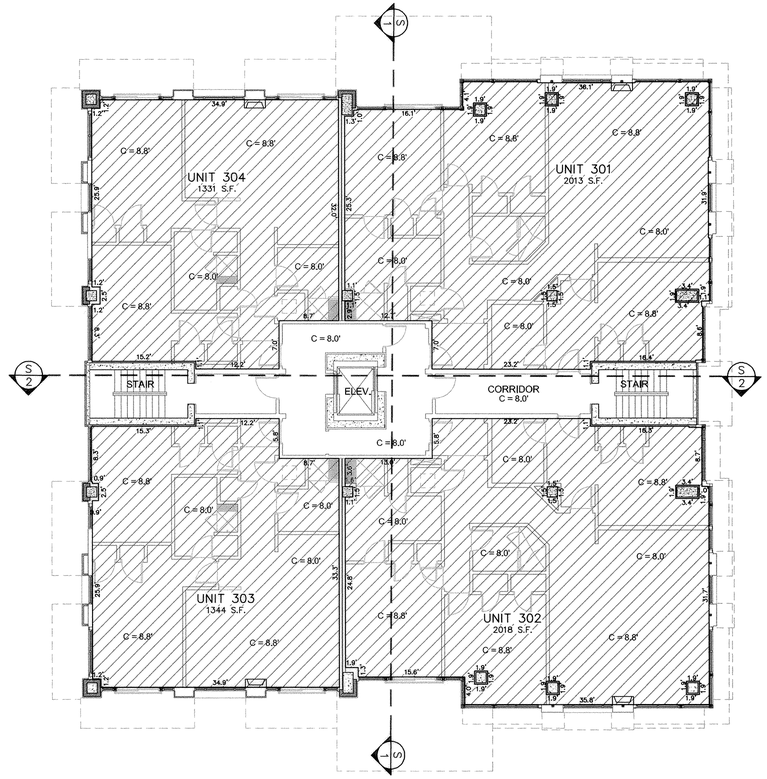
LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

JOB NO: 5–4–06 X:\PCMR\dwg\TheGables\CondoPlat\3rdOCT06\final07\ph102.dwg

8087444 RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF Coalition Title
DATE: 4-2-07 TIME: 4:37 PM BOOK: ____ PAGE: ____
$193.00 FEE Jeanie Bowen, Deputy RECORDER



RESIDENTIAL LEVEL 2



RESIDENTIAL LEVEL 3

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
201	1,825	6,973.6'
202	1,834	6,973.6'
203	1,343	6,973.6'
204	1,332	6,973.6'

LEGEND

S.F. - REPRESENTS SQUARE FEET
U - REPRESENTS UNIT
C - REPRESENTS CEILING HEIGHT

COMMON OWNERSHIP

PRIVATE OWNERSHIP

LIMITED COMMON OWNERSHIP

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
301	2,013	6,983.3'
302	2,018	6,983.3'
303	1,344	6,983.3'
304	1,331	6,983.3'

10' 0 10' 20 FEET

THIRD AMENDED CONDOMINIUM PLAT

THE LOWELL CONDOMINIUMS

FORMERLY THE PLAZA HOTEL CONDOMINIUMS
A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

JOB NO: 5-4-06 X:\PCMR\dwg\TheGables\CondoPlat\3rdOCT06\final07\unit04.dwg

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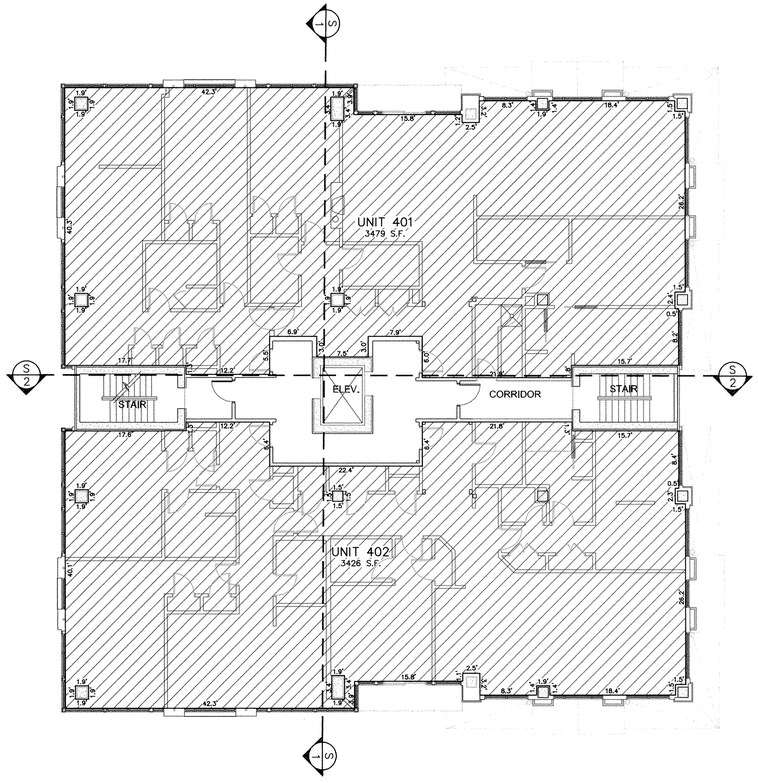
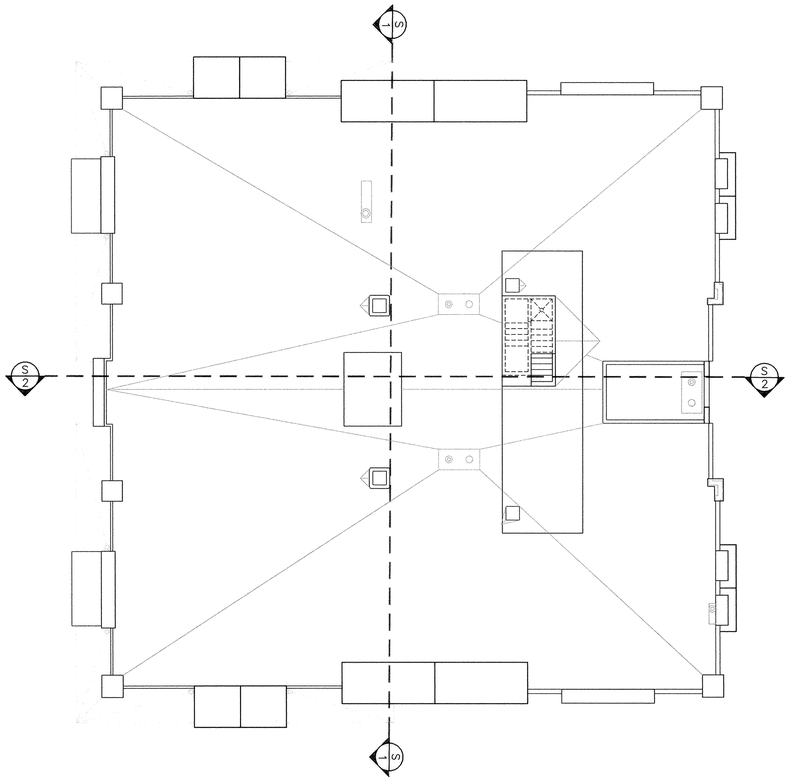


RESIDENTIAL LEVEL 4



ROOF LEVEL 5

LEGEND

S.F. - REPRESENTS SQUARE FEET
U - REPRESENTS UNIT
C - REPRESENTS CEILING HEIGHT

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION
401	3,479	6,993.2'
402	3,426	6,993.2'

COMMON OWNERSHIP

PRIVATE OWNERSHIP

LIMITED COMMON OWNERSHIP

10' 0 10' 20 FEET

THIRD AMENDED CONDOMINIUM PLAT

THE LOWELL CONDOMINIUMS

FORMERLY THE PLAZA HOTEL CONDOMINIUMS
A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

SHEET 5 OF 6

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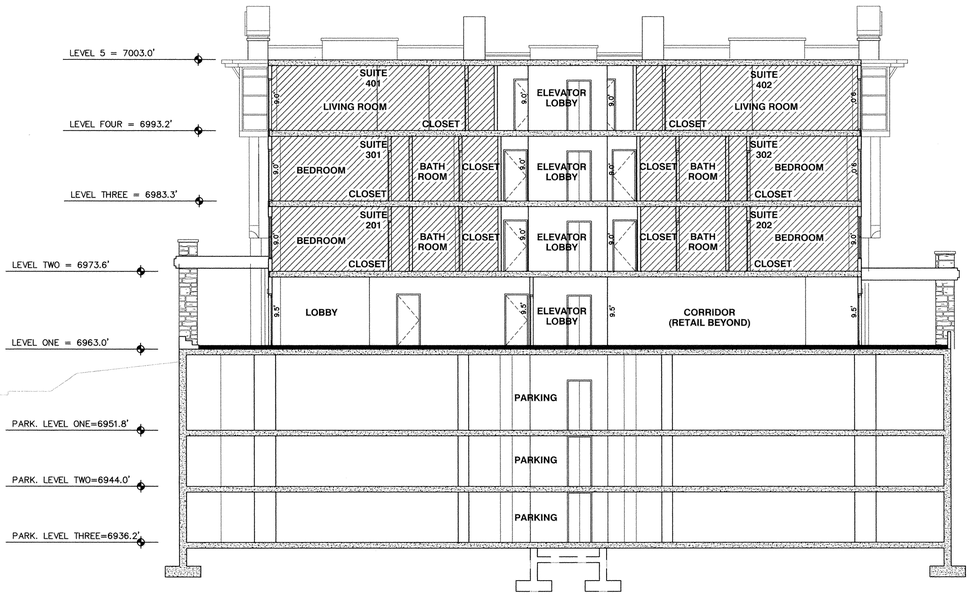
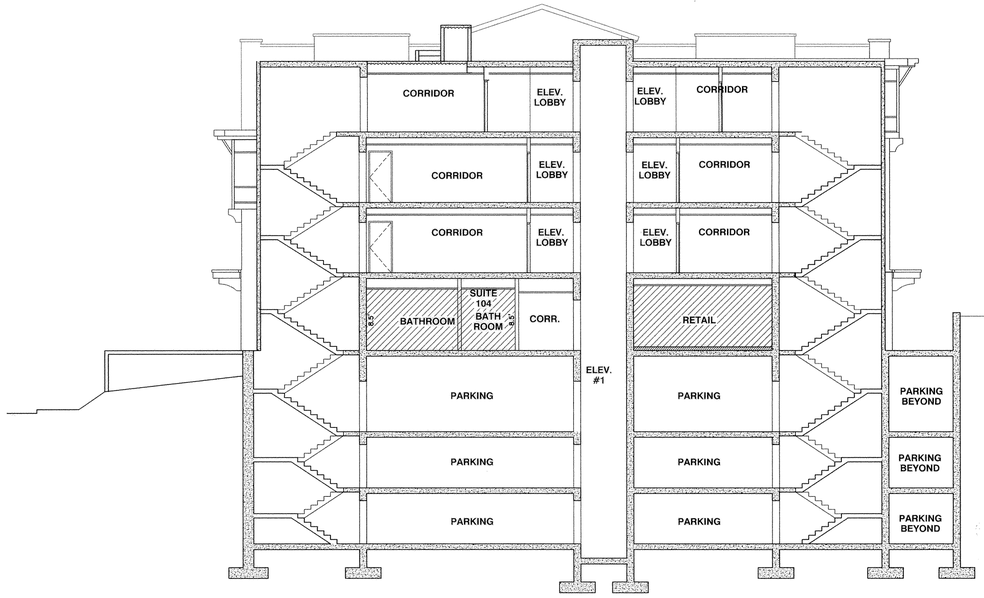


S/1 BUILDING SECTION 1



S/2 BUILDING SECTION 2

COMMON OWNERSHIP

PRIVATE OWNERSHIP

LIMITED COMMON OWNERSHIP

10' 0 10' 20 FEET

THIRD AMENDED CONDOMINIUM PLAT

THE LOWELL CONDOMINIUMS

FORMERLY THE PLAZA HOTEL CONDOMINIUMS
A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

SHEET 6 OF 6

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Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: Payday Condominiums Amended Plat
Application: PL-20-04725
Author: Makena Hawley, Planner II
Date: October 13, 2021
Type of Item: Administrative – Work Session

Recommendation

Staff recommends that the Planning Commission hold a Work Session to consider the applicants' request for a proposed plat amendment to clarify developable private residential space within Payday Condominium units by 1) updating the plat to reflect all previously converted Limited Common Areas and Common Areas to Private Ownership; and 2) limiting future conversions to pre-approved plans pursuant to a vote of the owners authorizing the specified options on the amended plat.

After extensive review of the project history, as-built plans, and the proposed changes, the Planning Director has preliminarily determined that the changes do not constitute an expansion of the degree of non-conforming use or structure. However, neither staff nor the applicants wish to proceed if the Commission fundamentally disagrees because the Planning Commission must separately make Good Cause and LMC compliance determinations in accordance with the plat review. The purpose of the work session is to review the basis of the current staff analysis prior to proceeding to public hearing.

Description

Applicant:	Susan L. Philipp / Payday HOA
Location:	7195, 1660 and 1700 Three Kings Drive
Zoning District:	Residential Development (RD)
Adjacent Land Uses:	Golf Course, Residential (Spiro Condominiums, Temptation Condominiums)
Reason for Review:	Plat amendments require Planning Commission review and recommendation and City Council review and action

Acronyms

LMC	Land Management Code
RD	Residential Development Zoning District

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Executive Summary

The Payday Condominiums Subdivision is a condominium subdivision containing a total of 51 units (Units 157 through 207) configured in primarily triplex buildings with six (6) stand-alone units, on an approximately 5.6-acre site in the Residential Development

(RD) zone abutting the Park City Golf Course. The Applicant proposes to amend the subdivision plat to clarify areas where condominium owners may convert or enclose interior and exterior spaces for private residential use within their existing building footprints and to rectify prior area expansions that were made outside of platted private residential space. In addition to private residential space, the applicant intends to clarify areas for enclosed storage space for condo owners within portions of unused breezeway corridors on the ground level of buildings.

Background

In 1972 the location of Payday's parcel was in what was known as the Forest Estate Zone (F-E). A Planned Unit Development was a Conditional Use in this zone, providing it met the requirements for a Planned Unit Development from the same zoning code.

On June 8, 1972, the Planning Commission approved a Conditional Use Permit for the Payday Condominiums for 21 buildings on 5.26 acres with 51 condominium units and 62 parking spaces (please see Exhibit E). The Payday Condominium plat was recorded with Summit County on May 30, 1972, by the Treasure Mountain Corporation (Entry No. 116009, See Exhibit B).

Within the F-E Zone, height regulations allowed up to two and one-half stories (2.5) or thirty-five feet (35') (Exhibit F, p. 4). In addition, allowances under the 'Planned Unit Developments' portion of the code had additional height allowances, explaining how portions of the Payday Condominiums were approved to be built to thirty-seven feet (37') (Exhibit F, p. 7). Based on information available through the County Assessors page, staff confirmed the Payday Condominiums were constructed in 1972 and that the development fully complied with the LMC in effect at the time it was built.

Currently, the Payday Condominiums are located in the Residential Development zone (RD) and subject to different zoning regulations. Per LMC Section 15-9-3(B), "A Non-Complying Structure that was lawfully constructed with a permit prior to a contrary change in this Code may be used and maintained, subject to the standards and limitations of [Chapter 15-9]."

In 2018, an owner of one of the Payday Condominium units applied for a Building Permit to remodel their unit and add a small addition. Planning Staff at the time flagged the application because the proposed addition fell outside the platted private residential area for the unit. Upon further research, staff discovered that the City had approved numerous remodels and additions over the years for other units which fell outside of the individual unit's platted private residential areas. The applicant was advised that the best course of action would be to amend the plat to address the existing plat conflicts and to clarify the entire building envelope (building pad, footprint, height) within which remaining units may expand or enclose additional private residential space within their platted building pad.

On October 4, 2019, the Payday Condominium Association completed a vote of the owners for the filing of a plat amendment with 72.12% of votes in favor of the

amendment. This exceeded the requirement of 67% of owner approval as required in the Payday Condominium Amended and Restated Declaration of Covenants, Conditions, and Restrictions (CC&Rs).

On December 16, 2020, the applicant submitted an application for a plat amendment. Following discussions with the applicant and revised draft plat materials, staff deemed the application complete on February 16, 2021.

On May 12, 2021, the Planning Commission reviewed the plat amendment and continued the item to a date uncertain (Staff Report; Minutes, p. 15). The Commission requested additional information from staff and the Applicant to better understand the extent of the amendment. After further review, Staff found four (4) areas of nonconformities that would require mitigation and approval with the proposed plat amendment. The four (4) areas include, density, setback requirements, height exceptions, and parking requirements. The Analysis section addresses each area and the extent of the non-conformity and recognizes areas of remediation.

Please see Exhibit C for the Applicant's illustrations of the proposed project and the Analysis Section below for more information about the land use regulations in place at the time the Payday Condominiums were constructed.

When the Planning Commission reviewed the proposed plat amendment in May, the Commission raised concerns about approving additional square footage in areas where the Payday Condominiums exceed the building height allowed in the current Residential Development Zone.

Planning Staff have been supportive of the proposed plat amendment so long as the proposed areas for expanded residential space are contained within the existing platted building pad (will be further addressed by a condition of approval), which is what the applicant proposes with the current application. The proposed plat amendment equitably allocates developable space to those who have not yet expanded their condo units and rectifies existing discrepancies within the plat for units that have already expanded. The amendment also clearly defines where, what, and how much can be added to the existing units. The plat amendment also eliminates the need to otherwise approve piecemeal incremental plat amendments for each unit moving forward when condo owners wish to expand their living space. In addition, the amendment will provide for a predictable and transparent process for remodels and additions within the subdivision moving forward, saving City staff and Payday Condominium owners time and money.

Finally, the amendment will rectify the existing error on the current Payday plat by properly acknowledging and recording the dedication of a portion of Three Kings Road that currently has been dedicated and recorded but is not properly reflected on the plat or County records (Exhibit G).

Analysis

The Planning Commission reviews and recommends plat amendments to City Council for final action.

(I) The proposal complied with the Forest Estate Zoning requirements at the time the Payday Condominiums were constructed.

The additional square footage that the Applicant is requesting is approximately 760 sq. ft. per unit at full build-out. The square footage of the original triplex building units range from 1,422 sq. ft. to 1,928 sq. ft. The proposed addition(s) would allow for the triplex units to range from a max build-out of 2,182 sq. ft. to 2,688 sq. ft.

The single-unit buildings were originally platted for 1,355 sq. ft. With the roughly 760 proposed additional square feet, this would allow the single units to max out the floor area at 2,115 sq. ft.

Unit/Building Type	Approx. Existing sq. ft.	Approx. proposed addition per plat amendment	Approx. max floor area allowed at full unit build-out	Number of Units in this category
Triplex	1,442 sq. ft.	760	2,182 sq. ft.	30
Triplex	1,928 sq. ft.	760	2,688 sq. ft.	15
Single Unit	1,355 sq. ft.	760	2,115 sq. ft.	6

The purpose of the RD Zoning District in LMC § 15-2.13-1 includes *"providing a variety of residential uses that are compatible with the City's development objectives, design standards, and growth capabilities; clustering of development to preserve Open Space; minimizing automobile impacts on design; promoting pedestrian connections; and providing opportunities for variation in architectural design and housing types."*

Triplex Dwellings and Multi-Unit Dwellings are Conditional Uses in the RD zone. As mentioned above, the Planning Commission approved a Conditional Use Permit for the construction of the Payday Condos in 1972 (Exhibit E, p. 2, Conditional Use Permits). The project was processed as a Planned Unit Development, the predecessor to Master Planned Developments under the current LMC, which allowed for "*diversification in locating the various buildings, structures, housing types, open space and allowable heights of buildings as related to their sites and to encourage new and imaginative concepts in the design of housing and other type projects in the community*" (Exhibit F, p. 7).

Since the Payday Condos were constructed based on the regulations of a previous LMC; Density, Setbacks, and Height do not necessarily conform to the RD Zoning requirements of today's code. LMC Section 15-15-1 defines a Non-Conforming Use as:

> A use of land that:
>
> 1. legally existed before its current zoning designation;

2. has been maintained continuously since the time the zoning regulation governing the land changed; and
3. because of subsequent zoning changes, does not conform to the zoning regulations that now govern the land.

LMC Section 15-9-6 states *"[a]ny Non-Complying Structure may be repaired, maintained, altered, or enlarged, provided that such repair, maintenance, alteration, or enlargement shall neither create any new non-compliance nor shall increase the degree of the existing non-compliance of all or any part of such Structure."*

The current Lot and Site Requirements specifying maximum Density, Height, and Setbacks for the RD Zone are regulated under LMC § 15-2.13-3:

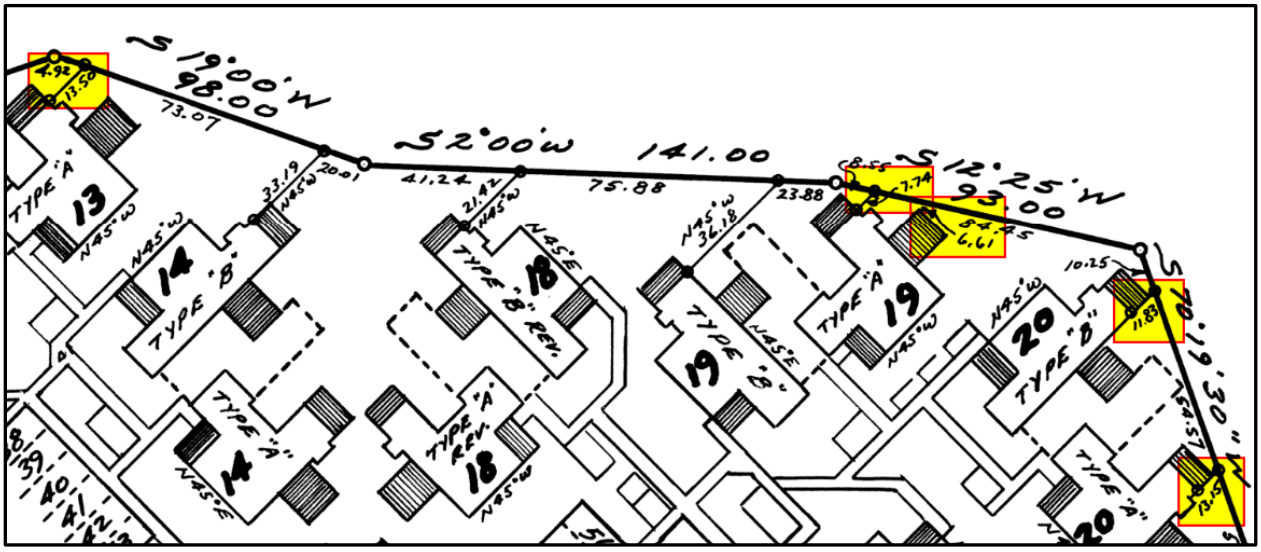
Density
The maximum Density is three (3) units per acre and (5) units per acre for Master Planned Developments.

With 51 units and 5.6 acres, the average density is 9.1 Units per acre. Because the applicant does not propose to increase the total number of units, staff finds no increase in nonconformity.

Setbacks
While the structures fronting Three Kings Dr. maintain an average setback of approximately 25' from the property line, the interior boundary lot lines have building foundations located as close as 7.4' from the property line, with decks abutting the property line in some instances. Several of the properties along the road are considered legal Non-Conforming Structures. As the road and the Payday units have existed without negative consequence for almost 50 years, it is important to recognize that although the structures, the location of these buildings and roads are not changing and no negative impacts have required mitigation within that time. The plat amendment will formalize the limits of the built environment and will not allow extensions past what currently exists further into the setbacks. Proposed additions will be required to fit within the existing building pad and not be expanded further into the setbacks.

RD Setback Requirements:	
Front	20 feet
Side	12 feet
Rear	15 feet

When the Payday plat was proposed in 1972 it was approved under a Conditional Use Permit as well as a Planned Unit Development. Both processes mandate site requirements but in terms of specific setbacks, the project was reviewed holistically with a provided development plan verses exact specifications in terms of setbacks. The development plan would indicate items such as "dimensions and locations of buildings and structures on the site, parking areas, and perspective drawings demonstrating the design and character of uses and the physical relationship of the uses and the surrounding area" (1972 LMC Chapter 17 Planned Unit Development 67-17-2.1, Exhibit I). As the zone changed, the structures are now considered Non-complying in the Residential Development zone that uses specific setback requirements. In the RD zone the required setbacks are as follows:



Payday Condos are surrounded by Three Kings Drive which could be recognized as front facing and the Park City Golf Course surrounds the rest of the property. The existing non-complying structures abutting the property lines are shared with the Park City Golf Course. Besides the stray golf ball that is to be expected by all who live on or near a golf course, no issues have presented themselves with the close proximity and according to the HOA, both parties have maintained good relationships in regard to property line and maintenance. The following decks and/or units are located less than fifteen (15) feet from the existing property line (the larger of the two setback requirements):

Example of non-compliant structure nearness to property lines.

Unit Number	Feet from property line	Complies with RD *Side yard* Setback (12')
204	13.15'	✓
202	11.83	
201	6.61	
201	7.74	
183	13.5	✓
181	3.61	
180	9.75	
174	11.59	
168	14.79	✓
162	7.40	
190	4.25'	
191	7'	
192	6.9'	

None of these specific decks are proposed to be enclosed or enlarged. The plat also shows that none of these units within the setback area have been modified to expand the existing non-conformity. Staff finds compliance with the proposed plat amendments with the existing non-complying structures as they are not creating new non-compliance or increasing the degree of non-conformity.

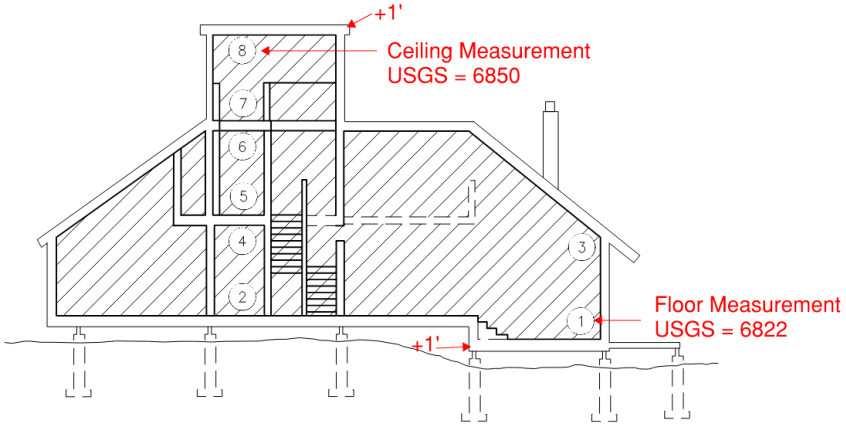
The following units must be aware that any deck extensions will need to comply with RD required setbacks and if they are currently non-complying with the setback requirement, they will not be able to enlarge their deck. The requirement for Rear Setback Exceptions per Section 15-2.13-3(E)(10) includes “Patios, decks, pathways, steps, and similar Structures not more than thirty inches (30") above Final Grade, provided it is located at least five feet (5') from the Rear Lot Line”. Staff recommends this as a Condition of Approval to avoid confusion of deck extensions in the future. Utilizing the larger Rear setback requirements/exceptions, the following units will require extra attention when reviewing proposals for deck extensions and some may not be enlarged past their existing state:

Building	Unit Number
2	160, 161, 162
3	163, 164, 165
10	174
12	180
13	181, 182, 183
16	190, 191, 192
19	201
20	202, 203, 204
21	205, 206, 207

Height

The proposed amendments increase square footage for limited portions of the units that were built to the 1972 height allowance. However, there is no change or expansion of the existing footprint (Exhibit C).

The RD Zone limits height to 28’ with an exception, allowing five (5) feet above Zone height with a 4:12 (or greater) pitched roof. Out of the 21 buildings, there are six (6) standalone buildings and fifteen (15) triplex buildings. The six (6) standalone buildings are all compliant with the current RD zone height and are not proposing height additions that would exceed the 28’.



Example of a Standalone unit:

Ceiling USGS: 6850 Lowest
Floor USGS: - 6822
26 Feet

Floor and ceiling
Partitions: + 2
28 Feet

The triplex buildings reach a maximum height of 37 feet in some places. The Triplex Buildings complied with height established under the F-E Zone for which the area was zoned at the time the buildings were constructed, which allowed for height up to 35 feet (Exhibit F, p. 4). Additionally, the project was processed as a Planned Unit Development, which provided the Planning Commission with discretion regarding the building height, which explains how it was able to reach the 37 feet (Exhibit F, p. 7).

The units in each triplex building are more or less the same layout and size with the middle unit being raised a level to allow for additional light. There is a stairwell leading from grade to the units first level which begins at the surrounding units second level.

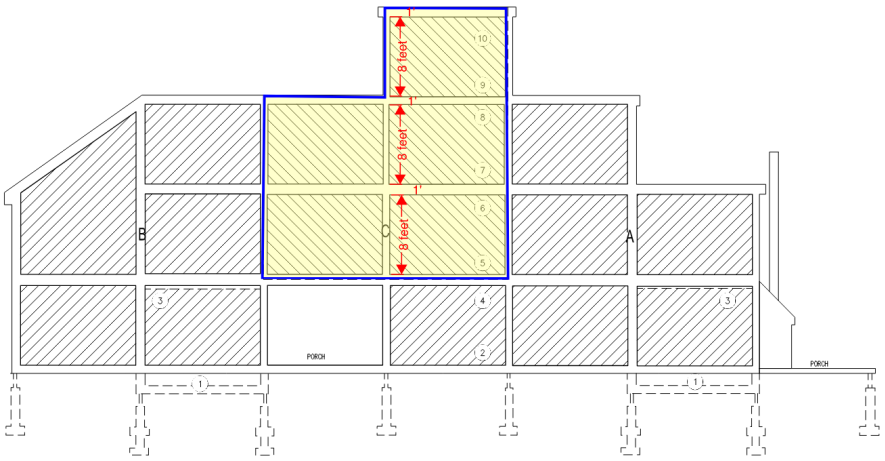
Example of stairwell leading from the ground level to the second floor/first floor of the middle unit.

Side view of enclosed stairwell. Entrance door opens inside the corridor.

Rear view of enclosed stairwell.

Side View

Rear View



FRONT ELEVATION

Example of Triplex units

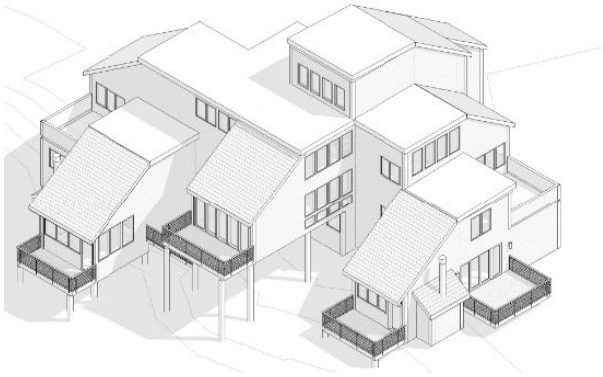
Ceiling USGS: 6860
Lowest Floor USGS: - 6834
26 Feet

Floor and ceiling partitions **+ 2 Feet**
28 Feet

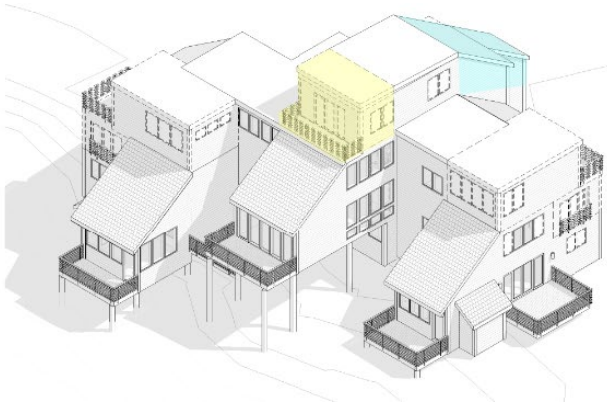
Out of the fifteen (15) triplex units the only portion that exceeds the height requirement in the RD is the top level of the center unit. Out of the 51 units on the property, 15 units are affected by the height restrictions. The applicants have reviewed many ways to add square footage to the center units to allow equitable dispersion of assets to the Payday community as a whole, but the previous design of the building proves too difficult to add

usable space that is not at the top for the middle unit. The proposed addition to the upper level is adding roughly 144 square feet to the 4th floor. There is an additional 144 square feet that are being included in the plat amendment, however, this square footage is being expanded under the existing sloped roof. This area is not accessible under the existing plat. Given that such changes actually mitigate the perceived height, improves the design, and minimally expands existing roof planes with no additional height, the staff finds no increase in degree of non-conformity.

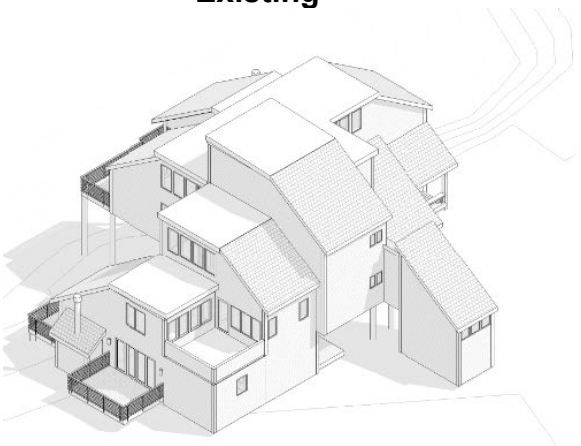
Below are examples of the highlighted upper floor addition in comparison with what currently exists. The portion shaded yellow is the proposed addition, and the portion shaded blue is the additional square footage that will not change the existing roof line. The revision proposes a holistic look at the building. It attempts to accommodate the middle unit in the full build-out design for an end product that reads harmoniously across all three units.



Existing



Proposed



Existing

(Additional angle)

Proposed

For a better understanding of the proposals at full build out, the applicants have created realistic simulations below (these photos can also be viewed in Exhibit C):

Triplex Buildings - Views 1 and 2

1 3d view 1 existing

1a 3d view 1 addition

2 3d view 2 existing

2a 3d view 2 addition

research architects
4005 westshire drive
salt lake city utah 84119

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park city utah 84060

tri-plex 3d views

REVISIONS

PROJECT NO:
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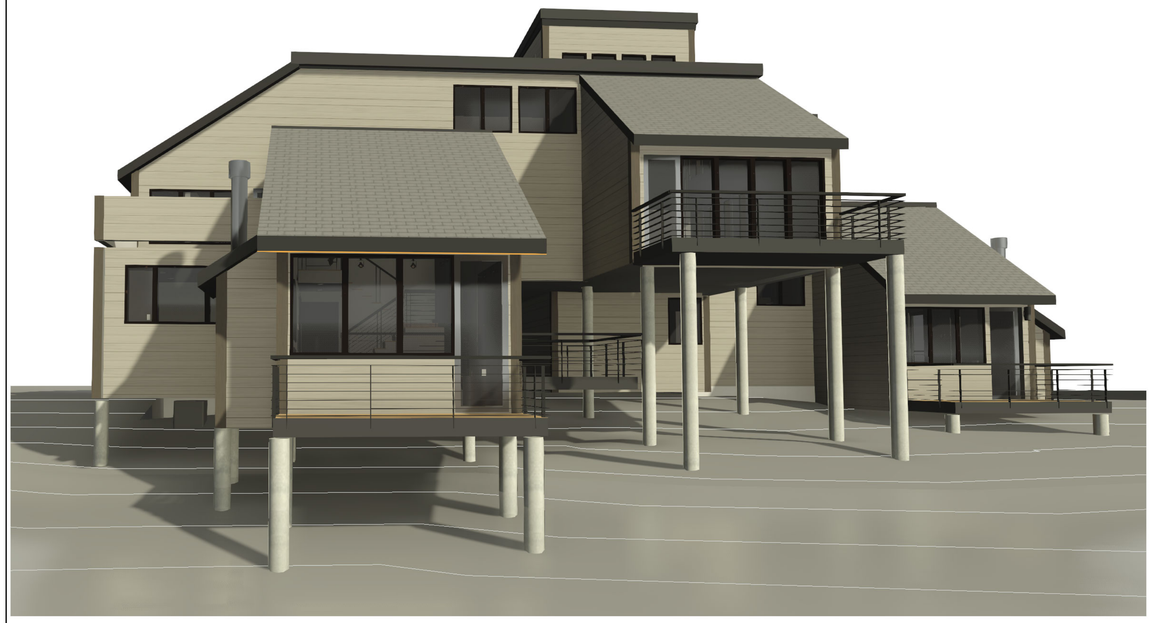
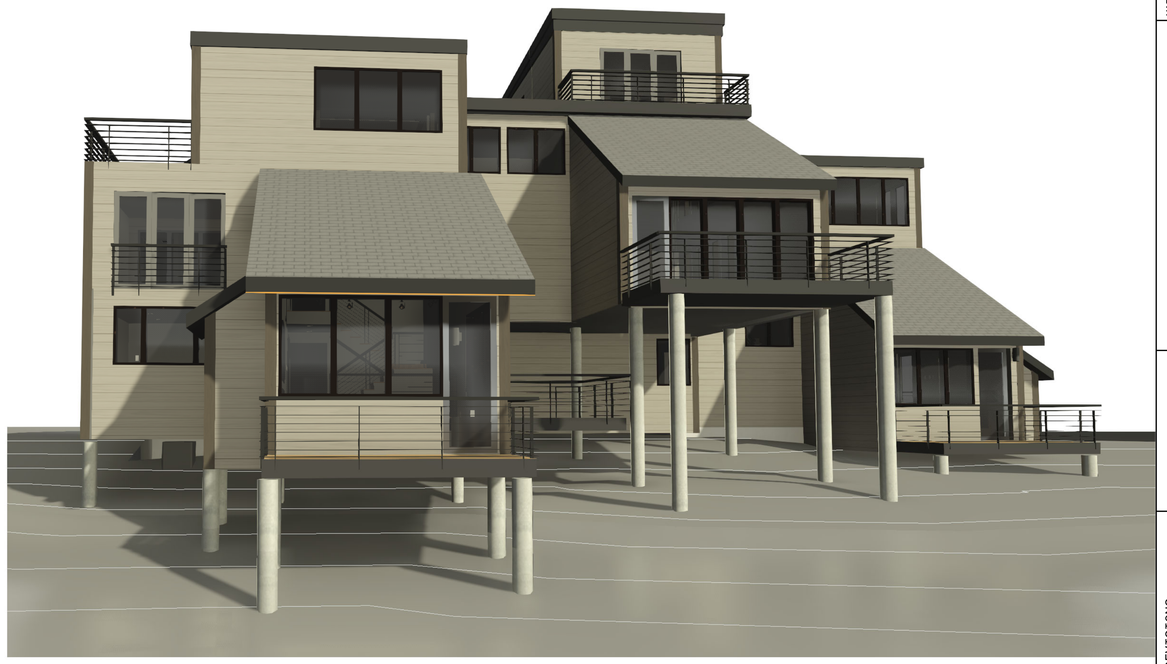
Triplex Buildings - Views 3 and 4

3 3d view 3 existing

3a 3d view 3 addition



4 3D View 4 existing



4a 3D View 4 addition

research architects
4005 westshire drive
salt lake city utah 84119

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1700 three kings drive
park city utah 84060

tri-plex 3d views

REVISIONS

PROJECT NO:
-

A903

DATE:
08.19.2021
DRAWN BY:
ss
SCALE:

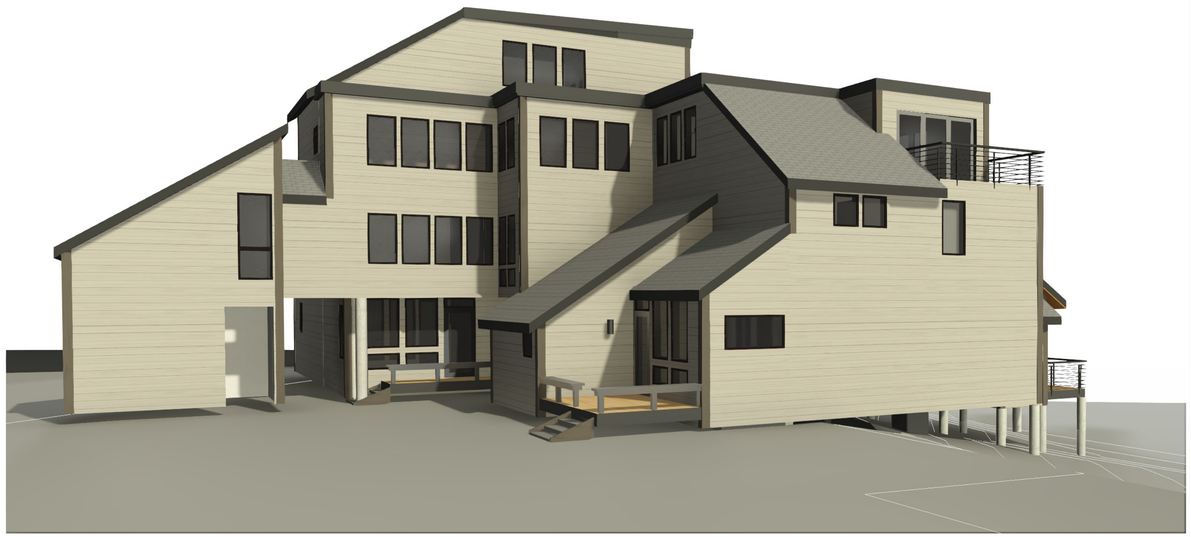
8/19/2021 2:51:21 PM

Triplex Buildings - Views 5 and 6

5 3D View 5 existing

5a 3D View 5 addition

6 3D View 6 existing



6a 3D View 6 addition

research architects
4005 westshire drive
salt lake city utah 84119

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payday units
1700 three kings drive
park city utah 84060

tri-plex 3d views

REVISIONS

PROJECT NO:
-

A904

DATE:
08.19.2021
DRAWN BY:
ss
SCALE:

Parking Requirements

From the 1968 LMC, the Payday Condos were required to provide 51 spaces for 51 units:

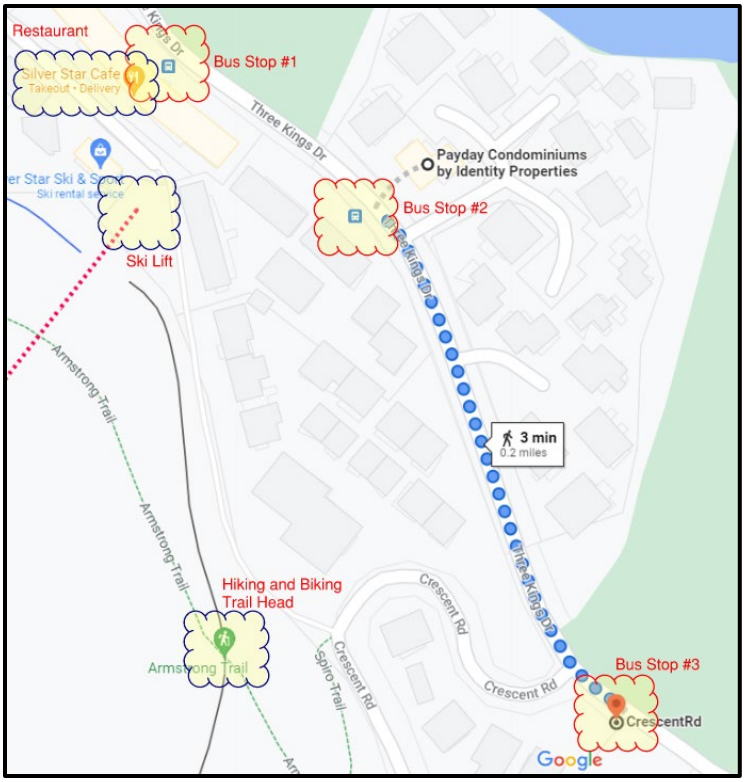
67-6-2. PARKING SPACE FOR DWELLINGS.

In all zones there shall be provided space for the parking of one (1) automobile for each dwelling unit in a new dwelling, or each dwelling unit added in the case of the enlargement of an existing building.

Over time, the development added spaces for a total of 72 parking spots. The current parking threshold for Multi-Unit Dwellings that are 2,000 sq. ft. or greater is 2 parking spaces per unit. Per LMC Section 15-3-6 Parking Ratio Requirements for Specific Land Use Categories a Multi-Unit Dwelling has different requirements based on Apartment/Condominium size seen in the table below:

Use		Parking Ratio (Number of Spaces)
Multi-Unit Dwelling	Apartment/Condominium not greater than 1,000 sq. ft. floor Area	1 per Dwelling Unit
	Apartment/Condominium greater than 1,000 sf and less than 2,000 sq. ft. floor Area	1.5 per Dwelling Unit
	Apartment/Condominium 2,000 sq. ft. floor Area or greater	2 per Dwelling Unit

In the RD zone, the purpose includes intentions for “growth capabilities”, “clustering of residential units”, and “minimizing impacts of the automobile on architectural design”. With the added parking spaces over time, the applicant attests that there are no issues with parking and no more would be anticipated as the use and the density is not increasing - only the square footage. HOA regulations state that each owner may have one (1) space per unit and there are twenty-two (22) additional spaces for owner and guest use. According to the HOA, there have never been any complaints to the HOA regarding parking and the only time the development has had issues was during Sundance in which the HOA has remediated



with managed parking and car hang tags, during this time. The existing non-conformity with the plat amendment will not be expanded because no additional units will be added and it is in keeping with the purpose of the RD zone, as well as the City's transit first, car optional philosophy. The area is also dense with bus stops (three bus stops within a 5-minute walk) and amenities such as hiking and biking trails, a restaurant, and a ski lift.

(II) The proposal complies with the Payday Condominium Plat requirements.

The Payday Condominium Plat established building envelopes for each platted unit. The applicant has provided draft plat maps which demarcate the locations of the original private residential floor area approved with the 1972 plat (Private Ownership Area 'A'), locations within which condominium homeowners have converted interior loft space or outdoor decks/porches (Private Ownership Area 'B'), locations within which condominium owners may expand within the future (Convertible Space Area 'C'), and locations of existing and proposed storage. The applicant provides the following explanation to the Plat legend:

1. ***Private Ownership 'A'*** *means and refers to all the previously existing privately-owned property as shown on the original Map or Maps, property privately owned prior to the Private Ownership Area B Effective Date.*

   Explanation: Specifically, this is referring to all the private ownership areas documented on the original 1972 plat for Payday.

2. ***Private Ownership Area 'B'*** *means and refers to the property changed from Common Area, or Limited Common Area to Private Ownership which, hereafter, shall for all purposes be considered part of each Unit, as shown on this Amended Map, including by way of illustration but not limitation, private ownership, taxes, assessments, insurance, liability, maintenance, repair and replacement.*

   Explanation: Ownership 'B' is any area ***currently existing*** *which was expanded from the time of the original 1972 plat up to the date of this new amended plat. Many units back in the late '80s and early '90s expanded their units onto Common Area grounds, Limited Common Area decks, plus expanded within the boundary of their private ownership building area (such as, creating useable living space over lofted dining areas and capturing useable storage space at sloped roof areas.) As part of this amended plat submittal, we show record of our HOA approval to plat these areas as part of the proposed amended plat.*

3. ***Convertible Space Area 'C'*** *means and refers to all of the previously existing property (Common Area or Limited Common Area) as shown on the Amended Plat,* ***and changed to Private Ownership at some point in the future****.*

   Explanation: This shows that some Common and Limited Common areas which are within the building pad as shown on the original 1972 plat can

be modified to Private Ownership property at some point in the future to the limits specified within the building envelope provided on this amendment. By showing these areas on the amended plat now it simplifies future plat and building permit processes as homeowners are able to remodel. The City Planning Department requested that Payday document and show all possible future convertible space on the amended plat for each unit. This convertible space shall transfer forward to current and future homeowners.

4. ***Storage – Existing*** *(As Shown on Sheets 7,8 & 9)*

   Explanation: ***These storage areas are existing storage areas that, once again, were built in the late '80s – early '90s*** *and sit on Common Area and/or Limited Common Area. No record for approval exists with the City, County, or Payday HOA. Again, these areas have now been approved by the HOA under this Plat Amendment submittal.*

5. ***Storage – Convertible*** *(As shown on Sheets 10,11 & 12)*

   Explanation: These storage areas are ***proposed storage areas*** *which are located:*

   - *under a portion of the breezeways for each tri-plex unit.*
   - *underneath various tri-plex units with adequate overhead clearance (Payday units are built on a pier system, whereas there are large open areas beneath some units. These are the areas where we are proposing for storage, so long as reasonable vertical clearances are met for storage, and the areas are integrated architecturally into the building)*
   - *Single Units (Payday has six single units with no common walls). Four of these units do not have either of the above options for storage. In addition, two single units have existing storage beneath or alongside their units. We propose that four of the single units, without existing storage, be allowed to add a storage area alongside an exterior wall, which would be integrated architecturally into the building.*

6. ***Decks -***

   The applicant is proposing to allow decks to be built within common area pending HOA approval. This is consistent with Staff protocol unless stated otherwise within plat notes **and** if the deck proposal complies with all LMC requirements. For clarity, Staff proposes a plat note stating "Bottom level patio deck extensions that are LMC compliant and receive Payday board approval may be approved without a plat amendment. The deck will be in common area perpetually which keeps in the ownership of the Payday HOA."

As the applicant has explained, and as demonstrated on the draft plat maps, the proposed additional private residential spaces, both Private Ownership Areas B and

Private Ownership Areas C, as well as proposed storage locations, are contained within the original platted building pads for the units as described on the various sheets.

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

The amendment of a plat or platted elements requires (a) a finding of Good Cause and (b) a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.

(a) Good Cause

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

Staff has determined there is Good Cause for the Plat Amendment due to several items:

1. The proposed plat amendment resolves existing issues and non-conformities, ensures compatibility and allows a straightforward process for additions to the Payday owners and City Staff in the future.
2. The amendment will allow greater equity amongst neighbors so all Payday owners can enjoy the same allowances without imposing unreasonable hardships on a certain few owners that inhabit non-complying structures which were built code-compliant from 1972.
3. The amendment will provide benefits to the owners while mitigating the impacts by only utilizing space already within the building pad and by creating a firm building envelope in which to expand.
4. The plat amendment furthers the health, safety, and welfare of the Park City community.
5. The plat amendment will rectify the road dedication of Three Kings Drive.

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

Staff finds that the proposed plat amendment complies as no Right-of-Way is Vacated and Easements are shown on the plat.

Requested Review

The Planning Department has worked with the applicant to find a suitable solution to remedy the inaccuracies that have developed over the past 49 years. The proposed amendment would be an improvement on the design, it would create equity amongst the Payday community while increasing livability. The amendment would prevent undue hardship on a select few without adding units or increasing the parking demand. With a full assessment of the Planning Commission, the Planning Director would be inclined to

make a determination that without the increase of Unit Equivalents the proposed plat amendment would be in substantial compliance per LMC Section 15-14-1.

Department Review

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

Notice

The *Park Record* published notice for the Work Session on September 29, 2021. Staff posted notice on the City's website and the Utah Public Notice website on September 29, 2021.

Public Input

No public input was received prior to the publication of this staff report.

Exhibits

Exhibit A: Draft Ordinance and Proposed Plat
Exhibit B: Applicant Narrative
Exhibit C: 3D Drawings
Exhibit D: Original Plat from 1972
Exhibit E: June 8, 1972, Planning Commission Meeting Minutes
Exhibit F: 1968 Zoning Regulations
Exhibit G: Road Dedication of Three Kings Drive
Exhibit H: Current Parking Plan
Exhibit I: 1972 LMC Chapter 17 Planned Unit Development 67-17-2.1

SURVEYOR'S CERTIFICATE

I, ROBERT B. JONES, A REGISTERED UTAH LAND SURVEYOR, HOLDING CERTIFICATE (LICENSE) No. 1525, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT A POINT NORTH 1061.01 FEET AND WEST 813.22 FEET FROM THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 19°40'30" WEST 347.05 FEET TO A POINT OF A CURVE TO THE LEFT THE CENTER OF WHICH IS SOUTH 70°19'30" WEST 495.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 266.155 FEET; THENCE NORTH 32°47'40" EAST 137.41 FEET; THENCE NORTH 16°45' EAST 108.00 FEET; THENCE NORTH 58°25 EAST 102.04 FEET; THENCE SOUTH 64°20' EAST 294.65 FEET; THENCE SOUTH 17°20' EAST 67.00 FEET; THENCE SOUTH 5°40' WEST 171.00 FEET; THENCE SOUTH 18°40 EAST 75.00 FEET; THENCE SOUTH 19°00' WEST 98.00 FEET; THENCE SOUTH 2°00' WEST 141.00 FEET; THENCE SOUTH 12°25' WEST 93.00 FEET; THENCE SOUTH 70°19'30" WEST 171.00 FEET TO THE POINT OF BEGINNING. CONTAINS 5.26 ACRES.

I FURTHER CERTIFY THAT THE ABOVE DESCRIPTION DESCRIBES THE LAND SURFACE UPON WHICH HAS BEEN OR WILL BE CONSTRUCTED PAYDAY CONDOMINIUM IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS AS SHOWN ON THIS PLAT ARE OR WILL BE LOCATED AS SHOWN AND ARE OR WILL BE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

May 23, 1972
DATED
SALT LAKE COUNTY, UTAH

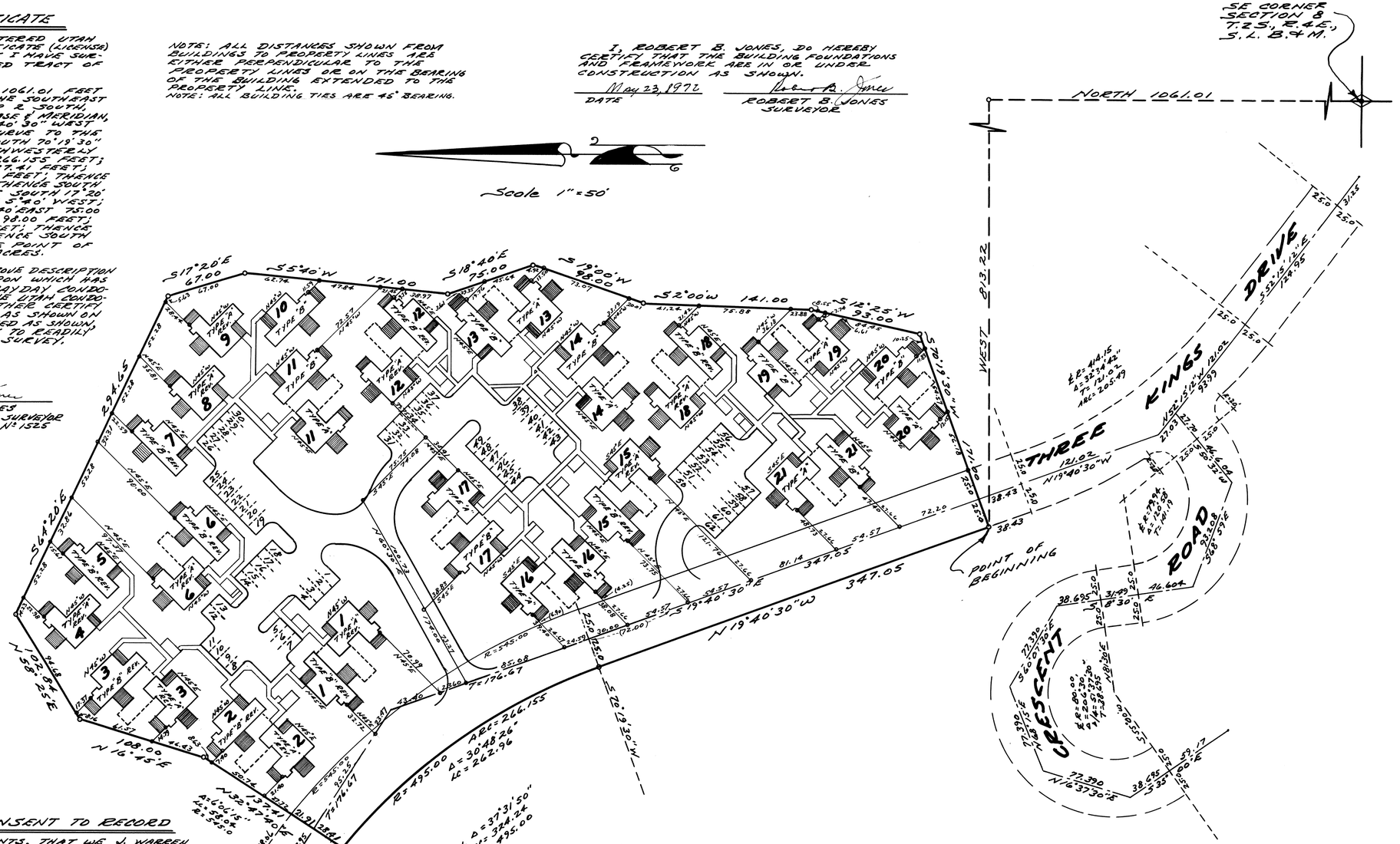
ROBERT B. JONES
UTAH REGISTERED LAND SURVEYOR
CERTIFICATE (LICENSE) No. 1525

NOTE: ALL DISTANCES SHOWN FROM BUILDINGS TO PROPERTY LINES ARE EITHER PERPENDICULAR TO THE PROPERTY LINES OR ON THE BEARING OF THE BUILDING EXTENDED TO THE PROPERTY LINE.
NOTE: ALL BUILDING TIES ARE 45° BEARING.

I, ROBERT B. JONES, DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS AND FRAMEWORK ARE IN OR UNDER CONSTRUCTION AS SHOWN.

May 23, 1972
DATE

ROBERT B. JONES
SURVEYOR



OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, THAT WE J. WARREN KING, PRESIDENT, AND ROBERT W. WELLS, VICE-PRESIDENT-TREASURER OF TREASURE MOUNTAIN CORPORATION, A UTAH CORPORATION, WHO ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND PAYDAY CONDOMINIUM, A UTAH CONDOMINIUM PROJECT, LOCATED ON SAID TRACT OF LAND, DO HEREBY MAKE THIS CERTIFICATE FOR AND ON BEHALF OF SAID CORPORATION BY AUTHORITY OF DULY PASSED RESOLUTIONS BY ITS BOARD OF DIRECTORS OF SAID CORPORATION, THAT SAID CORPORATION HAS CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP CONSISTING OF 5 SHEETS TO BE PREPARED AND SAID CORPORATION HAS CONSENTED AND DO HEREBY CONSENT TO RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 22nd DAY OF May, A.D., 1972.

TREASURE MOUNTAIN CORPORATION
(A UTAH CORPORATION)

J. Warren King
J. WARREN KING
PRESIDENT

Robert W. Wells
ROBERT W. WELLS
VICE-PRESIDENT - TREASURER

ACKNOWLEDGMENT

STATE OF UTAH } SS
COUNTY OF SALT LAKE }

BE IT REMEMBERED, THAT ON THIS 22 DAY OF May, A.D., 1972, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, J. WARREN KING, PRESIDENT, AND ROBERT W. WELLS VICE-PRESIDENT-TREASURER OF TREASURE MOUNTAIN CORPORATION, A UTAH CORPORATION, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE PRESIDENT AND VICE-PRESIDENT-TREASURER OF SAID CORPORATION AND THAT THE WITHIN AND FOREGOING OWNER'S CERTIFICATE OF CONSENT TO RECORD WAS SIGNED FOR AND IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BY-LAWS AND A RESOLUTION DULY PASSED BY ITS BOARD OF DIRECTORS, AND J. WARREN KING AND ROBERT W. WELLS DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES. June 15, 1975
DATE

Wanda Y. Wade
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY, UTAH

Entry No. 116125 Book Filed
RECORDED 6-2-72 at 11:43 AM Page Filed
REQUEST of Treasure Mt. Corp
FEE WANDA Y. SPRIGGS, SUMMIT CO. RECORDER
$ 16.30 By Wanda Y. Spriggs
INDEXED ABSTRACT

EXHIBIT "A"
RECORD OF SURVEY MAP OF

PAYDAY CONDOMINIUM

"A UTAH CONDOMINIUM PROJECT"

LOCATED IN THE SE 1/4 OF SECTION 8 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

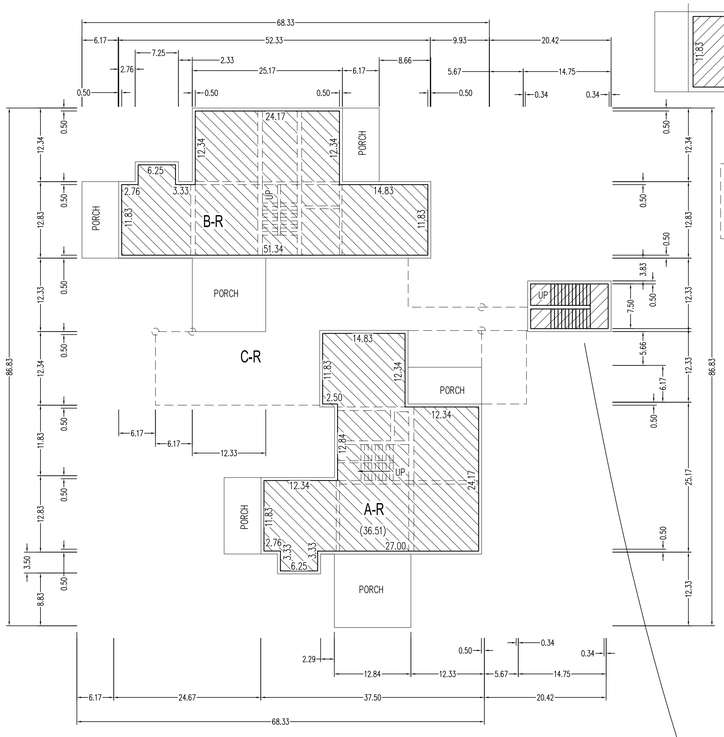
PREPARED BY
BUSH & GUDGELL, INC.
ENGINEERS & SURVEYORS
555 SOUTH 3RD EAST ST.
SALT LAKE CITY, UTAH 84111
B&G #25356 B.R.Dow MARCH '72

SHEET 1 OF 5 SHEETS

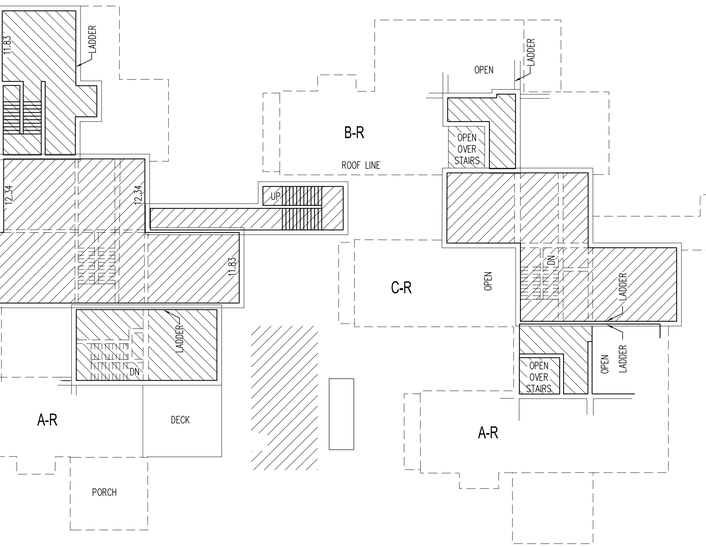
RECORDED No. 116809
STATE OF UTAH, COUNTY OF SUMMIT; RECORDED AND FILED AT THE REQUEST OF:
Treasure Mountain Corp
DATE May 30, 1972 TIME 3:21 PM BOOK — PAGE —
16.30 FEE
Wanda Y. Spriggs
SUMMIT COUNTY RECORDER

MAY 4, 1972 B.R.Dow 5/24/72

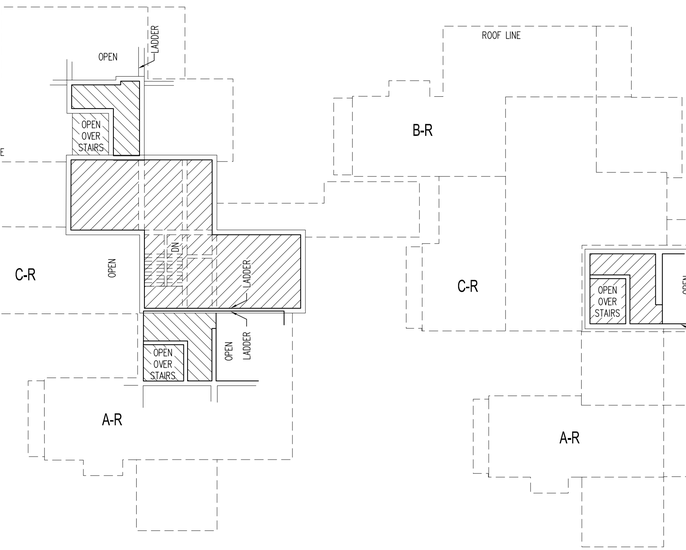
PAYDAY CONDOMINIUM (AMENDED)



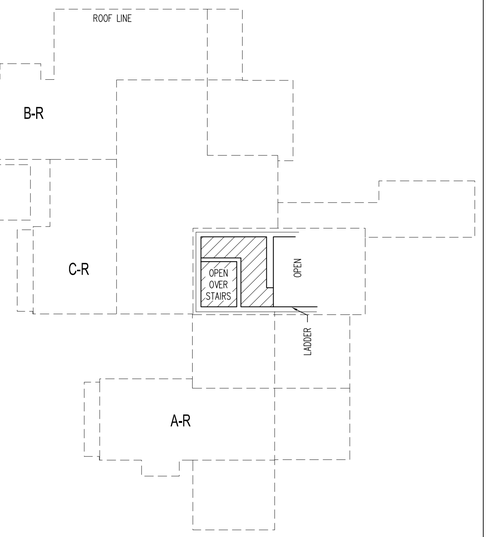
FIRST LEVEL PLAN



SECOND LEVEL PLAN



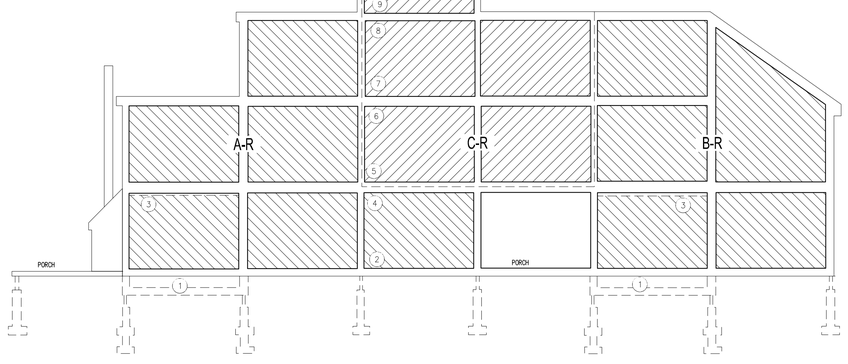
THIRD LEVEL PLAN



FOURTH LEVEL PLAN

TRI-PLEX BUILDING TYPE "A-R","B-R","C-R" (REVERSE) BUILDINGS NO. 1,2,3,6,12,15 & 18

PAYDAY CONDO / ORIGINAL DRAWINGS (CALCULATED)				
SHEET 7				
TYPE	FIRST LEVEL	SECOND LEVEL	THIRD LEVEL	FOURTH LEVEL
B-R	962.0 SF	316.0 SF	144.0 SF	--
C-R	97.0 SF	1076.0 SF	611.0 SF	144.0 SF
A-R	908.0 SF	280.0 SF	144.0 SF	--



FRONT ELEVATION

SEE TABLE FOR ELEVATIONS NOTED BY NUMBERS FOR EACH BUILDING

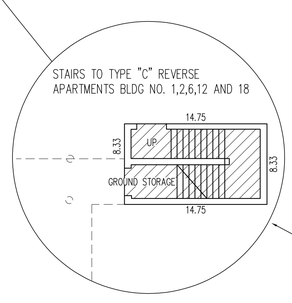
NOTES OR REMARKS

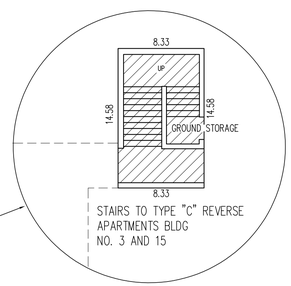
1- ALL INTERIOR DIMENSIONS ARE TO THE FINISHED SURFACES

2- ALL CROSS-HATCHED AREAS ON THIS SHEET TO BE PRIVATE OWNERSHIP

3- ALL AREAS NOT CROSS-HATCHED ON THIS SHEET TO BE COMMON OWNERSHIP

TRI-PLEX BUILDINGS (TYPE "A-REVERSE", TYPE "B-REVERSE" & TYPE "C-REVERSE")								
NO.	LOCATION OF FLOOR	BUILDING NO. 1	BUILDING NO. 2	BUILDING NO. 3	BUILDING NO. 6	BUILDING NO. 12	BUILDING NO. 15	BUILDING NO. 18
1	Floor	------	------	------	6824.50	6836.00	------	6843.00
2	Datum Floor	6831.00	6829.00	6829.00	6826.50	6828.00	6843.00	6845.00
3	Ceiling	6838.90	6836.90	6836.90	6834.40	6835.90	6850.90	6852.90
4	Ceiling	6839.00	6837.00	6837.00	6834.50	6836.00	6851.00	6853.00
5	Floor	6840.00	6838.00	6838.00	6835.50	6837.00	6852.00	6854.00
6	Ceiling	6848.00	6846.00	6846.00	6843.50	6845.00	6860.00	6862.00
7	Floor	6849.00	6847.00	6847.00	6844.50	6846.00	6861.00	6863.00
8	Ceiling	6858.00	6856.00	6856.00	6853.50	6854.00	6869.00	6871.00
9	Floor	6858.00	6856.00	6856.00	6853.50	6855.00	6870.00	6872.00
10	Ceiling	6866.00	6864.00	6864.00	6861.50	6863.00	6878.00	6880.00





TO TRI-PLEX BUILDINGS TYPE C REVERSE

STAIR ENTRANCE

LEGEND:

- PRIVATE OWNERSHIP AREA "A"
- COMMON OWNERSHIP
- PRIVATE OWNERSHIP AREA "B"
- CONVERTIBLE SPACE AREA "C"

NOT TO SCALE

SHEET 2 OF 12

SURVEYOR'S CERTIFICATE

I, Brian D. Arnold, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 187007 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the unit owners(s), at the PAYDAY CONDOMINIUM PROJECT acting as a group in accordance with the Declaration of Covenants, Conditions, and Restrictions for PAYDAY CONDOMINIUM, a Utah Condominium Project, this Amended Record of Survey Map of PAYDAY CONDOMINIUM, which consists of sheets 2 thru 12, in accordance with the provisions of Section 57-8-13(1) of the Utah Condominium Ownership Act. I further certify the information shown hereon is accurate and correct.

Brian D. Arnold, LS #187007 — LICENSED PROFESSIONAL LAND SURVEYOR No. 187007 BRIAN D. ARNOLD STATE OF UTAH — Date

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, the undersigned owner(s) of the herein as described tract of land, hereby certify that they have caused this survey to be made and this Amended Record of Survey Map to be prepared consent to the recordation of this Amended Record of Survey Map.

Susan Philipp, President — Date
PAYDAY CONDOMINIUM Homeowners Association, Inc.

ACKNOWLEDGMENT

State of _____ :
ss:
County of _____ :

On this _____ day of _____, 2020, personally appeared before me, the undersigned Notary Public, in and for said County and State, Susan Philipp, being duly sworn, acknowledged to me that she is the president of the PAYDAY CONDOMINIUM Homeowners Association, Inc., and that she signed the above Owner's Dedication and Consent to Record for, on, and in behalf of all the unit owners at the PAYDAY CONDOMINIUM Project acting as a group (under the name PAYDAY CONDOMINIUM Homeowners Association, Inc.) in accordance with the Utah Condominium Ownership Act, U.C.A., Section 57-1-1 et seq. (1963) as amended and supplemented, and Declaration of Covenants, Conditions, and Restrictions for PAYDAY CONDOMINIUM.

_____
Notary Public

Residing in: _____

My commission expires: _____

NOTES:

1. This Amended Record of Survey Map is an Amendment of sheets 2, 3, 4, and 5 of the PAYDAY CONDOMINIUM, recorded June 2 , 1972, as Entry #116125 in the Summit County Recorders Office. Sheet 1, shall remain intact.
2. All other conditions of approval of the PAYDAY CONDOMINIUM project continue to apply.
3. Recorded concurrently herewith the Corrected Amendment to the Condominium Declaration for PAYDAY CONDOMINIUM. This Amended Record of Survey Map has been prepared in connection with said Amended Declaration which provides for, but not limited to, the following:

   "Private Ownership Area A" means and refers to all of the previously existing privately-owned property as shown on the original Map or Maps, property privately owned prior to the Private Ownership Area B Effective Date.

   "Private Ownership Area B" means and refers to the property changed from Common Area. or Limited Common Area to Private Ownership which, hereafter. shall for all purposes be considered part of each Unit, as shown on this Amended Map, including by way of Illustration but not limitation private ownership, taxes, assessments, insurance, liability, maintenance, repair and replacement.

   "Convertible Space Area C" means and refers to all of the previously existing property (Common Area. or Limited Common Area) as shown on the Amended plat, and changed to Private Ownership at some point in the future.
4. The dimensions of the private spaces and square footage calculations are based on the Record of Survey Map of 'PAYDAY CONDOMINIUM' (see Note 1), and on measurements in the field. Minor variations may occur. It is the intent that the private ownership area of the units will be as constructed. In all cases where necessary in the opinion of the Community Development Department, a certified survey will be required prior to issuance of a building permit to verify setbacks or other Land Management Code regulations
   .
5. The conversion of Common Area and/or Limited Common Area to "Private Ownership Area B" was approved October 4, 2019 the PAYDAY CONDOMINIUM unit owners. Record of the unit owners approval is not on file with the PAYDAY Homeowners Association, Inc.

AMENDED
RECORD OF SURVEY MAP
PAYDAY CONDOMINIUM

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, T2S, R4E, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

PSOMAS
4179 South Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2020 A.D.
BY _____ S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____ , 2020.
BY _____ CHAIRMAN

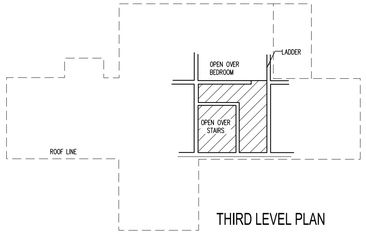
CITY ENGINEER
THIS PLAT IS IN ACCORDANCE WITH INFORMATION ON FILE IN THE PARK CITY ENGINEERING DEPARTMENT. THIS _____ , DAY OF _____ , 2020.
BY _____ CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS_____ DAY OF _____, 2020.
BY _____ PARK CITY ATTORNEY

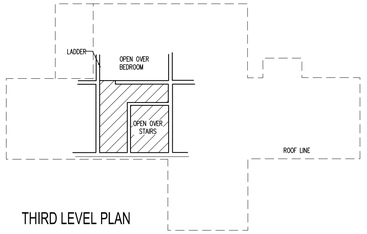
CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____DAY OF_____ ,2020.
BY_____ PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS_____, DAY OF_____, 2020.
_____ MAYOR

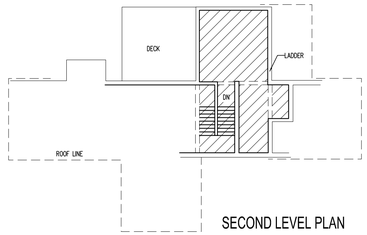
RECORDED
ENTRY NO. _____ BOOK _____ PAGES _____
STATE OF UTAH
COUNTY OF SUMMIT
RECORDED AND FILED AT THE REQUEST OF:
_____ COUNTY RECORDER



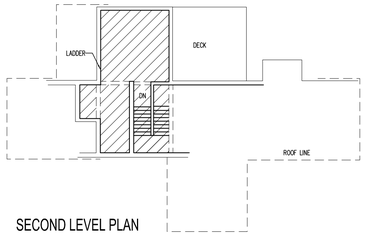
THIRD LEVEL PLAN



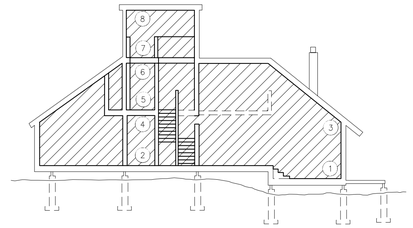
THIRD LEVEL PLAN



SECOND LEVEL PLAN



SECOND LEVEL PLAN

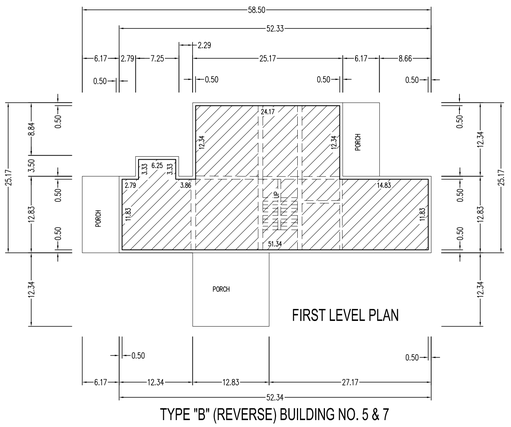


FRONT ELEVATION

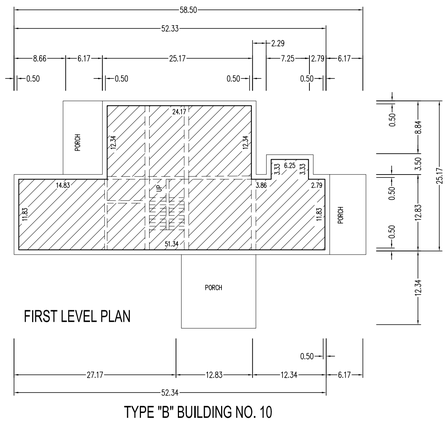
SEE TABLE FOR ELEVATIONS NOTED BY NUMBERS FOR EACH BUILDING

PAYDAY CONDO / ORIGINAL DRAWINGS (CALCULATED)			
SHEET 3			
TYPE	FIRST LEVEL	SECOND LEVEL	THIRD LEVEL
B–R (5,7)	926.0 SF	294.0 SF	144.0 SF
B (10)	926.0 SF	294.0 SF	144.0 SF

		Type B	Type B Reverse	
NO.	Location of Elevation	Building NO. 10	Building NO. 5	Building NO. 7
1	Floor	6822.00	6822.00	6822.00
2	Datum Floor	6824.00	6824.00	6824.00
3	Ceiling	6831.90	6831.90	6831.90
4	Ceiling	6832.00	6832.00	6832.00
5	Floor	6833.00	6833.00	6833.00
6	Ceiling	6841.00	6841.00	6841.00
7	Floor	6842.00	6842.00	6842.00
8	Ceiling	6850.00	6850.00	6850.00



TYPE "B" (REVERSE) BUILDING NO. 5 & 7



TYPE "B" BUILDING NO. 10

NOTES OR REMAKES

1– ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES

2– ALL CROSS–HATCHED AREAS ON THIS SHEET TO BE PRIVATE OWNERSHIP

3– ALL AREAS NOT HATCHED ON THIS SHEET TO BE COMMON OWNERSHIP

LEGEND:

- PRIVATE OWNERSHIP AREA "A"
- COMMON OWNERSHIP
- PRIVATE OWNERSHIP AREA "B"
- CONVERTIBLE SPACE AREA "C"

AMENDED
RECORD OF SURVEY MAP
PAYDAY CONDOMINIUM
A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SHEET 3 OF 12

NOT TO SCALE

RECORDED

ENTRY NO. _____ BOOK _____ PAGES _____

STATE OF _____

COUNTY OF _____

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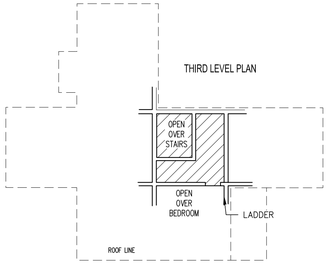
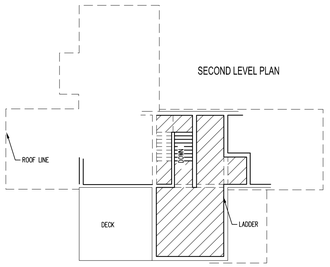
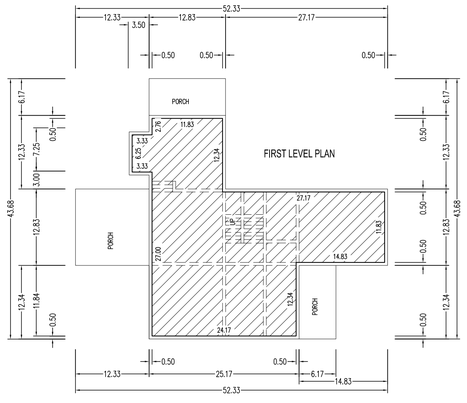
COUNTY RECORDER

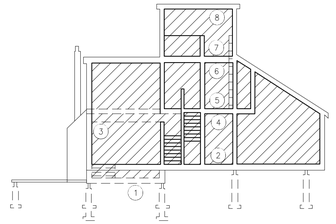






TYPE "A" (REVERSE)
BUILDINGS NO. 4, 8 & 9

PAYDAY CONDO / ORIGINAL DRAWINGS (CALCULATED)			
SHEET 4			
TYPE	FIRST LEVEL	SECOND LEVEL	THIRD LEVEL
A-R (4,8,9)	926.0 SF	285.0 SF	144.0 SF



FRONT ELEVATION
SEE TABLE FOR ELEVATIONS NOTED BY NUMBERS FOR EACH BUILDING

TYPE "A" (REVERSE)				
NO.	Location of Elevation	Building NO. 4	Building NO. 8	Building NO. 9
1	Floor	6824.00	6822.00	6822.00
2	Datum Floor	6826.00	6824.00	6824.00
3	Ceiling	6833.90	6831.90	6831.90
4	Ceiling	6834.00	6832.00	6832.00
5	Floor	6835.00	6833.00	6833.00
6	Ceiling	6843.00	6841.00	6841.00
7	Floor	6844.00	6842.00	6842.00
8	Ceiling	6852.00	6850.00	6850.00

NOTES OR REMAKES

1- ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES

2- ALL CROSS-HATCHED AREAS ON THIS SHEET TO BE PRIVATE OWNERSHIP

3- ALL AREAS NOT HATCHED ON THIS SHEET TO BE COMMON OWNERSHIP

LEGEND:

- PRIVATE OWNERSHIP AREA "A"
- COMMON OWNERSHIP
- PRIVATE OWNERSHIP AREA "B"
- CONVERTIBLE SPACE AREA "C"

AMENDED
RECORD OF SURVEY MAP
PAYDAY CONDOMINIUM
A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SHEET 4 OF 12

NOT TO SCALE

RECORDED

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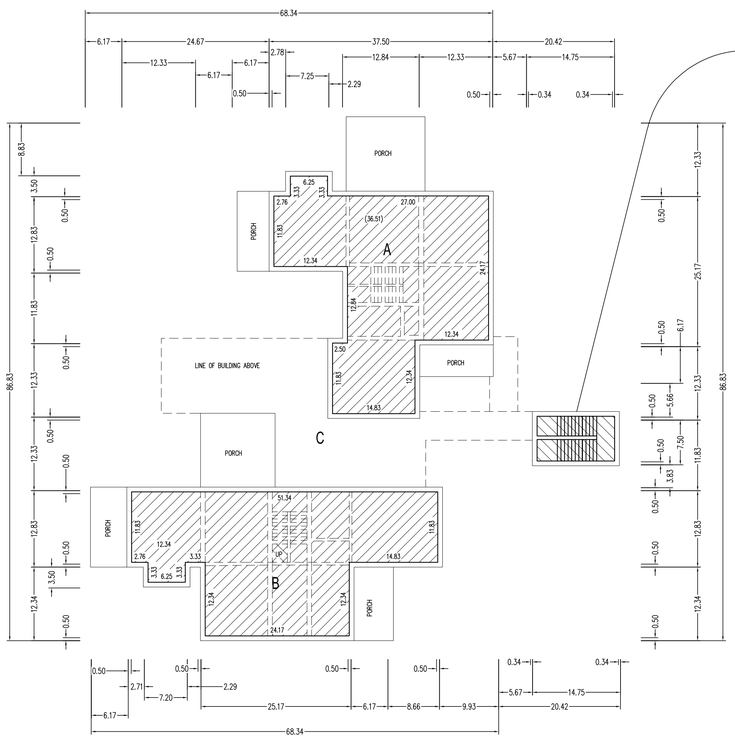
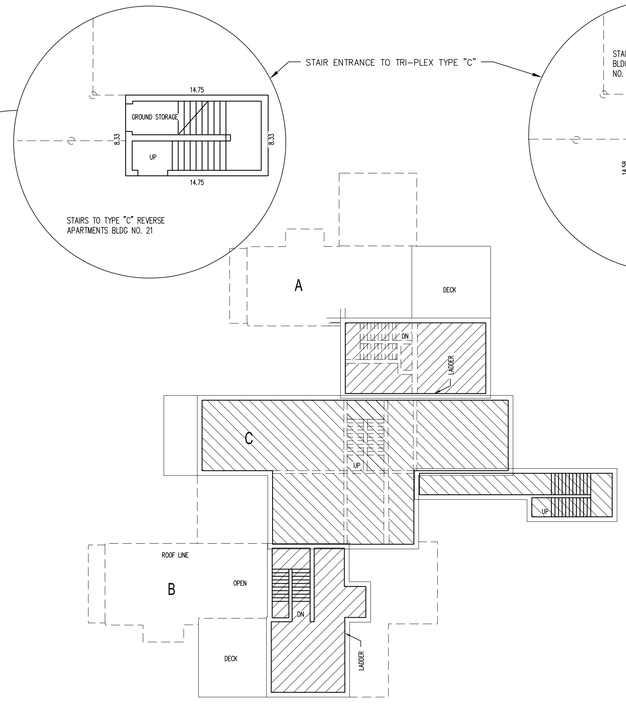
COUNTY RECORDER

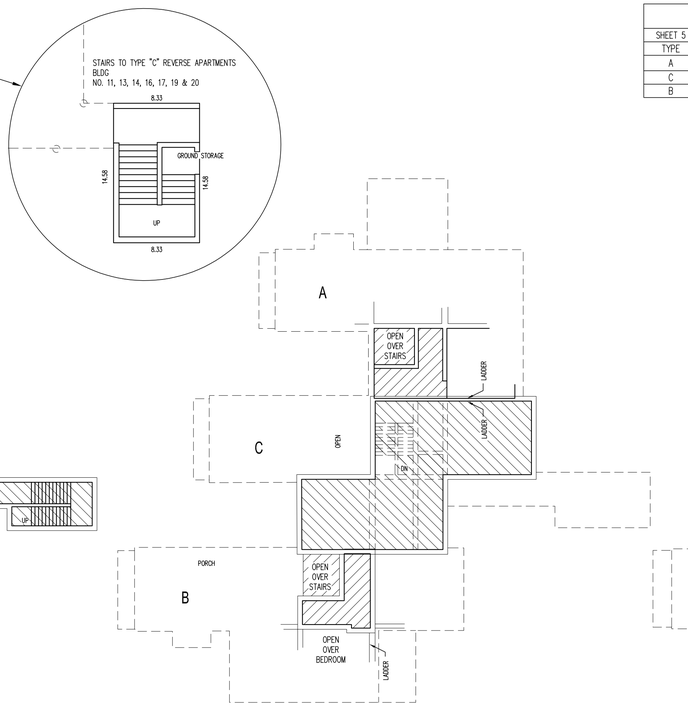
PAYDAY CONDO / ORIGINAL DRAWINGS (CALCULATED)				
SHEET 5				
TYPE	FIRST LEVEL	SECOND LEVEL	THIRD LEVEL	FOURTH LEVEL
A	908.0 SF	280.0 SF	144.0 SF	--
C	97.0 SF	1076.0 SF	611.0 SF	144.0 SF
B	926.0 SF	314.0 SF	144.0 SF	--



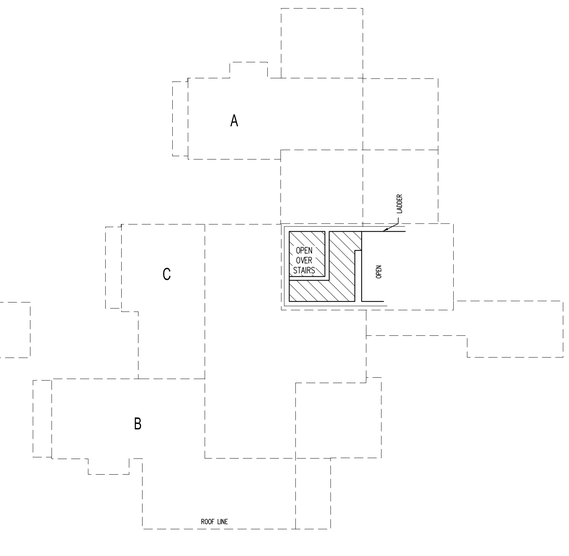
FIRST LEVEL PLAN



SECOND LEVEL PLAN



THIRD LEVEL PLAN



FOURTH LEVEL PLAN

TRI-PLEX BUILDING TYPE "A", "B" & "C" BUILDINGS
NO. 11, 13, 14, 16, 17, 19, 20 & 21

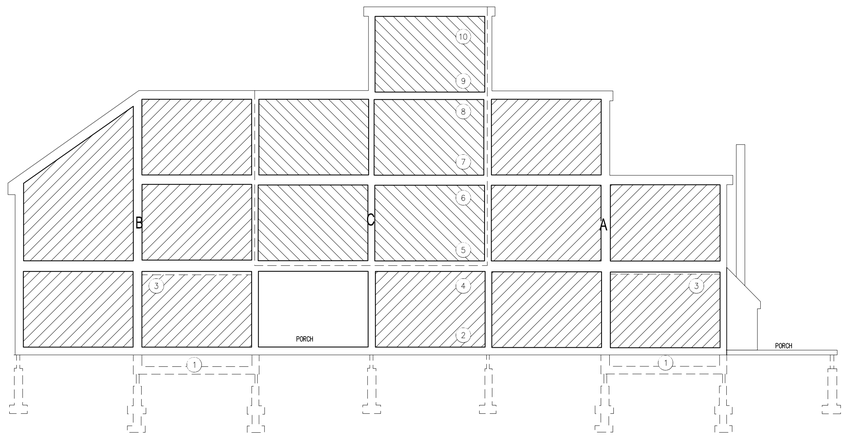
NOTES OR REMAKES

1- ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES

2- ALL CROSS-HATCHED AREAS ON THIS SHEET TO BE PRIVATE OWNERSHIP

3- ALL AREAS NOT HATCHED ON THIS SHEET TO BE COMMON OWNERSHIP

TRI-PLEX BUILDINGS (TYPE "A","B" & "C")									
NO.	LOCATION OF ELEVATION	BUILDING NO. 11	BUILDING NO. 13	BUILDING NO. 14	BUILDING NO. 16	BUILDING NO. 17	BUILDING NO. 19	BUILDING NO. 20	BUILDING NO. 21
1	Floor	------	6829.00	6833.50	------	------	6849.00	------	------
2	Datum Floor	6825.00	6831.00	6835.50	6841.00	6838.00	6851.00	6858.00	6853.00
3	Ceiling	6832.90	6838.90	6843.40	6848.90	6845.90	6858.90	6865.90	6860.90
4	Ceiling	6833.00	6839.00	6843.50	6849.00	6846.00	6859.00	6866.00	6861.00
5	Floor	6834.00	6840.00	6844.50	6850.00	6847.00	6860.00	6867.00	6862.00
6	Ceiling	6842.00	6848.00	6852.50	6858.00	6855.00	6868.00	6875.00	6870.00
7	Floor	6843.00	6849.00	6853.50	6859.00	6856.00	6869.00	6876.00	6871.00
8	Ceiling	6851.00	6857.00	6861.50	6867.00	6864.00	6877.00	6884.00	6879.00
9	Floor	6852.00	6858.00	6862.50	6868.00	6865.00	687.00	6885.00	6880.00
10	Ceiling	6860.00	6866.00	6870.50	6876.00	6873.00	6886.00	6893.00	6888.00



FRONT ELEVATION

SEE TABLE FOR ELEVATIONS NOTED BY NUMBERS FOR EACH BUILDING

LEGEND:

- PRIVATE OWNERSHIP AREA "A"
- COMMON OWNERSHIP
- PRIVATE OWNERSHIP AREA "B"
- CONVERTIBLE SPACE AREA "C"

AMENDED
RECORD OF SURVEY MAP
PAYDAY CONDOMINIUM
A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

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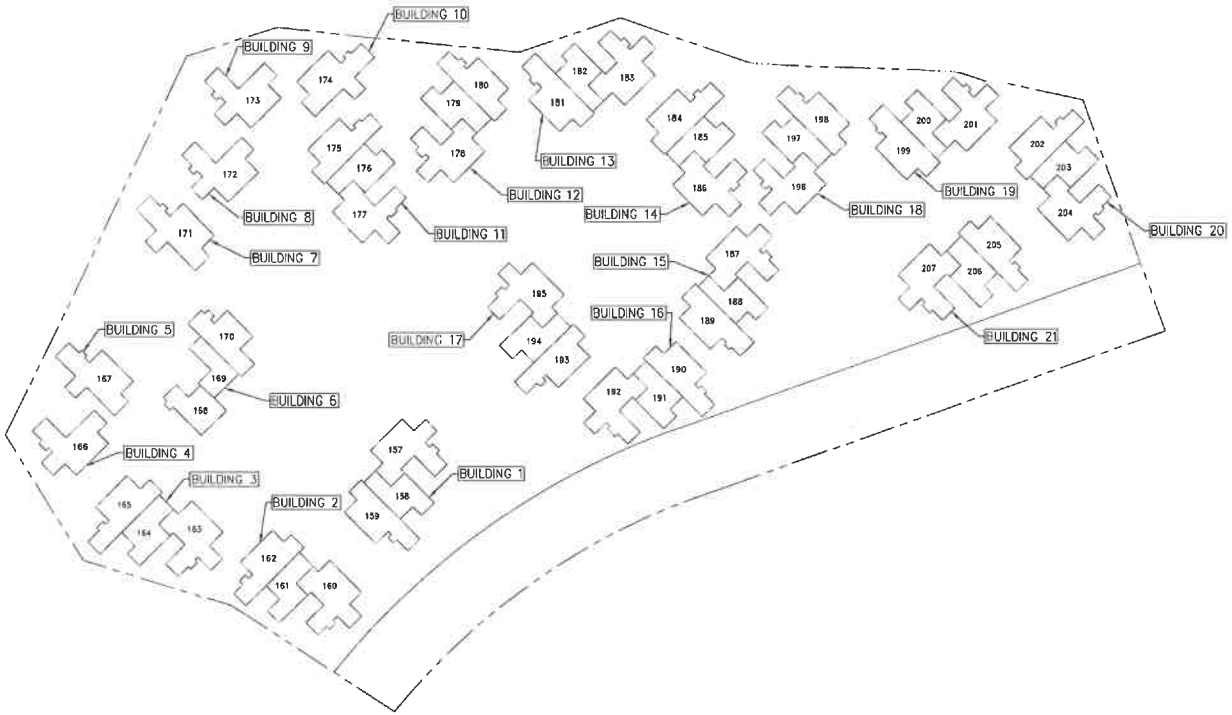

UNIT LOCATION INFORMATION		
UNIT NO.	BUILDING NO.	PAGE NO.
157	1	7,10
158	1	7,10
159	1	7,10
160	2	7,10
161	2	10
162	2	7,10
163	3	7,10
164	3	10
165	3	7,10
166	4	8,11
167	5	8,11
168	6	7,10
169	6	10
170	6	7,10
171	7	8,11
172	8	8,11
173	9	8,11
174	10	8,11
175	11	9,12
176	11	9,12
177	11	9,12
178	12	7,10
179	12	7,10
180	12	7,10
181	13	9,12
182	13	9,12
183	13	9,12
184	14	9,12
185	14	9,12
186	14	12
187	15	7,10
188	15	7,10
189	15	7,10
190	16	9,12
191	16	9,12
192	16	9,12
193	17	9,12
194	17	9,12
195	17	9,12
196	18	7,10
197	18	7,10
198	18	7,10
199	19	8,12
200	19	12
201	19	12
202	20	12
203	20	12
204	20	9,12
205	21	9,12
206	21	12
207	21	9,12

AMENDED
RECORD OF SURVEY MAP
PAYDAY CONDOMINIUM
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 6 OF 12

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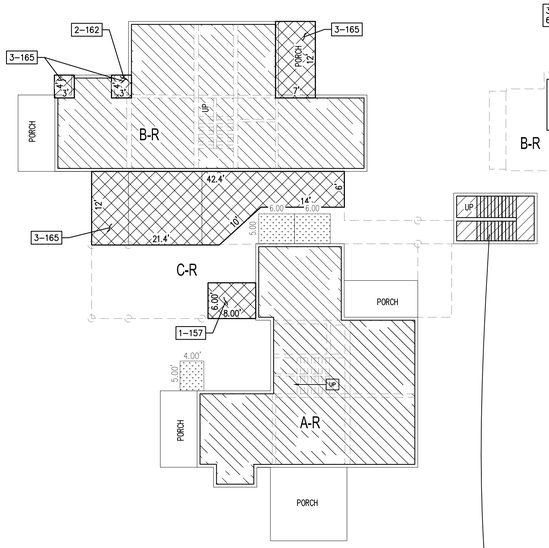
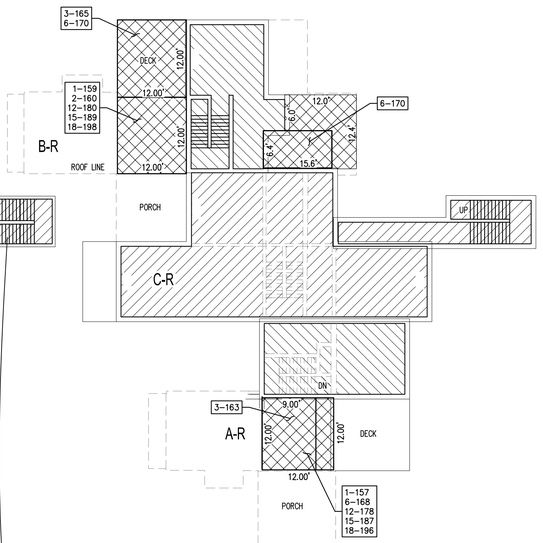


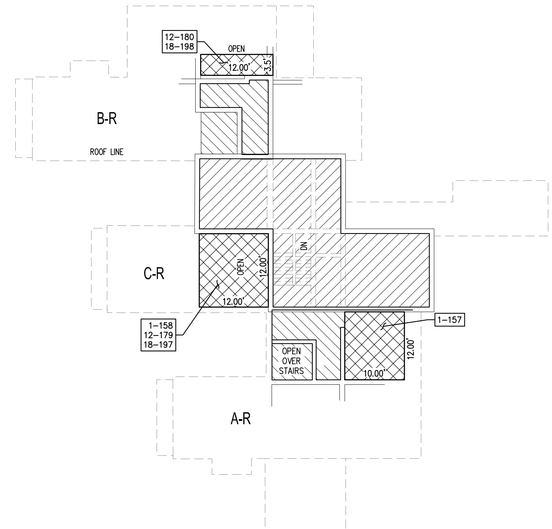
FIRST LEVEL PLAN

BUILDING INFORMATION		
BLDG	UNIT NO.	SQ FT
1	157	48
2	162	12
3	165	412
3	165	84
3	165	(2) X 12



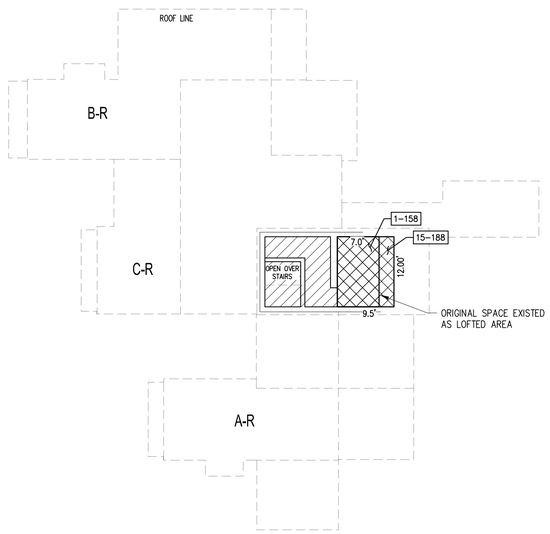
SECOND LEVEL PLAN

BUILDING INFORMATION		
BLDG	UNIT NO.	SQ FT
1	157	144
1	159	144
2	160	144
3	165	144
6	168	144
6	170	144
6	170	172
12	180	144
12	178	144
15	187	144
15	189	144
18	198	144
3	163	108
18	196	144



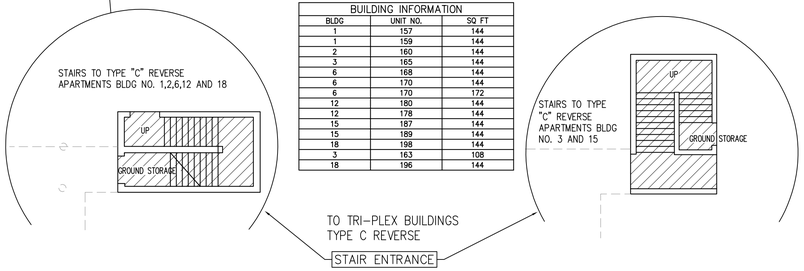
THIRD LEVEL PLAN

BUILDING INFORMATION		
BLDG	UNIT NO.	SQ SF
1	157	120
1	158	144
12	179	144
12	180	42
18	197	144
18	198	42

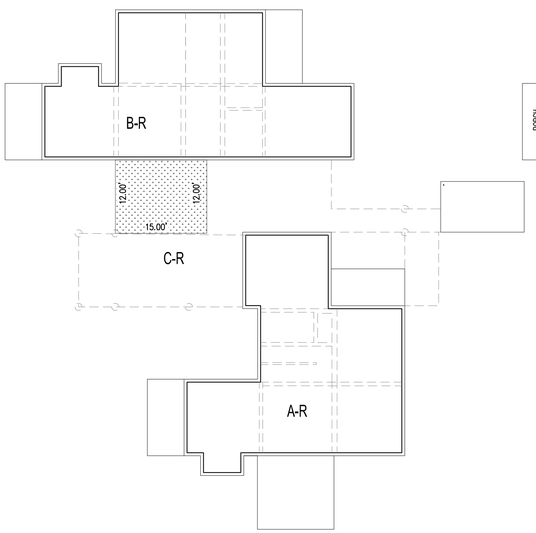


FOURTH LEVEL PLAN

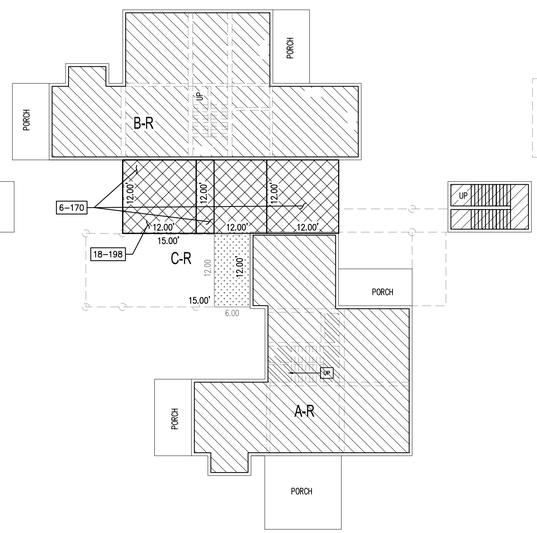
BUILDING INFORMATION		
BLDG	UNIT NO.	SQ SF
1	158	84
15	188	114



TRI-PLEX BUILDING TYPE "A-R","B-R","C-R"
(REVERSE) BUILDINGS NO. 1,2,3,6,12,15 & 18

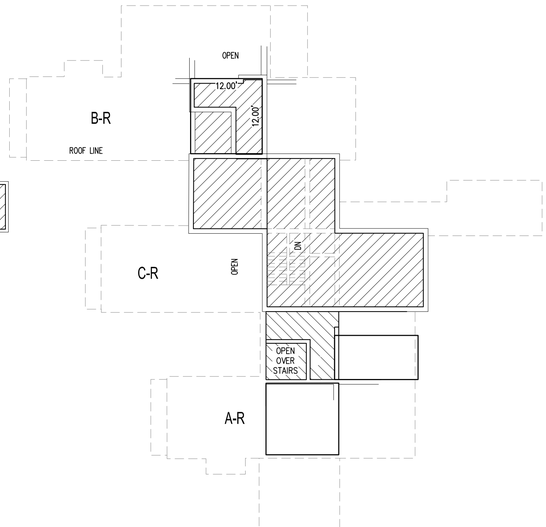


BASEMENT LEVEL PLAN



FIRST LEVEL PLAN ALT 2

BUILDING INFORMATION		
BLDG	UNIT NO.	SQ SF
6	170	432
18	198	180



THIRD LEVEL PLAN ALT 2

LEGEND:

- PRIVATE OWNERSHIP AREA "A"
- COMMON OWNERSHIP
- PRIVATE OWNERSHIP AREA "B"
- CONVERTIBLE SPACE AREA "C"
- EXISTING STORAGE AREAS (SHEETS 7, 8, & 9)

AMENDED
RECORD OF SURVEY MAP
PAYDAY CONDOMINIUM
A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

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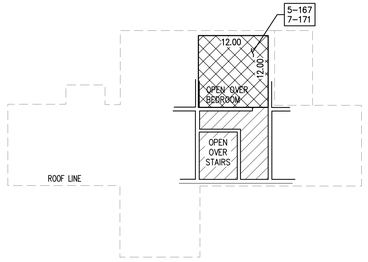
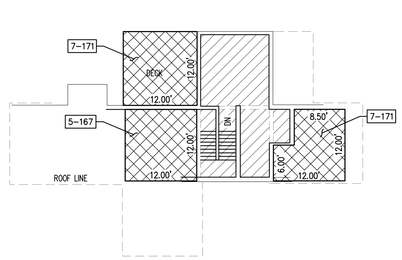


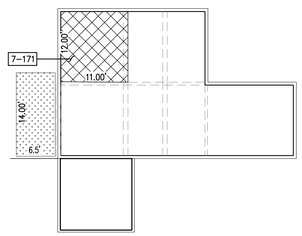
THIRD LEVEL PLAN

BUILDING INFORMATION		
BLDG	UNIT NO.	SQ SF
5	167	144
7	171	144



SECOND LEVEL PLAN

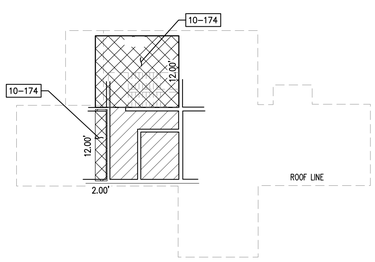
BUILDING INFORMATION		
BLDG	UNIT NO.	SQ SF
5	167	144
7	171	123
7	171	144



BASEMENT LEVEL PLAN

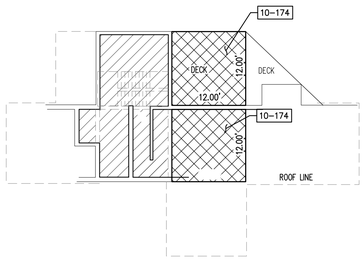
BUILDING INFORMATION		
BLDG	UNIT NO.	SQ SF
7	171	132

TYPE "B" (REVERSE) BUILDING NO. 7



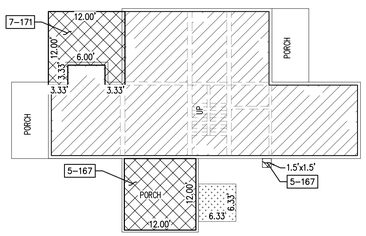
THIRD LEVEL PLAN

BUILDING INFORMATION		
BLDG	UNIT NO.	SQ SF
10	174	168
10	174	24



SECOND LEVEL PLAN

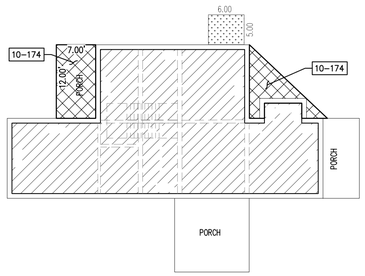
BUILDING INFORMATION		
BLDG	UNIT NO.	SQ SF
10	174	144
10	174	144



FIRST LEVEL PLAN

BUILDING INFORMATION		
BLDG	UNIT NO.	SQ SF
5	167	144
5	167	2
7	171	138

TYPE "B" (REVERSE) BUILDING NO. 5 & 7



FIRST LEVEL PLAN

BUILDING INFORMATION		
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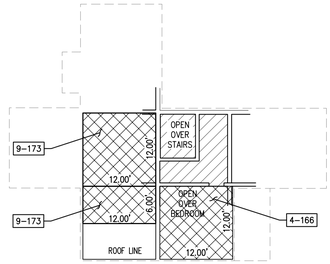
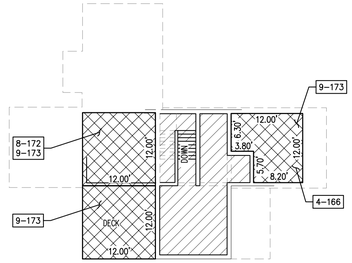
10	174	84
10	174	64

TYPE "B" BUILDING NO.10



THIRD LEVEL PLAN

BUILDING INFORMATION		
BLDG	UNIT NO.	SQ SF
4	166	144
9	173	144
9	173	72



SECOND LEVEL PLAN

BUILDING INFORMATION		
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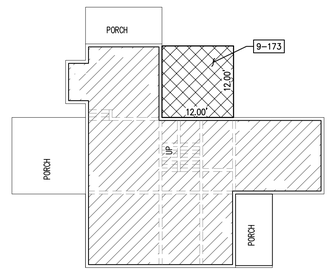
8	172	144
9	173	120
9	173	144
9	173	144



FIRST LEVEL PLAN

BUILDING INFORMATION		
BLDG	UNIT NO.	SQ SF
9	173	144

TYPE "A" (REVERSE)
BUILDINGS NO. 4, 8 & 9

LEGEND:

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- COMMON OWNERSHIP
- PRIVATE OWNERSHIP AREA "B"
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PAYDAY CONDOMINIUM

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
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PARK CITY, SUMMIT COUNTY, UTAH

SHEET 8 OF 12

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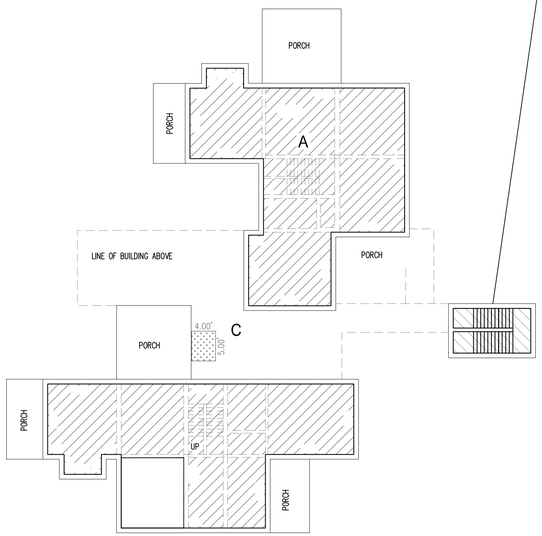
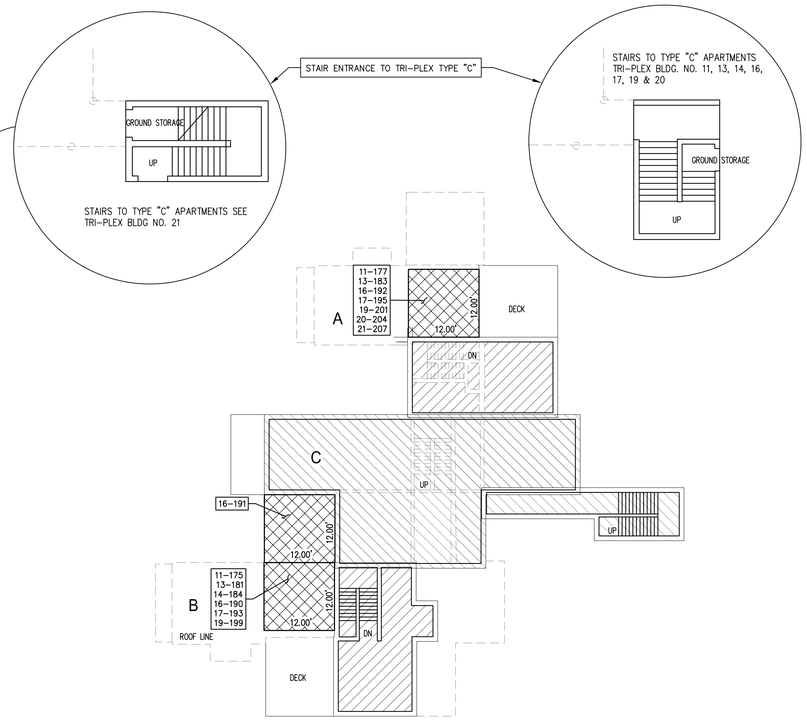
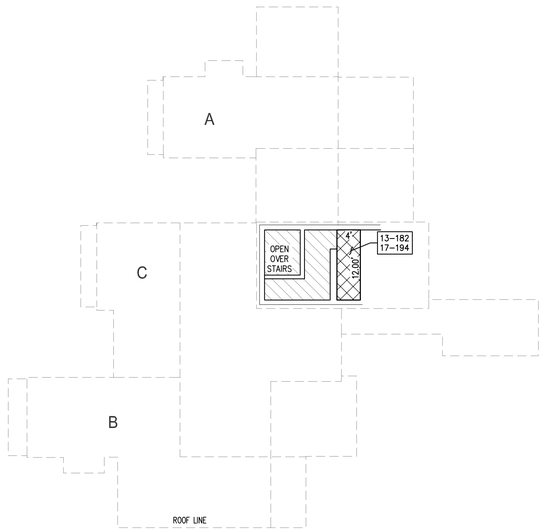


FIRST LEVEL PLAN



SECOND LEVEL PLAN

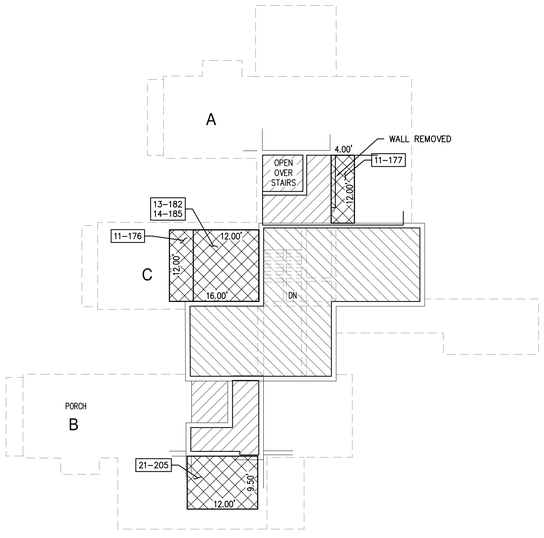
BUILDING INFORMATION		
BLDG	UNIT NO.	SQ SF
11	175	144
11	177	144
13	181	144
13	183	144
14	184	144
16	190	144
16	191	144
16	192	144
17	193	144
17	195	144
19	199	144
19	201	144
20	204	144
21	207	144



FOURTH LEVEL PLAN

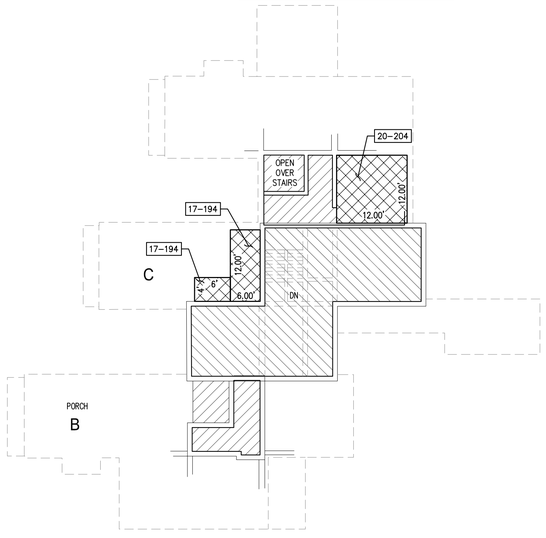
BUILDING INFORMATION		
BLDG	UNIT NO.	SQ SF
13	182	48
17	194	48

TRI-PLEX BUILDING TYPE "A", "B" & "C" BUILDINGS
NO. 11, 13, 14, 16, 17, 19, 20 & 21



THIRD LEVEL PLAN

BUILDING INFORMATION		
BLDG	UNIT NO.	SQ SF
11	177	48
11	176	192
13	182	144
14	185	144
21	205	114



THIRD LEVEL PLAN ALT 2

BUILDING INFORMATION		
BLDG	UNIT NO.	SQ SF
17	194	72
17	194	24
20	204	144

AMENDED
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LEGEND:

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- CONVERTIBLE SPACE AREA "C"
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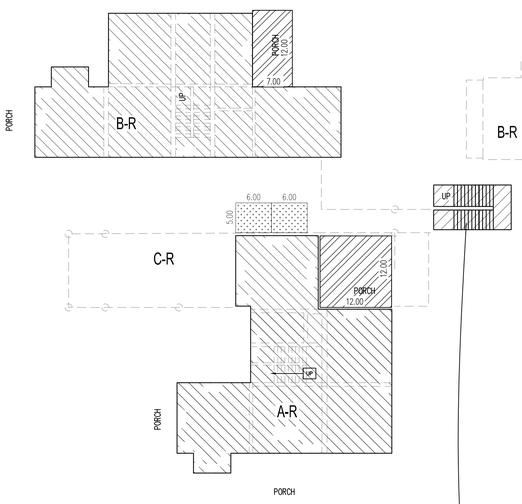
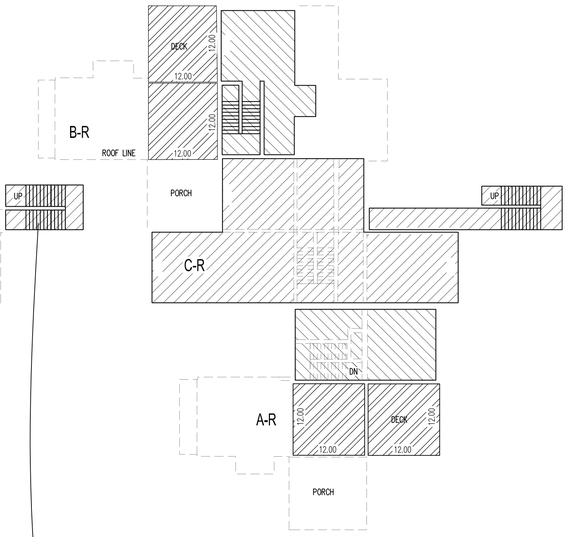
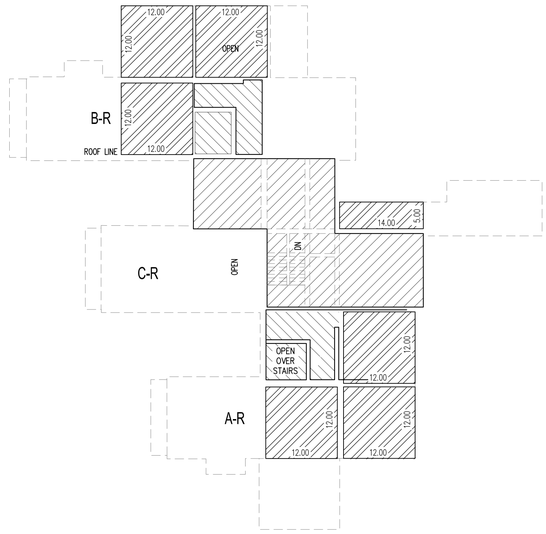


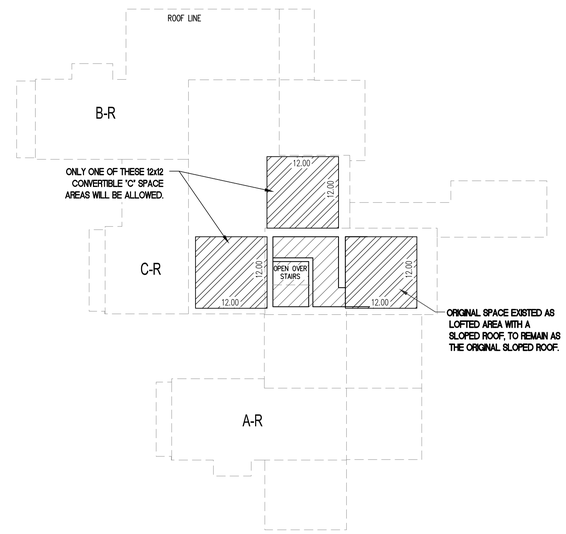
FIRST LEVEL PLAN



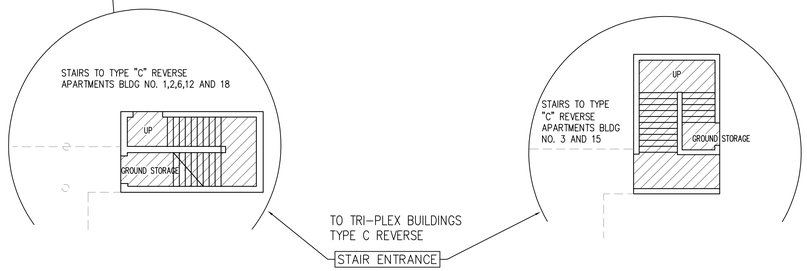
SECOND LEVEL PLAN



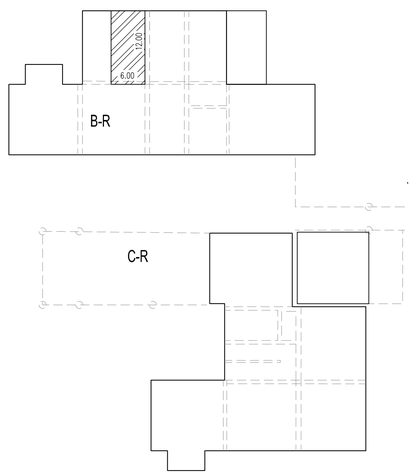
THIRD LEVEL PLAN



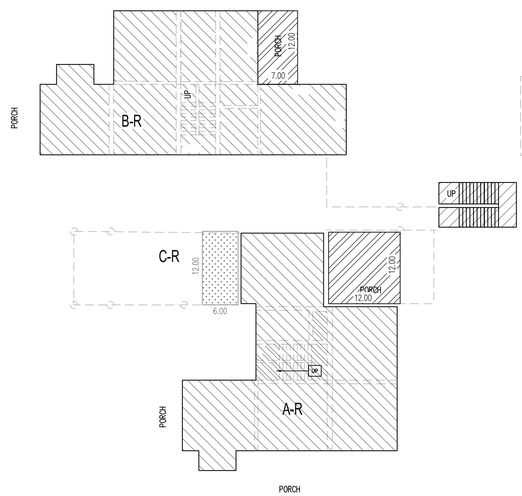
FOURTH LEVEL PLAN



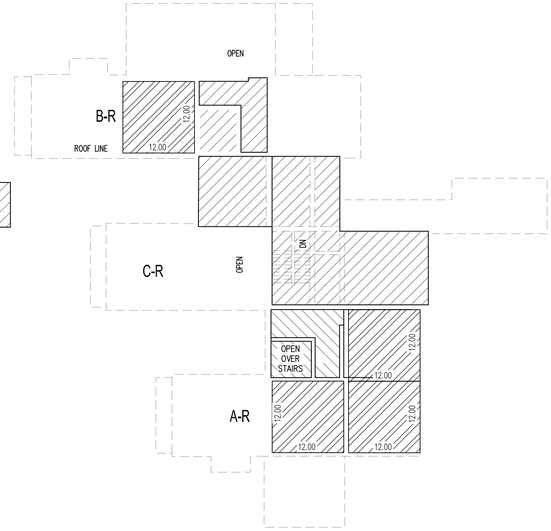
TRI-PLEX BUILDING TYPE "A-R","B-R","C-R"
(REVERSE) BUILDINGS NO. 1,2,3,6,12,15 & 18



BASEMENT LEVEL PLAN
BUILDING NO. 6



FIRST LEVEL PLAN ALT 2
BUILDING NO. 6



THIRD LEVEL PLAN ALT 2
BUILDING NO. 6

LEGEND:

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- PRIVATE OWNERSHIP AREA "B"
- CONVERTIBLE SPACE AREA "C"
- STORAGE - CONVERTIBLE SPACE (SHEETS 10, 11, & 12)

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A UTAH CONDOMINIUM PROJECT

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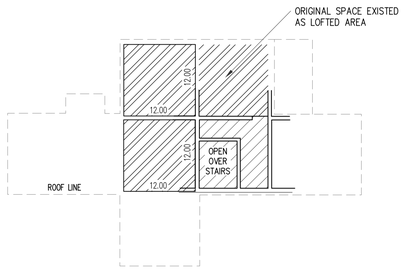
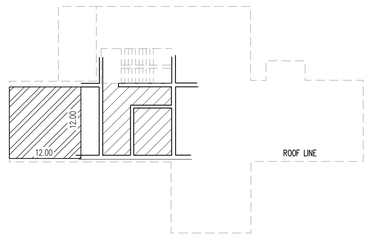
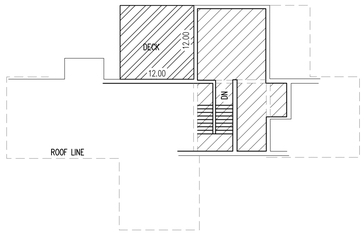


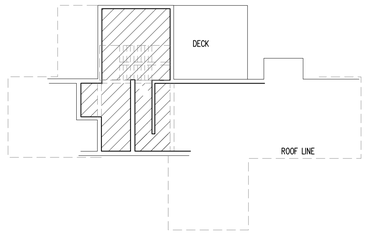
THIRD LEVEL PLAN



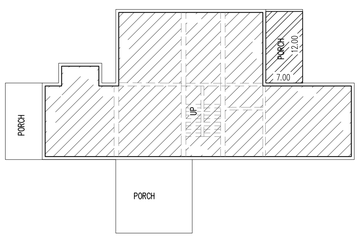
THIRD LEVEL PLAN



SECOND LEVEL PLAN

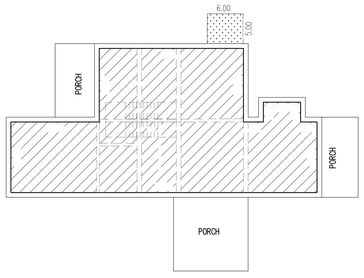


SECOND LEVEL PLAN



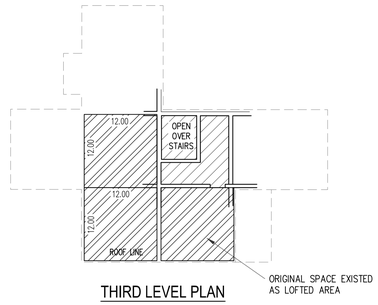
FIRST LEVEL PLAN

TYPE "B" (REVERSE) BUILDING NO. 5 & 7

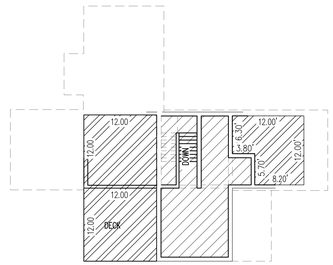


FIRST LEVEL PLAN

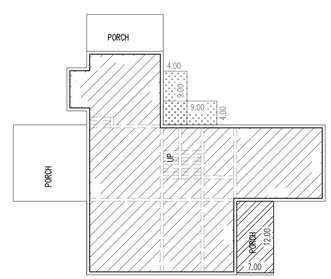
TYPE "B" BUILDING NO.10



THIRD LEVEL PLAN



SECOND LEVEL PLAN



FIRST LEVEL PLAN

TYPE "A" (REVERSE)
BUILDINGS NO. 4, 8 & 9

LEGEND:

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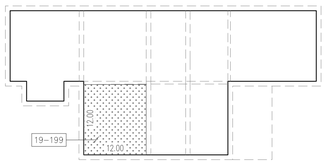
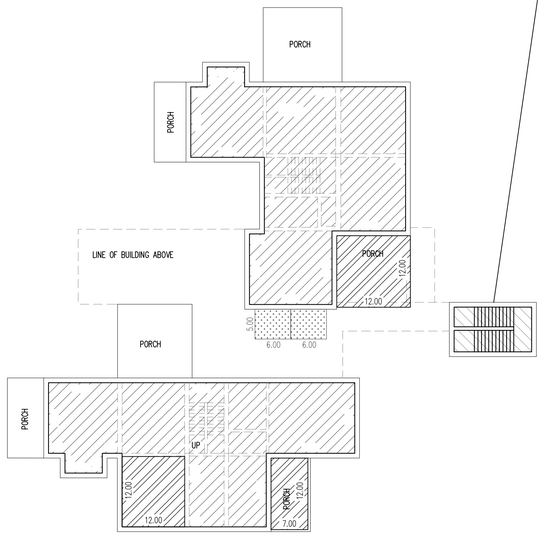
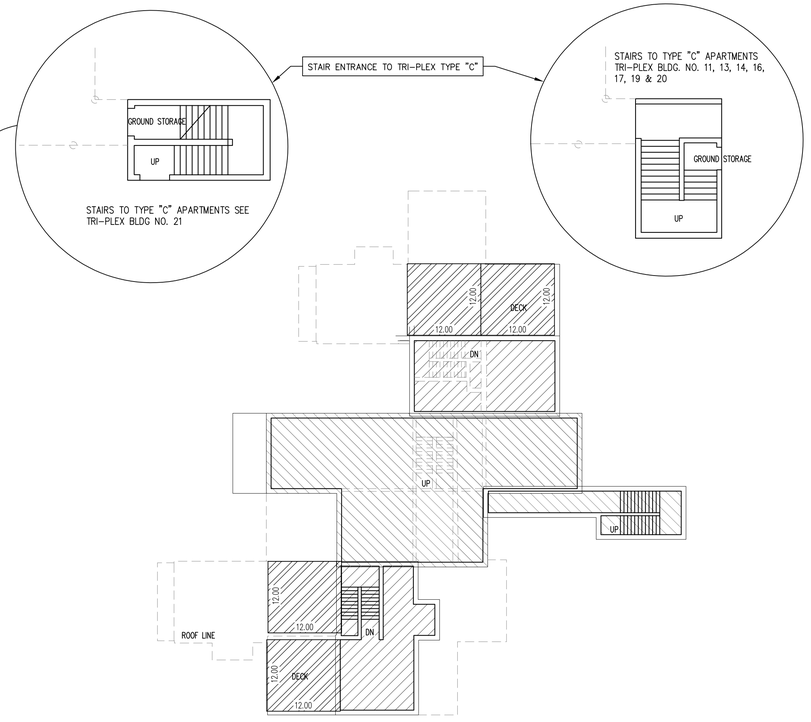


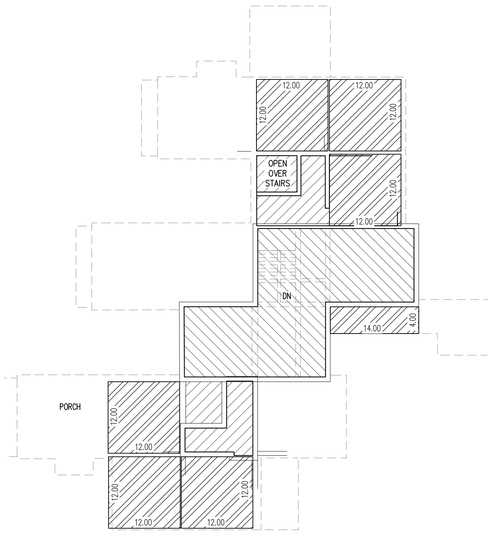
BASEMENT LEVEL PLAN



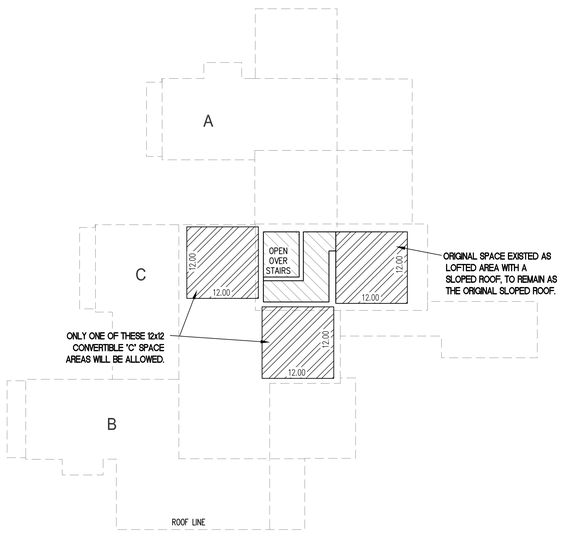
FIRST LEVEL PLAN



SECOND LEVEL PLAN



THIRD LEVEL PLAN



FOURTH LEVEL PLAN

TRI-PLEX BUILDING TYPE "A", "B" & "C" BUILDINGS
NO. 11, 13, 14, 16, 17, 19, 20 & 21

AMENDED
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A UTAH CONDOMINIUM PROJECT

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PAYDAY CONDOMINIUM PLAT AMENDMENT

Project Intent & Summary

September 2, 2021

HISTORY

Payday Condominiums was notified by the City in 2018 that one particular condo unit submitted for building permit review showed discrepancies between existing conditions and conditions documented on the original plat. During this period of correspondence with the City, it was discovered that several other units with such noted conditions existed. Payday was instructed by the City to file an amended plat to update the existing conditions where past homeowners had remodeled private ownership space onto common area. No prior HOA approvals or amended plats existed for these remodels onto common area, thus it can be assumed that there was no HOA vote process in the past. There were years of building permits being issued, whereas there was no cross reference by the City of proposed remodels areas to the original 1972 plat.

Since condominium ownership has cycled several times for most of the condos since the early 1970's, it became apparent to Payday Board of Trustees that there could be contention among homeowners who now owned these expanded condos and homeowners who owned condos with original square footage. In 2019, Payday Board of Trustees presented to the city the concept to allow remodel additions for various homeowners at specific areas. The city communicated that they would be open to such an idea so long as the building additions did not expand beyond the original platted building pad. Thus, Payday proceeded with hiring an engineer to document the existing conditions, plus present the future remodel additions (referenced as Convertible Space), on the proposed amended plat.

PROPOSED ADDITION AREAS

Payday has several areas where homeowners might successfully add remodel areas to their units. These areas have been identified as Convertible Space in the proposed Amended Plat on pages 10 – 12. These areas consist of the following:

- Two-story vaulted interior spaces
- Covered Entryways
- 2nd Story Deck over Kitchens adjacent to the Master Bedroom
- Flat and/or sloped roof areas (Payday has steep roof slopes and some of these conditions could be modified to allow for better usable living space so long as the modifications do not exceed maximum building height allowance and obstruct views from adjoining units)

SUMMARY OF CURRENT ADDITIONS FROM ORIGINAL 1972 PLAT

- 9 Units out of 51 Units have expanded additions onto Limited Common and/or Common Area
- 16 Units out of 52 Units have expanded interior vaulted space and converted it to useable area.
- There are potential addition opportunities for approximately 50 out of 51 Units at Payday. Units with already expanded additions at what Payday proposes on the Plat Amendment will obviously have limited addition opportunities.

ADDITION LONG-TERM PLAN

The proposed convertible space allowance could transfer now, and in the future to homeowners with no deadline for build-out. This allows the City Planning and Building Department process to be streamlined, whereas all considerations for future building applications would be referenced to the amended plat. In addition, there are so many unforeseen circumstances for setting a timeline for build-out. This past year with the pandemic is a perfect example.

GOOD CAUSE PLAT PROPOSAL

Payday HOA supports the proposed plat amendment since it allows an equitable and fair opportunity for all homeowners to balance the past building expansions, whereas some units built their additions onto limited common and common area. The proposed plat does not allow homeowners moving forward to take common area compared to past taking, but to allow for additions within each unit's footprint/pad area.

The middle units at each tri-plex are built in an unusual manner, whereas first floor access is up one full level. So essentially each middle unit of a tri-plex has a first floor that starts at the second level. Because of this condition, these unit's third level, is actually a fourth level, and is built to approximately 36 feet. Opportunities for additions at these middle units are more limited. The only addition opportunities for the middle tri-plex units are:

- The area over their hallway from the stairs to the front door (which is actual 3rd Level), and
- Their third level (actual 4th level).

Payday recognizes that the current code today has a height limit of 28 feet, yet we request an exception for a minimal expansion, which complied with 1972 height limits, for these Payday middle tri-plex units. The plat indicates a small addition at the fourth level for these units, which will allow for the possibility of a small bath and closet. Unreasonable hardship and unequal opportunity would be significant if the middle units at the tri-plex buildings were not allowed the opportunity for an addition as we have indicated on the proposed plat amendment.

OUTLOOK FOR PAYDAY FUTURE

Payday Condominiums was one of the earliest Park City developments, and we have been told that it was likely part of the Park City golf course PUD. Payday is located on the bus route and steps to the slopes, hiking and golf course which places it in a premier location within Park City proper. Payday Homeowner's Association is very intent on continuing its goal to improve the property with integrity, which in turn builds real estate values and quality enjoyment for residents.

The original developer and builder(s) for Payday back in the very early 1970's clearly could not forecast that Park City would be the signature resort town it is today, hence their foresight for functional use at Payday condos falls short of today's modern needs.

1. The original units had lofted Master Bedrooms on the 2nd Level with ladders to a small 3rd level loft. Most of these 3rd level areas are now accessed by stairs, but do not have the square footage for a bathroom or a closet, whereas occupants must navigate 2 flights of stairs to use the restroom. Not only is this inconvenient, but dangerous at night. Looking forward, we recognize

that the addition of a bath and closet, or enlarging a twin bedroom to fit a queen/king as we consider the convertible/addition areas, would not strain the existing parking conditions at Payday. Payday has 74 parking spaces for 51 units. Payday is on the bus route, and in the winter, nightly rental guests typically use the Public Transportation system since we are across from the bus stop. In addition, during summer months, we know many people are using their bicycles for local transportation, particularly with the now, new electric bikes.

2. There is no covered parking or garages at Payday, and also no storage for any of the units. The challenge which Payday faces constantly is storage for bicycles and other seasonal items. The square footage of Payday units is small; on pages 10 – 12 we show various areas where we could construct storage areas for homeowners. Most of these proposed areas are in the breezeways below Upper-Level units, and under some of the units which are raised above ground where there exists adequate head room for storage. The breezeways and areas under the raised units are dead zones at Payday. Nothing will grow in these dark covered areas, and they are undesirable spaces for any recreation. Storage at these areas is an ideal use of space. We propose that the storage areas would be integrated into the buildings versus free-standing, and constructed to match existing Payday architecture and exterior materials.

PAYDAY ARCHITECTURAL REVIEW COMMITTEE

Many years ago, Payday recognized the need for a committee to oversee proposed remodels and any changes to any building. We have had a process in place with a fee submittal to the management company for review processing, plus an additional fee which is held as a deposit to ensure compliance with Payday ARC Specifications. All applications are reviewed by the HOA Committee which has experience in both design and building. Attached is a copy of our Payday Architectural Change Application. Payday also has strict written Architectural Specifications which homeowners must adhere to, as well as, Rules and Regulations.

As Payday proceeds with the plat amendment there will be very strict review and application processes in place to ensure compliance with the amended plat and Payday ARC specifications.

DECKS

During our initial meetings and conversations with the city, we inquired about the ability to enlarge some of the 6’ x 12’ decks to accommodate spas and better circulation. The city was open to allow for deck expansions within limitations as decided by the HOA, so long as it was reasonable. We have not indicated deck areas on the amended plat drawings since this was not requested, nor necessary for an amended plat. We propose that deck additions would be handled through the Payday Architectural Review Committee process and approved by the City Building Department.

We thank the City Planning Departments for their consideration to the Payday Condominium Amended Plat submittal, and for their acknowledgment of past years’ oversight by the City to cross reference remodel additions to the original 1972 plat.

Thank you,

Payday Board of Trustees

PAYDAY CONDOMINIUM HOMEOWNER'S ASSOCIATION

P.O. Box 680876

Park City, Utah 84068

ARCHITECTURAL CHANGE APPLICATION

According to the Architectural Change Guidelines adopted by the Board of Trustees of the Payday Condominium Homeowners Association (PCHA), an owner must get approval from the PCHA Architectural Review Committee (ARC), prior to making any change to the exterior of that owner's unit and prior to applying for a Park City building permit with respect to any proposed changes to owner's unit. Filling out this application does not guarantee that the change will be approved. Failure to complete this form and submit it to the ARC may result in a fine assessed against the unit owner. If a change is made without the written approval of the ARC, the ARC may require that the change be restored to its original state at owner's expense.

Once construction has been approved by the ARC, owner recognizes that final acceptance of construction must be obtained from the ARC. Owner must provide signed/approved building permits to ARC once permitted construction has been inspected by Park City building officials. Owner must notify ARC/HOA management company of final construction stage. ARC and/or Payday designated representative shall review the construction and submit an Architectural Change Acceptance letter to the owner. Only then shall owner assume construction meets PCHA requirements. Once construction has been accepted and all terms of the Application met, the $750.00 deposit payment will be reimbursed to the owner.

Please return this application to: Eric Runions, P.M.A., P.O. Box 680876, Park City, Utah 84068. Telephone: 435-645-7888. FAX 435-645-7890

PLEASE ENCLOSE YOUR $250.00 NON-REFUNDABLE APPLICATION FEE PLUS THE $750 DEPOSIT PAYMENT WITH THIS SUBMITTAL. MAKE CHECKS PAYABLE TO PAYDAY HOMEOWNER'S ASSOCIATION. THANK YOU!

Date: _____

Condominium Unit Number: _____

Owner Name(s): _____

Mailing Address:

Street: _____

City, State, Zip: _____

Telephone #'s: **Home:**_____ **Work:**_____

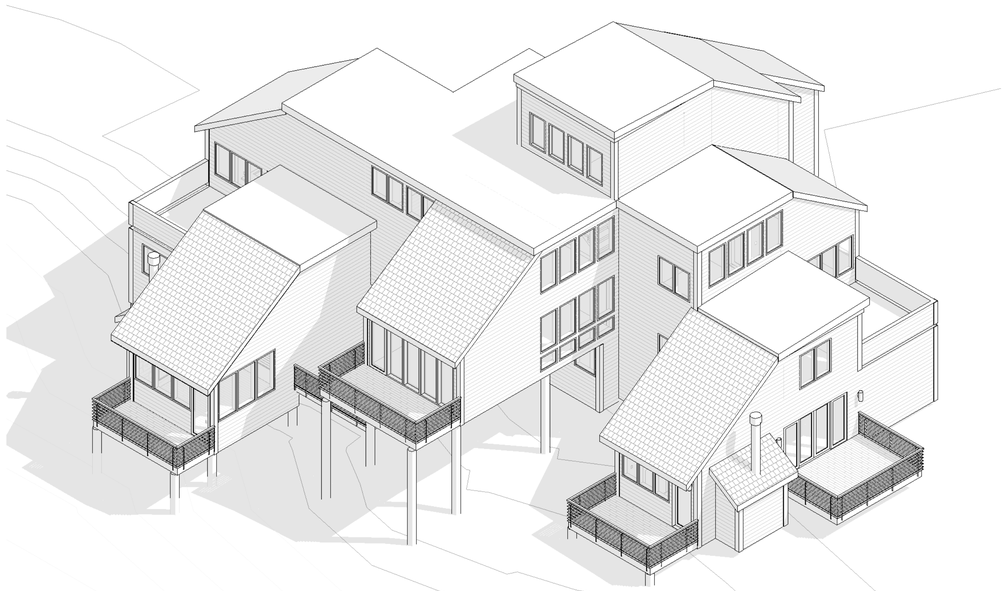
Cellular: _____ **Other:** _____

E-Mail Address (es): _____ _____

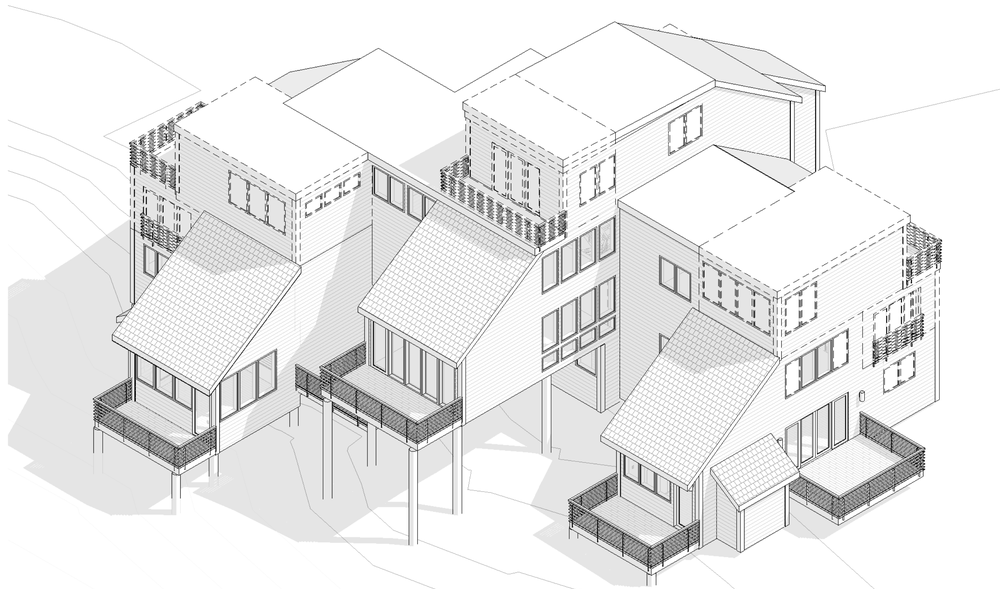
Proposed Change (s):

Please describe the change in as much detail as possible below to included composition of construction materials, paint, location and dimensions of all proposed changes, any structural changes, etc. Use additional pages as necessary.

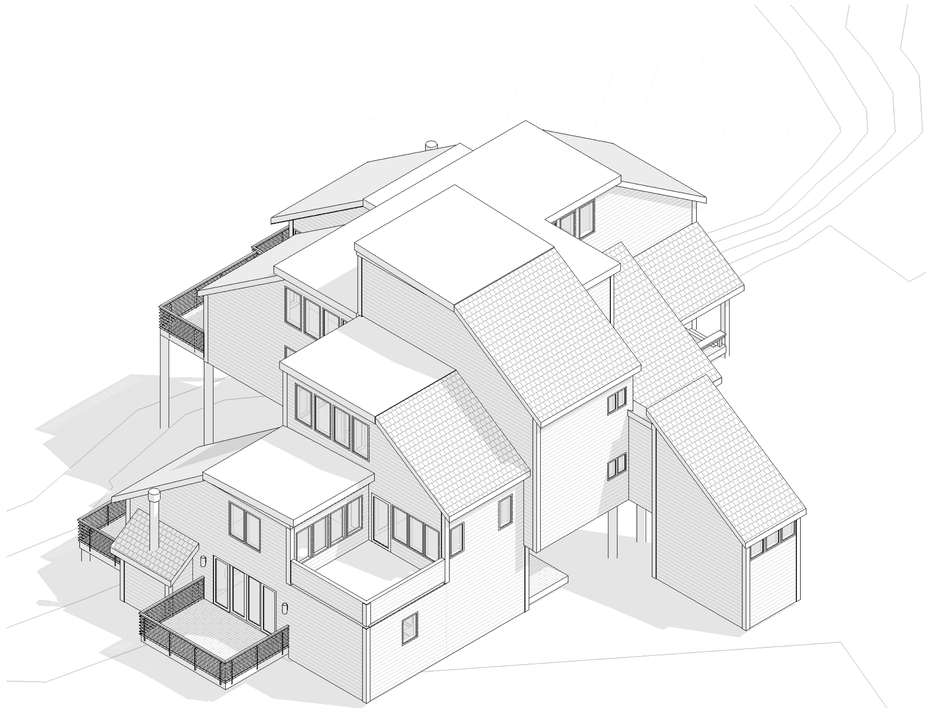
INCLUDE DRAWINGS WHICH SHOW THE CHANGE FROM PLAN VIEW, ELEVATION VIEWS AND OTHER VIEWS AS REQUIRED TO CLEARLY DESCRIBE THE REQUESTED CHANGE. ALSO INCLUDE PHOTOS OF THE EXISTING CONDITION TO BE REVISED.



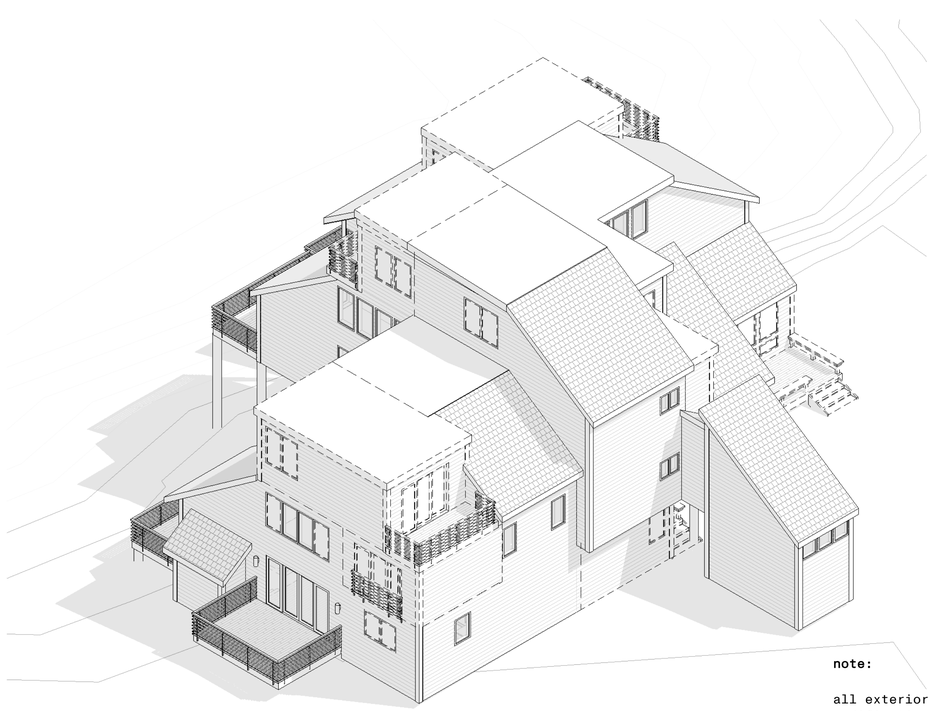
1 isometric 1 existing



1a isometric 1 addition



2 isometric 2 existing



2a isometric 2 addtion

note:

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tri-plex 3d views

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3 isometric 3 existing

3a isometric 3 addition

4 isometric 4 existing

4a isometric 4 addition

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1 3d view 1 existing

1a 3d view 1 addition

2 3d view 2 existing

2a 3d view 2 addition

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3 3d view 3 existing

3a 3d view 3 addition

4 3D View 4 existing

4a 3D View 4 addition

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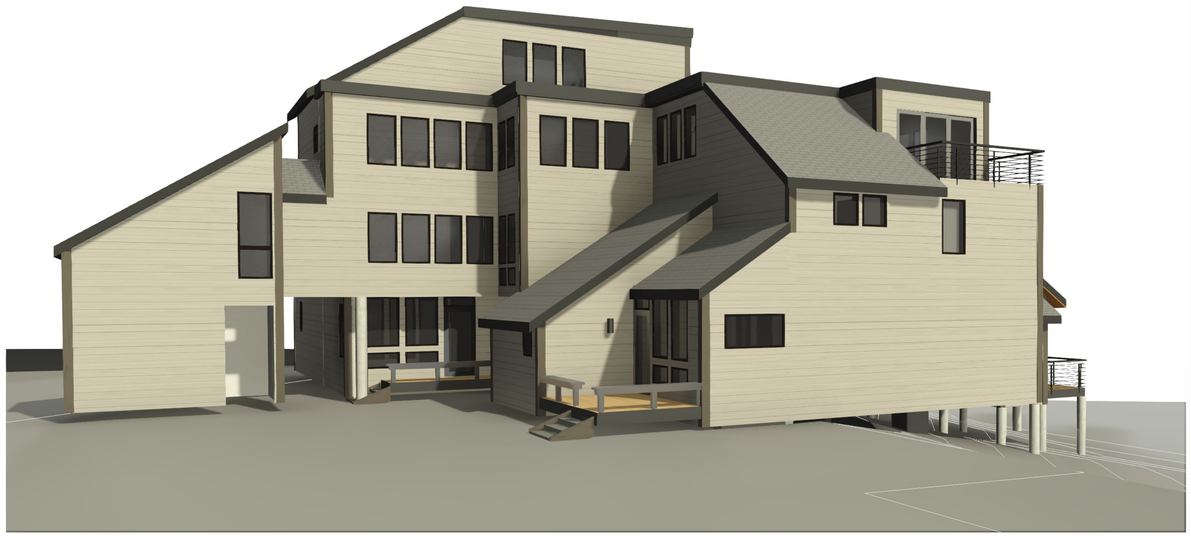
5 3D View 5 existing

5a 3D View 5 addition

6 3D View 6 existing



6a 3D View 6 addition

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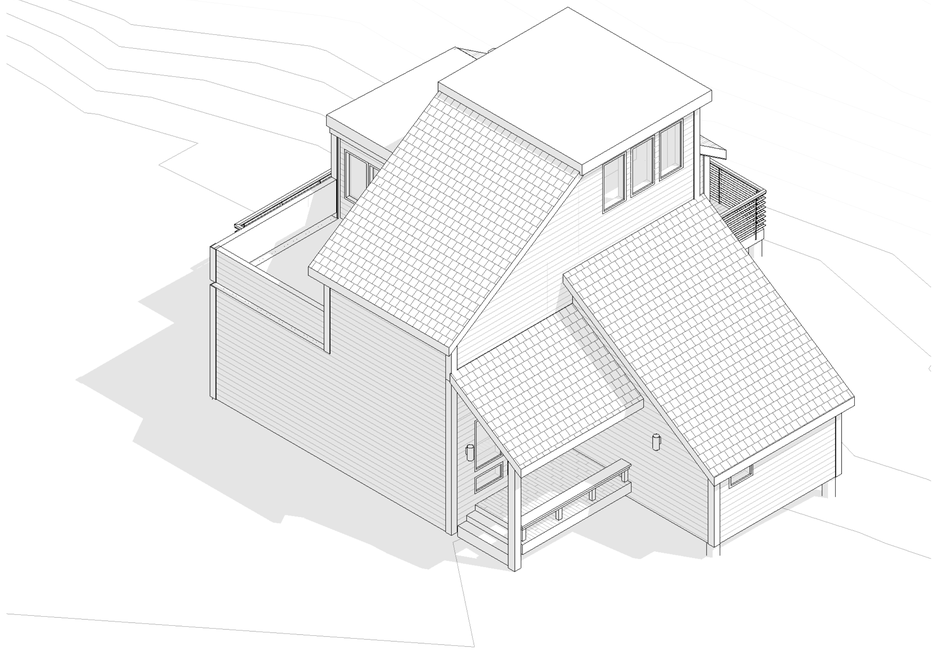

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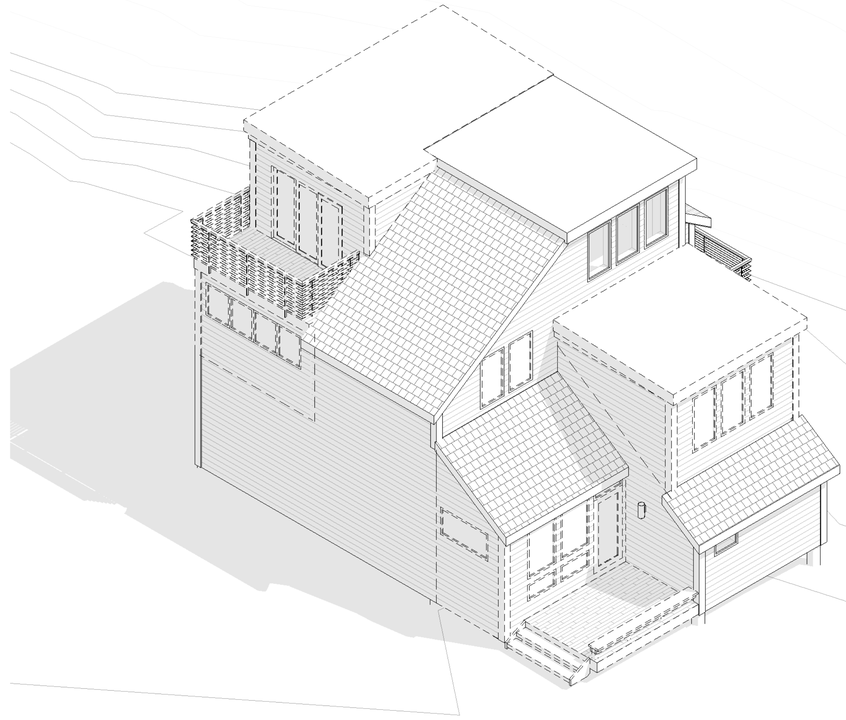

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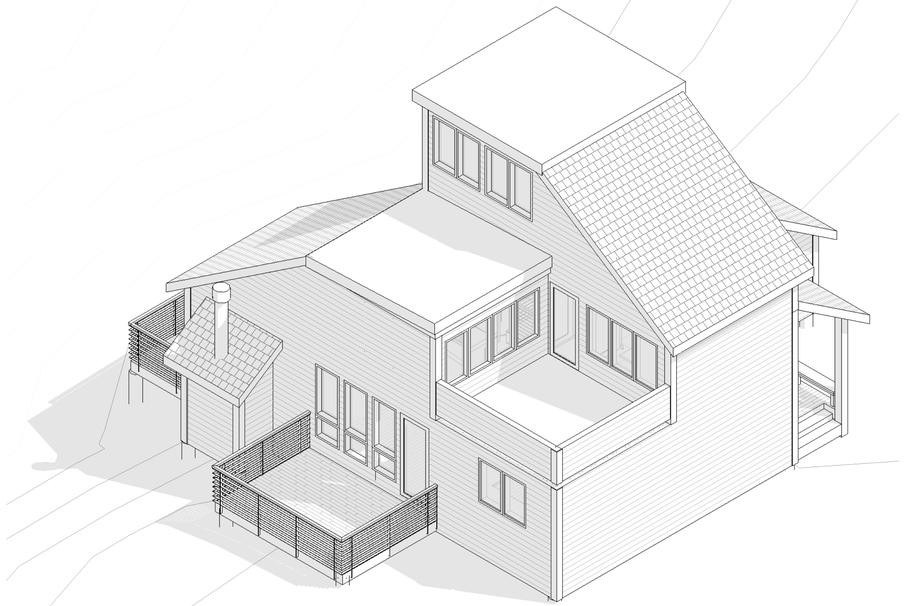

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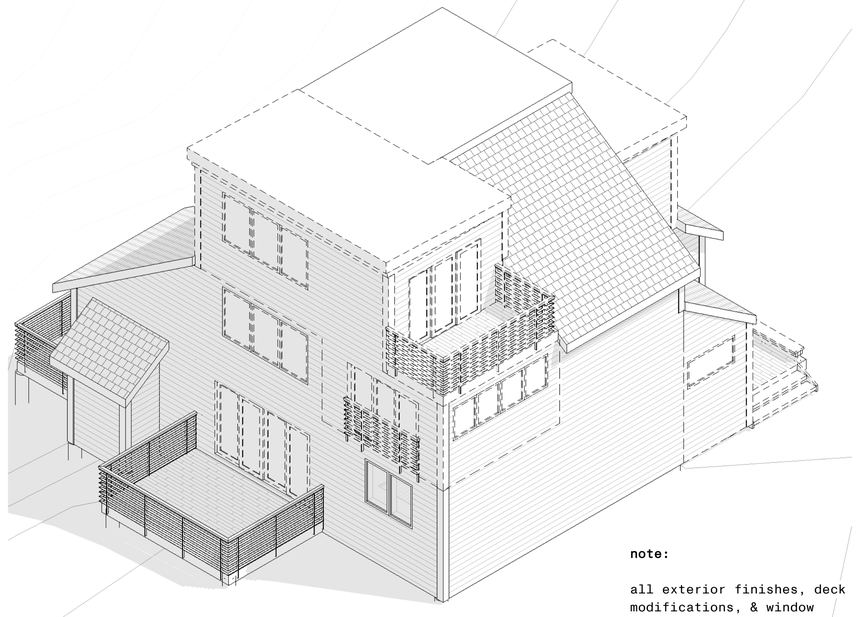

2a isometric 2 addtion

note:

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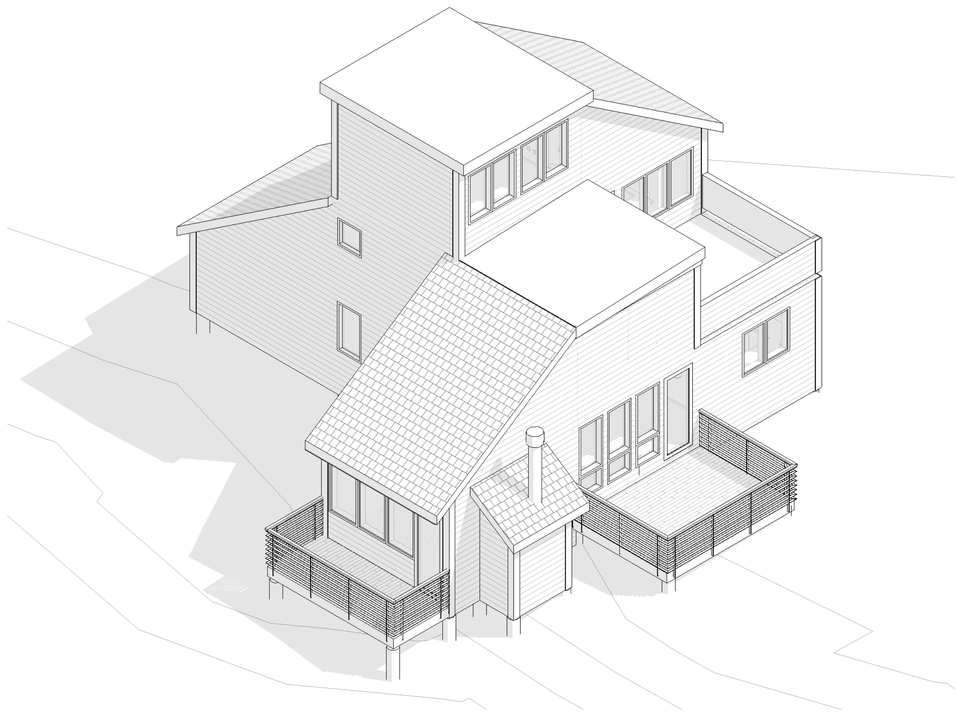

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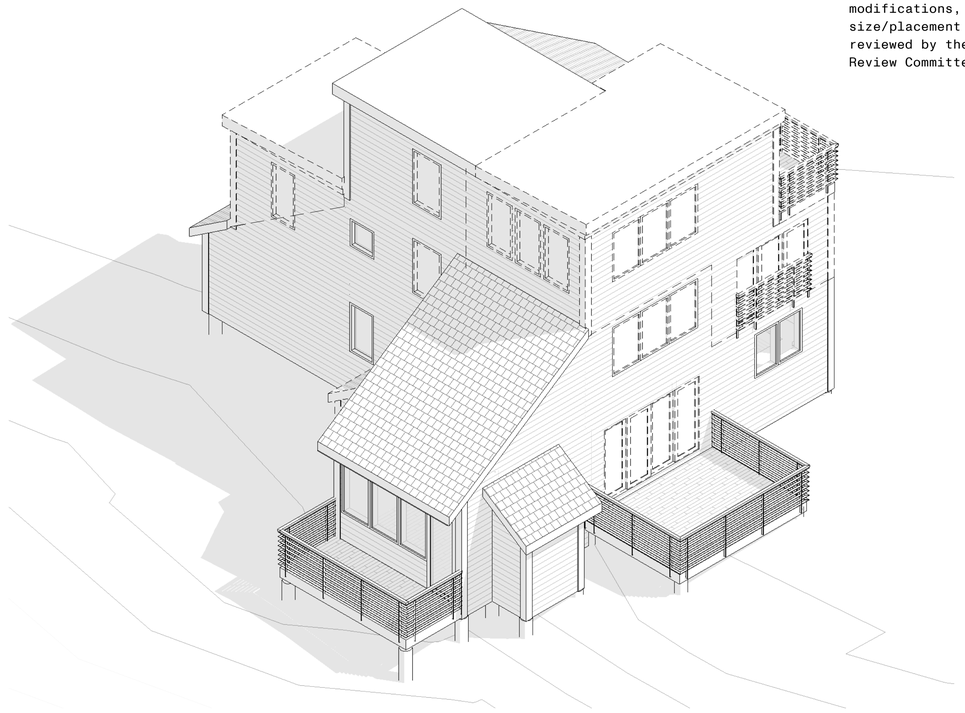

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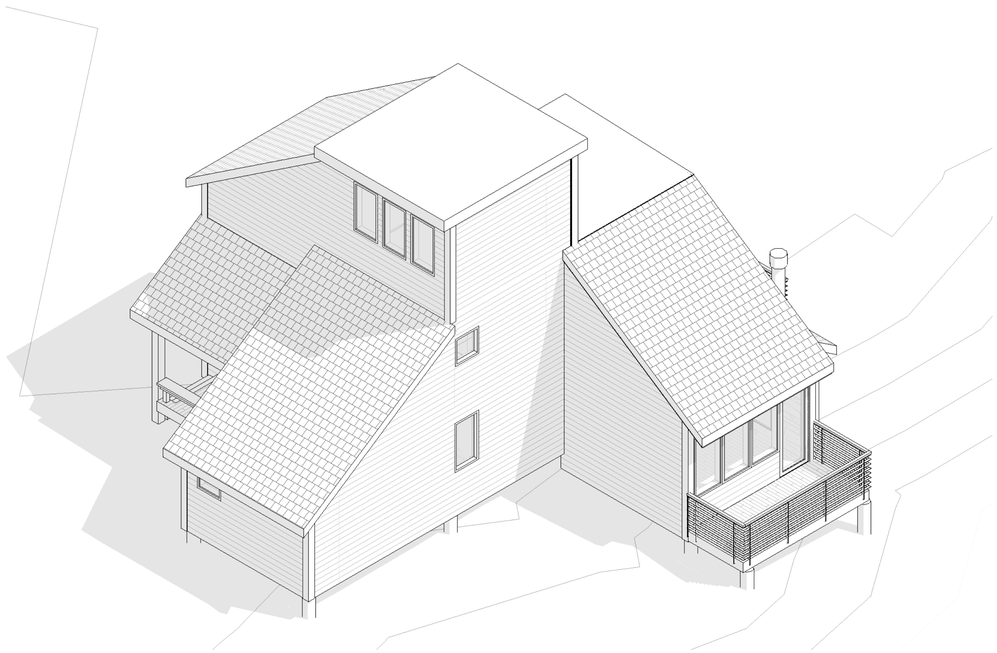

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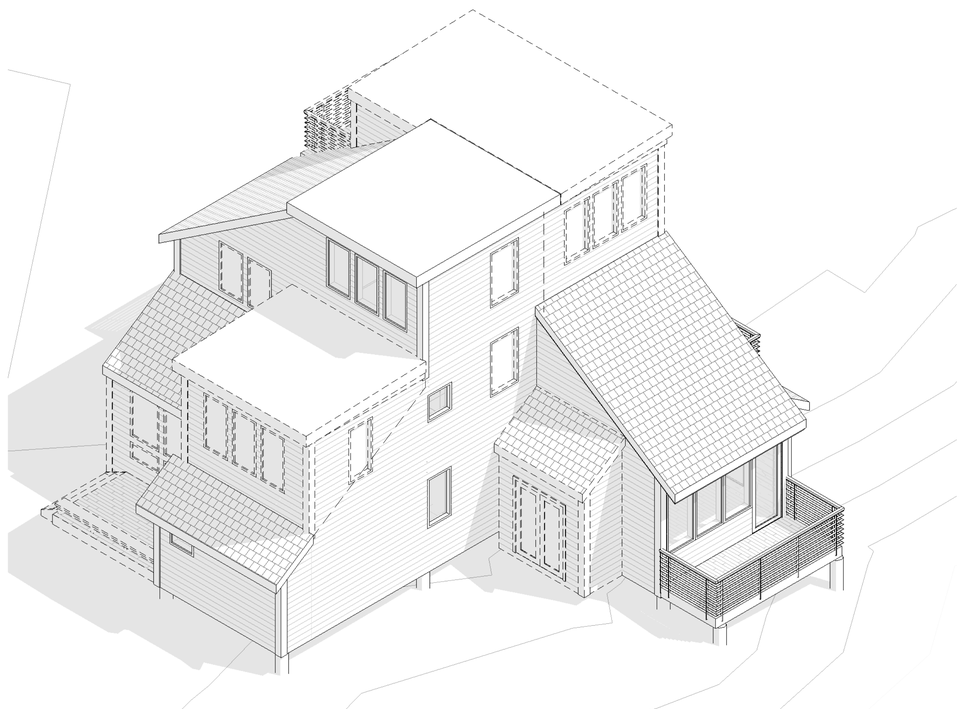

4a isometric 4 addition

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note:

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1 3d view 1 existing

1a 3d view 1 addition

2 3d view 2 existing

2a 3d view 2 addition

r.o.l.

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note:

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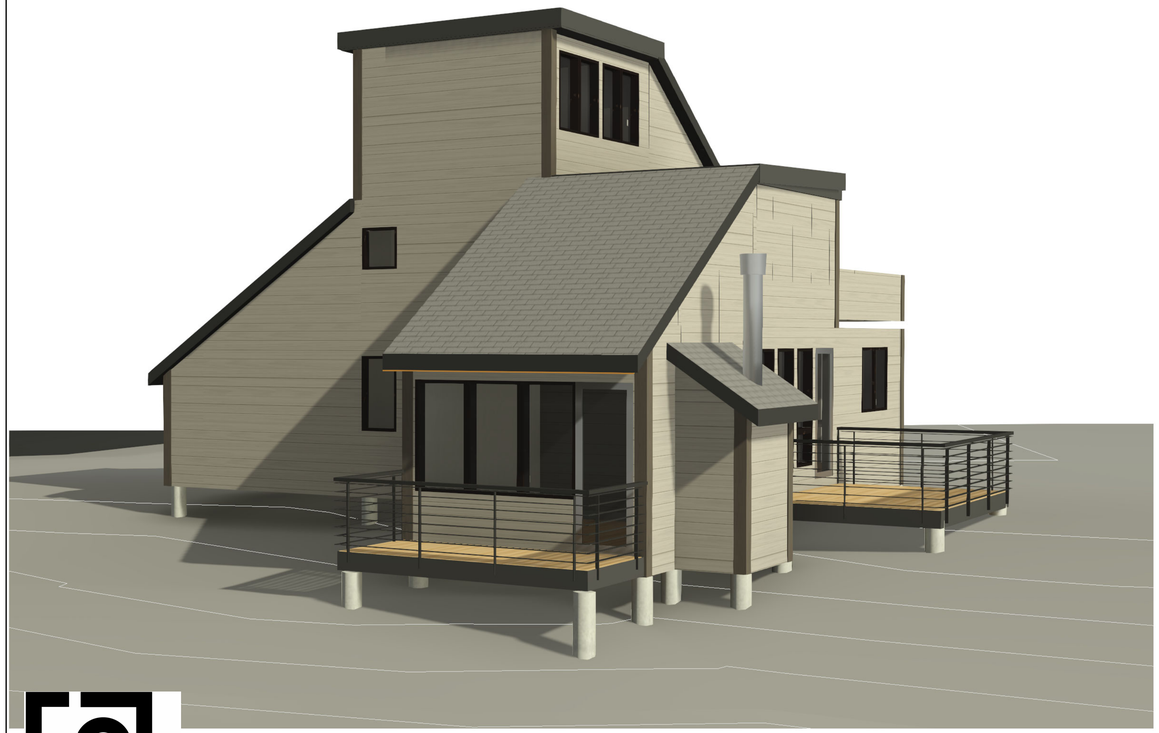
3 3d view 3 existing

3a 3d view 3 addition



4 3D View 4 existing

4a 3D View 4 addition

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5 3D View 5 existing

5a 3D View 5 addition

6 3D View 6 existing

6a 3D View 6 addition

note:

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SURVEYOR'S CERTIFICATE

I, ROBERT B. JONES, A REGISTERED UTAH LAND SURVEYOR, HOLDING CERTIFICATE (LICENSE) No. 1525, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT A POINT NORTH 1061.01 FEET AND WEST 813.22 FEET FROM THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 19°40'30" WEST 347.05 FEET TO A POINT OF A CURVE TO THE LEFT THE CENTER OF WHICH IS SOUTH 70°19'30" WEST 495.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 266.155 FEET; THENCE NORTH 32°47'40" EAST 137.41 FEET; THENCE NORTH 16°45' EAST 108.00 FEET; THENCE NORTH 58°25 EAST 102.04 FEET; THENCE SOUTH 64°20' EAST 294.65 FEET; THENCE SOUTH 17°20' EAST 67.00 FEET; THENCE SOUTH 5°40' WEST 171.00 FEET; THENCE SOUTH 18°40 EAST 75.00 FEET; THENCE SOUTH 19°00' WEST 98.00 FEET; THENCE SOUTH 2°00' WEST 141.00 FEET; THENCE SOUTH 12°25' WEST 93.00 FEET; THENCE SOUTH 70°19'30" WEST 171.00 FEET TO THE POINT OF BEGINNING. CONTAINS 5.26 ACRES.

I FURTHER CERTIFY THAT THE ABOVE DESCRIPTION DESCRIBES THE LAND SURFACE UPON WHICH HAS BEEN OR WILL BE CONSTRUCTED PAYDAY CONDOMINIUM IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS AS SHOWN ON THIS PLAT ARE OR WILL BE LOCATED AS SHOWN AND ARE OR WILL BE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

May 23, 1972
DATED
SALT LAKE COUNTY, UTAH

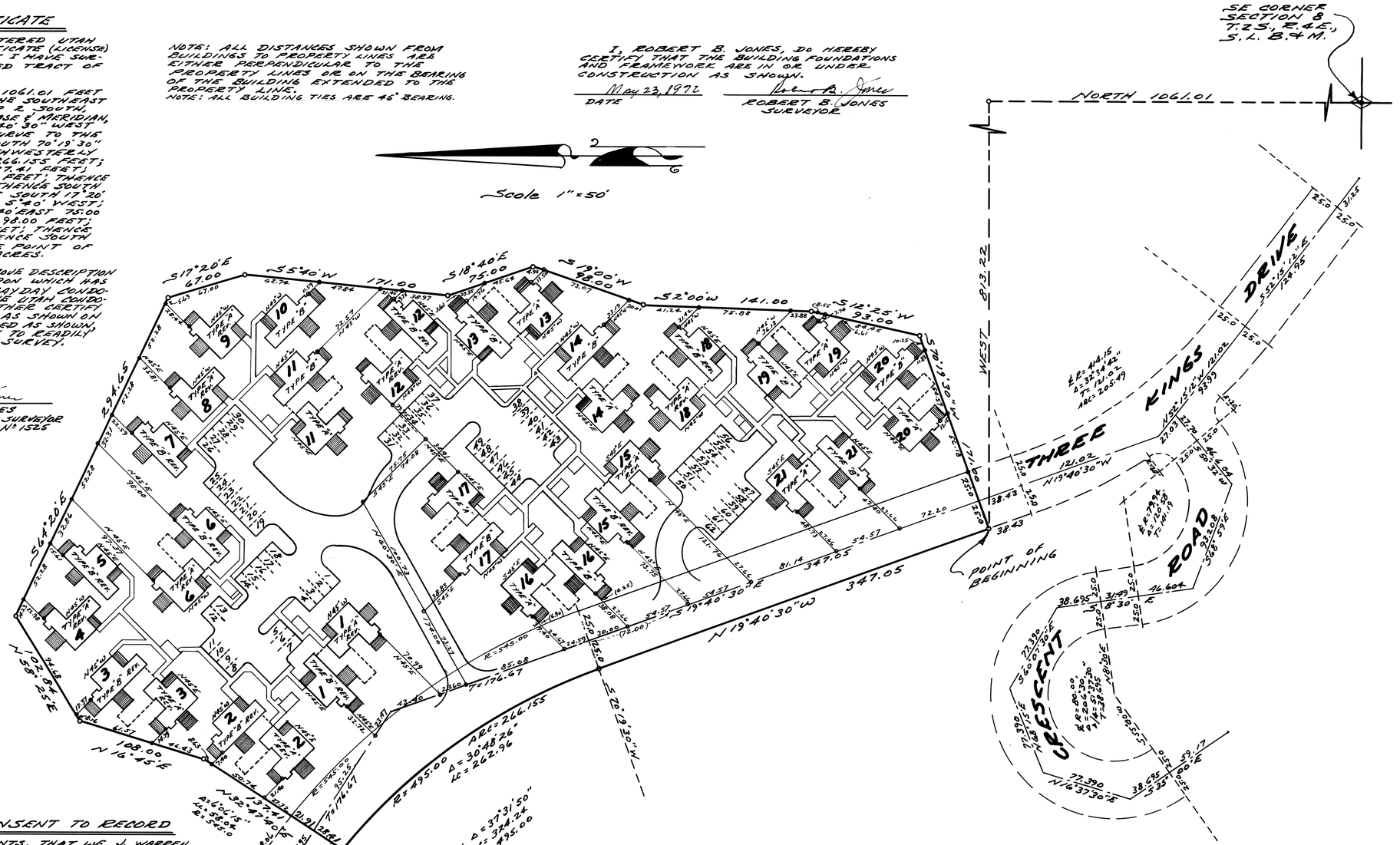
ROBERT B. JONES
UTAH REGISTERED LAND SURVEYOR
CERTIFICATE (LICENSE) No. 1525

NOTE: ALL DISTANCES SHOWN FROM BUILDINGS TO PROPERTY LINES ARE EITHER PERPENDICULAR TO THE PROPERTY LINES OR ON THE BEARING OF THE BUILDING EXTENDED TO THE PROPERTY LINE.
NOTE: ALL BUILDING TIES ARE 45° BEARING.

I, ROBERT B. JONES, DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS AND FRAMEWORK ARE IN OR UNDER CONSTRUCTION AS SHOWN.

May 23, 1972
DATE

ROBERT B. JONES
SURVEYOR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NORTH 1061.01
WEST 813.22
Scale 1" = 50'
S17°20'E 67.00
S64°20'E 294.65
N58°25'E 102.04
N16°45'E 108.00
N32°47'40"E 137.41
S70°19'30"W 171.00
S5°40'W 171.00
S18°40'E 75.00
S19°00'W 98.00
S2°00'W 141.00
S12°25'W 93.00
N19°40'30"W 347.05
POINT OF BEGINNING
R=495.00
ARC=266.155
Δ=30°48'26"
LC=262.96
TOTAL Δ=37°31'50"
ARC=324.24
R=495.00
R=345.00
T=176.67
DRIVE
THREE KINGS
ROAD
CRESCENT
R=114.15
Δ=32°34'42"
T=21.02
ARC=205.49
R=121.02
Δ=52°15'12"
93.99
R=79.94
Δ=150°38'
T=181.19
R=80.00
Δ=240°30'
T=38.63
R=345.00
Δ=15°38'
T=47.35
R=345.00
Δ=11°42'
T=35.35
R=345.00
Δ=37°21'
T=116.67
R=345.00
Δ=6°04'15"
T=18.24
R=345.00
Δ=4°32'
T=13.70
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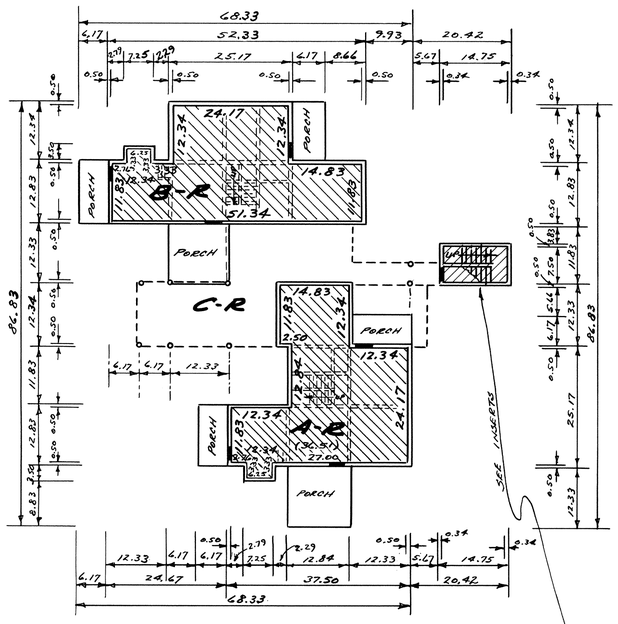
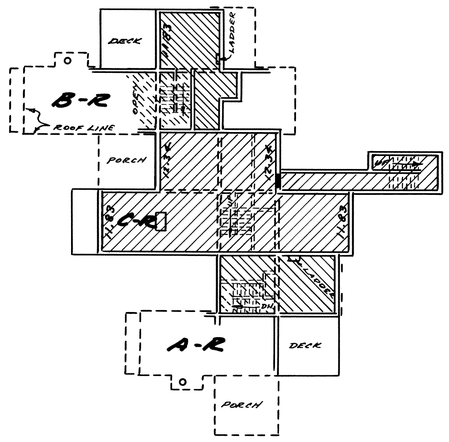
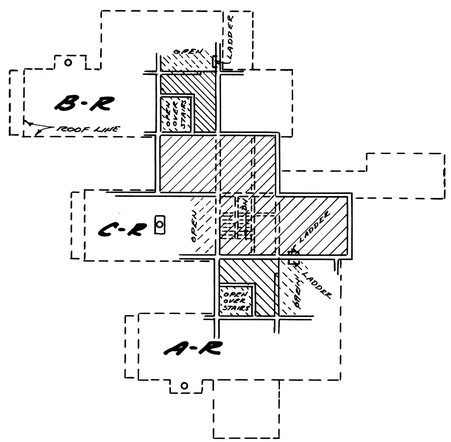
Δ=4°32'
T=13.70
R=345.00
Δ=4°32'
T=13.70



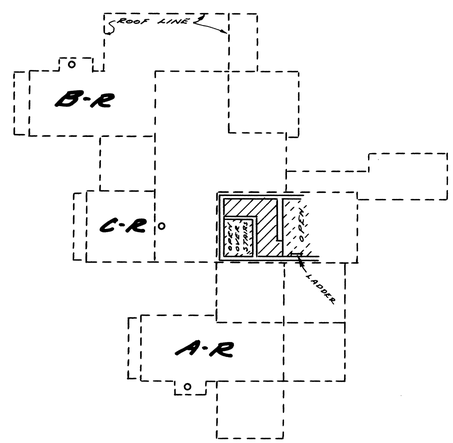
FIRST LEVEL PLAN



SECOND LEVEL PLAN



THIRD LEVEL PLAN



FOURTH LEVEL PLAN

TRI-PLEX BUILDING TYPE "A-R", "B-R", "C-R" (REVERSE)

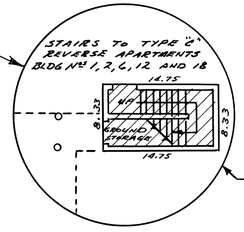
BUILDINGS Nos 1, 2, 3, 6, 12, 15 & 18

NOTES OR REMARKS

1.- ALL INTERIOR DIMENSIONS ARE TO THE FINISHED SURFACES.

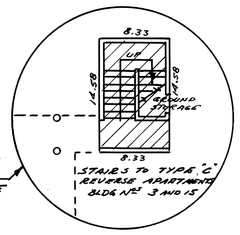
2.- ALL CROSS-HATCHED AREAS ON THIS SHEET TO BE PRIVATE OWNERSHIP.

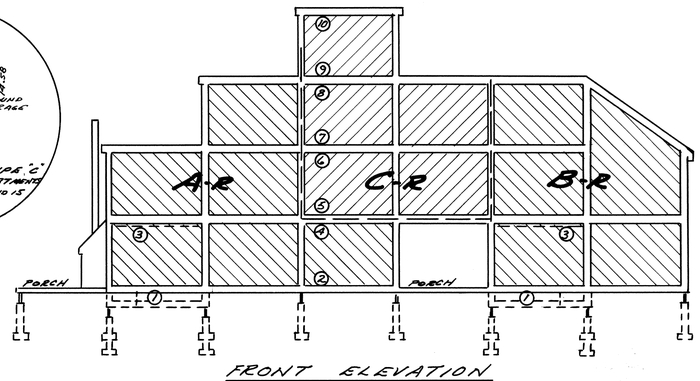
3.- ALL AREAS NOT CROSS-HATCHED ON THIS SHEET TO BE COMMON OWNERSHIP.



TO TRI-PLEX BLDGS TYPE "C" REVERSE

STAIR ENTRANCE





FRONT ELEVATION

No	LOCATION OF ELEVATION	TRI-PLEX BUILDINGS (TYPE "A-REVERSE," TYPE "B-REVERSE" & TYPE "C-REVERSE")						
		BUILDING No 1	BUILDING No 2	BUILDING No 3	BUILDING No 6	BUILDING No 12	BUILDING No 15	BUILDING No 18
1	FLOOR	-----	-------	-----	6824.50	6826.00	-----	6843.00
2	DATUM FLOOR	6831.00	6829.00	6829.00	6826.50	6828.00	6843.00	6845.00
3	CEILING	6838.90	6836.90	6836.90	6834.40	6835.90	6850.90	6852.90
4	CEILING	6839.00	6837.00	6837.00	6834.50	6836.00	6851.00	6853.00
5	FLOOR	6840.00	6838.00	6838.00	6835.50	6837.00	6852.00	6854.00
6	CEILING	6848.00	6846.00	6846.00	6843.50	6845.00	6860.00	6862.00
7	FLOOR	6849.00	6847.00	6847.00	6844.50	6846.00	6861.00	6863.00
8	CEILING	6857.00	6855.00	6855.00	6852.50	6854.00	6869.00	6871.00
9	FLOOR	6858.00	6856.00	6856.00	6853.50	6855.00	6870.00	6872.00
10	CEILING	6866.00	6864.00	6864.00	6861.50	6863.00	6878.00	6880.00

I CERTIFY THAT THE BUILDING SPECIFICATIONS OF THE TRI-PLEX BUILDINGS, NUMBERS 1, 2, 3, 6, 12, 15 AND 18, (EACH BUILDING INCLUDES TYPE-A-REVERSE, TYPE B-REVERSE AND TYPE C-REVERSE, EACH TYPE CONSISTS OF ONE APARTMENT WITH TWO POSSIBLE RENTAL UNITS EACH) OF PAYDAY CONDOMINIUM, A UTAH CONDOMINIUM PROJECT, ARE OR WILL BE AS SHOWN ON THIS PLAT.

MAY 23, 1972
DATE.

ROBERT B. JONES
REGISTERED UTAH LAND SURVEYOR
UTAH CERTIFICATE (LICENSE) No 1528

SEE TABLE FOR ELEVATIONS NOTED BY NUMBERS FOR EACH BUILDING.

EXHIBIT "A"
RECORD OF SURVEY MAP OF

PAYDAY CONDOMINIUM

"A UTAH CONDOMINIUM PROJECT"

LOCATED IN THE SE 1/4 OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

#116125

PREPARED BY
BUSH & GUDGELL, INC.
ENGINEERS & SURVEYORS
555 SOUTH 3RD EAST ST.
SALT LAKE CITY, UTAH 84111
364-7775

B.&G. # 25356 C.R. Dwg APRIL '72

SHEET 2 OF 5 SHEETS

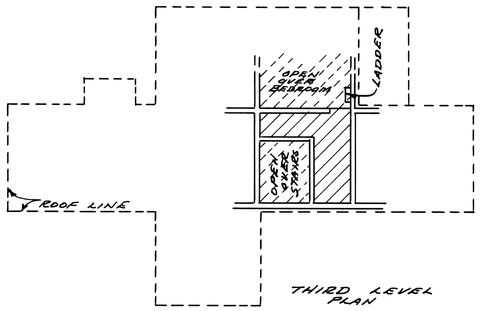
RECORDED No 116007
STATE OF UTAH, COUNTY OF SUMMIT; RECORDED AND FILED AT THE REQUEST OF:

DATE _____ TIME _____ BOOK ____ PAGE ____

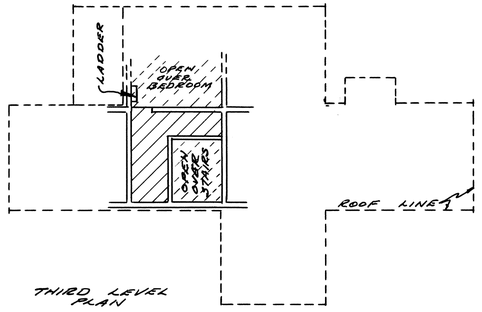
FEE $ _____ SUMMIT COUNTY RECORDER

5/24/72 R.R.B.

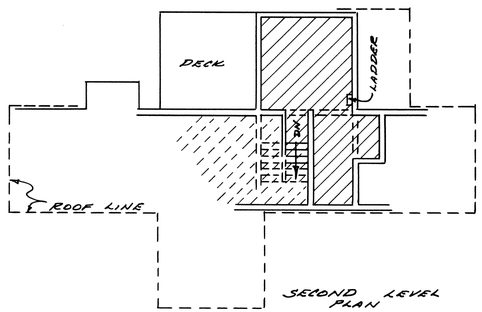
4-27-72 C.R.D.



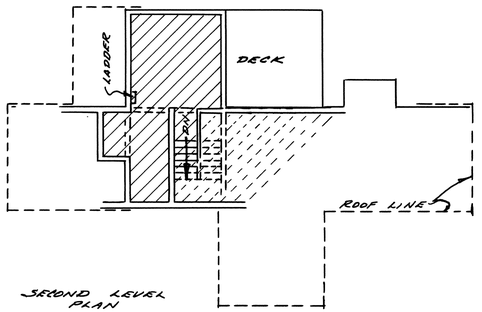
THIRD LEVEL PLAN



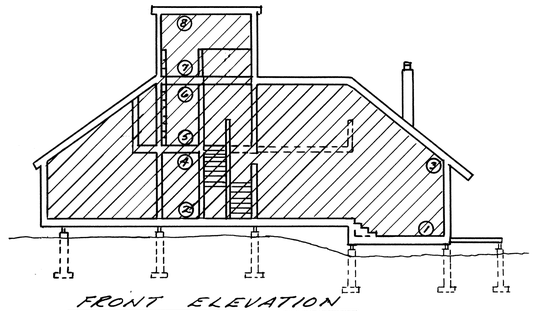
THIRD LEVEL PLAN



SECOND LEVEL PLAN



SECOND LEVEL PLAN



FRONT ELEVATION

SEE TABLE FOR ELEVATIONS NOTED BY NUMBERS FOR EACH BUILDING.

No	LOCATION OF ELEVATION	TYPE "B" BUILDING No 10	TYPE "B" REVERSE BUILDING No 5	TYPE "B" REVERSE BUILDING No 7
1	FLOOR	6822.00	6822.00	6822.00
2	DATUM FLOOR	6824.00	6824.00	6824.00
3	CEILING	6831.90	6831.90	6831.90
4	CEILING	6832.00	6832.00	6832.00
5	FLOOR	6833.00	6833.00	6833.00
6	CEILING	6841.00	6841.00	6841.00
7	FLOOR	6842.00	6842.00	6842.00
8	CEILING	6850.00	6850.00	6850.00

I CERTIFY THAT THE BUILDING SPECIFICATIONS OF OF TYPE "B" AND TYPE "B" REVERSE CONSISTING OF BUILDINGS 5, 7 AND 10 (WITH ONE APARTMENT EACH) (2 POSSIBLE RENTAL UNITS) OF PAYDAY CONDOMINIUM, A UTAH CONDOMINIUM PROJECT ARE OR WILL BE AS SHOWN ON THIS PLAT.

MAY 23, 1972
DATE

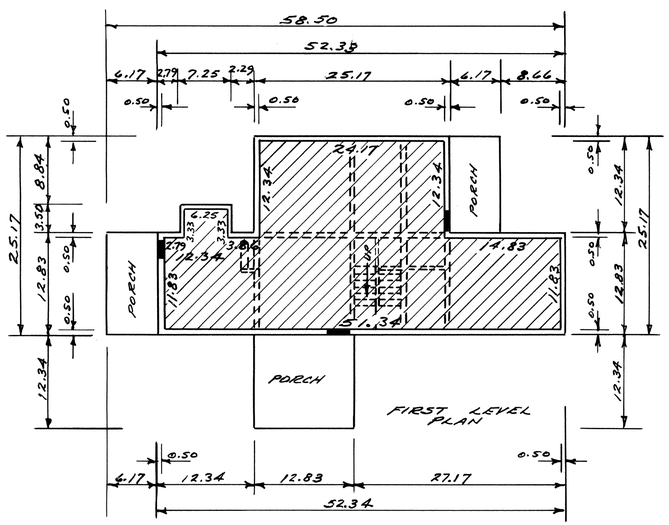
Robert B. Jones
ROBERT B. JONES
REGISTERED UTAH LAND SURVEYOR
UTAH CERTIFICATE (LICENSE) No 1525

NOTES OR REMARKS

1.- ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES

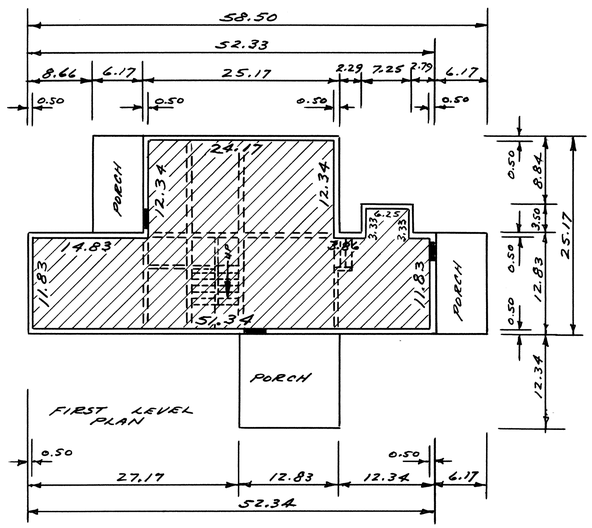
2.- ALL CROSS-HATCHED AREAS ON THIS SHEET TO BE PRIVATE OWNERSHIP.

3.- ALL AREAS NOT CROSS HATCHED ON THIS SHEET TO BE COMMON OWNERSHIP.



TYPE "B" (REVERSE)
BUILDING Nos 5 & 7

5/24/72 E.R.D.



TYPE "B"
BUILDING No 10

4-27-72 E.R.D.

EXHIBIT "A"
RECORD OF SURVEY MAP OF

PAYDAY CONDOMINIUM

"A UTAH CONDOMINIUM PROJECT"

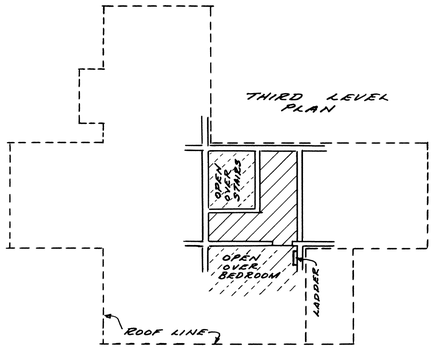
LOCATED IN THE SE 1/4 OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

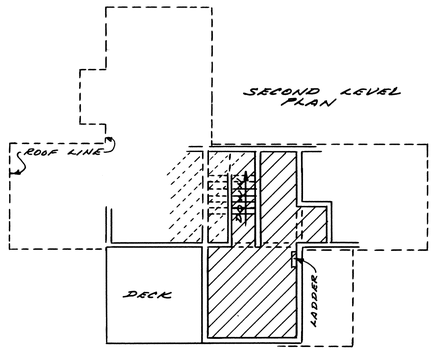
#116125

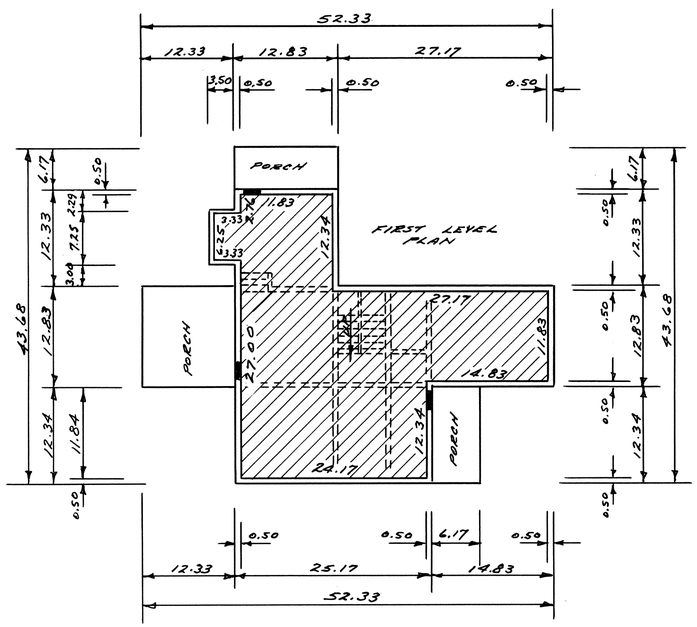
PREPARED BY
BUSH & GUDGELL, INC.
ENGINEERS & SURVEYORS
355 SOUTH 3RD EAST ST.
SALT LAKE CITY, UTAH
364-7775
B&G #25356 E.R. Date MARCH '72

SHEET 3 OF 5 SHEETS

RECORDED No 116007
STATE OF UTAH, COUNTY OF SUMMIT; RECORDED AND FILED AT THE REQUEST OF:
DATE ____ TIME ____ BOOK ____ PAGE ____
FEE $ ____ SUMMIT COUNTY RECORDER

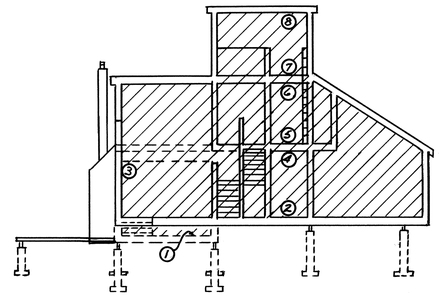






TYPE "A" (REVERSE)
BUILDINGS Nos 4, 8 & 9

5/24/72 GRD.



FRONT ELEVATION

SEE TABLE FOR ELEVATIONS NOTED BY NUMBERS FOR EACH BUILDING.

1/2	LOCATION OF ELEVATION	TYPE "A" (REVERSE) BUILDING No 4	BUILDING No 8	BUILDING No 9
1	FLOOR	6824.00	6822.00	6822.00
2	DATUM FLOOR	6826.00	6824.00	6824.00
3	CEILING	6833.90	6831.90	6831.90
4	CEILING	6834.00	6832.00	6832.00
5	FLOOR	6835.00	6833.00	6833.00
6	CEILING	6843.00	6841.00	6841.00
7	FLOOR	6844.00	6842.00	6842.00
8	CEILING	6852.00	6850.00	6850.00

I CERTIFY THAT THE BUILDING SPECIFICATIONS OF TYPE "A" (REVERSE) CONSISTING OF BUILDINGS 4, 8 & 9 (WITH ONE APARTMENT EACH) (2 POSSIBLE RENTAL UNITS EACH) OF PAYDAY CONDOMINIUM, A UTAH CONDOMINIUM PROJECT ARE OR WILL BE AS SHOWN ON THIS PLAT.

MAY 23, 1972
DATE

ROBERT T. B. JONES
REGISTERED UTAH LAND SURVEYOR
UTAH CERTIFICATE (LICENSE) No. 1525

NOTES OR REMARKS

1.- ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
2.- ALL CROSS-HATCHED AREAS ON THIS SHEET TO BE PRIVATE OWNERSHIP.
3.- ALL AREAS NOT CROSS HATCHED ON THIS SHEET TO BE COMMON OWNERSHIP.

4-27-72 G.R.D.

EXHIBIT "A"
RECORD OF SURVEY MAP OF

PAYDAY CONDOMINIUM

"A UTAH CONDOMINIUM PROJECT"

LOCATED IN THE SE 1/4 OF SECTION 1 & TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

#116125

PREPARED BY
BUSH & GUDGELL, INC.
ENGINEERS & SURVEYORS
555 SOUTH 3RD EAST ST.
SALT LAKE CITY, UTAH
364-7775 84111

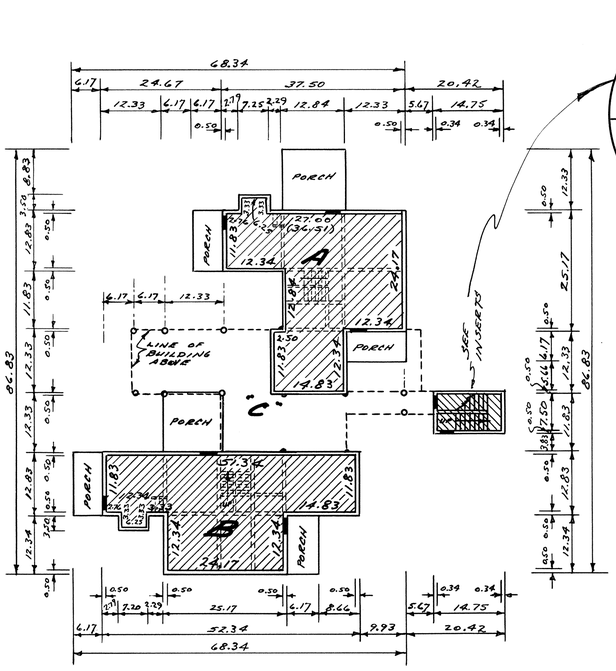
B&G #25356 G.R.D. APRIL '72

SHEET 4 of 5 SHEETS

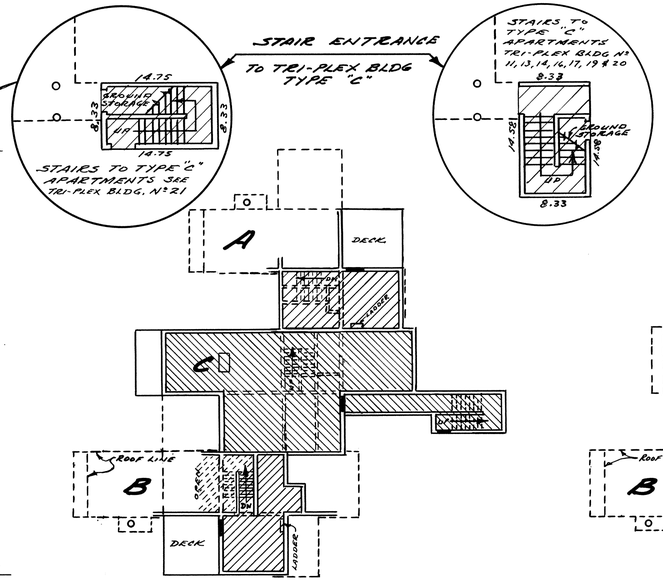
RECORDED No 116007
STATE OF UTAH, COUNTY OF SUMMIT; RECORDED AND FILED AT THE REQUEST OF:

DATE ____ TIME ____ BOOK ____ PAGE ____

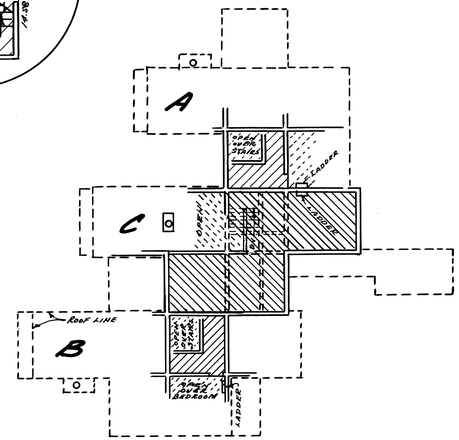
FEE $ ____ SUMMIT COUNTY RECORDER



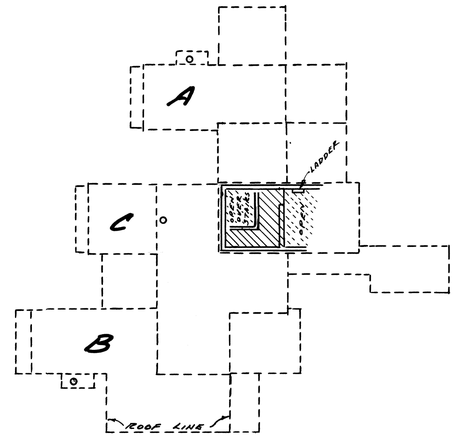
FIRST LEVEL PLAN



SECOND LEVEL PLAN



THIRD LEVEL PLAN



FOURTH LEVEL PLAN

TRI-PLEX BUILDING TYPE "A", "B" & "C"
BUILDINGS Nos 11, 13, 14, 16, 17, 19, 20 & 21

NOTES OR REMARKS

1.- ALL INTERIOR DIMENSIONS ARE TO THE FINISHED SURFACES.

2.- ALL CROSS-HATCHED AREAS ON THIS SHEET TO BE PRIVATE OWNERSHIP.

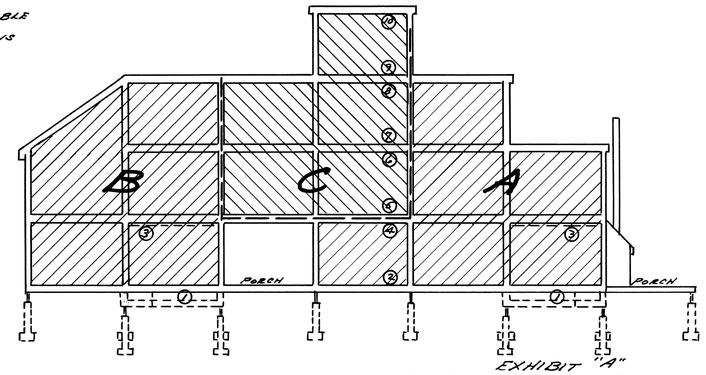
3.- ALL AREAS NOT CROSS-HATCHED ON THIS SHEET TO BE COMMON OWNERSHIP.

I CERTIFY THAT THE BUILDING SPECIFICATIONS OF THE TRI-PLEX BUILDINGS, NUMBERS 11, 13, 14, 16, 17, 19, 20 AND 21, (EACH BUILDING INCLUDES TYPE "A", TYPE B, AND TYPE C, EACH TYPE CONSISTS OF ONE APARTMENT WITH TWO POSSIBLE RENTAL UNITS EACH) OF "PAYDAY CONDOMINIUM", A UTAH CONDOMINIUM PROJECT, ARE OR WILL BE AS SHOWN ON THIS PLAT.

May 25, 1972
DATE

ROBERT B. JONES
REGISTERED UTAH LAND SURVEYOR
UTAH CERTIFICATE (LICENSE) Nº 1526

Nº	LOCATION OF ELEVATION	TRI-PLEX BUILDINGS (TYPE "A", "B" & "C")							
		BUILDING Nº 11	BUILDING Nº 13	BUILDING Nº 14	BUILDING Nº 16	BUILDING Nº 17	BUILDING Nº 19	BUILDING Nº 20	BUILDING Nº 21
1	FLOOR	-----	6829.00	6833.50	-----	-----	6849.00	-----	-----
2	DATUM FLOOR	6825.00	6831.00	6835.50	6841.00	6838.00	6851.00	6858.00	6853.00
3	CEILING	6832.90	6838.90	6843.40	6848.90	6845.90	6858.90	6865.90	6860.90
4	CEILING	6833.00	6839.00	6843.50	6849.00	6846.00	6859.00	6866.00	6861.00
5	FLOOR	6834.00	6840.00	6844.50	6850.00	6847.00	6860.00	6867.00	6862.00
6	CEILING	6842.00	6848.00	6852.50	6858.00	6855.00	6868.00	6875.00	6870.00
7	FLOOR	6843.00	6849.00	6853.50	6859.00	6856.00	6869.00	6876.00	6871.00
8	CEILING	6851.00	6857.00	6861.50	6867.00	6864.00	6877.00	6884.00	6879.00
9	FLOOR	6852.00	6858.00	6862.50	6868.00	6865.00	6878.00	6885.00	6880.00
10	CEILING	6860.00	6866.00	6870.50	6876.00	6873.00	6886.00	6893.00	6888.00



FRONT ELEVATION

SEE TABLE FOR ELEVATIONS NOTED BY NUMBERS FOR EACH BUILDING.

EXHIBIT "A"
RECORD OF SURVEY MAP OF

PAYDAY CONDOMINIUM
"A UTAH CONDOMINIUM PROJECT"

LOCATED IN THE SE 1/4 OF SECTION 8 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

#116125

PREPARED BY
BUSH & GUDGELL, INC.
ENGINEERS & SURVEYORS
555 SOUTH 3RD EAST ST.
SALT LAKE CITY, UTAH
84111
364-7775
B&G # 25356 C.R.Dam APRIL '72

SHEET 5 OF 5 SHEETS

RECORDED Nº 116097
STATE OF UTAH, COUNTY OF SUMMIT; RECORDED AND FILED AT THE REQUEST OF:
DATE ____ TIME ____ BOOK ____ PAGE ____
FEE $ ____ SUMMIT COUNTY RECORDER

5/24/72 C.R.D.

4-27-72 C.R.D.

REGULAR MEETING OF THE
PLANNING COMMISSION
PARK CITY MUNICIPAL CORPORATION

The Regular Meeting of the Planning Commission was called to order at 7:30 P. M. on Thursday, June 8, 1972. The following members were present:

Councilman Bob Burns
Mrs. Odessa Nelson
Mr. Bob Jones
Mr Victor Buck

Mr. Phil Hughes was also present.

Mr. David Davidson, Skivations, appeared before the Commission to present preliminary plans for an Edelweiss # 2 - an additional 68 units, 35 units having cooking facilities. There will be a two point rental plan for both Edelweiss # 1 and # 2 with a Manager's Office Phil Hughes pointed out that a "kitchen" determined the number of units in a particular piece of property according to previous interruping by the Commission and in essence, Skivations would have too many units. It was also discussed as to whether or not Skivations can add on top of a non-conforming building. The garage inwhich Skivations plans to build on top of is not within the designated 20 foot set-back in accordance with the Park City Ordinance. It was decided that to build the additional units on the garage, a variance would have to be obtained. Further discussion covered the problem as to whether or not apartment/hotel has the same requirements as an apartment, and that the 35 units would have to be considered as apartment units. Mr. Davidson's architect, Jim Christopher, stated that they are not really building "dwelling units" eventhough there are kitchens and could possibly be considered as "Resort/Hotel". It was resolved that Skivations would contact the City Attorney - Jerry Turner.

The following Business Licences were approved for correct zone: -

1. Elwood L. Nielsen, Nielsen's Realtors, 434 Main Street.
Motion made by Odessa Nelson, seconded by Victor Buck and unanimously passed.

2. Ralph C. Emery, Park City Golf Shop, Intersection of A-248 and Thaynes Canyon Drive. Motion made by Victor Buck; seconded by Odessa Nelson and unanimously passed.

3. Richard E. Stare, William E. Groves, Kerry Kern, Indian Summer, 511 & 513 Main Street, for leather clothing, indian jewelry, and indian gifts and hand crafts. Motion made by Victor Buck; seconded by Odessa Nelson and unanimously passed.

4. Greater Park City Company, Summit Construction Company, Offices: 1284 Empire Avenue. Motion was made, seconded and unanimously passed.

The following sign permit applications were approved:

1. State of Utah, State Liquor Commission at Earl's Market. Motion was made; seconded and unanimously carried.

The following Conditional Use Permits were approved in full:

1. Treasure Mountain Corporation, Payday Condominiums along Three Kings Drive, for 51 condominium units and 51 parking spaces. There will be a total of 21 buildings on 5.26 acres. Motion made by Victor Buck; seconded by Odessa Nelson and unanimously passed.

2. Clifford & Betty Roach, for Apartment Hotel at 1235 Norfolk. Parking provided. The Roach's purchased four additional lots so that the building can be set back the necessary 20 feet from the property line. Motion made by Victor Buck; seconded by Bob Jones and unanimously passed.

The following sign permit applications were not approved:

1. Deseret Federal Savings & Loan application not approved as it was not acceptable according to Park City Ordinances.

2. Standard Oil Company (address shown at corner of Park & Heber Street) was not approved for sign application as sign was non-conforming.

The following sign permit application was approved with stipulations:

1. Richard Miller and Bill Coleman, Tricky Dick's. The sign was approved on the basis of the judgement of the Sign Chairman who will contact the owners to make the sign smaller to comply with the sign ordinance and that the Sign Chairman will have the full discretion in approval of the sign. Motion was made by Odessa Nelson; seconded by Bob Jones and unanimously passed.

The following Conditional Use Permits were not approved and are pending further additional information:

1. Wendell Paulsen, Indian Summer. No action was taken pending more details concerning awnings, plans on changing door and changing of glass. Motion was ma[illegible] by Victor Buck and seconded by Odessa Nelson that a building permit could be issued on the interior cosmetics, but not on the exterior until the approval of A/PA has been done and subject further to the approval of the Planning Commission.

2. Treasure Mountain Corporation, Employee Housing. Motion was made by Odessa Nelson approved Conditional Use only in limitation that Treasure Mountain Corporation can only excavate, do footings, and foundation; further approval subject to detailed plans on renderings, landscaping and architectural specs to next meeting and also subject to approval of A/PA before submitted to Planning Commission. The motion was seconded by Bob Jones. Victor Buck opposed the motion. The motion carried.

3. Don & Rhoda Waldman, The Eating Establishment, Lots 4 & 5, Block 11, on Main Street. It was decided that any changes on the original sidewalk should be submitted to the City Council. Also, the Commission felt that the paneled wood on the windows should be changed back to the original drawings which showed decrotive wood on both windows and doors. Also, the treatment on the patio fronting the street is subject to approval. All of the above points are subject to A/PA and also the Planning Commission. The motion was made by Odessa Nelson; seconded by Bob Jones and unanimously carried.

correction 6/22/72 → Conditional Use was approved.

4. A. B. Potter, for commercial building on 591 Main Street. Full Conditional Use Permit is still subject to finished architectural and exterior plans which must be submitted and approved by A/PA before next Planning Commission meeting for Commission approval.

Sign violations which have exceeded the 30 days notice was turned over to the Zoning Administrator to issue complaints. They were:

Mt. Air Market
Claim Jumper
Miner's Find
Christopher

There being no further business to come before the Planning Commission, the meeting was adjourned at 11:45 P. M.

Julie Tabrum

Julie Tabrum, Secretary

APPROVED: ^ corrected 6/22/72

Return to Wayne Matthews 2355125

PARK CITY, UTAH

ORDINANCE

1968

ZONING Page 1

SUBDIVIDING Page 28

MOBILE HOME Page 34

this Ordinance applies is divided into seven (7) zones as follows:

Forest Estate Zone	F-E
Residential Zone	R-1
Multiple Residential Zone	R-M
Recreational Commercial Zone	C-R
Highway Commercial Zone	C-H
Business District Commercial Zone	C-B
Manufacturing Zone	M-1

67-8-2. BOUNDARIES OF ZONES.

The boundaries of each of the said zones are hereby established as described herein or shown on the map entitled "Zoning Map of Park City," which map is attached to this ordinance and all boundaries, notations and other data shown thereon are made by this reference as much a part of this ordinance as if fully described and detailed herein, said map being on file and available for public inspection at the office of the City Recorder of Park City, Utah.

67-8-3. FILING OF ORDINANCE AND MAP.

This Ordinance and Map shall be filed in the custody of the City Recorder of Park City and may be examined by the public subject to any reasonable regulations established by the City Recorder.

67-8-4. RULES FOR LOCATING BOUNDARIES.

Where uncertainty exists as to the boundary of any zone, the following rules shall apply:

(1) Wherever the zone boundary is indicated as being approximately upon the center line of a street, alley or block, or along a property line, then, unless otherwise definitely indicated on the map, the center line of such street, alley or block, or such property line, shall be construed to be the boundary of such zone.

(2) Whenever such boundary line of such zone is indicated as being approximately at the line of any river, irrigational canal or other waterway or railroad right-of-way, or public park or other public land or any section line, then in such case the center of such stream, canal or waterway, or of such railroad right-of-way or the boundary line of such public land or such section line shall be deemed to be the boundary of such zone.

(3) Where the application of the above rules does not clarify the zone boundary location, the Board of Adjustment shall interpret the map.

CHAPTER 9. FOREST ESTATE ZONE F-E.

67-9-1. PERMITTED USES.

(1) Agriculture.
(2) Animals and fowl for family food production.

(3) One-family dwelling.
(4) Accessory uses and buildings customarily incidental to a main use.
(5) Signs, identification, name plate, property, public information, temporary.

67-9-2. CONDITIONAL USES.

(1) Cemetery.
(2) Farms for raising of chickens, turkeys, rabbits, chinchilla and nutria.
(3) Golf course and Golf driving range.
(4) Nursery or greenhouse.
(5) Mines and mining structures and uses.
(6) Public and semi-public buildings and uses.
(7) Planned unit development meeting provisions of Chapter 17 of this Ordinance.
(8) Private recreational grounds and facilities.
(9) Raising and grazing of horses, cattle, sheep or goats not conducted in conjunction with a livestock feed yard or livestock sales yard.
(10) Recreation center.
(11) Riding stables, club or academy.
(12) Two-family dwelling.
(13) Theater, outdoor.
(14) Uses similar to the above.

67-9-3. AREA REGULATIONS.

The minimum lot area for any dwelling, church, or the keeping of animals and fowl for family food production shall be seven thousand (7,000) square feet. The minimum lot area for all other uses shall be twenty thousand (20,000) sq. ft.

67-9-4. WIDTH REGULATIONS.

The minimum width of any lot required to contain a minimum area of seven thousand (7,000) square feet shall be seventy (70) feet. The minimum width for all other uses shall be one hundred (100) feet.

67-9-5. SIDE YARD REGULATIONS.

(1) The minimum side yard for any dwelling or other main building shall be six (6) feet and the total width of the two required side yards shall be sixteen (16) feet.

(2) The minimum side yard for a private garage or other accessory building located at least six (6) feet in the rear of the main building shall be one (1) foot.

(3) On corner lots, the side yard which faces on a street for both main and accessory buildings shall not be less than twenty (20) feet.

67-9-6. FRONT YARD REGULATIONS.

The minimum depth of the front yard for all buildings shall be twenty-five (25) feet.

67-9-7. REAR YARD REGULATIONS.

The minimum depth of the rear yard for all main buildings shall be twenty (20) feet, and for all accessory buildings one (1) foot except on corner lots which rear on the side of another lot, accessory buildings shall not be located closer than six (6) feet.

67-9-8. HEIGHT REGULATIONS.

No building shall be erected to a height greater than two and one-half (2-1/2) stories or thirty-five (35) feet and no dwelling shall be erected to a height of less than one (1) story.

CHAPTER 10. RESIDENTIAL ZONE R-1

67-10-1. PERMITTED USES.

(1) Agriculture.
(2) Single-family dwelling.
(3) Two-family dwelling.
(4) Accessory buildings and uses customarily incidental to the main use.
(5) Signs, identification, name plate, property, public information, temporary.

67-10-2. CONDITIONAL USES.

(1) Animal and fowl grazing, pasturing or housing.
(2) Cemetery.
(3) Child nursery.
(4) Golf Course.
(5) Home occupation.
(6) Planned unit development meeting the provisions of Chapter 17 of this Ordinance.
(7) Private recreational grounds and facilities.
(8) Private educational institutions.
(9) Public and semi-public buildings and uses.
(10) Temporary buildings and uses incidental to construction work.

67-10-3. AREA REGULATIONS.

The minimum lot area shall be three thousand (3,000) square feet.

67-10-4. WIDTH REGULATIONS.

The minimum width of any lot shall be thirty-seven and one-half (37-1/2) feet, at a distance of twenty (20) feet back from the front lot line.

67-10-5. SIDE YARD REGULATIONS.

(1) The minimum side yard for any dwelling or other building shall be

(2) Animal hospital.
(3) Assembling of products.
(4) Building material sales yard.
(5) Carpentry shop.
(6) Construction equipment yards.
(7) Laundry.
(8) Lumber yard.
(9) Machine shop.
(10) Machinery sales.
(11) Mines and related mining structures.
(12) Printing shop.
(13) Public garage.
(14) Sand and gravel yards.
(15) Tire and retreading shop.
(16) Transfer company.
(17) Warehouse.
(18) Wholesale business.
(19) Welding shop.
(20) Manufacture of non-objectionable products.
(21) Uses similar to the above.
(22) Signs, business, identification, property, public information, temporary.

67-15-2. AREA, WIDTH AND YARD REQUIREMENTS.

None, except that the minimum depth of the front yard for all buildings or the side yard which faces on a street shall be ten (10) feet.

67-15-3. HEIGHT REGULATIONS.

No building or structure shall be erected to a height greater than four (4) stories or sixty (60) feet.

CHAPTER 16. CONDITIONAL USES

67-16-1. PURPOSE.

To allow compatible integration into various areas in Park City of uses which may be suitable only in certain locations within a particular zone or only upon certain conditions or only if such uses are designed or laid out on the proposed site in a particular manner.

67-16-2. CONDITIONAL USE PERMIT.

A conditional use permit shall be required for all uses listed as conditional uses in the zone regulations. A conditional use permit may be revoked upon failure to comply with the conditions imposed with the original approval of the permit.

67-16-3. REVIEW PROCEDURE.

(1) Application for a conditional use permit shall be made to the Zoning Inspector.

(2) Detailed location, site and building plans drawn to scale shall accompany the completed application forms provided by the City.

(3) The Zoning Inspector shall present the application together with all pertinent information to the Planning Commission for consideration at its next regularly scheduled meeting.

(4) The Planning Commission may call a special public hearing on any application after adequate notice if it is deemed in the public interest.

(5) A record of the hearing denial or issuance of the conditional use permit and conditions of approval or reasons for denial shall be kept.

67-16-4. DETERMINATION.

The Planning Commission may permit a conditional use to be located within any zone in which the particular conditional use is permitted by the Use Regulations of that zone. In authorizing any conditicnal use, the Planning Commission shall impose such requirements and conditions necessary for the protection of adjacent properties and the public welfare.

67-16-5. BASIS FOR ISSUANCE OF CONDITIONAL USE PERMIT.

The Planning Commission shall not authorize a conditional use permit unless evidence is presented to establish:

(1) That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community, and

(2) That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, and

(3) That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use, and

(4) That the proposed use conforms to the goals, policies and governing principles and emerging land use of the Master Plan for Park City.

67-16-6. ARCHITECTURAL AND HISTORICAL CONSIDERATION.

The Planning Commission, in considering the issuance of a conditional use permit may impose conditions to assure that the proposal:

(1) Complies with the approved character of the community to be preserved, and

(2) Is in harmony with and furthers the architectural and aesthetic qualities of the community to be achieved, and

(3) By reason of its physical design partakes of the historical tradition of the City that has been agreed to be preserved.

67-16-7. RIGHT OF APPEAL.

(1) Any person shall have the right to appeal any decision rendered by the Planning Commission, to the City Council or if so designated, to a Review Board appointed by the City Council. Such Review Board shall consist of three (3) members of the City Council and two (2) members of the Planning Commission.

(2) Such appeal shall be filed in writing with the City Recorder within fourteen (14) days of the Planning Commission's decision and shall include statements to substantiate the claim that the Planning Commission's decision and reasons therefore, is in error.

(3) The City Council or the Review Board if so designated after proper review, may affirm, reverse, alter or remand for further review and consideration any action taken by the Planning Commission and its decision shall be final.

67-16-8. BUILDING PERMIT.

Following the issuance of a conditional use permit by the Planning Commission, the Zoning Inspector shall approve an application for a building permit pursuant to Chapter 3 of this ordinance and shall insure that development is undertaken and completed in compliance with said permits and conditions pertaining thereto.

67-16-9. TIME LIMIT.

Unless there is a substantial action under a conditional use permit within a maximum period of one (1) year of its issuance, the conditional use permit shall expire. The Planning Commission may grant a maximum extension of six (6) months under exceptional circumstances.

CHAPTER 17. PLANNED UNIT DEVELOPMENT

67-17-1. PURPOSE.

The purpose of a Planned Unit Development is to allow flexibility and diversification in locating various buildings, structures, housing types, open spaces and allowable heights of buildings as related to their sites and to encourage new and imaginative concepts in the design of housing and other type projects in the community.

To this end, the development should be planned as a complex rather than a mere aggregation of individual buildings.

67-17-2. GENERAL REQUIREMENTS.

(1) An overall development plan of the Planned Unit Development shall accompany the application and shall show the proposed use or uses, dimensions and locations of buildings and structures on the site, areas for vehicular and pedestrian movement, parking areas, landscaping and open spaces and architectural sketches and perspective drawings demonstrating the design and character of uses and the physical relationship of the uses and surrounding area.

(2) Such other pertinent information shall be included to establish that the contemplated arrangement of uses makes it desirable to apply regulations and requirements different from those ordinarily applicable under this ordinance.

67-17-3. AREA REGULATIONS.

(1) The minimum area for a Planned Unit Development shall be one (1) acre.

(2) The average lot area per residential unit, exclusive of streets and lots for non-residential purposes, may be decreased to, but not less than twenty (20) percent lower than the lot area per residential unit requirement that applies to the zone in which the project is located.

67-17-4. PLANNING COMMISSION REVIEW.

(1) An application for a Planned Unit Development shall be made by filing the necessary documents with the Zoning Inspector who shall present the material to the Planning Commission for consideration at its next regularly scheduled meeting.

(2) In considering the proposal, the Planning Commission shall consider:

(a) The architectural design of buildings and their relationship on the site and to development abutting the boundaries in terms of the determined character of the community and the historical tradition of the city that has been agreed upon to be preserved.

(b) The provisions for internal and external traffic circulation and design and off-street parking, etc.

(c) The landscaping, fencing and screening as related to the several uses within the site and as a means of integrating the proposed development into its surroundings.

67-17-5. TIME LIMIT.

Unless there is substantial development under a conditional use permit within one (1) year of its issuance, the conditional use permit for a Planned Unit Development shall expire. The Planning Commission may grant a maximum extension of six (6) months under exceptional circumstances.

67-17-6. GUARANTEE OF PRIVATE OPEN SPACE MAINTENANCE.

Ownership and maintenance of common open space, areas and facilities in Planned Unit Developments shall be governed by the Condominium Ownership Act of 1963, Title 57, Chapter 8, Utah Code Annotated, 1963, as amended.

67-17-7. CONSTRUCTION LIMITATIONS.

Upon approval of a Planned Unit Development, by the issuance of a conditional use permit and building permit, construction shall proceed only in accordance with the plans and specifications approved by the Planning Commission and in conformity with any conditions attached to its approval.

CHAPTER 18. SUBDIVIDING OF LAND

67-18-1. PROVISIONS TO BE APPLICABLE TO ALL SUBDIVIDING OF LAND.

No person shall subdivide any tract of land which is located wholly or in part in the City except in compliance with this ordinance. No person shall sell or exchange or offer to sell or exchange any parcel of land which is any part of a subdivision of a larger tract of land, nor offer for recording in the office of the County Recorder any deed conveying such parcel of land, or any interest therein, unless such subdivision has been created pursuant to and in accordance with the provisions of this ordinance; provided that this ordinance shall not apply to any lot or lots forming a part of a subdivision created and recorded prior to March 15, 1966.

67-18-2. PURPOSE AND INTENT.

The underlying purpose and intent of this ordinance is to promote the health, safety, convenience and general welfare of the inhabitants of Park City in the matter of the subdivision of land and related matters affected by such subdivision. Any proposed subdivision and its ultimate use shall be in the best interests of the public and shall be in harmony with good neighborhood development of the area concerned and the subdivider shall present evidence to this effect when requested to do so by the Planning Commission.

67-18-4. DEFINITIONS.

The following terms as used in this ordinance shall have the respective meanings hereinafter set forth.

(1) SUBDIVISION: The division of any tract, lot or parcel of land as an undivided tract by one individual or by joint tenants or tenants in common or by the entirety, into three or more lots, plots, sites or other divisions of land for the purpose, whether immediate or future, of sale or building development. The word "subdivide" and any derivative thereof, shall have reference to the term "subdivision" as herein defined.

LEGEND

F-E	FOREST ESTATE ZONE
R-I	RESIDENTIAL ZONE
R-M	MULTIPLE RESIDENTIAL ZONE
C-H	HIGHWAY COMMERCIAL ZONE
C-R	RECREATION COMMERCIAL ZONE
C-B	BUSINESS DISTRICT COMMERCIAL ZONE
M-I	LIGHT MANUFACTURING ZONE

ZONING MAP OF PARK CITY, UTAH

DATE PREPARED SEPTEMBER 1966

PREPARED BY PLANNING ASSOCIATES SANFRANCISCO & UTAH

GRAPHIC SCALE IN FEET

PARK CITY LIMITS

F-E

R-I

R-M

C-B

C-R

C-H

M-I

PARK

GOLF COURSE

CEMETERY

HIGHWAY 40

WOODSIDE AVE

PARK AVE

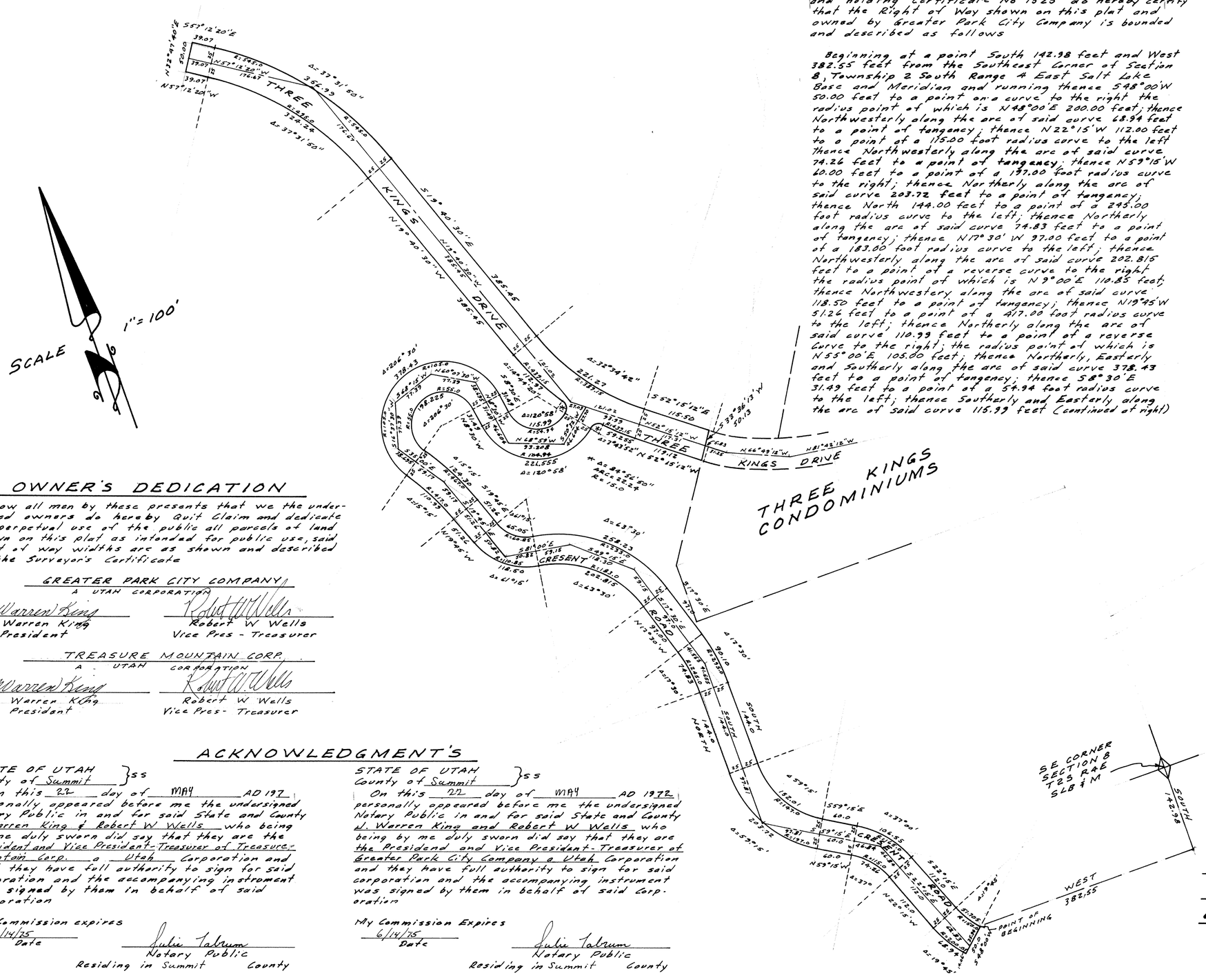
NORFOLK AVE

EMPIRE AVE

MAIN

SCHOOL

HOSPITAL



OWNER'S DEDICATION

Know all men by these presents that we the undersigned owners do hereby Quit Claim and dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, said Right of way widths are as shown and described in the Surveyor's Certificate

GREATER PARK CITY COMPANY
A UTAH CORPORATION

J Warren King
President

Robert W Wells
Vice Pres - Treasurer

TREASURE MOUNTAIN CORP.
A UTAH CORPORATION

J Warren King
President

Robert W Wells
Vice Pres - Treasurer

ACKNOWLEDGMENT'S

STATE OF UTAH }ss
County of Summit }

On this 22 day of MAY AD 1972 personally appeared before me the undersigned Notary Public in and for said State and County J Warren King & Robert W Wells who being by me duly sworn did say that they are the President and Vice President-Treasurer of Treasure-Mountain Corp. a Utah Corporation and that they have full authority to sign for said Corporation and the accompanying instroment was signed by them in behalf of said Corporation

My Commission expires
6/14/75
Date

Julie Tabrum
Notary Public
Residing in Summit County

STATE OF UTAH }ss
County of Summit }

On this 22 day of MAY AD 1972 personally appeared before me the undersigned Notary Public in and for said State and County J. Warren King and Robert W Wells who being by me duly sworn did say that they are the Presidend and Vice President-Treasurer of Greater Park City Company a Utah Corporation and they have full authority to sign for said corporation and the accompanying instrument was signed by them in behalf of said Corporation

My Commission Expires
6/14/75
Date

Julie Tabrum
Notary Public
Residing in Summit County

SURVEYORS CERTIFICATE

I ROBERT B JONES a Registered Land Surveyor as prescribed under the laws of the Stat of Utah and holding Certificate No 1525 do hereby certify that the Right of Way shown on this plat and owned by Greater Park City Company is bounded and described as follows

Beginning at a point South 142.98 feet and West 382.55 feet from the Southeast Corner of Section 8, Township 2 South Range 4 East Salt Lake Base and Meridian and running thence S48°00'W 50.00 feet to a point on a curve to the right the radius point of which is N48°00E 200.00 feet; thence Northwesterly along the arc of said curve 68.94 feet to a point of tangency; thence N22°15'W 112.00 feet to a point of a 115.00 foot radius curve to the left thence Northwesterly along the arc of said curve 74.26 feet to a point of tangency; thence N59°15'W 60.00 feet to a point of a 137.00 foot radius curve to the right; thence Northerly along the arc of said curve 203.72 feet to a point of tangency; thence North 144.00 feet to a point of a 295.00 foot radius curve to the left; thence Northerly along the arc of said curve 74.83 feet to a point of tangency; thence N17°30'W 97.00 feet to a point of a 183.00 foot radius curve to the left; thence Northwesterly along the arc of said curve 202.815 feet to a point of a reverse curve to the right the radius point of which is N9°00'E 110.85 feet; thence Northwestery along the arc of said curve 118.50 feet to a point of tangency; thence N19°45'W 51.26 feet to a point of a 417.00 foot radius curve to the left; thence Northerly along the arc of said curve 110.99 feet to a point of a reverse Curve to the right; the radius point of which is N55°00E 105.00 feet; thence Northerly, Easterly and Southerly along the arc of said curve 378.43 feet to a point of tangency; thence S8°30'E 31.49 feet to a point of a 54.94 foot radius curve to the left; thence Southerly and Easterly along the arc of said curve 115.99 feet (Continued at right)

to a point of a compound curve to the left; the radius point of which is N39°28'W 15.00 feet; thence Easterly and Northerly along the arc of said curve 22.24 feet to a point of a reverse curve to the right, the radius point of which is N 55°35'10"E 439.15 feet; thence Northerly along the arc of said curve 112.97 feet to a point of tangency; thence N19°40'30"W 385.45 feet to a point of a 495.00 foot radius curve to the left; thence Northwesterly along the arc of said curve 324.24 feet to a point of tangency thence N 57°12'20"W 39.07 feet; thence N 32°47' 40"E 50.00 feet; thence S57°12'20"E 39.07 feet to a point of a 545.00 foot radius curve to the right; thence Southeasterly along the arc of said curve 356.99 feet to a point of tangency; thence S 19°40'30"E 385.45 feet to a point of a 389.15 foot radius curve to the left; thence Southeasterly along the arc of said curve 221.27 feet to a point of tangency; thence S 52°15'12"E 115.50 feet; thence S 33°36'13"W 50.13 feet; thence N 52°15'12"W 119.12 feet to a point of a 439.15 foot radius curve to the right; thence Northwesterly along the arc of said curve 59.255 feet to a point of a reverse curve to the left, the radius point of which is S45°28'40"W 15.00 feet; thence Northerly and Westerly along the arc of said curve 22.24 feet to a point of a reverse curve to the right; the radius point of which is N39°28'W 104.94 feet; thence Westerly and Northerly along the arc of said curve 221.565 feet to a point of tangency; thence N8°30'W 31.49 feet to a point of a 55.00 foot radius curve to the left; thence Northerly, Westerly and Southerly along the arc of said curve 198.225 feet to a point of a reverse curve to the right the radius point of which is S55°00'W 467.00 feet; thence Southerly along the arc of said curve 124.30 feet to a point of tangency; thence S19°45'E 51.26 feet to a point of a 60.85 foot radius curve to the left; thence Southeasterly along the arc of said curve 66.05 feet to a point of a reverse curve to the right, the radius point of which is S9°00'W 233.00 feet; thence Southeasterly along the arc of said curve 258.23 feet to a point of tangency; thence S17°30'E 97.00 feet to a point of a 295.00 foot radius curve to the right; thence Southerly along the arc of said curve 90.10 feet to a point of tangency; thence South 144.00 feet to a point of a 147.00 foot radius curve to the left; thence Southeasterly along the arc of said curve 152.01 feet to a point of tangency; thence S59°15'E 60.00 feet to a point of a 165.00 foot radius curve to the right; thence Southeasterly along the arc of said curve 106.55 feet to a point of tangency; thence S22°15'E 112.00 feet to a point of a 150.00 foot radius curve to the left; thence Southeasterly along the arc of said curve 51.705 feet to the point of beginning.

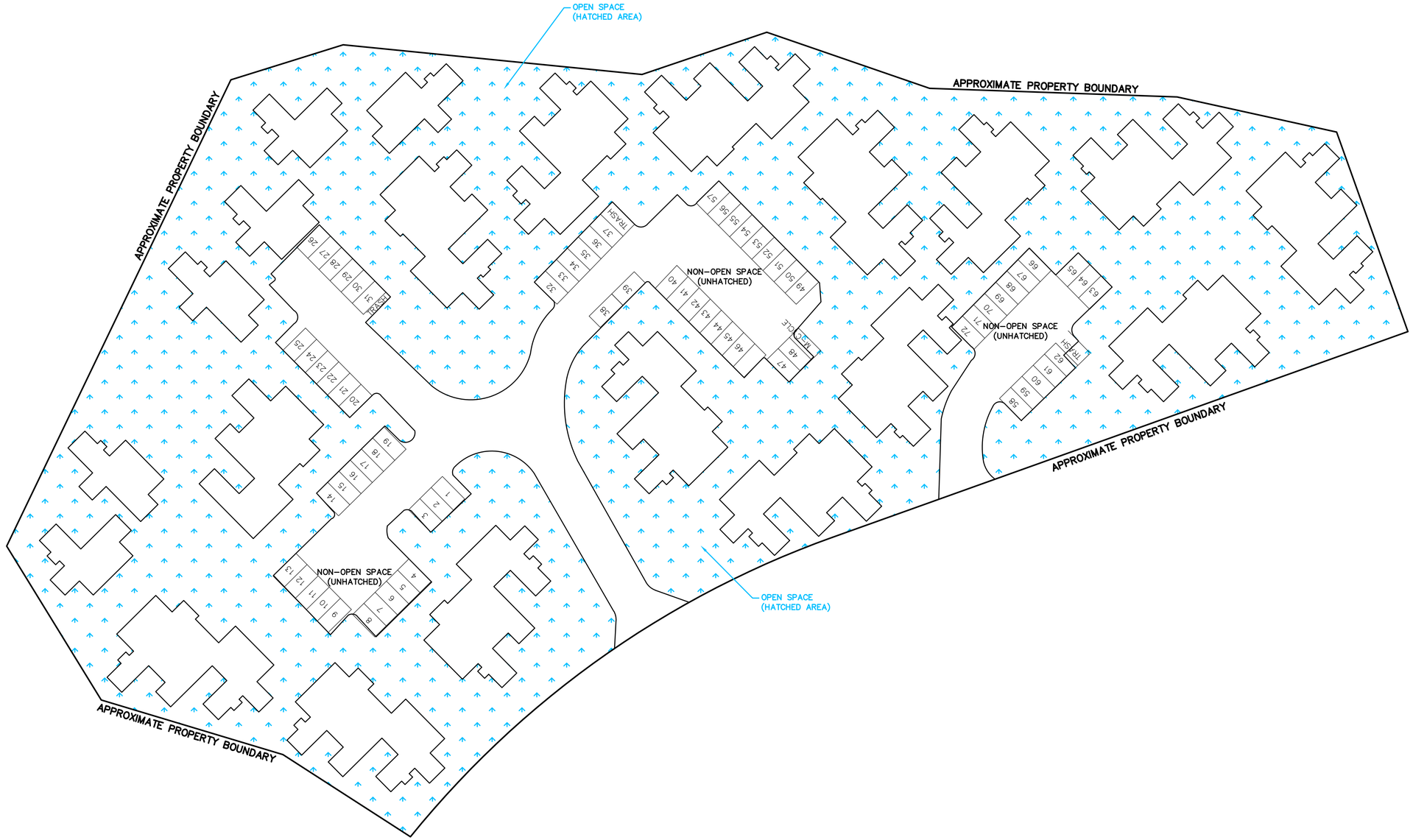
Date MARCH 22, 1972

Robert B Jones
Surveyor License No 1525

DEDICATION PLAT OF THREE KINGS DRIVE AND CRESENT ROAD

LOCATED IN
SE 1/4 SECTION 8 & NE 1/4 SECTION 17
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN

PREPARED BY	CERTIFICATE OF ATTEST	CITY PLANNING COMM.	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	CITY COUNCIL APPROVAL	RECORDED # 116020
BUSH & GUDGELL INC. ENGINEERS-SURVEYORS 555 SOUTH 3RD EAST SALT LAKE CITY, UTAH 84111 PHONE 364-7775	DATE- THIS 27th DAY OF May AD 1972. Violet Terry PARK CITY RECORDER	APPROVED THIS 26th DAY OF May AD 1972 BY THE PARK CITY PLANNING COMMISSION Robert E. Burns Jr CHAIRMAN PLANNING COMM.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE 5/25/72 DATE Johnny L. Brobasco CITY ENGINEER	APPROVED AS TO FORM THIS 25th DAY. OF May AD 1972 Richard W. Jerbio PARK CITY ATTORNEY	APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS 25 DAY OF May AD 1972 William P. Sullivan MAYOR	STATE OF UTAH COUNTY OF SUMMIT RECORDED AND FILED AT THE REQUEST OF Treasure Mountain Corp DATE May 30. 1972 TIME 3:23 BOOK - PAGE - FEE $ 3.50 Wanda Y. Spriggs SUMMIT COUNTY RECORDER



30' 0 30' 60'

	AREA (ACRES)	PERCENT AREA
TOTAL AREA (APPROXIMATE)	4.85	100%
OPEN SPACE AREA	2.81	58%
BUILDINGS/DRIVEWAYS/PARKING (NON-OPEN SPACE)	2.04	42%

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
RYAN BETZ
MARSHALL KING
JESSICA HALL

DATE: 10/11/18

OPEN SPACE CALCULATIONS EXHIBIT
PAYDAY CONDOMINIUMS

FOR: PAYDAY CONDOMINIUMS
JOB NO.: 15-8-18
FILE: X:\Spirox\dwg\exhibits\Payday Condos\open-space-calc.dwg

SHEET 1 **OF** 1

(2) Is in harmony with and furthers the architectural and aesthetic qualities of the community to be achieved, and

(3) By reason of its physical design partakes of the historical tradition of the City that has been agreed to be preserved.

67-16-7. RIGHT OF APPEAL.

(1) Any person shall have the right to appeal any decision rendered by the Planning Commission, to the City Council or if so designated, to a Review Board appointed by the City Council. Such Review Board shall consist of three (3) members of the City Council and two (2) members of the Planning Commission.

(2) Such appeal shall be filed in writing with the City Recorder within fourteen (14) days of the Planning Commission's decision and shall include statements to substantiate the claim that the Planning Commission's decision and reasons therefore, is in error.

(3) The City Council or the Review Board if so designated after proper review, may affirm, reverse, alter or remand for further review and consideration any action taken by the Planning Commission and its decision shall be final.

67-16-8. BUILDING PERMIT.

Following the issuance of a conditional use permit by the Planning Commission, the Zoning Inspector shall approve an application for a building permit pursuant to Chapter 3 of this ordinance and shall insure that development is undertaken and completed in compliance with said permits and conditions pertaining thereto.

67-16-9. TIME LIMIT.

Unless there is a substantial action under a conditional use permit within a maximum period of one (1) year of its issuance, the conditional use permit shall expire. The Planning Commission may grant a maximum extension of six (6) months under exceptional circumstances.

CHAPTER 17. PLANNED UNIT DEVELOPMENT

67-17-1. PURPOSE.

The purpose of a Planned Unit Development is to allow flexibility and diversification in locating various buildings, structures, housing types, open spaces and allowable heights of buildings as related to their sites and to encourage new and imaginative concepts in the design of housing and other type projects in the community.

To this end, the development should be planned as a complex rather than a mere aggregation of individual buildings.

67-17-2. GENERAL REQUIREMENTS.

(1) An overall development plan of the Planned Unit Development shall accompany the application and shall show the proposed use or uses, dimensions and locations of buildings and structures on the site, areas for vehicular and pedestrian movement, parking areas, landscaping and open spaces and architectural sketches and perspective drawings demonstrating the design and character of uses and the physical relationship of the uses and surrounding area.

(2) Such other pertinent information shall be included to establish that the contemplated arrangement of uses makes it desirable to apply regulations and requirements different from those ordinarily applicable under this ordinance.

67-17-3. AREA REGULATIONS.

(1) The minimum area for a Planned Unit Development shall be one (1) acre.

(2) The average lot area per residential unit, exclusive of streets and lots for non-residential purposes, may be decreased to, but not less than twenty (20) percent lower than the lot area per residential unit requirement that applies to the zone in which the project is located.

67-17-4. PLANNING COMMISSION REVIEW.

(1) An application for a Planned Unit Development shall be made by filing the necessary documents with the Zoning Inspector who shall present the material to the Planning Commission for consideration at its next regularly scheduled meeting.

(2) In considering the proposal, the Planning Commission shall consider:

(a) The architectural design of buildings and their relationship on the site and to development abutting the boundaries in terms of the determined character of the community and the historical tradition of the city that has been agreed upon to be preserved.

(b) The provisions for internal and external traffic circulation and design and off-street parking, etc.

(c) The landscaping, fencing and screening as related to the several uses within the site and as a means of integrating the proposed development into its surroundings.

67-17-5. TIME LIMIT.

Unless there is substantial development under a conditional use permit within one (1) year of its issuance, the conditional use permit for a Planned Unit Development shall expire. The Planning Commission may grant a maximum extension of six (6) months under exceptional circumstances.

67-17-6. GUARANTEE OF PRIVATE OPEN SPACE MAINTENANCE.

Ownership and maintenance of common open space, areas and facilities in Planned Unit Developments shall be governed by the Condominium Ownership Act of 1963, Title 57, Chapter 8, Utah Code Annotated, 1963, as amended.

67-17-7. CONSTRUCTION LIMITATIONS.

Upon approval of a Planned Unit Development, by the issuance of a conditional use permit and building permit, construction shall proceed only in accordance with the plans and specifications approved by the Planning Commission and in conformity with any conditions attached to its approval.

CHAPTER 18. SUBDIVIDING OF LAND

67-18-1. PROVISIONS TO BE APPLICABLE TO ALL SUBDIVIDING OF LAND.

No person shall subdivide any tract of land which is located wholly or in part in the City except in compliance with this ordinance. No person shall sell or exchange or offer to sell or exchange any parcel of land which is any part of a subdivision of a larger tract of land, nor offer for recording in the office of the County Recorder any deed conveying such parcel of land, or any interest therein, unless such subdivision has been created pursuant to and in accordance with the provisions of this ordinance; provided that this ordinance shall not apply to any lot or lots forming a part of a subdivision created and recorded prior to March 15, 1966.

67-18-2. PURPOSE AND INTENT.

The underlying purpose and intent of this ordinance is to promote the health, safety, convenience and general welfare of the inhabitants of Park City in the matter of the subdivision of land and related matters affected by such subdivision. Any proposed subdivision and its ultimate use shall be in the best interests of the public and shall be in harmony with good neighborhood development of the area concerned and the subdivider shall present evidence to this effect when requested to do so by the Planning Commission.

67-18-4. DEFINITIONS.

The following terms as used in this ordinance shall have the respective meanings hereinafter set forth.

(1) SUBDIVISION: The division of any tract, lot or parcel of land as an undivided tract by one individual or by joint tenants or tenants in common or by the entirety, into three or more lots, plots, sites or other divisions of land for the purpose, whether immediate or future, of sale or building development. The word "subdivide" and any derivative thereof, shall have reference to the term "subdivision" as herein defined.

Planning Commission
Staff Report

Subject: Accessory Apartments
Application: PL-21-05000
Author: Rebecca Ward
Date: October 13, 2021
Type of Item: Work Session

PARK CITY 1884
PLANNING DEPARTMENT

Staff encourages the community to visit www.engageparkcity.org to complete the Accessory Apartment Survey, which is open through November 4, 2021. The results to date are included in the analysis section below.

Recommendation

Staff recommends the Planning Commission provide input on proposed Land Management Code amendments to reduce Accessory Apartment regulations to incentivize construction of affordable long-term rentals pursuant to Goal 2 of the 2021 Housing Assessment and Plan.

Description

Applicant:	Planning Department
Zoning Districts:	Primarily Residential Zoning Districts: Historic Residential Low – Density; Historic Residential – 1; Historic Residential – 2; Historic Residential – Medium Density; Rural Estate; Estate; Single Family; Residential – 1; Residential Development; Residential Development – Medium Density; Residential – Medium Density; Community Transition
Land Management Code:	Amending § 15-4-7 *Accessory Apartments* § 15-4-7.1 *Internal Accessory Dwelling Units*
Reason for Review:	The Commission has the primary responsibility of reviewing Land Management Code amendments and forwarding a recommendation for City Council's consideration. The City Council conducts a public hearing and takes Final Action.

Summary

On November 17, 2016, the City Council adopted HA 01-2016, *A Resolution Establishing an Affordable Housing Production Goal for the Park City Housing Authority*. The Resolution states "[t]he Mayor and City Council do hereby proclaim an affordable housing goal of 800 units by 2026 with an interim goal of 220 units by 2020."

The purposes of this goal include promoting a range of affordable, quality housing opportunities within Park City for persons of all economic levels, meeting the socio-economic needs of those who live and work in Park City, maintaining a community with a broad diversity of owner-

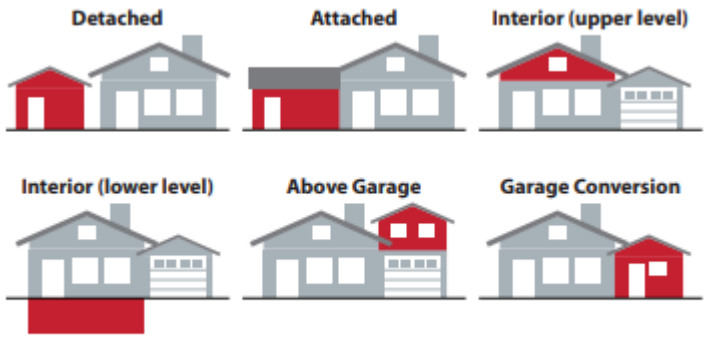
occupied and rental housing types, and promoting energy-efficient, environmentally sensitive housing that blends with the City's natural environment.

Since 2016, there have been 133 affordable units created in Park City. The City is in the process of developing 330 units over the next four years. Also, 92.45 Affordable Unit Equivalents are obligated through approved housing mitigation plans and are in progress. An estimated 282 Affordable Unit Equivalents are anticipated through future developments that are in the planning process. While 837 units are in progress, to reach the goal of 800 units by 2026, more affordable units need to be constructed in the next five years.

The City has considered Accessory Apartments an avenue to address affordable housing needs since 1994 and has carefully crafted land use regulations to ensure Accessory Apartments are appropriately located and integrated into neighborhoods, mitigating impacts. Accessory Apartments—dwelling units attached to a Single-Family Dwelling or detached garage—are allowed in most Zoning Districts. In 2018, the City Council directed Planning staff to evaluate reduced regulations to incentivize affordable Accessory Apartment development. Goal 2 of the 2021 Update to the Housing Assessment and Plan is to complete the amendments by the end of the year.

The Accessory Apartment amendments were disrupted when the State Legislature enacted H.B. 82. On October 1, 2021, H.B. 82 preempted certain City regulations for what the state calls Internal Accessory Dwelling Units (IADUs), which are units created within the existing footprint of a Single-Family Dwelling. On September 15, 2021, the Planning Commission reviewed stopgap amendments to prepare for preemption specific to IADUs (Staff Report; Minutes, p. 2). On September 23, 2021, the City Council unanimously adopted the amendments (Staff Report; Audio), now codified in Land Management Code § 15-4-7.1.

The image below, taken from *The ABCs of ADUs* by the AARP, illustrates the different types of Accessory Apartments. The state regulations are specific to apartments built within a single-family dwelling (upper- and lower-level interior) and the City regulates Accessory Apartments that are attached, above a garage, or a garage conversion. Currently, detached Accessory Apartments are not allowed in Park City, but the proposed amendments consider allowing detached Accessory Apartments in some Zoning Districts.



Source: "The ABCs of ADUs," AARP

[1]

[1] Housing Affordability: What Are Best Practices and Why Are They Important? p. 20.

The proposed amendments now scheduled for Planning Commission review are specific to Accessory Apartments, which the City fully regulates. Applicable sections will also be applied to IADUs to the extent allowed by the State in the final proposed code.

On November 3, 2021, the Historic Preservation Board is scheduled to conduct a work session on Accessory Apartment regulations for properties designated Significant or Landmark Historic Sites on the Park City Historic Sites Inventory and for Accessory Apartment impacts within the Historic Districts in general.

The Land Management Code amendments are then scheduled for Planning Commission review and a public hearing on November 10, 2021, with a possible recommendation for City Council's consideration in a work session on December 9, 2021. Final action by the City Council is scheduled for December 16, 2021.

Background

Land Management Code § 15-4-7 currently establishes the following regulations for Accessory Apartments, which are Dwelling Units attached to a Single-Family Dwelling that contain cooking, sleeping, and sanitary facilities:[2]

- Cannot be less than 400 or more than 1,000 square feet
- Cannot be larger than 1/3 of the square footage of the main home
- Cannot exceed two bedrooms
- Requires one additional parking space per Accessory Apartment bedroom
- No more than four may be located within a 300-foot radius
- Must be rented for more than 30 days

City Council and Planning Commission input on Accessory Apartment regulations to date includes the following:

- Allow Accessory Apartments in the Community Transition Zoning District (Park City Heights area)
- Allow detached Accessory Apartments in some Zoning Districts
- Extend the minimum rental timeline from 31 days to 90 days or longer
- Reduce the minimum square footage to as low as 280 square feet
- Evaluate the proximity prohibitions and eliminate them in certain Zoning Districts
- Continue to prohibit Nightly Rentals
- Consider reducing parking requirements
- Consider eliminating the requirement that property owners live on site

In 2020, the City hired a consultant to evaluate obstacles to Accessory Apartment construction. On May 6, 2020, Sudbury Consulting LLC submitted an Accessory Apartment Unit Policy Research Memo (Sudbury Memo) outlining recommendations on what the City can do to incentivize Accessory Apartment development. The Subdbury Memo is referred to throughout this staff report.

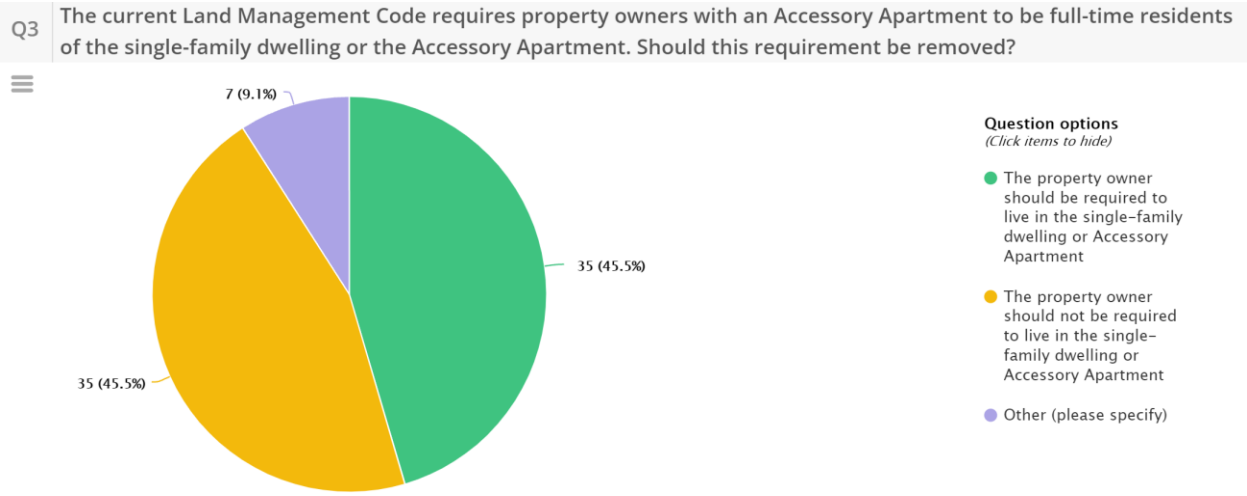
[2] LMC § 15-15-1.

Analysis

SHOULD THE PROPERTY OWNER BE REQUIRED TO LIVE ON SITE?

LMC § 15-4-7(A)(6) requires the property owner to live in the Single-Family Dwelling or Accessory Apartment. LMC § 15-4-7(7) requires the property owner to record a deed restriction that provides notice to future purchasers that the property owner must live on site.

The survey results to date indicate respondents are split on property owner residency requirements:



The Sudbury Report found that owner-occupancy requirements "were adopted in response to biases against renters and fears that unless the owner remained on the property, the appearance of the structure would not be maintained."

The Sudbury Report identified challenges with owner-occupancy requirements:

- The restriction limits the value of the Accessory Apartment investment because owners are limited in how they can use the property
- Owners cannot move away from the property without selling it, eliminating the option of using the property as a future investment
- Owner-occupancy requirements limit the value of the property in the eyes of a lender

Many communities, including Los Angeles, San Francisco, Portland, Vancouver, and Austin, eliminated the owner-occupancy requirement. However, many homeowners continue to live on site by choice. The Sudbury Report found that 70 – 90% of Accessory Apartments in Portland were developed by homeowners living on the property, and 64% continued to live on the property after the Accessory Apartment was completed.[3]

[3] Sudbury Report, p. 4.

According to the AARP ADU Model State Act and Local Ordinance,

> "Aside from its effect on [Accessory Apartment] production, there is a problem with the logic and fairness of applying an occupancy standard to [Accessory Apartments] if there is no such requirement for single-family homes generally. If single-family homes can be rented out (by a nonresident owner), then what is the policy basis for requiring occupancy when there is an [Accessory Apartment] on the property?
>
> One of the justifications for the owner occupancy requirement is the assertion that owners take better care of their property than nonresident owners. But there are certainly resident homeowners who do not take care of their property and nonresident owners who keep their property in excellent condition . . . . [Accessory Apartments] should not be treated as an inferior form of housing that requires additional restrictions and policing."[4]

Some local communities like Salt Lake City require the property owner to live on site. However, Salt Lake City amended their code to expand the definition of property owner to include " [a]ny person who is related by blood, marriage, adoption to an individual who is listed on a recorded deed as an owner of the property, or an individual who is a trustor of a family trust who possesses legal ownership of the property."[5] Salt Lake City also allows for exceptions if a property owner leaves for military service, a temporary job assignment, sabbatical, or voluntary service, or the owner is hospitalized, placed in a nursing home, or assisted living facility.[6] Other communities like Summit County do not require the property owner to live on site.[7]

If the owner-occupancy requirements are removed, staff recommends that a deed restriction be recorded on the property that requires both the Single-Family Dwelling and Accessory Apartment to be long-term rentals.

SHOULD THE RENTAL PERIOD BE EXTENDED FROM 30 DAYS TO 90 DAYS OR LONGER?

LMC § 15-4-7(8) prohibits Nightly Rental—rental of a dwelling unit for less than 30 days[8]—in the Single-Family Dwelling and Accessory Apartment. LMC § 15-4-7(A)(7) requires the property owner to record a deed restriction putting future purchasers on notice that Nightly Rentals are prohibited.

Some communities like Breckenridge, Colorado, use Accessory Apartments to provide workforce housing and require lease terms that are at least three months.[9]

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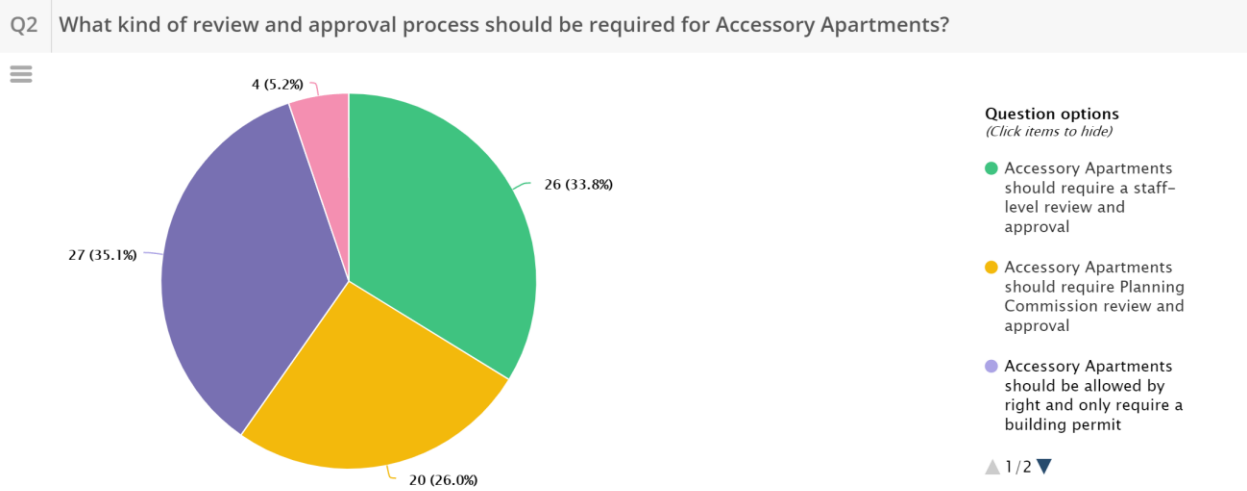
[4] AARP ADU Model State Acct and Local Ordinance, p. 44.
[5] Salt Lake City, Utah Municipal Code Section 21A.40-200(B).
[6] Salt Lake City, Utah Municipal Code Section 21A-40-200(E).
[7] Snyderville Basin Development Code Section 10-8-5.
[8] LMC § 15-15-1.
[9] Breckenridge, Colorado Municipal Code Section 9-1-5.

SHOULD ACCESSORY APARTMENTS BE APPROVED BY THE PLANNING COMMISSION, BY PLANNING STAFF, OR BE BY RIGHT ONLY REQUIRING A BUILDING PERMIT?

The survey results to date indicate that most respondents support staff-level or Planning Commission review and approval for Accessory Apartments rather than by right approval through a building permit:



The Sudbury Memo recommends a fast and predictable Accessory Apartment approval process that removes discretionary decisions and uncertainty by assuring homeowners that if their project meets certain outlined requirements, it will be approved.[10]

Accessory Apartments are allowed in most Zoning Districts and require an Accessory Apartment Application, a $330 fee, and Planning Department review. The Planning Department "shall approve" an Accessory Apartment if the project meets the requirements of LMC § 15-4-7(A), but the Planning Department has discretion to impose reasonable conditions to mitigate any impacts to the surrounding neighborhood.[11]

In three primarily residential Historic Districts—the Historic Residential Low – Density, Historic Residential – 1, and Historic Residential – 2 Districts—Accessory Apartments require Planning Commission review and approval. Property owners must submit an Accessory Apartment Application and a $1,140 fee for Planning Commission review, a public hearing, and approval.[12]

The Planning Commission must find that the Accessory Apartment complies with the Accessory Apartment criteria outlined in LMC § 15-4-7(A), as well as the Conditional Use Permit criteria outlined in LMC § 15-1-10(E), which includes traffic considerations, utility capacity, emergency

[10] Sudbury Report, p. 7.
[11] LMC § 15-4-7(B).
[12] LMC § 15-4-7(C).

vehicle access, fencing/screening/landscaping to separate use from adjoining use, building mass, bulk, and orientation, physical design, noise, expected ownership, and consistency with the General Plan. The Planning Commission may impose reasonable conditions to mitigate anticipated detrimental effects of the Accessory Apartment.[13]

The table below includes the Zoning Districts where Accessory Apartments are either Conditional or Allowed:

Zoning District	Allowed or Conditional
Historic Residential Low – Density	Conditional
Historic Residential – 1	Conditional
Historic Residential – 2	Conditional
Historic Residential – Medium Density	Allowed
Historic Recreation Commercial	Allowed (except for Storefront Properties)
Historic Commercial Business	Allowed (except for Storefront Properties)
Rural Estate	Allowed
Estate	Allowed
Single Family	Allowed (except for the Holiday Ranchettes Subdivision)
Residential – 1	Allowed
Residential Development	Allowed
Residential Development Medium	Allowed
Recreation Commercial	Allowed
General Commercial	Allowed
Light Industrial	Allowed
Community Transition	Prohibited

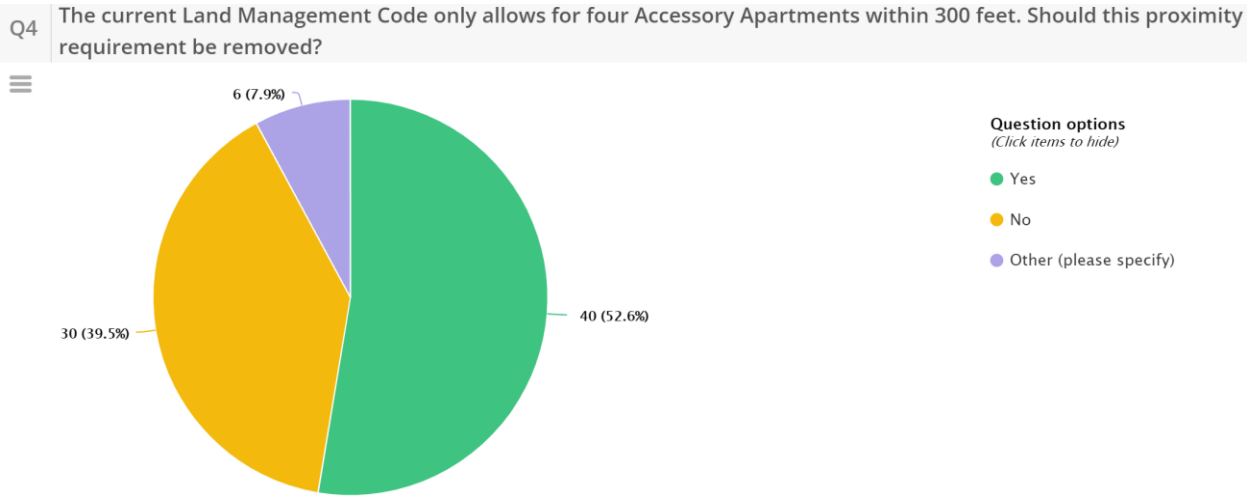
The Planning Commission indicated support for amending the Land Management Code to allow Accessory Apartments in the Community Transition Zoning District (Park City Heights area).

SHOULD THE PROXIMITY CAP BE REMOVED?

LMC § 15-4-7(A)(5) caps the number of Accessory Apartments allowed within a 300-foot radius to four.

The survey results to date indicate that a small majority of respondents are in favor of removing the proximity cap:

[13] LMC § 15-1-10.



The proximity cap, while designed to mitigate impacts to neighborhoods, is difficult to enforce. Planning staff has a record of about 50 Accessory Apartment approvals since the 1990s when Accessory Apartments were established. However, there are Non-Conforming Accessory Apartments and illegal Accessory Apartments that have been constructed since that time.

LMC § 15-4-7(D) outlines a process for Non-Conforming Accessory Apartments to come into compliance. Non-Conforming Accessory Apartments (1) legally existed before current zoning designation; (2) have been maintained continuously since the time the zoning regulation governing the land changed; and (3) because of subsequent zoning changes, do not conform to the zoning regulations that now govern the land.[14]

If the property owner establishes that the Accessory Apartment complies with the requirements below, the Planning Department may approve the Accessory Apartment:

- The Accessory Apartment does not contain more than two bedrooms
- One parking space per bedroom is provided on site
- One unit is owner-occupied
- Impacts can be mitigated
- Neither the Single-Family Dwelling or Accessory Apartment are rented for less than 30 days
- All significant impacts to the surrounding neighborhood are reasonably mitigated and continue to be mitigated

Since there is no complete record of illegal Accessory Apartments and Non-Conforming Accessory Apartments, it is difficult to accurately restrict Accessory Apartments that are within a 300-foot radius to four.

Additionally, this creates a disadvantage for property owners who may want to construct an Accessory Apartment, but their neighbors beat them to it.

If impacts are mitigated through on-site parking requirements, and Accessory Apartments are required to meet Zoning District setback requirements, removing the proximity requirement may

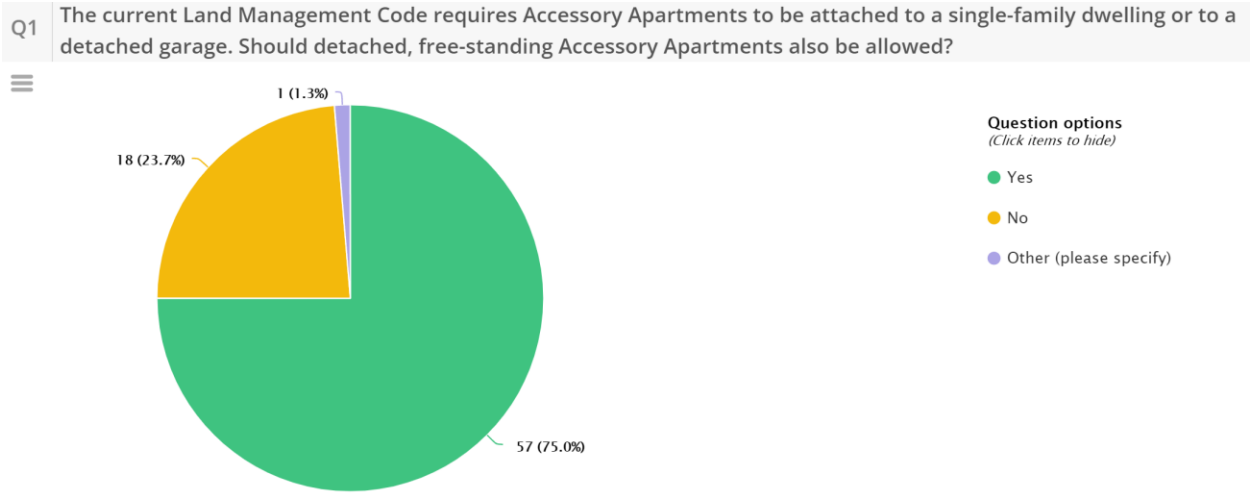
[14] LMC § 15-15-1.

allow for Accessory Apartment development, while ensuring the site adequately meets the demands of the Accessory Apartment.

SHOULD DETACHED ACCESSORY APARTMENTS BE ALLOWED?

LMC § 15-15-1 defines Accessory Apartments as "[a] self-contained Apartment, with cooking, sleeping, and sanitary facilities, created by adding on to a Single-Family Dwelling or detached garage." Detached Accessory Apartments are not allowed.

The survey results to date show most respondents are in favor of allowing detached Accessory Apartments:



Some communities require a minimum Lot size for Accessory Apartments, ranging from 4,500 square feet to one acre.[15] One approach to detached Accessory Apartments could be to allow them on lots of a certain size. A minimum lot size of 3,750 square feet would prohibit detached Accessory Apartments on smaller, Old Town Lots, but would allow for Detached Accessory Apartments in some Historic Zoning Districts, like the Historic Residential Low – Density Zoning District, and on most Lots citywide.

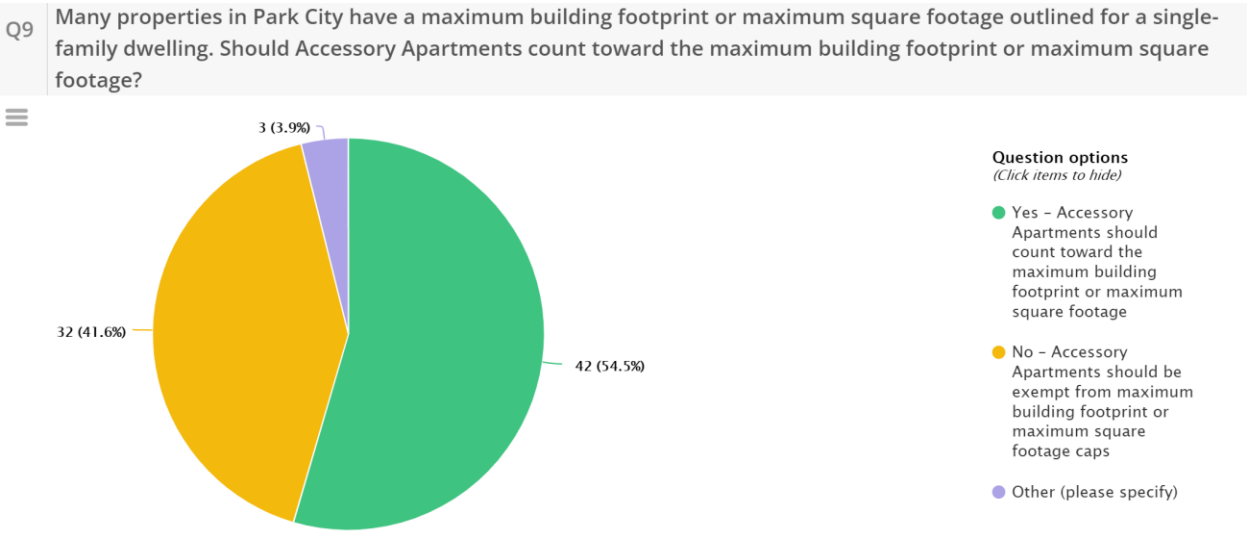
Detached Accessory Apartments on larger lots, like 6,000-square-foot lots, provide a Lot area wherein a Detached Accessory Apartment could comply with Zoning District requirements that apply to the Single-Family Dwelling as well. However, detached Accessory Apartments on smaller Lots could be problematic, outlined below.

[15] AARP ADU Model State Act and Local Ordinance, p. 36.

SHOULD ACCESSORY APARTMENTS BE EXEMPT FROM MAXIMUM SQUARE FOOTAGE RESTRICTIONS?

LMC § 15-4-7(A)(1) states that an Accessory Apartment may not increase the floor Area of a Structure over the maximum floor Area as specified in the Land Management Code or Subdivision approval.

The survey results to date show most respondents would like Accessory Apartments to continue to count toward the Maximum Building Footprint:



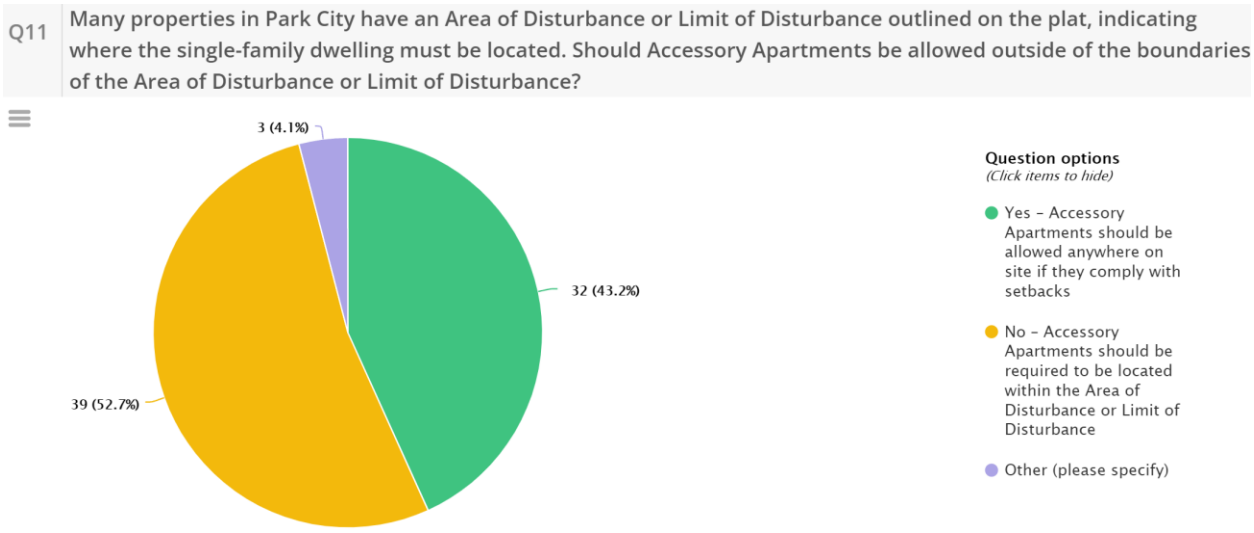
Pursuant to LMC § 15-7-6, the City approves many subdivision plats that establish a maximum building footprint or gross floor area. Single-Family Dwellings are often built to this threshold, limiting the sites where detached Accessory Apartments could be built without exceptions to these plat requirements.

However, in reducing the regulations regarding floor area, construction of Accessory Apartments in Portland, Seattle, and Vancouver increased.[16] Allowing Accessory Apartments to be constructed in addition to the maximum building footprint may incentivize more development.

SHOULD ACCESSORY APARTMENTS BE EXEMPT FROM LIMITS OF DISTURBANCE/AREAS OF DISTURBANCE?

The survey results to date show most respondents would like Accessory Apartments to be located within the Area of Disturbance or Limit of Disturbance:

[16] Jumpstarting the Market for ADUs: Lessons Learned from Portland, Seattle and Vancouver, p. 23.



Many subdivision plats recommended by the Planning Commission and approved by City Council outline Limits of Disturbance or Areas of Disturbance for each lot to protect Significant Vegetation, viewsheds, and Ridge Line Areas in the Sensitive Land Overlay pursuant to LMC § 15-7-6.

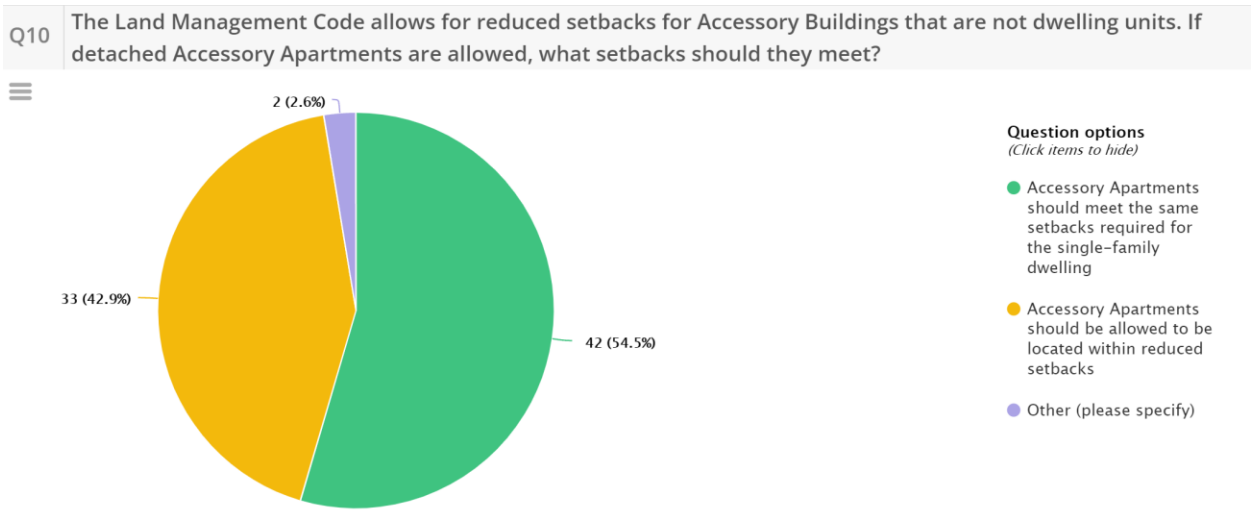
As a result, without exceptions to Limits of Disturbance or Areas of Disturbance, detached Accessory Apartments may be difficult to construct on some Lots, and construction of detached Accessory Apartments in these areas may impact Significant Vegetation, viewsheds, and Ridge Line Areas in the Sensitive Land Overlay.

Despite these limitations, many communities, like Truckee, California, require Accessory Apartments to be constructed on lots where plats establish areas of disturbance or where there are recorded easements on the property. The plat restrictions take precedence over any Accessory Apartment regulations.[17] These restrictions ensure protections to Significant Vegetation, viewsheds, and Ridge Line Areas in the Sensitive Land Overlay.

What Setback Regulations Should Apply to Accessory Apartments?

The survey results to date show most respondents would like Accessory Apartments to meet the same setback requirements Single-Family Dwellings are required to meet:

[17] Truckee, California Municipal Code Section 18.58.025, p. 371.



Detached Accessory Buildings are an exception to rear and side setbacks in many Zoning Districts and allow for rear setbacks as minimal as one foot and side setbacks as low as three feet. However, Accessory Buildings are defined as buildings on the same lot as the principal building but specifically excluding Dwelling Units.[18] Under the LMC, detached Accessory Apartments would have to comply with Zoning District setbacks, unless otherwise amended, restricting the buildable area on many lots.

This prohibition of Dwelling Units within Accessory Buildings also limits the potential conversion of existing Accessory Buildings into detached Accessory Apartments.

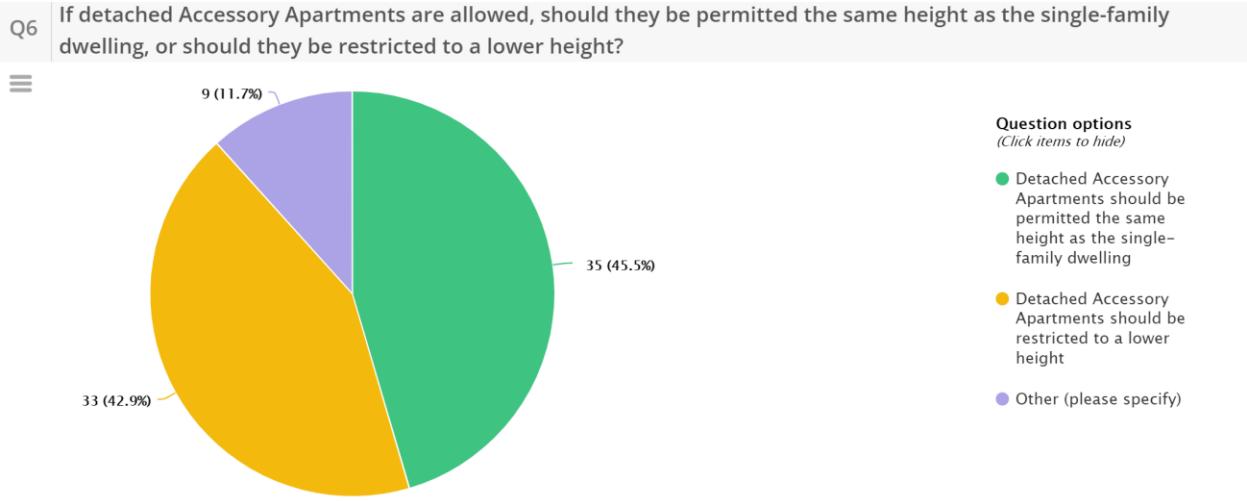
However, allowing Accessory Apartments to fall within setback exceptions could create issues with privacy between properties, noise, and snow shedding. Communities with winter conditions like Truckee, California require that roofs for Accessory Apartments that qualify for reduced setbacks must have a non-shedding roof material or snow retention mechanism for the structure.[19]

What Height Regulations Should Apply to Accessory Apartments?

The Land Management Code allows Accessory Building heights to reach Zoning District heights unless the Accessory Building is in the setback. Accessory Buildings in setbacks are subject to a reduced height of 18 feet.

[18] LMC § 15-15-1.
[19] Truckee, California Municipal Code Section 18.58.025(D).

The survey results to date show respondents are nearly split regarding detached Accessory Apartment height:



Initial input regarding height outlines concerns about reduced natural light for adjacent properties, decreased privacy for neighbors, and impacts to views.

SHOULD ALLOWABLE SIZE BE REDUCED?

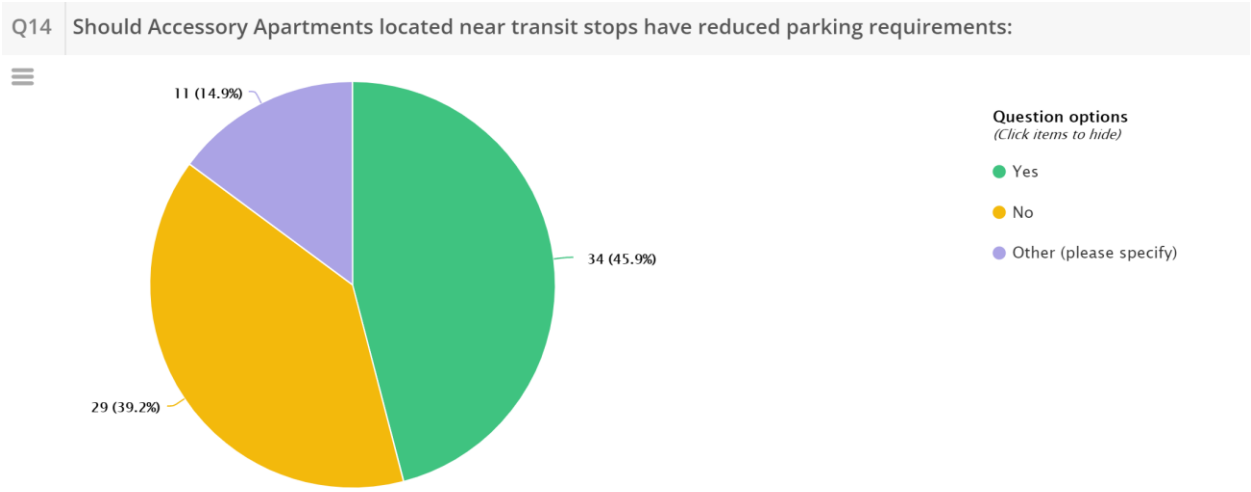
LMC § 15-4-7(A)(1) restricts Accessory Apartments to no more than 1/3 of the Single-Family Dwelling, within a 400-square-foot to 1,000-square-foot range. No more than two bedrooms are allowed.

The Planning Commission recommended lowering the square footage to 280. The Affordable Housing Resolution 25-2020 allows for micro units and studios as small as 200 square feet. Communities that allow for Accessory Apartments that are less than 300 square feet have been successful in expensive housing markets.[20] Reducing the size to 280 square feet while leaving the range up to 1,000-square-feet allows for development of a variety of Accessory Apartments.

[20] AARP ADU Model State Act and Local Ordinance, p. 37.

SHOULD PARKING REQUIREMENTS BE REDUCED, OR ELIMINATED IN SOME CIRCUMSTANCES?

The survey results to date show some respondents support considering reduced parking requirements for Accessory Apartments located near transit stops:



LMC § 15-3-6(A) requires two on-site parking spaces for Single-Family Dwellings. LMC § 15-4-7(A)(2) requires one additional on-site parking space per Accessory Apartment bedroom (which are capped to two). LMC § 15-4-7(2) allows for one tandem parking space as follows:

- The existing driveway length equals or exceeds 25 feet
- To preserve Significant Vegetation and when all other parking alternatives are undesirable
- In Historic Districts if the Planning Commission approves a Conditional Use Permit and finds:
    - Tandem parking will not create an undue hardship for the neighborhood
    - Other parking options are less desirable than the proposed tandem space
    - Reasonable efforts like automatic garage door openers, lease provisions, and/or limitation of garage storage, have been made to encourage the use of all off-street parking

The Sudbury Report found that off-street parking requirements are common in local Accessory Apartment ordinances due to the fear that if Accessory Apartments do not provide parking spaces on site, “they will destroy the character of single-family neighborhoods and create unmitigated parking issues throughout the cities.” However, the Sudbury Report found that there does not appear to be any evidence to support this claim.[21]

[21] Sudbury Report, p. 5.

The Sudbury Report identifies two issues with off-street parking requirements:

> (1) For many lots where a homeowner would want to build an Accessory Apartment, adding additional parking space is highly undesirable, and sometimes impossible
>
> (2) Creating a third or fourth parking space can be extremely expensive, adding thousands of dollars to the already high development cost of an Accessory Apartment

The Sudbury Report found that when California eliminated off-street parking requirements in 2016 statewide for Accessory Apartments located within a half mile from public transit, some communities like Los Angeles saw an increase in Accessory Apartments. In 2018, Los Angeles issued over 4,000 Accessory Apartment permits, accounting for 20% of all new development.[22]

The Sudbury Report makes the following recommendations:

- Consider reducing parking through a pilot program in certain zones
- Eliminate parking requirements for Accessory Apartments located within a short distance from transit
- Eliminate parking requirements for Accessory Apartments when there is legal on-street parking available
- Retain an expert to do a parking study predicting the effect on neighborhoods if parking is eliminated

Salt Lake requires one on-site parking space per Accessory Apartment. However, if the property has an existing driveway, the driveway can satisfy the parking requirement if the driveway is at least 20 feet deep and eight feet wide. Also, the parking requirement may be waived if there is legally located on-street parking along the street frontage, or the property is located within ¼-mile of a transit stop.[23]

The Accessory Apartment code could mirror the Affordable Master Planned Development (AMPD) Code, which allows for parking reductions in part when:

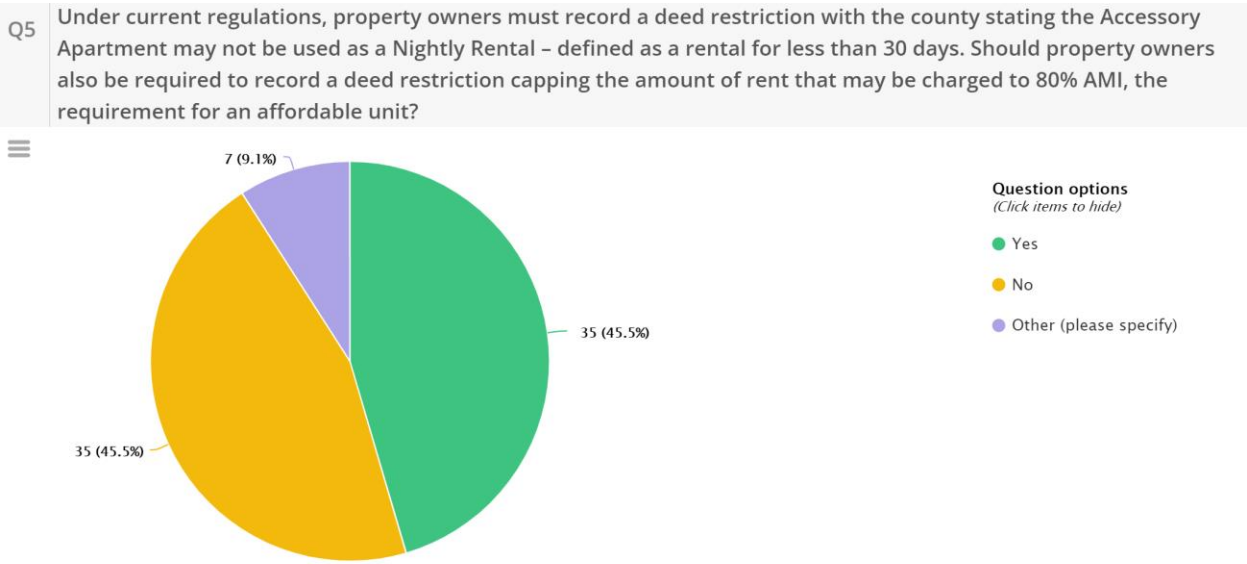
- Parking in the right-of-way along the perimeter of the Accessory Apartment is available
- The Accessory Apartment is within ¼-mile from a bus stop that includes a waiting shelter consistent with City standards
- On-site parking is provided for motorcycles and/or scooters[24]

SHOULD PARK CITY INCENTIVIZE AFFORDABLE ACCESSORY APARTMENTS AND PROVIDE EXCEPTIONS TO LIMITS OF DISTURBANCE/AREA OF DISTURBANCE, MAXIMUM BUILDING FOOTPRINT OR GROSS SQUARE

[22] Sudbury Report, p. 5.
[23] Salt Lake City, Utah Municipal Code Section 21A.40.200((E)1)(g).
[24] LMC § 15-6.1-9(D).

FOOTAGE, SETBACKS, AND PARKING REQUIREMENTS FOR PROPERTY OWNERS WHO CONSTRUCT AN ACCESSORY APARTMENT AND RECORD AN AFFORDABLE DEED RESTRICTION CAPPING RENT AT 80% AMI?

The survey results to date show respondents are split about requiring an affordable deed restriction capping rent:



The community's goal to construct 800 affordable units by 2026 is in part to provide affordable housing for at least 15% for the workforce. The City's Affordable Housing Resolution 25-2020 defines an affordable unit as a unit that is deed restricted to the housing size and type for individuals meeting occupancy guidelines approved by the City Council. Affordable rental housing is housing that is priced affordable to households with incomes ranging from 50% to 80% Area Median Income (AMI).

Additionally, the required deed restrictions for affordable units outline requirements that would ensure units are long-term rentals for those who work in the community. Section 20 of the Affordable Housing Resolution 25-2020 requires the following:

- Tenant must be a full-time employee of an entity or entities located within the Park City School District Boundary for a minimum of two years, or
- An owner of a business or entity with a primary place of business within the Park City School District Boundary for a minimum of two years, or
- A full-time worker who is self-employed or works out of their home and can provide proof that a minimum of 75% of their clients are based within the Park City School District Boundary for a minimum of two years.

Certain exceptions apply for those who are 65 years or older who were employed in Park City for two years immediately prior to retirement, or for a person who is unable to work or does not have a work history due to a disability as defined by the Americans with Disabilities Act.

Reducing Accessory Apartment regulations for those who will record a deed restriction capping rent at an affordable rate for those who work in the community may help incentivize property owners to construct Affordable Accessory Apartments that help achieve community goals.

For example, Breckenridge, Colorado only allows Accessory Apartments to be occupied by persons employed at least 30 hours per week in Summit County, Colorado with a lease term of not less than three months.[25]

Other communities, like Portland, Oregon, outline visitability standards for certain Accessory Apartments and require ADA features to promote a diverse supply of physically accessible housing, to allow people of all ages and abilities to easily enter and visit the residence, to foster community interaction by reducing barriers that can lead to social isolation, and to enhance public safety for residents and visitors.[26] Reduced regulations could be an incentive to encourage ADA-compliant Accessory Apartments.

[25] Breckenridge, Colorado Municipal Code Section 9-1-5.
[26] Portland Planning and Zoning Ordinance, p. 285.

Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: 316 Ontario Avenue
Application: PL-20-04641
Author: Lillian Lederer, Planner I
Date: October 13, 2021
Type of Item: Administrative – Plat Amendment

Recommendation

(I) Review the proposed 316 Ontario Avenue Plat Amendment; (II) conduct a public hearing; and (III) consider forwarding a positive recommendation for City Council's consideration on October 28, 2021, based on the Draft Ordinance Findings of Fact, Conclusions of Law, and Conditions of Approval (Exhibit A).

Description

Applicant:	Paige and Brad Brainard, represented by Bruce Taylor with Summit Design Group
Location:	316 Ontario Avenue
Zoning District:	Historic Residential Low – Density
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Commission reviews and makes a recommendation to City Council for plat amendments

Acronyms

HRL Historic Residential Low – Density
LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

The Applicant proposes removing two remnant Lot lines to create one Lot for a Single-Family Dwelling designated a Landmark Historic Structure on the Park City Historic Sites Inventory.

Background

316 Ontario Avenue is a cross-wing type house constructed circa 1895 (Exhibit B). On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage facing Ontario Avenue (Staff Report; Minutes, p. 2).

To enable construction of the detached garage, the Applicant proposes creating one Lot for 316 Ontario Avenue to remove remnant Lot lines for the Landmark Historic Site. The Applicant also submitted a Historic District Design Review and Steep Slope Conditional Use Permit,[1] which is pending Planning Department review and a public hearing

[1] Staff reviews and approves Steep Slope Conditional Use Permits for Lots under 3,750 square feet. 316 Ontario Avenue is 2,444 square feet (LMC § 15-2.1-6).

scheduled for October 14, 2021.

The photo below, taken from Google Maps, shows the steep slope leading up to the Landmark Historic Structure with a Building Footprint of only 644 square feet. 321 McHenry Street can be seen in the background. Please see Exhibit B for additional photos.

Analysis

(I) The proposal complies with Land Management Code Chapter 15-2.1, *Historic Residential Low – Density District*.

A Single-Family Dwelling is an allowed use in the Historic Residential Low – Density (HRL) Zoning District.[2] The proposed plat amendment creates one Lot for the Landmark Historic Single-Family Dwelling at 316 Ontario Avenue.

On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setbacks to locate a detached garage along Ontario Avenue (Staff Report; Minutes, p. 2). However, pending Planning Commission recommendation and City Council approval, the Applicant will also need to request Variance approval for the Lot size, which does not meet the HRL Zoning District requirements (Condition of Approval 7).

In all other requirements, the proposed plat amendment complies with Land Management Code (LMC) § 15-2.1-3, which outlines Lot and Site requirements:

Zoning Requirement	Analysis of Proposal
Lot Size – 3,750 square feet	**Does Not Comply – Variance Required** Condition of Approval 7 requires the Applicant to request Board of Adjustment approval for a Variance from the minimum Lot size requirements in the HRL Zoning District prior to recordation of the amended plat. The proposed Lot is 2,444 square feet.
Lot Width – 35 feet	**Complies** – the Lot width is 36.48 feet
Building Footprint – 1,065 square feet	**Complies** – 1,050 square feet
Front Setback – 10 feet	**Variance Granted** – On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage along Ontario Avenue.
Rear Setback – 10 feet	**Exempt – New Construction Must Comply** The Rear Setback ranges from nine feet to ten feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures.[3]
Side Setbacks – five feet	**Exempt – New Construction Must Comply** The southern Setback is just under three feet; the northern Setback is three feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures.[4]

[2] LMC § 15-2.1-2.
[3] LMC § 15-2.1-4.
[4] LMC § 15-2.1-4.

	The detached garage must comply with Side Setbacks (Condition of Approval 5).
Snow Release	**Condition of Approval 8** Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official

(II) There is Good Cause for this plat amendment because the amendment allows for on-site parking along a narrow and steep Right-of-Way, resolves existing issues with a Landmark Historic Structure built over Lot lines, and is in character with the neighborhood.

Plat amendments require a finding of Good Cause and a finding that no Public Street, Right-of-Way, or easement is vacated or amended.[5]

LMC § 15-15-1 defines Good Cause as follows:

> Providing positive benefits and mitigating negative impacts, determined on a case-by-case basis to include such things as:
> - providing public amenities and benefits,
> - resolving existing issues and non-conformities,
> - addressing issues related to density,
> - promoting excellent and sustainable design,
> - utilizing best planning and design practices,
> - preserving the character of the neighborhood and of Park City and
> - furthering the health, safety, and welfare of the Park City community.

Historic Structures that do not comply with parking requirements are valid Non-Complying Structures.[6] The Landmark Historic Site contains no parking on site and the Single-Family Dwelling is accessed from Ontario Avenue, a narrow and steep road. Approval of the plat amendment allows the Applicant to construct a detached garage within the front Setback as approved by the Board of Adjustment and will provide parking for the Site.

The plat amendment resolves existing issues because the Landmark Historic Structure is built across Lot lines.

The detached garage will be in character with the neighborhood and must comply with the Historic District Design Guidelines and completion of the Historic District Design Review Process (Condition of Approval 9). Please see the Applicants photos to view the garages along Ontario Avenue (Exhibit D).

[5] LMC § 15-7.1-3(B).
[6] LMC § 15-2.1-4.

(III) The Engineering Department requires a Condition of Approval.

316 Ontario Avenue does not have a culinary water meter or sanitary sewer lateral. The Engineering Department requires that the Applicant submit a site plan showing utilities, grading, and storm drainage design and calculations for review and approval prior to submitting a building permit. This requirement is reflected in Condition of Approval 10.

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on September 29, 2021. Staff mailed courtesy notice to property owners within 300 feet on September 29, 2021. The *Park Record* published notice on September 29, 2021. LMC § 15-1-21.

Public Input

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

Alternatives

- The Planning Commission may forward a positive recommendation of the 316 Ontario Avenue Plat Amendment for City Council's consideration on October 28, 2021;
- The Planning Commission may deny the 316 Ontario Avenue Plat Amendment and direct staff to make findings for the denial; or
- The Planning Commission may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Ordinance No. 2021-XX
Exhibit B: Historic Site Form
Exhibit C: Existing Conditions
Exhibit D: Streetscape Photos

Ordinance No. 2021-XX

AN ORDINANCE APPROVING THE 316 ONTARIO SUBDIVISION, LOCATED AT 316 ONTARIO AVENUE, SUMMIT COUNTY, PARK CITY, UTAH

WHEREAS, the owners of property at 316 Ontario Avenue petitioned the City Council for approval of the 316 Ontario Subdivision;

WHEREAS, on September 29, 2021, a public hearing was duly noticed according to the requirements of the Land Management Code;

WHEREAS, on October 13, 2021, the Planning Commission reviewed the proposed plat amendment, held a public hearing, and forwarded a _____ recommendation to the City Council;

WHEREAS, on October 28, 2021, the City Council reviewed the 316 Ontario Subdivision and held a public hearing; and

WHEREAS, the 316 Ontario Subdivision is consistent with the Park City Land Management Code, including § 15-7.1-3(B), § 15-7.1-6, and Chapters 15-2.1, and 15-7.

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

SECTION 1. APPROVAL. The 316 Ontario Subdivision is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 316 Ontario Avenue is a cross-wing type house constructed circa 1895.
2. 316 Ontario Avenue is designated a Landmark Historic Site on the Park City Historic Sites Inventory.
3. To enable construction of the detached garage, the Applicant proposes creating one Lot for 316 Ontario Avenue to remove remnant Lot lines for the Landmark Historic Site.
4. The Applicant also submitted a Historic District Design Review and Steep Slope Conditional Use Permit, which is pending Planning Department review and a public hearing.
5. The proposal complies with Land Management Code Chapter 15-2.1, *Historic Residential Low – Density District*.

6. A Single-Family Dwelling is an allowed use in the Historic Residential Low – Density (HRL) Zoning District.
7. The proposed plat amendment creates one Lot for the Landmark Historic Single-Family Dwelling at 316 Ontario Avenue.
8. On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage along Ontario Avenue.
9. However, pending Planning Commission recommendation and City Council approval, the Applicant will also need to request Variance approval for the Lot size, which does not meet the HRL Zoning District requirements.
10. The HRL Zoning District requires a minimum Lot Size of 3,750 square feet. The Applicant must request Board of Adjustment approval for a Variance from the minimum Lot size requirements in the HRL Zoning District prior to recordation of the amended plat. The proposed Lot is 2,444 square feet.
11. The minimum Lot width in the HRL Zoning District is 35 feet. The proposed Lot is 36.48 feet.
12. The Building Footprint for a 2,444-square-foot Lot is 1,065 square feet. The proposed project will contain 1,050 square feet.
13. The required Front Setback in the HRL Zoning District is 10 feet. On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setbacks to locate a detached garage along Ontario Avenue.
14. The required Rear Setback in the HRL Zoning District is 10 feet.
15. The Rear Setback ranges from nine feet to ten feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures pursuant to LMC Section 15-2.1-4.
16. The required Side Setbacks in the HRL Zoning District are five feet. The southern Setback is just under three feet; the northern Setback is three feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures pursuant to LMC Section 15-2.1-4.
17. New construction must comply with Setbacks.

Conclusions of Law

1. There is Good Cause for this plat amendment because the amendment allows for on-site parking along a narrow and steep Right-of-Way, resolves existing issues with a Landmark Historic Structure built over Lot lines, and is in character with the neighborhood.
2. The Plat Amendment is consistent with Land Management Code Section 15-7.1-3(B), 15-7.1-6, and Chapters 15-2.1 and 15-7.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.

4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the Conditions of Approval, prior to recordation of the plat.
2. The Applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. The property is not located within the Park City Soil Ordinance Boundary and therefore it is not regulated by the City for mine-related impacts. However, if the property owner encounters mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal law.
4. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
5. New construction must comply with Setbacks.
6. The Applicant shall enter into an Encroachment Agreement for a driveway and access over the City Right-of-Way to the detached garage.
7. The Applicant shall obtain Board of Adjustment approval for a Variance from the minimum HRL Zoning District Lot size prior to recordation of this plat.
8. Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
9. The detached garage must comply with the Historic District Design Guidelines and completion of the Historic District Design Review Process and Steep Slope Conditional Use Permit approval is required prior to recordation of the plat.
10. 316 Ontario Avenue does not have a culinary water meter or sanitary sewer lateral. The Engineering Department requires that the Applicant submit a site plan showing utilities, grading, and storm drainage design and calculations for review and approval prior to submitting a building permit.

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

PASSED AND ADOPTED this 28th day of October 2021.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney's Office

HISTORIC SITE FORM

(10-91)

UTAH STATE HISTORIC PRESERVATION OFFICE

1 IDENTIFICATION

Name of Property: **Thomas Savage House**

Address: **316 Ontario Avenue** *Twnshp* *Range* *Section*:

City, County: **Park City, Summit, Utah** *UTM:*

Current Owner Name: **Cathleen and Craig A. Savage (jt.)** *USGS Map Name & Date:* **Park City East**

Current Owner Address: **PO Box 762** **Quad/2011**

Park City, UT 84060 *Tax Number:* **PC-488-A**

Legal Description (include acreage): **see continuation sheet**

2 STATUS/USE

Property Category	*Evaluation*	*Use*
_x_ *building(s)*	_x_ *eligible/contributing*	*Original Use:* **single dwelling**
___ *structure*	___ *ineligible/non-contributing*	
___ *site*	___ *out-of-period*	*Current Use:* **single dwelling**
___ *object*		

3 DOCUMENTATION

Photos: Dates
_x_ *digital:* **Nov. 2013 (3)**
_x_ *prints:* **2006, 1940s**
___ *historic:*

Drawings and Plans
___ *measured floor plans*
___ *site sketch map*
___ *Historic American Bldg. Survey*
___ *original plans available at:*
___ *other:*

Research Sources (check all sources consulted, whether useful or not)
_x_ *abstract of title*
_x_ *tax card & photo*
___ *building permit*
___ *sewer permit*
_x_ *Sanborn Maps*
___ *obituary index*
___ *city directories/gazetteers*
_x_ *census records*
___ *biographical encyclopedias*
_x_ *newspapers*
_x_ *city/county histories*
___ *personal interviews*
___ *USHS History Research Center*
_x_ *USHS Preservation Files*
___ *USHS Architects File*
___ *LDS Family History Library*
_x_ *local library:* **Park City Museum**
___ *university library(ies):*

Bibliographical References (books, articles, interviews, etc.)
Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission,1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: Daniel Carmen / CRSA Architecture *Date:* October 2015

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: **cross-wing type / vernacular style** *No. Stories:* **1**

Foundation Material: **not verified** *Wall Material(s):* **drop-novelty wood siding**

Additions: __*none* **x** *minor* __*major (describe below)* *Alterations:* __*none* **x** *minor* __*major (describe below)*

Number of associated outbuildings **0** *and/or structures* **0**.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

316 Ontario is a cross-wing type house, which has retained many of its original historical elements. The cross-wing, also known as a T/L cottage, is one of the main three house types built during the historic Park City mining era. The cross gable roof is sheathed with composition shingles. There is a small shed extension off the north side of the house, which can be seen in the c. 1940 tax photo and remains largely unchanged. The walls are clad with drop-novelty wood siding. There is a pair of one-over-one double hung sash windows in the front gable end and a single window of the same type next to the door under the porch. Storm windows are present on all these windows. The windows in the gable end have a wood pediment header and although is closely matches the original, it appears to be newer. The porch is covered by a shed extension of the roof and is supported by simple wood square posts with no railing. The door is a wood frame and panel door. The site slopes up from the street and a wood stair leads to the porch from the sidewalk. No foundation is visible in the available photographs, thus its materiality remains unverified. The overall form and materiality of the building remains intact and the building retains its historic value.

5 HISTORY

Architect/Builder: **unknown** *Date of Construction:* **c. 1895**

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing). (see instructions for details)

__*Agriculture*	__*Economics*	**C** *Industry*	__*Politics/ Government*
C *Architecture*	__*Education*	__*Invention*	__*Religion*
__*Archeology*	__*Engineering*	__*Landscape Architecture*	__*Science*
__*Art*	__*Entertainment/ Recreation*	__*Law*	__*Social History*
__*Commerce*	__*Ethnic Heritage*	__*Literature*	__*Transportation*
__*Community Planning & Development*	__*Exploration/ Settlement*	__*Maritime History*	**C** *Other*: **Mining**
__*Conservation*	__*Health/Medicine*	__*Military*	
		__*Performing Arts*	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

This house appears on the 1900 Sanborn Insurance map, which was the first of those maps to cover this area, making it difficult to determine exactly when it was built. The property was initially owned by the Park City Townsite Corporation, and may have been used to house workers at that time. The title history shows that it was sold to James Mehan in 1916, who sold it shortly after to Thomas Savage.

Thomas Savage appears on the 1920 census, living in this house with his wife Maria and their daughter Margaret. They were born in Ireland, and immigrated to the U.S. in 1910 and 1915 respectively. Thomas worked as a miner, and was caught in a cave-in in 1923, while working for the Daly West mine. He died from injuries sustained in that accident in 1924. His wife Maria sold the house to Thomas's brother Herbert in that same year.

Herbert Savage is noted as owning an occupying this house on both the 1930 and 1940 census. His family consisted of his wife Margaret, and their four children. He was also born in Ireland, and came to the U.S. in 1913. He worked as a miner, and was killed in a snow slide in 1949. The property stayed in his family until 2014, when it was sold to the current owners, Alcalde Properties LLC.

Legal Description (include acreage): **A PORTION OF LOTS 4 & 5 BLK 59 AMENDED PLAT OF PARK CITY SURVEY; MORE PARTICULARLY DESC AS FOLLOWS: BEG AT A PT S 23*38'00" E 13.59 FT ALONG THE E'LY R/W LINE OF ONTARIO AVE FROM THE NW COR OF LOT 5, BLK 59 PARK CITY SURVEY; & RUN TH N 66*22'00" E 44.38 FT; TH N 71*15'01" E 30.73 FT TO THE E'LY LINE OF LOTS 5 & 4; TH ALONG SD E'LY LINE S 23*38'00" E 33.80 FT TO THE SE'LY COR OF LOT 4; TH S 66*22'00" W 75 FT TO THE SW'LY COR OF LOT 4 & TH E'LY R/W LINE OF ONTARIO AVE; TH ALONG SD E'LY LINE N 23*38'00" W 36.41 FT TO THE PT OF BEG CONT 2691 SQ FT OR 0.062 AC; ALSO LOT 3 BLK 59 PARK CITY SURVEY CONT 1875 SQ FT (LESS 1637 SQ FT 574-132 PC-487-A)(LESS 0.01 AC 1461-1324 PC-492-1-A) BAL 0.06 AC 574-134 619-32 (REF:NWD-216547-134 619-32) 2092-1672**

316 Ontario Avenue. Northwest oblique. November 2013.

316 Ontario Avenue. West elevation. November 2013.

316 Ontario Avenue. Southwest oblique. November 2013.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 316 Ontario Avenue
City: Park City, UT
Current Owner: Cathleen and Craig A. Savage
Address: (see historic site form for address)

Tax Number: PC-488-A
Legal Description (include acreage): PC BK59 pt. L3, L4, pt. L5 (see historic site form for complete legal description)

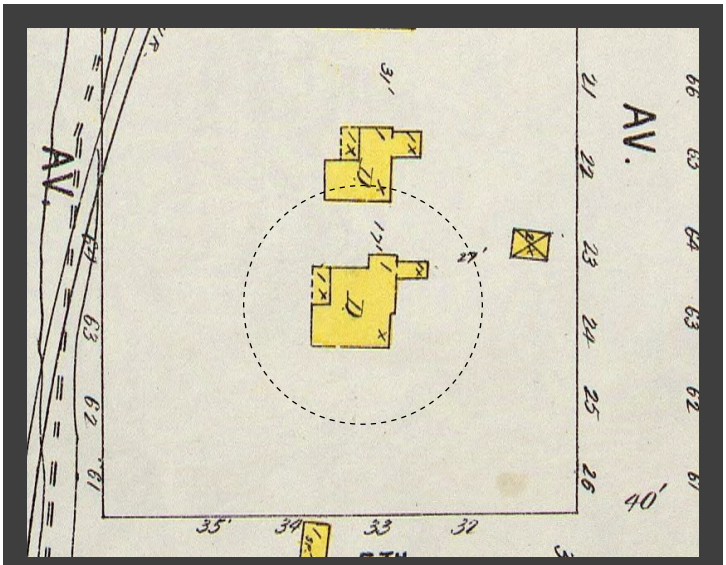
TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/22/1882	Edward P. Ferry	David McLaughlin	W.D.		
5/13/1916	W.I. Snyder	James Mehan	W.D.		
7/29/1916	James Mehan	Tom Savage	W.D.		
1/23/1922	Tom Savage	Maria Savage	W.D.		Lot 3
1/29/1924	Maria Savage	Herbert Savage	W.D.		
10/7/1939	Summit County	Herbert Savage	Red. Cert.		
8/6/1991	John, WIlliam, and Cathleen Savage	Cathleen Savage	Q.C.D		Lot 3 and portion of Lots 4 & 5
9/24/2014	Craig Savage	Alcalde Properties LLC	W.D.		

Researcher: Daniel Carmen, CRSA Architecture

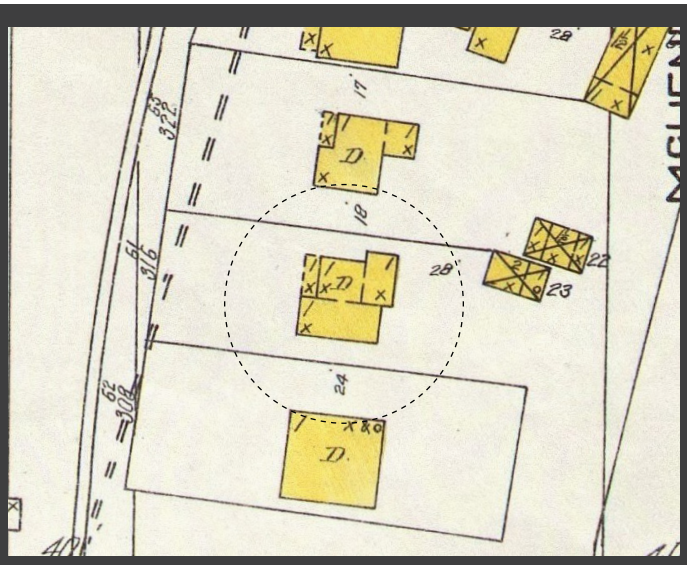
Date: 10/30/2014

Outside of extents of 1889 Sanborn map

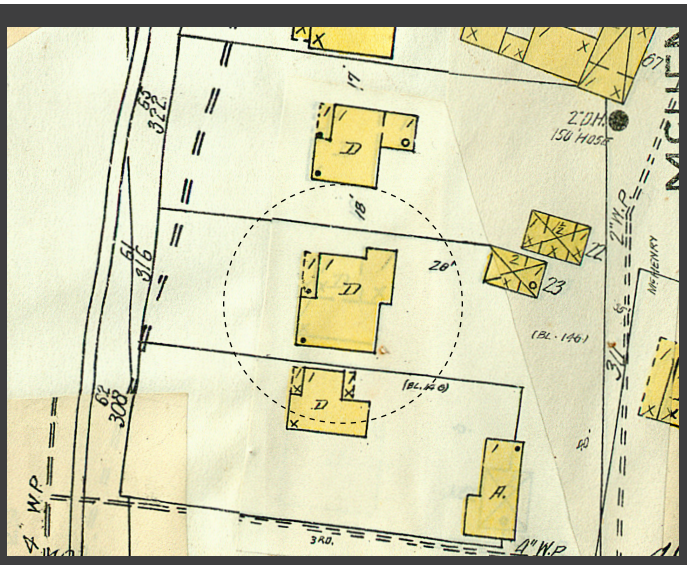
1889



1900



1907



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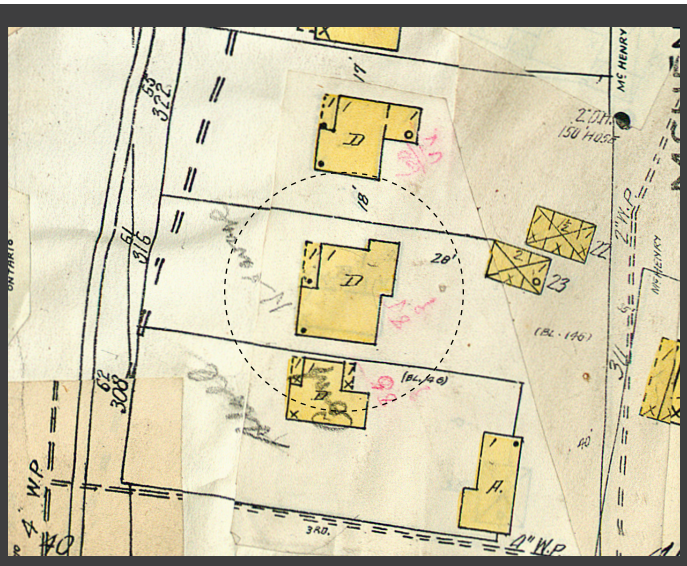


1941

THOMAS SAVAGE DIES

Yesterday morning at the Miners Hospital, Thomas Savage, the unfortunate young man who on the 31st of last May was caved on while at work in the Daly West and suffered a broken back, succumbed to his awful injuries, after nine months of suffering.

Deceased had been in Park City for thirteen years, always popular with his fellow workmen, and a genial, all round good fellow with hosts of friends. His awful accident caused wide spread regret and sorrow, and his passing away, while a severe shock to his loved ones, came as a relief, because of much suffering, with no hope of recovery. To the bereaved young widow and brother sympathy goes out in their sad affliction.

Thomas Savage was a native of Ireland, and was thirty-five years old on the 18th of last August. He came to America fourteen years ago, working in Colorado a year before coming to Park City. He is survived by his widow and one child, also a brother, Herbert Savage, who resides in this city.

Funeral services will be held at the Catholic church next Monday morning at 10 o'clock.

Park Record 2/15/1924

Miner Killed In Snow Slide—Two Escape

A tragic death occurred Monday afternoon when Herbert Savage was caught in a snow slide and two others, Owen Penrod and Leonard Addy, narrowly escaped the avalanche of snow that thundered down the hillside just south of the last home in Empire canyon.

Herbert Savage's body was recovered by rescue-workers approximately half an hour after the slide occurred.

Injured were Leonard Addy, who suffered minor bruises.

Owen Penrod, under care of a physician, was at his home for treatment of shock, bruises and a cut on the jaw suffered when a rescue worker's shovel gouged him.

Occurred at 4 p.m.

The slide occurred at approximately 4 p.m.—only a few minutes after more than 50 men, employed at the Judge and Alliance had passed en route from their work to their homes.

Consisting of top-cover snow which was deposited by a blizzard which raged here Sunday, the slide came down the mountainside "like water coming down a mountain," in the words of John Busio who witnessed the spectacle.

The slide deposited about 25 feet of snow on the canyon highway. Its length was approximately 175 feet.

Mr. Busio, Nick Naglich and Joe Lopez, who live in neighboring homes a short distance below the slide area, were credited Monday night with spreading the alarm which brought rescue work promptly enough to save Addy and Penrod from suffociation.

Heard Slide's Rumbling

Mr. Busio said he was cleaning the snow from the roof of his chicken coop when he heard a rumbling noise a short distance up the canyon.

Watching the slide engulf Mr. Savage, Mr. Addy and Mr. Penrod, he called to Mr. Naglich and Mr. Lopez. The three ran to where the victims were last seen and frantically began shoveling to reach them. Other neighbors living farther down the canyon, attracted by the roar, rushed to join the rescue effort.

Mr. Addy "out ran" the slide and was unharmed.

Caught Full Force

Mr. Penrod was caught with the full force of the slide and was thrown against the side of the canyon, where rescuers reached him after a few minutes digging.

He said Monday night that "it picked me up and whirled me around and set me down near a telephone pole."

The body of Mr. Savage was found under approximately six feet of snow after rescuers had probed for half an hour the area where he was last seen.

Sheriff George M. Fisher, Dr. C. A. Laffoon, and members of the Park City fire department worked over Mr. Savage for approximately half an hour before he was pronounced dead. His body was removed from the slide area at about 6 p.m.

Avalanche Predicted

Less than five minutes before the slide rumbled down about 50 men employed at the Judge and Alliance tunnel had passed the slide area. They returned to the scene when they heard the slide and participated in the rescue operations.

Property Damage Light

Only property damage as result of the slide was to Mr. Lopez' chicken coop, which was partially wrecked.

Services Friday

Funeral services for Herbert William Savage will be conducted tomorrow, Friday, at 10 a.m. in St. Mary's of the Assumption Catholic church by Rev. William F. Kennedy.

Mr. Savage was born July 31, 1891, at Tullymore, Newcastle, Ireland, and had been a resident of this city for the past 40 years. He was a miner.

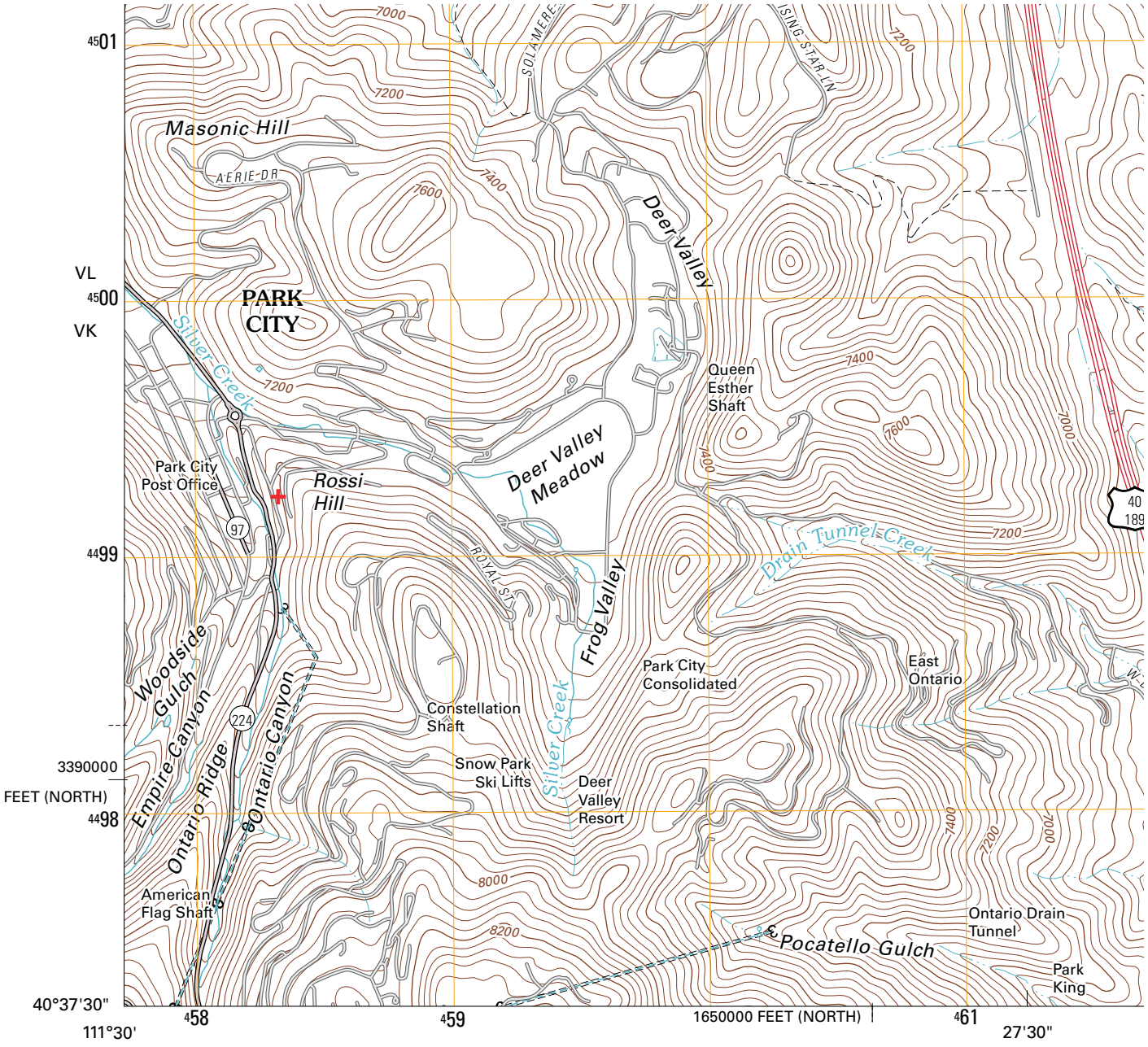
He was a charter member of Mine, Mill and Smelter Workers union, local No. 99, and of St. Mary's of the Assumption parish. He married Mary Mulcahy December 23, 1917 in this city.

Surviving are his widow and three sons and two daughters: John T., Roland R., William J., Bridget Margaret and Kathleen Savage, all of this city.

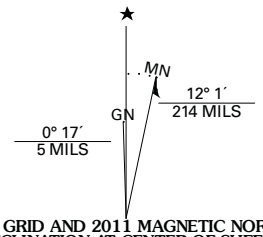
Holy rosary will be recited Thursday at 8 p.m. at Archer mortuary. Friends may call at the mortuary Thursday and Friday prior to services. Burial will be in the City cemetery.

Park Record 2/10/1949

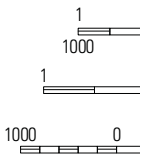
Tax photo c. 1940



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 12T
10 000-foot ticks: Utah Coordinate System of 1983
(north and central zones)



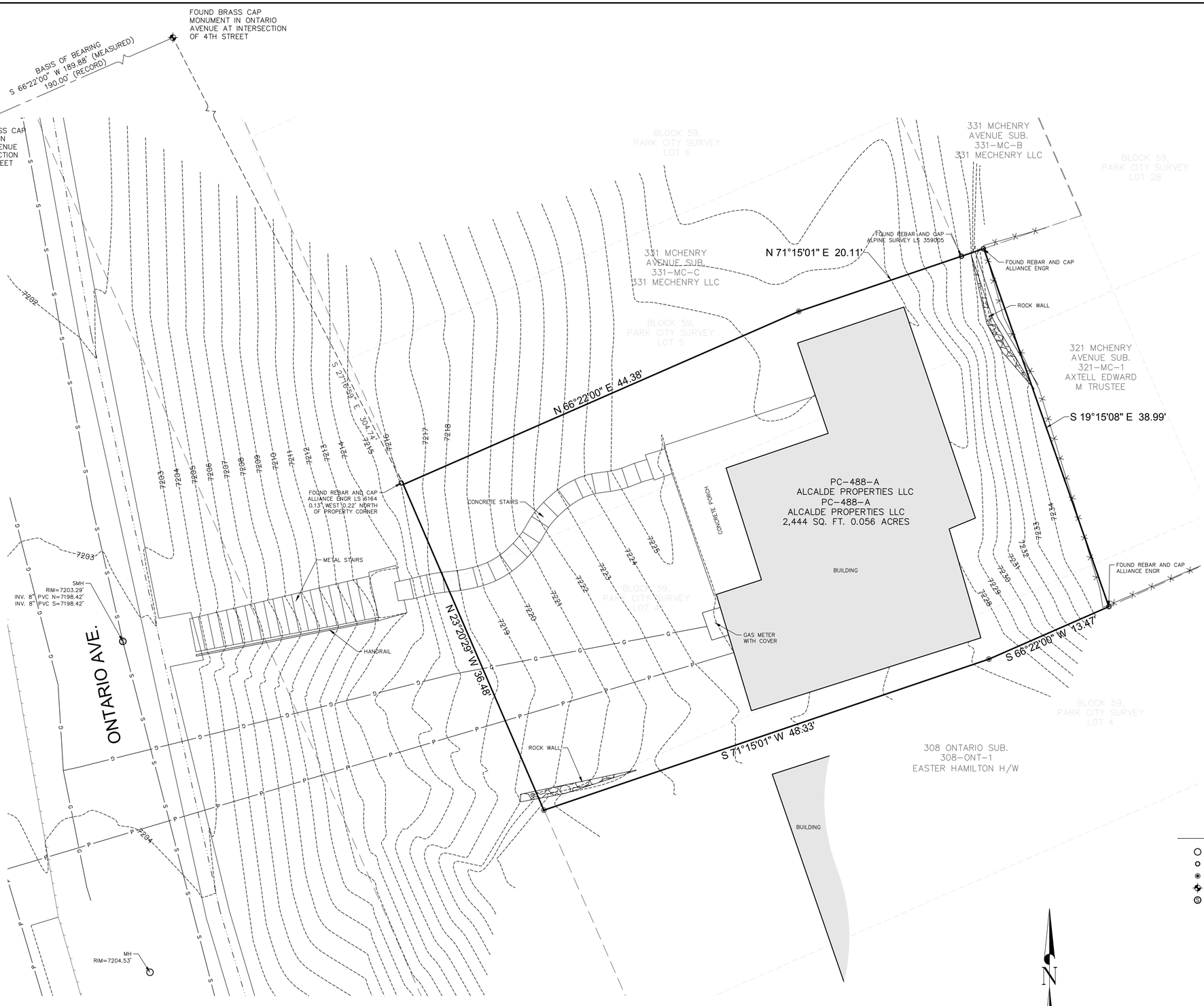
UTM GRID AND 2011 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



Imagery.....NAIP, July 2009 - August 2009
Roads.....©2006-2010 Tele Atlas
Names.....GNIS, 2009
Hydrography.....National Hydrography Dataset, 2009
Contours.....National Elevation Dataset, 2008

U.S. National Grid
100,000-m Square ID
VL / VK 45 00
Grid Zone Designation
12T

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)



GRAPHIC SCALE

5 0 2.5 5 10

1" (INCH) = 5 ' (FEET)

Surveyor's Certificate

I, Nathan B. Weber, certify that I am a Professional Land Surveyor as prescribed under the laws of the state of Utah and that I hold license no. 5152762. I further certify that a land survey was made of the property described below, and the findings of that survey are as shown hereon.

Deed Description
Book 2258 Page 0617

Lot Number three(3), in Block Number fifty-nine(59) Park City Survey, Park City, Summit County, Utah; according to the amended Plat thereof on file in the Office of the Recorder of Summit County.

Together with a portion of Lots 4 and 5, Block 59, Amended Plat of PARK CITY SURVEY: more particularly described as follows: Beginning at a point SOuth 23°38'00" East 13.59 along the Easterly right of way line of Ontario Avenue from the Northwest Corner of Lot 5, Block 59, Park City Survey,; and running thenceNorth 66°22'00" East 44.38 feet; thenceNorth 71°15'01" East 30.73 feet to the Easterly line of Lots 5 and 4; thencealong the said Easterly line SOuth 23°38'00" East 33.80 feet to the Southeasterly Corner of Lot 4; thenceSOuth 66°22'00" West 75.00 feet to the Southwesterly Corner of Lot 4 and the Easterly right of way line of Ontario; thencealong aid Easterly line North 23°38'00" West 36.41 feet to the point of beginning.

Less the following:
A portion of Lot 3, block 59, Amended Plat of PARK CITY SURVEY, more particularly described as follows:Beginning at a point South 23°38'00" East 50.38 feet along the Easterly right of way line of Ontario Avenue from the Northwest Corner of Lot 5, Block 59, Park City Survey; and running thenceSouth 23°38'00" East 24.62 feet to the South Corner of Lot 3, Block 59, Park City Survey; thencealong said Southerly line North 66°22'00" East 75.00 feet to the East Corner of said Lot 3; thenceNorth 23°38'00" West 20.51 feet along the Easterly line of said Lot 3; thenceSouth 66°22'00" West 26.89 feet; thenceSouth 71°15'01" West 48.29 feet to the point of beginning.

Also less and excepting the following:
Commencing at the Northeasterly Corner of said Lot 5; and running thenceSouth 23°38'00" East 16.21 feet to the true point of beginning; thenceSouth 23°38'00" East 38.29 feet; thenceSouth 66°22'39" West 13.42 feet; thenceNorth 19°28'43" West 39.29 feet; thenceNorth 71°15'01" 10.61 feet to the point of beginning.

As-Surveyed Description

A Parcel of land located in Block 59, Park City Survey, which is located in the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southwest Corner of Lot C, 331 McHenry Avenue Subdivision, as recorded in the Office of the Recorder of Summit County, Utah, said point is South 27°16'59" East 304.74 feet from the Brass Cap Monument located in Ontario Avenue at the intersection of Fourth Street and running;

thence North 66°22'00" East 44.38 feet along the Southeasterly line of said Lot C, 331 McHenry Subdivision;

thence North 71°15'01" East 20.11 feet along said Southeasterly line of Lot C & B, 331 McHenry Avenue Subdivision to the Westerly line of 321 McHenry Avenue Subdivision;

thence South 19°15'08" East 38.99 feet along the Easterly line of said 321 McHenry Avenue Subdivision to the Northwesterly line of 308 Ontario Subdivision;

thence South 66°22'00 West 13.47 feet along the Northwesterly line of said 308 Ontario Subdivision;

thence South 71°15'01" West 48.33 feet along the Northwesterly line of said 308 Ontario Subdivision;

thence North 23°20'29" West 36.48 feet to the point of beginning.

Parcel contains 2,444 Sq. Ft. or 0.056 Acres.

LEGEND

- Manhole
- Found Property Corner
- Property Corner
- Found Monument
- Sewer Manhole
- Boundary Line
- Adjoiner Line
- Block 59, Lot Lines
- G — Adjoiner Line per Deed
- S — Easement Line
- P — Overhead Power Line
- Fence Line
- Flow Line
- Edge of Asphalt Line

Narrative:

The basis of bearing is South 66°22'00" West between the found monuments on Ontario Avenue and Fourth street and Marsac Avenue and Fourth street of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian as shown.

The purpose of this survey is to retrace and monument the boundary of the above described property according to the official records and the location of pertinent existing improvements located on the ground.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

No.	DATE	REVISIONS	BY

DRAWN BY: MGO SURVEY DATE: 6/15/2015

PROFESSIONAL LAND SURVEYOR
No. 5152762
NATHAN B. WEBER
7/1/15
STATE OF UTAH

DIAMOND
LAND SURVEYING, LLC
Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
A.L.T.A. & A.C.S.M. Surveys
5243 South Greenpine Drive
Murray, Utah 84123
Phone (801) 266-5099 Fax (801) 266-5032
office@diamondlandsurveying.com
www.diamondlandsurveying.com

BOUNDARY AND TOPOGRAPHY SURVEY
316 ONTARIO AVENUE
PARK CITY, UTAH

BRAD BRAINARD

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DATE PLOTTED 7/1/15

JOB No. 15-079

SHEET 1 OF 1

ONTARIO AVENUE (WEST) STREETSCAPE

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GARAGE STRUCTURE FOR
ALCALDE PROPERTIES LLC
PCC-488-A

36 ONTARIO
PARK CITY, UTAH

summitdesign
architecture
p.o. box 681302 park city, utah 84068
435.649.2055

STREETSCAPE

AUG 14 '20

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

SHEET

Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: The Washington School Inn
Application: PL-20-04477
Author: Browne Sebright
Date: October 13, 2021
Type of Item: Hotel, Minor Conditional Use Permit

Recommendation

(I) Review the Applicant's request to convert the Washington School Inn from a Bed & Breakfast to a Minor Hotel, (II) conduct a public hearing, and (III) consider approving the Minor Hotel Conditional Use Permit subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Washington School House LLC, represented by Graham Gilbert
Location:	543 Park Avenue
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Residential; Parking Structure; Offices
Reason for Review:	The Planning Commission reviews and takes final action on Conditional Use Permits[1]

Acronyms

CUP	Conditional Use Permit
HR – 1	Historic Residential – 1
LMC	Land Management Code
WSI	Washington School Inn

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Background

On April 28, 2021, the Planning Commission conducted a work session on the proposed Conditional Use Permit (Staff Report and Exhibits; Minutes, p. 3).

The Washington School House was constructed in 1889 during Park City's Settlement & Mining Boom Era (1868-1893). The Structure is one of the few to survive the Great Fire of 1898. In 1978, the Washington School House was nominated for listing on the National Register of Historic Places. The Washington School House is also a Landmark Historic Structure on the Park City Historic Sites Inventory (Exhibit O).[2] The Detached Accessory Garage was built sometime between 1941 and 1978. While the garage is non-Historic, it would have been permitted at the time of construction and can be

[1] LMC § 15-1-8(G).
[2] LMC § 15-11-10(D).

considered a valid Non-Complying Structure. The table below shows the applicable zoning codes for Detached Accessory Garages in the 1968 and 1976 LMCs. The setbacks for the garage complies with both of these codes.

R-M Residential Zoning District (1968)	HR-1 Residential Zoning District (1976)
The minimum side yard for a private garage or other accessory building located at least (6) feet on the rear of the main building, shall be one (1) foot.	The minimum side yard for a private garage or other structure located at least six (6) feet from the rear of the main building shall be one (1) foot, except when openings are proposed on an exterior wall adjacent to the property line, at which time the minimum shall be three (3) feet.

By the 1980s, the Washington School House had fallen into disrepair. The Land Management Code (LMC) at that time allowed Bed & Breakfast and Minor Hotel Uses within Historic Structures in the Historic Residential – 1 Zoning District to incentivize the rehabilitation and preservation of Historic Structures.[3]

1983 Bed & Breakfast Conditional Use Permit Approval

On September 1, 1983, the Washington School House Property Owner applied to rehabilitate the Structure and convert it to a Bed & Breakfast (Exhibit B). On September 21, 1983, the Historic District Commission approved a Conditional Use Permit (CUP) to operate a 14-room Bed & Breakfast with an additional room for the caretaker (Exhibit C). In 2011, the Applicant completed an interior renovation and reduced the number of rooms from 15 to 12 (Exhibit D).

2001 Plat Amendment Approval

On June 7, 2001, the City Council approved a Plat Amendment to combine seven old town Lots into one Lot of Record. The combined Lot is known as Lot 1 of the Washington School Inn Replat. At the time of the Plat Amendment, Lot 1 contained all the improvements and structures on the property, including the Accessory Garage.

2001 Garage Renovation Community Development Director Determination

On November 5, 2001, the Park City Community Development Director issued a determination letter for the renovation of the Accessory garage that found that the WSI garage met the criteria of the 1983 Conditional Use Permit, and that the conversion of the roof of the garage to a flat-roof/terrace was allowed in the HR-1 Zoning District. However, the determination letter states that, “programing the flat-roof/terrace for outdoor commercial activities which are inconsistent with the character and scope of bed and breakfast inn operations is not permitted under the 1983 conditional use permit or the HR-1 district regulations.”

[3] LMC § 15-2.2-2(B).

2010 Outdoor Pool Conditional Use Permit Approval

On November 10, 2010, the Planning Commission approved the request for a Private Recreation Facility Conditional Use Permit for the purposes of constructing a swimming pool. Finding of Fact #15 stated, “passive use of the Washington School Inn garden and grounds by patrons of the Inn are a permitted use in the HR1 zone and consistent with the 1983 conditional use permit approval. Organized events for the Washington School Inn patrons and/or the general public including parties, weddings, or other public assemblies, are not permitted in the HR1 zone and are outside the scope of the 1983 conditional use permit”.

2012 Outdoor Pool Modification to Conditional Use Permit Approval

On August 22, 2012, the Planning Commission approved a Modification to the Conditional Use Permit to expand the site to include Lot 34 of Block 5 of the Park City Survey. The purposed of this modification was to allow for the Washington School Inn, which owns both Lot 1 of the Washington School Inn Replat and Lot 35 of Block 5, to enclose both properties by a six-foot-high fence. The only improvements that were proposed for Lot 35 were steppingstones, vegetation, and the extension fence around the Lot. Condition of Approval 2 states that, “if the owner plans to build a structure on Lot 34 in the future, the conditional use permit must be modified to review the proposed change. If the owner chooses to develop the lot separately, the CUP must be modified to no longer include Lot 34”.

Request for a Minor Hotel Conditional Use Permit to Expand the Use to include Accessory Facilities for Events

In 2020, the Applicant submitted a CUP application to convert the Washington School Inn (WSI) Bed & Breakfast to a Minor Hotel. A Bed & Breakfast requires the Property Owner or manager to live on-site—or to have a manager on the site 24-7—and is limited to guest rooms and facilities for guest meals, whereas a Minor Hotel allows for accessory facilities like restaurants, bars, spas, meeting rooms, group dining facilities, and other activities customarily associated with Hotels. Please see Exhibit B to read the Applicant’s Project Description. The Applicant’s Parking Study indicates the Applicant proposes private events for corporate retreats, weddings, and other milestones for those who are not overnight guests (Exhibit M).

The table below outlines previous land use approvals for the property:

Meeting Date	Summary	Links and Exhibits
September 21, 1983	Historic District Commission approved a Conditional Use Permit (CUP) to operate a 14-room Bed & Breakfast with an additional room for the caretaker.	CUP Application (Exhibit C) CUP Approval Letter (Exhibit D)
June 7, 2001	City Council approved a Subdivision Plat	Staff Report (starting

	that combined 7 old town lots into one lot of record for the historic building (WSI-1).	page 47) Minutes (starting page 14) Ordinance (starting page 191)
November 5, 2001	The City approved renovations to the non-historic, detached garage on the property because it qualifies as an allowed accessory building.	Community Development Director determination letter (Exhibit E)
December 22, 2001	The Planning Commission upheld the Community Development Director's determination interpreting the Land Management Code	Staff Report (Exhibit F)
November 10, 2010	Planning Commission approved a Conditional Use Permit (CUP) for a private recreation facility, which allowed a lap pool behind the Washington School House.	CUP Approval Letter (Exhibit G)
May 24, 2011	Planning Department approved an Administrative Conditional Use Permit to allow the Applicant to complete a total interior renovation of the Washington School House. As part of the renovation, the Applicant decreased the number of rooms from 15 to 12.	Administrative CUP Approval Letter
August 22, 2012	Planning Commission approved a modification to the 2011 CUP. The modification expanded the site to include landscaping improvements on Lot 34 of Block 5 of the Park City Survey.	CUP Approval Letter (Exhibit H)
June 24, 2015	Planning Commission approved a modification to the Bed & Breakfast CUP to shift the laundry facilities from the basement of the WSI to the detached garage, which was being used for storage (and has never been used for parking).	CUP Approval Letter (Exhibit I)

On April 28, 2021, the Planning Commission held a public hearing on the proposed Minor Hotel Conditional Use Permit and asked questions of the Applicant regarding clarification of what rights the property would have as a Minor Hotel versus a Bed and Breakfast, whether the proposed parking on Woodside Avenue would bring additional traffic to that street, pedestrian access, employee parking, lighting, and deliveries to the property.

The change in Use from a Bed and Breakfast to a Minor Hotel is discussed in Analysis I,

and includes how the proposed Conditional Use Permit would impact how the property is used, and what constraints would remain by nature of the property's location in a residential zoning district. Parking management is discussed in Analysis IV in this Staff Report, which includes an overview of guest and employee parking, deliveries to the property, and the parking space on Woodside Avenue. Lighting and other externalities requiring mitigation are discussed in Analysis III, and include an overview of the relevant Conditions of Approval. The Applicant has also updated the proposed Management Plan to address these questions and includes a "Supplemental Information" section with succinct responses (Exhibit A).

Additionally, on August 26, 2021, Staff took this application to the Neighborhood Traffic Management Program (NTMP) for review and discussion based on the questions raised at the Planning Commission Public Hearing. The recommendations from the NTMP are discussed in Analysis III, and include notifying and encouraging employees of the Ride On Park City program to use public transit for their commute. This program works by matching the user with others residents and employees taking similar trips in order to enable alternative trips to single occupancy vehicles. This program connects employees to carpools, bikes, buses, and pedestrian routes through a single

Analysis

The Planning Commission reviews and takes final action on Conditional Use Permits.[4] The Planning Commission approves Conditional Use Permits "if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." [5]

Criteria the Planning Commission considers when evaluating Conditional Uses include traffic, location and amount of off-street parking, noise and other factors that might affect people and property off-site, control of delivery and service vehicles, and loading and unloading zones. [6]

(I) The Applicant states the purpose of the proposed Minor Hotel Use is to continue much the same as the existing Bed and Breakfast Use.

In the Applicant's Project Description, it states that, "the proposed Hotel, Minor will not create special issues that need to be mitigated. Functionally, the proposed use will continue much the same as the existing, Bed and Breakfast use".

The Applicant notes that they do not intend to increase the number of staff as a result of the contemplated change and that there will be no changes to the historic Washington School House and its accessory facilities. The proposed change in use would impact the parking requirement for the property, requiring the Washington School House Inn to construct a 12th spot on the property, however, the Applicant is seeking a reduction in the parking requirement by the Planning Commission to keep the grounds

[4] LMC § 15-1-8(G).
[5] LMC § 15-1-8(G).
[6] LMC § 15-1-10(E).

of the WSI in its present condition.

As a Bed and Breakfast Inn, the passive use of the Washington School Inn garden and grounds by patrons of the Inn are a permitted use in the HR-1 Zoning District and that use is consistent with the 1983 conditional use permit approval. However, organized events for the Washington School Inn patrons and/or the general public including parties, weddings, or other public assemblies are outside the scope of the 1983 Conditional Use Permit.

The WSI website currently advertises several kinds of events that can take place in the Washington School House and on its grounds. These include weddings, executive retreats, and “special events”. Because organized events at the WSI are not permitted under the scope of the 1983 Conditional Use Permit, the Owner must seek a Permit for each event that requires licensing or services beyond the normal scope of business; and/or temporary events that do not normally occur with the permitted venue use. Staff has not found record of any Administrative CUP for an event, nor any record of a Special Event Permit for this property. In 2017, a representative from a marketing company sought information on holding a Corporate-Sponsored event at the WSI, but the application was withdrawn.

The current designation of a Bed and Breakfast allows the WSI to operate as a lodging use where typical lodging services are provided, such as daily maid services. By contrast, a Hotel is defined as a lodging facility that, “includes accessory facilities such as restaurants, bars, spas, meeting rooms, on-site check-in lobbies, recreation facilities, group dining facilities, and/or other facilities and activities customarily associated with Hotels, such as concierge services, shuttle services, room service, and daily maid service”.

The Owner seeks the proposed Minor Hotel Use so that they can use the property for occasional Private Events, which are defined as, “an event, gathering, party or activity that is closed to the general public or that requires an invitation and/or fee to attend”. Private Event Facilities are not a permitted Use in the HR-1 Zoning District, which are defined as, “a facility where the primary Use is for staging, conducting, and holding Private Events”. The Applicant is proposing to retain the Minor Hotel use as the primary use of the property, with the ability to hold occasional private events.

Additionally, the HR-1 Zoning District does not include an Outdoor Use or Event as an Allowed or Conditional Use.[7] An Outdoor Use or Event is defined as any land Use, Business or activity that is not conducted entirely within an enclosed Building or Structure. Outdoor Uses include outdoor dining; outdoor food and beverage service stations and carts; outdoor storage; and outdoor events and music. Staff has determined that as conditioned

The Owner has an active Nightly Rental business license with Park City’s Finance Department. The current business license has an assessed fee for the 12 rental rooms

[7] LMC § 15-2.2-2

but does not currently assess the other internal and external spaces for guests on the property. Staff recommends the Owners of the WSI provide updated business operations and square footages to the Finance Department upon renewal of their business license so that the WSI will be assessed a licensing fee that is consistent with how other Park City hotels are assessed (Conditions of Approval 32).

Section 4-5-3 of the Park City Municipal Code regulates Nightly Rental business license.[8] The Code limits the use of Nightly Rentals for, "commercial uses not otherwise permitted in the zone. Nightly rentals may not be converted to Corporate Sponsor or Business houses which are used primarily to distribute retail products or personal services to invitees for marketing or similar purposes, regardless of whether such products or services are charged for".

Staff analyzed the proposal and is recommending that the Planning Commission consider approving the Minor Hotel Conditional Use Permit for the WSI, subject to Conditions of Approval that are intended to memorialize the status quo of existing events and activities that take place on the site in its current configuration.

The following table establishes the maximum number of hotel guests, outside guests, and employees that have historically been permitted on-site during the 1983 CUP, what the Applicant is proposing, and what Staff recommends.

	1983 CUP	**Applicant's Proposal**	**Staff Recommendation**
Overnight Guests	Maximum occupancy of the WSI is approximately 30 guests	No change—maximum occupancy is approximately 30 guests	No change—maximum occupancy is approximately 30 guests
Nonresident Guests	Non-resident guests are not permitted under the 1983 CUP	Maximum of 30 non-resident guests	No maximum of non-resident guests, but 50 guests maximum
Employees	No maximum – WSI operates normally with no more than 5 employees	Maximum of 8 employees	**Condition of Approval 9** Maximum of 8 employees, including valet staff
Total Occupancy	Approximately 35 people	68 people	**Condition of Approval 10** 50 guests maximum, 8 employees maximum

(II) The proposed Minor Hotel complies with the Historic Residential – 1 Zoning District requirements outlined in LMC Chapter 15-2.2.

[8] LMC § 5-4-3(B)(11)

The purposes of the Historic Residential – 1 (HR – 1) Zoning District are in part to preserve present land Uses and character of the Historic residential Areas of Park City, encourage the preservation of Historic Buildings and/or Structures, and to maintain existing residential neighborhoods.[9]

The HR – 1 Zoning District requires the following Lot and Site requirements:[10]

Zoning Requirement	Analysis of Proposal
There is no Minimum Lot size for Minor Hotels	Lot 1 of the Washington School Inn Replat is 13,068 square feet. Lot 34 of Block 5 of the Park City Survey is 1,875 square feet
Minimum Lot width is 25 feet	**Complies** The width of Lot 1 of the Washington School Inn Replat is 100 feet. The width of Lot 34 of Block 5 of the Park City Survey is 25 feet.
Maximum Building Footprint for a 13,068-square-foot Lot is 3,135 square feet[11]	**Historic Buildings that do not comply with Building Footprint are valid Non-Complying Structures.** [12] The Building Footprint for the Washington School House is 3,507 square feet. The Footprint of the Detached Accessory Garage is 483 square feet.
Front and Rear Setbacks for Lots over 100 feet in length are 15 feet each for a total of 30 feet	**Historic Buildings that do not comply with Building Setbacks are valid Non-Complying Structures.** The Front Setback for the WSI is zero feet (0'); the Front Setback for the Detached Accessory Garage is twelve feet (12'). The rear setback of the WSI is seventy-five feet (75').
Side Setbacks for Lots up to 100 feet wide are 10 feet each for a total of 24 feet Detached Accessory	**Historic Buildings that do not comply with Building Setbacks are valid Non-Complying Structures.** The south Side Setback of the WSI is 5.5 feet.

[9] LMC § 15-2.2-1.
[10] LMC § 15-2.2-3.
[11] MAXIMUM FP = (A/2) x $0.9^{A/1875}$ where FP = maximum Building Footprint and A = Lot Area.
[12] LMC § 15-2.2-4.

Buildings, located a minimum of five feet (5') behind the Front facade of the Main Building, maintaining a minimum Side Setback of three feet (3')	The north Side Setback of the Detached Accessory Garage is 4.5 feet.

(III) The proposal, as conditioned, complies with Conditional Use Permit Criteria, as outlined in LMC Section 15-1-10.

In the HR – 1 Zoning District, Minor Hotels are a Conditional Use and require a Conditional Use Permit. LMC § 15-1-10 outlines Conditional Use Permit criteria.

> The Planning Department and/or Planning Commission must review each of the following items when considering whether or not the proposed Conditional Use mitigates impacts of and addresses the following items.[13]

The criteria the Planning Commission evaluates for Minor Hotel Conditional Use Permits are outlined below with staff analysis and recommended Conditions of Approval:

Criteria	Analysis of Proposal
Size and Location of Site	**Condition of Approval 30** The proposed Conditional Use Permit applies to both Lot 1 of the Washington School Inn Replat and Lot 34 of Block 5 of the Park City Survey. Staff recommends that a Condition of Approval require that the Applicant submit a Plat Amendment Application within 30 days of CUP approval and that a Plat Amendment be reviewed and approved within 1 year of the approval of the CUP to combine the two Lots into one Lot of Record. Creating one Lot will join Lot 34 of Block 5 to the Washington School Inn Lot, preventing the potential future sale of Lot 34 of Block 5. This will provide an opportunity for additional parking on the site if parking management subject to the CUP Conditions of Approval does not adequately mitigate the parking impact.
Traffic capacity	**Condition of Approval 23** The proposed Management Plan requires a valet to

[13] LMC § 15-1-10(E)

	be stationed outside the Washington School House on Park Avenue during guest arrival and departure. As vehicles arrive during an event, the valet(s) will direct them to temporarily park in the Washington School House's driveway, or in the pull-out (public residential parking) on Park Avenue utilizing residential parking permits. As a business within the Residential Permit Program, the WSI is eligible to receive one residential guest permit along with their residential parking permit which is only to be used during periods when guests are visiting the permit holder's address. When guests depart, the valet(s) will return vehicles to them at the driveway, or in the pull-out on Park Ave. The valet(s) are counted towards the maximum of 8 employees permitted on site. The Development Review Committee did not identify any issues regarding traffic counts or capacity of streets in the area. Recommendations from the Neighborhood Traffic Management Program include notifying and encouraging employees of the Park City Ride On program to use public transit for their commute.
Utility capacity	**No unmitigated impacts** 543 Park Avenue is accessed by Park Avenue, which serves as a utility easement. The Development Review Committee did not identify any issues regarding utility capacity.
Emergency vehicle access	**Condition of Approval 26** Guests must arrive via Park Avenue. Woodside Avenue is not to be used for event arrival or parking. The property will be accessed via Park Avenue and Woodside Avenue. Woodside Avenue access is limited to service vehicles, consistent with the 2010 CUP Approval for pool service and delivery vehicles.
Off-street parking	**Conditions of Approval 12 and 13** Please see the analysis below for the recommended off-street parking.

Internal vehicle and pedestrian circulation	**Condition of Approval 24** The WSI will have standard interior circulation, and vehicular access will be provided via a driveway off Park Avenue. The internal circulation, including the queuing of guests, location of the valet service, and the use of the primary and sidewalk-level entrances is outlined in the proposed Management Plan (Exhibit A).
Fencing, screening, landscaping to separate use from adjoining properties	**Condition of Approval 28** The project will maintain the existing landscaping of shrubs and trees to separate the WSI from adjacent land uses. Staff recommends that the Planning Commission grant a one-year grace period to the Owner to retain the grove of trees in the northwest corner of the property in lieu of a twelfth parking space. No change to fencing is proposed (See Parking, Section IV).
Building mass, bulk, and orientation	**No unmitigated impacts** No changes are proposed to the existing structures on site.
Usable open space	**No unmitigated impacts** No changes are proposed to the existing open space on site.
Signs and lighting	**No unmitigated impacts** No changes to existing approved signs are proposed. Outdoor lighting must comply with LMC § 15-5-5-(J). All outdoor lighting must be 3,000 degrees Kelvin or less by December 31, 2024. Fully Shielded outdoor lighting is required for new construction.
Physical design and compatibility with surrounding structures	**Condition of Approval 29** If the Owner chooses to or is required to construct the 12th parking space, all significant vegetation that is removed during the construction of the twelfth parking spot must be replaced on-site.
Noise, vibration, odors, steam, or other mechanical factors	**Conditions of Approval 13** Staff seeks clarification from the Planning Commission on whether the proposed Minor Hotel Use, as conditioned, should allow for the

	memorialization of outdoor events at the Washington School Inn. The proposed hours of operations for outdoor events are 8:00 AM to 10:00 PM. Each event is subject to the proposed Noise Management Plan. Patio and lawn events shall be programmed and oriented to minimize sound impacts to the surrounding neighbors. The Owner shall regularly monitor noise levels to ensure compliance with the Noise Ordinance. Non-amplified live music, amplified background music, and amplified speeches are allowed during patio and lawn events.
Control of delivery and service vehicles, loading and unloading screening of trash and recycling pickup areas	**Conditions of Approval 16** Consistent with the 2010 CUP Approval (PL-10-01066), pool service and delivery vehicles may use Woodside Avenue. All other delivery and service vehicles shall park on Park Avenue. Vehicles less than 14' in length may park temporarily in the driveway at Washington School House, provided that the vehicles do not block the sidewalks. The driveway shall not be counted towards the parking requirements. The Owner shall use reasonable efforts to schedule event-related delivery and pickup on days other than the event.
Expected ownership	**No unmitigated impacts** No change in ownership is proposed.
Environmentally Sensitive Lands, Physical Hazards, Historic Mining Waste, Park City Soils Ordinance, Steep Slope	**No unmitigated impacts** The proposed twelfth parking space on Woodside Avenue will require a Steep Slope Conditional Use Permit. Significant vegetation that is removed if the twelfth parking spot is constructed must be replaced on-site. The other criteria are not applicable for this application. Property is not located in any additional Overlay Zones, Environmentally Sensitive Lands, or Park City Soils Ordinance Parcels.
General Plan consistency	**Complies; Condition of Approval 27** The project site is located within the Old Town neighborhood of Park City. The General Plan stresses the importance of infill development being

	compatible in the neighborhood context and subordinate to existing historic structures. The proposed conversion from a Bed & Breakfast to a Minor Hotel preserves the existing historic development of the site. Strategy 3.1 of the General Plan (starting on page 44) encourages development and redevelopment to increase the potential for multi-modal transportation options. The Owners have documented how the proposal encourages walking, biking, public transportation, and shuttle services over the single-occupancy vehicle. The WSI will be required to install three (3) bicycle Parking Spaces on site, as required by LMC 15-3-9 (A). In Section 6.4 of the General Plan (starting on page 28), the plan stresses that the character of historic sites must be retained and preserved. The plan indicates that the traditional aspects of sites (such as vegetation and landscaping) are threatened by parking demands and that many sites are losing their historic integrity due to the addition of driveways, parking pads, and the removal of landscaping elements to accommodate the car. By granting a one-year grace period during which the parking requirement is reduced from 12 spaces to 11 as requested by the Applicant, the Planning Commission would help preserve the site-specific details that contribute to the overall historic character of the streetscape and the neighborhood.

(IV) The applicant seeks Planning Commission approval to reduce the parking requirement. [14]

LMC § 15-3-6(B) requires one parking space per room and one parking space per on-duty manager for Bed & Breakfasts, and one parking space per room and one space per 200 square feet of separately leasable commercial space for Minor Hotels. While Historic Structures in the HR – 1 Zoning District that do not comply with parking are valid Non-Complying Structures, "Conditional Uses proposed on the Site . . . . shall comply with parking requirements of Chapter 15-3."[15]

[14] LMC § 15-3-7(A)
[15] LMC § 15-2.2-4.

In 1983, staff recommended 0.66 parking spaces per hotel room and 1 space for the caretaker's unit (Exhibit J). The 1983 Bed & Breakfast CUP required two Conditions of Approval to address parking:

1. That an agreement acceptable to the City Attorney that commits the developer to provide 11 parking stalls for the Washington School be recorded.
2. That if the land to the north of the Sun Classics building is under City ownership, that the developer reach an acceptable agreement with the City for use of the land for stairways and parking access. The agreement should protect the possibility of closing the driveway to Main Street if necessary (Exhibit B).

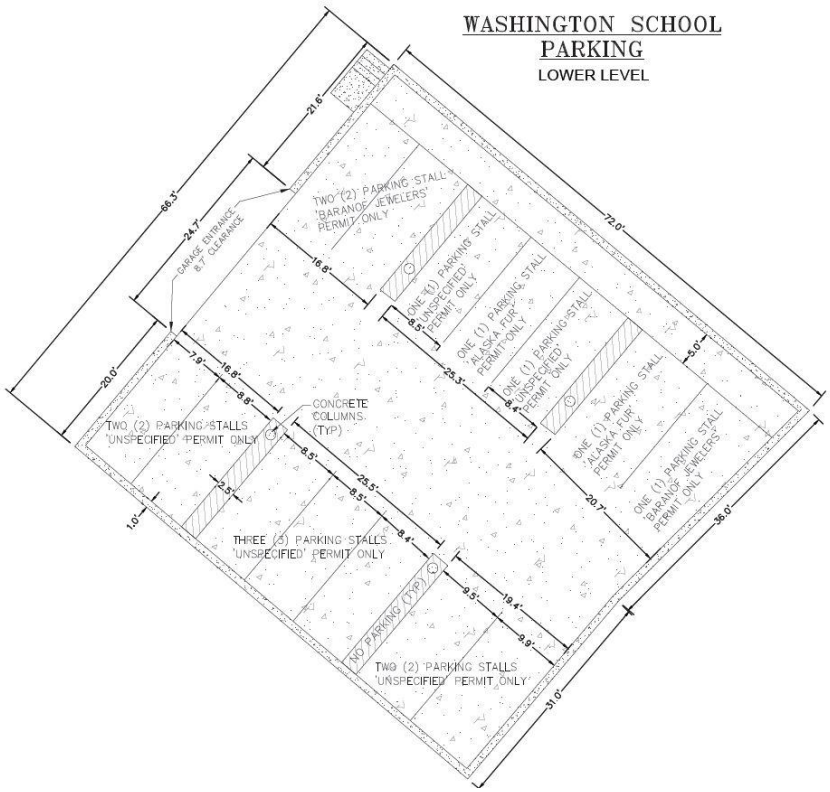
The Property Owner fulfilled both Conditions of Approval:

- On October 9, 1984, the Property Owner of WSI entered into an Easement Agreement for 11 parking spaces east across Park Avenue (Summit County Recorder Entry No. 225977; Exhibit K).

- In March of 1984, Park City Municipal Corporation and the Property Owner of WSI entered into a Non-Exclusive Easement Agreement to improve the Right-of-Way connecting Park Avenue and Main Street. The City granted to the WSI Property Owner a private non-exclusive pedestrian and vehicular Right-of-Way easement (Exhibit L). The Google Map image below shows the upper level of the Parking Structure:

The image below shows the Right-of-Way easement that provides access to the lower parking level (left).

The Applicant submitted the details of the upper-level and lower-levels of the Parking Structure:



As configured, five of the eleven parking spaces are substandard in width, and do not meet the required dimensions outlined in the Land Management Code. Per LMC § 15-3-3(F), parking Spaces must be at least nine feet (9') wide by eighteen feet (18') long. The City Engineer may approve minor variations in Parking Space dimensions. Four of the substandard parking spaces are between 8.4’ and 8.8’ feet in width. One parking space is 7.9’ in width. The Applicant has sought approval from the City Engineer to count the five substandard parking spaces toward the parking requirement.[16] On October 27, 2021, the City Engineer gave written support to a minor variation to the minimum parking stall dimensions, giving the following determinations:

1. The existing parking lot is considered a valid non-compliant structure, and remodeling is not feasible.
2. The striping of the parking stalls is limited by the location of the reinforced concrete columns (see Figure 3).
3. The hardship of the existing parking stalls being smaller than required by the city code is not self-imposed.
4. The existing striping still works for small and mid-size sedan vehicles.
5. The applicant could coordinate the parking of large size vehicles before a scheduled event.

LMC § 15-3-7 grants the Planning Commission discretion to reduce parking

[16] LMC § 15-3-3 (F)(1).

requirements for Conditional Uses:

The Applicant must prove by a parking study that the proposed parking is adequate. The parking study must analyze whether:

1. parking Uses will overlap,

2. commercial spaces within the project will serve those residing within the project rather than the general public, or

3. other factors that support the conclusion that the project will generate less parking than this Code would otherwise require.

In review of Conditional Use permits, the initial parking requirement is determined by referring to the requirements for the Use and the underlying zone. The Planning Commission may reduce this initial parking requirement to prevent excessive parking and paving. The Applicant must prove by a parking study that the proposed parking is adequate.

In March of 2021, the Applicant submitted the *Washington School House Inn Parking Study* ("Parking Study") completed by Hales Engineering (Exhibit M). The study identifies a total of 12 parking spaces for the WSI: 11 located across Park Avenue, one proposed along Woodside Avenue, and two in the existing driveway (leading to the detached garage that now serves as the laundry facility).

The Parking Study indicates that the Minor Hotel Use "would allow the Washington School House to host small, private events. These special events are anticipated to include small corporate retreats, and small, private celebrations for weddings or other milestone events." The Parking Study concludes that approximately 25% of overnight guests bring their own vehicles and require parking and that only three of the 12 parking spaces would regularly used, leaving nine parking spaces available for WSI events (Exhibit M, p. 4).

The Parking Study also identifies that WSI will manage parking during Private Events through use of a valet service.

In response to questions posed by Staff and Commissioners at the April 28, 2021, Planning Commission meeting, the Application provided the following information:

- If more than six (6) employees will be onsite, each employee in excess of six (6) employees shall be required to arrive at the Washington School House by walking, active transportation, or using public transit.. Employees who must park prior to taking transit will be required to park at the Homestake Lot and then use public transit (**Condition of Approval 25**). If the Homestake Lot is no longer available for employee parking, employees will be directed to park in other City-approved lots and then use public transit.

- The Driveway on Park Avenue is approximately fourteen feet (14') deep and eighteen feet (18') wide. The Owner does not propose to use space in the driveway to satisfy off-street parking requirements. However, appropriately sized delivery and service vehicles may park in the driveway at the Washington School House, provided that the vehicles do not block the sidewalks. To the extent possible, delivery and service vehicles shall use Woodside Avenue to separate those vehicles from vehicles associated with the private events. (**Condition of Approval 16**).

A Minor Hotel requires one off-street parking space per bedroom. The WSI has a parking easement for 11 spaces across Park Avenue and is proposing one new spot off Woodside Avenue. Staff recommends that Planning Commission reduce the parking requirement for the Conditional Use Permit from 12 spaces to 11 to maintain the status quo condition of WSI grounds and to preserve Significant Vegetation. This reduction in parking requirement is subject to a one-year grace period, during which the Owner will be responsible for proactive monitoring, documentation, and study of the parking conditions of the 11 spaces and the Residential Parking within 100' feet of the WSI on Park Avenue (Condition of Approval 18).

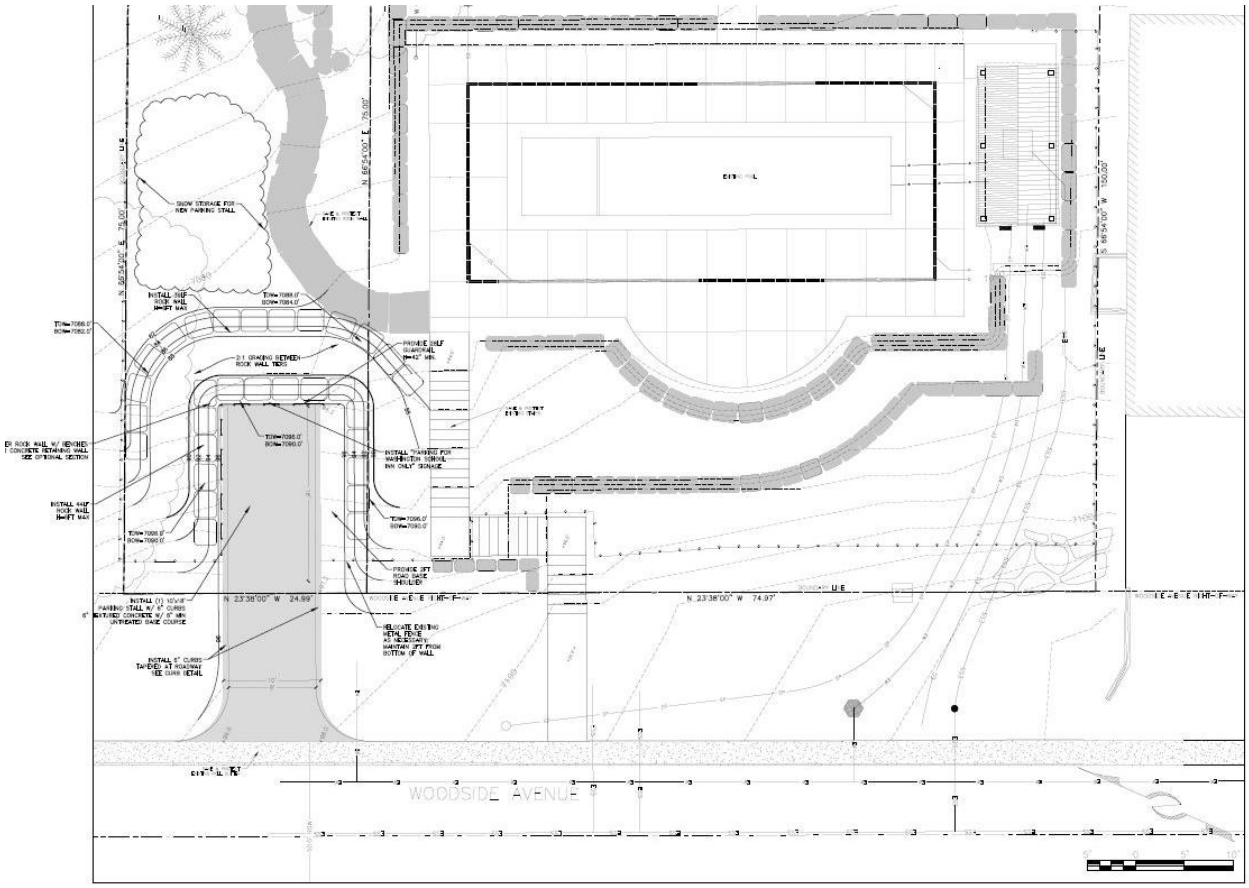
Additionally, Staff recommends the following Conditions of Approval to mitigate parking issues:

- **Condition of Approval 18:** the Owner must proactively monitor parking conditions on Park Avenue and Woodside Avenue, at locations within 100' of the Washington School Inn before, during, and after all events.
- **Condition of Approval 19:** WSI staff must monitor when guests improperly use public residential parking on Park Avenue and proactively work to relocate the vehicles as soon as possible, and to report improper use of residential parking to the City.
- **Condition of Approval 21:** the Owner of WSI must apply for a Special Use of Public Parking Permit to utilize the "Park Avenue Pullout" during private events.
- **Condition of Approval 20:** one year from the approval of the Conditional Use Permit, the Owner is required to provide an updated Parking Study to the Planning, Engineering, and Parking Departments that details the average and peak usage of the available parking spaces to validate whether the additional space is required. This study shall include photographs of on-street parking within 100' of the WSI during all Private Events. In order to finalize the parking conditions of the CUP, the Applicant shall return to the Planning Commission to seek final approval for the reduced parking requirements.
- **Condition of Approval 22:** If the parking study determines that the demand of spaces exceeds the available supply, or if the Parking Department finds that the residential parking on Park Avenue, Woodside Avenue, or other Rights-of-Way has been regularly disrupted during times that coincide with WSI private events, the Owner shall be responsible for executing the option of developing the 12th parking space on Woodside Avenue.

Staff have noted that the twelve (12) parking spaces only meets the requirement for the number of rooms offered and does not consider the parking space that is required, “separately leasable commercial space”. LMC Section 15-3-6 (B) requires 1 space per 200 sf of separately leasable commercial space. The Applicant has proposed using 2,273 square feet of indoor spaces for events, and 2,701 square feet of outdoor space for events. The LMC defines Net Leasable Floor Area in a way that specifically excludes unenclosed patios and decks, but if the WSI were a standalone Private Event Facility, the amount of leasable floor area would require 14 parking spaces. While the interior spaces are currently used by the WSI as dinning spaces for their Bed and Breakfast use, Staff seeks clarification from the Planning Commission on whether the parking requirement for Minor Hotel Use should be inclusive of the spaces required per room and the spaces required for separately leasable area.

The Management Plan for the Washington School House (Exhibit A) outlines the proposed parking conditions during a maximum occupancy event. WSI will proactively notify private event guests that a limited number of parking vouchers will be available, and during the private event, event staff will valet park the allowed vehicles (Condition of Approval 23). The remaining guests will arrive from off-site via shuttle, rideshare, taxi, public transit, or on foot. In the event that excess vehicles arrive, the Applicant proposes that the private event staff will direct the guests to park at their off-site lodging, or at lots identified in the Parking Management Plan, and then travel to the event by shuttle, rideshare, taxi, public transit, or on foot. Staff seeks input from the Planning Commission on whether additional Conditions of Approval that propose a solution *prior* to problems arising should be required.

If the Planning Commission determines the Applicant meets the criteria to reduce the parking requirement for the Conditional Use Permit, the Owner will remove the proposed Woodside Avenue parking space from the application. Based on the submitted drawings, it is possible for the Owner to fit two or more parking spaces off of Woodside Avenue. The Applicant submitted the details of the Woodside Avenue off-street parking space, shown below:



Section 15-2.2-10 of the Land Management Code requires the Property Owner to protect Significant Vegetation during any Development activity. Significant Vegetation is defined as large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

The Google Map image above shows the location of the proposed Woodside Avenue off-street parking space and the existing vegetation of that location.

However, the Land Management Code also allows applicants to remove Significant Vegetation when a certified arborist determines the vegetation is not healthy, and the Planning Director may require mitigation for loss of Significant Vegetation consistent with Landscape Criteria in Section 15-3-3 and Title 14. In this case, Staff recommends a one-year grace period whereby the additional space is not required to be provided (Condition of Approval 17) because as the intent of this recommendation for approval is to memorialize the status quo of the physical and operational conditions of the site and to maintain the vegetative buffer between the outdoor spaces of the WSI and the neighboring residential properties.

Condition of Approval 20 requires that in one year from the approval of the Conditional Use Permit, the Owner is required to provide an updated Parking Study to the Planning, Engineering, and Parking Departments that details the average and peak usage of the available parking spaces to validate whether the additional space is not required. To finalize the parking conditions of the CUP, the Applicant must return to the Planning Commission to seek final approval for the reduced parking requirements. The Planning Commission will consult the updated parking study and the recommendation from Planning, Engineering, and Parking Staff to determine whether residential parking on Woodside Avenue has been regularly disrupted during times that coincide with WSI events. If the Planning Commission makes the determination that additional parking spaces are required, the Owner shall be responsible for executing the option of developing the 12th parking space on Woodside Avenue (Condition of Approval 22).

Additionally, because this proposed parking space is on a vacant parcel – Condition of Approval 30 requires the applicant to complete a Plat Amendment within one year of the approval of the Conditional Use Permit to preserve the option of meeting additional parking requirements on site. If the Applicant develops the 12th parking space, a Steep Slope Conditional Use Permit will also be required (Condition of Approval 34).

The Applicant submit a Plat Amendment Application within 30 days of CUP approval and that a Plat Amendment be reviewed and approved within 1 year of the approval of the CUP to combine the two Lots into one Lot of Record. Creating one Lot will join Lot 34 of Block 5 to the Washington School Inn Lot, preventing the potential future sale of Lot 34 of Block 5. This will provide an opportunity for additional parking on the site if parking management subject to the CUP Conditions of Approval does not adequately mitigate the parking impact.

Department Review

The Development Review Committee and Planning, Engineering, and Legal Departments reviewed this application. The Neighborhood Traffic Management Program committee also reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website on August 25, 2021. Staff posted notice to the property and mailed courtesy notice to property owners within 300 feet on August 25, 2021. The *Park Record* published notice on August 25, 2021.[17]

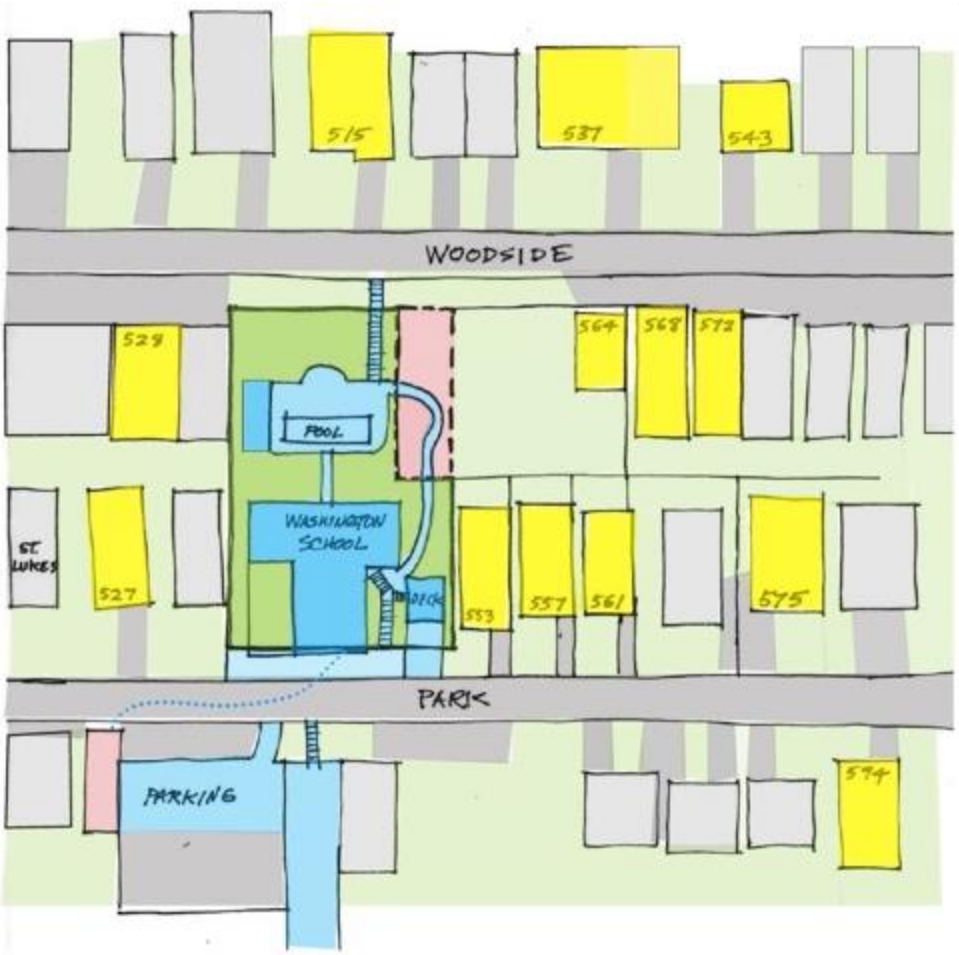
Public Input

On October 7, 2021, Planning Department Staff received a combined comment from 24 neighbors of the Washington School Inn who are in opposition to commercial outdoor events in the HR-1 Zoning District (Exhibit P). It states that they would like the Washington School Inn's CUP application to be denied and that they wish for the property to continue as a Bed and Breakfast use with limitations on parking and organized outdoor events.

This comment was signed by 24 homeowners of 17 homes on Woodside and Park Avenues. The names of the commentators include: John Plunkett, Barbara Kuhr, Mike & Katie Mueller, John & Dianne Browning, Linda & Will Cox, Robin & Bill Dark, Ben & Shelly Chigier, Larry Meadows, Clayton McNeel, Robert Gebhart, Jodi VanDresser, Jen Tashima, Tim & Alisa Hoffman, Jeff Love, Jim Tuton, Rachel & Kirk Wilson, and Kirsten Ehrich.

The comment included the map below, showing the homes in relation to the Washington School Inn property. The full map is included in Exhibit P.

[17] LMC § 15-1-21.



Alternatives

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

Exhibits

Attachment 1: Draft Final Action Letter
Exhibit A: Applicant's Proposed Management Plan
Exhibit B: Applicant's 2020 Project Description
Exhibit C: 1983 CUP Application for a Bed & Breakfast
Exhibit D: 1983 Conditional Use Permit Approval Letter
Exhibit E: November 5, 2001 Community Development Director Determination
Exhibit F: December 12, 2001 Planning Commission Staff Report
Exhibit G: November 10, 2010 Planning Commission Approval for Outdoor Pool
Exhibit H: August 21, 2012 Planning Commission Conditional Use Approval Letter
Exhibit I: June 24, 2015 Planning Commission Approval Letter to Relocate Laundry
Exhibit J: September 21, 1983 Conditional Use Permit Staff Report

Exhibit K: 1984 Parking Easement Agreement
Exhibit L: 1984 Non-Exclusive Agreement with Park City Municipal
Exhibit M: Hales Engineering Parking Study
Exhibit N: 2012 Historic Preservation Board Award to Washington School House
Exhibit O: Washington School House Historic Site Form
Exhibit P: Neighbor's Concerns for the Washington School CUP

October 13, 2021

Graham Gilbert
543 Park Avenue
Park City, UT 84060
ggilbert@swlaw.com
801-201-6526

CC: Washington School House LLC

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	543 Park Avenue
Zoning District:	Historic Residential – 1 (HR-1)
Application:	Minor Hotel Conditional Use Permit
Project Number:	PL-20-04477
Action:	Approved with Conditions
Date of Final Action:	October 13, 2021
Project Summary:	The proposal is to convert the Washington School Inn from a Bed & Breakfast to a Minor Hotel

Action Taken

On October 13, 2021, the Planning Commission conducted a public hearing and approved the proposal to convert the Washington School Inn from a Bed & Breakfast to a Minor Hotel according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The property is located at 543 Park Avenue.
2. On February 18, 2020, the Planning Department received a Conditional Use Permit (CUP) application for the conversion the Washington School Inn from a

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Bed & Breakfast to a Minor Hotel at 543 Park Avenue. The property is located in the Historic Residential (HR-1) District. The property includes two Lots: Lot 1 of the Washington School Inn Replat (13,068 square feet) and Lot 34 of Block 5 of the Park City Survey (1,875 square feet).

3. The property is located in the Historic Residential (HR-1) District.
4. The property is a through-lot, with frontages on Park Avenue and Woodside Avenue.
5. The primary access to the property is from Park Avenue, a public street.
6. The neighborhood is characterized by a mix of historic and non-historic residential structures. The streetscape is dominated by homes set close to the street. The homes are a mix of one- to two-story residential developments, with a few three- to four-story houses.
7. The proposal complies with LMC 15-2.2-2(B) as a Minor Hotel is a Conditional Use in the HR-1 zone.
8. The proposal complies with LMC 15-2.2-3(A) as there is no minimum Lot Size for a Minor Hotels. The two Lots, when combined into one Lot of Record, total 14,943 square feet.
9. The proposal complies with LMC 15-2.2-3(E) as Historic Buildings that do not comply with maximum building footprint are valid Non-Complying Structures.
10. The proposal complies with LMC 15-2.2-5 Building Height as Historic Buildings that do not comply with maximum building height are valid Non-Complying Structures.
11. The proposal seeks a parking reduction in accordance with LMC 15-3-6(B) as a Minor Hotels require one (1) parking space per room or suite. The Applicant has a parking easement for eleven (11) parking spaces in a parking structure across the street. The Applicant requests that the parking requirement be reduced from twelve (12) spaces to eleven (11) to protect Significant Vegetation and to retain the vegetative buffer between the Washington School Inn and neighboring residential properties.
12. In accordance with LMC 15-3-7, the Applicant seeks a reduction in the initial parking requirement to prevent excessing parking and paving, and to preserve significant vegetation on Woodside Avenue. The Applicant has provided a parking study that shows the proposed parking is adequate.
13. The proposal must comply with LMC 15-5-2, as stipulated in Condition of Approval 2.
14. The driveway on Park Avenue is approximately 14’ deep and cannot accommodate many standard motor vehicles.
15. The property was posted and notice was mailed to property owners within 300 feet on August 25, 2021.
16. The findings in the Analysis section of this report are incorporated herein.

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Conclusions of Law

1. The CUP, as conditioned, is consistent with the Park City Land Management Code, specifically section 15-1-10.
2. The Use, as conditioned, is consistent with the Park City General Plan.
3. The effects of any differences in use of scale have been mitigated through careful planning.

Condition of Approval

1. All Standard Project Conditions shall apply.

HISTORIC DISTRICT AND BUILDING PERMIT REQUIREMENTS

2. The proposed project shall complete a Historic District Design Review for any exterior changes to the site.
3. Prior to, or at the time of Application for a permit for any Development, the Applicant shall file with the City evidence of notification to the appropriate registered Owners association(s).
4. If the Owner proposes future changes to windows, doors, exterior materials, roof or other elements regulated by the Land Management Code, it shall obtain separate approval in accordance with applicable sections of the Land Management Code and Historic District Design Guidelines.
5. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Director or Designee and the Final HDDR Design.
6. All lighting shall comply with the Land Management Code, and the Owner shall obtain a permit for the small, business identification sign proposed in the Management Plan in accordance with Title 12 of the City Code
7. All exterior lighting shall be down directed and shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.

OCCUPANCY

8. The hotel's occupancy and use shall be in accordance with applicable codes and the Conditions of Approval. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures.
9. The maximum number of employees on site shall be eight (8).
10. The maximum number of guests allowed on site is fifty (50), inclusive of overnight guests and nonresident guests.

EVENT MANAGEMENT

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11. The Owner shall comply with the Park City Noise Ordinance, City Code 6-3-9.
12. For each event, the Owner shall designate an Event Coordinator as described in the Management Plan. The Owner shall provide the Event Coordinator's contact information to the Planning Department. The Owner shall also make the Event Coordinator's contact information available to neighbors.
13. Outdoor events are only permitted on the concrete patio surrounding the pool and spa, at the rear of the property. No outdoor events are permitted in any other location on the property. The hours of operations for outdoor events are 8:00 AM to 10:00 PM. Each event is subject to the proposed Noise Management Plan. Patio and lawn events shall be programmed and oriented to minimize sound impacts to the surrounding neighbors. The Owner shall regularly monitor noise levels to ensure compliance with the Noise Ordinance. Non-amplified live music, amplified background music, and amplified speeches are allowed during patio and lawn events.
14. Nothing herein restricts the Owner from applying for Special Event Permits in accordance with Title 4A of the City Code. The terms of a Special Event Permit shall supersede this conditional use permit for the time period covered by the Special Event Permit.
15. The maximum Special Event that the Washington School Inn may host is a Level 1 Event.

TRAFFIC

16. Consistent with the 2010 CUP Approval (PL-10-01066), pool service and delivery vehicles may use Woodside Avenue. All other delivery and service vehicles shall park on Park Avenue. Vehicles less than 14' in length may park temporarily in the driveway at Washington School Inn, provided that the vehicles do not block the sidewalks. The driveway shall not be counted towards the parking requirements. The Owner shall use reasonable efforts to schedule event-related delivery and pickup on days other than the event. To the extent possible, delivery and service vehicles shall use Woodside Avenue to separate those vehicles from vehicles associated with the private events.
17. This Permit grants a one (1) year grace period to evaluate whether the parking requirement shall be reduced from twelve (12) parking spaces to eleven (11).
18. During the one (1) year grace period, the Owner must proactively monitor parking conditions on Park Avenue and Woodside Avenue, at locations within 100' of the Washington School Inn before, during, and after all events.
19. Washington School Inn staff must monitor if overnight and nonresident guests improperly use public residential parking on Park Avenue and proactively work to relocate the vehicles as soon as possible, and to report improper use of residential parking to the City.

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20. One year from the approval of the Conditional Use Permit, the Owner is required to provide an updated Parking Study to the Planning, Engineering, and Parking Departments, that details the average and peak usage of the available parking spaces to validate whether the additional space is not required. This study shall include photographic documentation of on-street parking on Park Avenue and Woodside Avenue, at locations within 100' of the Washington School Inn during all Private Events, and data concerning the utilization of the eleven (11) off-street parking spaces.
21. The Owner of shall apply for a Special Use of Public Parking Permit to utilize the "Park Avenue Pullout" during events.
22. If the Parking Study determines that the demand for spaces exceeds the available supply, or if the Parking Department finds that the residential parking on Woodside Avenue has been regularly disrupted during times that coincide with Washington School Inn events, the Owner may elect to either construct the 12th parking space or return to the Planning Commission for a hearing. The purpose of a Planning Commission hearing would be to determine whether the 12th parking space should be required and what conditions should apply to it.
23. The valet service operated by the Washington School Inn shall not obstruct any sidewalks or public Right-of-Ways. The valet shall be stationed outside the Washington School Inn on Park Avenue during guest arrival and departure. The Washington School Inn will proactively notify private event guests that a limited number of parking vouchers will be available, and during the private event, event staff will valet park the allowed vehicles
24. The hotel shall operate parking in accordance with the Parking Management Plan.
25. If more than six (6) employees will be onsite, each employee in excess of six (6) employees shall be required to arrive at the Washington School House by walking, active transportation, or using public transit. Employees who must park prior to taking transit will be required to park at the Homestake Lot and then use public transit. If the Homestake Lot is no longer available for employee parking, employees will be directed to park in other City-approved lots and then use public transit.
26. Guests must arrive via Park Avenue. Woodside Avenue is not to be used for event arrival or parking. Woodside Avenue access shall be limited to service vehicles, consistent with the 2010 CUP Approval for pool service and delivery vehicles.
27. The Washington School Inn shall install three (3) bicycle Parking Spaces on site, as required by LMC 15-3-9 (A).

SITE CONDITIONS

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28. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. The Owner shall maintain the existing landscaping of shrubs, and trees to separate the Washington School Inn from adjacent land uses.
29. If the Owner chooses to or is required to construct the 12th parking space, all significant vegetation that is removed during the construction of the twelfth parking spot must be replaced on site. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.

ADDITIONAL CONDITIONS

30. The Owner shall submit a Plat Amendment Application within 30 days of CUP approval and the Plat Amendment Application shall be reviewed and approved within 1 year of the approval of the CUP to combine the two Lots into one Lot of Record. Creating one Lot will join Lot 34 of Block 5 to the Washington School Inn Lot, preventing the potential future sale of Lot 34 of Block 5. This will provide an opportunity for additional parking on the site if parking management subject to the CUP Conditions of Approval does not adequately mitigate the parking impact. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
31. If the Owner develops the 12th parking space, a Steep Slope Conditional Use Permit shall be required and a Building Permit shall be required.
32. The Owners of the Washington School Inn shall provide updated business operations and square footages to the Finance Department upon renewal of their business license so that the Washington School Inn will be assessed a licensing fee that is consistent with how other Park City hotels are assessed

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5063 or email browne.sebright@parkcity.org.

Sincerely,

John Phillips
Planning Commission, Chair

CC: Browne Sebright, Planner II

DRAFT

Proposed Conditions of Approval
Washington School House Hotel
Project Number PL-20-04477

The proposed project complies with the criteria in the Land Management Code for a conditional use permit, as follows:

1. **The proposed use of a hotel minor *complies* with LMC 15-1-10(E)(1)** in that the size and location of the site allow the operation of the hotel. The hotel's occupancy and use shall be in accordance with applicable codes and the Management Plan submitted by the property's Owner, Washington School House, LLC ("Owner").
2. **The proposed use of a hotel minor *complies* with LMC 15-1-10(E)(2)** in that traffic considerations are accounted for in the Management Plan submitted by the Owner. The Management Plan addresses use of streets and parking, including the management of guest arrival and departure, and describes the circumstances for use of private shuttle service and other mitigation strategies in connection with the operation of the hotel.
3. **The proposed use of a hotel minor *complies* with LMC 15-1-1 0(E)(3)**, utility capacity, including storm water run-off.
4. **The proposed use of a hotel minor *complies* with LMC 15-1-10(E)(4)**, emergency vehicle access in that primary emergency vehicle access shall be from Park Avenue. Secondary emergency vehicle access shall be from Woodside Avenue.
5. **The proposed use of a hotel minor *complies* with LMC 15-1-10(E)(5)**, location and amount of off-Street parking: Off-street parking shall comply with the Management Plan.
6. **The proposed use of a hotel minor *complies* with LMC 15-1-10(E)(6)**, internal vehicular and pedestrian circulation system: The Property does not have internal vehicle circulation. Pedestrian circulation shall comply with the Management Plan.
7. **The proposed use of a hotel minor *complies* with LMC 15-1-10(E)(7)** in that fencing, screening, and landscaping separate the use from adjoining uses and include installed fencing, terraced rock walls, and extensive landscaping.
8. **The proposed use of a hotel minor *complies* with LMC 15-1-10(E)(8)** in that no changes to the building are proposed and the existing building's mass, bulk, and orientation on the site is longstanding and historic.
9. **The proposed use of a hotel minor *complies* with LMC 15-1-10(E)(9)**, regarding open space in that there are no open space requirements in the Historic Residential 1 (HR-1) Zoning District.
10. **The proposed use of a hotel minor *complies* with LMC 15-1-10(E)(10)**, signs and lighting in that no lighting changes are proposed as part of this application, all lighting shall comply with the Land Management Code, and the Owner shall obtain a permit for the small, business identification sign proposed in the Management Plan in accordance with Title 12 of the City Code.
11. **The proposed use of a hotel minor *complies* with LMC 15-1-10(E)(11)**, physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing in that this application does not propose any exterior changes to the building. If the Owner proposes future changes to windows, doors, exterior materials, roof or other elements regulated by the Land Management Code, it shall obtain separate approval in accordance with applicable sections of the Land Management Code and Historic District Design Guidelines.

12. **The proposed use of a hotel minor *complies* with LMC 15-1-10(E)(12)**, noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site:
    a. The Owner shall comply with the Park City Noise Ordinance, City Code 6-3-9.
    b. For each event, the Owner shall designate an Event Coordinator as described in the Management Plan. The Owner shall provide the Event Coordinator's contact information to the Planning Department. The Owner shall also make the Event Coordinator's contact information available to neighbors.
    c. The Owner shall comply with the Noise Management Plan, which is a part of the Management Plan.
13. **The proposed use of a hotel minor *complies* with LMC 15-1-10(E)(13)**, control of delivery and service vehicles, loading and unloading zones, and screening of trash and recycling pickup areas:
    a. Delivery and service vehicles, as well as loading and unloading zones, shall be managed in accordance with the Management Plan.
    b. The Owner has already screened trash and recycling storage areas.
14. **The proposed use of a hotel minor *complies* with LMC 15-1-10(E)(14)**, in that the application does not propose a change in ownership structure.
15. **The proposed use of a hotel minor *complies* with LMC 15-1-10(E)(15)**, in that no new development of a structure is contemplated.
16. **The proposed use of a hotel minor *complies* with LMC 15-1-10(E)(16)**, in that the use is contemplated therein, it facilitates adaptive reuse of the Washington School House, and it encourages preservation of a longstanding historical building and Old Town's aesthetic.
17. Nothing herein restricts the Owner from applying for Special Event Permits in accordance with Title 4A of the City Code. The terms of a Special Event Permit shall supersede this conditional use permit for the time period covered by the Special Event Permit.

Exhibit A
Management Plan
Washington School House
Project Number PL-20-04477

SUMMARY

The Washington School House is located at 543 Park Avenue. The property includes Summit County Parcel Nos. WSI-1 and PC-78-88-89-C. The Owner, Washington School House LLC, prepared this Management Plan to facilitate implementation of Conditions of Approval for the Washington School House's Hotel (Minor) Conditional Use Permit. The Owner shall comply with the terms and requirements of this Management Plan.

This Management Plan includes the following components:

Exhibit A-1: Parking Management Plan
Exhibit A-2: Public Parking Lots and Employee Parking Lot
Exhibit A-3: Parking Management Site Plan
Exhibit A-4: Noise Management Plan
Exhibit A-5: Outdoor Event Site Plan
Exhibit A-6: Sample Hotel Contact Information
Exhibit A-7: Response to Complaint for CUP Event

Exhibit A-1
Parking Management Plan
Washington School House
Project Number PL-20-04477

The Owner holds a private easement (Entry No. 225977) that authorizes it to use 11 parking stalls located in a two-level parking lot on the east side of Park Avenue, near the Washington School House ("**Park Avenue Lot**"). In addition, the Owner plans 1 off-street parking space located on the Washington School House Property and accessed from Woodside Avenue. In total, the Owner will provide 12 off-street parking stalls, unless the Planning Commission decides the twelfth spot, proposed on Woodside Avenue, is not needed. A site plan for this Parking Management Plan is included as **Exhibit A-3**. To facilitate implementation of this Parking Management Plan, the Owner will limit event occupancy to 60 guests and food service during events will be provided using on site catering.

- **Parking During Day-to-Day Operations**.
    - The Owner shall operate the single parking stall on Woodside Avenue as a valet stall. Doing so will avoid guests traveling on Woodside Avenue in search of parking.
    - Arriving and departing guests may self-park, or use the valet parking at the Washington School House's entrance on Park Avenue, to park in the Park Avenue Lot.
    - If the Owner offers dining to the public at the Washington School House, it shall do so on a reservation-only basis. When the reservation is made, the Owner shall advertise that parking is only available through use of its valet service. If vehicles in excess of the Washington School House's 12 available spots arrive, staff will direct the vehicles to park at the lots shown in **Exhibit A-2**, or other City-approved lots. The guests may then come to the Washington School House on foot or by private shuttle, ride share, or taxi.
- **Parking and Pedestrian Circulation During Events**.
    - When a group schedules an event at the Washington School House, the Owner will include terms in the event contract related to parking management. In particular, the Owner will specify a cap on the number of vehicles allowed at the event. The cap shall be 12 or fewer vehicles. The Owner will also encourage nonresident guests to arrive to events directly from their off-site lodging using a private shuttle, ride share, taxi, public transit, or on foot. The Owner will operate, or contract for, the private shuttle. The private shuttle will have flexibility in its pick up and drop off locations and it will help to decrease parking demand and the number of vehicle trips during events.
    - The Owner will provide valet parking during events. A valet will be stationed outside the Washington School House during guest arrival and departure. As vehicles arrive during an event, the valet(s) will direct them to temporarily park in the Washington School House's driveway, or in the pull out on Park Avenue, as shown on **Exhibit A-3**. The valet(s) will then park the vehicles at the Washington School House's off-street parking stalls. When guests depart, the valet(s) will return vehicles to them at the driveway, or in the pull out on Park Avenue.

- Guests that don't drive to an event in a personal vehicle, may arrive and depart by a private shuttle, ride share, taxi, public transit, or on foot. The valet(s) will direct the private shuttle, ride shares, or taxis to temporarily park in the Washington School House's driveway, or in the pull out on Park Avenue, when guests are loading or unloading.
- If vehicles in excess of the number contracted for arrive at the Washington School House, staff will direct the vehicles to park at the lots shown in **Exhibit A-2**, or other City-approved lots. The guests may then come to the event on foot or by using a private shuttle operated by the Owner, a ride share, or a taxi.
- Employees will be directed to arrive at the Washington School House using public transit, or to park at the Homestake Lot and then use public transit. The Homestake Lot is depicted in **Exhibit A-2**. If the Homestake Lot is no longer available for employee parking, employees will be directed to park in other City-approved lots and to then use public transit.
- Upon arrival, guests will enter the Washington School House through the Hotel Entrance, as shown on **Exhibit A-3**. Due to the limited number of guests, no queuing is anticipated during guest arrival. If a queue does form at the entrance, guests will be directed to wait at the Northeast Patios, shown on **Exhibit A-3**, until they are able to enter the building. This will help avoid sidewalk congestion. When guests depart, they will exit through the Hotel Entrance, or the sidewalk level door, as shown on **Exhibit A-3**. The sidewalk level door locks automatically and will not be used as an entrance. If multiple guests are waiting for vehicles, they will be directed to wait inside, or at the Northeast Patios, to avoid sidewalk congestion.

- **Delivery and Service Vehicles**. All vendors making deliveries to the Washington School House shall adhere to the following guidelines:
  - Subject to the exception noted below, delivery and service vehicles shall park on Park Avenue. In addition, appropriately sized delivery and service vehicles may park in the driveway at the Washington School House, provided that the vehicles do not block the sidewalk.
  - Consistent with the 2010 CUP Approval (Project No. PL-10-01066), pool service and delivery vehicles may use Woodside Avenue.
  - Subject to the exception for limited pool deliveries, delivery and service vehicles for Washington School House shall not park on Woodside Avenue.
  - The Owner shall use reasonable efforts to schedule event-related delivery and pickup on days other than the event.

Exhibit A-2
Public Parking Lots

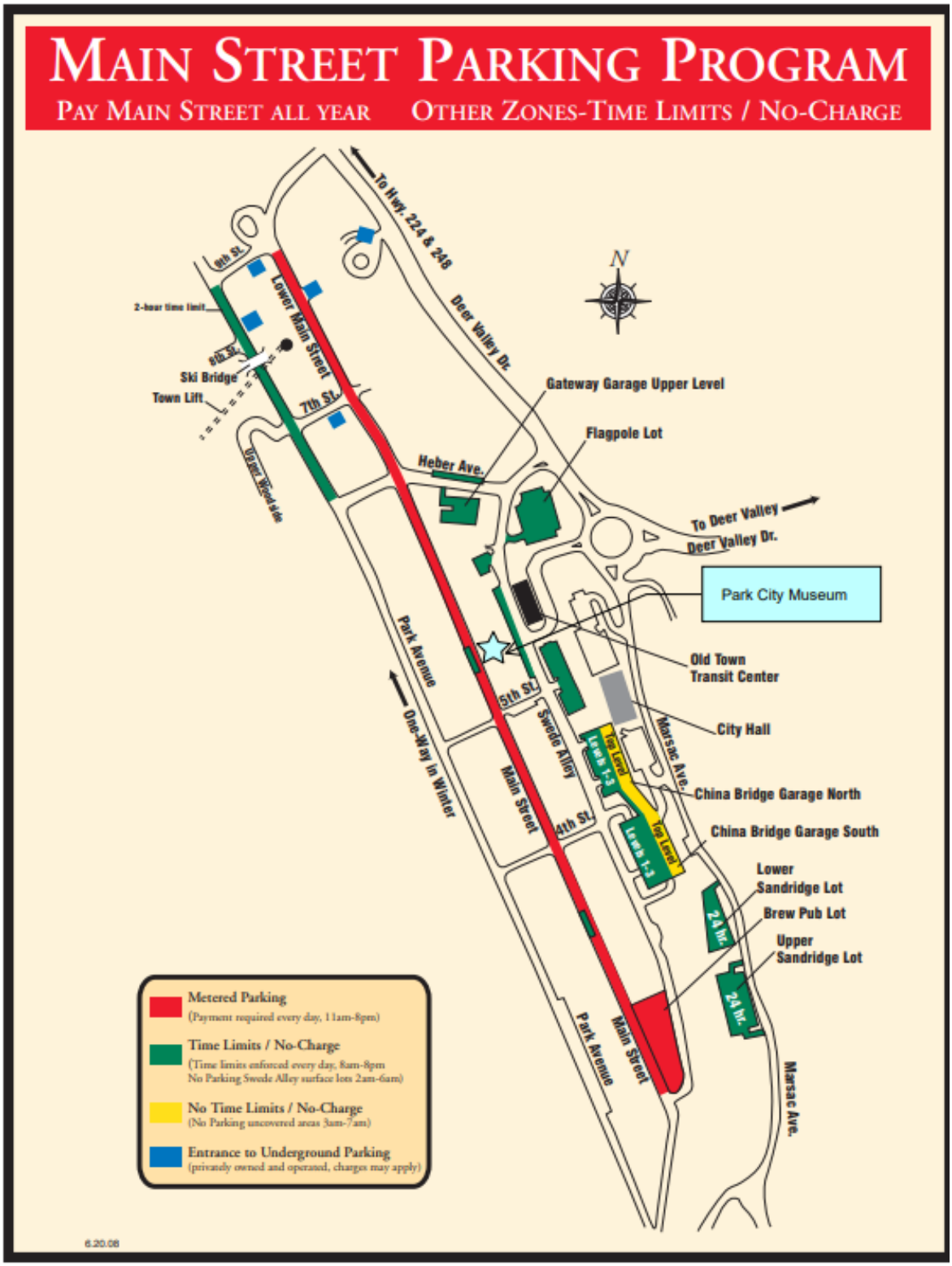

Exhibit A-2
Employee Parking Lot

Exhibit A-3

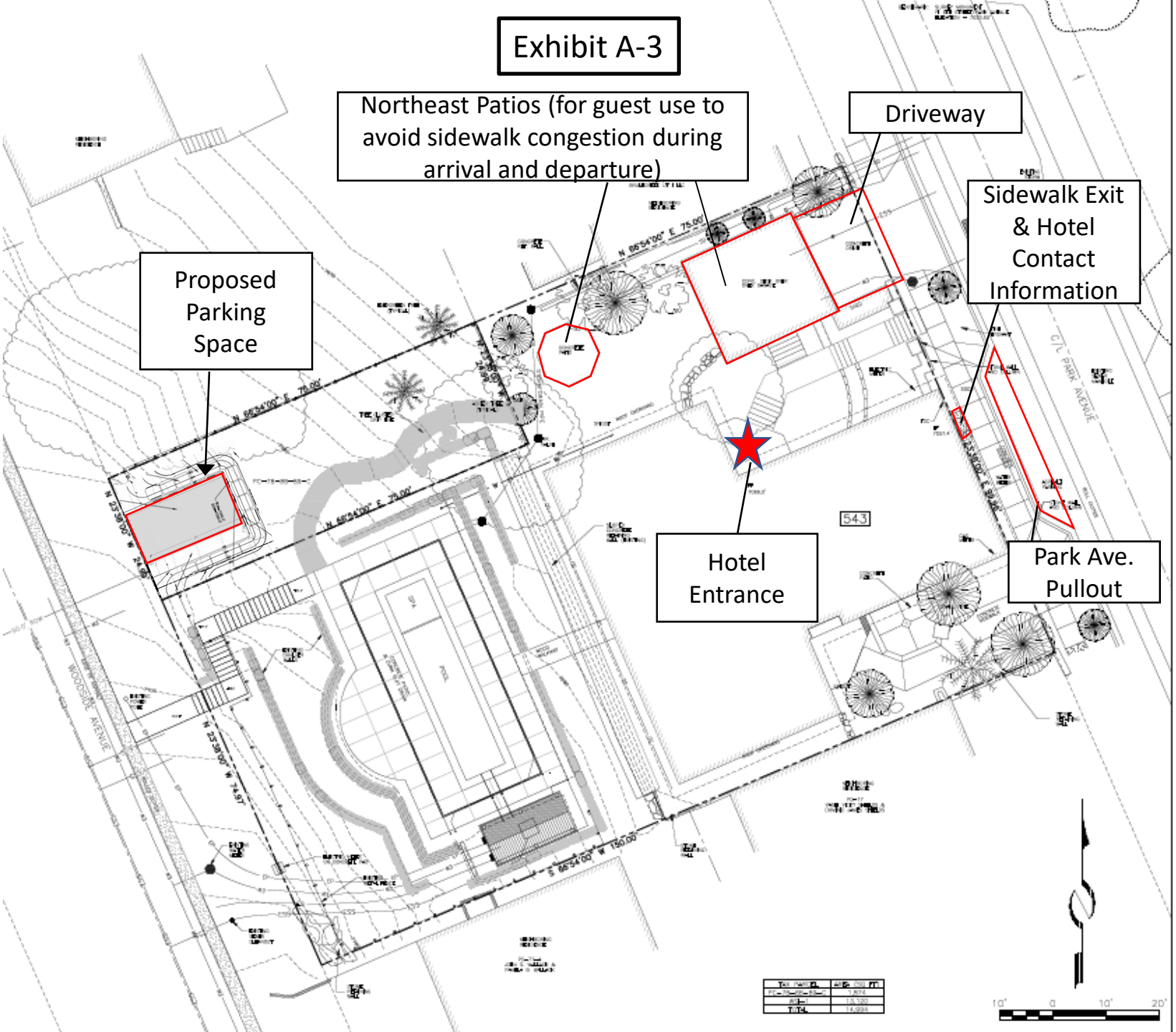
Northeast Patios (for guest use to avoid sidewalk congestion during arrival and departure)
Driveway
Sidewalk Exit & Hotel Contact Information
Proposed Parking Space
Hotel Entrance
Park Ave. Pullout
543

Exhibit A-4
Noise Management Plan
Washington School House
Project Number PL-20-04477

SUMMARY

The purpose of this Noise Management Plan is to detail the procedures in place to ensure compliance with the CUP and the Park City Noise Ordinance, City Code 6-3-9 ("**Noise Ordinance**"). This Noise Management Plan will be applicable to all patio and lawn events held pursuant to this CUP. The primary location for patio and lawn events will be on the west side of the building, around the pool, as shown in **Exhibit A-5**. Outdoor events may also use other patio and lawn areas on the property.

Key Requirements

- The hours of operation for patio and lawn events are 8:00 AM – 10:00 PM. The closing time for patio and lawn events will be strictly enforced.
- For each event subject to this Noise Management Plan, the Owner will designate an Event Coordinator.
- Patio and lawn events shall be programmed and oriented to minimize sound impacts to the surrounding neighbors.
- The Owner shall regularly monitor noise levels to ensure compliance with the Noise Ordinance.
- Non-amplified live music, amplified background music, and amplified speeches are allowed during patio and lawn events.
- On-site management staff will be trained to monitor compliance with the Noise Ordinance.
- The requirements of this Noise Management Plan may be modified by the terms of a Special Event Permit issued in accordance with Title 4A of the City Code.

Key Elements of the Plan

Information and Communication

- The Event Coordinator will inform potential guests of the Key Requirements in the Noise Management Plan and answer any questions related to the operation of a patio and lawn event.
- The Event Coordinator will help identify noise sources, like those listed below, and discuss methods to mitigate sound impacts while planning with guests. Noise sources and mitigation strategies include:
    - Live Music (non-amplified only). Particular attention should be paid to the orientation of the band to mitigate sound impacts from live acoustic bands. Live music should reduce in volume and style to reflect a calm ending to the programmed event.
    - Amplified Music (background music only). Particular attention should be paid to low frequency bass levels and volumes. The specification, selection, orientation and operation of amplified music equipment should also be considered. Music should reduce in volume and style to reflect a calm ending to the programmed event.

    - Speeches (non-amplified and amplified). The specification, selection, orientation, and operation of public address systems, or other amplification equipment, should be considered. In addition, particular attention should be paid to the orientation of the speaker.
    - Ambient Crowd Noise. Particular attention should be paid to the type of programmed activity and the location of service stations, tables, chairs and traffic flow to minimize the intensity of crowd noise.
- The Event Coordinator will communicate the consequences (listed below under the Compliance provisions) of excessive noise to guests.

Event Planning

- The Event Coordinator will work with the event guests to lay out any programmed activities in advance. All patio and lawn events should orient noise sources to mitigate sound impacts to the adjacent neighbors.
- Event staff will be available at least one hour prior to the patio and lawn event and one hour following the event to ensure a timely and orderly dispersal and removal of any trash or equipment following the event.

Monitoring

- Event staff will take a proactive approach to noise management including checking noise levels periodically throughout the patio and lawn event. This includes:
    - Using a professional quality, hand-held sound meter to measure noise levels at Woodside Avenue and the north and south property lines.
    - Documenting the noise levels recorded and maintaining records for review.
    - Increased noise checks during patio and lawn events that include either non-amplified live music, amplified background music, or amplified speeches.
    - If necessary, communicating the results of noise checks to guests and requiring modification of the patio and lawn event to reduce noise levels.
- Event staff will ensure that all third-party entertainment providers are made aware of the Noise Ordinance and measures taken to monitor compliance during this Noise Management Plan.

Compliance

- Event staff will address with the event guests any noise deemed unacceptable. One warning will be given to event guests to reduce noise to an acceptable level. If the noise continues to exceed acceptable levels, event staff will take measures to immediately reduce noise to an acceptable level. These measures may include:
    - Discontinued use of non-amplified live music, amplified background music, and amplified speeches.
    - Reduction of the number of guests allowed outside.
    - Relocation of services, such as food or bar services, to facilitate less programmed activity.
    - Rearranging or removal of tables and chairs.
    - Removal of identified individuals contributing to, or encouraging excessive noise.
    - Early termination of the patio and lawn portion of an event.

- If needed, the Event Coordinator may call the local Police to facilitate compliance with the Noise Ordinance.

Complaint Resolution

- For the public's benefit, the Washington School House's contact information will be permanently posted at the location shown on **Exhibit A-3**, in a form similar to **Exhibit A-6**. The Event Coordinator shall be available at the phone number shown in **Exhibit A-6** during events. The Washington School House's contact information is also available on its website at https://washingtonschoolhouse.com/.
- Complaints related to noise originating from a patio and lawn event should be reported directly to the Event Coordinator. Any complaints received by the Planning Department will be forwarded to the Event Coordinator upon receipt.
- The Event Coordinator will investigate each complaint and take appropriate action to address the complaint.
- The Event Coordinator will document each response to a complaint in the form provided in **Exhibit A-7**. These responses will be provided to the Park City Planning Department staff member assigned to the CUP. The staff member assigned to the CUP as of the date of this Management Plan is Browne Sebright (browne.sebright@parkcity.org).
- If requested, and contact information is provided by the complainant, a verbal or written response will be provided from the Event Coordinator to the complainant within a reasonable amount of time. The response will include the measures taken to resolve the complaint.

Exhibit A-5

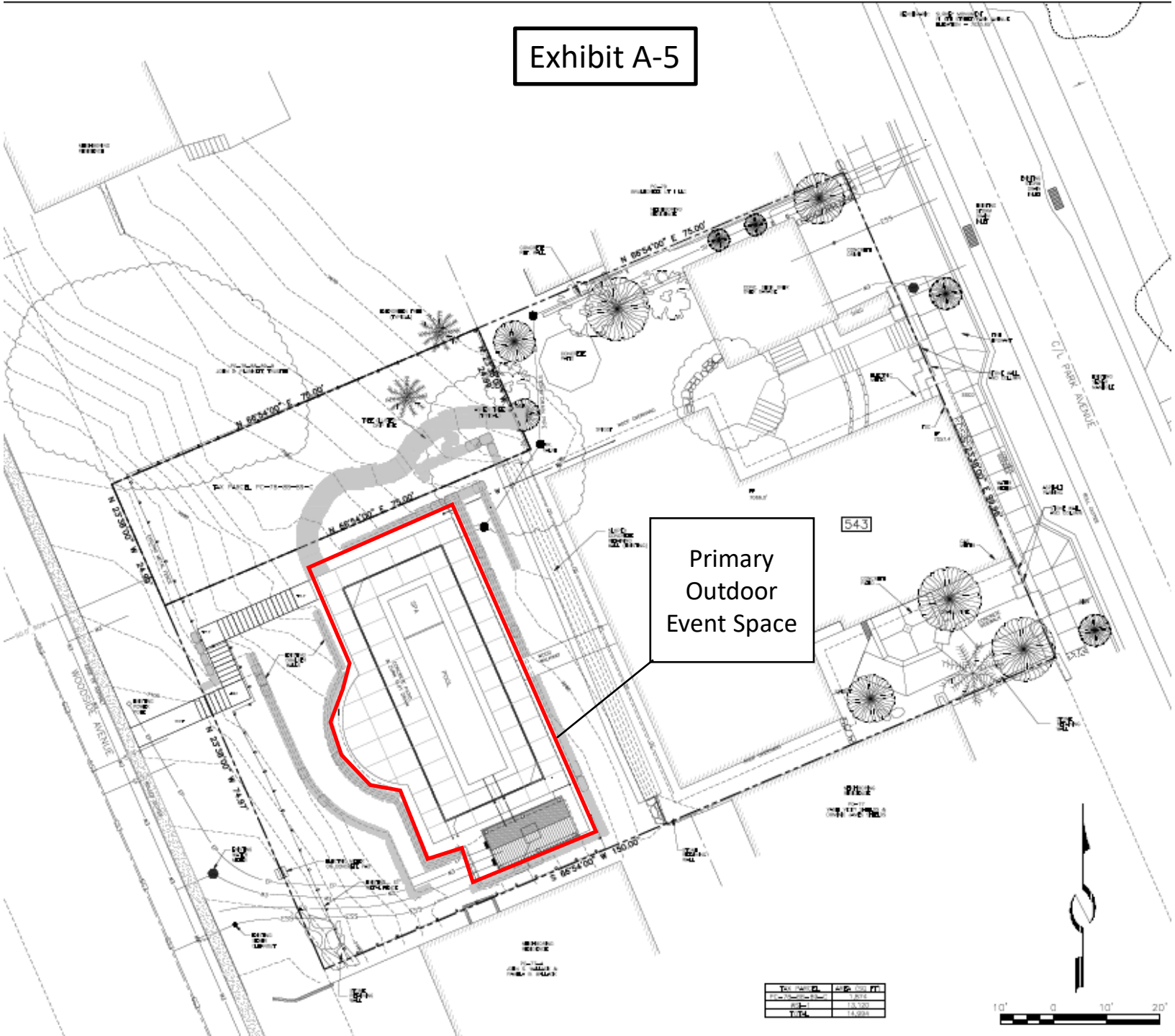
Primary
Outdoor
Event Space
543
PARK AVENUE
WOODSIDE AVENUE
N 65°54'00" E 75.00'
S 65°54'00" W 150.00'
N 23°59'00" W 74.97'
10'
0
10'
20'

Exhibit A-6

WASHINGTON SCHOOL HOUSE

HOTEL

24 HOUR MANAGEMENT CONTACT

435.649.3800

EXHIBIT A-7

RESPONSE TO COMPLAINT FOR CUP EVENT	
The Washington School House Project Number: PL-20-04477	
Event Date	
Complaint Time	
Nature of Complaint	
Actions Taken to Cure	
Complainant Contact Info	
Follow up Conducted?	
Respondent	
Direct Contact Information	

Supplemental Information
Washington School House
Project Number PL-20-04477

The Washington School House, LLC, Owner, filed a Hotel (Minor) Conditional Use Permit Application. The Planning Commission and Planning Staff have asked follow-up questions regarding the Application. The Owner has provided responses to these questions below. Questions that are not answered below have been addressed in the Owner's proposed Conditions of Approval and the accompanying Management Plan. In addition, the Owner has provided additional information related to its request to decrease its off-street parking requirements from 12 spaces to 11 pursuant to section 15-3-7 of the City Code.

1. **Provide the square footage for indoor and outdoor space that will be used for events.**

The indoor and outdoor square footage proposed for use during events is summarized in the table below. The maximum occupancy during events shall be 60 guests. The primary location for patio and lawn events will be on the west side of the building, around the pool. Outdoor events may also use other patio and lawn areas on the property.

Location	Square Feet
Indoor	2,273
Outdoor	2,701
Total	**4,974**

2. **Estimate the number of employees that will be required during events.**

As noted above, the maximum occupancy during events shall be 60 guests. During an event with maximum occupancy, the Owner plans to have 8 employees on-site.

3. **Provide measurements showing the dimensions of the on-site driveway and whether parking will encroach onto the Park Avenue Right-of-Way**.

A driveway on the east side of the property connects to Park Avenue. The Owner does not propose to use space in the driveway to satisfy its off-street parking requirements. Based on a conversation with Planning and Engineering Staff, no conditions of approval are necessary for this driveway because it will not be used to satisfy off-street parking requirements.

4. **Provide information on the proposed on-site parking space along Woodside Avenue and the potential to connect the parking space to the Washington School House without requiring pedestrians to use the Right-of-Way**.

The Owner will operate the proposed Woodside Avenue parking space as a valet-only space. This will prevent guests from traveling on Woodside Avenue in search of parking. It will also prevent guests from using the right-of-way to access the stairs from Woodside Avenue to the building. Consistent with the 2010 CUP Approval, pool service and delivery vehicles may also

use the Woodside Avenue parking space. Owner's request to eliminate the Woodside Avenue parking space pursuant to section 15-3-7 of the City Code is discussed in detail below.

5. **When will the Owner file a Historic District Design Review application?**

The Owner will file a Historic District Design Review application once the Hotel (Minor) CUP is approved.

6. **How will events conducted under the Owner's proposed Hotel (Minor) Conditional Use Permit compare to events that may currently be approved under a Special Use Permit?**

The City Code establishes tiers of special event permit based on an event's size and characteristics. A Level One event is a one-day event with attendance of between 50 and 250 people that has a minor impact on transportation and surrounding areas. Importantly, the City Code does not limit the number of Level One special event permits that an applicant may obtain each year. Key requirements for a Level One special event (e.g., parking regulations, event time, etc.) are set on a case-by-case basis, during the application review process.

The Owner's Hotel (Minor) CUP application would allow events at the Washington School House. The Owner proposes that events at the Washington School House would have a maximum occupancy of 60 guests. This maximum occupancy falls at the low end of what is allowed under a Level One special event permit. Because proposed events at the Washington School House are similar to what is allowed under a Level One special event permit, and because the City Code does not limit the number of Level One special event permits, a Hotel (Minor) CUP will not increase the intensity or frequency of events allowed at the Washington School House.

There will also be several benefits to allowing events through a Hotel (Minor) CUP, as compared to through the special event permit process. The CUP process provides a thorough, open process for Planning Staff, the Planning Commission, and the public to comment on events. Potential detrimental effects identified during this process may be addressed through mitigation memorialized in conditions of approval for the CUP. This thorough process will ensure that comprehensive and consistent requirements apply to events at the Washington School House. A CUP has the added benefit of decreasing the burden on staff of reviewing frequent special event permits.

7. **What is the source of the ITE parking demand rate?**

The Institute of Transportation Engineer's ("**ITE**") parking demand rates are based on 11 study sites located across the United States. ITE's parking demand rates are discussed further in Item 7.

8. **The Owner proposes reducing off-street parking from 12 spaces to 11 pursuant to section 15-3-7 of the City Code.**

Section 15-3-6(B) of the City Code requires the Owner to provide 12 off-street parking spaces for its proposed Hotel (Minor). The Owner has an easement to use 11 existing spaces in a

parking lot located on Park Avenue, across from the Washington School House. To meet the City Code's requirements for a Hotel (Minor), the Owner proposed a twelfth space on Woodside Avenue. The 12 off-street parking spaces are dedicated, private spaces for the Hotel (Minor); they will not overlap with other parking uses. Section 15-3-7 of the City Code authorizes the Planning Commission to reduce the parking requirement to prevent excessive parking and paving. The Owner requests that the Planning Commission reduce its off-street parking requirement from 12 spaces to 11.

Hales Engineering completed a March 15, 2021 Parking Study for the Washington School House. To estimate parking requirements for the Hotel (Minor), the Parking Study relied on the ITE Parking Generation Manual (5th Ed. 2019). The ITE Manual estimates a parking demand rate for uses similar to the proposed Hotel (Minor) based on 11 study sites across the United States. The parking rate, and recommended number of spaces for the Hotel (Minor), are summarized in Table 1 (excerpted from the Parking Study).

Table 1: ITE Parking Generation

Park City - Washington School House Inn ITE Parking Generation (LU 312)		
Rate Type	Rate (stalls/dwelling unit)	Stalls
Average	0.72	9
85th Percentile	0.83	10
Maximum	0.85	11
ITE Parking Generation, 5th Edition, 2019 Source: Hales Engineering, February 2021		

Hales Engineering drew two important conclusions from Table 1. First, Hales Engineering typically recommends that the ITE's 85th Percentile parking demand estimate be increased by 10%. For the Hotel (Minor), this results in a parking demand of 11 spaces. Second, the ITE data showed a maximum observed parking demand rate of 0.85 spaces. For the Washington School House, this results in a parking demand of 11 spaces. In addition, the Owner collected parking data during 2019 based on the number of off-street parking passes issued to guests. The Owner determined that guests for the existing bed and breakfast use at the Washington School House use only 3 of the 11 available parking spaces. In summary, the ITE data, and existing use patterns, support the conclusion that the Hotel (Minor) needs only 11 off-street parking spaces.

Proposed events at the Hotel (Minor) don't necessitate a twelfth parking space. The Owner proposes a maximum occupancy during events of 60 guests. Up to 34 of these will be overnight guests. The remaining 20-30 people will be nonresident guests that arrive from offsite. The Owner's Parking Management Plan details how parking will be managed during events. Notably, the Owner will discuss parking management with the booking guest and cap the number of vehicles allowed to park at the event by contract. Event staff will valet park the allowed vehicles. The remaining guests will arrive from off-site via shuttle, ride share, taxi, public transit, or on foot. If excess vehicles arrive, event staff will direct the guests to park at their off-site lodging, or at lots

identified in the Parking Management Plan, and to then travel to the event by shuttle, ride share, taxi, public transit, or on foot. Because the Owner will cap the number of vehicles allowed at an event and require other guests to be picked up/dropped off, or travel by foot, a twelfth parking space is not necessary for parking during events.

For the reasons set forth above, a twelfth spot is not needed for the proposed Hotel (Minor). As a result, the Owner requests that the Planning Commission reduce its off-street parking requirement from 12 spaces to 11. If the off-street parking requirement is reduced, the Owner will remove the proposed Woodside Avenue parking space from its Application.

Project Description

1. **On a separate sheet of paper, give a general description of the proposal and answer the questions below. Attach it to the application (See Submittal Requirement #2).**

This Application requests a new conditional use permit ("CUP") to allow the Washington School House to change from its current operations as a Bed and Breakfast Inn to a Hotel, Minor. The Washington School House was originally constructed in 1889 from limestone quarried in Peoa, Utah. It is a landmark structure that is listed on the Park City Historic Sites Inventory and the National Register for Historic Places. A prior owner granted the Utah State Historical Society a preservation easement on the building's façade.

On September 21, 1983, the Historic District Commission granted a conditional use permit that authorized a 15-unit bed and breakfast on the property. The Historic District Commission granted the approval to encourage the restoration and adaptive reuse of the Washington School House. A recorded easement (Entry No. 225977) provides 11 parking spaces for the Washington School House.

The property has been the subject of several subsequent approvals. In 2001, the City approved a plat that combined 7 old town lots into the one lot of record for the historic building. The lot is currently identified as Parcel No. WSI-1. At the same time, the City approved renovations to the non-historic, detached garage on the property because it qualifies as an allowed accessory building.

On November 10, 2010, the Planning Commission approved a CUP for a private recreation facility, which allowed a lap pool behind the Washington School House. In 2012, the Planning Commission approved a modification to the CUP it approved in 2010. The modification expanded the site plan to include landscaping improvements on Lot 34 (identified by Parcel No. PC-78-88-89-C), which is located on the northwest side of Parcel No. WSI-1. The modification also included changes to the screening of mechanical equipment.

The Applicant completed a total interior renovation of the Washington School House in 2011. As part of the renovation, the Applicant decreased the number of rooms from 15 to 12. This application requests a new CUP to operate a 12 room Hotel, Minor. The CUP will apply to both Parcel No. WSI-1 and Parcel No. PC-78-88-89-C.

a. How will the proposed use "fit-in" with surrounding uses?

The Washington School House operated as a Bed and Breakfast and offered 15 rooms for nightly rental from 1983 to 2011. After its renovation in 2011, the Washington School House continued to operate as a Bed and Breakfast, but it decreased the number of rooms available from 15 to 12. The proposed Hotel, Minor will offer 12 rooms for nightly rental. This use is comparable to the existing Bed and Breakfast use.

The Washington School House is in the Historic Residential (HR-1) Zoning District ("HR-1

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Zone"). The HR-1 Zone has numerous nightly rentals. The nightly rental of rooms from the proposed Hotel, Minor is consistent with other nightly rental uses in the HR-1 Zone.

b. What type of service will it provide to Park City?

The proposed Hotel, Minor will offer 12 rooms for nightly rental. The Hotel, Minor will offer facilities, amenities, and activities customarily associated with a hotel and its guests.

c. Is the proposed use consistent with the current zoning district and with the General Plan?

A Hotel, Minor is consistent with the General Plan. The General Plan encourages adaptive reuse of historic structures, preservation of the character of historic sites, and prevention of the loss of historic resources. A Hotel, Minor qualifies as an adaptive reuse of this historic school house. The Hotel, Minor will facilitate the ongoing preservation and maintenance of this historic site.

The General Plan divides the City into neighborhoods. The Washington School House is in the Old Town neighborhood. The General Plan encourages preservation of the aesthetic of Old Town. The Washington School House has been an important part of Old Town's aesthetic for many decades. The Washington School House's façade is now protected by a preservation easement. This Application does not propose any modifications to the exterior of the historic school house. In fact, the Hotel, Minor will help support preservation of this historic building.

The General Plan also recognizes that Old Town contains a mix of primary homes, secondary homes, and nightly rentals. The Hotel, Minor will offer rooms for nightly rental, which is consistent with the existing use and the many other nightly rentals in the neighborhood.

A Hotel, Minor is permitted as a conditional use in historic structures in the Historic Residential (HR-1) Zoning District. The Washington School House is located in the HR-1 Zone and qualifies as a historic structure. As a result, grant of a CUP to allow operation of a Hotel, Minor is consistent with the HR-1 Zone.

d. Is the proposed use similar or compatible with other uses in the same area?

As described above, the General Plan recognizes that this Old Town neighborhood includes a mix of primary homes, secondary homes, and nightly rentals. The proposed Hotel, Minor is compatible with the other nightly rentals in this neighborhood.

Additionally, as described above, the HR-1 Zone permits a Hotel, Minor as a conditional use. The HR-1 Zone also permits the following uses that are similar to the proposed Hotel, Minor: Nightly Rental; Bed and Breakfast Inn; and Boarding House, Hostel.[1]

[1] Nightly Rentals are an approved use in the HR-1 Zone. Nightly Rental of a Lockout Unit, Bed and Breakfast Inns, and Boarding House, Hostels are conditional uses in the HR-1 Zone.

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The proposed Hotel, Minor is similar to the Bed and Breakfast Inn that has operated on the property for the past 35 years. It is also similar to the Blue Church Lodge and the numerous nightly rentals that are located within close proximity to the Washington School House.

e. Is the proposed use suitable for the proposed site?

Yes, the Washington School House has operated as a Bed and Breakfast Inn on this property for 35 years. In 2011, the building underwent a complete interior renovation. The Washington School House now has 12 rooms that are suitable for use as a Hotel, Minor.

f. Will the proposed use emit noise, glare, dust, pollutants, and odor?

Like the existing Bed and Breakfast, the Hotel, Minor will be operated in compliance with the City's noise ordinance. This application does not propose any exterior lighting changes. If the Washington School House proposes lighting changes, it will apply for a separate permit, if required by the City Code. The proposed Hotel, Minor will not emit abnormal dust, pollutants, or odor.

g. What will be the hours of operation and how many people will be employed?

Similar to the existing Bed and Breakfast, guests may be on the premises 24 hours a day. Staff, including a night manager, are available to assist guests during these times. The Washington School House anticipates that it will continue to employ approximately 15 full and part-time employees. The Washington School House does not intend to increase its staff as a result of this contemplated change.

h. Are there other special issues that need to be mitigated?

The proposed Hotel, Minor will not create special issues that need to be mitigated. Functionally, the proposed use will continue much the same as the existing, Bed and Breakfast use.

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PARK CITY
MUNICIPAL CORP.

The MacQuoid Company
CUSTOM BUILDERS/DEVELOPERS

HDC - rec - Sept. 21
BJ - HJ - Oct. 4B

September 1, 1983

Mr. Bill Ligety
Director of Planning
Park City, Utah 84060

Re: Washington School Application for
Conditional Use Permit #378

Dear Mr. Ligety:

Regarding our application yesterday for restoration of the Washington School, we would like to provide some additional information for your consideration. Please be advised that we are working closely with the Utah State Historical Society, the Utah Heritage Foundation and the National Trust for Historical Preservation on this project.

Our purpose is to renovate the 100 year old historic school house to the Washington School Inn in order to save the building from demolition or accidental loss, to provide overnight lodging facilities for guests, and to provide education and pleasure for the community in the preservation of an important and beautiful Park City landmark.

The exterior of the building will be restored as completely as possible to the original detail of the building including the fabulous roof and bell tower. The building sits on a lot 75' x 75'. The adjacent lot on Woodside Avenue of 75' x 75' will be dedicated green space and provide garden area for the restored building. Total site square footage is 11,250.

The interior of the building will be refurbished and professionally decorated to reflect the historical value of the structure and to meet all current building and safety codes for lodging of overnight guests.

Parking will be provided in an adjacent parking structure provided by agreement with Old Town Associates.

The Inn will provide overnight lodging facilities with 14 rental bedrooms, public rooms such as lounge, spa, sauna, locker rooms and dining room for serving continental breakfast to guests. The

P.O. Box 1825, Park City, Utah 84060 (801) 649-6372

Inn will also contain living quarters for the innkeeper.

The Inn should influence other property owners in the neighborhood to restore and maintain buildings. The use of the school house as the Washington School Inn will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity.

We are appreciative of your assistance with this project.

Sincerely,

Malcolm S. MacQuoid

MSM/nb

PARK CITY 1884

Community Development/Engineering
Building and Planning Departments

September 26, 1983

The Mac Quoid Company
P.O. Box 1825
Park City, Utah 84060
Attn: Mr. Malcolm S. Mac Quoid

RE: WASHINGTON SCHOOL
545 Park Avenue

Dear Mac:

The Park City Historic District Commission approved your conditional use application for a Bed and Breakfast Inn to be located at 545 Park Avenue at their regularly scheduled September 21, 1983 meeting. The Commission stressed that they approved the use because by doing so, a significant, Nationally Registered Historic Building would be restored. The approval was granted on the following two conditions:

1. That an agreement acceptable to the City Attorney that commits the developer to provide 11 parking stalls for the Washington School be recorded.

2. That if the land to the north of the Sun Classics building is under City ownership, that the developer reach an acceptable agreement with the City for use of the land for stairways and parking access. The agreement should protect the possibility of closing the driveway to Main Street if necessary.

Please keep in mind that the Commission approved only the use of the building, the Staff will review the final drawings for the project. Besides the standard submittal requirements, the Staff is particularly interested in reviewing the landscape plans, the elevations of the parking structure, stairway locations and details, alteration of rock walls, fencing details, details for the decorative iron railings and signage. Modifications to the Sun Classics building will be considered as a separate application.

The Staff is satisfied with the drawings for the school. However, while we would approve the building with the additional dormers, we caution you that the Federal Government may question the approval of the building for the tax

credits with such modifications.

We look forward to continue working with you toward the completion of a successful project. If you have any questions, please don't hesitate to contact either Alison Child or me at 649-6714.

Sincerely,

Bill Ligety

William C. Ligety
Planning Director

WCL:ew

PARK CITY
1884

Department of Community Development
Engineering • Building Inspection • Planning

Via facsimile transmission to (435) 940-1032
Originals to follow via US Mail

November 5, 2001

Ms. Jodi Hoffman, Esq.
Hoffman Law
PO Box 681333
Park City, Utah 84068

Mr. Frank O'Bryan
c/o Washington School Inn
PO Box 17689
Irvine, CA 92623

RE: Washington School Inn; Conditional Use Permit Status

Dear Ms. Hoffman and Mr. O'Bryan:

As you are aware, on October 25, 2001, the Planning Department discovered a 1983 file containing Washington School Inn's (WSI) 1983 conditional use permit application and related documentation. Contents of that file were copied to you shortly thereafter. As the cover letter accompanying the file copy explains, that file was not discovered by Planning Department staff despite more than ten hours of diligent searching due to labeling and filing pursuant to a Main Street address. In light of this recent discovery, I have reviewed the file in order to make determinations concerning the status of WSI's apparent conditional use permit and its effect on previous determinations, including the September 27th and October 2nd non-conforming use status and expansion letters; the October 4th Land Management Code (LMC) interpretation letter; and the October 12th letter concerning the status of the June 7, 2001 lot combination plat. This letter shall serve as my official notice of determinations regarding those issues.

WSI Conditional Use Permit Status:

The 1983 File contents, together with Historic District Commission meeting minutes dated September 23, 1983, indicate that the Historic District Commission issued a conditional use permit for WSI to operate as a Bed & Breakfast on September 21, 1983. This conditional use permit was issued pursuant to Land Management Code Section 3.7, in effect on that date. More specifically, the conditional use permit authorized fifteen (15) inn units at property located 545 Park Avenue (lots 10, 11, and 12, Block 5 of the Park City Survey). Two conditions of approval were attached to the CUP, both addressing the developer's need "to provide 11 parking stalls for the Washington School Inn."

September 27th and October 2nd Non-Conforming Use Status and Expansion Determinations:

Because I have determined that WSI has a valid conditional use permit to operate as a Bed & Breakfast Inn, I hereby withdraw my September 27, 2001 determination of non-conforming status. Furthermore, because the WSI is not a non-conforming use, my determinations of enlargement of non-conforming use dated September 27 and October 2, 2001 are likewise hereby withdrawn.

October 4th Land Management Code Determinations:

On October 4, 2001, I issued a letter to John Plunkett and Barbara Kuhr adopting Patrick Putt's LMC determinations as set forth in his September 27, 2001 letter to Mr. Plunkett and Ms. Kuhr. My determinations affirming Mr. Putt's findings remain unchanged.

Status of June 7, 2001 Lot Combination Plat:

On October 12, 2001, I issued a letter to Jodi Hoffman and Frank O'Bryan finding that the aforementioned lot combination plat was void ab initio because it unlawfully enlarged a non-conforming use since WSI did not possess a conditional use permit to operate as a bed & breakfast inn. Because I have determined that WSI does possess a valid conditional use permit to operate as a bed & breakfast inn, I hereby withdraw my October 12th finding. I find that the June 7, 2001 lot combination plat legally combined 7 lots owned by WSI into one lot of record.

Effect of the Conditional Use Permit on WSI's Current Project:

1. The garage renovation does not require a new conditional use permit nor modification to WSI's 1983 conditional use permit. Accessory buildings and uses are allowed uses in the HR-1 District pursuant to the Land Management Code (LMC), Section 15-2.2-2(A). Accessory buildings and uses are defined in the LMC as follows:

   An "Accessory Building" is:
   A building on the same lot as the principal building and that is:
   a. Clearly incidental to, and customarily found in connection with such principal building;
   b. is operated and maintained for the benefit of the principal use located on the same lot; and
   c. is not a dwelling unit. (LMC § 15-15-1.3)

   An "Accessory Use" is a "land use that is customarily incidental and subordinate to the primary use located on the same lot." (LMC §15-15-1.4)

I find that the WSI garage meets these above-listed criteria. Because the garage is allowed in the HR-1 district, no additional conditional use permit or modification to the 1983 permit is required, provided the character and scope of its use remains consistent with the aforementioned LMC definitions. This qualification further applies to the use of the proposed flat-roof/terrace element of the garage or

other permitted improvements. No additional conditional use permit or modification to the 1983 permit is required, provided use of the flat-roof/terrace element conforms to the aforementioned definitions and remains consistent in character and scope with the use of other residential flat-roof/terrace elements in the HR-1 district. Programming the flat-roof/terrace for outdoor commercial activities which are inconsistent with the character and scope of bed and breakfast inn operations is not permitted under the 1983 conditional use permit or the HR-1 district regulations.

2. I also find that the remaining elements of the current WSI project, including landscaping, grading, and exterior stairs, do not require a new conditional use permit nor modification to the 1983 permit.

Pursuant to the Land Management Code, Section 15-1-17(A), my decision(s) applying the Land Management Code to the aforementioned issues are appealable to the Planning Commission. Any such appeal must be made in writing and submitted to the Community Development Department within ten (10) calendar days. Please refer to LMC Section 15-1-17(F) for further information concerning the required form of appeal. The appeal deadline is November 15, 2001. The filing fee for an appeal to the Planning Commission is $50.

If you have any questions, please contact me at 615-5057.

Sincerely,

Richard E. Lewis, AICP
Community Development Director

C. Toby Ross, City Manager
Timothy C. Twardowski, Assistant City Attorney
Dwayne A. Vance, Esq. (via facsimile only)
John Plunkett and Barbara Kuhr (via facsimile only)

PLANNING COMMISSION STAFF REPORT

DATE:	December 12, 2001
DEPARTMENT:	Planning Department
TITLE:	543 Park Avenue, Washington School Inn
TYPE OF ITEM:	Appeal of Community Development Director=s decisions interpreting the Land Management Code.

SUMMARY RECOMMENDATION: Conduct a hearing, consider public input, and uphold the Community Development Director=s decisions applying the Land Management Code to the improvements project at the Washington School Inn according to the Findings of Fact, and Conclusions of Law in this staff report.

A. PROJECT

Project Name:	Washington School Inn Garage Renovation and Improvements
Appellant:	John Plunkett/Barbara Kuhr
Location:	543 Park Avenue
Zoning:	Historic Residential (HR-1) zone
Adjacent Land Uses:	Historic residential/commercial
Date of Application:	May 2, 2001
Project Planner:	Ray Milliner

B. BACKGROUND.

The appellant is requesting that the Planning Commission review several decisions made by the Community Development Director applying the LMC to certain elements of the garage renovation and improvements project at the Washington School Inn (WSI). The following is a narrative description of the events that have transpired leading up to this hearing.

Plat Amendment

To accommodate a garage renovation, the WSI submitted an application for a plat amendment to combine seven Old Town lots into one on March 28, 2001. City Planner Ray Milliner was assigned to the project in April of 2001, and subsequently, it was scheduled for staff review on April 17, 2001, Planning Commission review on May 9, 2001 and City Council review on June 7, 2001. At staff review, staff checked the garage side yard setbacks to ensure that it met the LMC requirements. Subsequent reviews by staff confirmed that the structure as proposed would meet the requirements of the LMC on the wider lot. The application was taken to both the Planning Commission and the City Council with positive recommendations from staff and final approval was granted by the City Council on June 7, 2001. Property owners within a 300 foot radius of the subject property were mailed notices of the scheduled public hearing for the project. Both reviews included a public hearing, at which no public comments were received.

Historic District and Building Permit Approval

On May 2, 2001, the WSI submitted an Historic District Design Review Application for the renovation of the existing, non-historic, detached, gable-roofed, two-car garage located adjacent to the Washington School Inn, at 543 Woodside Avenue. Following the City Council action and plat recordation, Staff reviewed the proposed garage renovation project for compliance with the Historic District Guidelines and approved it on August 7, 2001. The applicant obtained a building permit on August 7, 2001 and commenced work on the project.

Appeal of Staff Approval

Director=s decisions applying the Land Management Code to the improvements project at the Washington School Inn according to the Findings of Fact, and Conclusions of Law below:

Findings of Fact

8. The WSI is located within the HR-1 District.
9. An plat amendment combining lots 10, 11, 12, 13, 37, 36 and 35 of Block 5 of the Park City Survey into one lot was approved by the City Council on June 7, 2001.
10. Staff approval for the garage reconstruction was granted on August 7, 2001.
11. John Plunkett=s letter appealing staff=s approval was received by staff on August 17, 2001.
12. On October 15, 2001 the Historic District Commission overturned staff=s August 7, 2001 approval for the garage design.
13. The Historic District Commission decision was appealed to the Board of Adjustment by WSI on October 25, 2001.
14. On September 27, 2001 CDD Director Richard Lewis sent a letter to the WSI indicating his determination that the WSI was a non-conforming use, that the garage reconstruction constituted an expansion of the non-conforming use, and as a result the WSI would be required to acquire a CUP from the Planning Commission.
15. On October 12, 2001 the WSI appealed Director Lewis= determination of enlargement of non-conforming use.
16. On October 23, 2001the WSI submitted evidence to the Community Development Department indicating that the WSI received a CUP for a 15 unit bed and breakfast in the HR-1 District on September 21, 1983.
17. On November 5, 2001 Director Lewis distributed a letter rescinding his September 27, 2001 determination of non-conforming use and making a number of LMC related determinations.
18. On November 12, John Plunkett submitted a letter appealing the Director Lewis' November 5, 2001 determinations.
19. The proposed garage is an allowed use in the HR-1 District.
20. Access stairways are allowed uses in the HR-1 District
21. Landscaping is an allowed use in the HR-1 District.
22. The proposed garage reconstruction is an accessory building.
23. The proposed garage reconstruction is approximately 15' above grade at its highest point.
24. The LMC requires that accessory buildings not exceed a height of 18'
25. The proposed garage reconstruction is set back 10' from the front facade of the main structure.
26. The LMC requires that accessory buildings in the HR-1 District be set back at least 5' from the front facade of the main structure.
27. The proposed garage reconstruction has a side yard setback of 4'.
28. The LMC requires a 3' side yard setback for accessory buildings.

Conclusions of Law

29. The proposal is consistent with Section15-1-9(D), and Section 15-2.2-2(A) of the Park City Land Management Code.
30. The Community Development Director did not err in his November 5, 2001 letter which outlined his conclusions as they relate to the non-conforming status of the WSI.
31. The WSI is in compliance with the conditions of approval of the 1983 CUP.
32. The 1983 CUP did not require that the property behind the main WSI structure be dedicated as green space.
33. The WSI meets the 11 space parking requirement as specified by condition #1 in the

1983 CUP approval. On October 29, 1984 WSI executed an easement agreement with Old Towne Associates which granted 11 parking spaces on Old Towne Associates property in exchange for maintenance and landscaping.

34. The 1983 CUP did not specifically restrict WSI use to the interior of the building.
35. The proposed garage renovation does not require a new CUP or modification to the 1983 CUP.
36. Use of the garage for guest or employee parking does not require a modification of the 1983 CUP approval.
37. Construction of an exterior staircase connecting WSI to Woodside Avenue does not require a CUP or a modification to the 1983 CUP.
38. Issuance of the building permit for the building permit for the WSI did not violate Section 15-1-9(D) of the Land Management Code.
39. The WSI=s purchase of the garage lot and reconstruction of the garage does not constitute a transfer of the 1983 CUP from one property to another.
40. The appellant=s lack of notice of the staff=s August 7, 2001 Historic District Design Review approval was remedied by conversations with staff on August 15 and 16, 2001, the staff notice dated September 17, 2001, and subsequent hearings before the HDC on October 1, 2001 and October 15, 2001.

EXHIBITS:

Exhibit A - August 16, letter from John Plunkett to Director Lewis
Exhibit B - September 27, letter from Director Lewis to WSI
Exhibit C - October 2, letter from Director Lewis to WSI
Exhibit D - September 27 letter from Jodi Hoffman to Director Lewis
Exhibit E - October 23 letter from Jodi Hoffman to Director Lewis
Exhibit F - September 26, 1983 WSI CUP approval letter
Exhibit G - November 5, 2001 Letter from Director Lewis to WSI
Exhibit H - November 12, 2001 Letter from John Plunkett to Director Lewis
Exhibit I - September 1, 1983 Letter from WSI to Staff
Exhibit J - September 21, 1983 CUP Staff Report
Exhibit K - 1983 WSI CUP application
Exhibit L - October 9, 1984 Easement Agreement
Exhibit M - September 17, 2001 notice letter
Exhibit N - September 27, 2001 Letter from Administrator Putt to John Plunkett
Exhibit O - October 4, 2001 from Director Lewis to John Plunkett
Exhibit P - October 15, 2001 letter from John Plunkett to Director Lewis
Exhibit Q - November 1, 2001 letter From Director Lewis to John Plunkett
Exhibit R - November 26, 2001letter from WSI to Director Lewis
Exhibit S - Land Management Code Section 15-2.2-2(A)
Exhibit T - Land Management Code Section 15-1-9(D)

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PL-18-03803

PARK CITY 1884

PLANNING DEPARTMENT

THE PLANNING COMMISSION
PARK CITY, SUMMIT COUNTY, UTAH

RE: CONDITIONAL USE PERMIT FOR A 'RECREATION FACILITY, PRIVATE' IN THE (HR-1) HISTORIC RESIDENTIAL ZONE

The Planning Commission of Park City, Utah met on Wednesday, November 10, 2010 for a regularly scheduled and duly noticed meeting. After determining that a quorum was present, the Commission conducted its scheduled business. Among the items heard by the Commission was the 543 Park Avenue Conditional Use Permit application.

NOTICE OF PLANNING COMMISSION ACTION:

Project Address:	543 Park Avenue
Project Number:	PL-10-01066
Type of Hearing:	Conditional Use Permit – Recreation Facility, Private (swimming pool) for Bed & Breakfast
Hearing Date:	November 10, 2010
Commission Action:	**APPROVED** the request pursuant to the findings of fact, conclusions of law and conditions of approval as written below.

Findings of Fact - 543 Park Avenue

1. The property is located at 543 Park Avenue.

2. The zoning is Historic Residential (HR-1).

3. The proposed Conditional Use Permit is for a private recreation facility (lap pool).

4. The Washington School Inn is a landmark structure listed on the Park City Historic Sites Inventory, when the site was nominated to the National Register in 1978, the building was vacant and in disrepair.

5. On September 21, 2983, the Historic District Commission granted a conditional use permit for the site to rehabilitated and adaptively reused as a bed and breakfast. The site continues to be used as a bed and breakfast.

6. On March 22, 1984, Park City Municipal Corporation entered a non-exclusive easement agreement for the parking access and use of the staircase located as the north 21.5 feet of Lot 11 and all of Lot 36, Block 9 of the amended plat of Park City Survey.

7. On October 9, 1984 an easement agreement (entry #225977) granted the Washington School Inn a private easement for the 11 automobile parking spaces.

8. On June 7, 2001, the City Council approved a plat amendment to combine seven old town lots into one lot of record on the site where the Inn is located.

9. The dimensions of the proposed lap pool are ten feet wide by forty fee long.

10. Retaining walls are necessary due to the steepness of the existing grade in the rear yard. The proposed retaining walls exceed six feet in height in some locations within the building pad area. Six foot high retaining walls and fences within the side yard setbacks and four foot high retaining walls and fences within the front setbacks are permitted by the Code. 15-4-2(1) allows an increase to six foot high retaining walls and fences in the front yard setback.

11. Additional parking requirements for the site are not affected by this application. Parking by guests or employees shall only occur in designated parking associated with the original Conditional Use Permit for the bed and breakfast.

12. The lap pool is for the use of the Washington School Inn guests. No additional traffic will be produced by the addition of a lap pool on the property.

13. The heated lap pool will not be enclosed. No enclosed structures are included within this application. The pool will be fenced.

14. The application includes an open shade structure and landscape improvements. Approval for compliance with the historic district design guidelines is required prior to issuance of a building permit.

15. Passive use of the Washington School Inn garden and grounds by patrons of the Inn are a permitted use in the HR1 zone and consistent with the 1983 conditional use permit approval. Organized events for the Washington School Inn patrons and/or the general public including parties weddings, or other public assemblies, are not permitted in the HR1 zone and are outside the scope of the 1983 conditional use permit.

16. The Washington School Inn is identified as a Landmark Structure on the Historic Sites Inventory with a recorded Facade Easement with the State of Utah.

17. The stone walkway and landscape improvements through adjacent lot have been removed and are reflected in the drawings dated November 10, 2010.

Conclusions of Law - 543 Park Avenue

1. There is good cause for this Conditional Use Permit.

2. The Conditional Use Permit is consistent with the Park City Land Management Code and applicable State law.

3. Neither the public nor any person will be materially injured by the proposed Conditional Use Permit.

4. Approval of the Conditional Use Permit subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval - 543 Park Avenue

1. New retaining walls and fences proposed within the private recreation facility conditional use permit may not exceed six feet (6') in height.

2. The outdoor pool and spa shall be restricted to use between the hours of 7 am to 10 pm. A sign must be posted by the pool area stating the operating hours of the pool.

3. This approval is for a private recreation facility. Any additional uses, including public assemblies, must be reviewed independently and are outside the scope of the 1983 bed and breakfast conditional use permit and the present private recreation facility conditional use permit.

4. No guest or employee parking shall occur on Woodside Avenue or Park Avenue. Guest and employee parking shall adhere to the 1983 Bed & Breakfast conditional use permit approval.

5. The applicant will apply for a building permit from the City within one year from the date of Planning Commission approval. If a building permit has not been granted within one year's time, this Conditional Use Permit will be void.

6. Any modifications to signs shall be reviewed under separate application.

7. An approved Historic District Design review is required prior to building permit issuance.

8. Lighting of the proposed pool and deck will be restricted to hours of pool operation, 7 am to 10 pm.

9. Delivery and service vehicles to the Washington School Inn and related pool area will occur off of Park Avenue. Woodside Avenue may be used by maintenance vehicles to service pool only. Two or more complaints will require Planning Commission review. An administrative review will be conducted by Staff one year from the date of approval.

10. Noise levels will comply with 6-3-9 of the Park City Municipal Code.

11. Retaining walls and fences up to six feet (6') in height will be allowed in the front yard setback and side yard setbacks.

12. Improvements in the City right-of-way will require an Encroachment Agreement.

13. Mechanical equipment pad shall have roof structure shielding the mechanical equipment from view above.

Best Regards,

Kayla Sintz
Planning Department

PARK CITY
1884
PLANNING DEPARTMENT

August 22, 2012

P.C.E.
PO Box 536
Park City, UT 84060

NOTICE OF PLANNING COMMISSION ACTION

Application #	PL-12-01535
Subject	Washington School House
Address	543 Park Avenue
Description	Modification to Conditional Use Permit
Action Taken	Approved
Date of Action	August 21, 2012

On August 22, 2012 the Planning Commission called a meeting to order, a quorum was established, a public meeting was held, and the Planning Commission approved the modification to the Conditional Use Permit based on the following:

Findings of Fact:

1. The property is located at 543 Park Avenue.
2. The zoning is Historic Residential (HR-1).
3. On November 10, 2010, the Planning Commission approved a Conditional Use Permit for a private recreation facility. In the HR-1 zone, a Conditional Use Permit is required for a private recreation facility. A private lap pool for the bed and breakfast falls under the definition of a private recreation facility within the Land Management Code (LMC). The approved CUP allowed a lap pool behind the Washington School Inn.
4. On April 24, 2012, the City received a request for a modification to the November 10, 2010 approved CUP to expand the site to include Lot 34 of Block 5 of the Park City survey.
5. Lot 34 of Block 5 of the Park City survey is located on the north-west corner of the property. It is owned by the owner of the Washington School Inn. The lot is

a single lot of record, dimensioned twenty-five feet wide by seventy-five feet deep.

6. The proposed modification encloses Lot 34 with the site of the Washington School Inn within a six foot high fence.
7. A conditional use permit can include more than one lot of record.
8. Multiple lots of record may be enclosed by a fence.
9. The fence was installed in violation of the Conditional Use Permit. The fence enclosed the entire rear yard of the Washington School Inn including Lot 34 of Block 5 of the Park City survey. Lot 34 was not included in the site for the November 10, 2010 CUP approval.
10. A modification of the CUP is required to allow the fence to stay in the current location and for the owner to receive a Certificate of Occupancy from the City.
11. No structures are proposed on Lot 34. Stepping stones, vegetation, and the extension of the fence around the lot are the only improvement proposed on Lot 34.
12. If the owner plans to build a structure on lot 34 in the future, the conditional use permit will have to be modified to review the proposed change. If the owner chooses to develop the lot separately, the CUP must be modified to no longer include Lot 34.
13. The Washington School Inn is a landmark structure listed on the Park City Historic Sites Inventory and the National Register for Historic Places (listed 1978). The stone building was built in 1889. According the Park City Historic Sites Inventory, when the site was nominated to the National Register in 1978, the building was vacant and in disrepair.
14. On September 21, 1983, the Historic District Commission granted a conditional use permit for the site to rehabilitated and adaptively reused as a bed and breakfast. The site continues the use as a bed and breakfast.
15. On March 22, 1984, Park City Municipal Corporation entered a non-exclusive easement agreement for the parking access and use of the staircase located as the north 21.5 feet of Lot 11 and all of Lot 36, Block 9 of the amended plat of Park City Survey.
16. On October 9, 1984 an easement agreement (entry #225977) granted the Washington School Inn a private easement for the 11 automobile parking spaces.
17. On June 7, 2001, the City Council approved a plat amendment to combine seven old town lots into one lot of record.
18. Parking requirements for the site are not affected by this application.
19. The exterior of the existing historic Landmark Structure will not be modified.
20. Passive use of the Washington School Inn garden and grounds by patrons of the Inn are a permitted use in the HR1 zone and consistent with the 1983 conditional use permit approval.

21. Organized events for the Washington School Inn patrons and/or the general public including parties, weddings, or other public assemblies, are not permitted in the HR1 zone and are outside the scope of the 1983 condition use permit.

Conclusions of Law:

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

Conditions of Approval:

1. The conditions of approval within the November 10, 2010 Conditional Use Permit continue to apply.
2. If the owner plans to build a structure on lot 34 in the future, the conditional use permit must be modified to review the proposed change. If the owner chooses to develop the lot separately, the CUP must be modified to no longer include Lot 34.
3. This approval is for a private recreation facility. Any additional uses, including public assemblies, must be reviewed independently and are outside the scope of the 1983 bed and breakfast conditional use permit and the present private recreation facility conditional use permit.
4. Any modifications to signs, lighting, or landscaping shall be reviewed under the appropriate application.
5. The applicant is required to submit for a review by the Planning Commission by August 22, 2013. The Planning Commission review is for compliance with the Conditional Use Permit.

If you have questions regarding your project or the action taken please don't hesitate to contact me at 435-615-5068 or kcattan@parkcity.org.

Sincerely,

Katie Cattan
Senior Planner

June 25, 2015

P.C.E.
PO Box 536
Park City, UT 84060

NOTICE OF PLANNING COMMISSION ACTION

Application #	PL-15-02759
Subject	Washington School House, 543 Park Avenue
Address	543 Park Avenue
Description	Modification of Conditional Use Permit
Action Taken	Approved
Date of Action	June 24, 2015

On June 25, 2015 the Planning Commission called a meeting to order, a quorum was established, a public meeting was held, and the Planning Commission approved the modification of the 1983 Conditional Use Permit (CUP):

Findings of Fact

1. The property is located at 543 Park Avenue, and is currently the home of the Washington School House bed and breakfast.
2. The zoning is Historic Residential (HR-1).
3. The proposed Modification to Conditional Use Permit is to permit the construction of on-site laundry facilities consisting of one (1) commercial size washing machine, one (1) commercial size dryer, one (1) commercial ironing board, one (1) small utility sink, and one (1) heating/cooling unit. The on-site laundry facilities are an auxiliary use of the bed and breakfast, in the non-historic accessory garage structure. The garage is north of and adjacent to the Washington School House building and is located within the same lot of record.
4. The Washington School House bed and breakfast is a landmark structure listed on the Park City Historic Sites Inventory (HSI) and the National Register of Historic Places (listed in 1978). The stone building was constructed in 1889. According to the HSI, the building was vacant and in disrepair at the time of its listing on the National Register in 1978.

5. On September 21, 1983, the Historic District Commission granted a conditional use permit for the site to be rehabilitated and adaptively reused as a bed and breakfast. The site continues to be used as such, and it has twelve (12) guest rooms. The Washington School House provides breakfast, snacks, and other light meals as needed to its guests.
6. On March 22, 1984, Park City Municipal Corporation entered a non-exclusive easement agreement for the parking access and use of the staircase located as the north 21.5 feet of Lot 11 and all of Lot 36, Block 9 of the amended plat of Park City Survey.
7. On October 9, 1984, an easement agreement (entry #225977) granted the Washington School Inn a private easement for the 11 automobile parking spaces.
8. On June 7, 2001, the Park City Council approved a plat amendment to combine seven Old Town lots into one lot of record on the site where the Inn is located.
9. On November 10, 2010, the Planning Commission approved a Conditional Use Permit for a private recreation facility, which included a year-round heated lap pool with connected hot tub and spa located behind the Washington School Inn. bed and breakfast
10. Use of the garage as an accessory structure is an allowed use in the HR-1 zone.
11. The garage has a side yard setback of four feet (4') along the north property line; the required side yard setback is three feet (3'). The garage is not historic.
12. The garage measures approximately 21 feet by 23 feet, or approximately 483 square feet. It is currently used as a storage room to support the bed and breakfast use only; it is not currently being used for parking.
13. The property is currently over footprint for the lot configuration with the existing historic structure and non-historic garage, thus no addition could be added to either existing structure, and no new enclosed building could be placed on the site.
14. Additional parking requirements for the site are not affected by this application. Parking by guests or employees shall only occur in designated parking associated with the original Conditional Use Permit for the bed and breakfast. The 1983 CUP approval did not include the garage as part of the site's parking requirement, thus any current use of the garage for private guest parking was an additional, but not required, benefit to the bed and breakfast.
15. The proposed laundry room does not require additional parking per the requirements of the Land Management Code. The relocation of the laundry room to the accessory structure will not displace any existing parking.
16. Adherence to previously approved associated parking with the original bed and breakfast CUP will be followed. Guests and employees will continue to not be permitted to park on Woodside Avenue. Deliveries and servicing of the bed and breakfast as well as its pool will continue to occur off of Park Avenue, per the existing CUP applications. Because the bed and breakfast will no longer be outsourcing their laundry, there will be a reduction to trucks servicing the site to fulfill the bed and breakfast's laundry needs.

17. The laundry facility in the garage will not interfere with existing access routes for emergency vehicles. The most direct emergency access to the laundry room will be from Park Avenue.
18. Minor exterior changes to the non-historic garage will include revising the design and operation of the existing overhead door, as well as new vents and flues on the south elevation of the structure. Laundry facilities are an auxiliary use to the bed and breakfast. Only laundry for the bed and breakfast will be done on site. Any new exhaust vents will not impact the site's existing open space.
19. Ownership of the current business license will not change. The use is limited to owners and guests of the property.
20. The use is proposed to be contained within the existing accessory structure—the garage, and no new structures are proposed at this time. The garage is not located on a Steep Slope, nor is the property located in the Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance.
21. Staff findings in the Analysis section are incorporated herein.

Conclusions of Law

1. The CUP, as proposed, is not consistent with all requirements of the Park City Land Management Code.
2. The CUP, as proposed, is consistent with the Park City General Plan.
3. Neither the public nor any person will be materially injured by the proposed CUP.
4. Approval of the CUP is subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The applicant shall apply for a building permit from the City within one (1) year from the date of Planning Commission approval. If a building permit has not been granted within one year's time, this Conditional Use Permit will be void.
2. An approved Historic District Design Review will be required prior to building permit issuance for any exterior work.
3. Fire sprinklers will be required by the Chief Building Official at the time of review of the building permit submittal.
4. Any improvements in the City right-of-way will require an Encroachment Agreement with the City prior to building permit issuance.
5. The needed exterior condenser will comply with LMC 15-2.2-3(I) which requires screened mechanical equipment and similar structures to be located a minimum of 5 feet from the side lot line. Any new exterior exhaust vents and similar equipment shall be screened with vegetation.
6. The laundry room shall only be used between the hours of 7am and 8pm.
7. The approval is for the on-site laundry room use only. Any additional uses would require additional CUP modification and are outside the scope of the 1983 bed and breakfast conditional use permit, the 2010 private recreation facility conditional use permit, and this 2015 modification to CUP.
8. No guest or employee parking shall occur on Woodside Avenue or Park Avenue. Guest and employee parking shall adhere to the 1983 conditional use permit

approval. Service and deliveries for the Washington School House Bed and breakfast shall continue along Park Avenue.

9. Any new signage will require a new sign permit.
10. No new lighting is proposed at this time. Any new lighting shall be reviewed and approved by the Planning Department prior to installation.
11. Noise levels shall comply with 6-3-9 of the Park City Municipal Code.

If you have questions regarding your project or the action taken please do not hesitate to contact me at 435-615-5067 or anya.grahn@parkcity.org.

Sincerely,

Anya E. Grahn

Anya Grahn
Historic Preservation Planner

PARK CITY
1884

Community Development/Engineering
Building and Planning Departments

Present
Gene
Nina
Jacquie
Allison
Max
Absent Paul
Borgstrom
Erin
Alt

AGENDA

HISTORIC DISTRICT COMMISSION MEETING

September 21, 1983

MARSAC SCHOOL

5:00 p.m.

WORK SESSION

5:00 p.m.

1. Park Avenue Rezoning - Discussion of rezoning options for Park Avenue between Heber Avenue and 11th Street.

2. Demolition - Discussion of incentives to discourage the demolition of historic buildings.

3. Bed and Breakfast - Discussion of elements that an ordinance regulating Bed and Breakfast accommodations should contain.

REGULAR MEETING

6:00 p.m.

Present

1. Washington School Inn - Consideration of Conditional Use Application for Bed and Breakfast Inn proposed for 545 Park Avenue, in the HR-1 Zone.

2. Election of Chairperson

Nina via chair @ next mtg

Posted: 9/12/83
Published: 9/15/83

HISTORIC DISTRICT COMMISSION

DIRECTORS RECOMMENDATIONS

September 21, 1983

5:00 p.m.

I. Washington School Inn - Consideration of Conditional Use Application for Bed and Breakfast Inn proposed for 545 Park Avenue, in the HR-1 Zone.

This proposal is to restore the Washington School to a Bed and Breakfast Inn. Fourteen individual rental rooms would be provided in addition to a caretaker's unit. The exterior of the building would be restored to its original condition with the exception of the addition of new dormers. The interior would be completely redesigned to accommodate the proposed use.

The Washington School is located in the Historic Residential Zone (HR-1) where hotels and lodging facilities are not allowed. However, there is a provision in the Land Management Code Section 3.7 (see attached copy) which gives the Historic District Commission the authority to approve uses that are not consistent with the zoning regulations when such an approval is necessary to preserve an historic structure.

Since the Washington School is a Nationally Registered Historic Site, Section 3.7 seems especially well suited to this proposal.

The following are the items in the proposal do not conform to the existing zoning regulations:

1) The use of rooms in the proposed "Inn".

2) The parking structure would be located off the property, it does not meet side yard setback requirements of the zone, and it exceeds the maximum amount of hard surfaced area allowed for parking.

3) Two parking stalls are 9' x 20' when 10' x 20' is the minimum for outside spaces.

The parking for the "Inn" is proposed to be located directly east of the Washington School on the other side of Park Avenue behind the Sun Classics Building. The existing parking lot behind Sun Classics would be covered with a parking deck that would be accessed from Park Avenue. The upper level of the deck would contain 10 spaces plus a trash area. The lower level would be redesigned to hold 13 cars. Access to the existing parking area is from a driveway that

runs between Main Street and Park Avenue. The access would remain unchanged. There exists a question as to whether the driveway is privately owned or owned by the City. It is the Staff's primary concern that the addition of the second parking level not preclude closing the Main Street access should Main Street be closed to vehicular traffic. The Staff and the ordinance discourage parking lots between Main Street and Park Avenue, however, this situation is different because the Sun Classics's lot already exists and the upper level is to serve a residential use in the HR-1 Zone.

The Staff recommends the application of the more liberal RC Zone parking standard for this project given its location and unit configuration. Parking recommended is .66 spaces per hotel room and 1 space for the caretaker's unit.

If the conditional use permit is approved by the Commission, the Staff will review the final drawings for the project. We have requested that the applicant provide the submittal requirements outlined in the attached lists. The Staff is particularly interested in reviewing the landscape plans, the elevations of the parking structure, stairway locations and details, alteration of rock walls, fencing details, details for the decorative iron railings and signage. Modifications to the Sun Classics building will be considered as a separate application.

The Staff is satisfied with the drawings for the school. However, while the Staff would approve the building with the additional dormers, we caution the applicant that the Federal Government may question the approval of the building for the tax credits with such modifications.

Recommendations

Staff recommends approval of the project on two conditions:

1) That an agreement acceptable to the City Attorney that commits the developer to provide 11 parking stalls for the Washington School be recorded.

2) That if the land to the north of the Sun Classics building is under City ownership, that the developer reach an acceptable agreement with the City for the use of the land for stairways and parking access. The agreement should protect the possibility of closing the driveway to Main Street if necessary.

When recorded return to:

Old Towne Associates
P.O. Box 1825
Park City, Utah 84060

Entry No. 225977
REQUEST OF The McQuoid Company
FEE ALAN SPRIGGS, SUMMIT CO. RECORDER
$ 12.00 By Susan Lebrecht
RECORDED 10-9-84 at 3:45 M

EASEMENT AGREEMENT

This Agreement is made and entered into by and between Old Towne Associates, a Utah general partnership ("Old Towne"), and Sierra Pacific Financial, a California general partnership ("Sierra Pacific").

Recitals:

A. Old Towne is the owner of certain real property located in Park City, Utah and more particularly described in Exhibit "A" attached to this Agreement and incorporated by this reference.

B. Sierra Pacific is the owner of certain real property located at 543 Park Avenue, Park City, Utah known as the Washington School and more particularly described in Exhibit "B" attached to this Agreement and incorporated by this reference.

C. By this Agreement the parties intend to provide an easement for parking purposes whereby the property described in Exhibit "A" will be subject to an easement in favor of the property described in Exhibit "B" for motor vehicle parking purposes, as provided in this Agreement.

Now, therefore, the parties hereto agree as follows:

1. Old Towne hereby grants to Sierra Pacific a private easement for parking purposes, sufficient to allow Sierra Pacific to park 11 automobiles or comparably sized motor vehicles on the property described in Exhibit "A". Such easement shall be a benefit appurtenant to the property described in Exhibit "B" and shall run with title to such property.

2. Old Towne shall improve and maintain the property described in Exhibit "A" sufficient to allow compliance with the easement for parking purposes described herein.

3. This Agreement and the rights and duties provided herein shall be binding on, and shall inure to the benefit of, the successors and assigns of Old Towne and Sierra Pacific, respectively.

BOOK 316 PAGE 696

In witness whereof, the parties have entered into this Agreement as of the date first written above.

Old Towne Associates,
a Utah general partnership

By The MacQuoid Company,
a Utah corporation

By: _____
Malcolm S. MacQuoid,
President

Sierra Pacific Financial,
a California general partnership

By Spring Mountain Enterprises,
a California corporation

By: _____
Frank O'Bryan,
President

BOOK 316 PAGE 697

State of Utah)
) ss.
County of Summit)

On the 4th day of October, 1984, personally appeared before me Malcolm S. MacQuoid, who being by me duly sworn did say that he is the president of The MacQuoid Company, a Utah corporation, a general partner of Old Towne Associates, a Utah general partnership, and that said instrument was signed in behalf of said corporation and said partnership by authority, and said Malcolm S. MacQuoid acknowledged to me that said corporation and said partnership executed the same.

Notary Public

My Commission Expires:
February 10, 1986

Residing at:
Salt Lake City, Utah

State of California)
) ss.
County of Orange)

On the 3rd day of October, 1984, personally appeared before me Frank O'Bryan, who being by me duly sworn did say that he is the president of Spring Mountain Enterprises, a California corporation, a general partner of Sierra Pacific Financial, a California general partnership, and that said instrument was signed in behalf of said corporation by authority, and said Frank O'Bryan acknowledged to me that said corporation and said partnership executed the same.

Lorraine Bellovich
Notary Public

My Commission Expires:
11-11-87

Residing at:
Huntington Beach, Ca.

OFFICIAL SEAL
LORRAINE BELLOVICH
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Exp. Nov. 11, 1987

BOOK 316 PAGE 698

All of Lots 37, 38 and 39 in Block 9, Park City Survey, except the following:

Beginning at a point on the Easterly line of Park Avenue, said point being South 23°38' East along said Park Avenue 12.90 feet from the Northwest Corner of Lot No. 37, Block 9, Park City Survey and running thence North 66°22' East 20.00 feet; thence South 23°38' East 30.00 feet; thence South 66°22' West 20.00 feet to the Easterly line of said Park Avenue, thence North 23°38' West along said Easterly line 30.00 feet to the point of beginning.

Subject to the general property taxes for the year 1983, and thereafter, and any special assessments now due or to become payable.

Subject to easements and restrictions of record or enforceable in law and equity.

Exhibit "A"

BOOK 316 PAGE 699

All of Lots 10, 11 and 12, Block 5, Amended Plat of Park City Survey, according to the plat of record and on file in the office of the County Recorder, Summit County, Utah.

Subject to easements and restrictions of record or enforceable in law and equity.

Excepting all oil, gas and/or other minerals which were previously reserved.

Exhibit "B"

BOOK 316 PAGE 700

Entry No. 218601
REQUEST OF The MacQuoid Company
FEE ALAN SPRIGGS, SUMMIT CO. RECORDER
$ 19.00 By Susan Lubenow
RECORDED 3-22-84 at 4:00 M

NON-EXCLUSIVE EASEMENT AGREEMENT

This Agreement is entered into by and among Park City Municipal Corporation ("City"), Old Towne Associates, a Utah general partnership ("Old Towne"), and Sierra Pacific Financial, a California general partnership ("Sierra Pacific"), as of March 22, 1984.

Recitals:

A. Old Towne is the owner of certain real property located at 537 Main Street, Park City, Utah presently known as the Old Towne Shoppes and more particularly described in Exhibit "A" attached to this Agreement and incorporated by this reference.

B. Sierra Pacific is the owner of certain real property located at 543 Park Avenue, Park City, Utah known as the Washington School and more particularly described in Exhibit "B" attached to this Agreement and incorporated by this reference.

C. Old Towne and Sierra Pacific have entered into a parking agreement which necessitates the improvement of an existing right-of-way connecting Park Avenue and Main Street and more particularly described as the North 21.5 feet of Lot 11, and all of Lot 36, Block 9, of the amended plat of Park City Survey ("the Right-of-Way").

D. It is in the best interests of the public health, safety and welfare to improve the Right-of-Way described above and to grant non-exclusive easements to Old Towne and Sierra Pacific appurtenant to each of the properties described in Exhibits "A" and "B", as provided in this Agreement.

Now, therefore, the parties hereto agree as follows:

1. City hereby grants to Old Towne a private non-exclusive pedestrian and vehicular right-of-way easement over the Right-of-Way as described above. Such easement shall be appurtenant to the property described in Exhibit "A" and shall run with such property.

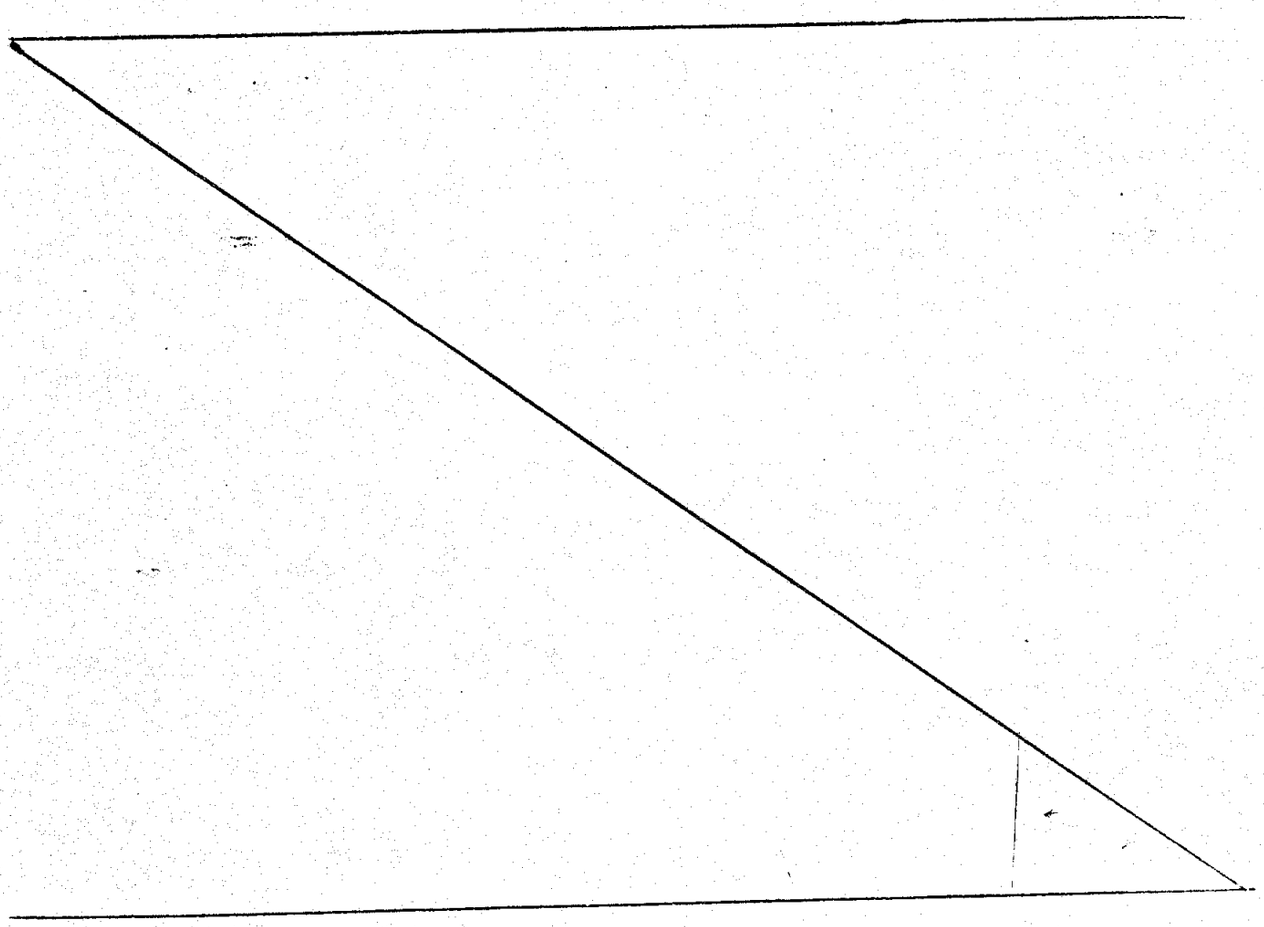
2. City hereby grants to Sierra Pacific a private non-exclusive pedestrian and vehicular right-of-way easement over the Right-of-Way as described above. Such easement shall be appurtenant to the property described in Exhibit "B" and shall run with such property.

BOOK 295 PAGE 135

3. Old Towne and Sierra Pacific shall improve the Right-of-Way by, among other things, rebuilding the existing stairs and installing lights to light the stairs. Such lights shall be hooked into the City's lighting system. All improvements to the Right-of-Way shall be subject to City's prior approval.

4. City shall maintain the Right-of-Way as required for safe pedestrian access, but Old Towne and Sierra Pacific may supplement the City's maintenance as they deem necessary or appropriate.

5. The easement granted hereby shall create no implication or duty by City to provide or allow vehicular access to the Right-of-Way from Main Street. At such time, if any, that motor vehicles are prohibited or restricted from access to the Right-of-Way from Main Street, City shall permit the Right-of-Way to be used in a manner that will permit vehicular access from Park Avenue to the lower level of parking at the rear of the property described in Exhibit "A".



BOOK 295 PAGE 136

6. This Agreement shall be binding on, and shall inure to the benefit of, the successors and assigns of Old Towne and Sierra Pacific, respectively.

In witness whereof, the parties have entered into this Agreement as of the date first written above.

Old Towne Associates,
a Utah general partnership

By The MacQuoid Company,
a Utah corporation

By: _____
Malcolm S. MacQuoid,
President

Sierra Pacific Financial,
a California general partnership

By Spring Mountain Enterprises,
a California corporation

By: _____
Frank O'Bryan,
President

Park City Municipal Corporation

By: _____
Mayor Pro Tempore

BOOK 295 PAGE 137

State of Utah)
) ss
County of Summit)

On the 16th day of March, 1984, personally appeared before me Malcolm S. MacQuoid, who being by me duly sworn did say that he is the president of The MacQuoid Company, a Utah corporation, a general partner of Old Towne Associates, a Utah general partnership, and that said instrument was signed in behalf of said corporation and said partnership by authority, and said Malcolm S. MacQuoid acknowledged to me that said corporation and said partnership executed the same.

Notary Public

My Commission Expires:
February 16, 1986

Residing at:
Park City Utah

State of California)
) ss.
County of Orange)

On the 20th day of March, 1984, personally appeared before me Frank O'Bryan, who being by me duly sworn did say that he is the president of Spring Mountain Enterprises, a California corporation, a general partner of Sierra Pacific Financial, a California general partnership, and that said instrument was signed in behalf of said corporation by authority, and said Frank O'Bryan acknowledged to me that said corporation and said partnership executed the same.

Notary Public

My Commission Expires:
August 31, 1987

Residing at:
Newport Beach, California

OFFICIAL SEAL
IDA RUTH PHINNEY
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires AUG 31, 1987

State of Utah)
) ss.
County of Summit)

On the 2nd day of March, 1984, personally appeared before me William H. Coleman, who being by me duly sworn did say that he is the Mayor Pro-Tempore of Park City Municipal Corporation, a municipal corporation organized and existing under the laws of the State of Utah, and that said instrument was signed in behalf of said Park City Municipal Corporation by authority of a resolution of its City Council, and said William H. Coleman acknowledged to me that said Park City Municipal Corporation executed the same.

William R. Gattherun
Notary Public

My Commission Expires:
May 13, 1987

Residing at:
Salt Lake City, Utah

WILLIAM R. GATHERUN NOTARY PUBLIC STATE OF UTAH

BOOK 295 PAGE 139

The North 3.50 feet of Lot No. 8, all of Lot Nos. 9 and 10, the South 3.50 feet of Lot No. 11, and all of Lot Nos. 37, 38 and 39, in Block 9, Park City Survey; Except the following:

Beginning at a point on the Easterly line of Park Avenue, said point being South 23°38' East along said Park Avenue 12.90 feet from the Northwest Corner of Lot No. 37, Block 9, Park City Survey and running thence North 66°22' East 20.00 feet; thence South 23°38' East 30.00 feet; thence South 66°22' West 20.00 feet to the Easterly line of said Park Avenue, thence North 23°38' West along said Easterly line 30.00 feet to the point of beginning.

Subject to the general property taxes for the year 1983, and thereafter, and any special assessments now due or to become payable.

Subject to easements and restrictions of record or enforceable in law and equity.

Exhibit "A"

Lots 10, 11, 12, 32, 33, 34, 35, 36, and 37, Block 5, Amended Plat of PARK CITY SURVEY, according to the plat of record and on file in the office of the County Recorder, Summit County, Utah.

Subject to the general property taxes for the year 1983 and thereafter, and any special assessments now due or to become due.

Subject to easements and restrictions of record or enforceable in law and equity.

Excepting all oil, gas and/or other minerals which were previously reserved.

Exhibit "B"

BOOK 295 PAGE 141

MEMORANDUM

Date: March 15, 2021

To: Washington School House, LLC

From: Hales Engineering

Subject: Washington School House Inn Parking Study

UT21-1830

This memorandum discusses the parking study completed for the Washington School House Inn in Park City, Utah. The study identifies the parking supply included in the site plan, the parking supply rates required by the City and parking demand rates identified by the Institute of Transportation Engineers (ITE). A discussion of the anticipated parking demand for special events on the property is also included.

Project Description

The Washington School House is located at 543 Park Avenue. A vicinity map of the project site is shown in Figure 1, and a full site plan is found in Appendix A. The Washington School House operates as a boutique bed and breakfast. It serves a limited number of guests that seek a small, private, and exclusive destination. The Washington School House has been recognized in the media, including Travel + Leisure, as a destination draw for Park City.

The owners of the property applied for a conditional use permit to change the Washington School House's current operations as a Bed and Breakfast Inn to a Hotel Minor land use under Park City code. The hotel will have 12 rooms. The property site plan identifies a total of 12 stalls (11 stalls located in a lot across Park Avenue and authorized by easement and 1 parking stall planned for the west end of the property on Woodside Avenue). A driveway on the property offers 2 additional stalls that do not meet the City's off-street parking dimensions.

Figure 1: Site vicinity map of the project in Park City, Utah

Park City Parking Code

The Park City code specifies parking rates for various land use types. According to section 15-3-6B of the code, the City requires "1 space per room or suite, and one space per 200 sf of separately leasable commercial space." This property doesn't include any separately leasable commercial space. Based on these requirements, the Washington School House is required to provide a total of 12 off-street parking spaces. This requirement will be met with the 11 current off-street parking spaces and the 1 proposed parking space.

ITE Parking Demand Rates

While the planned usage of the Washington School House is unique and smaller than a typical hotel, it is comparable to the Institute of Transportation Engineers (ITE), *Parking Generation*, 5th Edition, 2019, business hotel land use. The average parking demand rate for a business hotel (ITE land use 312 is 0.72 parking stalls per hotel room, with an 85th percentile demand rate of 0.83 stalls per room and a maximum observed rate of 0.85 parking stalls per room. This is based on 11 study sites across the United States since the year 1980, with an average parking supply of 1.1 spaces per room. The number of stalls needed based on each of these rates for the proposed project is shown in Table 1.

Table 1: ITE Parking Generation

Park City - Washington School House Inn ITE Parking Generation (LU 312)		
Rate Type	Rate (stalls/dwelling unit)	Stalls
Average	0.72	9
85th Percentile	0.83	10
Maximum	0.85	11
ITE Parking Generation, 5th Edition, 2019		
Source: Hales Engineering, February 2021		

It is typically recommended that the parking demand be increased by 10% to provide an adequate parking supply for the property. If the 85th percentile parking demand of 10 stalls is used, then a parking supply of 11 stalls is advisable. A summary of the parking rates from the existing site plan, the Park City code, and ITE data can be found in Table 2.

Table 2: Parking Rate Comparison

Park City - Washington School House Inn Parking Rate Comparison		
Source	Rate (stalls / room)	# of Stalls
Park City Parking Code	1.00	12
ITE 85th Percentile Parking Demand	0.83	10
Existing Site Parking (off-street)	1.00	12
ITE Parking Generation, 5th Edition, 2019		
1. Two driveway parking spaces exist and have not been included in these numbers		
Source: Hales Engineering, February 2021		

The proposed site plan, which includes 12 off-street parking spaces, exceeds the recommended ITE parking supply. Moreover, the property owner reports, based on experience with the bed and breakfast, that only about 25% of guests require parking during their stay. This results in use of about 3 of the available parking spaces. The remaining guests arrive via transit, ridesharing services, or private transportation services and use these same services during their stay. Guests using transportation services are picked up and dropped off in a pull out located in front of the Washington School House.

Special Events

The Hotel (Minor) land use would allow the Washington School House to host small, private events. These special events are anticipated to include small corporate retreats, and small, private celebrations for weddings or other milestone events.

The property owners have indicated that no more than 60 guests would be permitted on the property for special events. This is due to the private, exclusive nature of the property and the small nature of the gathering spaces. This number includes up to 34 overnight guests (which is the Washington School House's full occupancy, based on sleeping areas available in the 12 guest rooms). The balance of special event guests would arrive from offsite.

As described above, the property owner stated that most overnight guests utilize ridesharing services for transportation to and from the Washington School House. Approximately 25% of overnight guests bring their own vehicles and require parking. If 25% of the overnight guests use parking spaces, then only 3 of the 12 spaces on the property are being used by these guests. That leaves more than adequate parking capacity for non-overnight, special event guests (estimated at 26 for special events when the Washington School House is completely rented out), the majority of which will also likely use ridesharing or other transportation services. Guests arriving by rideshare, or other transportation service, will be picked up and dropped off in the pull out in front of the Washington School House. The Washington School House will manage parking during special events through use of a valet service.

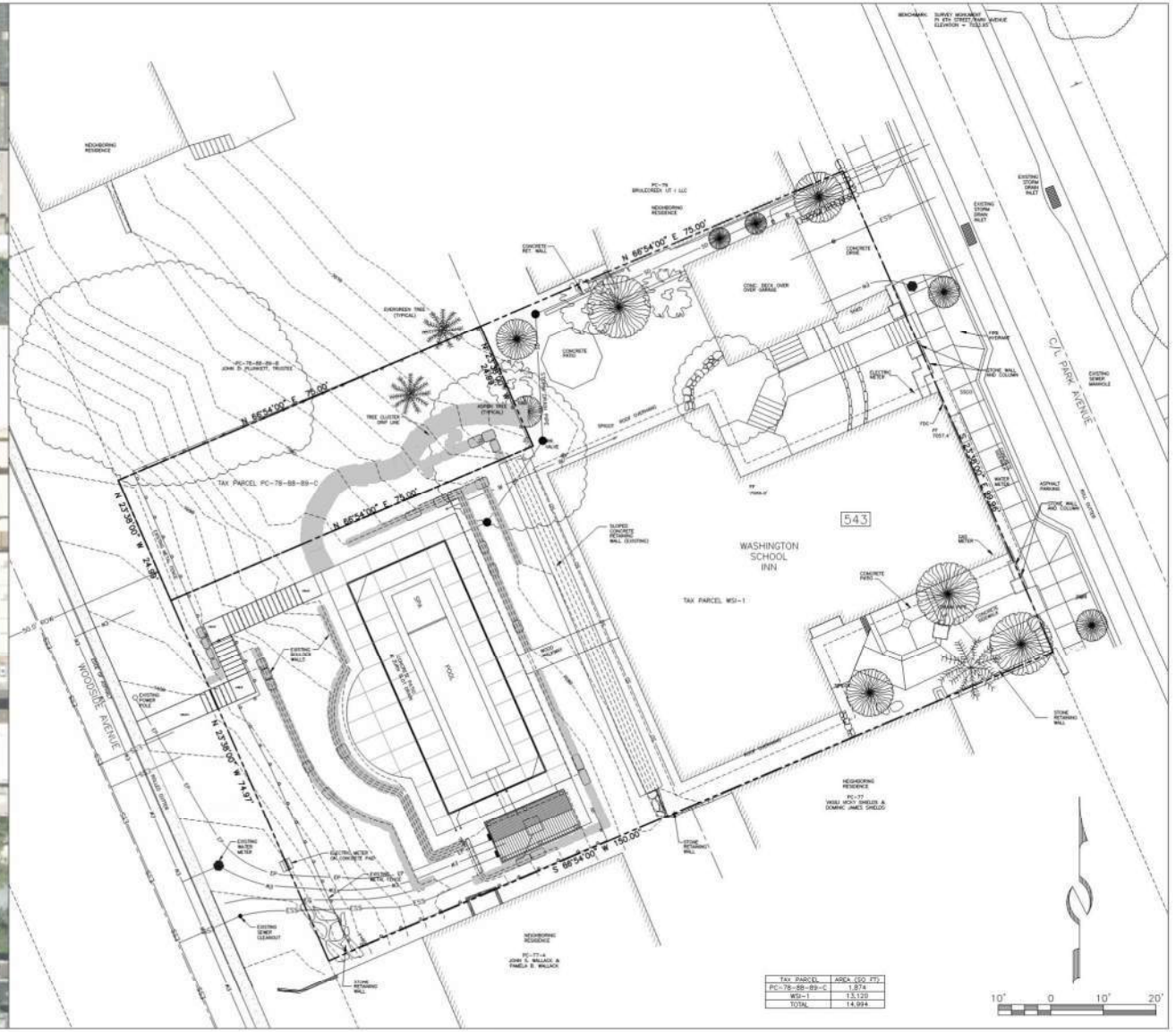
Conclusions and Recommendations

Hales Engineering makes the following conclusions for parking at the proposed Washington School House Hotel in Park City, Utah:

- The proposed site plan for the Washington School House Hotel identifies a total of 12 off-street parking spaces, with 2 additional spaces available in the driveway at the property. This equals a parking supply of 1 parking space per room.
- Section 15-3-6B of the Park City code would require 12 parking spaces for the Washington School House property under the "Hotel (minor)" land use. This translates to a parking supply rate of 1.0 parking space per room.
- The ITE 85th percentile parking demand rate for a business hotel is 0.83 parking stalls per room, translating to 10 parking stalls. With a 10% increase to parking demand, a parking supply of 11 parking stalls is recommended.
    - The current site plan meets the number of parking spaces required in the Park City code and exceeds the number recommended by the ITE data.
    - Based on past parking usage at the property, overnight guests will only use approximately 3 of the 12 available spots.
- The Washington School House is a small, private, exclusive destination that is meant to provide a high level of service to a limited number of guests. It may host small, private, special events under the new "Hotel (minor)" land use.
    - The events will largely cater to overnight guests, with a limited number of additional special event guests who are not staying at the Hotel.
    - Based on past experience, most guests at the Hotel will use ridesharing services and do not require on-site parking. It is not anticipated that parking demand will exceed the 12 supplied parking spaces during special events.

APPENDIX A

Site Plan



(435) 649-9467

CONSULTING ENGINEERS (AND PLANNERS) SURVEYORS

357 Main Street P.O. Box 2864 Park City, Utah 84060-2864

STAFF: MICHAEL DEMKOWICZ
RYAN BETZ

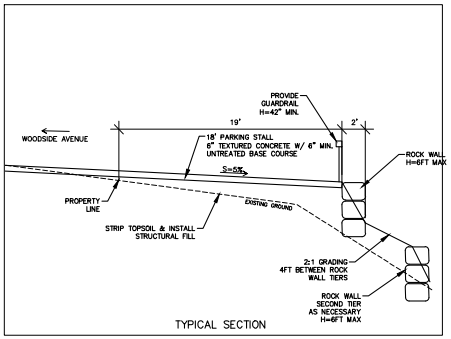
DATE: 2/12/20

2020 EXISTING CONDITIONS & VICINITY
543 PARK AVENUE
WASHINGTON SCHOOL INN

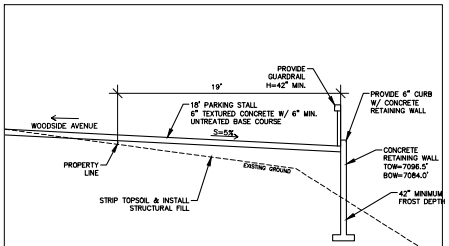
FOR: TRIP BENNETT
JOB NO.: 20-7-17
FILE: X:\ParkCitySurvey\dwg\7-4-10\2017 Improvements\wsi2017.dwg

SHEET 1 OF 2

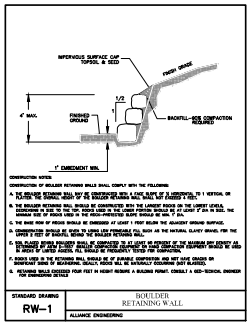
1013

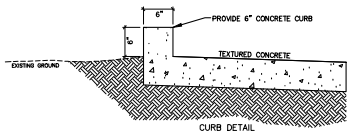


TYPICAL SECTION



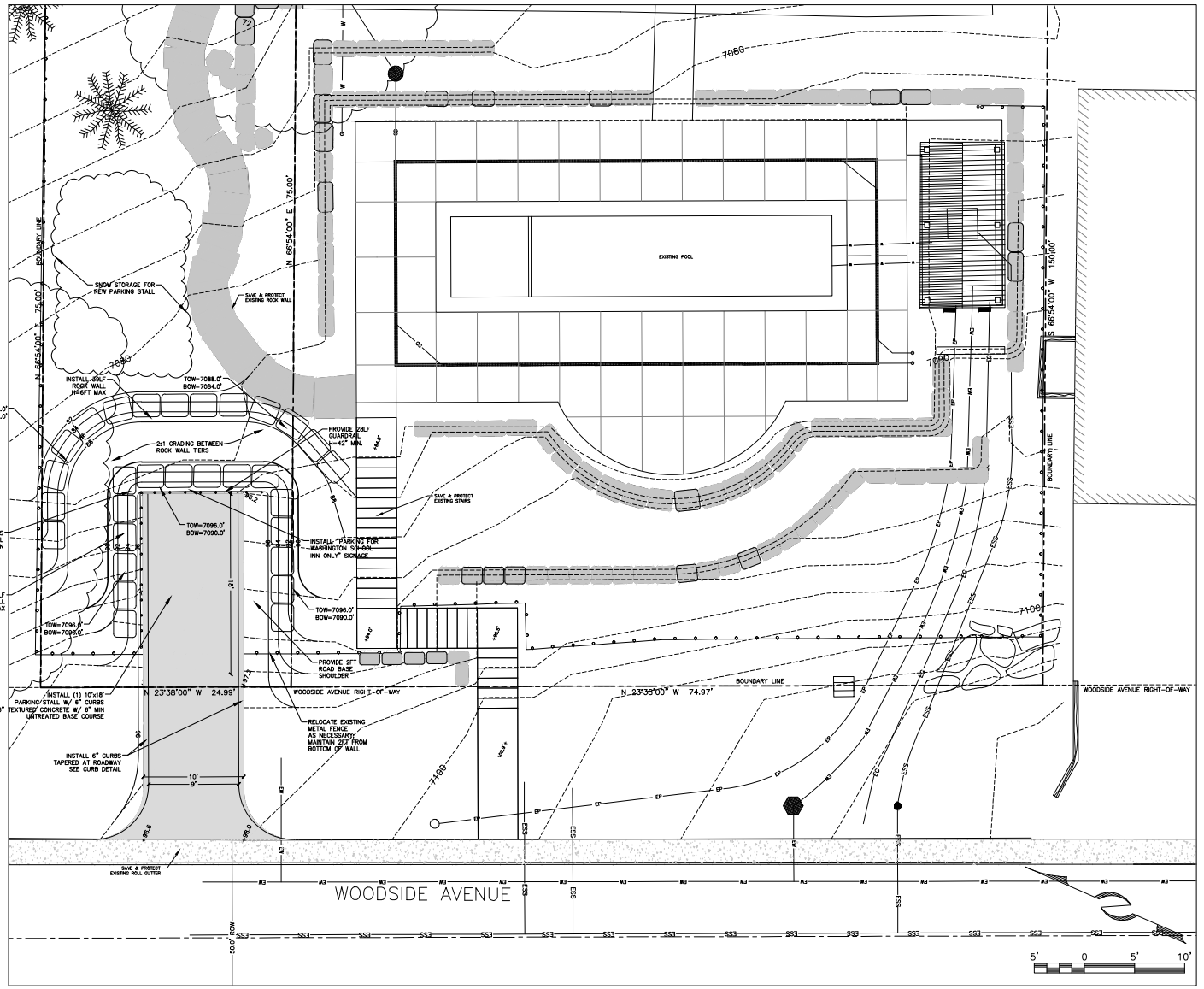
OPTIONAL SECTION





CURB DETAIL

DETAILS



(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
MICHAEL DEMKOWICZ
RYAN BETZ

DATE: 2/12/20

2020 IMPROVEMENTS
543 PARK AVENUE
WASHINGTON SCHOOL INN

FOR: TRIP BENNETT
JOB NO.: 20-7-17
FILE: X:\ParkCitySurvey\dwg\7-4-10\2017 improvements\WSI-civil.dwg

SHEET 2 OF 2

1014

City Council
Staff Report

Subject:	**2012 HPB Award to Washington School Hotel**
Authors:	**Anya Grahn, Historic Preservation Planner**
Department:	**Planning Department, GI-11-00124**
Date:	**May 16, 2013**

Summary Recommendation:
Staff recommends that the City Council partner with the Historic Preservation Board (HPB) to present the 2012 HPB Award to the Washington School House Hotel at 543 Park Avenue for its Excellence in Restoration of a landmark structure.

Background:
This is the second year that the Historic Preservation Board (HPB) has chosen to recognize a significant preservation project in the community. The award is not meant to compete with any of the Historical Society's awards, but complement the existing joint preservation efforts already taking place and highlight the *Design Guidelines for Historic Districts and Historic Sites* by which all development in the Historic Districts must comply.

Properties are selected for this award based on the following categories:

- Adaptive Re-Use
- Infill Development
- Excellence in Restoration
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity of Site

In 2011, the Historic Preservation Board recognized the exemplary adaptive reuse of the High West Distillery. The Board commissioned artist Sid Ostergaard to create a twenty (20) by thirty (30) inch oil painting of the building that currently hangs in the entry area of City Hall.

The HPB chose to honor the hotel at 543 Park Avenue for its Excellence in Restoration. Listed on the National Register of Historic Places in 1978, the Washington School House Hotel required significant interior renovation work, bringing back many of the historical elements that had been lost over time. The 1889 limestone school is a local landmark, and its adaptive reuse contributes to the success of our resort economy. The restoration of the landmark Washington School House Hotel also promotes historic preservation within Park City, which adds to our community's identity and sense of place. Preservation is an integral part of the City, and supports our cultural-heritage tourism and resort-based economy. This year, the Board commissioned artist Jan Perkins to create a twenty (20) by twenty (20) inch oil painting of the Washington School Hotel to be displayed in the entry area of City Hall.

The Washington School was the first of three (3) schools built in Park City during the late nineteenth century that followed the "ward school" concept. Built of hammered and tooled limestone blocks quarried in Peoa, Utah, the 1889 structure is a T-plan concept that originally had three (3) classrooms and a centrally located, square bell tower. It was built for a cost of $13,000. The school was one of the few buildings that survived the Great Fire of June 19, 1898. Elementary school classes commenced on November 18, 1889. Due to declining

enrollments, the school was sold in 1931. Though much of its historic materials were lost over time, the Washington School House Hotel has restored much of the structure's historic character and integrity.

Department Review:
Legal, Planning, and the City Manager reviewed this report and their feedback was incorporated.

Exhibit A—Historic Sites Inventory Form

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Balance between tourism and local quality of life + Internationally recognized & respected brand ~ Unique and diverse businesses + + +	~ Reduced municipal, business and community carbon footprints + Enhanced conservation efforts for new and rehabilitated buildings	+ Preserved and celebrated history; protected National Historic District + Community gathering spaces and places + Primarily locally owned businesses + Vibrant arts and culture offerings	+ Fiscally and legally sound + Engaged, capable workforce
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Positive ⇧	Positive ⇧	Very Positive ⇧	Positive ⇧
Comments: The Staff Recommendation advances a variety of goals and is responsive to historic preservation that enhance community character.				

Recommendation:

Staff recommends that the City Council partner with the Historic Preservation Board (HPB) to present the 2012 HPB Award to the Washington School House Hotel at 543 Park Avenue for its Excellence in Restoration of the landmark structure.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Washington School**

Address: 543 Park Ave *AKA: 541 Park Avenue*

City, County: Park City, Summit County, Utah *Tax Number:* WSI-1

Current Owner Name: PCE *Parent Parcel(s):* PC-78-88-89 PC-79-A

Current Owner Address: PO BOX 536, PARK CITY, UT 84060-0536

Legal Description (include acreage): ALL LOTS 9 BLK 5 PARK CITY SURVEY; CONT O.04 AC

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☑ Landmark Site	Date:	Original Use: Institutional
☐ building(s), attached	☐ Significant Site	Permit #:	Current Use: Commercial
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☑ structure(s)			

*National Register of Historic Places: ☐ ineligible ☑ eligible
☑ listed (date: 12/08/1978 - Individually listed.)

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints:
☐ historic: c.

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☐ other:

Research Sources (check all sources consulted, whether useful or not)

☐ abstract of title	☑ tax card	☐ original building permit
☐ sewer permit	☑ Sanborn Maps	☐ obituary index
☐ city directories/gazetteers	☐ census records	☐ biographical encyclopedias
☐ newspapers	☑ city/county histories	☐ personal interviews
☐ Utah Hist. Research Center	☐ USHS Preservation Files	☐ USHS Architects File
☐ LDS Family History Library	☐ Park City Hist. Soc/Museum	☐ university library(ies):
☐ other:		

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.
Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.
Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: School type No. Stories: 2

Additions: ☐ none ☑ minor ☐ major (describe below) Alterations: ☐ none ☑ minor ☐ major (describe below)

Number of associated outbuildings and/or structures: ☐ accessory building(s), # _____; ☑ structure(s), # _1___.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* 12-2008

☑ Good (Well maintained with no serious problems apparent.)

☐ Fair (Some problems are apparent. Describe the problems.):

☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

☐ Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Stone retaining walls extend along the Park Avenue.

Foundation: Stone

Walls: Stone.

Roof: Cross-wing roof form sheathed in Wooden shingles.

Windows/Doors: Four-over-four double-hung sash type, small one-over-one double-hung sash type in paired or grouped.

Essential Historical Form: ☑ Retains ☐ Does Not Retain, due to:

Location: ☑ Original Location ☐ Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The 2-story stone structure remains largely as it was described in the National Register nomination (see Nomination Form, National Register of Historic Places Inventory, 1978). When the site was nominated to the NR, the photographs suggest the building was vacant and in disrepair. The structure has been rehabilitated and adaptively reused as a Bed & Breakfast. Some changes have been made--garage added on north end of property--but many of the historical elements lost over time have been returned. The changes do not affect the site's original design integrity.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered from what is suggested in the Sanborn Insurance maps and what is described in the National Register nomination.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as an educational building constructed during the mining era are the use of stone, the building type of a central block with projecting wings, the bell tower, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of the type of educational buildings constructed in western towns of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The school building was constructed in 1889. It is one of the oldest buildings in Park City and is associated with development of public education in Park City.

This site was individually listed on the National Register of Historic Places in 1978. It was built c. 1889, is associated with the development of public education in Park City, and it retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1889[1]

Builder: ☐ Not Known ☑ Known: R. Hobbs, contractor (source: National Register nomination)

[1] National Register nomination.

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:
   - ☑ Settlement & Mining Boom Era (1868-1893)
   - ☐ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

   As stated in the National Register nomination, " The Washington School, constructed in 1889 of limestone quarried at Peoa, Utah is the remaining structure of the three public schools constructed in Park City in the late nineteenth century that followed the "ward school" concept. In addition, the structure is one of the few remaining buildings which survived the Great Fire of June 19, 1898. "

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Southeast oblique. Camera facing northwest, 2006.
Photo No. 2: East elevation. Camera facing west, 2006.
Photo No. 3: Northeast oblique. Camera facing southwest, 2006.
Photo No. 4: East elevation - garage. Camera facing west, 2006.
Photo No. 5: Southeast oblique. Camera facing northwest, 1995.
Photo No. 6: Northeast oblique. Camera facing southwest, 1978.
Photo No. 7: Southeast oblique. Camera facing northwest, 1978.

SERIAL NO.

RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name

Owner's Address

Location

Kind of Building Res Street No. 553 Park Ave

Schedule 1 Class 3 Type 1-2-3-4 Cost $ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		752	$ —	$ 1470
	x x			$	$
	x x			$	$

No. of Rooms 4 Condition

Description of Building	Add	Deduct
120 @ 1.00 Foundation—Stone Conc. None ✓		120
Ext. Walls Siding		
Insulated—Floors Walls Clgs.		
Roof—Type Gab. Mat. Pat. Shg.		
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front 88 sq @ 1.10	97	
Rear 84 sq @ 1.00	84	
Cellar—Basm't—¼ ⅓ ½ ⅔ ¾ full-floor Dirt		
Basement Apts.—Rooms Fin. —		
Attic Rooms Fin. — Unfin.		
Plumbing—Class 1 Tub 1 Trays Basin 1 Sink 1 Toilet 1 Urls. Ftns. Shr. Dishwasher Garbage Disp.	350	
Heat—Stove ✓ H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish—Hd. Wd. Fir. ✓ Floors—Hd. Wd. Fir. ✓ Conc.		
Cabinets 1 Mantels —	40	
Tile—Walls Wainscot. Floors —		
Lighting—Lamp Drops ✓ Fix.		
Lbr. Lined. No Studs - 11 @ 35¢		140
Total Additions and Deductions	571	260
Net Additions or Deductions	-260	

1470

$ +311

Ave Age 45 Yrs. by Est. Owner ✓ Tenant Neighbors Records ✓

REPRODUCTION VALUE $ 1781

Depr. 1-2-3-4-5-6 58/42 % $

Reproduction Val. Minus Depr. $ 748

Remodeled Est. Cost | Remodeling Inc. % $

Garage—S 8 C Depr. 2% 3% | Obsolescence $

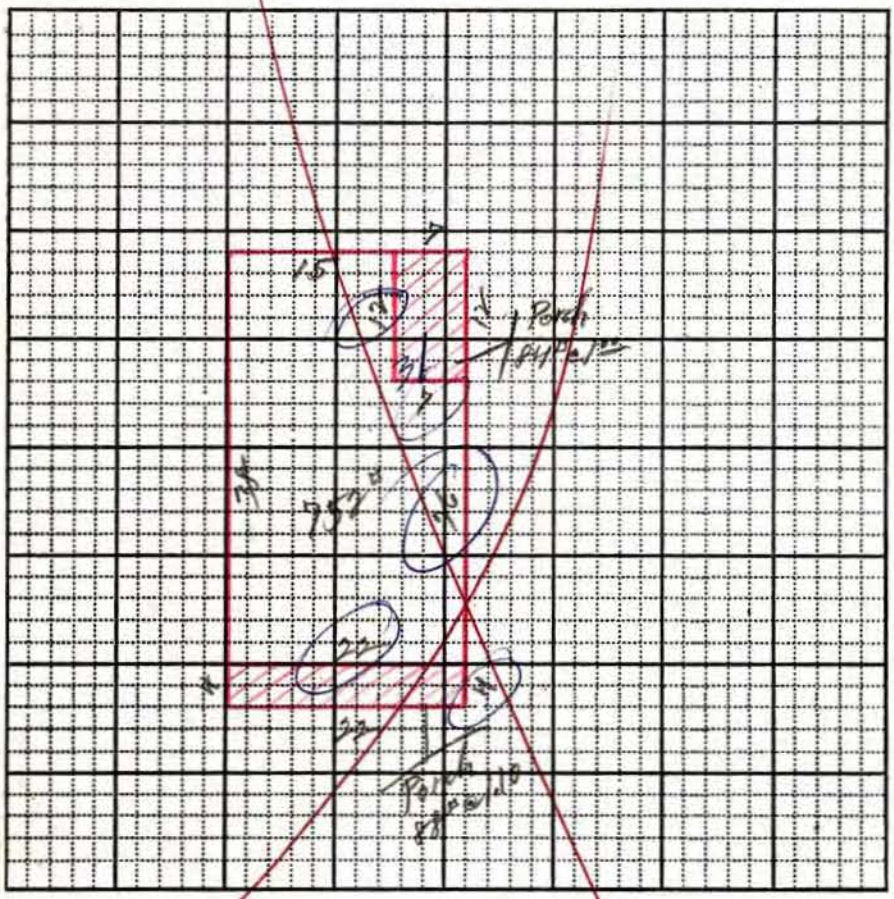
Cars Walls | Out Bldgs. $

Roof Size x Age | $

Floor Cost Depreciated Value Garage $

Remarks (37 yr Ave Used 1941) Total Building Value $

Appraised 10/1949 By CAO-AJ



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Serial No. PC79

Location

Kind of Bldg. RES St. No. 553 Park Ave

Class 3 Type 1 (2) 3 4. Cost $ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		752		$ 1527
	x x				
	x x				

Gar.—Carport ___ x ___ Flr. ___ Walls ___ Cl. ___

Description of Buildings	Additions
Foundation—Stone ___ Conc. ___ None ✓	
Ext. Walls SIDING	
Insulation—Floors ___ Walls ___ Clgs. ___	
Roof Type Gable Mtl. Mat	
Dormers—Small ___ Med. ___ Large ___	
Bays — Small ___ Med. ___ Large ___	
Porches — Front 88 @ 100	88
Rear 84 @ 100	84
Porch ___ @ ___	
Metal Awnings ___ Mtl. Rail ___	
Basement Entr. ___ @ ___	
Planters ___ @ ___	
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full ___ Floor dirt	50
Bsmt. Apt. ___ Rooms Fin. ___ Unfin. ___	
Attic Rooms Fin. ___ Unfin. ___	
Plumbing: Class 1 Tub 1 Trays ___	
Basin 1 Sink 1 Toilet 1	
Wtr. Sftr. ___ Shr. St. ___ O.T. ___	
Dishwasher ___ Garbage Disp. ___	350
Built-in-Appliances ___	
Heat—Stove ✓ H.A. ___ Steam ___ Stkr. ___ Blr. ___	
Oil ___ Gas ___ Coal ___ Pipeless ___ Radiant ___	
Air Cond. ___	
Finish— Fir ✓ Hd. Wd. ___	
Floor— Fir ✓ Hd. Wd. ___ Other ___	
Cabinets 1 Mantels ___	
Tile — Walls ___ Wainscot ___ Floors ___	
Storm Sash— Wood D. ___ S. ___ ; Metal D. ___ S. ___	
Total Additions	572

Year Built ___	Avg. Age 53	Current Value	$ 2099
		Commission Adj. %	
Inf. by (Owner) - Tenant - Neighbor - Record - Est.		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 34 %	
Remodel Year Est. Cost		Current Value Minus Depr.	$ 714

Garage — Class ___ Depr. 2% 3% Carport — Factor ___

Cars ___ Floor ___ Walls ___ Roof ___ Doors ___

Size — ___ x ___ Age ___ Cost ___ x ___ %

Other ___

Total Building Value $

Appraised 11-29 19 57 By 1331

PC 79
Serial Number

OF
Card Number

Owners Name

Location

Kind of Bldg. Res St. No. 653 Park

Class 3 Type 1 2 (3) 4. Cost $ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	752		$ 3,363	$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

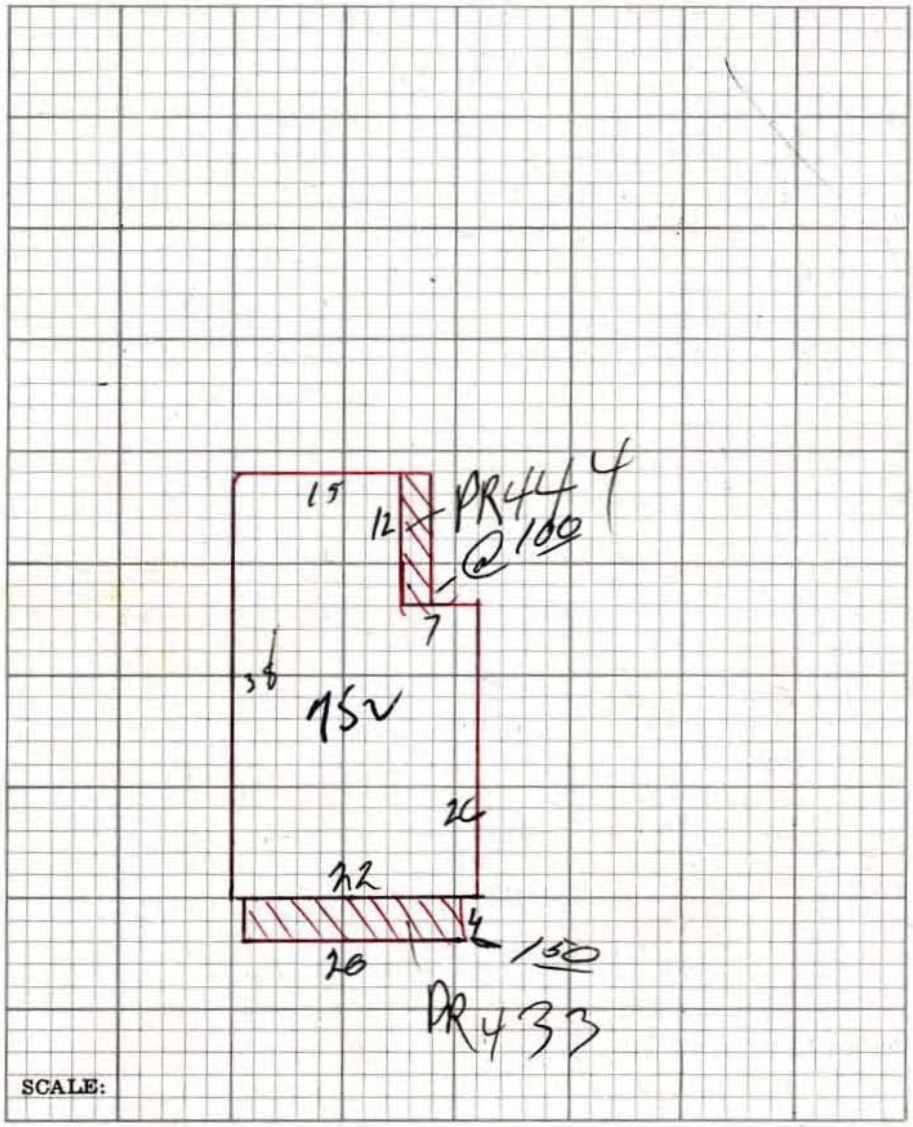
Description of Buildings	Additions	Additions
Foundation—Stone Conc. A Sills		
Ext. Walls Sid (A)		
Roof Type Gab Mtl. RR		
Dormers—Small Med. Large		
Bays—Small Med Large		
Porches—Front 30# @ 150	120	
Rear 36# @ 100	36	
Porch @		
Planters @		
Ext. Base. Entry @		
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full Floor	80	
Bsmt. Gar.		
Basement-Apt. Rms. Fin. Rms.		
Attic Rooms Fin. 1 Unfin.	225	
Plumbing: Class 1 Tub. 1 Trays; Basin 1 Sink 1 Toilet 1; Wtr. Sftr. Shr. St. O.T.; Dishwasher Garbage Disp.	550	
Heat—Stove H.A. FA X HW Stkr Elec.	329	
Oil Gas X Coal Pipeless Radiant		
Air Cond. — Full Zone		
Finish—Fir. 1 Hd. Wd. Panel		
Floor—Fir. 1 Hd. Wd Other		
Cabinets 1 Mantels		
Tile—Walls Wainscot Floors		
Storm Sash—Wood D. S.; Metal D. 1 S.	30	
Awnings — Metal Fiberglass		
Total Additions	1370	

Peap 11-20-79 #22172

Year Built 1904	Avg.	1904	Replacement Cost	4733
	Age	2.	Obsolescence	
Inf. by (Owner) Tenant Neighbor (Record) Est.			Adj. Bld. Value	
			Conv. Factor	
Replacement Cost—1940 Base				
Depreciation Column (1) 2 3 4 5 6				
1940 Base Cost, Less Depreciation				
Total Value from reverse side				
Total Building Value				$

Appraised ① 10-17-68 19 By 1208 DEC 19 1968

Appraised ② 19 By 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

_____ Total _____

REMARKS _____

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION

Form No. 10-300 REV. (9/77)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED JUN 6 1978
DATE ENTERED DEC 8 1978

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Washington School

AND/OR COMMON
Public School District No. 12

2 LOCATION

STREET & NUMBER
541 Park Avenue — NOT FOR PUBLICATION

CITY, TOWN
Park City — VICINITY OF

CONGRESSIONAL DISTRICT

STATE
Utah

CODE

COUNTY
Summit

CODE

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
DISTRICT	PUBLIC	OCCUPIED	AGRICULTURE	MUSEUM
X BUILDING(S)	X PRIVATE	X UNOCCUPIED	COMMERCIAL	PARK
STRUCTURE	BOTH	WORK IN PROGRESS	EDUCATIONAL	PRIVATE RESIDENCE
SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	ENTERTAINMENT	RELIGIOUS
OBJECT	IN PROCESS	YES: RESTRICTED	GOVERNMENT	SCIENTIFIC
	BEING CONSIDERED	X YES: UNRESTRICTED	INDUSTRIAL	TRANSPORTATION
		NO	MILITARY	X OTHER: Vacant

4 OWNER OF PROPERTY

NAME
David S. Grow

STREET & NUMBER
P. O. Box 202

CITY, TOWN
Provo — VICINITY OF

STATE
Utah

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Summit County Courthouse

STREET & NUMBER

CITY, TOWN
Coalville

STATE
Utah

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Utah State Historic Sites Inventory

DATE
1973/1978 — FEDERAL X STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS
Utah State Historical Society

CITY, TOWN
Salt Lake City

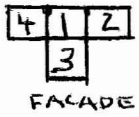
STATE
Utah

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
_EXCELLENT	XDETERIORATED	XUNALTERED	XORIGINAL SITE
_GOOD	_RUINS	_ALTERED	_MOVED DATE_____
_FAIR	_UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

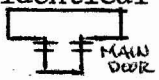
The basic plan of the George Washington Schoolhouse is a "T" plan built in stone. It is a split level structure rising to a height of two full storeys at the main elevation and one and one half at the rear. Three wings extend from the central block on both sides and the front. The central square and wings will be numbered as follows:



The plot is located on a slope which causes the split leveling. The basement, done in cut stone, is partial, only extending under section #3. The exterior wall material is also cut stone and is a combination of broken course and composition coursing. The texture of the stone is hammered or tooled. In the exterior wall of the main facade there is a date stone which reads "Public School District No. 12, 1889."

The total roof shape is a "T" gable covered with wood (probably cedar) shingles. There are three interior chimneys which are centrally located at the end of wings 2,3, and 4. These are single units made of brick. There are several dormer windows of pediment shape and having windows of the "four sash with mullions" type. The eaves are done in wood which projects and have no exposed rafters. The raking is a wood fascia and frieze with no special features.

The main windows on the first floor are flat two sash (double hung) with a plain lintel. There are no side elements, but the sill is of lugsill type. Both lintel and sill are done in smoothly cut stone. The second floor windows are two sash with one upper and one lower. There are two circular windows in the uppermost storey of section two.

There are two identical doors, one main and one secondary, located off-center on the main floor. 

Their structural openings are flat with plan, cut stone surround heads and sides. The architrave type is plain with embrasure. The side panels are recessed on both sides and the transom panels are plain and recessed. The doors are double, four panel doors, and the panels are recessed with moulded railings. The glazing on the door was undeterminable.

The location of the main staircase is at the main door. They extend straight from the main door parallel to the exterior wall from a low porch supported by wooden blocks.

One of the more interesting features of the building is the centrally located bell tower which is square in shape, supported at four corners by wood columns having bracketed eaves and scroll worked corner brackets. Topping the steep cupola roof is a flag pole which could be original. The sides of the cupola below the roof are open at this time and the bell has been removed.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION	
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE	
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE	
__1600-1699	X ARCHITECTURE	X EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN	
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER	
X 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION	
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)	
		__INVENTION			

SPECIFIC DATES 1889 BUILDER/ARCHITECT R. Hobbs, contractor

STATEMENT OF SIGNIFICANCE

The Washington School, constructed in 1889 of limestone quarried at Peoa, Utah is the remaining structure of the three public schools constructed in Park City in the late nineteenth century that followd the "ward school" concept. In addition, the structure is one of the few remaining buildings which survived the Great Fire of June 19, 1898.

HISTORY

Park City, Utah, quickly became one of the leading and most profitable argentiferous lead mining areas in the world. The initial discover date is cited as 1868, but it was the Ontario Mine, sold to George Hearst in 1872, that initiated efforts to mine lode ores and acted as the catalyst for Park City's reputation as a bonanza camp. The district grew rapidly attracting a diverse population, with commercial and social activity centered in the town of Park City.

The increase in population and prosperity affected Park City's development from a settlement, to a camp, and finally to a town. Within such a framework of development the social environment underwent changes, with various aspects of that environment needing attention. Education, practically from the outset, became of particular importance.

The first educational efforts in Park City culminated in the establishment of the Ontario School, in 1875. Other reports indicate that earlier in the winter of 1875, John L. Street and George C. Snyder sponsored a school taught by Dominic Dignan;[1] followed by the Ontario School, which was supported by subscriptions from the Ontario miners, and also from donations. Following closely were other schools sponsored by the Catholic Church, Congregational Church and the Public Free School No. 12.

The 1870's and 1880's proved a difficult period for public schools in Park City. Tax measures to aid public education were voted down and in addition, the presence of other schools, Saint Mary's (Catholic) and the Park Academy (Congregational), created alternatives to public education. The Free School was originally run by the New West Education Commission, Congregational Church, but sponsorship was later dropped because of financial difficulties. The church shortly thereafter sponsored the Park Academy. In 1883 citizens voted down a school tax levy;[2] children were to be sent to either Saint Mary's (still remaining) or the Park Academy.

[1] William McPhee, The Trail of the Leprechaun: Early History of a Utah Mining Camp (Hicksville, N.Y., 1977), p. 69; J. Weston Woodbury, "A History of the Park City School District," (M.S. Thesis, University of Utah, 1960).

[2] Ibid., pp. 69-78: Woodbury, Park City School District, p. 57

9 MAJOR BIBLIOGRAPHICAL REFERENCES

McPhee, William M. The Trail of the Leprechaun: Early History of a Utah Mining Camp Hicksville, N.Y. 1977

Woodbury, J. Weston, "A History of the Park City School District." M.S. thesis, University of Utah, 1960

Park City School District No. 12, Treasurer Ledger, August 1880, to June 1897. Park City Board of Education Office

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre

QUADRANGLE NAME Park City East, Utah QUADRANGLE SCALE 1:24000

UTM REFERENCES

458-020

	ZONE	EASTING	NORTHING
A	12	457990	4499210
B			
C			
D			
E			
F			
G			
H			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
Philip F. Notarianni, Historian

ORGANIZATION
Utah State Historical Society

DATE
March 31, 1978

STREET & NUMBER
307 West 2nd South, Suite 1000

TELEPHONE
533-6017

CITY OR TOWN
Salt Lake City,

STATE
Utah

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE X LOCAL ___

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE SHPO DATE May 24, 1978

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE 10-8-78

KEEPER OF THE NATIONAL REGISTER

ATTEST: DATE

~~CHIEF OF REGISTRATION~~

William A. Brockman 12-8-78

53

GPO 921-803

Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED JUN 6 1978
DATE ENTERED DEC 8 1978

Population growth, apparently increased a demand, as reports indicated an enrollment of one hundred during the 1885-1886 school year. At that time the Public Free School, District No. 12[3] had John F. Bledsoe as principal, later replaced by Miss Lizzie Holding, assisted by Miss Mary Kelly. During the 1886-1887 year, C.A. Short was hired as principal, with assistants Mrs. F. V. Davis and Miss E. L. Stalker. Enrollment increased to 162. In 1888, Professor M. G. Hoover replaced Short, with rolls climbing to 194 students.

During 1888, the Trustees of School District No. 12 debated the issue of building new schools. Opposition formed against the idea of a large central school because of a lack of a sufficient population and a lack of property valuation to provide for construction This followed from an earlier meeting, in July 1888, in which interest was generated in the building of two ward school houses (political "wards")-upper and lower Park Avenue. This system was favored, and as a result studies were made, and plans obtained, of two existing schools -- one a ward school in Grand Haven, Michigan, and the other the school at Lynn, near Ogden, Utah.[4]

The June 15, 1889 issue of The Park Record related that the old public school house on Park Avenue was to be demolished to make way for a new structure. In July the Trustees of District No. 12 decided that the school should be constructed of rock, not lumber, and would contain three rooms, each 30 by 30 feet in size, with 16 foot ceilings. A contract was let to R. Hobbs, and grading commenced, but the excessive amount of grading necessary to prepare the lot caused a delay in the structure's completion.[5]

The rock building, in contrast to the red brick used in later structures, was completed in the late fall of 1889, at a cost of about $13,000.[6] Classes for the elementary grades commenced on November 18, 1889, and The Park Record quickly labeled the building as ". . . one of the finest in the state." The school, known originally as the Central School, or Building No. 1, was the first of three schools built in the 1880s and 1890s to accomodate Park City's growing population. School Buildings No. 2 and No. 3 were erected in 1891 and 1895 respectively. On July 12, 1897, F. R. Davis, Clerk of District No. 12, suggested that due to confusion, the Central School, and Buildings No. 2 and 3 be named the Washington, Jefferson, and Lincoln Schools. Davis' motion carried.[8]

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[3]The first record of this district is a Treasurer's Ledger, dated August 10, 1880.

[4]The Park Record, July 14, 1888; December 1, 1888. In the July, 1888 meeting, Frank E. James stated that by law the trustees were not allowed to bond the school district or involve it in heavy debt; therefore, the board decided to postpone a decision until 1889, in time to have increased the building fund.

[5]The Park Record, June 15, 1889; July 27, 1889; September 14, 1889; Park City School District No. 12, Treasurer Ledger, August, 1880 to June 1897, p. 49, Hobbs was paid $348.55.

[6]Sources vary from $10,5550.00 to $13,807.71.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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[7]The Park Record, November 9, 1889.

[8]Record of District School No. 12, July 8, 1895- July 6, 1906, pp. 38,39.

The Washington School continued to function as an important part of Park City's educational program until 1931. At that time the school and lot were listed for sale, the Trustees having decided to close the school in the term, apparently due to declining enrollments. It was sold in 1936 to the Veterans of Foreign Wars for $200.00. A new central school, the Marsac Elementary School, was constructed in 1936 when the Trustees voted to build a new central elementary school rather than remodeling the Jefferson or Lincoln schools.[9]

Thus, the Washington School remains and is most significant because of its architectural detailing (see Item 7) and its role in documenting the history of public eduation in Park City, Utah. The present owner has granted the Utah State Historical Society a preservation easement on the facade to insure the building's preservation.

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[9]Woodbury, Park City School District, p. 61; Hazel T. Taylor, Clerk, to Kent Powell, Historian, Utah State Historical Society, October 22, 1971.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED JUN 6 1978
DATE ENTERED DEC 8 1978

The Park Record, July 14, 1888; December 1, 1888; June 15, 1889; July 27, 1889; September 14, 1889; November 9, 1889.

Record of District School No. 12, July 8, 1895 - July 6, 1906. Park City Board of Education Offices.

376

377

LOADING
ZONE
15 MIN
PARKING

379

380

381

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Washington School**

Address: 543 Park Ave *AKA: 541 Park Avenue*

City, County: Park City, Summit County, Utah *Tax Number:* WSI-1

Current Owner Name: PCE *Parent Parcel(s):* PC-78-88-89 PC-79-A

Current Owner Address: PO BOX 536, PARK CITY, UT 84060-0536

Legal Description (include acreage): ALL LOTS 9 BLK 5 PARK CITY SURVEY; CONT O.04 AC

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☑ Landmark Site	Date:	Original Use: Institutional
☐ building(s), attached	☐ Significant Site	Permit #:	Current Use: Commercial
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☑ structure(s)			

*National Register of Historic Places: ☐ ineligible ☑ eligible
☑ listed (date: 12/08/1978 - Individually listed.)

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints:
☐ historic: c.

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☐ other:

Research Sources (check all sources consulted, whether useful or not)

☐ abstract of title	☑ tax card	☐ original building permit
☐ sewer permit	☑ Sanborn Maps	☐ obituary index
☐ city directories/gazetteers	☐ census records	☐ biographical encyclopedias
☐ newspapers	☑ city/county histories	☐ personal interviews
☐ Utah Hist. Research Center	☐ USHS Preservation Files	☐ USHS Architects File
☐ LDS Family History Library	☐ Park City Hist. Soc/Museum	☐ university library(ies):
☐ other:		

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.
Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.
Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: School type No. Stories: 2

Additions: ☐ none ☑ minor ☐ major (describe below) Alterations: ☐ none ☑ minor ☐ major (describe below)

Number of associated outbuildings and/or structures: ☐ accessory building(s), # _____; ☑ structure(s), # _1___.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* 12-2008

☑ Good (Well maintained with no serious problems apparent.)

☐ Fair (Some problems are apparent. Describe the problems.):

☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

☐ Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Stone retaining walls extend along the Park Avenue.

Foundation: Stone

Walls: Stone.

Roof: Cross-wing roof form sheathed in Wooden shingles.

Windows/Doors: Four-over-four double-hung sash type, small one-over-one double-hung sash type in paired or grouped.

Essential Historical Form: ☑ Retains ☐ Does Not Retain, due to:

Location: ☑ Original Location ☐ Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The 2-story stone structure remains largely as it was described in the National Register nomination (see Nomination Form, National Register of Historic Places Inventory, 1978). When the site was nominated to the NR, the photographs suggest the building was vacant and in disrepair. The structure has been rehabilitated and adaptively reused as a Bed & Breakfast. Some changes have been made--garage added on north end of property--but many of the historical elements lost over time have been returned. The changes do not affect the site's original design integrity.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered from what is suggested in the Sanborn Insurance maps and what is described in the National Register nomination.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as an educational building constructed during the mining era are the use of stone, the building type of a central block with projecting wings, the bell tower, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of the type of educational buildings constructed in western towns of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The school building was constructed in 1889. It is one of the oldest buildings in Park City and is associated with development of public education in Park City.

This site was individually listed on the National Register of Historic Places in 1978. It was built c. 1889, is associated with the development of public education in Park City, and it retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1889[1]

Builder: ☐ Not Known ☑ Known: R. Hobbs, contractor (source: National Register nomination)

[1] National Register nomination.

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:
   - ☑ Settlement & Mining Boom Era (1868-1893)
   - ☐ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

   As stated in the National Register nomination, " The Washington School, constructed in 1889 of limestone quarried at Peoa, Utah is the remaining structure of the three public schools constructed in Park City in the late nineteenth century that followed the "ward school" concept. In addition, the structure is one of the few remaining buildings which survived the Great Fire of June 19, 1898. "

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Southeast oblique. Camera facing northwest, 2006.
Photo No. 2: East elevation. Camera facing west, 2006.
Photo No. 3: Northeast oblique. Camera facing southwest, 2006.
Photo No. 4: East elevation - garage. Camera facing west, 2006.
Photo No. 5: Southeast oblique. Camera facing northwest, 1995.
Photo No. 6: Northeast oblique. Camera facing southwest, 1978.
Photo No. 7: Southeast oblique. Camera facing northwest, 1978.

SERIAL NO.

RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name

Owner's Address

Location

Kind of Building Res Street No. 553 Park Ave

Schedule 1 Class 3 Type 1-2-3-4 Cost $ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		752	$ —	$ 1470
	x x			$	$
	x x			$	$

No. of Rooms 4 Condition

Description of Building	Add	Deduct
120 @ 1.00		
Foundation—Stone Conc. None ✓		120
Ext. Walls Siding		
Insulated—Floors Walls Clgs.		
Roof—Type Gab. Mat. Pat. Shg.		
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front 88 # @ 1.10	97	
Rear 84 # @ 1.00	84	
Cellar—Basm't—¼ ⅓ ½ ⅔ ¾ full-floor Dirt		
Basement Apts.—Rooms Fin. —		
Attic Rooms Fin. — Unfin.		
Plumbing—Class 1 Tub 1 Trays Basin 1 Sink 1 Toilet 1 Urls. Ftns. Shr. Dishwasher Garbage Disp.	350	
Heat—Stove ✓ H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish—Hd. Wd. Fir. ✓ Floors—Hd. Wd. Fir. ✓ Conc.		
Cabinets 1 Mantels —	40	
Tile—Walls Wainscot. Floors —		
Lighting—Lamp Drops ✓ Fix.		
Lbr. Lined. No Studs - 11 @ 35		140
Total Additions and Deductions	571	260
Net Additions or Deductions	-260	

1470

$ +311

Ave Age 45 Yrs. by Est. Owner ✓ Tenant Neighbors Records ✓

REPRODUCTION VALUE $ 1781

Depr. 1-2-3-4-5-6 58/42 % $

Reproduction Val. Minus Depr. $ 748

Remodeled Est. Cost | Remodeling Inc. % $

Garage—S 8 C Depr. 2% 3% | Obsolescence $

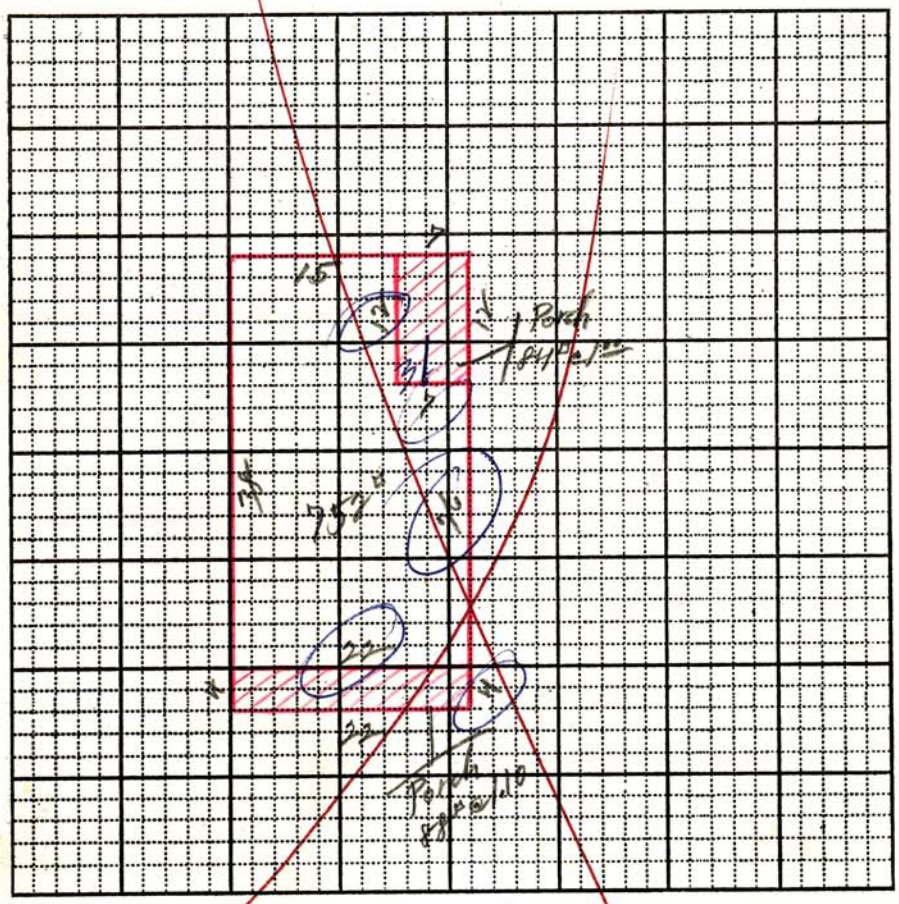
Cars Walls | Out Bldgs. $

Roof Size x Age | $

Floor Cost Depreciated Value Garage $

Remarks 37½ Ave Used - 1941 | Total Building Value $

Appraised 10/1948 By CAO + AT



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Form T. C. 74
State of Utah—State Tax Commission

Serial No. PC 79

Location

Kind of Bldg. RES St. No. 553 Park Ave

Class 3 Type 1 (2) 3 4. Cost $ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		752		$ 1527
	x x				
	x x				

Gar.—Carport ___ x ___ Flr. ___ Walls ___ Cl. ___

Description of Buildings	Additions
Foundation—Stone ___ Conc. ___ None ✓	
Ext. Walls SIDING	
Insulation—Floors ___ Walls ___ Clgs. ___	
Roof Type Galv Mtl. Pat	
Dormers—Small ___ Med. ___ Large ___	
Bays — Small ___ Med. ___ Large ___	
Porches—Front 88 @ 100	88
Rear 84 @ 100	84
Porch ___ @ ___	
Metal Awnings ___ Mtl. Rail ___	
Basement Entr. ___ @ ___	
Planters ___ @ ___	
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full ___ Floor dirt	50
Bsmt. Apt. ___ Rooms Fin. ___ Unfin. ___	
Attic Rooms Fin. ___ Unfin. ___	
Plumbing: Class 1 Tub 1 Trays ___	
Basin 1 Sink 1 Toilet 1	
Wtr. Sftr. ___ Shr. St. ___ O.T. ___	
Dishwasher ___ Garbage Disp. ___	350
Built-in-Appliances ___	
Heat—Stove ✓ H.A. ___ Steam ___ Stkr. ___ Blr. ___	
Oil ___ Gas ___ Coal ___ Pipeless ___ Radiant ___	
Air Cond. ___	
Finish— Fir ✓ Hd. Wd. ___	
Floor— Fir ✓ Hd. Wd. ___ Other ___	
Cabinets 1 Mantels ___	
Tile — Walls ___ Wainscot ___ Floors ___	
Storm Sash— Wood D. ___ S. ___ ; Metal D. ___ S. ___	
Total Additions	572

Year Built ___	Avg. Age 53	Current Value	$ 2099
		Commission Adj. %	
Inf. by (Owner) Tenant - Neighbor - Record - Est.		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 34 %	
Remodel Year Est. Cost		Current Value Minus Depr.	$ 714

Garage — Class ___ Depr. 2% 3% Carport — Factor ___

Cars ___ Floor ___ Walls ___ Roof ___ Doors ___

Size — ___ x ___ Age ___ Cost ___ x ___ %

Other ___

Total Building Value $

Appraised 11-29 19 57 By 1331

PC 79
Serial Number

.....OF.....
Card Number

Owners Name

Location

Kind of Bldg. Res St. No. 653 Park

Class 3 Type 1 2 (3) 4. Cost $ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	752		$ 3,363	$
	x x				
	x x				

Att. Gar.—C.P. ___ x ___ Flr. ___ Walls ___ Cl. ___

Description of Buildings	Additions	Additions
Foundation—Stone ___ Conc. A ___ Sills		
Ext. Walls Sid (A)		
Roof Type Gab Mtl. RR		
Dormers—Small ___ Med. ___ Large		
Bays—Small ___ Med ___ Large		
Porches—Front 80# @ 150	120	
Rear 36# @ 100	36	
Porch @		
Planters @		
Ext. Base. Entry @		
Cellar Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full ___ Floor	80	
Bsmt. Gar.		
Basement-Apt. ___ Rms. ___ Fin. Rms.		
Attic Rooms Fin. 1 Unfin.	225	
Plumbing: Class 1 Tub. 1 Trays; Basin 1 Sink 1 Toilet 1; Wtr. Sftr. ___ Shr. St. ___ O.T.; Dishwasher ___ Garbage Disp.	550	
Heat—Stove ___ H.A. ___ FA X HW ___ Stkr ___ Elec.	329	
Oil ___ Gas X Coal ___ Pipeless ___ Radiant		
Air Cond. — Full ___ Zone		
Finish—Fir. 1 Hd. Wd. ___ Panel		
Floor—Fir. ✓ Hd. Wd ___ Other		
Cabinets 1 Mantels.		
Tile—Walls ___ Wainscot ___ Floors		
Storm Sash—Wood D. ___ S. ___; Metal D. 1 S.	30	
Awnings — Metal ___ Fiberglass		
Total Additions	1370	

Year Built 1904 | Avg. 1/1904 | Age 2.

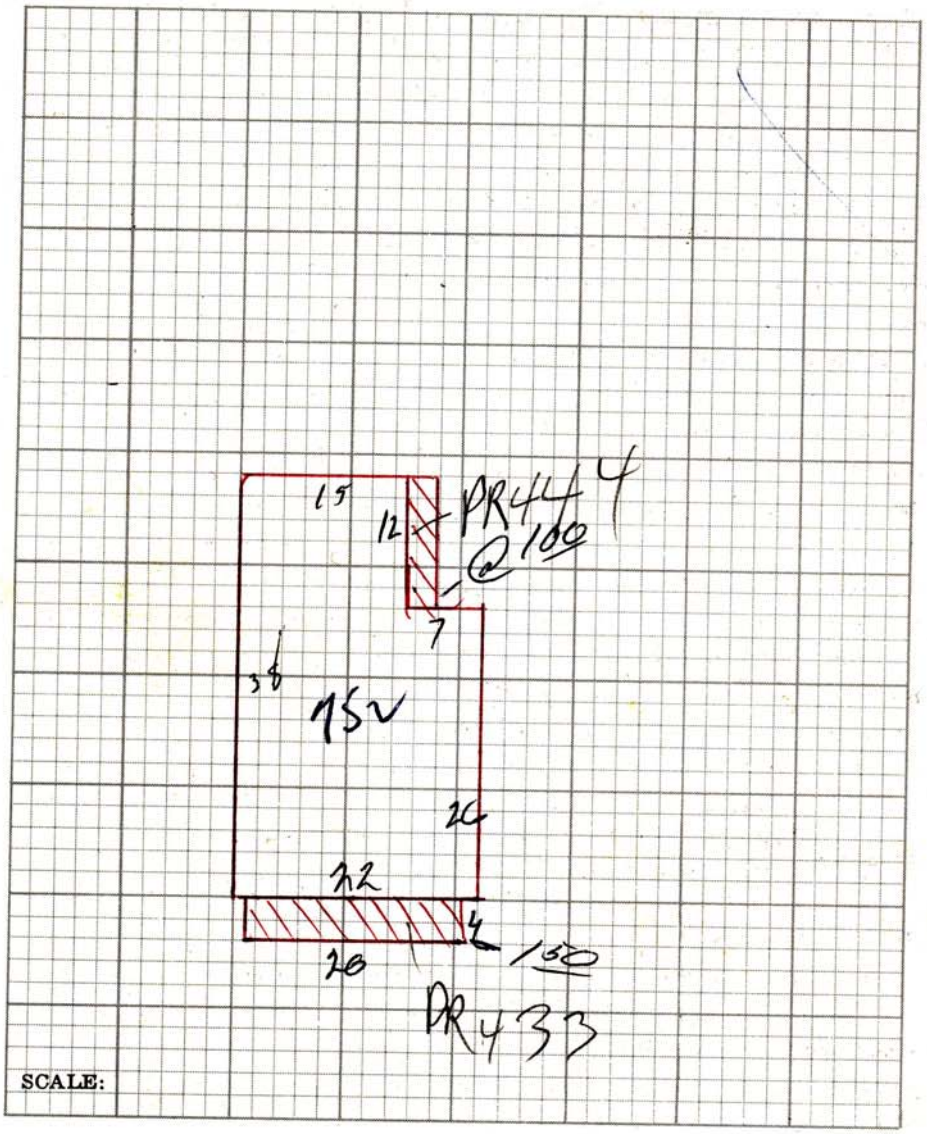
Inf. by (Owner) Tenant Neighbor (Record) Est.

Replacement Cost	4733
Obsolescence	
Adj. Bld. Value	
Conv. Factor	
Replacement Cost—1940 Base	
Depreciation Column (1) 2 3 4 5 6	
1940 Base Cost, Less Depreciation	
Total Value from reverse side	
Total Building Value	$

Appraised ① 10-17-68 19___ By 1208 DEC 13 1968

Appraised ② ___ 19___ By 1328

Dep 11-20-19 #2272



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____

TC-74 REV. 61

STATE OF UTAH — STATE TAX COMMISSION

Form No. 10-300 REV. (9/77)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED JUN 6 1978
DATE ENTERED DEC 8 1978

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Washington School

AND/OR COMMON
Public School District No. 12

2 LOCATION

STREET & NUMBER
541 Park Avenue — __NOT FOR PUBLICATION

CITY, TOWN
Park City — __ VICINITY OF

CONGRESSIONAL DISTRICT

STATE
Utah

CODE

COUNTY
Summit

CODE
49

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	__OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	X UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	X YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	X OTHER: Vacant

4 OWNER OF PROPERTY

NAME
David S. Grow

STREET & NUMBER
P. O. Box 202

CITY, TOWN
Provo — __ VICINITY OF

STATE
Utah

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Summit County Courthouse

STREET & NUMBER

CITY, TOWN
Coalville

STATE
Utah

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Utah State Historic Sites Inventory

DATE
1973/1978 — __FEDERAL X STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS
Utah State Historical Society

CITY, TOWN
Salt Lake City

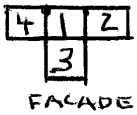
STATE
Utah

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	X DETERIORATED	X UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	__ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

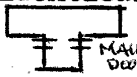
The basic plan of the George Washington Schoolhouse is a "T" plan built in stone. It is a split level structure rising to a height of two full storeys at the main elevation and one and one half at the rear. Three wings extend from the central block on both sides and the front. The central square and wings will be numbered as follows:



The plot is located on a slope which causes the split leveling. The basement, done in cut stone, is partial, only extending under section #3. The exterior wall material is also cut stone and is a combination of broken course and composition coursing. The texture of the stone is hammered or tooled. In the exterior wall of the main facade there is a date stone which reads "Public School District No. 12, 1889."

The total roof shape is a "T" gable covered with wood (probably cedar) shingles. There are three interior chimneys which are centrally located at the end of wings 2,3, and 4. These are single units made of brick. There are several dormer windows of pediment shape and having windows of the "four sash with mullions" type. The eaves are done in wood which projects and have no exposed rafters. The raking is a wood fascia and frieze with no special features.

The main windows on the first floor are flat two sash (double hung) with a plain lintel. There are no side elements, but the sill is of lugsill type. Both lintel and sill are done in smoothly cut stone. The second floor windows are two sash with one upper and one lower. There are two circular windows in the uppermost storey of section two.

There are two identical doors, one main and one secondary, located off-center on the main floor. 

Their structural openings are flat with plan, cut stone surround heads and sides. The architrave type is plain with embrasure. The side panels are recessed on both sides and the transom panels are plain and recessed. The doors are double, four panel doors, and the panels are recessed with moulded railings. The glazing on the door was undeterminable.

The location of the main staircase is at the main door. They extend straight from the main door parallel to the exterior wall from a low porch supported by wooden blocks.

One of the more interesting features of the building is the centrally located bell tower which is square in shape, supported at four corners by wood columns having bracketed eaves and scroll worked corner brackets. Topping the steep cupola roof is a flag pole which could be original. The sides of the cupola below the roof are open at this time and the bell has been removed.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	X EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
X 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1889 BUILDER/ARCHITECT R. Hobbs, contractor

STATEMENT OF SIGNIFICANCE

The Washington School, constructed in 1889 of limestone quarried at Peoa, Utah is the remaining structure of the three public schools constructed in Park City in the late nineteenth century that followd the "ward school" concept. In addition, the structure is one of the few remaining buildings which survived the Great Fire of June 19, 1898.

HISTORY

Park City, Utah, quickly became one of the leading and most profitable argentiferous lead mining areas in the world. The initial discover date is cited as 1868, but it was the Ontario Mine, sold to George Hearst in 1872, that initiated efforts to mine lode ores and acted as the catalyst for Park City's reputation as a bonanza camp. The district grew rapidly attracting a diverse population, with commercial and social activity centered in the town of Park City.

The increase in population and prosperity affected Park City's development from a settlement, to a camp, and finally to a town. Within such a framework of development the social environment underwent changes, with various aspects of that environment needing attention. Education, practically from the outset, became of particular importance.

The first educational efforts in Park City culminated in the establishment of the Ontario School, in 1875. Other reports indicate that earlier in the winter of 1875, John L. Street and George C. Snyder sponsored a school taught by Dominic Dignan;[1] followed by the Ontario School, which was supported by subscriptions from the Ontario miners, and also from donations. Following closely were other schools sponsored by the Catholic Church, Congregational Church and the Public Free School No. 12.

The 1870's and 1880's proved a difficult period for public schools in Park City. Tax measures to aid public education were voted down and in addition, the presence of other schools, Saint Mary's (Catholic) and the Park Academy (Congregational), created alternatives to public education. The Free School was originally run by the New West Education Commission, Congregational Church, but sponsorship was later dropped because of financial difficulties. The church shortly thereafter sponsored the Park Academy. In 1883 citizens voted down a school tax levy;[2] children were to be sent to either Saint Mary's (still remaining) or the Park Academy.

[1] William McPhee, The Trail of the Leprechaun: Early History of a Utah Mining Camp (Hicksville, N.Y., 1977), p. 69; J. Weston Woodbury, "A History of the Park City School District," (M.S. Thesis, University of Utah, 1960).

[2] Ibid., pp. 69-78: Woodbury, Park City School District, p. 57

9 MAJOR BIBLIOGRAPHICAL REFERENCES

McPhee, William M. The Trail of the Leprechaun: Early History of a Utah Mining Camp Hicksville, N.Y. 1977

Woodbury, J. Weston, "A History of the Park City School District." M.S. thesis, University of Utah, 1960

Park City School District No. 12, Treasurer Ledger, August 1880, to June 1897. Park City Board of Education Office

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre

QUADRANGLE NAME Park City East, Utah QUADRANGLE SCALE 1:24000

UTM REFERENCES

458-020

	ZONE	EASTING	NORTHING
A	12	457990	4499210
B			
C			
D			
E			
F			
G			
H			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
Philip F. Notarianni, Historian

ORGANIZATION
Utah State Historical Society

DATE
March 31, 1978

STREET & NUMBER
307 West 2nd South, Suite 1000

TELEPHONE
533-6017

CITY OR TOWN
Salt Lake City,

STATE
Utah

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE X LOCAL ___

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE SHPO DATE May 24, 1978

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE 12-8-78

KEEPER OF THE NATIONAL REGISTER

ATTEST: DATE

~~CHIEF OF REGISTRATION~~

William H. Brockman 12-8-78

GPO 921-803

Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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DATE ENTERED DEC 8 1978

Population growth, apparently increased a demand, as reports indicated an enrollment of one hundred during the 1885-1886 school year. At that time the Public Free School, District No. 12[3] had John F. Bledsoe as principal, later replaced by Miss Lizzie Holding, assisted by Miss Mary Kelly. During the 1886-1887 year, C.A. Short was hired as principal, with assistants Mrs. F. V. Davis and Miss E. L. Stalker. Enrollment increased to 162. In 1888, Professor M. G. Hoover replaced Short, with rolls climbing to 194 students.

During 1888, the Trustees of School District No. 12 debated the issue of building new schools. Opposition formed against the idea of a large central school because of a lack of a sufficient population and a lack of property valuation to provide for construction This followed from an earlier meeting, in July 1888, in which interest was generated in the building of two ward school houses (political "wards")-upper and lower Park Avenue. This system was favored, and as a result studies were made, and plans obtained, of two existing schools -- one a ward school in Grand Haven, Michigan, and the other the school at Lynn, near Ogden, Utah.[4]

The June 15, 1889 issue of The Park Record related that the old public school house on Park Avenue was to be demolished to make way for a new structure. In July the Trustees of District No. 12 decided that the school should be constructed of rock, not lumber, and would contain three rooms, each 30 by 30 feet in size, with 16 foot ceilings. A contract was let to R. Hobbs, and grading commenced, but the excessive amount of grading necessary to prepare the lot caused a delay in the structure's completion.[5]

The rock building, in contrast to the red brick used in later structures, was completed in the late fall of 1889, at a cost of about $13,000.[6] Classes for the elementary grades commenced on November 18, 1889, and The Park Record quickly labeled the building as ". . . one of the finest in the state." The school, known originally as the Central School, or Building No. 1, was the first of three schools built in the 1880s and 1890s to accomodate Park City's growing population. School Buildings No. 2 and No. 3 were erected in 1891 and 1895 respectively. On July 12, 1897, F. R. Davis, Clerk of District No. 12, suggested that due to confusion, the Central School, and Buildings No. 2 and 3 be named the Washington, Jefferson, and Lincoln Schools. Davis' motion carried.[8]

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[3]The first record of this district is a Treasurer's Ledger, dated August 10, 1880.

[4]The Park Record, July 14, 1888; December 1, 1888. In the July, 1888 meeting, Frank E. James stated that by law the trustees were not allowed to bond the school district or involve it in heavy debt; therefore, the board decided to postpone a decision until 1889, in time to have increased the building fund.

[5]The Park Record, June 15, 1889; July 27, 1889; September 14, 1889; Park City School District No. 12, Treasurer Ledger, August, 1880 to June 1897, p. 49, Hobbs was paid $348.55.

[6]Sources vary from $10,5550.00 to $13,807.71.

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[7]The Park Record, November 9, 1889.

[8]Record of District School No. 12, July 8, 1895- July 6, 1906, pp. 38,39.

The Washington School continued to function as an important part of Park City's educational program until 1931. At that time the school and lot were listed for sale, the Trustees having decided to close the school in the term, apparently due to declining enrollments. It was sold in 1936 to the Veterans of Foreign Wars for $200.00. A new central school, the Marsac Elementary School, was constructed in 1936 when the Trustees voted to build a new central elementary school rather than remodeling the Jefferson or Lincoln schools.[9]

Thus, the Washington School remains and is most significant because of its architectural detailing (see Item 7) and its role in documenting the history of public eduation in Park City, Utah. The present owner has granted the Utah State Historical Society a preservation easement on the facade to insure the building's preservation.

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[9]Woodbury, Park City School District, p. 61; Hazel T. Taylor, Clerk, to Kent Powell, Historian, Utah State Historical Society, October 22, 1971.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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The Park Record, July 14, 1888; December 1, 1888; June 15, 1889; July 27, 1889; September 14, 1889; November 9, 1889.

Record of District School No. 12, July 8, 1895 - July 6, 1906. Park City Board of Education Offices.

LOADING
ZONE
15 MIN
PARKING

WASHINGTON SCHOOL
INN

WASHINGTON SCHOOL
INN

Browne Sebright

From: John Plunkett <[redacted]>
Sent: Thursday, October 7, 2021 2:39 PM
To: Browne Sebright
Cc: John Browning; Bill & Robin Dark; Barbara Kuhr; Linda Cox; Kirsten Ehrich
Subject: [External] Neighbor's concerns for the Washington School CUP staff report

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION] This is an external email.

Hi Browne,

There are now 24 homeowners (and counting) of 17 homes on both Woodside and Park Avenues, next to or near the Washington School, who are united in opposition to Commercial Outdoor Events in our HR-1 neighborhood.

We call on the Planning Department to protect our homes and investments in this Residential Zone, and to recommend that the Washington School's new C.U.P. requests be denied.

We also ask that the Staff Report include our names and concerns — Please include the color map below as part of the staff report — It lists all the homeowners and shows our home's locations in yellow with street addresses (Gray shows homeowners who we haven't heard back from yet, and two who are undecided).

We neighbors are happy for the School to continue just as it has for over 30 years, as a quiet, low-impact B&B whose Conditions of Approval limit parking and do not allow 'Organized Outdoor Events' to take place. We also don't mind if the School continues to call itself a hotel for marketing purposes.

Thank-you for the Department's consideration and acknowledgement of our concerns, as well as the many millions of dollars we have collectively invested to improve both our Historic District and our homes.

Sincerely,

John Plunkett, Barbara Kuhr, Mike & Katie Mueller, John & Dianne Browning, Linda & Will Cox, Robin & Bill Dark, Ben & Shelly Chigier, Larry Meadows, Clayton McNeel, Robert Gebhart, Jodi VanDresser, Jen Tashima, Tim & Alisa Hoffman, Jeff Love, Jim Tuton, Rachel & Kirk Wilson, Kirsten Ehrich

24 Homeowners United Against
Commercial Outdoor Events
in Our Residential Neighborhood!

Woodside Avenue:

503 Ben & Shelly Chigier
515 Larry Meadows
537 Katie & Mike Mueller
543 Clayton McNeel
528 Robert Gebhart
564 Barbara Kuhr, John Plunkett
568 Jodi VanDresser & family
572 Jen Tashima
605 Tim & Alisa Hoffman
615 Jeff Love
621 Jim Tuton

Park Avenue:

527 Rachel & Kirk Wilson
553 Kirsten Ehrich & family
557 Barbara Kuhr & John Plunkett
561 Dianne & John Browning
575 Linda & Will Cox
594 Robin & Bill Dark

Planning Commission
Staff Report

PLANNING DEPARTMENT

Subject: 402 Park Avenue Plat Amendment
Application: PL-21-04961
Author: Browne Sebright
Date: October 13, 2021
Type of Item: Administrative – Plat Amendment

Recommendation

(I) Review the 402 Park Avenue Plat Amendment, (2) hold a public hearing, and (3) consider forwarding a positive recommendation for City Council's consideration on November 11, 2021, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Ordinance (Exhibit A).

Description

Applicant:	402 Park Avenue, LLC (Geralyn Dreyfous), represented by Marshall King, Alliance Engineering
Location:	402 Park Avenue
Zoning District:	Historic Residential – 2A (HR-2A)
Adjacent Land Uses:	Single-Family Residential Dwellings, Commercial Business
Reason for Review:	Plat amendments require Planning Commission recommendation and City Council action[1]

Acronyms

HR-2A	Historic Residential – 2A
LMC	Land Management Code
ROW	Right-of-Way

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

The Applicant proposes the removal of an internal Lot line between Lots 31 & 32 of Block 10 of the Park City Survey. The proposal creates a single Lot containing a Landmark Historic Structure at 402 Park Avenue.

Background

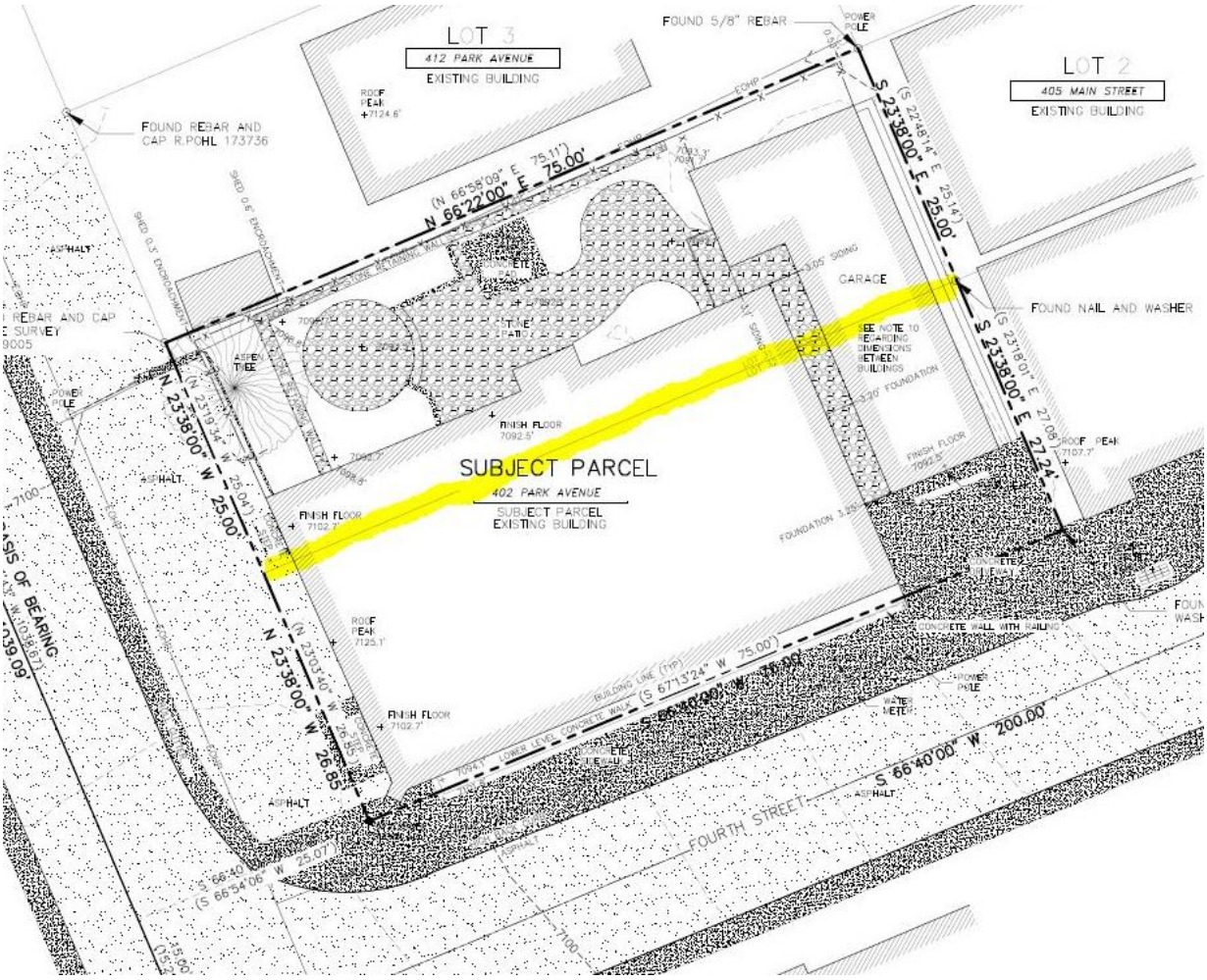
The subject property is located at 402 Park Avenue. The primary structure on the property is a church that is a Landmark Site on the Park City Historic Sites Inventory (HSI) (see Historic Site Form), and was constructed circa 1899. In 1886, the First Congregational Church of Park City constructed a church at 402 Park Avenue that was eventually destroyed by the 1899 fire. The structure was rebuilt after 1899 with portions of the original foundation incorporated into what is now the current church. In 1919, the congregation joined with the Home Missions Council to form the Park City Community

[1] LMC § 15-7.1-2(B).

Church. [2] The congregation was using the church through 1980.

In 1991, the owner of 402 Park Avenue submitted a Design Review Application which was approved by the Historic District Commission on August 19, 1991, to convert the church into a single-family residence and to construct a single-story garage at the rear of the property. In August of 1991, the Board of Adjustments granted a Variance for Rear Setbacks (from ten feet (10') to zero feet (0')) for a proposed two-car, tandem garage. However, no construction commenced after receiving the Variance. In July of 1992, a second Variance application was submitted for a reduction in the Rear Setback, but for a two-story structure with a garage below and a living space above. This application was withdrawn at Staff's recommendation, but a third Variance application was submitted in 1993. On June 29, 1993, the Board of Adjustments granted 402 Park Avenue Variances for Rear and Side Setbacks of the Detached Accessory Garage (Exhibit G).

The property is in the Historic Residential (HR-2A) Zoning District. It occupies Lots 31 & 32 of Block 10 of the Park City Survey.



[2] Historic Sites Inventory – Historic Site Form

Figure 2. Survey of 402 Park Avenue depicting the internal lot line (highlighted in yellow) that divides Lot 31 and Lot 32.

Figure 2. Image of the church 402 Park Avenue (Park Avenue elevation), from Applicant submittal.

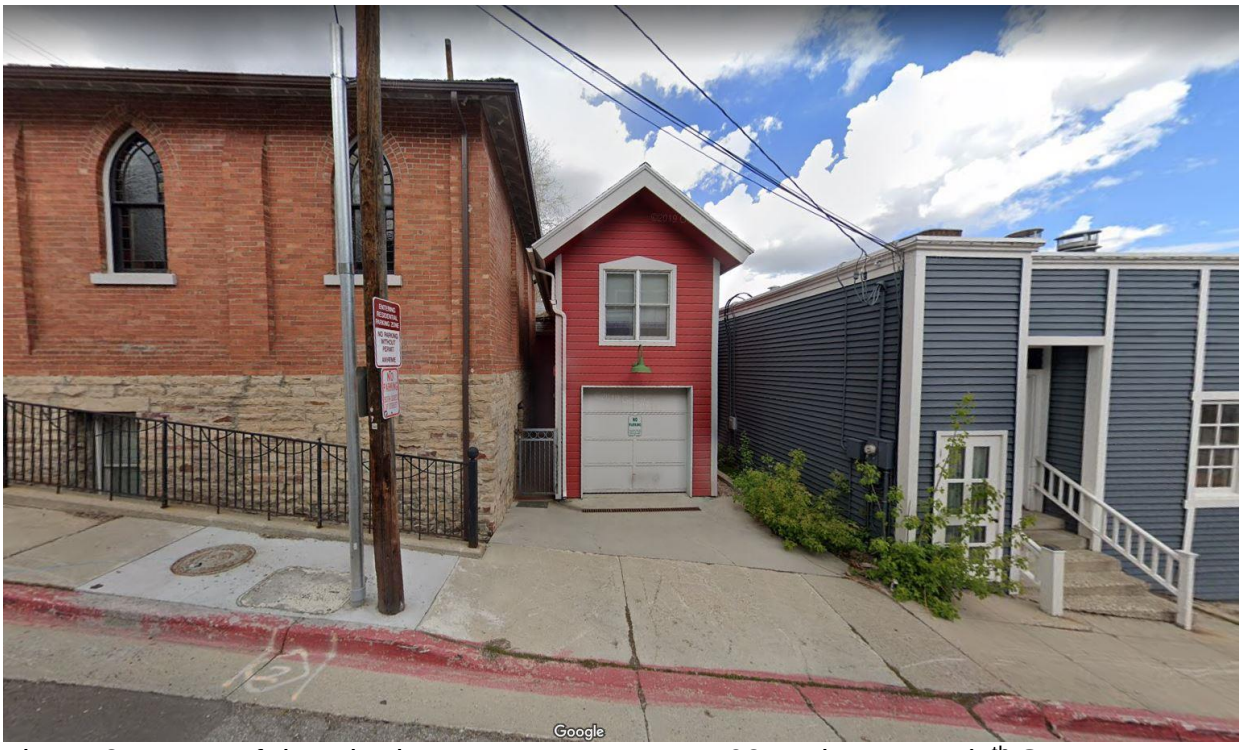


Figure 3. Image of detached accessory garage at 402 Park Avenue (4th Street elevation), from Google Maps.

Analysis

The Planning Commission holds a public hearing and makes a recommendation to City Council; the City Council reviews and takes action on a Subdivision Plat.[3]

[3] LMC § 15-7.1-2.

(I) The proposed plat amendment complies with the Historic Residential – 2A (HR-2A) Zoning District requirements.

One of the purposes of the Historic Residential – 2A (HR-2A) Zoning District is to "encourage and provide incentives for the preservation and renovation of Historic Buildings and/or Structures"[4] and Single-Family Dwellings are an Allowed Use within the HR-2A Zoning District.[5]

The purpose of the Historic Residential – 2A (HR-2A) District is to:

1. Encourage and provide incentives for the preservation and renovation of Historic Buildings and/or Structures;
2. Establish a transition in Use and scale between the HCB, HR-1, and HR-2 Districts, by allowing Master Planned Developments in the HR-2, Subzone A;
3. Encourage the preservation of Historic Buildings and/or Structures and construction of historically Compatible additions and new construction that contributes to the unique character of the Historic District;
4. Define Development parameters that are consistent with the General Plan policies for the Historic core that result in Development that is Compatible with Historic Buildings and/or Structures and the Historic character of surrounding residential neighborhoods and consistent with the Design Guidelines for Historic Districts and Historic Sites and the HR-1 regulations for Lot size, coverage, and Building Height;
5. Ensure improved livability of residential areas around the historic commercial core;
6. Encourage and promote Development that supports and completes upper Park Avenue as a pedestrian friendly residential street in Use, scale, character and design that is Compatible with the Historic character of the surrounding residential neighborhood;
7. Encourage residential development that provides a range of housing opportunities consistent with the community's housing, transportation, and historic preservation objectives;
8. Minimize visual impacts of the automobile and parking by encouraging alternative parking solutions

On June 29, 1993, the Board of Adjustments granted 402 Park Avenue Variances for Rear and Side Setbacks of the Detached Accessory Garage (Exhibit G). The table below outlines the HR-2A Zoning District Lot requirements and highlights the approved Variances:[6]

Requirement	Analysis of 402 Park Avenue
Minimum Lot Size is 1,875 square feet	**Complies**

[4] LMC § 15-2.3-1(B).
[5] LMC § 15-2.3-2(A)(1).
[6] LMC § 15-2.3-3.

	Proposed Lot Size is 3,893 SF.
Minimum Lot Width: 25 feet, measured 15 feet from the front Lot line	**Complies** Lot Width is 52 feet.
The maximum Building Footprint is calculated based on the following formula: MAXIMUM FP = (A/2) x $0.9^{A/1875}$ The Maximum FP for the proposed Lot is 1,564 square feet	**Historic Buildings that do not comply with Building Footprint are valid Non-Complying Structures.** [7] The church, a Landmark Historic Structure, has a building footprint of 1,775 square feet. The garage (also known as the "pastor's house", a Detached Accessory Structure,) has a footprint of 496 square feet. The garage footprint was permitted at the time of construction (1993) and is a valid Non-Complying Structure.
Minimum Front Setback for Lots up to 75 feet in depth: 10 feet Total of Front and Rear Setbacks is 20 feet	**Historic Buildings that do not comply with Building Setbacks are valid Non-Complying Structures.** Front Setback is three 3.25 feet.
Minimum Rear Setback for Lots up to 75 feet in depth: 10 feet	**Variance Granted** Rear Setback from the Detached Accessory Garage is 3 feet to the Rear Lot Line. On July 30, 1994, the Board of Adjustments issued a Rear Setback Variance from ten feet to three feet.
Minimum Side Setback for Lot width up to 62.5 feet: three feet, Total of setbacks is 10 feet	**Church: Historic Buildings that do not comply with Building Height are valid Non-Complying Structures.** Church: The south Side Setback from the church to the property line is 1.5 feet. The north Side Setback from the church is 16.25 feet. **Detached Accessory Garage: Variance Granted** The north Side Setback from the garage is 5 feet. On July 30, 1994 the Board of Adjustments issued a Side Setback Variance from ten feet to three feet.
Building Height shall not exceed 27 feet from Existing Grade	**Church: Historic Buildings that do not comply with Building Height are valid Non-Complying**

[7] LMC § 15-2.3-4.

	Structures. Building Height is 30 feet from Existing Grade. **Detached Accessory Garage: Complies** Building Height is 21 feet from Existing Grade.
Snow Release	**Condition of Approval 9** Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

Any additions to the existing Structures and any new Structures must comply with the required Setbacks of the Zoning District (Condition of Approval 4).

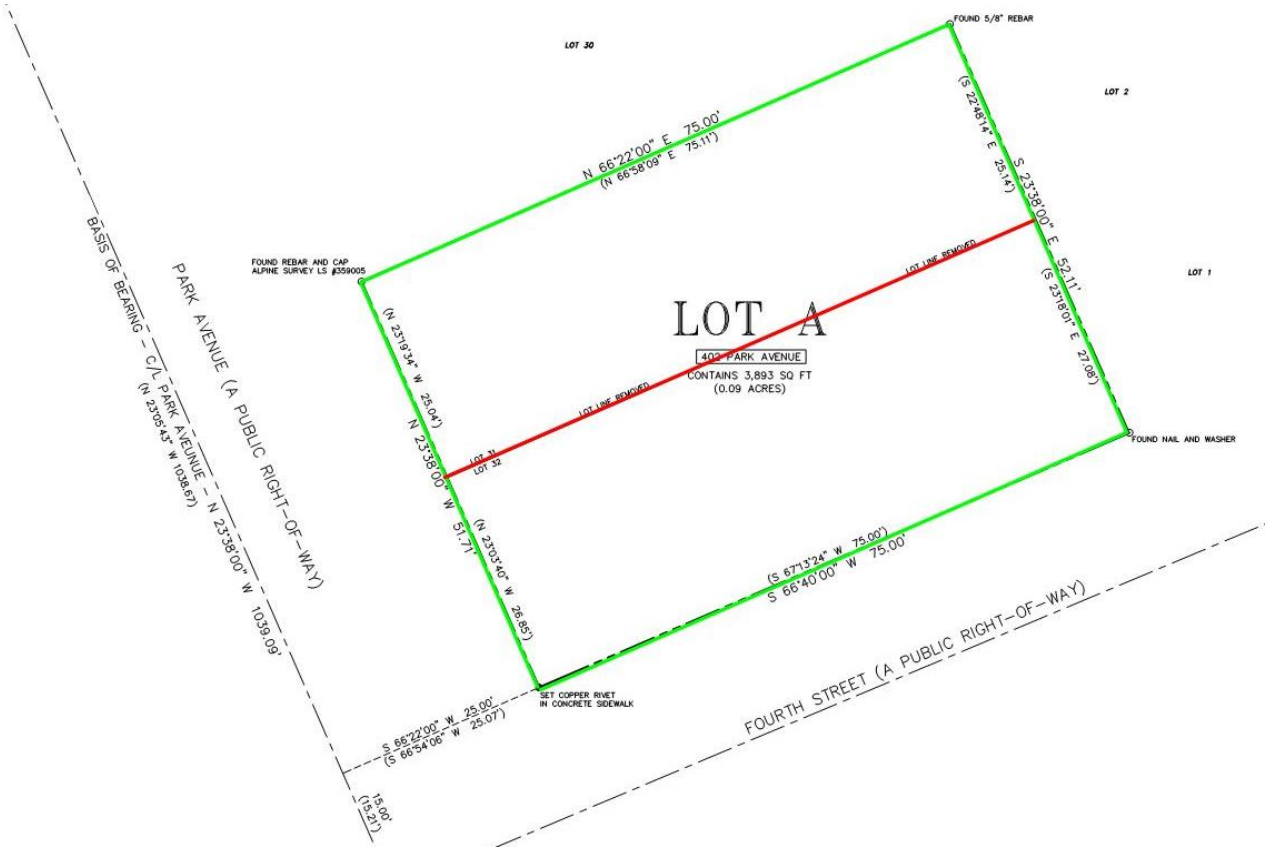


Figure 4. Proposed Plat of 402 Park Avenue depicting the internal line that divides the property (in red), the proposed Lot Lines (in green).

(II) Staff recommends Conditions of Approval to comply with LMC § 15-7.3-2, *General Subdivision Requirements*.

The Planning Commission and City Council have the authority to regulate the

Subdivision of land and to attach reasonable conditions to the Subdivision.[8] The Planning Commission also must take into consideration requirements of the Land Management Code, the General Plan, and Sensitive Lands Analysis, including the topography and natural features of the Property. Please see Exhibit C to view the existing conditions for the area.[9]

Land Management Code § 15-7.3-2 requires the following for Subdivisions:

Requirement	**Proposal**
The Subdivision name must not duplicate the name of any other Subdivision in Summit County	**Complies** Staff confirmed with Summit County that 402 Park Avenue Plat Amendment does not duplicate an existing Subdivision.
Limits of Disturbance	**N/A** The entire Lot has been improved, and the Applicant has not proposed changing the area of disturbance.
Roads and Utility Lines	**N/A** No new roads or utility lines are proposed for this property.
Open Space	**N/A** There are no Open Space requirements in the HR-2A Zoning District.
Drainage Ways	**Condition of Approval 8** Future improvements to the hardscape of the property should include porous paving or the removal of hardscape in order to abate surface water runoff and heat island effect.
Soil conditions and ground water existence shall be considered	**Condition of Approval 5** The property is not within the Soils Ordinance. However, if the property owner encounters mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal law.
Architectural Standards	**Complies** The Applicant has an approved HDDR Application for remodel of the Church, and an active HDDR Application for the remodel of the Detached Accessory Garage.
Fire Sprinkling	**Condition of Approval 3** Interior and exterior fire sprinkler systems

[8] LMC § 15-7-6.
[9] LMC § 15-7.1-6(C).

	may be required by the Park City Fire District at the time of Building Permit review.

(III) Staff recommends Conditions of Approval to comply with LMC Section 15-7.3-3, *General Lot Design Requirements*.

Land Management Code § 15-7.3-3 requires the following for Subdivisions:

Requirement	Proposal
The Lot arrangement shall be such that there will be no foreseeable difficulties for reasons of topography or other conditions and in providing reasonable driveway access	**Complies** The proposed Plat Amendment accommodates the existing building footprints and allows for future renovation or redevelopment that complies with the Land Management Code.
The building envelope shall minimize disturbance of existing vegetation	**Condition of Approval 7** All Significant Vegetation that is removed shall be replaced in kind.
Square Footage	**Complies** Changes to the existing Square Footage is not currently proposed. All future changes in Square Footage must comply with the LMC.
Lot drainage shall be laid out to provide positive drainage away from the Single-Family Dwellings in accordance with the International Building Code	**Condition of Approval 10** Future improvements to the hardscape of the property should include porous paving or the removal of hardscape in order to abate surface water runoff and heat island effect.
Limits of Disturbance and Vegetation Protection	**Condition of Approval 7** Any Significant Vegetation that is removed must be replaced in kind on site.

(IV) There is Good Cause for the 402 Park Avenue Plat Amendment because (A) removal of the Lot lines resolves existing issues and allows for future improvements to the site.

The Planning Commission shall make a finding as to Good Cause prior to making a positive recommendation to City Council.[10] Land Management Code § 15-15-1 defines *Good Cause* as "[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design

[10] LMC § 15-7.1-6(C)

practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community."

Staff finds Good Cause for this Plat Amendment as the removal of the Lot Lines removes lot lines under the existing Landmark Historic Site. This Plat Amendment encourages orderly and beneficial Development and complies with Historic Residential – 2A Zoning District Lot and Site Requirements and enables future renovations and redevelopment of the properties to comply with the Land Management Code.

Department Review

The Development Review Committee reviewed this application on August 31, 2021. No issues were raised.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on September 29, 2021. Staff mailed courtesy notice to property owners within 300 feet on September 29, 2021. The *Park Record* published notice on September 29, 2021. LMC § 15-1-21.

Public Input

Staff did not receive any public input prior to the publication of this Staff Report.

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the 402 Park Avenue Plat Amendment as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the 402 Park Avenue Plat Amendment and direct staff to make Findings for this decision; or
- The Planning Commission my continue the discussion on the 402 Park Avenue Plat Amendment to a date certain.

Exhibits

Exhibit A: Draft Ordinance
Exhibit B: Block 10 Plat, Park City Survey
Exhibit C: Existing Conditions
Exhibit D: 402 Park Avenue Proposed Plat Amendment
Exhibit E: Applicant's Statement
Exhibit F: Aerial Context
Exhibit G: Board of Adjustment Approval of 402 Park Avenue Variance (1993)

Ordinance No. 2021-XX

AN ORDINANCE APPROVING THE 402 PARK AVENUE PLAT AMENDMENT, LOCATED AT 402 PARK AVENUE, PARK CITY, UTAH

WHEREAS, the owners of the property located at 402 Park Avenue petitioned the City Council for approval of the 402 Park Avenue Plat Amendment to create one Lot of Record; and

WHEREAS, on September 29, 2021, the *Park Record* published notice for the Planning Commission public hearing; and

WHEREAS, on September 29, 2021, staff mailed courtesy notice to property owners within 300 feet, posted notice to the Utah Public Notice Website and City Website, and posted notice to the property for the Planning Commission public hearing; and

WHEREAS, on September 29, 2021, the *Park Record* published notice for the City Council public hearing; and

WHEREAS, on September 29, 2021, staff mailed courtesy notice to property owners within 300 feet, posted notice to the Utah Public Notice Website and City Website, and posted notice to the property for the City Council public hearing; and

WHEREAS, on October 13, 2021, the Planning Commission reviewed the proposed 91 & 95 King Road Plat Amendment and held a public hearing; and

WHEREAS, on October 12, 2021, the Planning Commission forwarded a positive recommendation for City Council's consideration on October 7, 2021; and

WHEREAS, on November 11, 2021, the City Council reviewed 91 & 95 King Road Plat Amendment and held a public hearing; and

WHEREAS, the 402 Park Avenue Plat Amendment is consistent with the Park City Land Management Code, including Chapters 15-2.3, and Sections 15-7.3-2 and 15-7.3-3.

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

SECTION 1. APPROVAL. The 402 Park Avenue Plat Amendment is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. On September 22, 2021, the Planning Department received a complete Plat Amendment Application.

DRAFT

2. The property is located at 402 Park Avenue.
3. 402 Park Avenue is described by metes and bounds and include Lots 31 and 32, Block 10, the Park City Survey. PC-162-A.
4. 402 Park Avenue was constructed across Lot lines.
5. The current configuration of these lots has been in place since 1899.
6. Prior to 1979, 402 Park Avenue was in the R-1 Zoning District.
7. From 1979 to 1983, the property was in the HR-2 Zoning District.
8. From 1983 to 2000, the property was in the HR-2 Zoning District, and the Historic Transition Overlay (HTO).
9. Since 2000, the property has been in the HR-2A Zoning District.
10. In addition to creating two Lots, this Plat Amendment accommodates the dedication of King Road, a Public Right-of-Way.
11. On June 29, 1993, the Board of Adjustments granted 402 Park Avenue Variances for Rear and Side Setbacks of the Detached Accessory Garage.
12. The Applicant proposes the 402 Park Avenue Plat Amendment to create an 3,893 square foot Lot in the Historic Residential – 2A Zoning District.
13. The proposed Plat Amendment complies with the purposes of the Historic Residential – 2A Zoning District.
14. The proposed Subdivision complies with the Lot and Site requirements for the Historic Residential – 2A Zoning District.
15. The proposed Subdivision complies with Land Management Code Section 15-7.3-2, as outlined in the staff report, and conditioned below.
16. The proposed Subdivision complies with Land Management Code Section 15-7.3-3, as outlined in the staff report, and conditioned below.
17. Plat Amendments shall be reviewed according to Section 15-7.1-6 Final Subdivision Plat and approval shall require (a) a finding of Good Cause, and (b) a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.

Conclusions of Law

1. There is Good Cause for this Subdivision because the removal of the Lot lines resolves existing issues, and encourages orderly and beneficial Development to comply with the Land Management Code.
2. The Subdivision complies with Land Management Code Chapters 15-2.3, as well as Sections 15-7.3-2 and 15-7.3-3.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Subdivision, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one years, this approval

DRAFT

will be void, unless the applicant submits a request for an extension in writing prior to the expiration date and an extension is granted by the City Council.

3. The plat shall note that fire sprinklers are required for all new construction, to be approved by the Chief Building Official. Interior and exterior fire sprinkler systems may be required by the Park City Fire District at the time of Building Permit review.
4. Any additions to the existing Structures and all new Structures must comply with the required Setbacks of the Zoning District.
5. The property is not located within the Soils Ordinance and therefore it is not regulated by the City for mine-related impacts. However, if the property owner encounters mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal law.
6. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
7. All Significant Vegetation that is removed shall be replaced in kind.
8. Existing natural drainage shall be maintained. Future improvements to the hardscape of the property should include porous paving or the removal of hardscape in order to abate surface water runoff and heat island effect.
9. Site plans and Building designs shall resolve snow release issues to the satisfaction of the Chief Building Official.
10. Lot drainage shall be laid out to provide positive drainage away from the Single-Family Dwelling in accordance with the International Building Code.
11. All disturbed areas on the Lot shall be covered with topsoil and revegetated.
12. No cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land or left or deposited on the Lot at the time of a Certificate of Occupancy.

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

PASSED AND ADOPTED this 11th Day of November, 2021.

PARK CITY MUNICIPAL CORPORATION

_____
Andy Beerman, MAYOR

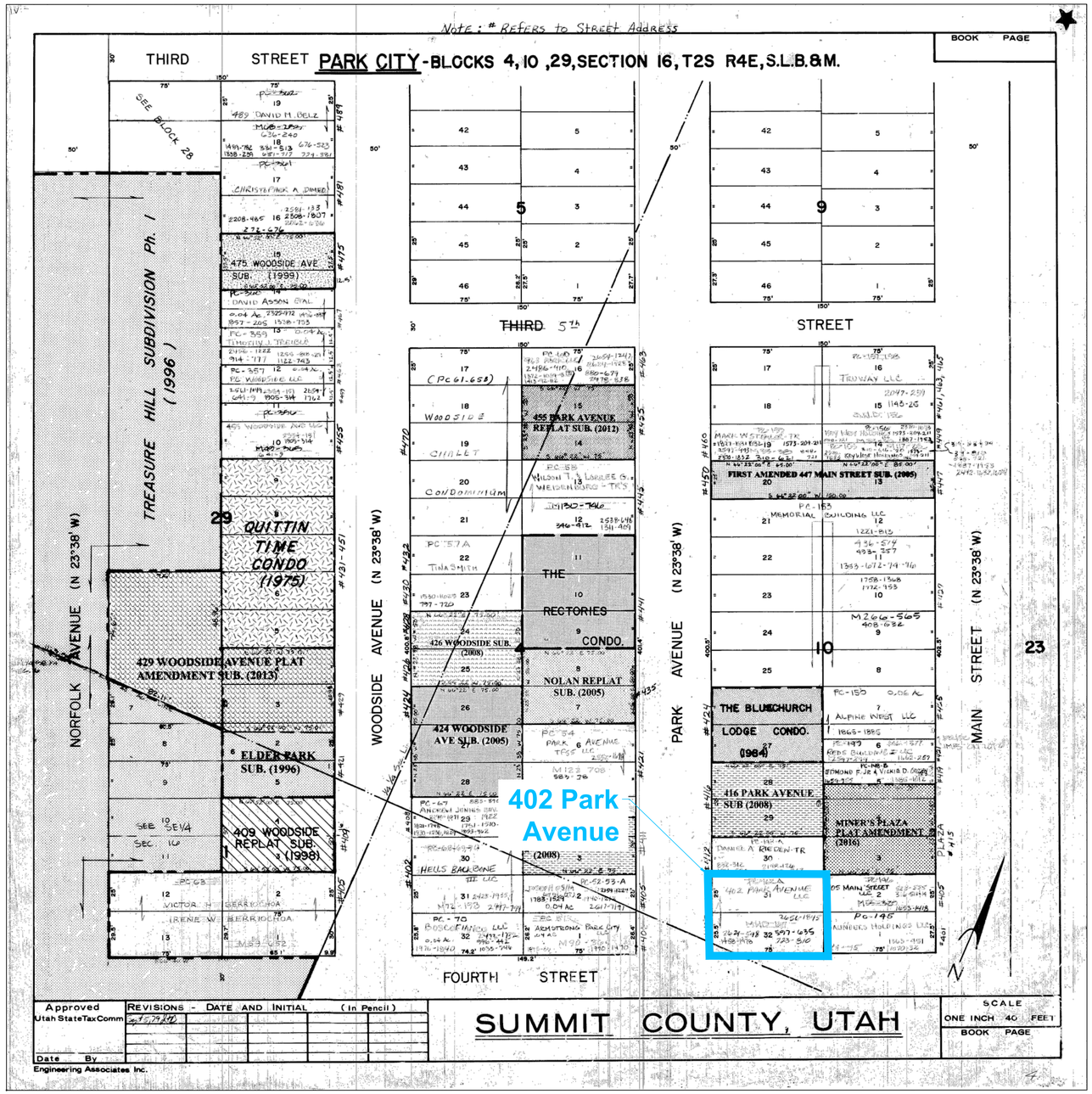
ATTEST:

_____
City Recorder

APPROVED AS TO FORM:

_____
Margaret Plane, City Attorney

DRAFT



40' 0 40' 80'

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF: MARSHALL KING, BRAYLON ROSE

DATE: 7/21/2021

OWNERSHIP MAP
402 PARK AVENUE
BLOCK 10, PARK CITY SURVEY

FOR: GERALYN WHITE DREYFOUS

JOB NO.: 3-6-21

FILE: X:\ParkCitySurvey\dwg\Exhibits\402 Park Ave recorded plat.dwg

SHEET 1 OF 1

LOTS 31 & 32
BLOCK 10
PARK CITY SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY
SUMMIT COUNTY, UTAH

PROFESSIONAL LAND SURVEYOR
No.7248891
CHARLES GALATI
07/19/2021
State of Utah

SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

LEGAL DESCRIPTION

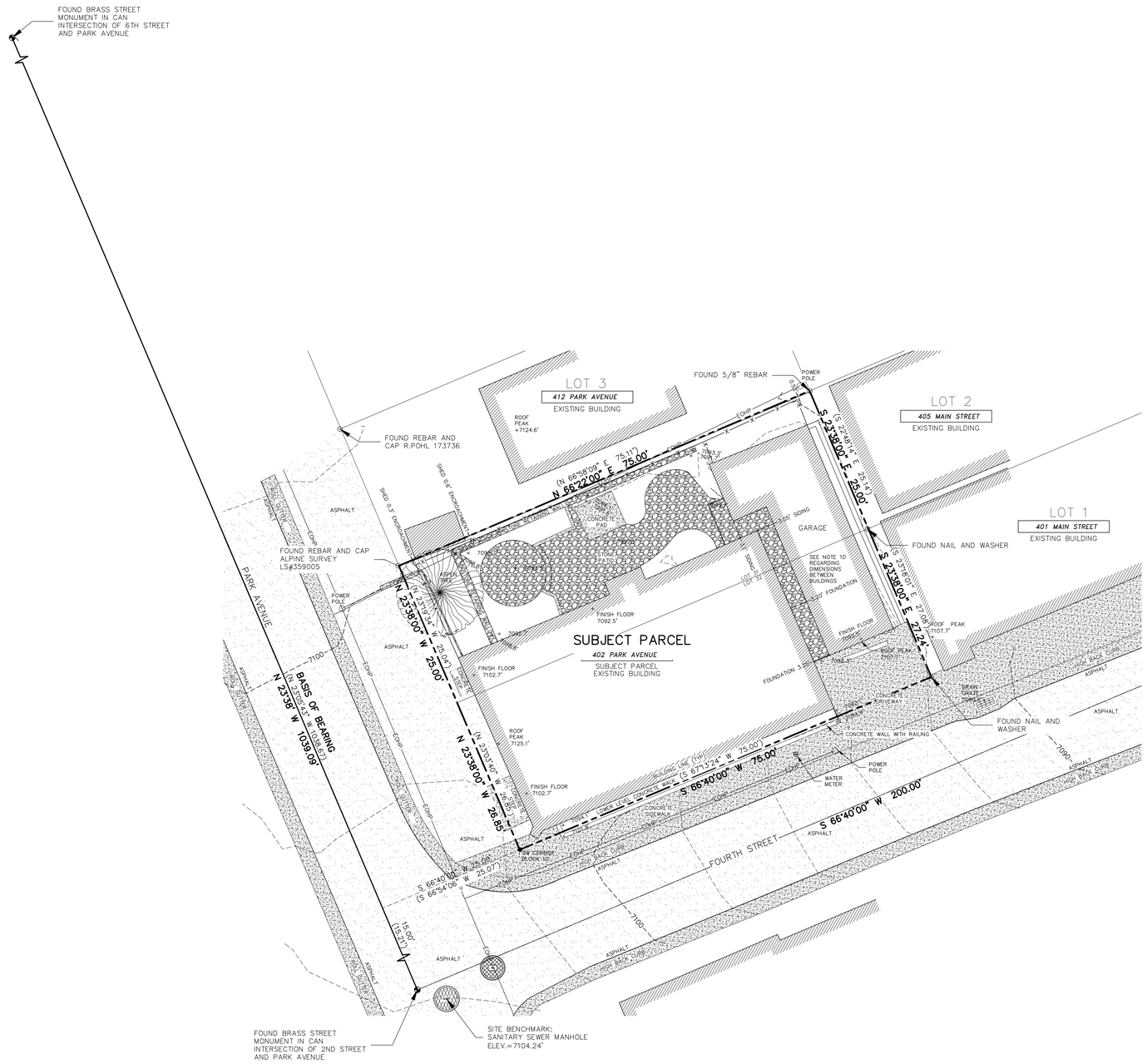
LOTS 31 & 32, BLOCK 10, AMENDED PLAT OF THE PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

NARRATIVE/NOTES

1. Basis of Bearing for this survey is between the found street monuments as shown on this plat.
2. Field work for this survey was performed June 16, 2021 and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor no easements were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, Miner's Plaza Plat Amendment, Amended Plat of Park City Survey, Records of Survey Nos S-2957, S-3535, S-3982 and S-4482 (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
6. Site Benchmark: Rebar and Cap, Elevation=7104.24' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were found as shown.
9. Measured bearings and distances, when different from record, are shown in parenthesis. ( )
10. Dimensions between buildings were taken at ground level. "SIDING" indicates measurement was taken from stone face of main building to siding of smaller building. "FOUNDATION" indicates measurement was taken from stone face of main building to foundation of smaller building.

REVISIONS

7/19/21 – Update/revise dimension data based on field verification of distance between the buildings on the subject property. Added related note 10.



LEGEND

- ⊙ Found Monument (As-Noted)
- ⚽ Found Street Monument (As-Noted)
- ● Set Copper Rivet

10' 0 10' 20'

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

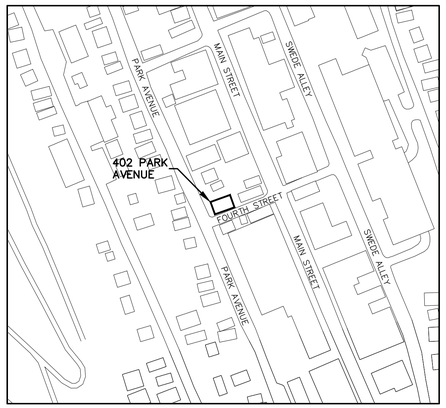
STAFF:
CHARLES GALATI
TOM LUND
SAM GALATI
BRANDON HOXER

DATE: 7/19/21

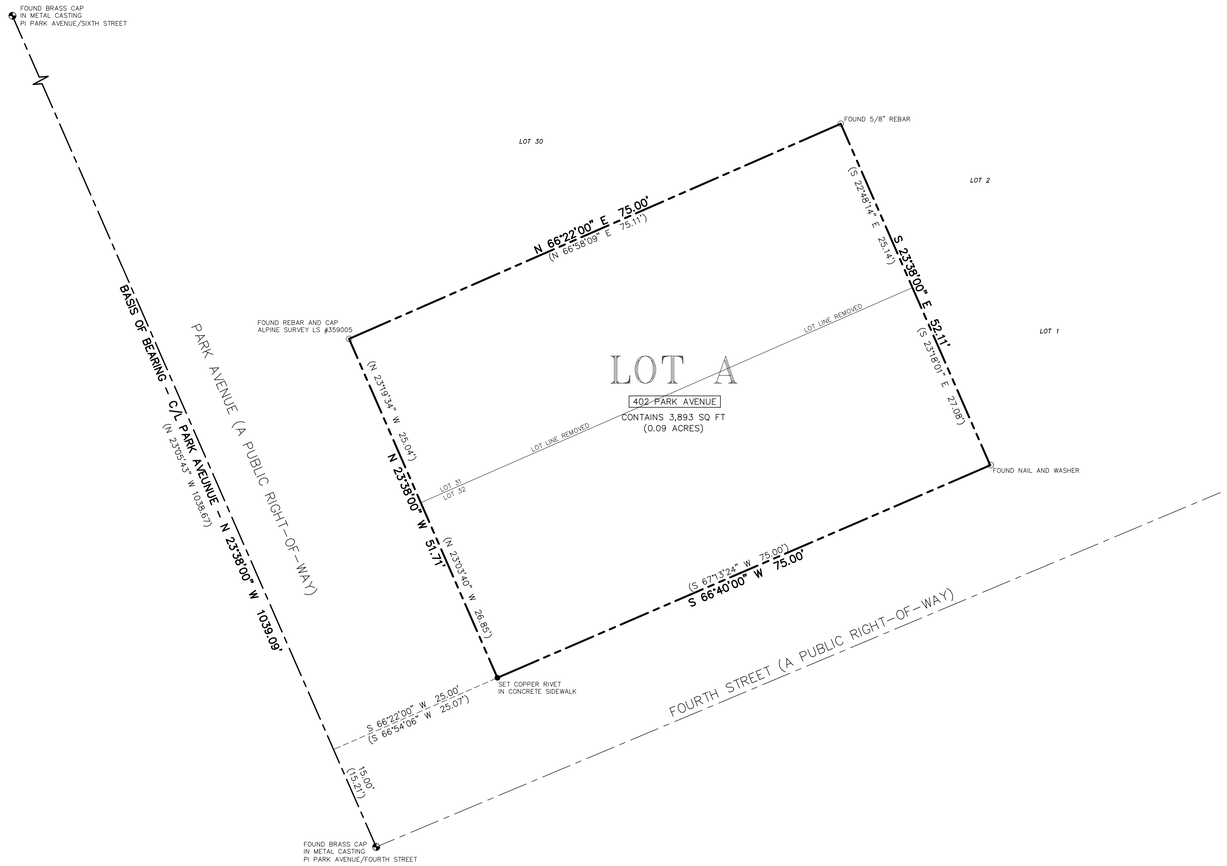
EXISTING CONDITIONS & TOPOGRAPHIC MAP
402 PARK AVENUE

FOR: PERRY MARTIN
JOB NO.: 03-06-21
FILE: X:\ParkCitySurvey\dwg\srv\srvy2021\030621 – 402 Park Ave\030621 – 402 Park Av.dwg

SHEET 1 **OF** 1



VICINITY MAP
N.T.S.



SURVEYORS CERTIFICATE

PROFESSIONAL LAND SURVEYOR
No. 7248891
CHARLES GALATI
State of Utah

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the land shown on this plat and described hereon, and have combined said land into one (1) lot, hereafter to be known as 402 PARK AVENUE PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

Lots 31 & 32, Block 10, Amended Plat of the Park City Survey, according to the official plat thereof on file and of record in the office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described land, and hereby causes the same to be unified into one lot of record, together with easements as set forth to be hereafter known as 402 PARK AVENUE PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over any public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set her hand this _____ day of _____, 2021.

402 Park Avenue, LLC, a Utah limited liability company

By: _____
Geralyn White Dreyfous
Manager

ACKNOWLEDGMENT

STATE OF _____)
: ss.
COUNTY OF _____)

On this _____ day of _____, 2021, Geralyn White Dreyfous personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is the Manager of 402 Park Avenue, LLC, a Utah limited liability company, and that said document was signed by her on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and she acknowledged to me that she executed the 402 PARK AVENUE PLAT AMENDMENT.

By: _____
Notary Public

_____
Printed Name

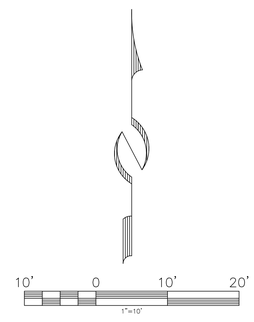
Residing in: _____

My commission expires: _____

Commission No. _____

NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2021-_____.
2. A Parking Easement and Agreement, signed in counterparts, recorded July 8, 2002, as Entry No. 624202 in Book 1458 at Page 1979 and recorded July 9, 2002, as Entry No. 624470 in Book 1459 at Page 710, affects this property.



402 PARK AVENUE PLAT AMENDMENT

BLOCK 10, PARK CITY SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

7/29/21 JOB NO.: 3-6-21 FILE: X:\ParkCitySurvey\dwg\srv\plat2021\030621.dwg

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	PUBLIC SAFETY ANSWERING POINT APPROVAL	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2021	RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2021	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2021	APPROVED AS TO FORM THIS _____ DAY OF _____, 2021	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2021	I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2021	APPROVED THIS _____ DAY OF _____, 2021	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____
BY _____ ENGINEERING DEPARTMENT	BY _____ CHAIR	BY _____ PARK CITY ENGINEER	BY _____ PARK CITY ATTORNEY	BY _____ MAYOR	BY _____ PARK CITY RECORDER	BY _____ SUMMIT COUNTY GIS COORDINATOR	_____ FEE _____ RECORDER
							TIME _____ DATE _____ ENTRY NO. _____

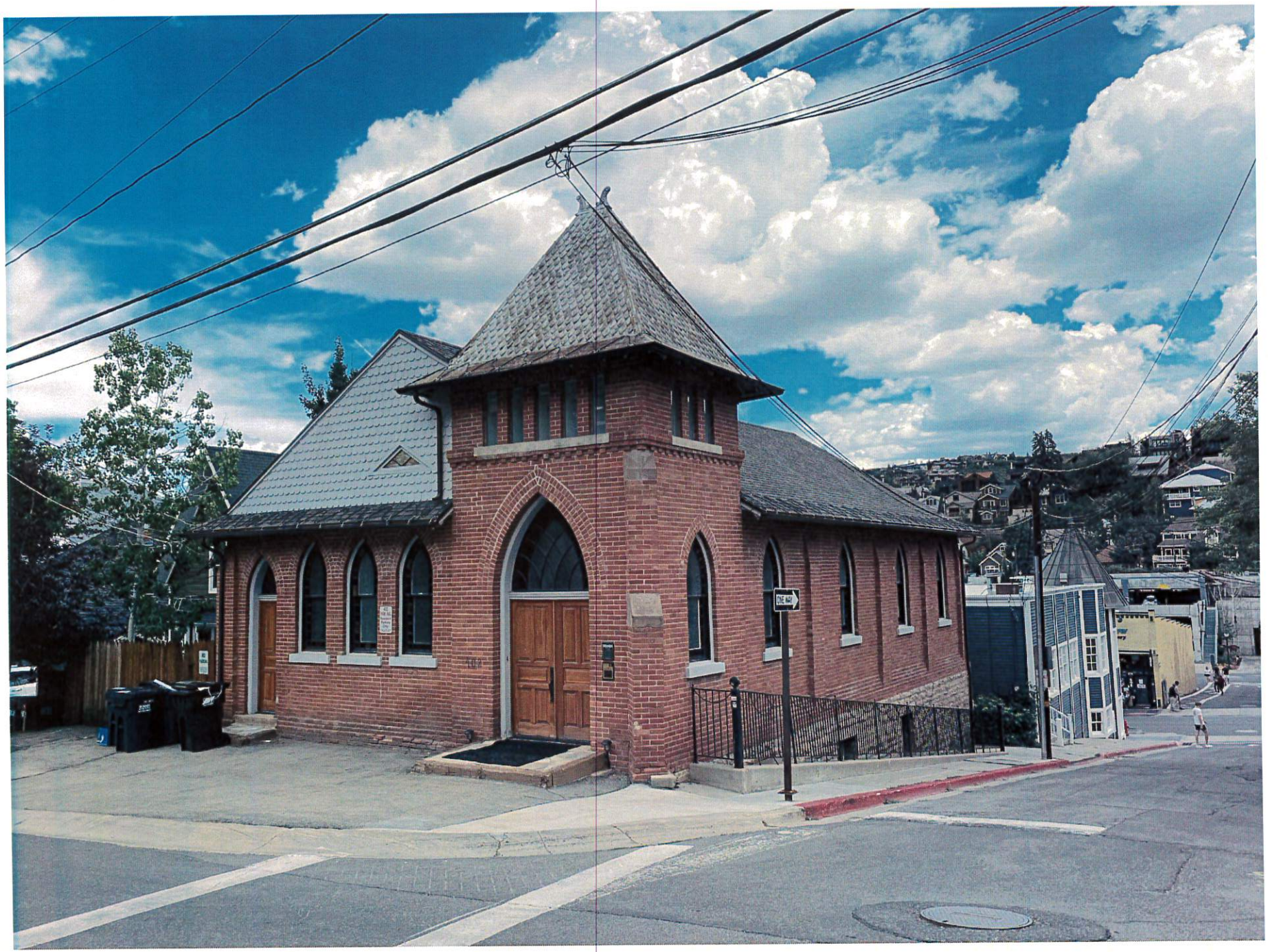
PARK CITY SURVEY, BLOCK 10,
LOTS 31 and 32

(402 Park Avenue)

July 27, 2021

PROJECT INTENT

The property at 402 Park Avenue is in Block 10, Park City Survey and consists of Lots 31 & 32 and is currently occupied by a single family residence and an accessory structure. The single family residence is unusual since it was once the Park City Community Church constructed in 1899. The accessory structure consists of a garage on the first floor and a bedroom and bathroom on the second floor. The primary current plan is to modify the accessory structure to include a kitchen and living area. The owner is submitting this plat amendment application with the goal of removing the internal lot line common to Lots 31 & 32 and creating a single-lot of record to enable the modification of the accessory structure to proceed.



402 Park Avenue - front - looking northerly

402 Park Avenue - front - looking easterly

402 Park Avenue - rear - looking northwesterly

402 Park Avenue - rear - looking southwesterly

402 Park Avenue - side - looking easterly

(435) 649-9467

Alliance Engineering Inc

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
MARSHALL KING
BRAYLON ROSE

DATE: 7/21/2021

AERIAL PHOTOGRAPH
402 PARK AVENUE
BLOCK 10, LOTS 31 & 32

FOR: GERALYN WHITE DREYFOUS
JOB NO.: 3-6-21
FILE: X:\ParkCitySurvey\dwg\Exhibits\402 Park Ave aerial.dwg

SHEET 1 OF 1

PARK CITY
1884

Approved 6/29/93 (date)

Denied _____ (date)

Park City Municipal Corporation
P.O. Box 1480
Park City, UT 84060
(801) 645-5021

Application # 90364

Receipt # 12556

VARIANCE OR NONCONFORMING USE

APPLICATION FOR: _____

PROJECT INFORMATION

Name: _____

Address or Location: 402 Park

Legal Description: _____

APPLICANT (check one)

( ) Owner ( ) Optionee ( ) Buyer (✓) Agent ( ) Other

Name: David A. Beck

Mailing Address: 2300 Lucky John Dr.
Park City, Ut. 84060

Telephone Number: 649-7448

RECEIVED
JUN 11 1993
PARK CITY
PLANNING DEPT.

OWNER(S) OF RECORD

Name: Michael Levintal

Mailing Address: 1203 Los Trancos Road
Portola Valley California 94028

Telephone Number: 415-854-5560

* * * * * * * * * * * * * * * * * * DO NOT WRITE BELOW THIS LINE * * * * * * * * * * * * * * * * * *

Application Accepted: _____ (initials)
Project Planner: _____ (name)
Complete Checklist: _____ (initials)

Additional Information Requested:

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party who the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application.

The documents and/or information I have submitted are true and correct to the best of my knowledge.

I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization to proceed with the study.

Signature of Applicant: _____ Date: 6/8/97

Name of Applicant: MICHAEL LEVINTHAL
(please print or type)

Mailing Address: 1203 LOS TRANCOS Road
Portola Valley, Calif 94028

Telephone Number: 415-854-5560

Type of Application: _____

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant: MICHAEL LEVINTHAL
(please print or type)

Mailing Address: 1203 LOS TRANCOS Rd
Portola Valley, Calif 94028

Street address/legal description of subject property: 402 PARK Ave.
Park City

RECEIVED
JUN 11 1997
PARK CITY
PLANNING DEPT.

Signature: _____ Date: June 8, 1997

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

THIS AFFIRMATION IS NOT SUBMITTED IN LIEU OF SUFFICIENT TITLE EVIDENCE. YOU WILL BE REQUIRED TO SUBMIT A TITLE OPINION, CERTIFICATE OF TITLE, OR TITLE INSURANCE POLICY SHOWING YOUR INTEREST IN THE PROPERTY PRIOR TO FINAL ACTION.

PARK CITY
1884

Park City Municipal Corporation
P.O. Box 1480
Park City, UT 84060

VARIANCE/NONCONFORMING USE FACT SHEET

DESCRIPTION

Existing zoning: HR-2 HTO

Current use of property: _____

Application is for a: (check one)

( ) variance ( ) modification to a nonconforming use

Proposal is for: _____

Is the application pertaining to an existing historic structure? (check one)

( ) yes ( ) no

Existing setbacks: _____(ft. front) _____(ft. rear)
_____(ft. side) _____(ft. side)

Proposed setbacks: _____(ft. front) 0 (ft. rear)
_____(ft. side) _____(ft. side)

Property area: _____(acres) _____(square feet)

Number of parking spaces required: _____ Proposed: _____

RECEIVED
JUN 11 1993
PARK CITY
PLANNING DEPT.

APPLICATION REQUIREMENTS

_____ Completed application form

_____ Review fees paid

_____ Names and mailing addresses and stamped and addressed envelopes for property owners within 300'

_____ 3 complete sets of all plans submitted

_____ Copies of any other applications under review

_____ Written statement provided addressing the specifics of the request, the nature of the appeal, and in response to the review criteria used to evaluate the application

BECK CONSTRUCTION INC.

"DISTINCTIVE CREATIONS FROM SKETCH TO KEY"

June 11, 1993

Park City Planning Committee
445 Marsac Ave.
P.O. Box 1480
Park City UT 84060

To Whom it May Concern:

Please be advised that we are re-submitting for your review previously approved drawings for Mr. Michael Levinthal, 402 Park Avenue, Park City, Utah.

RECEIVED
JUN 11 1993
PARK CITY
PLANNING DEPT.

Sincerely

David A. Beck
Beck Construction, Inc.

DB/jm

2300 LUCK JOHN DRIVE • PARK CITY, UTAH 84060 • (801) 649-7448 • FAX (801) 649-7211

RECEIPT

PARK CITY MUNICIPAL CORPORATION

P.O. BOX 1480
PARK CITY, UTAH 84060
PHONE 645-5030

DATE 6/11/93

REC'D FROM Beck Const

UF☐ GF☐ CASH☐
FUND☐ CHECK☐ 200 00

WATER SERVICE	
SEWER SERVICE	
BUSINESS LICENSE	
FINES	
MISC. REVENUES	
LEVINTHAL	
Variance	200 00
BUILDING PERMIT	
PLAN CHECK FEES	
CONNECTION FEE	
1 % STATE	
WATER DEV.	
METER	
IMPACT	
ELECTRICAL	
PLUMBING	
MECHANICAL	
SIGN PERMIT	

12556

REC'D. BY HRJ

17231

31-1/1240

BECK CONSTRUCTION CO. 10-78
DAVID A. BECK
2300 LUCKY JOHN DRIVE 649-7448
PARK CITY, UT 84060

JUNE 11 19 93

PAY TO THE ORDER OF PARK CITY MUNICIPAL CORP. $ 200.00

TWO HUNDRED & NO/100s DOLLARS

First Security Bank.
First Security Bank of Utah
P.O. Box 1660
Park City, Utah 84060

THIS CHECK IS DELIVERED FOR PAYMENT ON THE FOLLOWING ACCOUNTS

LEVINTHAL

TOTAL
DISCOUNT
AMOUNT OF CHECK

⑈017231⑈ ⑆124000012⑆038 00103 48⑈

PARK CITY

Department of Community Development
Engineering • Building Inspection • Planning

June 16, 1993

NOTICE TO ADJOINING PROPERTY OWNERS

Dear Property Owner:

The Park City Planning Department has received an application for a variance in your neighborhood as described below. The Board of Adjustment will review this proposal at their meeting of **June 29, 1993** at 5:00 P.M. in the Main Floor Conference Room at City Hall (the Marsac Building) at 445 Marsac Avenue.

Project Description:	Request for rear setback variance from ten feet to zero feet
Applicant:	David Beck for Michael Levinthal
Project Location:	402 Park Avenue

If you have any questions or comments regarding the variance, please contact this office at (801) 645-5021 during normal business hours. You are invited to attend the meeting and address the Board of Adjustment members with your comments and questions, or send them to the Planning Staff and we will forward them for you.

Sincerely,

Susan Lykes
Planner II

AUMAN HANS C
7742 EAST 3545 SOUTH
SALT LAKE CITY UT 84121

BAMBERRY RICHARD & CHRISTY
709 SOUTH ATLANTIC AVE
COCO BEACH FL 32931

BERNSON NEAL
4406 HOLIDAY BLVD
SALT LAKE CITY UT 84124

BERRIOCHOA VICTOR H & IRENE W
P.O. BOX 315
PARK CITY UT 84060

BLOOM CAROLYN C
P.O. BOX 310
PARK CITY UT 84060

BRADLEY CAROL
P.O. BOX 1296
PARK CITY UT 84060

BROWN WILLIAM H & SUSANNE M
2543 KENSINGTON AVE
SALT LAKE CITY UT 84106

CARLSON THOMAS A J
P.O. BOX 3183
PARK CITY UT 84060

CARNAHAN ROBERT D
P.O. BOX 2051
PARK CITY UT 84060

CONRAD JOHN T
11802 YATESFORD ROAD
FFX STATION VA 22039

COSTARAS CONSTANTINE
4763 ELMWOOD AVE
LOS ANGELES CA 90004

CRANDELL JOHN R
P.O. BOX 940
PARK CITY UT 84060

DEEBEN OPAL & HARRY
P.O. BOX 776
PARK CITY UT 84060

DEMKOWICZ JOHN & MARY F
P.O. BOX 695
PARK CITY UT 84060

DUMKE EZEKIEL R JR TRUSTEE
2285 COTTONWOOD CIRCLE
SALT LAKE CITY UT 84117

DUSSER ALEXANDER & MIREILLE
P.O. BOX 2399
PARK CITY UT 84060

ENLOE WILLIAM & GERALDINE
P.O. BOX 456
PARK CITY UT 84060

FLICKINGER JR WILLIAM B
C/O BLUE CHURCH LODGE UNIT D
9106 MILL CREEK LANDING
GREAT FALLS VA 22066

FRANDSEN ALAN D
365 DENVER STREET
SALT LAKE CITY UT 84111

FUEGI HANS & SALLY
P.O. BOX 3599
PARK CITY UT 84060

GARCIA MELVA
9310 WILLOWBROOK DRIVE
SUN CITY AZ 85373

GILOMEN JERRY L
C/O TOM GILOMEN
P.O. BOX 4555
PARK CITY UT 84060

GILOMEN JERRY L & SUSAN
C/O EDWARDS & MCCOY
P.O. BOX 4555
PARK CITY UT 84060

GINDOFF LYDIA
555 WARNER AVE
LOS ANGELES CA 90024

HALES JESSIE G
P.O. BOX 593
PARK CITY UT 84060

HIGGINSON & SMITH
C/O DON R HIGGINSON
2953 WILDFLOWER CT #34
PARK CITY UT 84060

HOPKINS PAMALYN
3601 EAST COVE POINT DRIVE
SALT LAKE CITY UT 84109

HURD THOMAS L & PAULA
304 BURR ROAD
COMMACK NY 11725

JD MCNIEL CONSTRUCTION INC
1093 WEST 2070 NORTH
SALT LAKE CITY UT 84116

JENKINS BRIAN LEE
P.O. BOX 1271
PARK CITY UT 84060

KERR MATT JAMES
1757 OAKRIDGE DRIVE
SALT LAKE CITY UT 84106

KOROGI CATHERINE B
C/O CATHERINE MARTIN
678 EAST FIRST AVENUE
SALT LAKE CITY UT 84103

LAPAY KATHERINE A
P.O. BOX 2119
LAJOLLA CA 92037

LEWIS ROBERT J & JUDITH C
10381 MAIN STREET
FAIRFAX VA 22030

LINTNER MARION R
P.O. BOX 64
PARK CITY UT 84060

MAYER JACK RANDOLF
2365 BLAINE CIRCLE
SALT LAKE CITY UT 84108

MCDONALD ANDREW
316 KENNY STREET
EVANSTON IL 60202

MCPHERSON ARCHIE
9114 SANTAYAWA DRIVE
FAIRFAX VA 22031

MILETI CARMEN
P.O. BOX 2976
PARK CITY UT 84060

MORRISON DAVIS
2760 ATLANTIC AVE
LONG BEACH CA 90806

MOULIN JAMES B
P.O. BOX 4076
PARK CITY UT 84060

NEWMAN JOHN H
P.O. BOX 371
PARK CITY UT 84060

NEWMAN JOHN
3584 TIOGA WAY
LAS VEGAS NV 89109

NITSE GEORGE
P.O. BOX 651273
SALT LAKE CITY UT 84165

OSWALD LYNN
P.O. BOX 998
PARK CITY UT 84060

PARK CITY ENTERTAINMENT CENTE
P.O. BOX 3118
PARK CITY UT 84060

PARK CITY MUNICIPAL CORP
P.O. BOX 1480
PARK CITY UT 84060

PARKS MELANIE
P.O. BOX 2497
PARK CITY UT 84060

REDEVELOPMENT AGENCY PARK CIT
P.O. BOX 1480
PARK CITY UT 84060

REED HARRY F ETAL
P.O. BOX 512
PARK CITY UT 84060

RESOLUTION TRUST CORP
1515 ARAPAHO ST
TOWER 3, SUITE 800
DENVER CO 80202

ROBERTS RICHARD
351 NORTH 300 WEST
BOUNTIFUL UT 84010

SAUNDERS BARNEY R
P.O. BOX 3418
PARK CITY UT 84060

SCOTT JEFFREY K.
P.O. BOX 176
PARK CITY UT 84060

SHAW STEVEN
P.O. BOX 682134
PARK CITY UT 84068

STADLER HIKE
3194 KATE VERDI
COSTA MESA CA 92626

STRIKWERDA BRETT
P.O. BOX 4164
PARK CITY UT 84060

TOLY MARY LOU
P.O. BOX 489
PARK CITY UT 84060

TRAEGER & ASSOCIATES
4255 PARK VIEW DRIVE
SALT LAKE CITY UT 84124

TYDINGS RONALD W
C/O RICHARD A PARTLETT
P.O. BOX 406
CHATILLY VA 22021

URIARTE LEON
P.O. BOX 518
PARK CITY UT 84060

URIARTE JOE & SHIRLEY
P.O.BOX 505
PARK CITY UT 84060

VIE RETREAT INC
P.O. BOX 3989
PARK CITY UT 84060

VNO ASSOCIATES
3195 TERRACE VIEW CIRCLE
SALT LAKE CITY UT 84109

WARD RICHARD E
1300 PICKARD DR
ROCKVILLE MD 20850

WILKINS AMY
P.O. BOX 4044
PARK CITY UT 84060

WILLIAMS L RANDOLPH
P.O. BOX 10000
MCLAIN VA 22102

WRIGHT FRANCIS M JR & DONNA K
8208 SIMINOLE STREET
PHILIDELPHIA PA 19118

MEMORANDUM

To: FILE - 402 Park Avenue, Request for Variance

From: Sharon Bauman

Date: January 24, 1994

The original file is missing and this file contains copies of the Board of Adjustment staff report, findings and order, and minutes. Additionally, some engineering department correspondence is included.

PARK CITY
1884

Department of Community Development
Engineering • Building Inspection • Planning

January 10, 1994

Beck Construction
2300 Lucky John Dr.
Park City, Utah 84060

Re: 402 Park Ave.(Right-of-Way Permit # 102193A)

Dear Sirs:

Your concrete work to date on 4th Street looks good. It looks like an improvement.

Although the remaining asphalt work cannot be permanently done until after April 15, 1994, please replace the street sign post, (with signs) on 4th Street and Main Street as soon as possible. Please call 645-5020 to schedule an inspection at least 24 hrs. in advance of the work. Your Right-of-Way Permit has expired, but we will not ask you to up-date it for this portion of the work. However, before you do any additional work in the Right-of-Way, please get an extension for the Permit by contacting our office.

Thank you for your continued cooperation.

Sincerely,

Eric DeHaan

Eric W. DeHaan, P.E.
City Engineer

PARK CITY
1884

Department of Community Development
Engineering • Building Inspection • Planning

November 1, 1993

Mr. Pat Budnick
Beck Construction
2300 Lucky John Drive
Park City, Utah 84060

Re: 402 Park Avenue garage

Dear Pat:

As you know, Park City has issued a building permit for the garage building on 4th Street behind 402 Park Avenue. Park City has also issued a street cut permit for the storm drain work in 4th Street necessary to provide proper drainage away from the garage.

I am very disturbed by your apparent lack of progress on the work within 4th Street. The excavation for the storm drain heavily affects Main Street businesses. The lack of progress is intolerable.

Occupancy of the 402 Park Avenue garage will depend on satisfactory repairs to 4th Street, which will be very difficult to accomplish if the weather gets any colder or if it snows.

Please take whatever steps are necessary to finish the storm drain immediately.

Respectfully submitted,

Eric DeHaan

Eric W. DeHaan, P.E.
City Engineer

EWDH/scb

Strachan, Dean Berrett, Tom Sedgewick and Mike Eberlein voted in favor of the motion. Steve Deckert abstained. The motion carried.

Conditions of Approval:

1. The approval is for setback reduction only; the project must also receive approval from the Historic District Commission and the Building Department.

2. No part of the new structure may encroach into the twenty-foot right-of-way.

Agenda Item #3

Request for relocation and expansion of a nonconforming structure into the side setback at 145 Daly Avenue - Rosemary Sweeney

Planner Susan Lykes stated that the request had been withdrawn by the applicant prior to the meeting.

Agenda Item #4

Request for a rear setback variance from 10 ft. to 0 ft. at 402 Park Avenue - David Beck for Michael Levinthal

Planner Susan Lykes introduced the applicant and representatives, Mike Levinthal, David Beck and Pat Budnick of Beck Construction and Steve Swanson.

Planner Lykes briefly reviewed the staff report and reminded the Board that it had previously granted a rear setback of zero on this property for a one story structure. That variance expired and the previous owner then requested a variance for a two story structure, although the staff was prepared to oppose that request based upon factors outlined in the Staff Report and the request was withdrawn.

Planner Lykes explained that the current applicant was Mike Levinthal who had recently purchased the property. She stated that Mr. Levinthal would like to construct a two story structure (a garage with an exercise/family room above) and has requested a setback reduction in the rear to allow for construction of drainage ways between the garage and the 401 Main Street building. Staff, again, would not support the two story structure, but would support a one story structure.

Planner Lykes explained the lot was slightly larger than two standard Old Town Lots and the Land Management Code was amended in

March, 1993, to require increased setbacks on larger lots. The side setbacks for this lot must total 15 feet and because the building is two feet from the property line on the south, the remaining setback must be made up on the north side. The portion of the proposed addition which is intended for storage will encroach into the setback on the north and the applicants also need a side setback variance for that portion. She stated that the Staff would not support the variance for the storage area.

Planner Lykes stated the Staff felt that denying a setback variance for the second story above the garage and for the storage area would not constitute a hardship because uses that would occur in those two areas could be accommodated inside the building. She stated that the Staff could make findings as outlined in the Code for the garage addition.

Board Member Strachan requested further explanation of the Staff's opposition to the storage area. Ms. Lykes explained that a sideyard variance would be needed for the storage area and that type of use could occur within the existing structure. It would not create a hardship if they denied the request.

Mike Levinthal, applicant, explained that it would be an outdoor storage closet for the BBQ, etc. He explained that there was no extra storage area within the house. He stated that the storage area would be approximately six by thirteen feet.

Planner Lykes reported that the Staff had received input from Carolyn Bloom which was included in the Staff Report. Ms. Bloom was also concerned because Mr. and Mrs. Saunders, adjacent property owners, were out of town so the Staff included their comments from previous hearings on this property in the Staff Report.

Planner Lykes reiterated the Staff's position in support of a one story garage, but not two stories. Mr. Levinthal offered to record a deed restriction about the use of the second story and would be willing to construct it with a flat roof, but she indicated she was not certain that the Historic District Commission would approve a two story flat roof in this location. She indicated that the Staff supported a reduction to a three foot setback, rather than a zero setback, because the drainage channel could be accommodated within the setback. She reviewed the conditions of approval in the Staff Report.

Mike Levinthal explained that the church structure was a single floor with a loft area, and it did not contain any "family" living space. He stated his intent was to build a family/recreation/media room above the garage and he clearly did not want a rental unit in that space.

Chair Steve Deckert recalled that the Board granted the previous approval because they felt that providing off-street parking was a benefit to the site and to the community. He commented that if the house already provided off-street parking and the owner requested a zero setback in order to expand the house the Board would deny it. He did not see any community benefit from adding additional square footage to the garage.

Board Member Dean Berrett commented that the Board was considering granting a variance into a setback and concurrent with that they were discussing how to fill the volume within the setback variance. He questioned whether it was within the Board's purview to determine what could be put within that space or if that was a gray area between the Board of Adjustment and the Historic District Commission.

According to Planner Lykes, the Staff's position was that the Board should consider the use when they were reviewing a variance request under the criteria in the Land Management Code. The Board should consider whether the denial of a variance would deprive the owner of the property in question of the substantial property rights and privileges available to others owning similar property within the same zone. To the Staff that translates into "use" and the Staff believes that the garage meets the criteria and the upstairs space does not. She explained that the Staff did not believe that a denial would constitute a hardship.

Board Member Berrett expressed concern about the Board granting a variance for a two-story structure that the Historic District Commission might deny. Planner Lykes felt that if a variance were granted for two stories, it would set the parameters for the Historic District Commission's review in terms of building, height and bulk.

Board Member Sedgwick questioned why the government should dictate what people do as long as the use was not going to harm anyone. Planner Lykes responded that the findings in the Code were clear and, as opposed to looking at the benefit or harm to the community, the Staff was looking at it under the hardship provisions.

Dan McCann, tenant in Carolyn Bloom's house on 4th Street, felt that adding living quarters above the garage was unnecessary. He stated that a second story addition would block his sunlight.

Board Member Mike Eberlein verified that the size of the addition did not present a problem. He stated that he supported the applicant's request for a two story structure and felt that if a new building was going to be built, the applicant should get some use out of it.

Board Member Dean Berrett asked if an addition would affect the structure's standing on the Historic District Register. Planner Lykes stated that the garage would not constitute an addition because it was detached, and the HDC would review it as new construction.

Mr. Berrett felt there was no question that providing additional off-street parking in a very dense area provided an advantage to the community. He expressed support for the Historic District Commission's efforts to preserve the historic community, but he was also concerned about the issue of property rights. However, in this situation a variance must be granted to construct the improvement and he was not sure if the Board should also allow the additional use.

Board Member Sedgwick noted that even if the Board granted an approval, the Historic District Commission could deny the request based on the design. He stated that the HDC kept "Park City looking like Park City", and it was their purview to review the design and materials, etc.

Board Member Strachan questioned whether in order to grant the parking space, the Board should simultaneously grant additional living space.

David Beck, contractor for the applicant, commented that Ron Ivie, Chief Building Official, was concerned about snow shedding off of the garage onto the back of the Saunders' building and felt it would be more workable to have a flat roof, although he did not know if that design would be approved by the Historic District Commission.

Dan McCann, neighbor, asked how the Board quantified harm to neighbors and community. Chair Deckert responded that health, safety and welfare issues were primarily what the Board considered, although it did not preclude them from considering loss of solar access, sight lines or view corridors.

Chair Steve Deckert stated that the issue was whether or not the Board felt they should regulate the degree to which a variance was utilized.

MOTION: Gordon Strachan moved to APPROVE the staff recommendation. Dean Berrett seconded the motion and requested that the Staff review the recommendation.

Planner Lykes reviewed the recommendation to approve a reduction in the rear setback at 402 Park Avenue from ten feet to three feet for a one story structure with no reduction in the side setback. She reviewed the five proposed conditions of approval and stated they

could add a maximum height restriction so there would be no question that the building was one story in height.

Mr. Berrett asked if they should indicate the use, i.e., the structure will be used for parking. Ms. Lykes stated they could modify the language to indicate the approval was for a one story garage. Mr. Levinthal stated that if the approval was for one story it eliminated his use.

VOTE: Gordon Strachan, Steve Deckert favored the motion. Mike Eberlein, Tom Sedgwick and Dean Berrett voted against. The motion was not approved.

MOTION: Tom Sedgwick moved to APPROVE a variance as follows: a reduction of the rear setback to three feet, a side yard setback of five feet to allow the construction of the entire storage unit as shown on the plan, and a two story structure as requested by the applicant, subject to the five conditions of approval recommended by the Staff. Mike Eberlein seconded the motion. Tom Sedgwick, Mike Eberlein and Dean Berrett voted in favor of the motion. Steve Deckert, Gordon Strachan opposed the motion. The motion carried.

Conditions of Approval:

1. The applicant shall apply for an encroachment permit from the City Engineer for any landscaping or improvements which extend into the city right-of-way. The City Engineer shall consider neighborhood impacts, including parking, of such an encroachment.

2. The grading and drainage plans shall be reviewed and approved by the City Engineer and Chief Building Official during building permit review.

3. The applicant shall meet all Uniform Building Code and other city requirements as determined by the Chief Building Official.

4. The Chief Building Official and City Engineer shall review and recommend a roof design to the Historic District Commission which minimizes snow shedding concerns.

5. The design of the garage shall be reviewed and approved by the Historic District Commission prior to issuance of building permits.

MOTION: Tom Sedgwick moved to ADJOURN the meeting at 6:35 P.M. Gordon Strachan seconded the motion which was unanimously approved.

Approved: _____ Date: 8-9-93
Chairman

PARK CITY
1884

Department of Community Development
Engineering • Building Inspection • Planning

July 30, 1993

Mike Levinthal
1203 Los Trancos Road
Portola Valley, California 94028

Dear Mr. Levinthal:

Enclosed are the Findings and Order for your request for a rear setback variance from ten feet to three feet, a sideyard setback of five feet to allow the construction of the storage unit, and a two story structure at 402 Park Avenue as heard before the Board of Adjustment on June 29, 1993.

Please note that said Order is to expire six months from the dating of this Order (January 30, 1994).

Sincerely,

Anita Sheldon

Anita Sheldon
City Recorder

THE BOARD OF ADJUSTMENT
PARK CITY, SUMMIT COUNTY, UTAH

IN RE: Request for rear setback variance from ten feet to zero feet 402 Park Avenue

Petition #V93064) Findings of Fact
) and Order

The Board of Adjustment of Park City, Utah met on Tuesday, June 29, 1993 for a regularly scheduled and noticed meeting. After determining that a quorum of members of the Board were present, the Board conducted its scheduled business. Among the petitions heard by the Board was the above entitled petition.

After hearing all interested parties and considering all relevant facts, the Board of Adjustment APPROVED the request for a variance request for rear setback variance from ten feet to three feet, a side yard setback of five feet to allow the construction of the storage unit as shown on the plan, and a two story structure at 402 Park Avenue based upon the following findings and conditions:

FINDINGS:

(a) The denial of the variance would deprive the owner of the property in question of the substantial property rights and privileges available to others owning similar property within the same zone, and

(b) The deprivation results from conditions on the property, including irregular lot size, lot shape, access, presence of easements or rights-of-way across the property including non-platted but existing public streets, or similar factors not of general application to other properties in the zone, and not from conditions created by the applicant, and

(c) The granting of the variance would not be detrimental to the public health and safety or contrary to the comprehensive plan for the City, and strict adherence to the letter of the Code will cause hardships, the imposition of which are not necessary in order to carry out the general purpose of the plan.

CONDITIONS:

1. The applicant shall apply for an encroachment permit from the City Engineer for any landscaping or improvements which extend into the city right-of-way. The City Engineer shall consider neighborhood impacts, including parking, of such an encroachment.

2. **The grading and drainage plans shall be reviewed and approved by the City Engineer and Chief Building Official during building permit review.**

3. **The applicant shall meet all Uniform Building Code and other city requirements as determined by the Chief Building Official.**

4. **The Chief Building Official and City Engineer shall review and recommend a roof design to the Historic District Commission which minimizes snow shedding concerns.**

5. **The design of the garage shall be reviewed and approved by the Historic District Commission prior to issuance of building permits.**

Dated this 30th day of July, 1993

Chairperson, Board of Adjustment

PARK CITY PLANNING DEPARTMENT
STAFF REPORT

TO: BOARD OF ADJUSTMENT
FROM: PLANNING STAFF
DATE: 29 JUNE 1993
RE: 402 PARK AVENUE

I. PROJECT STATISTICS

Applicant:	Michael Levinthal
Location:	402 Park Avenue
Proposal:	Variance of rear setback from 10 feet to 0 feet
Zoning:	HR-1
Adjacent Land Uses:	Commercial, Residential
Date of Application:	June 11, 1993
Project Planner:	Susan Lykes
Staff Recommendation:	APPROVE with conditions

II. BACKGROUND INFORMATION

The historic Community Church at 402 Park Avenue was renovated over the past two years and now serves as a residence. The residence has parking on Park Avenue (which encroaches into the right-of-way) but no garage, and the owner of the property has sought to build a garage behind the main structure.

In August of 1991, the Board of Adjustment approved a reduction in the rear setback to zero. The plans at that time showed a one story building with a pitched roof. Because of snow shedding concerns, the pitched roof was an issue with the Board, and the approval was conditioned upon Chief Building Official Ron Ivie's approval of the roof design. The building was intended only as a tandem garage and measured 12 by 42 feet. This variance expired in February of 1992.

As part of the first variance application, the owner had proposed some improvements to the front "yard" of the structure which encroached into the Park Avenue right-of-way. While the right-of-way encroachment is not a Board of Adjustment issue, the staff attached a condition of approval that an encroachment permit must be obtained from the City Engineer for any encroachments into the right-of-way. This condition has been included in the present staff recommendation and is intended as a disclosure.

A second application for a variance was received in July of 1992. This application was also for a ten-foot reduction in the rear

setback, but now was for a two story structure with garage below and living space above. That application was withdrawn based upon the staff's opposition to the proposal. The staff was concerned with augmented snow shedding issues because of the increased height, the potential additional density, impacts of decreased light and air on the adjacent property owners, and the risk of a future inappropriate change in use. In addition, while the staff was confident in making the findings for a garage, the staff did not believe that the second story could fit within the required findings.

The property was recently purchased by Mike Levinthal, who is the applicant on the current proposal.

III. PROJECT DESCRIPTION

The primary structure at 402 Park sits on a 52- by 75-foot lot, slightly larger than two standard old town lots. There are approximately seventeen feet between the rear of the existing structure and the rear property line (see attached survey). The required rear setback is ten feet; the side setbacks must be a total of fifteen feet, with a minimum of five feet on any side. The Board may notice that this is larger than what was required during the first review of the variance application; the Land Management Code was amended in March of 1993 to require increased setbacks on larger lots.

Approximately two parking spaces are available at the front of the building, encroaching into the city right-of-way. Uncovered surface parking could just be accommodated on the rear of the site without a variance.

The owner would like to construct a garage for tandem parking of two vehicles. The only feasible location for the garage is behind the existing structure. Given the required side setbacks and a reduction in the rear setback, a tandem garage would just fit. The current proposal shows the garage three feet from the rear property line. The applicants have asked for a reduction to zero to allow for the construction of drainage ways between the garage and the 401 Main Street building. The garage will be situated so that there is a ten-foot setback on the Fourth Street side and a five foot setback on the opposite side. This meets the required setbacks.

The garage would also have a small ell-shaped addition which would be sited alongside and to the north of the main structure (see attached site plan and elevations). Because of the location of the main structure, the side setback for the ell (on the north) must be approximately twelve feet (to total fifteen feet with the small existing setback on the south side). The applicants did not realize at the time of application that a reduction of the side setback would be required to accommodate the ell; they would like a reduction of the side setback in this location to five feet.

The owner would also like a second story on the garage. The second story would be used as an exercise room, a recreation room for young visitors, and storage space. The roof of the garage would be steep, with a 12/12 pitch.

PUBLIC INPUT STATEMENT:
The property was posted, legal notice published, and letters sent to property owners within 300 feet of the project. The notice included the rear setback reduction request, but not the side setback request.

Carolyn Bloom visited the Planning office and stated that Fourth Street is dangerous in the wintertime and the 402 Park residents will have a difficult time with ingress and egress. She also indicated that the owners of the property behind Mr. Levinthal, Barney and Evelyn Saunders, are out of town until Wednesday. She thought they should have the opportunity to comment.

During the previous applications, Mr. Saunders had voiced his opposition to a variance based upon impacts on his property, including snow shedding, problems with his utility meters, and drainage and flooding. He also thought they would have problems with winter access. City Engineer Eric DeHaan had responded at the time that much of the problem with drainage on Mr. Saunders lot is caused by a curb which overflows. The Uniform Building Code requires that all construction comply with drainage standards; this issue will be reviewed and problems solved at the building permit stage.

IV. ISSUES FOR DISCUSSION

The staff has reviewed the application in depth and continues to support a one-story garage, but not a two-story structure. As outlined above, the staff's opposition to the additional story is based upon added impacts of snow shedding, light and air, density, and a potential change in use. The staff also cannot make finding (a) below which states that the owner would be deprived of a use which is available to others in the zone. The staff firmly believes that the space which would be added on the second story could be accommodated within the existing structure; if the second story were denied, no hardship would exist.

Mr. Levinthal responds to the staff concerns by offering to record a deed restriction on the property limiting the use to those which are incidental to the residential use (i.e., a secondary unit would not be allowed). The owner also has offered to build the structure with a flat roof to alleviate the snow shedding concerns. The staff cautions, however, that the Historic District Commission would most likely deny an application for a two story, flat roofed structure in the residential zone, even given its proximity to the commercial zone.

Based upon the plans which have been submitted, the staff supports a reduction of the rear setback to three feet. Drainage work can legally be located within a rear setback, so a variance is not needed for the last three feet.

The staff does not support a reduction of the side setback. As with the second story, the staff cannot make finding (a) which requires that "denial of the variance would deprive the owner...of the substantial property rights...available to others" in the zone. The staff's position is that the owner should be able to construct a garage, but not the other amenities proposed in conjunction with the garage.

V. STAFF RECOMMENDATION

The staff recommends APPROVAL of the reduction in the rear setback at 402 Park Avenue from ten feet to three feet and recommends that no reduction of the side setback be allowed. The staff's recommendation is based upon the following findings:

(a) The denial of the variance would deprive the owner of the property in question of the substantial property rights and privileges available to others owning similar property within the same zone, and

(b) The deprivation results from conditions on the property, including irregular lot size, lot shape, access, presence of easements or rights-of-way across the property including non-platted but existing public streets, or similar factors not of general application to other properties in the zone, and not from conditions created by the applicant, and

(c) The granting of the variance would not be detrimental to the public health and safety or contrary to the comprehensive plan for the City, and strict adherence to the letter of the Code will cause hardships, the imposition of which are not necessary in order to carry out the general purpose of the plan.

The staff further recommends that the following conditions be attached to the approval.

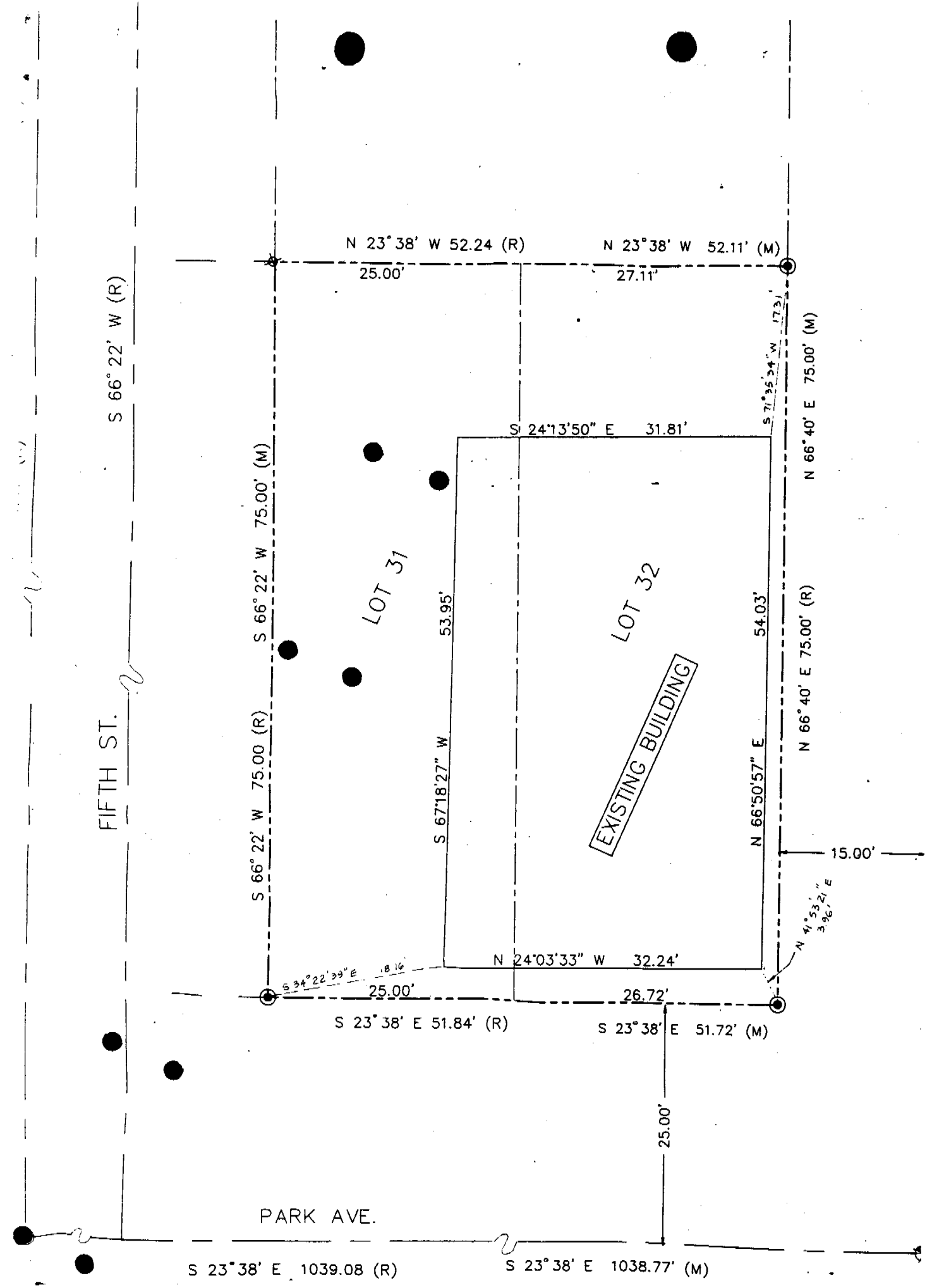
1. The applicant shall apply for an encroachment permit from the City Engineer for any landscaping or improvements which extend into the city right-of-way. The City Engineer shall consider neighborhood impacts, including parking, of such an encroachment.

2. The grading and drainage plans shall be reviewed and approved by the City Engineer and Chief Building Official during building permit review.

3. The applicant shall meet all Uniform Building Code and other city requirements as determined by the Chief Building Official.

4. The Chief Building Official and City Engineer shall review and recommend a roof design to the Historic District Commission which minimizes snow shedding concerns.

5. The design of the garage shall be reviewed and approved by the Historic District Commission prior to issuance of building permits.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S 66° 22' W 75.00 (R)
FIFTH ST.
N 66° 40' E 75.00' (M)
N 66° 40' E 75.00' (R)
S 71° 35' 34" W 17.31'
S 24° 13' 50" E 31.81'
LOT 31
LOT 32
53.95'
54.03'
S 67° 18' 27" W
N 66° 50' 57" E
EXISTING BUILDING
15.00'
N 41° 53' 21" E 3.96'
N 24° 03' 33" W 32.24'
S 34° 22' 39" E 18.16'
25.00'
26.72'
S 23° 38' E 51.84' (R)
S 23° 38' E 51.72' (M)
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PARK AVE.
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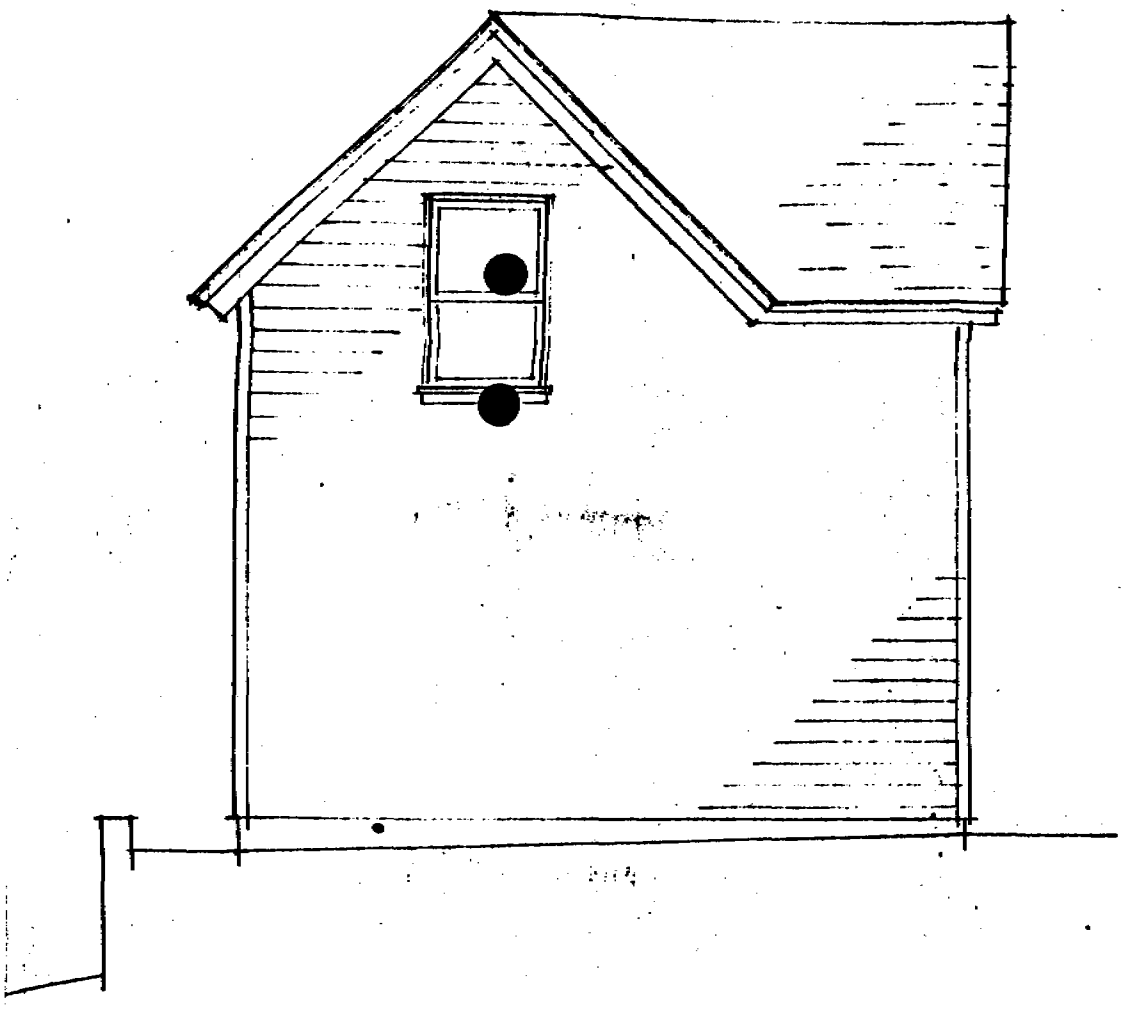
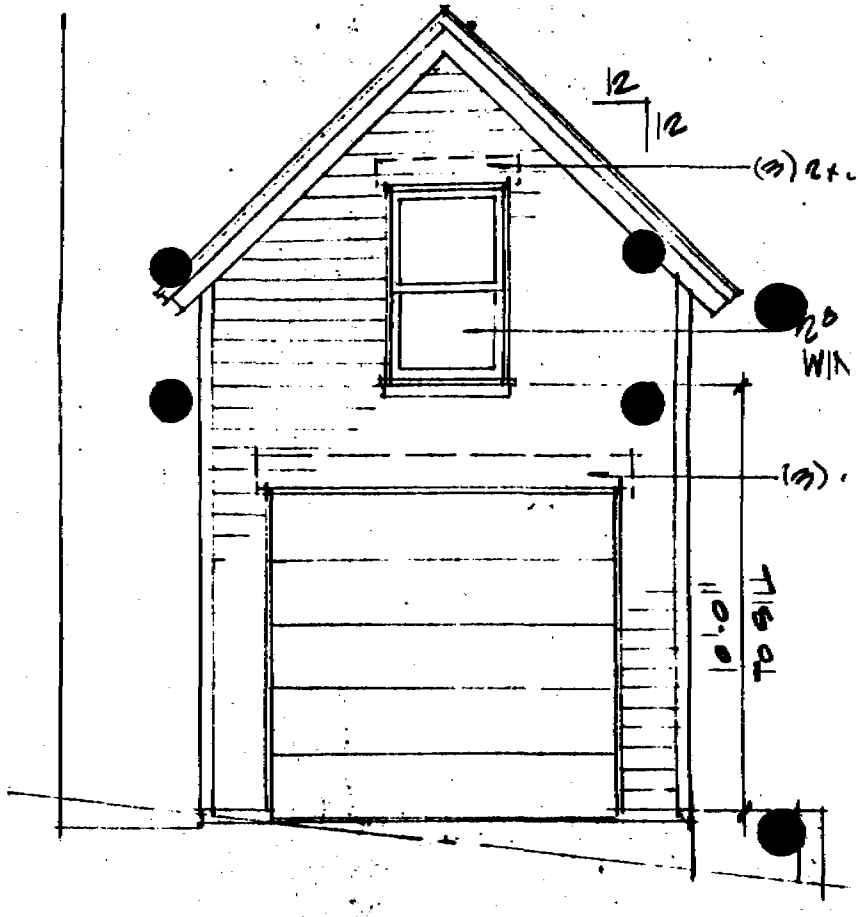


NORTH · ELEVATION



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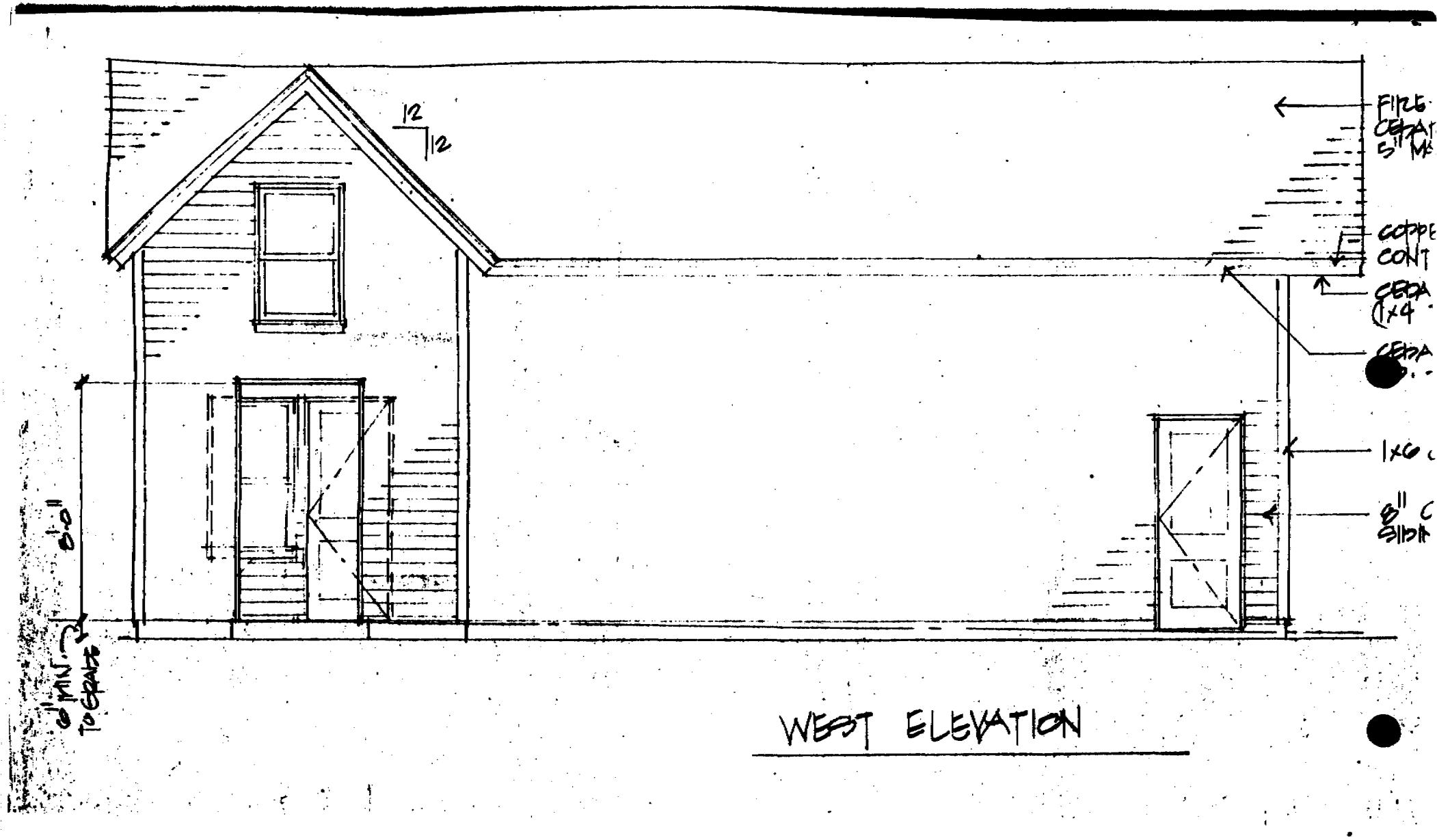
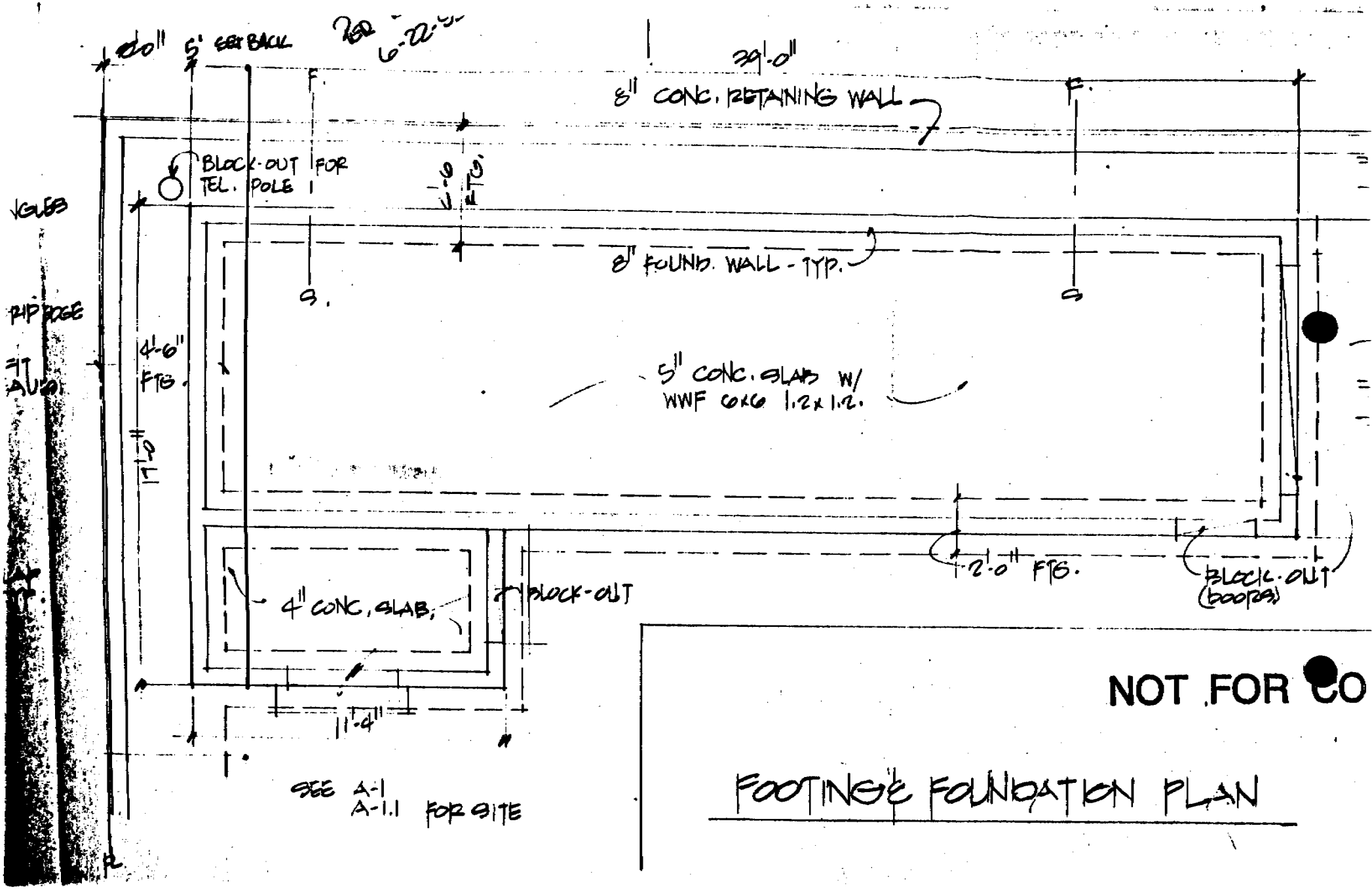


WEST ELEVATION



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FOOTING & FOUNDATION PLAN

Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: **Fox Tail Subdivision**
Application: **PL-21-04826**
Authors: **Browne Sebright**
Date: **October 13, 2021**
Type of Item: **Administrative – Subdivision**

Recommendation

Staff recommends the Planning Commission (1) review the requested Subdivision, (2) conduct a public hearing, and (3) consider forwarding a positive recommendation for City Council's consideration on November 11, 2021, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Ordinance (Exhibit A).

Description

Applicant:	Douglas Ogilvy, REDUS Park City, LLC
Location:	3805 Fox Tail Trail (Parcel No. PCA-S-98-SEC-11)
Zoning District:	Estate and Recreation Open Space
Adjacent Land Uses:	Residential, Open Space
Reasons for Review:	Subdivisions require Planning Commission review and recommendation and City Council review and action

Acronyms

LMC	Land Management Code
ROS	Recreation Open Space
SLO	Sensitive Land Overlay

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Background

In 1995, the City Council adopted Resolution No. 2-94, annexing 227.99 acres of Hidden Meadow. Parcel No. PCA-S-98-SEC-11 was included on the annexation plat (Exhibit B; Summit County Recorder Entry No. 425982). In 1995, the City Council approved the Hidden Meadow Subdivision Phase I and Parcel No. PCA-S-98-SEC-11 was not included in the Subdivision (Exhibit G; Summit County Recorder Entry No. 436642). The Hidden Meadow CC&Rs outlined a timeline to include Parcel No. PCA-S-98-SEC-11 in the Hidden Meadow Subdivision and Homeowner Association. However, the option expired (Exhibit H, Article XII).

The Applicant proposes the Fox Tail Subdivision to create an 8.84-acre Lot in the Estate Zoning District for a Single-Family Dwelling with a portion of the Ridgeline Area zoned Recreation Open Space, and to create a 23.89-acre Parcel, to be dedicated to Park City Municipal Corporation to retain as Recreation Open Space pursuant to a conservation easement (Condition of Approval 22).

Figure 1. Lot 1 of the Fox Tail Subdivision, looking east.
Source: Applicant's submittal.

On July 28, 2021, the Planning Commission held a Public Hearing for the requested Subdivision and Rezone and heard from the Applicant and members of the public on the proposed applications. At that meeting, Commissioners asked for additional information, including what mechanisms could be used to ensure the relocation of the trails, an explanation of the difference between the current configuration of the trails versus how segments would be relocated, whether Limits of Disturbance would include the proposed driveway, and how large the proposed home would be in relation to homes in the Hidden Meadows Subdivision.

The relocation of trail segments is discussed in Analysis III, and the Limits of Disturbance are discussed in Analysis IV. Each section relates the proposed changes to the existing conditions, including development that has been approved in Hidden Meadows.

Analysis

The Planning Commission holds a public hearing and makes a recommendation to City Council; the City Council reviews and takes action on a Subdivision Plat.[a]

(I) The proposed Fox Tail Subdivision complies with the purposes of the Estate and Recreation Open Space Zoning Districts.

Of the existing Parcel's 32.73 acres, 10% is in the Estate Zoning District, encompassing

[a] LMC § 15-7.1-2.

3.27 acres (142,441 square feet) and the remaining 90% in the Recreation Open Space (ROS) Zoning District, encompassing 29.45 acres (1,282,842 square feet).[b] The Property is within the Sensitive Land Overlay.

The purpose of the Estate District is to:

A. Allow very low density, environmentally sensitive residential Development which:
    1. Preserves ridge tops, meadows, and visible hillsides,
    2. Preserves large, cohesive, unbroken Areas of Open Space and undeveloped land,
    3. Preserves and incorporates wetlands, drainage ways, and intermittent streams as amenities of Development,
    4. Mitigates geologic and flood hazards,
    5. Protects views along the City's entry corridors, and
    6. Decreases fire risk by keeping Development out of sensitive wild land interface Areas.[c]

The purpose of the ROS District is to:

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

The purpose of the Sensitive Land Overlay is to:

A. Require dedicated Open Space in aesthetically and environmentally sensitive Areas;
B. Encourage preservation of large expanses of Open Space and wildlife habitat;
C. Cluster Development while allowing a reasonable use of Property;
D. Prohibit Development on Ridge Line Areas, Steep Slopes, and wetlands; and
E. Protect and preserve environmentally sensitive land.[e]

The proposed Subdivision creates one Lot for development of a Single-Family Dwelling within the Sensitive Land Overlay, including a Ridge Line Area buffer to protect the Site from Ridge Line Area development, and one Parcel for Recreation Open Space to be dedicated to Park City subject to a conservation easement (Condition of Approval 22).

(II) The proposed Fox Tail Subdivision complies with the Lot and Site requirements for the Estate and Recreation Open Space Zoning Districts.

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[b] The Applicant also applied for a rezone to reallocate the Estate and Recreation Open Space Zoning for the Lot (PL-21-04865).
[c] LMC § 15-2.10-1
[d] LMC § 15-2.7-1
[e] LMC § 15-2.21-1

The Applicant is proposing a Subdivision of the Parcel to create one Lot and one Parcel. The Lot for Single-Family Dwelling development meets the Lot and Site Requirements of both the Estate and ROS Zoning Districts.

The portion of the Lot in the Estate Zoning District meets the minimum requirements for a Single-Family Dwelling:

Zone Allowance:	***Estate Requirements***	***Proposed***
Min. Lot Size	*130,680 sf.*	*Complies 385,070 sf.*
Min. Lot Width	*100 ft.*	*Complies 185 ft.*
Min. Front/Rear Setback	*30 ft.*	*New Construction Must Comply*
Min. Side Setbacks	*30 ft.*	*New Construction Must Comply*
Building Height	*28 ft.*	*New Construction Must Comply*
Architectural Review	*Required*	*New Construction Must Comply*

The Parcel designated to be protected under a conservation easement meets the requirements for the ROS Zoning District.

(III) Staff recommends Conditions of Approval to comply with LMC § 15-7.3-2, *General Subdivision Requirements*.

The Planning Commission and City Council have the authority to regulate the Subdivision of land and to attach reasonable conditions to the Subdivision.[f] The Planning Commission also must take into consideration requirements of the Land Management Code, the General Plan, and Sensitive Lands Analysis, including the topography and natural features of the Property. Please see Exhibit D to view the existing conditions for the area.[g]

Land Management Code § 15-7.3-2 requires the following for Subdivisions:

Requirement	**Proposal**
The Subdivision name must not duplicate the name of any other Subdivision in	**Complies** Staff confirmed with Summit County that

[f] LMC § 15-7-6.
[g] LMC § 15-7.1-6(C).

Summit County	Fox Tail Subdivision does not duplicate an existing Subdivision.
Limits of Disturbance	**Condition of Approval 7 and Condition of Approval 8** Staff determined that there is Significant Vegetation on the Site, defined as large trees of six-inch caliper or greater, groves of five or more smaller trees, or clumps of oak or maple covering an Area of fifty square feet. Limits of Disturbance must be shown on the Final Plat, subject to Planning Director approval, that protect Significant Vegetation. The Applicant shall submit a separate plan to address Limits of Disturbance and vegetation protection prior to submitting a building permit.
Ridges shall be protected from development that is visible on the skyline from designated Vantage Points in Park City	**Condition of Approval 9** Ridge Line Areas, defined as the ridge top and land located within one hundred fifty feet on both sides of the top, crest or ridge, are protected from development. The Applicant shall include the Ridge Line Area and 150-foot buffer prohibiting development on the final plat.
The Unit shall be clustered in the most developable and least visually sensitive portion of the Site	**Condition of Approval 9** The final plat will outline the Ridge Line Area and 150-foot buffer prohibiting development near the Ridge Line Area on the final plat.
Driveway and Utility Lines shall work with Existing Grade	**Condition of Approval 10** The driveway and utility lines should be designed to work with Existing Grade and cut and fill Slopes should be minimized. The driveway shall be placed so that disturbance of Significant Vegetation is minimized.
Existing natural drainage shall be maintained	**Condition of Approval 11**
Soil conditions and ground water existence shall be considered	**Condition of Approval 5** The property is not within the Soils Ordinance. However, if the property owner encounters mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal law.
Trails	Please see below
Limits of Disturbance and Vegetation	**Condition of Approval 8**

Protection	The Applicant shall show Limits of Disturbance on the final plat based on input and direction provided by the Planning Commission pursuant to Section IV below and identified Significant Vegetation.
Fire Sprinkling	**Condition of Approval 12** Interior and exterior fire sprinkler systems may be required by the Park City Fire District at the time of Building Permit review.

Exhibit B, ¶ 6 of Resolution No. 2-94 *Trails and Sidewalks*, states that trails shall be concurrently reviewed and approved with plats and shall be dedicated to Park City. The Resolution additionally states that "Park City reserves the right to develop additional trails in any open space areas which are dedicated to Park City."

The Applicant's Existing Conditions submission identifies two public trails on Parcel PCA-S-98-SEC-11 (Exhibit E). The Fox Tail Trail mountain biking trail forms a loop within the Parcel with two connector points accessed from the Fox Tail Trail cul-de-sac, shown below on an excerpt from the Park City Interactive Summer Trail Map. Additionally, what is identified as "Private" on the map below is within the Recreation Open Space area proposed to be dedicated to Park City and will be relocated as a public trail as part of the Trails Master Plan for the area.

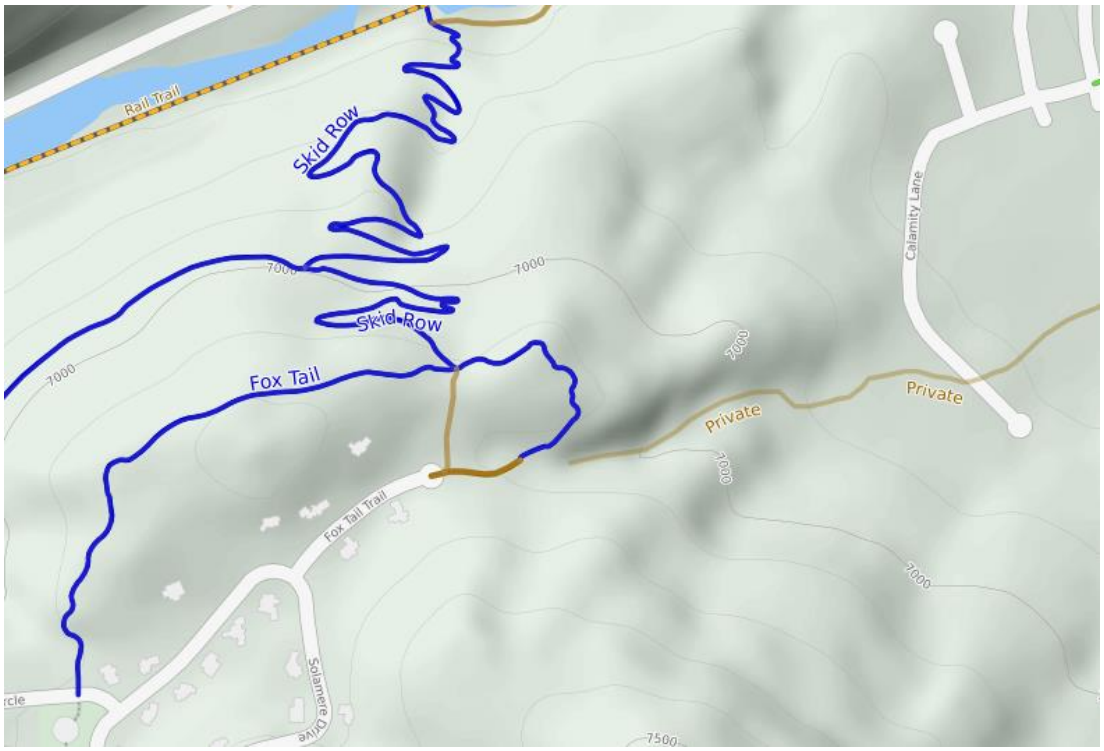


Figure 2. The trails of the Fox Tail Trail Subdivision.
Source: Park City Interactive Summer Trail Map

The Applicant proposes relocating Fox Tail Cut and trailhead to the west and relocating the Woodchip Trail trailhead to the south and relocating the trail from the Estate portion of the Parcel to the Recreation Open Space portion of the Parcel. The Park City Trails and Open Space Manager reviewed the Applicant's proposal and supports the relocation of the trails for the following reasons:

- Maintains public access to and from the public trail system and Solamere neighborhood;
- Provides for improved connections and development of a trail facility through the property, consistent with International Mountain Bike Association trail building guidelines;
- Provides for the continuation of and connection between the Lost Prospector Trail and Park City Heights Trails.

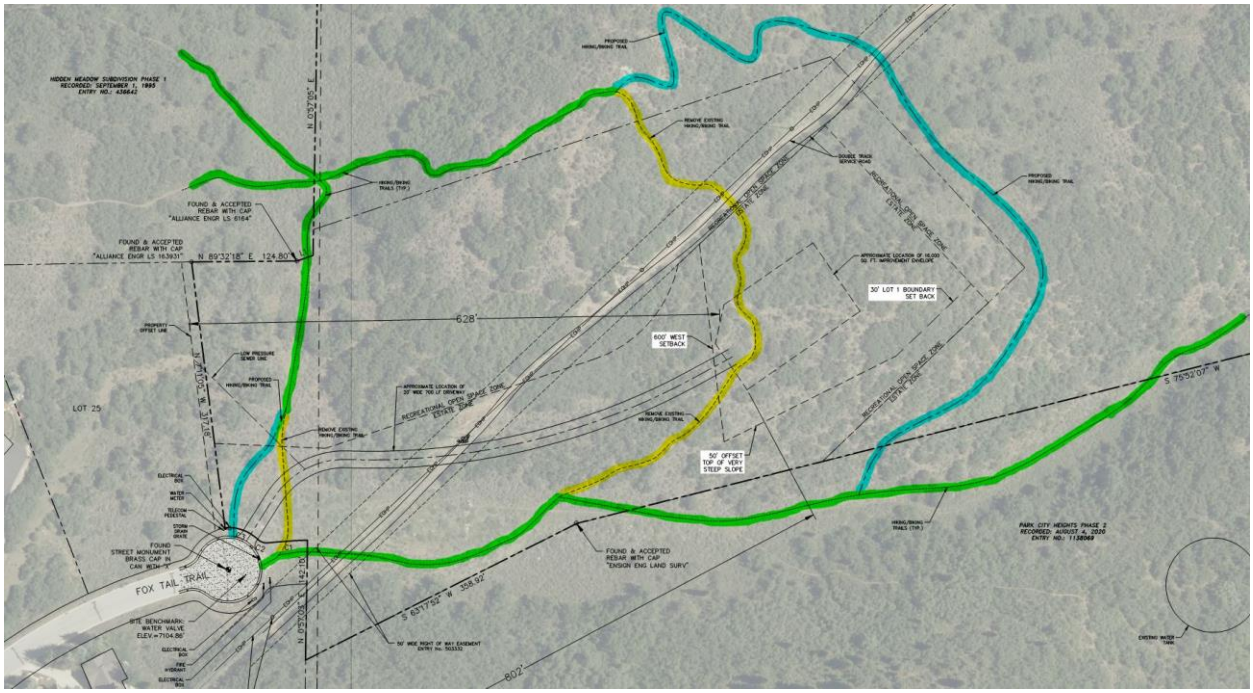


Figure 3. Relocation of Trails. The image above shows trail segments that will remain unchanged (in green), trail segments that will be removed (in yellow) and relocated trail segments (in blue). Source: modified from Applicant's submittal.

Condition of Approval 13 requires the Applicant to work with the City's Open Space and Trails Manager to relocate the Fox Tail Cut and Woodchip Trail within one year of plat approval. Condition of Approval 14 requires the Applicant to dedicate ten-foot-wide trail easements through the Estate portions of the Lot to provide public trail access to the north and south from Fox Tail Trail on the plat. Condition of Approval 23 states that the Certificate of Occupancy for the property will not be issued until the relocation of the trails and the dedication of the easements are complete to City trail standards and approved by the Open Space and Trails Manager. The Applicant will be financially responsible for the relocation of the trail on the private property (Condition of Approval 24).

Trail access for Fox Tail Cut will be relocated approximately 45 feet to the northwest. Most of Fox Tail Cut will remain unchanged, with the southern 150 feet of trail relocated to the west to eliminate conflict between the driveway and the trail access. Most of the relocated trail segment will remain more than 30 feet from the west side property line, with only the 60 feet nearest to the cul-de-sac within 30 feet of the property line.

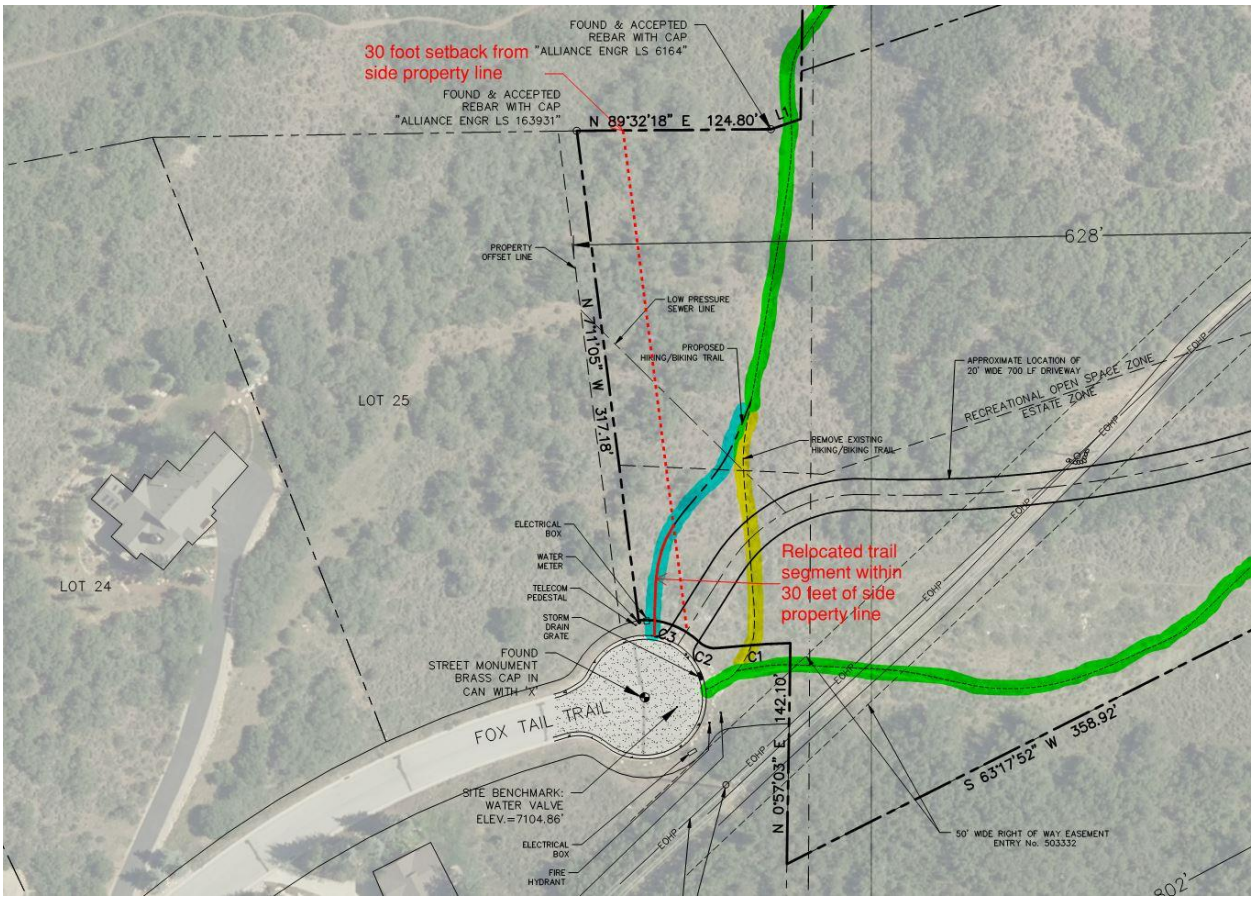


Figure 4. Relocated Fox Tail Cut, with a thirty-foot (30') setback from the west side property line. Source: modified from Applicant's submittal.

At the July 28, 2021, Planning Commission meeting, Staff stated that the Subdivision could include a Condition of Approval that the relocated trail segment to adhere to the Estate Zone Side Setback requirements to remain thirty feet (30') or more from the side property line. However, per Condition of Approval 10, the driveway must be in such a way to work with Existing Grade and minimize cut and fill on Slopes. Additionally, Condition of Approval 11 requires existing natural drainage to be maintained. Because of this, the proposed located of the driveway is approximately twenty-one feet (21') from the side property line, necessitating that the relocated trail segment be within a portion of the Side Yard Setback. The Open Space and Trails Manager has determined that having the trail share space with the driveway is not preferred as it can create confusion whether the trail is accessible to the public and potential creates additional liability. Staff has determined that the relocated trail segment as proposed by the Applicant maintains public access to and from the public trail system and Solamere neighborhood and does not create any unmitigated impacts.

(IV) Staff recommends Conditions of Approval to comply with LMC Section 15-7.3-3, *General Lot Design Requirements*.

Land Management Code § 15-7.3-3 requires the following for Subdivisions:

Requirement	Proposal
The Lot shall be such that there will be no foreseeable difficulties for reasons of topography or other conditions and in providing reasonable driveway access	**Complies** The proposed Subdivision accommodates a relatively long driveway located in an area of the site that will minimize required grading and allows for construction of a Single-Family Dwelling outside of the Ridge Line Area
The Building envelope shall minimize disturbance of existing vegetation	**Condition of Approval 8** The final plat shall include a Limits of Disturbance, subject to staff review, that preserves Significant Vegetation. **Condition of Approval 7** All Significant Vegetation that is removed shall be replaced in kind.
Square Footage	Please see the analysis below for the recommended Maximum Floor Area.
In general, lot lines shall be radial to curving street lines	**Complies** The property is at the Fox Tail Trail cul-de-sac and conforms to the cul-de-sac
Lot drainage shall be laid out to provide positive drainage away from the Single-Family Dwelling in accordance with the International Building Code	**Condition of Approval 15**
Limits of Disturbance and Vegetation Protection	**Condition of Approval 16** A plan for vegetation protection during construction and revegetation after construction and a designated driveway location shall be shown on the final plat, subject to Planning Director, Chief Building Official, and City Engineer review and approval.
Revegetation, Seed, and Sod	**Condition of Approval 17** All disturbed areas on the Lot shall be covered with topsoil and revegetated.
Debris and Waste	**Condition of Approval 18** No cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land or left or deposited on the Lot at the time

	of a Certificate of Occupancy.

LMC § 15-7.3-3(C) states that the Planning Commission may recommend maximum dwelling or unit square footage for Subdivisions. While the requested Subdivision is not subject to a Maximum Floor Area under the requirements of the Estate Zoning District, the approved Plat for the adjacent Hidden Meadow Subdivision includes Maximum Floor Area and Maximum Site Disturbance for each lot in the Subdivision (Exhibit C).

As mentioned above, in 1995, the City Council approved the Hidden Meadow Subdivision and Parcel No. PCA-S-98-SEC-11 was not included in the Subdivision (Exhibit C), but the Hidden Meadow CC&Rs outlined a timeline to include Parcel No. PCA-S-98-SEC-11 in the Hidden Meadow Subdivision and Homeowner Association. However, the option expired.

The proposed Fox Tail Subdivision was originally slated to be a 4.3-acre Lot 26 in the Hidden Meadow Subdivision. The recorded Hidden Meadow Subdivision Plat did not include Lot 26. However, the Plat established a 16,000-square-foot Maximum Site Disturbance (8.56% of the 4.3-acre Lot) and a 10,000-square-foot Maximum Floor Area (5.35% of the 4.3-acre Lot) for Lot 26 (Parcel PCA-S-98-SEC-11).

The table below outlines the Lots within the Hidden Meadows Subdivision that exceed 100,000 square feet and compares the Maximum Site Disturbance and Maximum Floor Area percentages:

Lot and Size	Maximum Site Disturbance	% Based on Lot Size	Maximum Floor Area	% Based on Lot Size
5 – 157,921 SF	14,000 SF	8.87%	10,000 SF	6.33%
10 – 281,972 SF	16,000 SF	5.67%	10,000 SF	3.55%
11 – 122,989 SF	16,000 SF	13.01%	10,000 SF	8.13%
20 – 130,330 SF	14,000 SF	10.74%	10,000 SF	7.67%
21 – 129,150 SF	14,000 SF	10.84%	10,000 SF	7.74%
23 – 118,896 SF	14,000 SF	11.77%	10,000 SF	8.41%

The Fox Tail Subdivision is proposed to contain 385,094 square feet total with 207,105 square feet in the Estate Zoning District and the remainder in the Recreation Open Space, pending City Council approval of the rezone application. The Fox Tail Subdivision exceeds the other Lots in the Hidden Meadow Subdivision by over 100,000 square feet. However, to align with the existing Maximum Site Disturbance and Maximum Floor Area established for the Hidden Meadow Subdivision, Staff recommends Condition of Approval 8 to establish the Maximum Site Disturbance of 16,000 square feet and Condition of Approval 19 to establish a Maximum Floor Area of 10,000 square feet.

Lot and Size	Maximum Site Disturbance	% Based on Lot Size	Maximum Floor Area	% Based on Lot Size
Lot 1 – 385,094 SF	16,000 SF	4.15%	10,000 SF	2.59%

In the General Notes of the Hidden Meadow Subdivision (Exhibit G), note 4 states that

the area of disturbance for each Lot in the subdivision is exclusive of driveway improvements.

> 4. The maximum floor area of homes constructed on Hidden Meadow lots shall be governed by the table shown hereon. Additionally, this table establishes the maximum allowable area to be disturbed during construction of home and yard improvements. This area of disturbance is exclusive of the driveway improvements. Any deviations from maximum site disturbance allowed for each lot may and must be reviewed and approved by the Park City Community Development Department and the Hidden Meadows Architectural Committee.

Note 6 of the proposed Fox Tail Subdivision (Attachment 1) is consistent with what was allowed for in the Hidden Meadow Subdivision, and states that the maximum allowable area of disturbance is exclusive of the driveway and sewer improvements. Snyderville Basin Water Reclamation District (SBWRD) has confirmed that no additional easement for the sewer line will be necessary. Because the line will need to be pressurized, there is more flexibility with where the sewer lateral will need to be located so long as it ultimately connects to the lateral stub in the existing private sewer easement. SBWRD indicated that they would defer to engineered drawings to establish limits of disturbance for a sewer lateral, since there may be issues such as grading or vegetation that could impact where it should be located. The civil drawings submitted by the Applicant (Exhibit E, page 4), state that the driveway Limits of Disturbance will be 12,157 square feet. The civil drawings also show the location of a low-pressure sewer line that will run from the existing sewer easement approximately one hundred and sixty feet (160 ') to the east, where it will connect with the proposed driveway and continue to the building pad. The Applicant has indicated that the sewer line will disturb an area that is nine feet (9') wide and will total approximately 1,500 square feet. This area will be hydroseeded immediately follow the sewer installation.

Staff recommends that the maximum driveway and sewer improvements Limit of Disturbance not to exceed 13,700 square feet (Condition of Approval 21).

Lot and Size	**Driveway Length**
5 – 157,921 SF	170 feet
10 – 281,972 SF	172 feet
11 – 122,989 SF	150 feet
20 – 130,330 SF	300 feet
21 – 129,150 SF	Not developed
23 – 118,896 SF	165 feet

Lot and Size	**Driveway Length**
Lot 1 – 385,094 SF	700 feet

The tables above compare the driveway lengths for the largest Lots in the Hidden Meadows Subdivision, and the proposed driveway length for Lot 1 of the Fox Tail Subdivision. The length of this driveway is required for the relocated home to protect the Ridge Line Area.

(V) There is Good Cause for the Fox Tail Subdivision.

The Planning Commission shall make a finding as to Good Cause prior to making a positive recommendation to City Council.[h] Land Management Code § 15-15-1 defines *Good Cause* as "[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and Park City and furthering the health, safety, and welfare of the Park City community."

Staff finds Good Cause for this Subdivision as it protects the Ridge Line Area, does not increase density, encourages orderly and beneficial Development, and complies with Estate and ROS Zoning District Lot and Site Requirements, and the requirements of the Sensitive Land Overlay.

Also, no Public Street, Right-of-Way, or easement is vacated. Trail easements are amended pursuant to the Trails Master Plan and the Trails & Open Space Department review and approval.

Department Review

The Development Review Committee reviewed this application on May 25, 2021. No issues were raised.

Notice

On July 14, 2021, staff posted the property, mailed notice to property owners within 300 feet, and posted notice to the Utah Public Notice website. The *Park Record* published notice on July 14, 2021. After the July 28, 2021 Planning Commission Public Hearing, the application was continued to August 25, 2021, to September 22, 2021, and again to October 13, 2021. Additional courtesy notices were posted to the property and mailed to property owners within 300 feet on September 29, 2021.

Public Input

Staff received one inquiry on September 12, 2021, from six (6) members of the Hidden Meadows board asking when the Applications would be returning to Planning Commission, and whether the Trails and Open Space Department had any updates on their analysis. Staff received one public comment in writing prior to the July 28, 2021, Public Hearing (Exhibit J). This comment included the following concerns:

- A question why the lot was not included in the Hidden Meadows Subdivision Plat
- A request for the Fox Tail Cut trail to be vacated
- Concern that the trail would be moved closer to the commenter's property line
- A request that if the Fox Tail Cut trail remains, that it not be relocated, and that it instead terminate at the proposed driveway
- Concern that the connection to the sewer easement will disturb areas of old vegetation and a request that any disturbance for a sewer connection be a part of the maximum disturbance allowed, and for the sewer line to run next to the

[h] LMC § 15-7.1-6(C)

driveway
- Concern that the new lot would not be subject to the Hidden Meadows CC&Rs, and restrictions on nightly rentals, noise, vehicles, campers, large trucks, or heavy equipment
- A request that a restriction be recorded to not allow a road to pass from Fox Tail Court to Park City Heights.

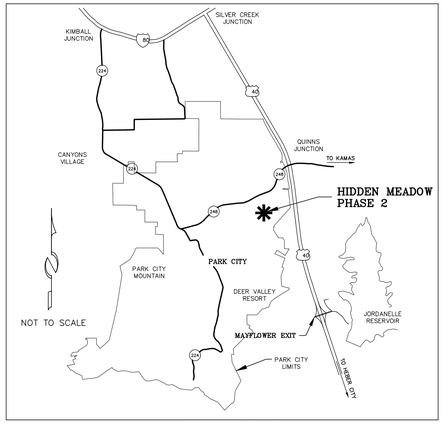
Several public comments were made during the July 28, 2021, Planning Commission Public Hearing. Comments included concerns that the relocation of the trailhead would bring additional traffic to the neighborhood and that the development would change the views that are currently visible from Fox Tail Trail to the east. In response to these concerns, Staff took the Plat Amendment and Rezone Applications to the Neighborhood Traffic Management Program committee on August 26, 2021 and established the criteria that are listed above in Analysis IV.

Alternatives

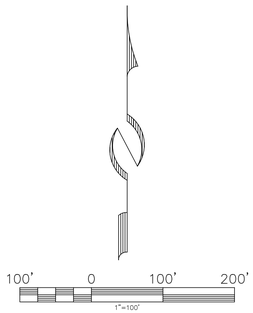
- Planning Commission may forward a positive recommendation to City Council for the Fox Tail Subdivision, as conditioned or amended, or
- Planning Commission may forward a negative recommendation to City Council for the Fox Tail Subdivision, and direct staff to make Findings for this decision, or
- Planning Commission may continue the item to a date certain.

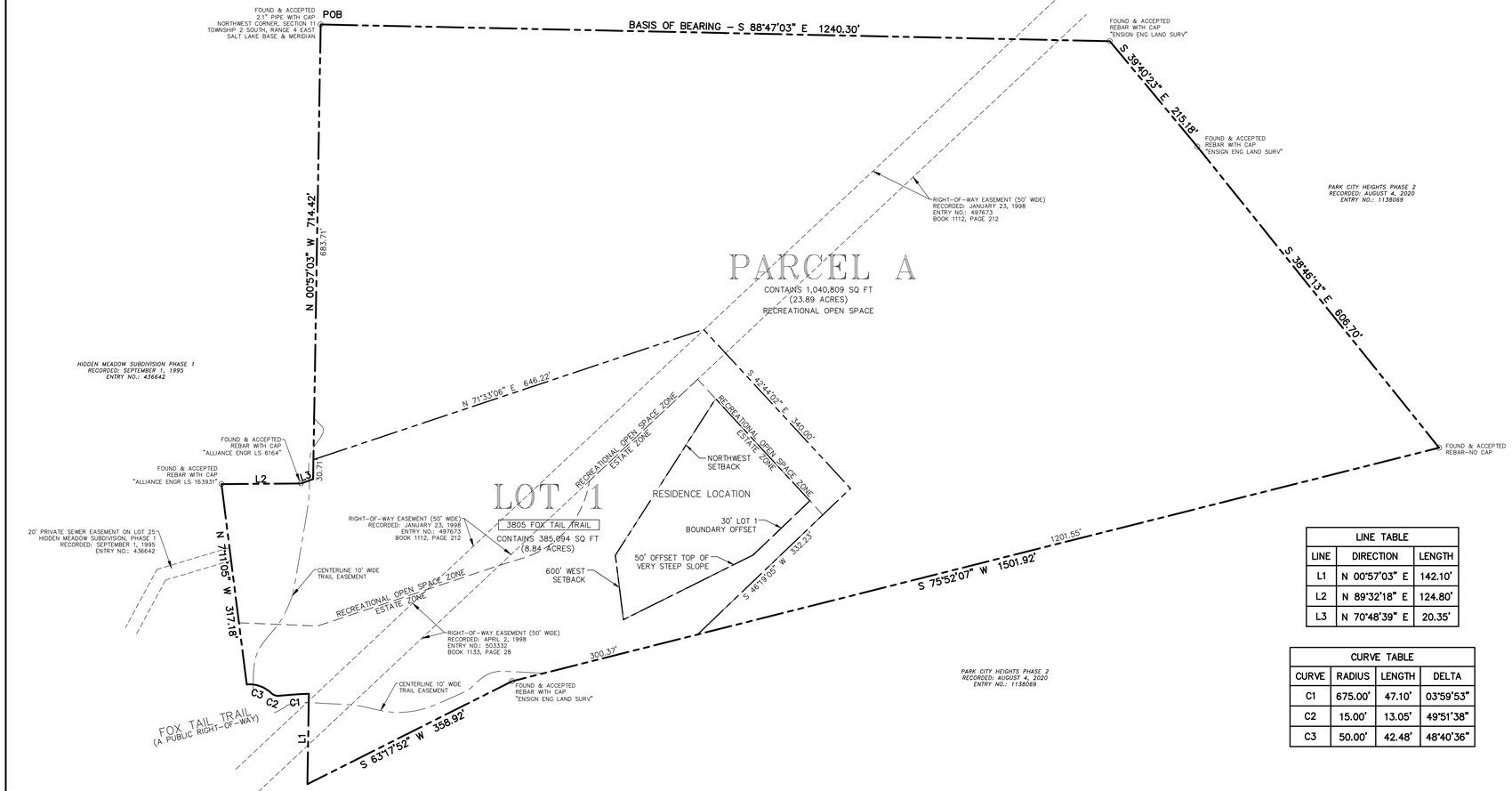
Exhibits

Exhibit A: Draft Ordinance and Fox Tail Subdivision
Exhibit B: Hidden Meadow Annexation Plat
Exhibit C: Applicant's Statement
Exhibit D: Existing Conditions Survey
Exhibit E: Aerial Maps and Civil Drawings
Exhibit F: Slope Constraints Map
Exhibit G: Hidden Meadow Subdivision
Exhibit H: Hidden Meadow CC&Rs
Exhibit I: Public Comment from Cyndi Sharp



VICINITY MAP





LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 00°57'03" E	142.10'
L2	N 89°32'18" E	124.80'
L3	N 70°48'39" E	20.35'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	675.00'	47.10'	03°59'53"
C2	15.00'	13.05'	49°51'38"
C3	50.00'	42.48'	48°40'36"

PROFESSIONAL LAND SURVEYOR
No. 4857264
MICHAEL DEMKOWICZ
STATE OF UTAH

SURVEYORS CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4857264 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the land shown on this plat and described hereon, hereafter to be known as FOX TAIL SUBDIVISION and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

The surface estate of those portions of the Woodrow No. 6, Clegg No. 2 and Clegg No. 3 patented Mining claims situated in the Northeast Quarter of Section 10 and the Northwest Quarter of Section 11, Township 2 South, Range 4 East, SLB&M, Summit County, Utah which real property is more particularly described as follows:

Beginning at the Northwest corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North line of Section 11 South 88°47'03" East 1240.30 feet; thence along the Easterly end line of the Clegg No. 2 Mining claim (Mineral Survey 6792) South 39°40'23" East 215.18 feet; thence along the Easterly end line of the Clegg No. 3 Mining claim South 38°46'13" East 606.70 feet; thence along the Southerly side line of the Clegg No. 3 Mining Claim South 75°52'07" West 1501.92 feet; thence along the Southerly line of the Woodrow No. 6 Mining claim South 63°17'52" West 358.92 feet; thence North 0°57'03" East 142.10 feet to a point of a 675.00 foot radius curve to the left, whose radius point bears South 01°58'05" East; thence along the arc of said curve 47.10 feet thru a central angle of 03°59'53" to a point on a 15.00 foot radius curve to the right, whose radius point bears North 05°57'58" West; thence along the arc of said curve 13.05 feet thru a central angle of 49°51'38" to a point on a 50.00 foot radius curve to the left, whose radius point bears South 43°53'40" West; thence along the arc of said curve 42.48 feet thru a central angle of 48°40'36"; thence North 07°11'05" West 317.18 feet; thence North 89°32'18" East 124.80 feet; thence North 70°48'39" East 20.35 feet, thence North 0°57'03" East 714.42 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to be unified into one lot of record, together with easements as set forth to be hereafter known as FOX TAIL SUBDIVISION and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over any public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set his hand this _____ day of _____, 2021.

REDUS Park City, LLC, a Delaware limited liability company

By: REDUS Properties, Inc.
a Delaware corporation, its Manager

By: _____
David Ash, Sr. Vice President

ACKNOWLEDGMENT

STATE OF _____)
: ss.
COUNTY OF _____)

On this _____ day of _____, 2021, David Ash personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Sr. Vice President of REDUS Properties, Inc., a Delaware corporation, and that said document was signed by him on behalf of said corporation by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed FOX TAIL SUBDIVISION.

By: _____
Notary Public

_____
Printed Name

Residing in: _____

My commission expires: _____

Commission No. _____

NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2021-_____.
2. An easement in favor of Mountain States Telephone and Telegraph Co., recorded December 15, 1932, as Entry No. 49018 affects this property. No description is given.
3. A privately owned and operated wastewater ejector pump is required for wastewater service.
4. The Single Family Residence shall be situated within the area designated as Residence Location defined by the northeast boundary of the Estate zone, a 600' west setback and a 50' south setback from the very steep slope and a northwest setback as shown.
5. The maximum Floor Area of the Single Family Residence shall be 10,000 sf.
6. The maximum allowable area of disturbance during home and yard improvements shall be 16,000 sf exclusive of area disturbed for driveway and sewer improvements.
7. A 10' wide utility and snow storage easement is hereby dedicated along the front lot line.
8. 10' wide trail easements are hereby established 5' on either side of the centerline of two trails to be constructed in the general locations shown.

(435) 649-9467
Alliance Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

FOX TAIL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10 & THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

9/29/21 JOB NO.: 19-11-20 FILE: X:\TheOaks\dwg\srv\plat2020\191120.dwg

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	PUBLIC SAFETY ANSWERING POINT APPROVAL	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2021	RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2021	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2021	APPROVED AS TO FORM THIS _____ DAY OF _____, 2021	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2021	I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2021	APPROVED THIS _____ DAY OF _____, 2021	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____
BY _____ ENGINEERING DEPARTMENT	BY _____ CHAIR	BY _____ PARK CITY ENGINEER	BY _____ PARK CITY ATTORNEY	BY _____ MAYOR	BY _____ PARK CITY RECORDER	BY _____ SUMMIT COUNTY GIS COORDINATOR	_____ FEE _____ RECORDER
							TIME _____ DATE _____ ENTRY NO. _____

Ordinance No. 2021-XX

AN ORDINANCE APPROVING THE FOX TAIL SUBDIVISION, LOCATED AT 3805 FOX TAIL TRAIL, PARK CITY, UTAH

WHEREAS, the owners of the property located at 3805 Fox Tail Trail petitioned the City Council for approval of the Fox Tail Trail Subdivision to create an 8.84-acre Lot for a Single-Family Dwelling, and a 23.89-acre Parcel to be dedicated to Park City subject to a conservation easement; and

WHEREAS, on July 14, 2021, the *Park Record* published notice for the Planning Commission and City Council public hearings; and

WHEREAS, on July 14, 2021, staff mailed courtesy notice to property owners within 300 feet, posted notice to the Utah Public Notice Website and City Website, and posted notice to the property for the Planning Commission and City Council public hearings; and

WHEREAS, on October 13, 2021, the Planning Commission reviewed the proposed Fox Tail Subdivision and held a public hearing; and

WHEREAS, on October 13, 2021, the Planning Commission reviewed the proposed Fox Tail Subdivision and held a public hearing; and

WHEREAS, on October 13, 2021, the Planning Commission forwarded a positive recommendation for City Council's consideration on September 2, 2021; and

WHEREAS, on November 11, 2021, the City Council reviewed the Fox Tail Subdivision and held a public hearing; and

WHEREAS, the Fox Tail Subdivision is consistent with the Park City Land Management Code, including Chapters 15-2.7, 15-2.10, and 15-2.21, and Sections 15-7.3-2 and 15-7.3-3.

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

SECTION 1. APPROVAL. The Fox Tail Subdivision is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. In 1995, the City Council adopted Resolution No. 2-94, annexing 227.99 acres of Hidden Meadow.
2. Parcel No. PCA-S-98-SEC-11 was included on the annexation plat.
3. In 1995, the City Council approved the Hidden Meadow Subdivision. Parcel No. PCA-S-98-SEC-11 was not included in the Subdivision.
4. The Hidden Meadow CC&Rs outlined a timeline to include Parcel No. PCA-S-98-SEC-11 in the Hidden Meadow Subdivision and Homeowner Association. However, the option expired.
5. The Applicant proposes the Fox Tail Subdivision to create an 8.84-acre Lot in the Estate Zoning District for a Single-Family Dwelling with a portion of the Ridgeline Area zoned Recreation Open Space, and to create a 23.98-acre Parcel, to be dedicated to Park City Municipal Corporation to retain as Recreation Open Space pursuant to a conservation

DRAFT

easement.

6. The proposed Subdivision complies with the purposes of the Estate and Recreation Open Space Zoning Districts, and Sensitive Land Overlay.
7. The proposed Subdivision complies with the Lot and Site requirements for the Estate and Recreation Open Space Zoning Districts.
8. The minimum lot size for the Estate Zoning Districts is 130,680 square feet. The proposed Lot contains 385,070 square feet.
9. The proposed Subdivision complies with Land Management Code Section 15-7.3-2, as outlined in the staff report, and conditioned below.
10. The proposed Subdivision complies with Land Management Code Section 15-7.3-3, as outlined in the staff report, and conditioned below.

Conclusions of Law

1. There is Good Cause for this Subdivision because it protects the Ridge Line Area, encourages orderly and beneficial Development, and complies with the Sensitive Land Overlay.
2. The Subdivision complies with Land Management Code Chapters 15-2.7, 15-2.10, and 15-2.21, as well as Sections 15-7.3-2 and 15-7.3-3.
3. Neither the public nor any person will be materially injured by the proposed Subdivision.
4. Approval of the Subdivision, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one years, this approval will be void, unless the applicant submits a request for an extension in writing prior to the expiration date and an extension is granted by the City Council.
3. The plat shall note that fire sprinklers are required for all new construction, to be approved by the Chief Building Official.
4. A non-exclusive ten-foot public snow storage easement on Fox Tail Trail shall be dedicated on the plat.
5. The property is not located within the Soils Ordinance and therefore it is not regulated by the City for mine-related impacts. However, if the property owner encounters mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal law.
6. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
7. All Significant Vegetation that is removed shall be replaced in kind.
8. Limits of Disturbance not to exceed 16,000 square feet that protects Significant Vegetation shall be approved by the Planning Director and shown on the final plat.
9. A Ridge Line Area and 150-foot buffer prohibiting development shall be included on the final plat. The Unit shall be clustered in the most developable and least visually sensitive portion of the Site

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10. The driveway and utility lines should be designed to work with Existing Grade and cut and fill Slopes should be minimized. The driveway shall be placed so that disturbance of Significant Vegetation is minimized.
11. Existing natural drainage shall be maintained.
12. Interior and exterior fire sprinkler systems may be required by the Park City Fire District at the time of Building Permit review.
13. The Applicant shall work with the City's Open Space and Trails Manager to relocate the Fox Tail Cut and Woodchip Trail within one year of plat approval.
14. The Applicant shall dedicate ten-foot-wide trail easements to provide public trail access to the north and south from Fox Tail Trail on the plat.
15. Lot drainage shall be laid out to provide positive drainage away from the Single-Family Dwelling in accordance with the International Building Code.
16. The Applicant shall submit a vegetation protection plan prior to applying for a building permit outlining vegetation protection during construction and revegetation after construction and a designated driveway location shall be shown on the final plat subject to Planning Director, Chief Building Official, and City Engineer review and approval.
17. All disturbed areas on the Lot shall be covered with topsoil and revegetated.
18. No cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land or left or deposited on the Lot at the time of a Certificate of Occupancy.
19. The plat notes shall state that the Maximum Floor Area for Fox Tail Subdivision Lot 1 is 10,000 square feet.
20. The plat notes shall state that the Maximum Site Disturbance shall be 16,000 square feet exclusive of area disturbed for driveway and sewer improvements.
21. The plat notes shall state that the driveway and sewer improvements Limit of Disturbance shall be 13,700 square feet. The area to be disturbed for the sewer line shall be hydroseeded immediately follow the sewer installation.
22. The Applicant shall dedicate 23.98 acres to Park City Municipal Corporation, subject to a conservation easement to be recorded on the same day as the final plat.
23. The Certificate of Occupancy shall not be issued until the relocation of the trails and the dedication of the easements are complete to City trail standards and approved by the Open Space and Trails Manager.
24. The Applicant shall be financially responsible for the relocation of the trail on the private property.

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

PASSED AND ADOPTED this 11th Day of November, 2021.

PARK CITY MUNICIPAL CORPORATION

_____
Andy Beerman, MAYOR

ATTEST:

_____
City Recorder

APPROVED AS TO FORM:

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City Attorney's Office

Attachment A: Subdivision Map

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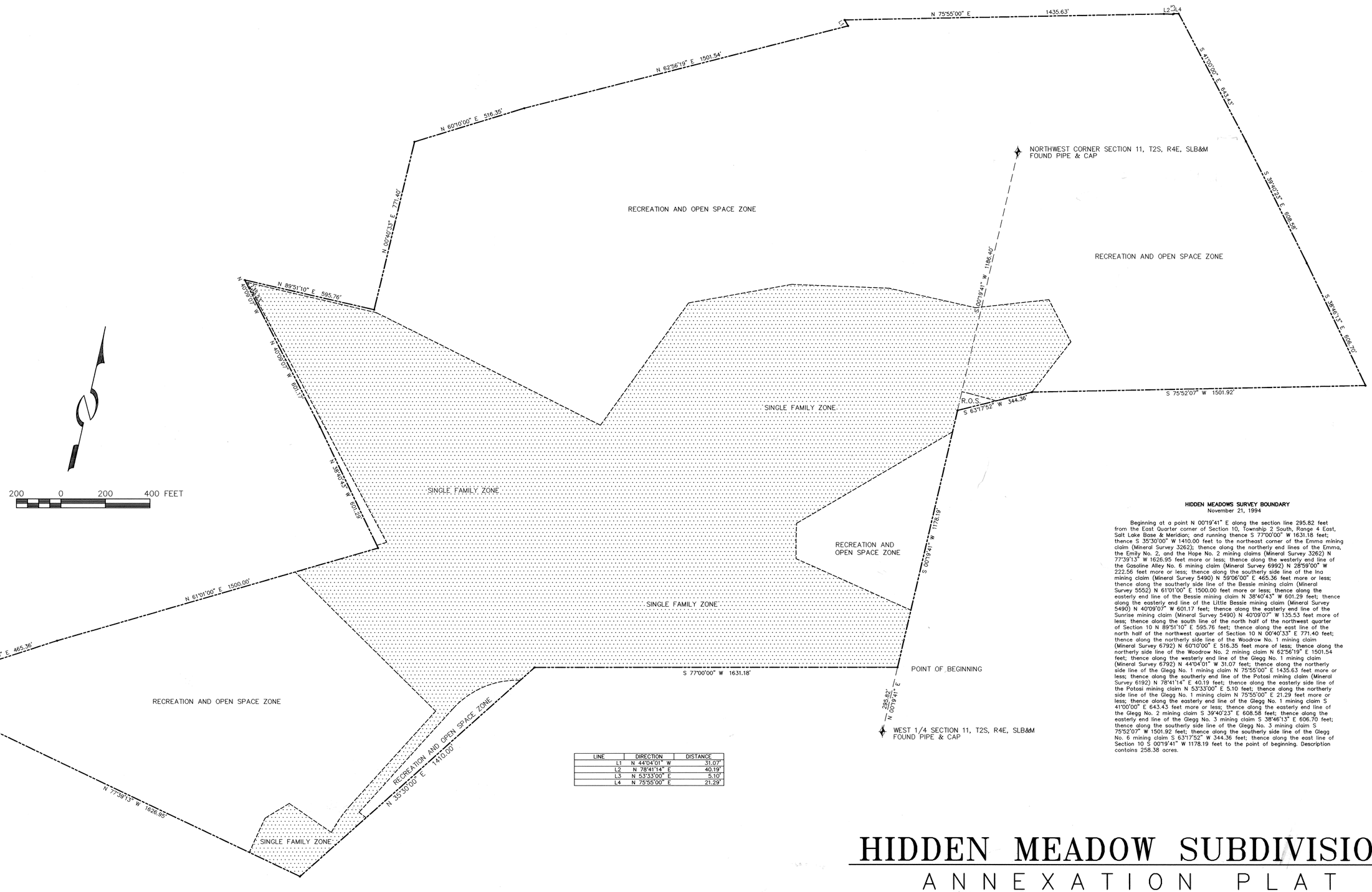


LINE	DIRECTION	DISTANCE
L1	N 44°04'01" W	31.07'
L2	N 78°41'14" E	40.19'
L3	N 53°33'00" E	5.10'
L4	N 75°55'00" E	21.29'

HIDDEN MEADOWS SURVEY BOUNDARY
November 21, 1994

Beginning at a point N 00°19'41" E along the section line 295.82 feet from the East Quarter corner of Section 10, Township 2 South, Range 4 East, Salt Lake Base & Meridian; and running thence S 77°00'00" W 1631.18 feet; thence S 35°30'00" W 1410.00 feet to the northeast corner of the Emma mining claim (Mineral Survey 3262); thence along the northerly end lines of the Emma, the Emily No. 2, and the Hope No. 2 mining claims (Mineral Survey 3262) N 77°39'13" W 1626.95 feet more or less; thence along the westerly end line of the Gasoline Alley No. 6 mining claim (Mineral Survey 6992) N 28°59'00" W 222.56 feet more or less; thence along the southerly side line of the Ina mining claim (Mineral Survey 5490) N 59°06'00" E 465.36 feet more or less; thence along the southerly side line of the Bessie mining claim (Mineral Survey 5552) N 61°01'00" E 1500.00 feet more or less; thence along the easterly end line of the Bessie mining claim N 39°40'43" W 601.29 feet; thence along the easterly end line of the Little Bessie mining claim (Mineral Survey 5490) N 40°09'07" W 601.17 feet; thence along the easterly end line of the Sunrise mining claim (Mineral Survey 5490) N 40°09'07" W 135.53 feet more of less; thence along the south line of the north half of the northwest quarter of Section 10 N 89°51'10" E 595.76 feet; thence along the east line of the north half of the northwest quarter of Section 10 N 00°40'33" E 771.40 feet; thence along the northerly side line of the Woodrow No. 1 mining claim (Mineral Survey 6792) N 60°10'00" E 516.35 feet more of less; thence along the northerly side line of the Woodrow No. 2 mining claim N 62°56'19" E 1501.54 feet; thence along the westerly end line of the Glegg No. 1 mining claim (Mineral Survey 6792) N 44°04'01" W 31.07 feet; thence along the northerly side line of the Glegg No. 1 mining claim N 75°55'00" E 1435.63 feet more or less; thence along the southerly and line of the Potosi mining claim (Mineral Survey 6192) N 78°41'14" E 40.19 feet; thence along the easterly side line of the Potosi mining claim N 53°33'00" E 5.10 feet; thence along the northerly side line of the Glegg No. 1 mining claim N 75°55'00" E 21.29 feet more or less; thence along the easterly end line of the Glegg No. 1 mining claim S 41°00'00" E 643.43 feet more or less; thence along the easterly end line of the Glegg No. 2 mining claim S 39°40'23" E 608.58 feet; thence along the easterly end line of the Glegg No. 3 mining claim S 39°46'13" E 606.70 feet; thence along the southerly side line of the Glegg No. 3 mining claim S 75°52'07" W 1501.92 feet; thence along the southerly side line of the Glegg No. 6 mining claim S 63°17'52" W 344.36 feet; thence along the east line of Section 10 S 00°19'41" W 1178.19 feet to the point of beginning. Description contains 258.38 acres.

HIDDEN MEADOW SUBDIVISION

ANNEXATION PLAT

ALLIANCE ENGINEERING INC.
P.O. BOX 2664
323 MAIN STREET
PARK CITY, UTAH 84060
(801) 649-9467

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 3 DAY OF March, 1995 A.D.

BY Alison Child
CHAIRMAN

ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 3RD DAY OF MARCH, 1995 A.D.

BY Eric W. DeHaan PE
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 3rd DAY OF March, 1995 A.D.

BY Mark D. Harrington
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 3RD DAY OF FEBRUARY, 1995 A.D.

BY Anita K. Sheldon
PARK CITY RECORDER

PARK CITY SUMMIT COUNTY UTAH CORPORATE MARCH 1 1994

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 3RD DAY OF FEBRUARY, 1995 A.D.

BY Bradley A. Olch
MAYOR

425892 RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF Park City Municipal Corp.
DATE 03-18-95 TIME 08:21 AM BOOK _____ PAGE _____

N/C
FEE

Doreen M. Dunn - Deputy
RECORDER

Alliance Engineering Inc

PLOT DATE: 2-24-95 JOB NO. 25-8-91 Y:\CE\D\HMANEX

FOX TAIL SUBDIVISION, LOT 1

Tax Serial No. PCA-S-98-SEC-11

(the "Property")

(3805 Fox Tail Trail)

PROPOSED REZONE AND PLAT

September 20, 2021

PROJECT INTENT

The Applicant proposes to create a single family residential lot, Fox Tail Subdivision, Lot 1 by platting the Property. The Property is located east of Hidden Meadow Subdivision Phase 1 and is included on the Hidden Meadow Annexation Plat recorded March 8, 1995, as Entry No. 425982. Hidden Meadow Subdivision Phase 1was recorded September 1, 1995, as Entry No. 436642 in the Office of the Recorder, Summit County, Utah. The Property was not included in the Phase 1 plat.

Under the Hidden Meadow CC&Rs recorded September 1, 1995, as Entry No. 436643, the time for annexing the Property into the Hidden Meadow HOA has lapsed, so the Applicant is now proposing a single lot plat for the Property, independent of Hidden Meadows HOA.

At the time of annexation, a portion of the Property was zoned Estate, with the balance zoned ROS. Subsequent to the annexation, adoption of and amendments to the Sensitive Lands Ordinance ("SLO") rendered the Estate zoned portion of the Property as essentially unbuildable since the majority of the Estate zoned land is within the Ridgeline Area.

The Property contains 32.73 acres, 90% being in the Recreational Open Space zone. The remaining 10% is in the Estate zone. The Property is located at the end of the cul-de-sac on Fox

Tail Trail as shown on the Hidden Meadow Subdivision Phase 1 plat. The address shown above was assigned by the Summit County GIS Department.

At the time of development of Hidden Meadow Subdivision Phase 1, utility connections were provided for development of the Property.

Ridgeline Impact. The SLO was enacted to restrict development of homes visible breaking the skyline as seen from key view points. The SLO requires visual impact studies from identified locations including Treasure Mountain Junior High School and SR248 adjacent the Park City Studios. The SLO also prohibits development within Ridgeline Areas which are defined as the area within 150' of either side of key ridges. The ridge between the Hidden Meadows Subdivision and SR248 is one such ridge, including the portion of that ridge on the Property. Exhibit A attached shows the extreme limitations on development imposed by the ROS zoning, the Ridgeline Area exclusion and other constraints.

Alternate Home Site. Following discussions with Staff on the challenges developing within the Estate zoned portion of the Property, the Applicant has identified an alternate area south east of the Ridgeline Area where a home could be built without visual impacts. Slopes in the area of anticipated home development are 10 - 30% which is well suited for the planned use. **The Proposed Plat will include notes limiting Floor Area of Single Family Residence to 10,000 sf and limiting Area of Disturbance to 16,000 sf exclusive of driveway and sewer line. Plat will also include Setbacks identifying location within which Single Family Residence may be constructed. Plat includes a 600' west Setback from Lot 25 locating home approximately 800' east of the home on Lot 27. At time of recordation of Hidden Meadows Plat, a home was contemplated immediately east of Lot 25 and approximately 200' east of home on Lot 27.**

Proposed Rezoning. To facilitate development of a single family home on the Property without creating visual impacts, the Applicant is proposing to rezone the Ridgeline Area as ROS and to rezone the portion of the Property leading to and immediately adjacent the alternate home site as Estate.

Proposed Open Space Dedication. The Applicant is proposing to plat the Property to create an 8.84 acre Lot 1 and a 23.89 acre Parcel A. Upon recordation of the plat, the Applicant proposes dedication of Parcel A to Park City, subject to a conservation easement.

Trails. There are several existing trails on the Property for which no easements have been recorded. At the western end of the Property, the *Fox Tail Cut* crosses the property to reach the top of *Skid Row.* Circling the hilltop is the *Fox Tail Trail* (aka *Woodchip Trail*) which cuts through the area proposed for rezoning from ROS to Estate. The *Fox Tail Access* is a jeep road

near the SE edge of the property connecting to *Woodchip Trail* and a new trail connection to Park City Heights that has just been built. **To facilitate driveway construction on proposed Lot 1 while maintaining the integrity of the trail network, the Applicant is proposing to relocate a short portion of *Fox Tail Cut* further to the west, while maintaining climbing grades suitable for intermediate riders.** *Woodchip Trail* will be reconstructed at Applicant's expense at a lower elevation on Parcel A following dedication to the City. Alignment of reconstructed trail to be approved by City prior to construction. **Estimated trail construction cost is $4.50/lf with . approximate length of 1,000 lf. Applicant to post security for trail construction at time of plat recordation.** The Applicant has reviewed the proposed trail plan and open space dedication with the City's Trails and Open Space Program Manager who has indicated support for the proposed direction.

Vegetation Lot 1 is primarily covered with 15' tall gamble oak broken up with open areas of sage and grasslands.

Summary

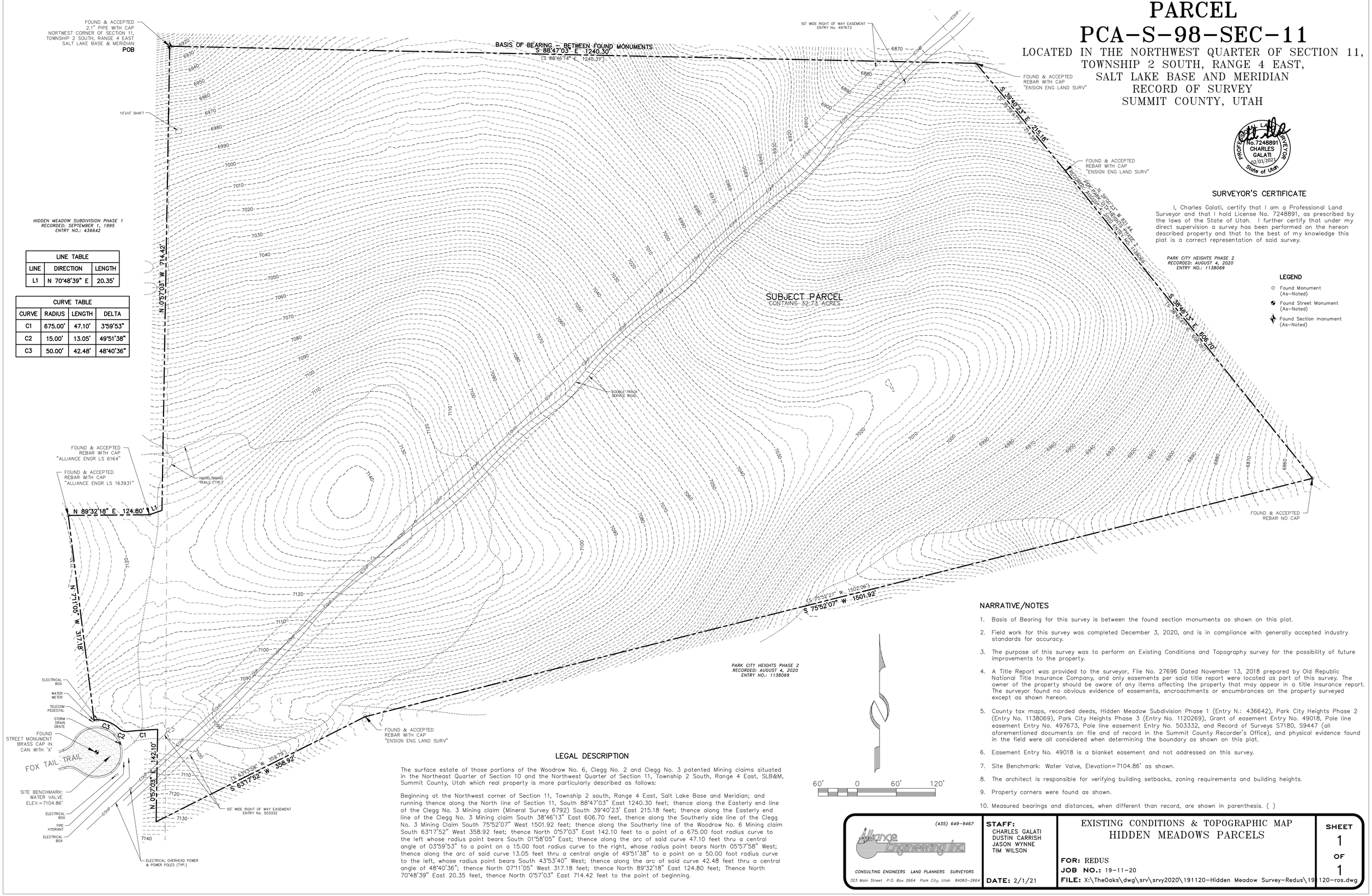
Approval of the proposed rezoning and plat will enable construction of one single family on the 32 acre property, as originally anticipated at time of plat recordation. To reach the alternate home site accommodated by the rezoning will require construction of a lengthy and costly driveway.

The proposed rezoning and plat achieves the SLO objective of mitigating visual impact by restricting development on prominent ridgelines such as that immediately south of SR 248, the main access road into Park City.

The integrity of the trail network will be maintained with recordation of two trail easements as proposed. The dedication of 24 acres of conservation open space land will create additional trails and recreational opportunities for the community. There is a beautiful lookout point on a gently sloping ridge top approximately 300' east of the proposed Lot 1.

PARCEL
PCA-S-98-SEC-11

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY
SUMMIT COUNTY, UTAH



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C2	15.00'	13.05'	49°51'38"
C3	50.00'	42.48'	48°40'36"

LEGAL DESCRIPTION

The surface estate of those portions of the Woodrow No. 6, Clegg No. 2 and Clegg No. 3 patented Mining claims situated in the Northeast Quarter of Section 10 and the Northwest Quarter of Section 11, Township 2 South, Range 4 East, SLB&M, Summit County, Utah which real property is more particularly described as follows:

Beginning at the Northwest corner of Section 11, Township 2 south, Range 4 East, Salt Lake Base and Meridian; and running thence along the North line of Section 11, South 88°47'03" East 1240.30 feet; thence along the Easterly end line of the Clegg No. 3 Mining claim (Mineral Survey 6792) South 39°40'23' East 215.18 feet; thence along the Easterly end line of the Clegg No. 3 Mining claim South 38°46'13" East 606.70 feet, thence along the Southerly side line of the Clegg No. 3 Mining Claim South 75°52'07" West 1501.92 feet; thence along the Southerly line of the Woodrow No. 6 Mining claim South 63°17'52" West 358.92 feet; thence North 0°57'03" East 142.10 feet to a point of a 675.00 foot radius curve to the left whose radius point bears South 01°58'05" East; thence along the arc of said curve 47.10 feet thru a central angle of 03°59'53" to a point on a 15.00 foot radius curve to the right, whose radius point bears North 05°57'58" West; thence along the arc of said curve 13.05 feet thru a central angle of 49°51'38" to a point on a 50.00 foot radius curve to the left, whose radius point bears South 43°53'40" West; thence along the arc of said curve 42.48 feet thru a central angle of 48°40'36"; thence North 07°11'05" West 317.18 feet; thence North 89°32'18" East 124.80 feet; Thence North 70°48'39" East 20.35 feet, thence North 0°57'03" East 714.42 feet to the point of beginning.

SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

PROFESSIONAL LAND SURVEYOR
No. 7248891
CHARLES GALATI
02/01/2021
State of Utah

LEGEND

- Found Monument (As-Noted)
- Found Street Monument (As-Noted)
- Found Section monument (As-Noted)

NARRATIVE/NOTES

1. Basis of Bearing for this survey is between the found section monuments as shown on this plat.
2. Field work for this survey was completed December 3, 2020, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform an Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was provided to the surveyor, File No. 27696 Dated November 13, 2018 prepared by Old Republic National Title Insurance Company, and only easements per said title report were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, Hidden Meadow Subdivision Phase 1 (Entry N.: 436642), Park City Heights Phase 2 (Entry No. 1138069), Park City Heights Phase 3 (Entry No. 1120269), Grant of easement Entry No. 49018, Pole line easement Entry No. 497673, Pole line easement Entry No. 503332, and Record of Surveys S7180, S9447 (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
6. Easement Entry No. 49018 is a blanket easement and not addressed on this survey.
7. Site Benchmark: Water Valve, Elevation=7104.86' as shown.
8. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
9. Property corners were found as shown.
10. Measured bearings and distances, when different than record, are shown in parenthesis. ( )

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

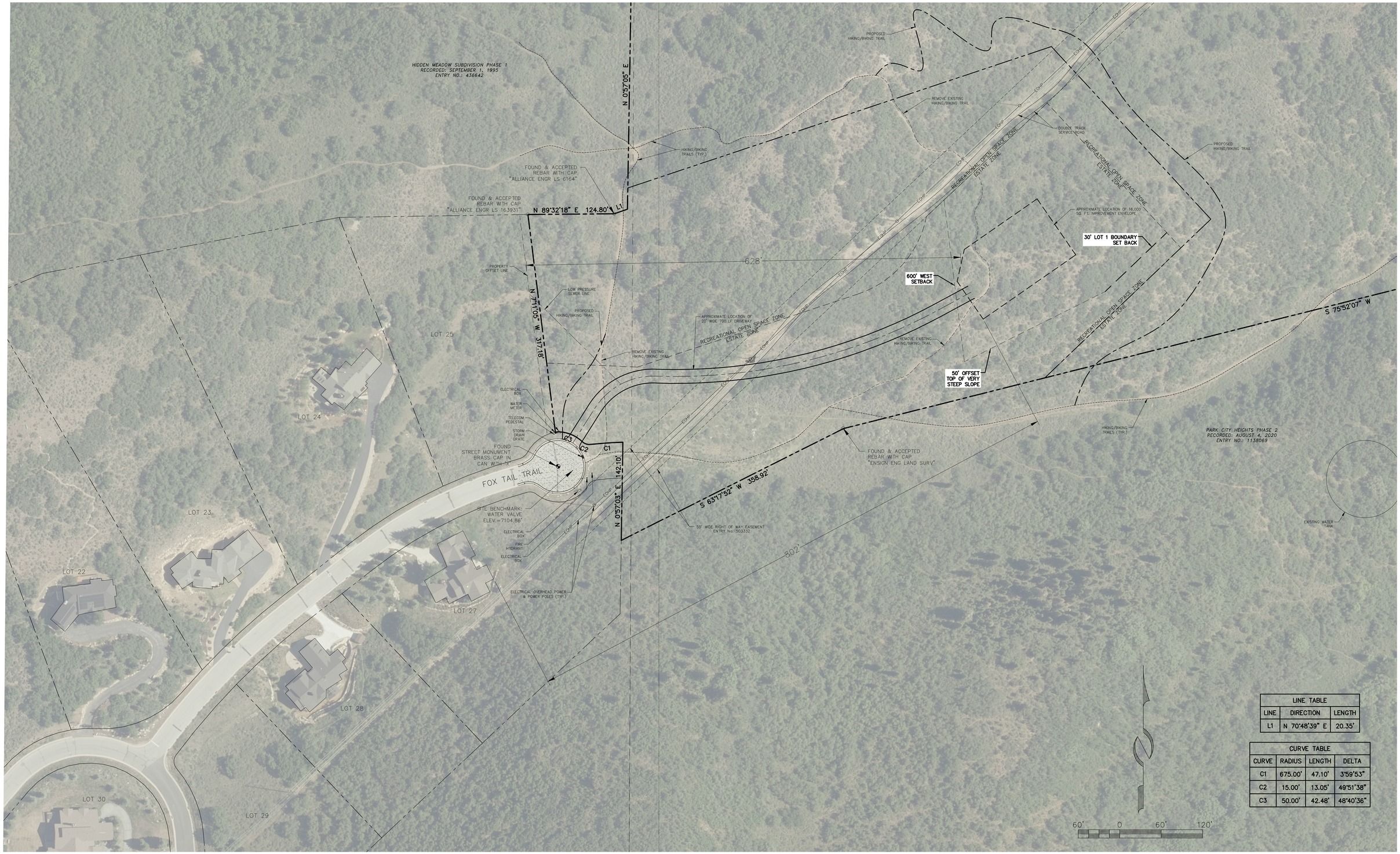
STAFF:
CHARLES GALATI
DUSTIN CARRISH
JASON WYNNE
TIM WILSON

DATE: 2/1/21

EXISTING CONDITIONS & TOPOGRAPHIC MAP
HIDDEN MEADOWS PARCELS

FOR: REDUS
JOB NO.: 19-11-20
FILE: X:\TheOaks\dwg\srv\srvy2020\191120-Hidden Meadow Survey-Redus\19-120-ros.dwg

SHEET 1 **OF** 1



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 70°48'39" E	20.35'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	675.00'	47.10'	3°59'53"
C2	15.00'	13.05'	49°51'38"
C3	50.00'	42.48'	48°40'36"

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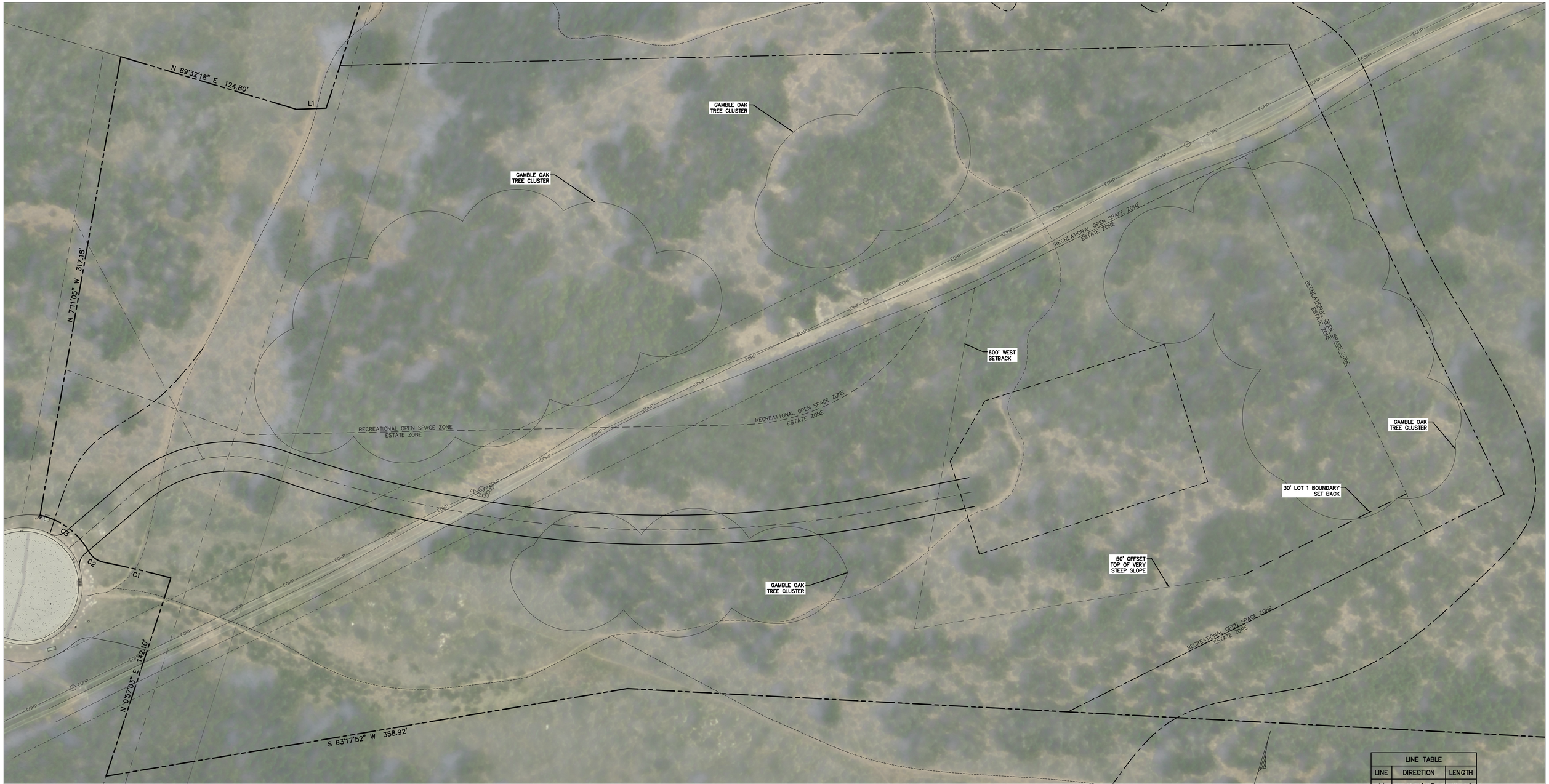
STAFF:
CHARLES GALATI
DUSTIN CARRISH
BRAYLON ROSE

DATE: 9/21/21

EXISTING CONDITIONS & AERIAL MAP
FOX TAIL SUBDIVISION

FOR: REDUS
JOB NO.: 19-11-20
FILE: X:\TheOaks\dwg\projects\191120 Fox Tail subdivision Redus\191120-civil.dwg

SHEET 1 **OF** 3



LINE TABLE		
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CURVE TABLE			
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C3	50.00'	42.48'	48°40'36"

30' 0 30' 60'

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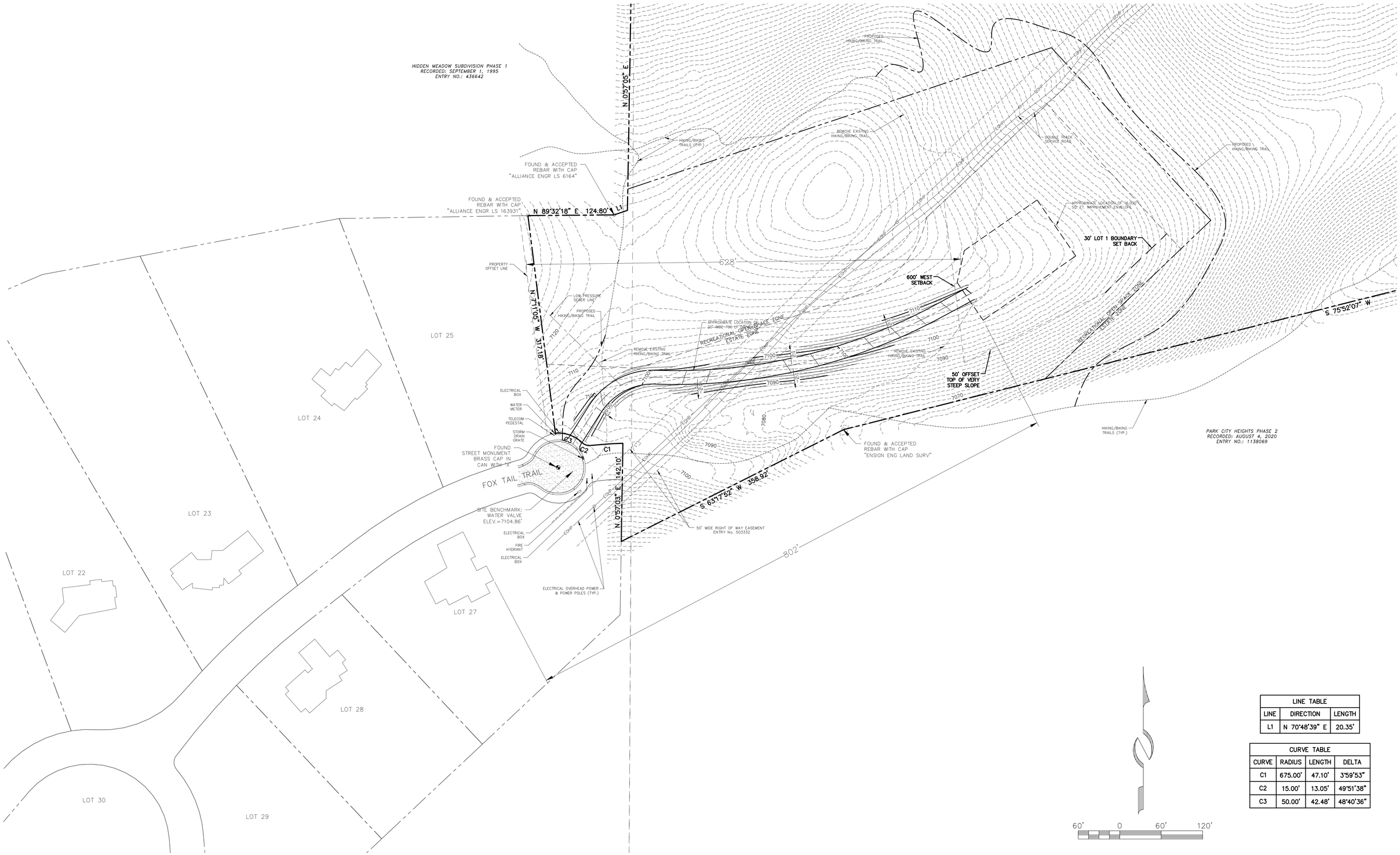
DUSTIN CARRISH
BRAYLON ROSE

DATE: 9/21/21

LOT 1 AERIAL & VEGETATION MAP
FOX TAIL SUBDIVISION

FOR: REDUS
JOB NO.: 19-11-20
FILE: X:\TheOaks\dwg\projects\191120 Fox Tail subdivision Redus\191120-civil.dwg

SHEET 1 **OF** 3



LINE TABLE		
LINE	DIRECTION	LENGTH
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CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
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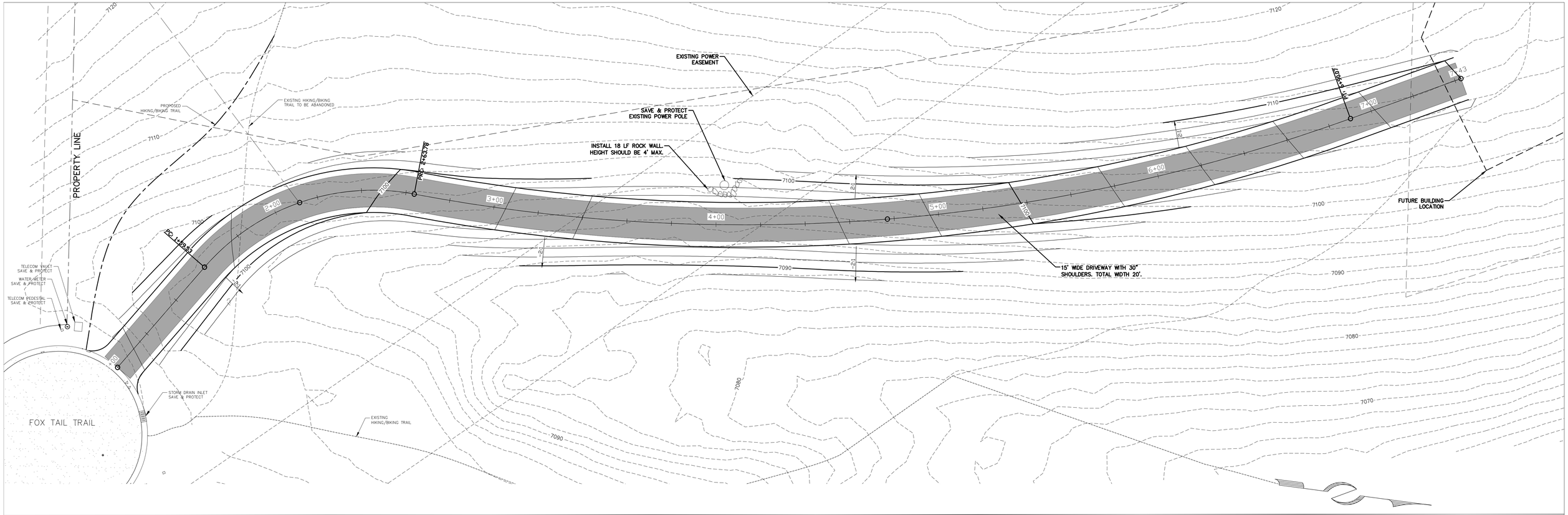
BRAYLON ROSE

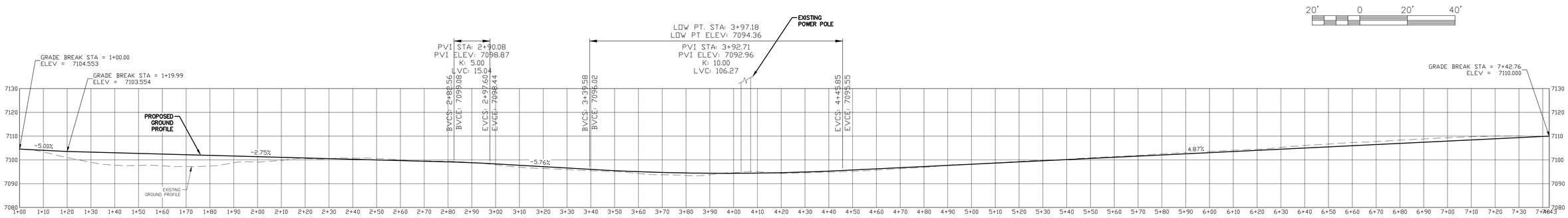
DATE: 9/21/21

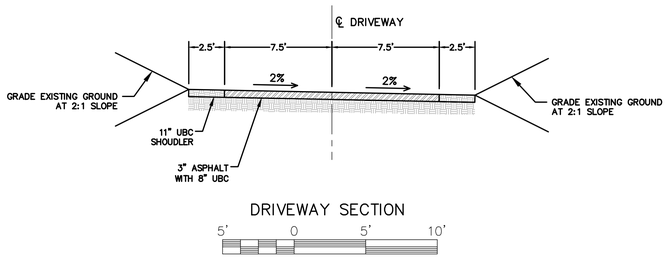
EXISTING CONDITIONS & TOPOGRAPHY MAP
FOX TAIL SUBDIVISION

FOR: REDUS
JOB NO.: 19-11-20
FILE: X:\TheOaks\dwg\projects\191120 Fox Tail subdivision Redus\191120-civil.dwg

SHEET 2 **OF** 3

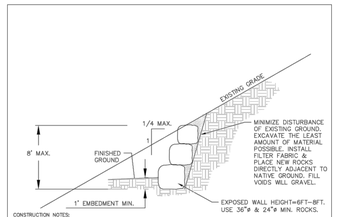






DRIVEWAY SECTION

5' 0 5' 10'



CONSTRUCTION NOTES:

CONSTRUCTION OF BOULDER RETAINING WALLS SHALL COMPLY WITH THE FOLLOWING:

A. ASSOCIATED ROCKERY CONTRACTORS (ARC) P.O. BOX 1794, WOODINVILLE, WA. 98072. ROCK WALL WALL CONSTRUCTION GUILELINES DATED AUGUST 15, 2000.

B. THE BOULDER RETAINING WALL MAY BE CONSTRUCTED WITH A FACE SLOPE OF ¼ HORIZONTAL TO 1 VERTICAL OR FLATTER. THE OVERALL HEIGHT OF THE BOULDER RETAINING WALL SHALL NOT EXCEED 10 FEET.

C. THE BOULDER RETAINING WALL SHOULD BE CONSTRUCTED WITH THE LARGEST ROCKS ON THE LOWEST LEVELS, THE MINIMUM SIZE OF ROCKS USED IN THE BOTTOM ROW SHALL BE MIN. 36" DIA IN SIZE. THE MINIMUM SIZE OF ROCKS USED IN THE ROCK-PROTECTED SLOPE SHOULD BE MIN. 2' DIA.

D. THE BASE ROW OF ROCKS SHOULD BE EMBEDDED AT LEAST 1 FOOT BELOW THE ADJACENT GROUND SURFACE.

E. CONSIDERATION SHOULD BE GIVEN TO USING LOW PERMEABLE FILL SUCH AS THE NATURAL CLAYEY GRAVEL FOR THE UPPER 2 FEET OF BACKFILL BEHIND THE BOULDER RETAINING WALL.

F. SOIL PLACED BEHIND BOULDERS SHALL BE COMPACTED TO AT LEAST 90 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557. SMALLER COMPACTION EQUIPMENT OR HAND COMPACTION EQUIPMENT SHOULD BE USED IN AREAS OF LIMITED ACCESS. FILL SHOULD BE FREQUENTLY TESTED FOR COMPACTION.

G. ROCKS USED IN THE RETAINING WALL SHOULD BE OF DURABLE COMPOSITION AND NOT HAVE CRACKS OR SIGNIFICANT SIGNS OF WEATHERING. IDEALLY, ROCKS WILL BE NATURALLY OCCURRING (NOT BLASTED).

H. BOTTOM ROW OF ROCKS SHALL BE 36" MIN. DIAMETER W/ 24" MIN. DIAMETER ROCK ABOVE FOR WALL 8FT AND LESS. BOTTOM ROW AND FIRST TIER OF ROCK SHALL BE 36" MIN. DIAMETER.

STANDARD DRAWING	CUT BOULDER RETAINING WALL
RW-1	ALLIANCE ENGINEERING

EARTHWORK CALCULATIONS

CUT VOLUME: 596 Cu. Yd.
FILL VOLUME: 907 Cu. Yd.
NET VOLUME: 310 Cu. Yd. (FILL)

DRIVEWAY LIMITS OF DISTURBANCE

AREA: 12,157.69 SQ FT

(435) 649-9467
Alliance Engineering Inc
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323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
CHARLES GALATI
DUSTIN CARRISH
BRAYLON ROSE

DATE: 9/21/21

PARCEL 26 DRIVEWAY & PROFILE
FOX TAIL SUBDIVISION

FOR: REDUS
JOB NO.: 19-11-20
FILE: X:\TheOaks\dwg\projects\191120 Fox Tail subdivision Redus\191120-civil.dwg

SHEET 3 **OF** 3

HIDDEN MEADOW SUBDIVISION PHASE 1
RECORDED: SEPTEMBER 1, 1995
ENTRY NO.: 436642

FOUND & ACCEPTED
REBAR WITH CAP
"ALLIANCE ENGR LS 163931"

FOUND & ACCEPTED
REBAR WITH CAP
"ALLIANCE ENGR LS 6164"

RIDGELINE

ZONING BOUNDARY

DIRT ROAD & ELECTRIC OVERHEAD POWERLINES

REMOVE EXISTING HIKING/BIKING TRAIL

HIKING/BIKING TRAILS (TYP.)

RECREATIONAL OPEN SPACE ZONE
ESTATE ZONE

DOUBLE TRACK SERVICE ROAD

600' WEST SETBACK

APPROXIMATE LOCATION OF 15,000 SQ. FT. IMPROVEMENT ENVELOPE

PROPOSED TRAIL EASEMENT

150' RIDGELINE OFFSET

APPROXIMATE LOCATION OF 20' WIDE 700 LF DRIVEWAY

50' WIDE RIGHT OF WAY EASEMENT
ENTRY No. 503332

30' LOT 1 BOUNDARY SET BACK

50' OFFSET TOP OF VERY STEEP SLOPE

TOP OF VERY STEEP SLOPE

ELECTRICAL OVERHEAD POWER & POWER POLES (TYP.)

FOUND & ACCEPTED
REBAR WITH CAP
"ENSIGN ENG LAND SURV"

PROPOSED HIKING/BIKING TRAIL

PARK CITY HEIGHTS PHASE 2
RECORDED: AUGUST 4, 2020
ENTRY NO.: 1138069

SLOPE TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0%	10%	
2	10%	20%	
3	20%	30%	
4	30%	40%	
5	40%	100%	

30' 0 30' 60'

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STAFF:
CHARLES GALATI
DUSTIN CARRISH
BRAYLON ROSE

DATE: 9/21/21

CONSTRAINTS MAP
PARCEL PCA-S-98-SEC-11

FOR: REDUS
JOB NO.: 19-11-20
FILE: X:\TheOaks\dwg\srv\srvy2020\191120-Hidden Meadow Survey-Redus

SHEET 1 **OF** 1

SURVEYOR'S CERTIFICATE

I John Demkowicz, do hereby certify that I am a registered Land Surveyor and that I hold Certificate No. 163931 as prescribed under the laws of the State of Utah, I further certify that by authority of the owner I have made a survey of the tract of land shown on this plat and described herein and subdivided said tract of land into lots, public easements, ROS parcels and public right-of-ways to be hereafter known as HIDDEN MEADOW SUBDIVISION PHASE 1 and that the same has been correctly surveyed on the ground as shown on this plat.

JOHN DEMKOWICZ L.S. NO. 163931 — 8-24-95 DATE

REGISTERED LAND SURVEYOR No. 163931 JOHN DEMKOWICZ State of Utah

BOUNDARY DESCRIPTION

Beginning at a point on the northerly end line of the Emma mining claim North 77° 39' 13" West 251.53 feet from the Northeast corner of the Emma mining claim, said point is located North 4133.38 feet and East 2713.23 feet from the East Quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the northerly end of the Emma , the Emily No. 2, and the Hope No. 2 mining claims (Mineral Survey 3262) North 77° 39' 13" West 1375.42 feet more or less; thence along the westerly end line of the Gasoline Alley No. 6 mining claim (Mineral Survey 6992) North 28° 59' 00" West 222.56 feet more or less; thence along the southerly side line of the Ina mining claim (Mineral Survey 5490) North 59° 06' 00" East 465.36 feet more or less; thence along the southerly side line of the Bessie mining claim (Mineral Survey 5552) North 61° 01' 00" East 1500.00 feet more or less; thence along the easterly end line of the Bessie mining claim North 38° 40' 43" West 14.26 feet; thence along the Chatham Crossing Subdivision boundary (Recorded Instrument Number 179465 in the Office of the Summit County Recorder) the following four courses:) 1) North 61° 10' 55" East (Plat North 61° 05' 58" East) 46.56 feet; thence 2) North 41° 14' 05" West (Plat North 41° 19' 02" West) 1317.38 feet; thence 3) South 89° 55' 03" East (Plat East) 595.29 feet; thence 4) North 0° 04' 57" East (Plat North) 785.35 feet; thence along the northerly side line of the Woodrow No. 1 mining claim (Mineral Survey 6792) North 60° 10' 00" East 509.54 feet more or less; thence along the northerly side line of the Woodrow No. 2 mining claim North 62° 56' 19" East 1501.54 feet; thence along the westerly end line of the Glegg No. 1 mining claim (Mineral Survey 6792) North 44° 04' 01" West 31.07 feet; thence along the northerly side line of the Glegg No. 1 mining claim North 75° 55' 00" East 1435.63 feet more or less; thence along the southerly end line of the Potosi mining claim (Mineral Survey 6192) North 78° 41' 14" East 40.19 feet; thence along easterly side line of the Potosi mining claim North 53° 33' 00" East 5.10 feet; thence along the northerly side line of the Glegg No. 1 mining claim North 75° 55' 00" East 21.29 feet more or less; thence along the easterly end line of the Glegg No. 1 mining claim South 41° 00' 00" East 158.14 feet more or less; thence along the west line of the east half of the southwest quarter of the southwest quarter of section 2 South 00° 29' 39" West 656.87 feet more or less; thence along the North line of Section 11 North 88° 47' 03" West 654.97 feet more or less to the Northwest Corner of Section 11; thence South 0° 57' 03" West 714.42 feet; thence South 70° 48' 39" West 20.35 feet; thence South 89° 32' 18" West 124.80 feet; thence South 07° 11' 05" East 317.18 feet to a point on a 50.00 foot radius curve to the right, whose radius point bears South 04° 46' 56" East, thence along the arc of said curve 42.48 feet thru a central angle of 48° 40' 36" to a point on a 15.00 foot radius curve to the left, whose radius point bears North 43° 53' 40" East; thence along the arc of said curve 13.05 feet thru a central angle of 49° 51' 38" to a point on a 675.00 foot radius curve to the right, whose radius point bears South 05° 57' 58" East; thence along the arc of said curve 47.10 feet thru a central angle of 03° 59' 53"; thence South 0° 57' 03" West 1415.52 feet to a point on a 50.00 foot radius curve to the left, whose radius point bears North 89° 02' 57" West; thence along the arc of said curve 73.52 feet thru a central angle of 84° 14' 57"; thence North 10° 46' 33" West 34.02 feet; thence South 80° 37' 22" West 628.64 feet; thence North 16° 28' 35" West 238.32 feet; thence North 13° 36' 27" West 50.00 feet; thence South 76° 23' 33" West 64.47 feet to a point on a 290.15 foot radius curve to the left, whose radius point bears South 13° 36' 27" East; thence along the arc of said curve 48.67 feet thru a central angle 09° 36' 38"; thence North 31° 57' 40" West 225.19 feet; thence South 46° 41' 39" West 377.59 feet; thence South 07° 56' 32" East 319.08 feet; thence South 10° 24' 24" West 233.92 feet; thence South 41° 50' 49" West 137.01 feet; thence South 67° 45' 45" West 221.74 feet; thence South 14° 25' 20" East 246.82 feet; thence South 38° 35' 36" East 164.61 feet to the northeast corner of Phase 1, Parcel 1 of Royal Oaks Subdivision Phase I (Recorded Instrument No. 352414 in the office of the Summit County Recorder); thence along the north line of said Parcel 1 South 79° 34' 34" West (Plat South 79° 36' 44" West) 160.00 feet; thence along the north line of said Parcel 1 South 69° 24' 48" West (Plat South 69° 26' 58" West) 65.28 feet; thence along The Oaks at Deer Valley (Recorded instrument No. 311418 in the office of the Summit County Recorder) boundary line South 68° 57' 50" West (Plat South 69° 00' 00" West) 59.25 feet; thence along The Oaks at Deer Valley boundary line South 48° 57' 50" West (Plat South 49° 00' 00" West) 300.00 feet; thence North 65° 36' 22" West 331.48 feet to a point on a 538.60 foot radius curve to the left, whose radius point bears South 60° 33' 01" East; thence along the arc of said curve 335.95 feet thru a central angle of 35° 44' 16"; thence South 06° 17' 17" East 477.78 feet to a point on a 125.00 foot radius curve to the left, whose radius point bears North 83° 42' 43" East; thence along the arc of said curve 18.63 feet thru a central angle of 08° 32' 16"; thence along The Oaks at Deer Valley boundary line South 81° 46' 37" West (Plat South 81° 48' 47" West) 50.24 feet to a point on a 175.00 foot radius curve to the right, whose radius point bears North 77° 03' 57" East; thence along the arc of said curve 20.30 feet thru a central angle of 06° 38' 46"; thence North 06° 17' 17" West 477.78 feet to a point on a 588.60 foot radius curve to the right, whose radius point bears North 83° 42' 43" East; thence along the arc of said curve 214.78 feet thru a central angle of 20° 54' 26"; thence North 68° 29' 02" West 229.73 feet; thence South 46° 04' 16" West 126.36 feet; thence South 11° 47' 28" West 170.03 feet to the point of beginning. Description contains 222.03 acres more or less. The Basis of Bearing for the above description is South 00° 30' 11" West between the East Quarter corner and the southeast corner of Section 16.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT: That the undersigned is the owner of the herein described tract of land, having caused the same to be subdivided into lots, ROS parcels and public right-of-ways, together with easements as set forth on this Record of Survey Plat to be know hereafter as HIDDEN MEADOW SUBDIVISION, does hereby dedicate for the perpetual use of the public, all parcels of land as intended for public use and further consents to the recordation of this Record of Survey Plat in accordance with Utah Law. ALSO, the owner hereby dedicates to Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement. The owner, or his representative, hereby irrevocably offers for dedication to the City of Park City all the streets, land for local government uses, easements, parks and required utilities and easements shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication.

IN WITNESS WHEREOF, the undersigned set his hand this 24th day of August, 1995.

BLUE LEDGE CORPORATION
A Delaware Corporation

Hank Rothwell
Its President

NOTARY PUBLIC DEBBIE WARD 3001 South State Heber City, UT 84032 My Commission Expires June 30, 1999 State of Utah

ACKNOWLEDGEMENT

STATE OF UTAH)
:ss
COUNTY OF SUMMIT)

On the 24 day of August 1995, Hank Rothwell, appeared before me and acknowledged that he is the President of Blue Ledge Corporation, A Delaware Corporation, and that he executed the same on behalf of the Corporation with proper authority.

Debbie Ward
Notary Public

Residing at : Heber, Ut
Commission Expires:
May 30, 1999

TABLE B

LOT #	SQUARE FEET	MAXIMUM FLOOR AREA	MAXIMUM SITE DISTURBANCE
LOT 1	77,447 S.F.	8,500 S.F.	12,000 S.F
LOT 2	54,540 S.F.	7,250 S.F.	10,000 S.F
LOT 3	49,336 S.F.	7,250 S.F.	10,000 S.F
LOT 4	81,380 S.F.	8,500 S.F.	12,000 S.F
LOT 5	157,921 S.F.	10,000 S.F.	14,000 S.F
LOT 6	74,821 S.F.	8,500 S.F.	12,000 S.F
LOT 7	55,352 S.F.	7,250 S.F.	10,000 S.F
LOT 8	64,921 S.F.	7,250 S.F.	10,000 S.F
LOT 9	81,303 S.F.	8,500 S.F.	12,000 S.F
LOT 10	281,972 S.F.	10,000 S.F.	16,000 S.F
LOT 11	122,989 S.F.	10,000 S.F.	16,000 S.F
LOT 12	80,190 S.F.	8,500 S.F.	12,000 S.F
LOT 13	81,338 S.F.	8,500 S.F.	12,000 S.F
LOT 14	76,228 S.F.	8,500 S.F.	12,000 S.F
LOT 15	64,790 S.F.	7,250 S.F.	10,000 S.F
LOT 16	58,077 S.F.	7,250 S.F.	10,000 S.F
LOT 17	49,379 S.F.	7,250 S.F.	10,000 S.F
LOT 18	74,275 S.F.	8,500 S.F.	12,000 S.F
LOT 19	78,352 S.F.	8,500 S.F.	12,000 S.F
LOT 20	130,330 S.F.	10,000 S.F.	14,000 S.F
LOT 21	128,150 S.F.	10,000 S.F.	14,000 S.F
LOT 22	98,309 S.F.	10,000 S.F.	14,000 S.F
LOT 23	118,886 S.F.	10,000 S.F.	14,000 S.F
LOT 24	125,517 S.F.	10,000 S.F.	14,000 S.F
LOT 25	89,976 S.F.	8,500 S.F.	12,000 S.F
LOT 26	186,994 S.F.	10,000 S.F.	16,000 S.F
LOT 27	90,053 S.F.	10,000 S.F.	14,000 S.F
LOT 28	60,918 S.F.	7,250 S.F.	10,000 S.F
LOT 29	64,391 S.F.	7,250 S.F.	10,000 S.F
LOT 30	48,547 S.F.	7,250 S.F.	10,000 S.F
LOT 31	43,069 S.F.	6,000 S.F.	10,000 S.F
LOT 32	39,189 S.F.	6,000 S.F.	10,000 S.F
LOT 33	39,308 S.F.	6,000 S.F.	10,000 S.F
LOT 34	41,301 S.F.	6,000 S.F.	10,000 S.F
LOT 35	45,723 S.F.	7,250 S.F.	10,000 S.F
LOT 36	37,722 S.F.	6,000 S.F.	10,000 S.F
LOT 37	42,690 S.F.	6,000 S.F.	10,000 S.F
LOT 38	42,063 S.F.	6,000 S.F.	10,000 S.F
LOT 39	37,052 S.F.	6,000 S.F.	10,000 S.F
LOT 40	44,458 S.F.	7,250 S.F.	10,000 S.F
LOT 41	29,535 S.F.	6,000 S.F.	10,000 S.F
LOT 42	39,381 S.F.	6,000 S.F.	10,000 S.F
LOT 43	75,089 S.F.	8,500 S.F.	12,000 S.F
LOT 44	98,348 S.F.	10,000 S.F.	14,000 S.F
LOT 45	57,471 S.F.	7,250 S.F.	10,000 S.F

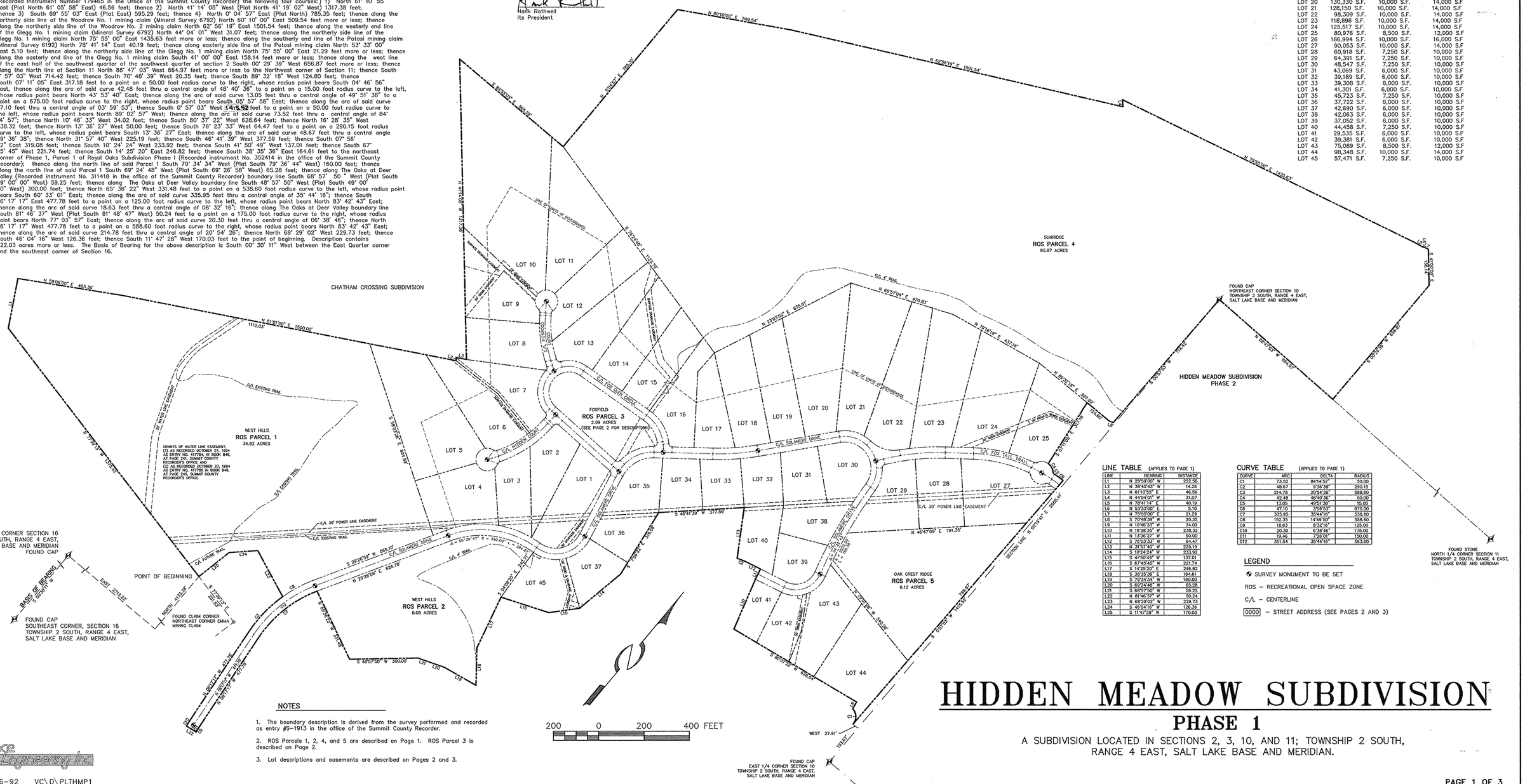

CHATHAM CROSSING SUBDIVISION
N 59°06'00" E 465.36'
N 61°01'00" E 1500.00'
1112.03'
N 77°39'13" W 1375.42'
WEST HILLS ROS PARCEL 1 34.82 ACRES
GRANTS OF WATER LINE EASEMENT, (1) AS RECORDED OCTOBER 27, 1994 AS ENTRY NO. 417784, IN BOOK 846, AT PAGE 241, SUMMIT COUNTY RECORDER'S OFFICE AND (2) AS RECORDED OCTOBER 27, 1994 AS ENTRY NO. 417785 IN BOOK 846, AT PAGE 245, SUMMIT COUNTY RECORDER'S OFFICE.
C/L EXISTING TRAIL
C/L EXISTING TRAIL
C/L FUTURE TRAIL
C/L 30' POWER LINE EASEMENT
C/L EXISTING TRAIL
EAST 1/4 CORNER SECTION 16 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN FOUND CAP
BASIS OF BEARING S 00°30'11" W
EAST 2713.23'
NORTH 4133.38'
S 77°39'13" E 251.53'
POINT OF BEGINNING
FOUND CAP SOUTHEAST CORNER, SECTION 16 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
FOUND CLAIM CORNER NORTHEAST CORNER EMMA MINING CLAIM
S 29°26'59" W 565.10'
N 29°26'59" E 606.70'
S 46°41'39" W 377.59'
N 46°47'09" E 791.35'
S 46°57'50" W 300.00'
N 68°29'02" W 229.73'
N 11°47'28" E 170.03'
S 46°04'16" W 126.36'
WEST 27.91'
193.87'
FOUND CAP EAST 1/4 CORNER SECTION 10 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
WEST HILLS ROS PARCEL 2 8.09 ACRES
FOXFIELD ROS PARCEL 3 2.09 ACRES (SEE PAGE 2 FOR DESCRIPTION)
OAK CREST RIDGE ROS PARCEL 5 6.12 ACRES
SUNRIDGE ROS PARCEL 4 85.97 ACRES
HIDDEN MEADOW SUBDIVISION PHASE 2
FOUND CAP NORTHEAST CORNER SECTION 10 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
FOUND STONE NORTH 1/4 CORNER SECTION 11 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
N 60°10'00" E 509.54'
N 62°56'19" E 1501.54'
N 0°04'57" E 785.35'
S 89°55'03" E 595.29'
N 75°55'00" E 1435.63'
N 44°04'01" W 31.07'
N 75°55'00" E 21.29'
S 41°00'00" E 158.14'
S 88°47'03" E 654.97'
S 0°57'03" W 714.42'
S 70°48'39" W 20.35'
S 89°32'18" W 124.80'
S 07°11'05" E 317.18'
S 0°57'03" W 1415.52'
N 89°02'57" W 73.52'
N 10°46'33" W 34.02'
S 80°37'22" W 628.64'
N 16°28'35" W 238.32'
N 13°36'27" W 50.00'
S 76°23'33" W 64.47'
N 31°57'40" W 225.19'
S 46°41'39" W 377.59'
S 07°56'32" E 319.08'
S 10°24'24" W 233.92'
S 41°50'49" W 137.01'
S 67°45'45" W 221.74'
S 14°25'20" E 246.82'
S 38°35'36" E 164.61'
S 79°34'34" W 160.00'
S 69°24'48" W 65.28'
S 68°57'50" W 59.25'
S 48°57'50" W 300.00'
N 65°36'22" W 331.48'
S 06°17'17" E 477.78'
N 81°46'37" W 50.24'
N 06°17'17" W 477.78'
S 46°04'16" W 126.36'
N 68°29'02" W 229.73'
S 11°47'28" W 170.03'
N 46°47'09" E 791.35'
S 46°41'39" W 377.59'
S 29°26'59" W 606.70'
S 46°57'50" W 300.00'
N 29°26'59" E 565.10'
N 0°04'57" E 785.35'
N 89°55'03" W 595.29'
N 0°57'03" E 714.42'
N 88°47'03" W 654.97'
N 41°00'00" W 158.14'
N 75°55'00" W 1435.63'
S 44°04'01" E 31.07'
S 75°55'00" W 21.29'
S 53°33'00" E 5.10'
S 78°41'14" E 40.19'
S 75°55'00" W 1435.63'
S 60°10'00" W 509.54'
S 62°56'19" W 1501.54'
S 0°04'57" W 785.35'
S 89°55'03" E 595.29'
S 41°14'05" E 1317.38'
S 61°10'55" W 46.56'
S 38°40'43" E 14.26'
S 61°01'00" W 1500.00'
S 59°06'00" W 465.36'
N 77°39'13" W 1375.42'
S 28°59'00" E 222.56'
S 59°06'00" W 465.36'
N 61°01'00" E 1500.00'
1112.03'
N 77°39'13" W 1375.42'
S 77°39'13" E 251.53'
N 00°30'11" E 4133.38'
EAST 2713.23'
S 00°30'11" W 4133.38'
N 00°30'11" E 4133.38

TABLE B

LOT #	SQUARE FEET	MAXIMUM FLOOR AREA	MAXIMUM SITE DISTURBANCE
LOT 1	77,447 S.F.	8,500 S.F.	12,000 S.F
LOT 2	54,540 S.F.	7,250 S.F.	10,000 S.F
LOT 3	49,336 S.F.	7,250 S.F.	10,000 S.F
LOT 4	81,380 S.F.	8,500 S.F.	12,000 S.F
LOT 5	157,921 S.F.	10,000 S.F.	14,000 S.F
LOT 6	74,821 S.F.	8,500 S.F.	12,000 S.F
LOT 7	55,352 S.F.	7,250 S.F.	10,000 S.F
LOT 8	64,921 S.F.	7,250 S.F.	10,000 S.F
LOT 9	81,303 S.F.	8,500 S.F.	12,000 S.F
LOT 10	281,972 S.F.	10,000 S.F.	16,000 S.F
LOT 11	122,989 S.F.	10,000 S.F.	16,000 S.F
LOT 12	80,190 S.F.	8,500 S.F.	12,000 S.F
LOT 13	81,338 S.F.	8,500 S.F.	12,000 S.F
LOT 14	76,228 S.F.	8,500 S.F.	12,000 S.F
LOT 15	64,790 S.F.	7,250 S.F.	10,000 S.F
LOT 16	58,077 S.F.	7,250 S.F.	10,000 S.F
LOT 17	49,379 S.F.	7,250 S.F.	10,000 S.F
LOT 18	74,275 S.F.	8,500 S.F.	12,000 S.F
LOT 19	78,352 S.F.	8,500 S.F.	12,000 S.F
LOT 20	130,330 S.F.	10,000 S.F.	14,000 S.F
LOT 21	128,150 S.F.	10,000 S.F.	14,000 S.F
LOT 22	98,309 S.F.	10,000 S.F.	14,000 S.F
LOT 23	118,896 S.F.	10,000 S.F.	14,000 S.F
LOT 24	125,517 S.F.	10,000 S.F.	14,000 S.F
LOT 25	80,976 S.F.	8,500 S.F.	12,000 S.F
LOT 26	186,094 S.F.	10,000 S.F.	16,000 S.F
LOT 27	90,053 S.F.	10,000 S.F.	14,000 S.F
LOT 28	60,918 S.F.	7,250 S.F.	10,000 S.F
LOT 29	64,391 S.F.	7,250 S.F.	10,000 S.F
LOT 30	48,547 S.F.	7,250 S.F.	10,000 S.F
LOT 31	43,069 S.F.	6,000 S.F.	10,000 S.F
LOT 32	39,189 S.F.	6,000 S.F.	10,000 S.F
LOT 33	39,308 S.F.	6,000 S.F.	10,000 S.F
LOT 34	41,301 S.F.	6,000 S.F.	10,000 S.F
LOT 35	45,723 S.F.	7,250 S.F.	10,000 S.F
LOT 36	37,722 S.F.	6,000 S.F.	10,000 S.F
LOT 37	42,690 S.F.	6,000 S.F.	10,000 S.F
LOT 38	42,063 S.F.	6,000 S.F.	10,000 S.F
LOT 39	37,052 S.F.	6,000 S.F.	10,000 S.F
LOT 40	44,458 S.F.	7,250 S.F.	10,000 S.F
LOT 41	29,535 S.F.	6,000 S.F.	10,000 S.F
LOT 42	39,381 S.F.	6,000 S.F.	10,000 S.F
LOT 43	75,089 S.F.	8,500 S.F.	12,000 S.F
LOT 44	98,348 S.F.	10,000 S.F.	14,000 S.F
LOT 45	57,471 S.F.	7,250 S.F.	10,000 S.F

TRAIL EASEMENT LINE TABLE

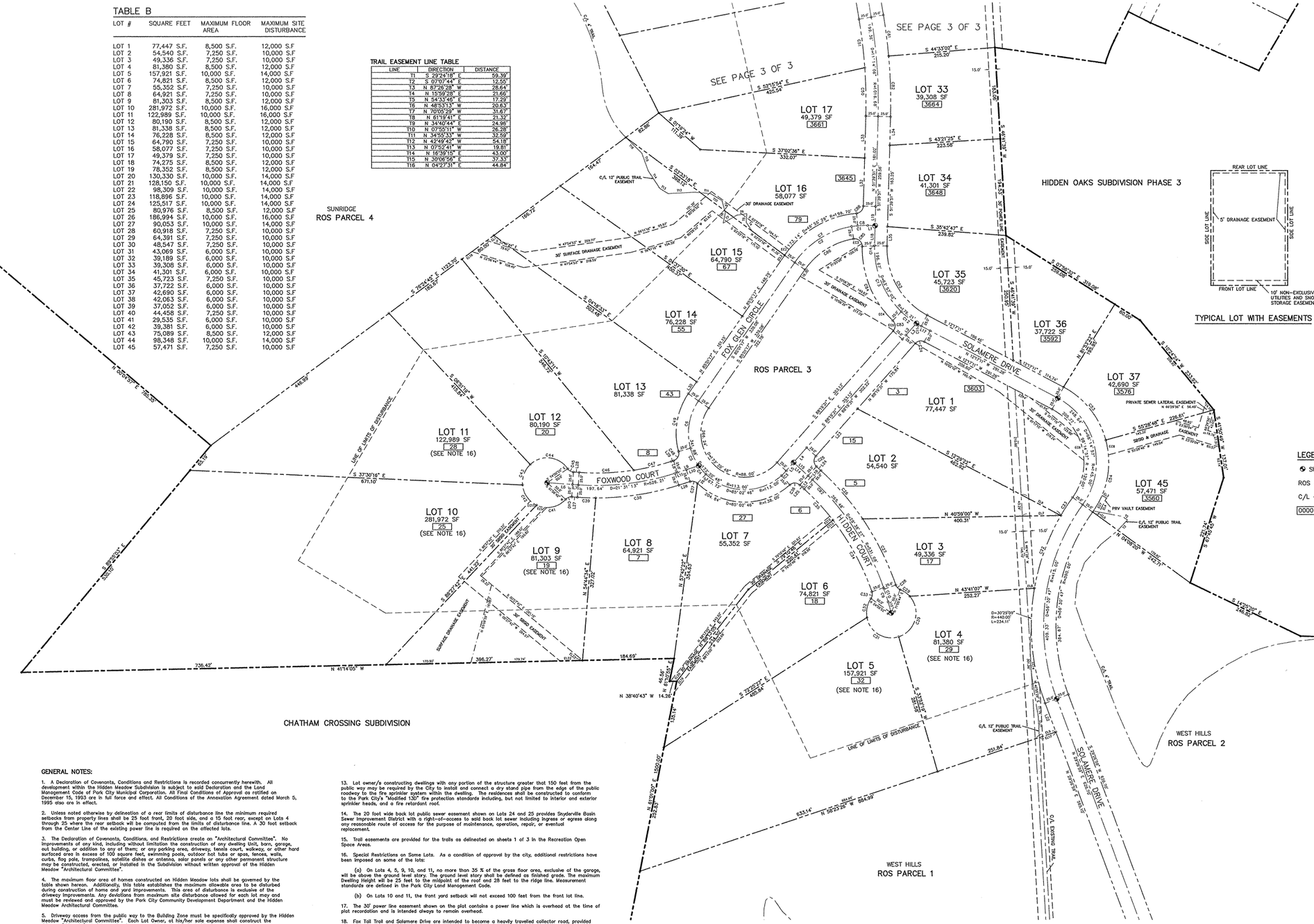
LINE	DIRECTION	DISTANCE
T1	S 29°24'18" E	59.39'
T2	S 07°07'44" E	12.50'
T3	N 87°28'28" W	28.64'
T4	N 15°59'28" E	21.66'
T5	N 54°33'46" E	17.29'
T6	N 48°53'13" W	20.63'
T7	N 70°05'29" W	31.67'
T8	N 61°19'41" E	21.35'
T9	N 34°40'44" E	24.98'
T10	N 07°55'11" W	26.28'
T11	N 34°55'33" W	32.59'
T12	N 42°49'42" W	54.18'
T13	N 01°52'41" W	19.81'
T14	N 16°39'15" E	43.00'
T15	N 30°06'56" E	37.33'
T16	N 04°27'31" E	44.84'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 39°29'09" W	15.00
L2	S 88°19'31" E	43.67
L3	N 88°19'31" W	31.64
L4	N 88°19'31" W	39.51
L5	N 88°19'31" W	22.43
L6	S 36°02'08" E	51.33
L7	S 36°02'08" E	11.53
L8	S 53°33'31" E	5.06
L9	S 53°33'31" E	45.14
L10	N 57°33'21" W	26.14
L11	N 57°33'21" W	24.06
L12	N 33°59'01" E	22.68
L13	N 2°23'13" E	12.19
L14	N 2°23'13" E	39.43
L15	S 2°23'13" W	39.51
L16	S 2°23'13" W	12.11
L17	N 12°17'11" W	19.93
L18	N 51°39'51" W	40.00
L19	N 51°39'51" E	38.53
L20	N 36°30'47" E	35.50
L21	N 51°48'03" E	124.46
L22	N 29°28'59" E	61.61
L23	N 88°19'31" W	138.38
L24	S 2°23'13" W	12.11
L25	N 2°23'13" E	12.19
L26	N 57°33'21" W	24.06
L27	N 36°02'08" W	11.53
L28	N 36°02'08" W	11.53
L29	S 53°33'31" E	5.06
L30	N 85°01'17" E	29.13
L31	N 51°39'51" E	96.64
L32	N 51°39'51" E	84.38
L34	S 51°39'51" W	57.45
L35	S 51°39'51" W	38.85
L36	N 40°25'45" E	61.47
L37	N 40°25'45" E	11.74
L39	N 51°48'03" E	26.21
L40	N 51°48'03" E	98.28
L41	N 88°09'00" W	127.05
L42	S 51°48'03" W	55.46
L43	S 51°48'03" W	69.00
L44	N 76°23'33" E	58.33
L45	N 76°23'33" E	69.98
L46	N 40°25'45" W	104.09
L47	S 40°25'45" W	96.57

CURVE TABLE

CURVE	ARC	DELTA	RADIUS
C1	32.65	10°46'16"	173.70
C2	139.07	45°52'18"	173.70
C3	13.37	6°46'23"	113.00
C4	22.50	11°24'31"	113.00
C5	38.98	19°45'58"	113.00
C6	99.30	50°20'56"	113.00
C7	153.36	49°52'29"	173.70
C8	20.37	6°43'05"	173.70
C9	30.01	3°14'16"	531.08
C10	26.91	2°54'10"	531.08
C11	11.26	3°38'44"	176.21
C12	38.60	12°33'05"	176.21
C13	144.89	47°06'43"	176.21
C14	1.92	0°37'23"	176.21
C15	31.37	12°56'23"	140.00
C16	80.73	33°02'19"	140.00
C17	90.28	36°56'49"	140.00
C18	189.37	92°59'43"	117.73
C19	52.90	4°39'48"	650.00
C20	52.90	4°53'04"	650.00
C21	87.21	7°41'15"	650.00
C22	156.49	20°37'43"	440.00
C23	43.38	5°38'56"	440.00
C24	19.91	78°50'20"	15.00
C25	23.38	89°17'16"	15.00
C26	128.88	13°16'44"	556.08
C27	149.10	15°21'44"	556.08
C28	13.07	49°55'56"	15.00
C29	23.94	27°28'02"	50.00
C30	99.45	113°57'31"	50.00
C31	84.48	96°48'18"	50.00
C32	39.93	45°45'15"	50.00
C33	14.04	54°22'33"	15.00
C34	164.67	18°36'36"	506.08
C35	85.35	9°39'46"	506.08
C36	21.97	83°56'07"	15.00
C37	15.98	61°03'12"	15.00
C38	170.01	17°40'17"	551.21
C39	37.03	3°50'56"	551.21
C40	13.62	52°01'12"	15.00
C41	64.05	73°12'49"	50.00
C42	51.88	59°27'03"	50.00
C43	45.44	52°03'53"	50.00
C44	86.01	99°57'54"	50.00
C45	13.62	52°01'12"	15.00
C46	110.55	12°38'16"	501.21
C47	77.70	8°52'33"	501.21
C48	22.98	87°46'18"	15.00
C49	121.27	50°20'56"	138.00
C50	96.79	53°50'33"	991.68
C51	97.66	5°38'34"	991.68
C52	168.77	63°57'02"	151.21
C53	140.00	47°11'05"	170.00
C54	151.51	51°03'53"	170.00
C55	116.32	40°33'27"	165.00
C56	36.44	12°39'16"	165.00
C57	44.88	02°36'20"	1054.33
C58	158.86	8°37'58"	1054.33
C59	157.47	13°22'00"	675.00
C60	118.94	10°05'48"	675.00
C61	13.05	49°51'38"	15.00
C62	52.20	59°48'49"	50.00
C63	42.48	48°40'36"	50.00
C64	13.05	49°51'38"	15.00
C65	93.85	7°57'58"	675.00
C68	38.02	3°29'08"	625.00
C67	14.24	54°23'30"	15.00
C68	86.79	99°27'04"	50.00
C69	14.24	54°23'30"	15.00
C70	132.14	7°26'18"	1054.33
C71	135.66	7°40'03"	1004.33
C72	20.20	77°09'37"	15.00
C73	106.40	36°56'49"	165.00
C74	158.58	4°22'43"	2075.00
C75	55.62	1°32'09"	2075.00
C76	115.19	46°14'33"	142.73
C77	114.39	45°55'10"	142.73
C78	148.16	92°09'43"	92.73
C79	128.31	3°27'35"	2125.00
C80	93.31	2°30'56"	2125.00
C81	82.79	4°33'14"	1041.68
C82	121.47	6°40'53"	1041.68
C83	22.67	87°44'53"	15.00
C84	165.45	47°06'43"	201.21
C85	26.22	100°08'48"	15.00
C86	119.05	45°52'18"	148.70
C87	45.83	4°12'08"	625.00
C88	21.80	83°16'36"	15.00
C89	75.77	4°13'02"	1028.33
C90	255.18	23°27'46"	650.00
C91	44.08	3°53'09"	650.00
C92	282.37	28°18'22"	531.08
C93	73.52	84°14'53"	50.00
C94	48.67	9°36'38"	290.13



GENERAL NOTES:

1. A Declaration of Covenants, Conditions and Restrictions is recorded concurrently herewith. All development within the Hidden Meadow Subdivision is subject to said Declaration and the Land Management Code of Park City Municipal Corporation. All Final Conditions of Approval as ratified on December 15, 1993 are in full force and effect. All Conditions of the Annexation Agreement dated March 5, 1995 also are in effect.

2. Unless noted otherwise by delineation of a rear limits of disturbance line the minimum required setbacks from property lines shall be 25 foot front, 20 foot side, and a 15 foot rear, except on Lots 4 through 25 where the rear setback wil be computed from the limits of disturbance line. A 30 foot setback from the Center Line of the existing power line is required on the affected lots.

3. The Declaration of Covenants, Conditions, and Restrictions create an "Architectural Committee". No improvements of any kind, including without limitation the construction of any dwelling Unit, barn, garage, out building, or addition to any of them; or any parking area, driveway, tennis court, walkway, or other hard surfaced area in excess of 100 square feet, swimming pools, outdoor hot tubs or spas, fences, walls, curbs, flag pole, trampolines, satellite dishes or antenna, solar panels or any other permanent structure may be constructed, erected, or installed in the Subdivision without written approval of the Hidden Meadow "Architectural Committee".

4. The maximum floor area of homes constructed on Hidden Meadow lots shall be governed by the table shown hereon. Additionally, this table establishes the maximum allowable area to be disturbed during construction of home and yard improvements. This area of disturbance is exclusive of the driveway improvements. Any deviations from maximum site disturbance allowed for each lot may and must be reviewed and approved by the Park City Community Development Department and the Hidden Meadow Architectural Committee.

5. Driveway access from the public way to the Building Zone must be specifically approved by the Hidden Meadow "Architectural Committee". Each Lot Owner, at his/her sole expense shall construct the driveway/sidewalk/curb intersection to comply with applicable Park City Municipal Corporation Specifications.

6. Unless noted otherwise a 10 foot wide non-exclusive public utility and snow storage easement is hereby dedicated along all front Lot lines. A five foot wide drainage easement is hereby dedicated along all side Lot lines.

7. The Limits of Disturbance Line shown on Lots 4 through 25 indicates a non-disturbance zone within the Lot which expressly prohibits the construction of pools, tennis courts, gazebos, or any other structures or facilities.

8. Park City ordinances in effect at the time of approval of Hidden Meadow Subdivision require payment of substantial water development and water connection fees at the time of building permit issuance. Park City does not plow snow until such time as 50% of the lots have legally occupied single family dwellings. The total cost of snow removal until that time is substantial.

9. Owners of downhill Lots may encounter difficulty in designing a home with gravity flow to the sanitary sewer laterals. Owners of such Lots at their sole expense, will be required to install private individual ejector systems. Lot 25 will require an ejector system.

10. The Lot owner shall identify and maintain historic drainage channels (if any) in conjunction with construction on the property.

11. The maximum Floor Area for Dwellings in the Subdivision, including the area of any Accessory Dwelling Unit, is set forth in the Declaration of Covenants, Conditions, and Restrictions and on the table herein.

12. The City requires that a modified type 13D fire sprinkler system as per Park City's Modifications be installed in all residences constructed in the Hidden Meadow Subdivision.

13. Lot owner/s constructing dwellings with any portion of the structure greater that 150 feet from the public way may be required by the City to install and connect a dry stand pipe from the edge of the public roadway to the fire sprinkler system within the dwelling. The residences shall be constructed to conform to the Park City's "Modified 13D" fire protection standards including, but not limited to interior and exterior sprinkler heads, and a fire retardant roof.

14. The 20 foot wide back lot public sewer easement shown on Lots 24 and 25 provides Snyderville Basin Sewer Improvement District with a right-of-access to said back lot sewer including ingress or egress along any reasonable route of access for the purpose of maintenance, operation, repair, or eventual replacement.

15. Trail easements are provided for the trails as delineated on sheets 1 of 3 in the Recreation Open Space Areas.

16. Special Restrictions on Some Lots. As a condition of approval by the city, additional restrictions have been imposed on some of the lots:

(a) On Lots 4, 5, 9, 10, and 11, no more than 35 % of the gross floor area, exclusive of the garage, will be above the ground level story. The ground level story shall be defined as finished grade. The maximum Dwelling Height will be 25 feet to the midpoint of the roof and 28 feet to the ridge line. Measurement standards are defined in the Park City Land Management Code.

(b) On Lots 10 and 11, the front yard setback will not exceed 100 feet from the front lot line.

17. The 30' power line easement shown on the plat contains a power line which is overhead at the time of plat recordation and is intended always to remain overhead.

18. Fox Tail Trail and Solamere Drive are intended to become a heavily travelled collector road, provided lands to the East are duly annexed.

19. No building permits will be issued until roads are paved.

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
EL1	S 76°24'45" E	17.33'
EL2	N 85°01'17" E	15.00'
EL3	S 12°56'20" E	10.32'
EL4	S 77°03'40" W	40.00'
EL5	N 04°08'20" W	12.09'
EL6	N 12°29'22" W	90.67'
EL7	N 40°59'00" W	77.94'
EL8	N 43°41'07" W	15.97'
EL9	N 58°53'39" W	43.83'
EL10	S 80°37'22" W	29.75'
EL11	S 80°37'22" W	1.89'
EL12	S 62°06'37" W	18.41'
EL13	N 48°50'55" W	12.37'
EL14	N 46°41'39" E	4.40'
EL15	N 00°57'03" E	89.12'
EL16	S 88°00'00" E	8.26'
EL17	N 58°23'28" W	35.04'
EL18	S 76°24'45" E	25.33'
EL19	S 61°01'00" W	21.88'
EL20	N 38°40'43" W	12.50'
EL21	N 46°48'19" E	40.97'
EL22	N 41°14'05" W	39.84'
EL23	S 70°00'00" W	4.22'

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
EC1	50.00'	20.89'	24°02'51"
EC2	198.70'	15.00'	04°19'36"
EC3	15.00'	20.61'	78°42'31"
EC4	201.21'	41.26'	11°45'00"
EC5	15.00'	21.31'	81°23'26"
EC6	120.00'	49.42'	23°35'55"
EC7	170.00'	35.27'	12°53'49"
EC8	170.00'	30.18'	10°10'14"
EC9	142.73'	24.30'	09°45'13"
EC10	142.73'	17.44'	07°00'01"
EC11	142.73'	17.93'	07°11'46"
EC12	506.08'	10.00'	01°07'56"
EC13	506.08'	10.01'	01°07'58"
EC14	403.72'	107.11'	15°12'01"
EC15	50.00'	15.27'	17°29'36"

HIDDEN MEADOW SUBDIVISION

PHASE 1

A SUBDIVISION LOCATED IN SECTIONS 10 AND SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

JOB NO. 4-6-92 VC\D\PLTHMP2

RECORDED
#456642
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF COALITION TITLE CO.
DATE 9-1-95 TIME 17:00 PM BOOK ____ PAGE ____
139.00 FEE
Alan Spriggs RECORDER

HIDDEN MEADOW

TYPICAL LOT WITH EASEMENTS

NOTE:
NO CONSTRUCTION SHALL OCCUR ON ADJOINING PROPERTY UNTIL HIDDEN MEADOW PHASE 2 SUBDIVISION PLAT IS RECORDED.

TABLE B

LOT #	SQUARE FEET	MAXIMUM FLOOR AREA	MAXIMUM SITE DISTURBANCE
LOT 1	77,447 S.F.	8,500 S.F.	12,000 S.F
LOT 2	54,540 S.F.	7,250 S.F.	10,000 S.F
LOT 3	49,336 S.F.	7,250 S.F.	10,000 S.F
LOT 4	81,380 S.F.	8,500 S.F.	12,000 S.F
LOT 5	157,921 S.F.	10,000 S.F.	14,000 S.F
LOT 6	74,821 S.F.	8,500 S.F.	12,000 S.F
LOT 7	55,352 S.F.	7,250 S.F.	10,000 S.F
LOT 8	64,921 S.F.	7,250 S.F.	10,000 S.F
LOT 9	81,303 S.F.	8,500 S.F.	12,000 S.F
LOT 10	281,972 S.F.	10,000 S.F.	16,000 S.F
LOT 11	122,989 S.F.	10,000 S.F.	16,000 S.F
LOT 12	80,180 S.F.	8,500 S.F.	12,000 S.F
LOT 13	81,338 S.F.	8,500 S.F.	12,000 S.F
LOT 14	76,228 S.F.	8,500 S.F.	12,000 S.F
LOT 15	64,790 S.F.	7,250 S.F.	10,000 S.F
LOT 16	58,077 S.F.	7,250 S.F.	10,000 S.F
LOT 17	49,379 S.F.	7,250 S.F.	10,000 S.F
LOT 18	74,275 S.F.	8,500 S.F.	12,000 S.F
LOT 19	78,352 S.F.	8,500 S.F.	12,000 S.F
LOT 20	130,330 S.F.	10,000 S.F.	14,000 S.F
LOT 21	128,150 S.F.	10,000 S.F.	14,000 S.F
LOT 22	98,309 S.F.	10,000 S.F.	14,000 S.F
LOT 23	118,896 S.F.	10,000 S.F.	14,000 S.F
LOT 24	125,517 S.F.	10,000 S.F.	14,000 S.F
LOT 25	80,976 S.F.	8,500 S.F.	12,000 S.F
LOT 26	186,594 S.F.	10,000 S.F.	16,000 S.F
LOT 27	90,053 S.F.	10,000 S.F.	14,000 S.F
LOT 28	60,918 S.F.	7,250 S.F.	10,000 S.F
LOT 29	64,391 S.F.	7,250 S.F.	10,000 S.F
LOT 30	48,547 S.F.	7,250 S.F.	10,000 S.F
LOT 31	43,069 S.F.	6,000 S.F.	10,000 S.F
LOT 32	39,189 S.F.	6,000 S.F.	10,000 S.F
LOT 33	39,308 S.F.	6,000 S.F.	10,000 S.F
LOT 34	41,301 S.F.	6,000 S.F.	10,000 S.F
LOT 35	45,723 S.F.	7,250 S.F.	10,000 S.F
LOT 36	37,722 S.F.	6,000 S.F.	10,000 S.F
LOT 37	42,690 S.F.	6,000 S.F.	10,000 S.F
LOT 38	42,063 S.F.	6,000 S.F.	10,000 S.F
LOT 39	37,052 S.F.	6,000 S.F.	10,000 S.F
LOT 40	44,458 S.F.	7,250 S.F.	10,000 S.F
LOT 41	29,535 S.F.	6,000 S.F.	10,000 S.F
LOT 42	39,381 S.F.	6,000 S.F.	10,000 S.F
LOT 43	75,089 S.F.	8,500 S.F.	12,000 S.F
LOT 44	98,348 S.F.	10,000 S.F.	14,000 S.F
LOT 45	57,471 S.F.	7,250 S.F.	10,000 S.F

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
EC1	50.00'	20.99'	24°02'51"
EC2	198.70'	15.00'	04°19'38"
EC3	15.00'	20.61'	78°42'31"
EC4	201.21'	41.76'	11°53'00"
EC5	15.00'	21.31'	81°23'28"
EC6	120.00'	49.42'	23°35'55"
EC7	170.00'	38.27'	12°53'49"
EC8	170.00'	30.18'	10°10'14"
EC9	142.73'	24.30'	09°45'13"
EC10	142.73'	17.44'	07°00'91"
EC11	142.73'	17.93'	07°11'46"
EC12	506.08'	10.00'	01°07'56"
EC13	506.08'	10.01'	01°07'58"
EC14	403.72'	107.11'	15°12'01"
EC15	50.00'	15.27'	17°29'36"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 38°20'09" W	15.00
L2	S 88°19'31" E	42.67
L3	N 88°19'31" W	31.64
L4	N 88°19'31" W	39.51
L5	N 88°19'31" W	22.43
L6	S 36°10'08" E	51.23
L7	S 36°10'08" E	11.53
L8	S 57°33'21" E	5.06
L9	S 57°33'21" E	45.14
L10	N 57°33'21" W	26.14
L11	N 57°33'21" W	24.06
L12	N 33°55'21" E	23.88
L13	N 2°23'13" E	12.19
L14	N 2°23'13" E	39.43
L15	±S 2°23'13" W	39.51
L16	S 2°23'13" W	12.11
L17	N 12°12'13" W	19.83
L18	N 51°39'51" E	40.00
L19	N 51°39'51" E	38.53
L20	N 36°30'47" E	35.50
L21	N 51°48'01" E	124.46
L22	N 29°26'59" E	61.61
L23	N 88°19'31" W	126.38
L24	S 2°23'13" W	12.11
L25	N 2°23'13" E	12.19
L26	N 57°33'21" W	24.06
L27	N 36°10'08" W	11.53
L28	S 36°10'08" E	11.53
L29	S 57°33'21" E	5.06
L30	N 85°01'17" E	29.13
L31	N 51°39'51" E	96.64
L32	N 51°39'51" E	84.38
L33	S 51°39'51" W	57.45
L34	S 51°39'51" W	38.85
L35	N 40°25'45" E	61.47
L36	N 40°25'45" E	11.74
L37	N 51°48'01" E	26.21
L38	N 51°48'01" E	124.46
L39	N 88°00'00" W	127.01
L40	N 51°48'01" W	55.46
L41	S 51°48'01" W	69.00
L42	N 76°23'33" E	58.33
L43	N 76°23'33" E	69.98
L46	S 40°25'45" W	104.09
L47	S 40°25'45" W	96.57

CURVE TABLE

CURVE	ARC	DELTA	RADIUS
C1	32.65	10°46'18"	173.70
C2	139.07	45°52'18"	173.70
C3	13.37	6°46'31"	113.00
C4	167.73	85°01'46"	113.00
C5	22.50	11°24'31"	113.00
C6	36.98	19°45'39"	113.00
C7	99.30	50°20'56"	113.00
C8	151.36	49°50'29"	173.70
C9	20.37	6°43'05"	173.70
C10	30.01	3°14'16"	531.08
C11	28.91	2°54'10"	531.08
C12	11.26	3°39'44"	176.21
C13	38.80	12°37'05"	176.21
C14	144.89	47°06'47"	176.21
C15	1.92	0°37'29"	176.21
C16	80.73	33°01'19"	140.00
C17	31.37	12°50'23"	140.00
C18	90.28	36°56'49"	140.00
C19	52.90	4°39'48"	650.00
C20	52.90	4°39'04"	650.00
C21	40.92	3°36'25"	650.00
C22	156.49	20°37'42"	440.00
C23	43.38	5°38'56"	440.00
C24	19.91	76°10'00"	15.00
C25	23.38	89°17'16"	15.00
C26	128.88	13°46'44"	556.08
C27	149.10	15°21'44"	556.08
C28	13.07	49°55'56"	15.00
C29	23.94	27°36'02"	50.00
C30	99.45	113°57'51"	50.00
C31	84.49	96°49'16"	50.00
C32	39.93	45°45'15"	50.00
C33	14.24	54°32'33"	15.00
C34	164.67	18°36'36"	506.08
C35	85.35	9°39'46"	506.08
C36	21.97	83°56'00"	15.00
C37	15.98	61°01'12"	15.00
C38	170.01	17°40'27"	551.21
C39	37.03	3°50'56"	551.21
C40	13.82	52°01'12"	15.00
C41	64.05	73°12'46"	50.00
C42	51.88	59°27'07"	50.00
C43	45.44	52°03'53"	50.00
C44	86.51	99°07'46"	50.00
C45	13.62	52°01'12"	15.00
C46	110.55	12°38'18"	501.21
C47	77.70	8°52'57"	501.21
C48	22.98	87°46'18"	15.00
C49	121.27	50°20'56"	138.00
C50	96.79	5°38'34"	991.68
C51	97.66	5°38'34"	991.68
C52	168.77	63°57'05"	151.21
C53	140.06	47°11'05"	170.00
C54	151.51	51°03'55"	170.00
C55	116.32	40°33'23"	165.00
C56	36.44	12°39'16"	165.00
C57	44.88	02°36'20"	1054.33
C58	156.86	8°31'58"	1054.33
C59	157.47	13°20'00"	675.00
C60	118.54	10°06'46"	675.00
C61	13.05	49°51'38"	15.00
C62	52.20	59°45'49"	50.00
C63	42.48	48°40'36"	50.00
C64	13.05	49°51'38"	15.00
C65	47.10	3°59'33"	675.00
C66	38.02	3°13'06"	675.00
C67	14.24	54°33'20"	15.00
C68	86.79	99°27'04"	50.00
C69	14.24	54°33'20"	15.00
C70	130.14	7°32'18"	1004.33
C71	130.86	7°40'03"	1004.33
C72	20.20	77°08'37"	15.00
C73	106.40	36°56'49"	165.00
C74	158.58	4°22'43"	2075.00
C75	50.62	1°32'06"	2075.00
C76	115.19	46°14'33"	142.73
C77	114.39	45°55'10"	142.73
C78	149.16	92°09'43"	92.73
C79	128.31	3°27'35"	2125.00
C90	93.31	2°30'58"	2125.00
C91	82.79	4°28'14"	1041.68
C92	121.47	6°40'53"	1041.68
C93	22.97	87°44'52"	15.00
C94	165.45	47°06'47"	201.21
C95	28.22	100°08'48"	15.00
C96	119.05	45°52'18"	148.70
C97	45.83	41°06"	625.00
C98	21.80	83°16'35"	15.00
C99	75.77	4°13'00"	1029.33
C90	286.18	23°27'46"	650.00
C91	44.08	3°53'06"	650.00
C92	363.37	28°18'22"	531.08
C93	73.52	84°14'33"	50.00
C94	48.67	9°36'36"	290.15

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
EL1	S 76°24'45" E	17.33'
EL2	N 85°01'17" E	15.00'
EL3	S 12°56'20" E	10.32'
EL4	S 77°03'40" W	40.00'
EL5	N 04°08'20" W	12.09'
EL6	N 12°29'22" W	90.67'
EL7	N 40°59'00" W	77.94'
EL8	N 43°41'07" W	15.97'
EL9	N 58°23'26" W	43.83'
EL10	S 80°37'22" W	29.75'
EL11	S 80°37'22" W	1.89'
EL12	S 82°06'37" W	18.41'
EL13	N 48°50'55" W	12.37'
EL14	N 46°41'39" E	4.40'
EL15	N 00°57'03" E	89.17'
EL16	S 88°00'00" E	8.26'
EL17	N 58°23'26" W	35.04'
EL18	S 76°24'45" E	25.33'
EL19	S 61°01'00" W	21.88'
EL20	N 38°40'43" W	12.50'
EL21	N 46°48'19" E	40.97'
EL22	N 41°14'05" W	39.84'
EL23	S 70°00'00" W	4.22'

LEGEND

SURVEY MONUMENT TO BE SET
ROS – RECREATIONAL OPEN SPACE ZONE
C/L – CENTERLINE
0000 – STREET ADDRESS

GENERAL NOTES:

1. A Declaration of Covenants, Conditions and Restrictions is recorded concurrently herewith. All development within the Hidden Meadow Subdivision is subject to said Declaration and the Land Management Code of Park City Municipal Corporation. All Final Conditions of Approval as ratified on December 15, 1993 are in full force and effect. All Conditions of the Annexation Agreement dated March 5, 1995 also are in effect.

2. Unless noted otherwise by delineation of a rear limits of disturbance line the minimum required setbacks from property lines shall be 25 foot front, 20 foot side, and a 15 foot rear, except on Lots 4 through 25 where the rear setback will be computed from the limits of disturbance line. A 30 foot setback from the Center Line of the existing power line is required on the affected lots.

3. The Declaration of Covenants, Conditions, and Restrictions create an "Architectural Committee". No improvements of any kind, including without limitation the construction of any dwelling Unit, barn, garage, out building, or addition to any of them; or any parking area, driveway, tennis court, walkway, or other hard surfaced area in excess of 100 square feet, swimming pools, outdoor hot tubs or spas, fences, walls, curbs, flag pole, trampolines, satellite dishes or antenna, solar panels or any other permanent structure may be constructed, erected, or installed in the Subdivision without written approval of the Hidden Meadow "Architectural Committee".

4. The maximum floor area of homes constructed on Hidden Meadow lots shall be governed by the table shown hereon. Additionally, this table establishes the maximum allowable area to be disturbed during construction of home and yard improvements. This area of disturbance is exclusive of the driveway improvements. Any deviations from maximum site disturbance allowed for each lot may and must be reviewed and approved by the Park City Community Development Department and the Hidden Meadow Architectural Committee.

5. Driveway access from the public way to the Building Zone must be specifically approved by the Hidden Meadow "Architectural Committee". Each Lot Owner, at his/her sole expense shall construct the driveway/sidewalk/curb intersection to comply with applicable Park City Municipal Corporation Specifications.

6. Unless noted otherwise a 10 foot wide non-exclusive public utility and snow storage easement is hereby dedicated along all front Lot lines. A five foot wide drainage easement is hereby dedicated along all side Lot lines.

7. The Limits of Disturbance Line shown on Lots 4 through 25 indicates a non-disturbance zone within the Lot which expressly prohibits the construction of pools, tennis courts, gazebos, or any other structures or facilities.

8. Park City ordinances in effect at the time of approval of Hidden Meadow Subdivision require payment of substantial water development and water connection fees at the time of building permit issuance. Park City does not plow snow until such time as 50% of the lots have legally occupied single family dwellings. The total cost of snow removal until that time is substantial.

9. Owners of downhill Lots may encounter difficulty in designing a home with gravity flow to the sanitary sewer laterals. Owners of such Lots at their sole expense, will be required to install private individual ejector systems. Lot 25 will require an ejector system.

10. The Lot owner shall identify and maintain historic drainage channels (if any) in conjunction with construction on the property.

11. The maximum Floor Area for Dwellings in the Subdivision, including the area of any Accessory Dwelling Unit, is set forth in the Declaration of Covenants, Conditions, and Restrictions and on the table herein.

12. The City requires that a modified type 13D fire sprinkler system as per Park City's Modifications be installed in all residences constructed in the Hidden Meadow Subdivision.

13. Lot owner/s constructing dwellings with any portion of the structure greater that 150 feet from the public way may be required by the City to install and connect a dry stand pipe from the edge of the public roadway to the fire sprinkler system within the dwelling. The residences shall be constructed to conform to the Park City's "Modified 13D" fire protection standards including, but not limited to interior and exterior sprinkler heads, and a fire retardant roof.

14. The 20 foot wide back lot public sewer easement shown on Lots 24 and 25 provides Snyderville Basin Sewer Improvement District with a right-of-access to said back lot sewer including ingress or egress along any reasonable route of access for the purpose of maintenance, operation, repair, or eventual replacement.

15. Trail easements are provided for the trails as delineated on sheets 1 of 3 in the Recreation Open Space Areas.

16. Special Restrictions on Some Lots. As a condition of approval by the city, additional restrictions have been imposed on some of the lots:

(a) On Lots 4, 5, 9, 10, and 11, no more than 35 % of the gross floor area, exclusive of the garage, will be above the ground level story. The ground level story shall be defined as finished grade. The maximum Dwelling Height will be 25 feet to the midpoint of the roof and 28 feet to the ridge line. Measurement standards are defined in the Park City Land Management Code.

(b) On Lots 10 and 11, the front yard setback will not exceed 100 feet from the front lot line.

17. The 30' power line easement shown on the plat contains a power line which is overhead at the time of plot recordation and is intended always to remain overhead.

18. Fox Tail Trail and Solamere Drive are intended to become a heavily travelled collector road, provided lands to the East are duly annexed.

19. No building permits will be issued until roads are paved.

HIDDEN MEADOW SUBDIVISION

PHASE 1

A SUBDIVISION LOCATED IN SECTIONS 10 AND SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

RECORDED
#436642
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF COALITION TITLE Co
DATE 9-1-95 TIME 17:00 PM BOOK ____ PAGE ____
139.00 FEE
Alan Spriggs RECORDER

JOB NO. 4-6-92 VC\D\PLTHMP3

HIDDEN MEADOW

When Recorded, Mail to:

Blue Ledge Corporation
P.O. Box 1450
Park City, Utah 84060

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIDDEN MEADOWS SUBDIVISION PARK CITY, UTAH

Blue Ledge Corporation
PARK CITY, UTAH

MARCH 1995

00436643 Bk00905 Pg00449-00484

ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1995 SEP 01 17:00 PM FEE $125.00 BY DMG
REQUEST: COALITION TITLE

125.00

TABLE OF CONTENTS

DEFINITIONS 2

HOMEOWNERS ASSOCIATION 3

Enforcement Powers. 4
Snow Removal. 4
Indemnity of Association Trustees and Officers. 4
Assessments. 4
Assessments Constitute Lien, Mortgagee Protection. 5
Statement of Account. 5
By-Laws. 5
Voting Rights. 5
Architectural Review. 5
Architectural Committee Created. 6
Approval by Committee. 6
Variances. 7
Extraordinary Costs. 7
General Design Review. 8
Declarant, Trustees and Committee not Liable. 8
Limitations on Review. 8

RESTRICTIONS ON ALL LOTS 9

Zoning Regulations. 9
No Mining Uses. 9
No Business or Commercial Uses. 9
Restrictions on Signs. 9
Completion Required Before Occupancy. 9
Primary Dwelling to be Constructed First. 9
No Re-Subdivision. 10
No Time Interval Ownership. 10
Underground Utilities. 10
Service Yards. 10
Maintenance of Property. 10
No Noxious or Offensive Activity. 10
No Hazardous Activity. 10
No Open Burning. 10
No Unsightliness. 10
No Annoying Lights. 11
No Annoying Sounds. 11
Drainage. 11
Vehicles Restricted to Roadways. 11
Kennels. 11
No Transient Lodging Uses. 11
No Firearms. 11
Clearing and Grading. 11
Public Trail Easements. 11

RESTRICTIONS ON IMPROVEMENTS 12

Number of Dwellings. 12
Site Disturbance Area; Placement of Buildings. 12
Construction Activity Confined to Site Disturbance Area. 12
Building Setback. 12
Relation of Set Back to Site Disturbance Area. 13
Building Size. 13
Building Height. 13
Roof Design. 13
Siding Materials. 13
Windows. 14
Fireplaces, Chimneys. 14
Antennas. 14
Solar Panels. 14
No Used or Temporary Structures. 14
No Air Supported Structures. 14
Balconies and Decks. 14
Fire Sprinklers. 14
Deer Valley Design Guidelines Incorporated. 14
Fences. 15
Entrance Gates. 15
Driveway Access. 15
Sewer Connection Required. 15
Exterior Lighting Standards. 15
Special Restrictions on Some Lots. 15

LANDSCAPE STANDARDS 16

Irrigated Landscape Area. 16
Non-Irrigated Area. 16
Uses of Non-Irrigated Area. 16
No Livestock. 16

ACCESSORY DWELLINGS 17

Size of Accessory Dwelling. 17
One Accessory Dwelling Per Lot. 17
Location of Accessory Dwelling. 17
Ownership, Appurtenance. 17
Transient Lodging Prohibited. 17
Parking. 17

OWNERS' MAINTENANCE OBLIGATIONS 18

Duty to Maintain. 18
Repair by Association. 18
Alterations of Exterior Appearance. 18
Repair Following Damage. 18

CONSTRUCTION COVENANTS AND REGULATIONS 19

Marking Site Disturbance Area. 19

00436643 Bk00905 Pg00451

Portable Office or Trailer. 19
Removal of Temporary Office. 19
Construction Debris Removal. 19
Construction Area Appearance. 19
Sanitary Facilities. 20
Removal of Mud. 20
Duration of Construction. 20

OPEN SPACE AND AMENITY PARCELS 20

Use of Amenity Parcel. 20
No Dwellings. 20
No Commercial Use. 20
Culinary Water Well Site. 21
Water Quality Protection. 21
Open Space Parcels. 21
Additional Trails. 21

COMBINATION OF LOTS 21

Maximum Site Disturbance Area Revision. 22
Maximum Floor Area. 22
Architectural Committee May Deny Combination. 22
Combination Deemed Permanent. 22
Record Notice of Combination. 22
Plat Amendment. 22

GENERAL PROVISIONS 22

Remedies. 22
Severability. 23
Limited Liability. 23
Term of Covenants, Renewal. 23
Amendment. 23
Constructive Notice. 23
Notices. 24
Liberal Interpretation. 24
Covenants Run with the Land. 24

00436643 Bk00905 Pg00452

DECLARATION OF COVENANTS, CONDITIONS

AND RESTRICTIONS FOR

HIDDEN MEADOWS SUBDIVISION

PARK CITY, UTAH

THIS DECLARATION IS MADE THIS 17th **of** July, 1995, by Blue Ledge Corporation, a Delaware corporation, referred to below as "Declarant:"

RECITALS:

A. Declarant is the owner of the following described real Property located in Park City, Summit County, Utah:

See the attached Exhibit A

B. Declarant intends to develop a residential subdivision on the Property. Declarant will develop and convey all of the Lots and other land within the Property subject to a general plan of development, and subject to certain protective covenants, conditions and restrictions all as set forth in this Declaration, and which are deemed to be covenants running with the land mutually burdening and benefiting each of the Lots and the other Property conveyed.

C. Declarant hereby declares that all of the Lots, Open Space Parcels, and the Amenity Parcel shall be held, sold, conveyed, encumbered, leased, used, occupied and improved subject to the protective covenants, conditions, restrictions and equitable servitudes, all of which are created for the mutual benefit of the Owners of the Lots. It is the intention of the Declarant in imposing these covenants, conditions and restrictions to create a generally uniform pattern of development, to protect and enhance the property values and aesthetic values of the Lots by eliminating inconsistent uses or improvements, all for the mutual protection and benefit of the Owners of the Lots. The covenants, conditions and restrictions are intended to, and shall in all cases run with the title of the land, and be binding upon the successors, assigns, heirs, lien holders, and any other person holding any interest in the Lots, and shall inure to the benefit of all other Lots in the Subdivision. The covenants, conditions and restrictions shall be binding upon the Declarant as well as its successors in interest, and may be enforced by the Declarant, while it is an Owner, the Association, or by any Owner.

Notwithstanding the foregoing, no provisions of this Declaration shall prevent the Declarant from completing the Subdivision Improvements, or from using any Lot owned by the Declarant as a model home, temporary construction or sales office, nor limit Declarant's right to post signs incidental to sales or construction which are in compliance with applicable City ordinances.

00436643 Bk00905 Pg00453

ARTICLE I

DEFINITIONS

1. Unless the context clearly requires the application of a more general meaning, the following terms, when used in this Declaration, shall have the following meanings:

1.1. "Accessory Dwelling" shall mean a separate, self-contained dwelling unit complete with cooking, sleeping, and sanitary facilities, and accessible without entering the Primary Dwelling. Fire separations, independent ventilation systems, and other building code requirements for separate, attached dwelling units must be complied with.

1.2. "Amenity Parcel" shall mean that parcel of land within the Subdivision designated as the Amenity Parcel on the Plat.

1.3. "Architectural Committee" shall mean the design review committee created under this Declaration.

1.4. "Association" shall mean the Hidden Meadows Subdivision Homeowners Association, whether incorporated or not, and as the context requires, the officers and directors of that Association.

1.5. "City" shall mean the City of Park City, Utah, and its appropriate departments, officials, and boards. Although the City will be conveyed title to the Open Space Parcels, and those Parcels will be subject to these covenenants, the City is not an Owner for purposes of this Declaration, and no voting rights in the Association will be appurtenant to the Open Space Parcels.

1.6. "Declarant" shall mean and refer to Blue Ledge Corporation, a Delaware corporation having its principal place of business in Park City, Utah.

1.7. "Declaration" shall mean this Declaration of covenants, conditions and restrictions, together with any subsequent amendments or additions. The Subdivision Plat for Hidden Meadows, limits of disturbance, easements and other matters shown on that Plat, are also incorporated into this Declaration by reference.

1.8. "Dwelling" shall mean the primary single family residence built or to be built on any Lot.

1.9. "Floor Area" shall mean the total of the horizontal floor surfaces within the Dwelling, including bathrooms and mechanical areas, and decks, courtyards, or balconies that are under roof and enclosed by walls on three or more sides. Floor Area shall not include basements as defined by the Uniform Building Code or the first 600 square feet of any garage space.

1.10. "Improvement" shall mean all structures and appurtenances of every type and kind, including but not limited to buildings, Dwellings, Accessory Apartments, garages, storage buildings, and additions to them; walkways, retaining walls, gazebos, fences, driveways, landscaping, pools, decks, tennis courts, hard surfaced areas, stairs,

00436643 Bk00905 Pg00454

poles, lighting, signs, satellite dishes or other antennas, and any mechanical equipment located on the exterior or any building.

1.11. "Lot" shall mean any building Lot shown on the official plat of the Hidden Meadows Subdivision.

1.12. "Open Space Parcels" shall mean those areas designated on the plat as Open Space which will be conveyed to the City subject to the covenants contained in this Declaration. The Open Space Parcels are not subject to assessments by the Association.

1.13. "Owner" shall mean the person or persons having title to any Lot. Owner shall mean the person holding fee simple title, including the Declarant, and buyers under any contract for deed, but shall exclude any person or entity holding title only for purposes of securing performance of an obligation, unless that entity has taken possession. "Owner" shall not include the City or any other person or entity having an interest in the Open Space or Amenity Parcels.

1.14. "Person" shall mean a natural person or any legal entity with a right to hold title to real property in its own name in the State of Utah.

1.15. "Plat" shall mean the official subdivision plat of the Hidden Meadows Subdivision as approved by the City of Park City and recorded in the office of the Summit County Recorder, as it may be amended from time to time.

1.16. "Site Disturbance Area" means the portion of a Lot which may be disturbed by construction activity, including the physical limits of the Dwelling or any other Structure. The area allowable for each Lot is shown on Exhibit B.

1.17. "Subdivision" shall mean the Hidden Meadows Subdivision, and all Lots, Open Space Parcels and Amenity Parcel within the Subdivision as shown on the Plat.

1.18. "Trustees" shall mean the duly elected and acting board of trustees of the Hidden Meadows Homeowners Association.

ARTICLE II

HOMEOWNERS ASSOCIATION

2. To effectively enforce these Covenants, the Declarant has created a Utah Non-Profit corporation called Hidden Meadows Homeowners Association. The Association shall be comprised of the Owners of Lots within the Hidden Meadows Subdivision, and is established to perform the following functions and exercise the following rights and powers for the benefit of the Owners and the enforcement of these covenants. Membership in the Association is deemed an appurtenance to the Lot, and is transferrable only in conjunction with the transfer of the title to the Lot. The Association shall have and exercise, as necessary, the following powers:

00436643 Bk00905 Pg00455

2.1. Enforcement Powers. The Association shall have the power to enforce these covenants by actions in law or equity brought in its own name, the power to retain professional services needed for the enforcement of these covenants and to incur expenses for that purpose. The Trustees of the Association shall have the authority to compromise claims and litigation on behalf of the Association resulting from the enforcement of these covenants. The Trustees shall have the exclusive right to initiate enforcement actions in the name of the Association, however this shall not limit the individual rights of Lot Owners to personally enforce these Covenants in their own name. The Association may appear and represent the interests of the Subdivision at all public meetings concerning zoning, variances, or other matters of general application and interest to the Owners. Owners may appear individually.

2.2. Management of Open Space. Following the conveyance from Declarant to the Association, the Association shall have ownership and control over the Amenity Parcel, and be responsible for it maintenance, insurance, property taxes, and, consistent with the terms of this Declaration, be able to determine the nature of any Improvements made to the Amenity Parcel by the Association, and at its expense, as provided in Article VIII of this Declaration. The Trustees of the Association may also grant utility or similar easements through the Amenity Parcel.

2.3. Snow Removal. The ordinances of Park City require the Association to provide snow removal service within the Subdivision until 50% of the Lots in the Subdivision have been improved by the construction of a completed Dwelling. Because of the length of road outside the boundaries of the Subdivision that serves only this Subdivision, and will have to be plowed at Association expense, this will be a substantial annual expense to the Association. Until such time as the snow removal service has been assumed by the City, the Association shall be responsible for the costs of private snow removal service, and shall have the power to make assessments against the Owners, including the Owners of unimproved Lots, for purposes of providing this service.

2.4. Indemnity of Association Trustees and Officers. The Association will indemnify the officers, agents and trustees of the association against any and all claims arising against them personally which are a result of the good faith exercise of the powers, duties and responsibilities of their office under this Declaration. To the extent the Association deems it appropriate, it may purchase liability insurance covering the Trustees with Association funds.

2.5. Assessments. The Association has the power to levy Assessments against each Lot as necessary to carry out these functions. Assessments will be equal on all Lots, whether vacant or improved. Assessments will be made annually to meet the anticipated and recurring expenses of the Association including, but not limited to, the costs of snow removal (until assumed by the City), insurance, property taxes on the Amenity Parcel, reimbursement of expenses incurred by the Trustees and Architectural Committee in performance of their obligations, enforcement of these covenants, and the initial construction costs, maintenance and operation of any Improvements made by the Association on the Amenity Parcel. Notice of the Assessment and the proposed amount of the annual Assessment will be given in advance with the notice of the annual meeting of the Association, provided that the amount of the proposed Assessment may be increased or decreased at the meeting in which it is approved by the Owners. The Association may also levy special Assessments to cover unanticipated expenses or shortfalls. No special Assessment will be levied without approval of the Owners in a

00436643 Bk00905/Pg00456

meeting called for that purpose. The Trustees will provide the Owners with an annual accounting of Assessments collected and expenditures.

2.6. Assessments Constitute Lien, Mortgagee Protection. Any validly imposed Assessment by the Association shall constitute a lien against the Lots in the Subdivision. The Association shall have the right to foreclose on that lien when any Assessment remains unpaid for a period of more than 90 days from the date the Assessment was levied, but if the lien is not foreclosed upon, it may be renewed from year to year by recording a new notice of the lien, together with accumulated interest. The lien of the Association against any Lot shall have priority from the date that the first Notice of Lien on a specific Lot is recorded in the office of the Summit County Recorder, and is subordinate to any previously recorded liens or encumbrances filed against that Lot, specifically including any purchase money mortgage or trust deed. Notwithstanding the lien rights of the Association, the obligation to pay Assessments is a personal obligation of the Owner of each Lot, and the Association may proceed to collect against the Owner, or the prior Owner of any Lot in the event of a sale. No Mortgagee or Beneficiary under a Trust Deed who takes title by foreclosure or non-judicial sale, or accepts in deed in lieu of foreclosure or non-judicial sale, shall be held liable for the unpaid Assessments of the Owner whose Lot was acquired by the Mortgagee or Beneficiary under a Trust Deed. Delinquent Assessments will bear interest at the highest lawful consumer credit rate permitted under Utah law until paid.

2.7. Statement of Account. Any Owner may request the Association to provide a statement of his account to any lender or prospective buyer of that Lot showing the Assessments to be paid in full, or the amount of any past due Assessments and interest charges. The Buyer or lender for whom such a statement was prepared will be entitled to rely on its accuracy, and will not be held liable for any amounts not shown on the statement. The Association may charge a fee of $25 or less for each such statement.

2.8. By-Laws. The day to day administration of the Association's affairs, including the manner in which Trustees are elected and their terms of office are set forth in the By-Laws of the Association, which may be amended from time to time by the Association as provided in those by-laws. No amendment of the By-Laws shall have the effect of releasing or amending these covenants, conditions, or restrictions.

2.9. Voting Rights. There shall be one vote appurtenant to each Lot, and each Owner, including the Declarant, shall be entitled to cast one vote for each Lot he or she owns. In the case of a Lot with multiple Owners, the Owners will agree among themselves how the vote applicable to that Lot will be cast, and if no agreement can be reached, no vote will be received from that Lot. Any of the multiple Owners appearing at the meeting in person or by proxy is deemed to be acting with proper authority for all of the other Owners of that Lot unless the other Owners are also present and object, or have filed written objections to that Owner's representation of the other Owners of the Lot in question. In matters presented to the Owners for a vote, a simple majority of those present at the meeting (if a quorum is present) will carry a motion, except as provided below for the purpose of making Improvements to the Open Space Parcel or amedment of this Declaration. A quorumn will consist of 50% of the Lots. The Open Space Parcels have no voting rights.

2.10. Architectural Review. It is the intention and purpose of these covenants, conditions and restrictions to impose architectural standards on any Improvements made to any Lot that result in buildings which are architecturally compatible in terms of Lot

00436643 Bk00905 Pg00457

coverage, siting, proportion, materials, colors, and general appearance, while at the same time allowing for diversity in style and design appropriate for the mountain setting. To accomplish this goal, the Declarant hereby empowers the Board of Trustees to oversee and enforce the Architectural Design Standards set forth in this Declaration.

2.11. Architectural Committee Created. The Board of Trustees of the Association shall constitute the Architectural Committee, provided however that until such time as 75% of the Lots in the Subdivision have been conveyed by the Declarant to third parties, the Declarant shall appoint an interim Architectural Committee consisting of three members, who are not required to be Owners. At the time 25% of the Lots are sold to persons other than the Declarant, one member of the Committee will be appointed from the Owners, other than a representative of the Declarant. At the time that 75% of the Lots are sold to persons other than the Declarant, the functions of the Architectural Committee will be assumed by the Board of Trustees. The Trustees may employ the services of a design professional, such as an architect, land planner, or landscape architect to serve as one member of the Architectural Committee, and such design professional does not need to be an Owner or resident of the Subdivision. The remaining members of the Committee shall be members of the Board of Trustees. In any event, regardless of the number of Lots sold, all members of the Committee will be named by the Trustees following the fifth anniversary of the recording of this Declaration with the Summit County Recorder.

2.12. Approval by Committee. No Improvements of any kind, including without limitation the construction of any Dwelling, Accessory Dwelling, garage, out building, or addition to any of them; or any parking area, driveway, tennis court, walkway, or other hard surfaced area in excess of 100 square feet, swimming pools, outdoor hot tubs or spas, fences, walls, curbs, flag poles, trampolines, satellite dishes or antennae, solar panels, or any other permanent structure may be constructed, erected, or installed in the Subdivision without the prior written approval of the Architectural Committee. No excavation, grading, filling, draining, landscaping, or installation or removal of existing vegetation shall be made without the advance written approval of the Architectural Committee. A simple majority of the Committee members is required to approve any submission. Approval of the Committee will be sought in the following manner:

a. Plans submitted. Plans for the construction of any new Improvement must be submitted to the Committee for review. It is recommended that a preliminary plan be submitted before the expense of final construction drawings is incurred. The submission must include:

(i) a Site Plan showing the boundaries of the Lot, and the proposed Site Disturbance Area within the Lot. The Site Plan will also show the location of driveways, utility connections and lines, and any retaining walls, excavations, fills, or other modifications of the existing surface condition of the site; and

(ii) an Architectural Plan for the Dwelling or other Improvements in sufficient detail to show the detailed drawings of all elevations of all buildings (including existing Buildings or Improvements in the case of a subsequent addition or remodel) showing locations of windows, doors, roof pitches, decks and other exterior elements; a list of exterior siding and roofing materials and/or a sample, including color samples; and a landscape plan showing the location of driveways, walkways, patios, decks

00436643 Bk00905 Pg00458

and other hard surfaced or irrigated areas and the areas to be disturbed by construction and the means of restoring those areas. In the case of an addition or modification of an existing Dwelling, the Committee may waive any of the foregoing it feels are unnecessary to its review of the remodel or addition.

b. Review Fee. The applicant will pay a review fee to the Committee of $500 for each new dwelling, $100 for each addition or remodel, or, in the case of Improvements which cost less than $1,000, or which make no structural changes, the applicant will pay a fee of $10. The primary purpose of the fee is to document the date of submission, but the Committee may also use the proceeds to pay for its expenses in reviewing the plans and giving notice of meetings. No fee will be accepted until the Architectural Committee considers the submission complete.

c. Review. Within 15 business days from receipt of a complete submission and payment of the fee, the Committee will review plans and make an initial determination whether or not the plans comply with the conditions imposed by this Declaration. If they do not, the plans will be rejected. If they are in compliance, the Committee will approve the plans. The Committee may also approve the plans subject to specific modifications or conditions. Owners may desire to submit preliminary plans for review. The committee will review preliminary plans, without fee, and make its comments known to the Owner, provided, however, that no preliminary approval is to be considered a final approval, and no final approval will be granted on less than a complete submission. Upon approval, the Committee and the Owner will each sign copies of the plans, one of which shall be left with the Committee. No construction that is not in strict compliance with the plans approved will be permitted.

d. Written Record. The Committee will maintain a written record of its actions, and maintain in its files a copy of all plans approved or rejected for a period of five years. The Committee will also provide evidence of its approval for the City, if requested by the Owner.

e. Failure to Act. If the Committee has not approved or rejected any submission within 45 business days after payment of the review fee and submission of complete plans, the submission is deemed to have been approved, unless the approval process has been extended as provided in Section 2.14 for special review of some aspects of the proposal.

2.13. Variances. Variances to the design standards contained in this Declaration may be granted when strict application would create an unforeseen or unreasonable hardship to the Owner of any Lot. No variance may be granted without the consent of at least 25% of the Owners in the Subdivision at a meeting called for that purpose. The Architectural Committee, or the Owners as a whole, cannot grant any variance that has the effect of modifying applicable City zoning, building code regulations, or conditions of subdivision approval. The burden of obtaining a variance is entirely on the applicant, including the costs of notice.

2.14. Extraordinary Costs. Whenever it deems appropriate, the Committee may engage the services of an independent architect, civil or structural engineer, or other appropriate consultant to assist in its review of any proposed Improvements. All costs of

00436643 Bk00905 Pg00459

such additional review will be paid by the Applicant, provided however that no architect or engineer will be hired without advance notice to the Applicant of the intention to hire a review architect or engineer, and the aspects of the proposal that caused the Committee to believe that professional review was required, and the estimated cost of that review. If the applicant does not withdraw the proposal within five days after receipt of that notice, he is deemed to have consented to the Committee retaining such professional assistance. Whenever the Committee retains outside professional services in its review, the reviewing architect or engineer is acting only in an advisory capacity, and the applicant, for himself and his successors and assigns, waives any and all claims against the Committee and the Association in the event that advice from, or conditions imposed by, the reviewing professional prove ineffective, unnecessary, or inappropriate to the circumstances. The costs of such review will be billed directly to the applicant in advance, and the review of the plans will be suspended until the costs of the special review have been paid by the Applicant. The review period will be extended for a period of 30 days following payment of the special review costs to allow for the review.

2.15. General Design Review. The Committee will use its best efforts to provide a consistent pattern of development, and consistent application of the standards of this Declaration. These standards are, of necessity, general in nature, and it is the Committee should apply them in a manner that results in a high quality, attractive, and well designed community, and reflect the wide range of Lot sizes with the Subdivision.

2.16. Declarant, Trustees and Committee not Liable. The Declarant, the Trustees, and the Committee and its members shall not be liable to the applicant for any damages, or to the Owners of and Lots within the Subdivision for their actions, inactions, or approval or disapproval of any set of plans submitted to the Committee for review. In the absence of bad faith or malicious actions, the Owners shall have no claim against the Declarant or Committee as a result of the performance or failure to perform the duties created by this Declaration. Each Owner has the right to enforce these covenants against every other owner, and may seek independent redress if it believes the Committee has acted improperly.

2.17. Limitations on Review. The Committee's review is limited to those matters expressly granted in this Declaration. The Committee shall have no authority over the enforcement of building codes, zoning ordinances, or other statutes, laws, or ordinances affecting the development or improvement of real property and shall have no liability to any Owner whose plans were approved in a manner that included any such violation. Corrections or changes in plans required by the City to bring them into conformity with applicable codes must be re-submitted to, and approved by the Committee prior to construction. No additional fee will be assessed for reviewing such revisions to the original submission.

00436643 Bk00905 Pg00460

ARTICLE III

RESTRICTIONS ON ALL LOTS

3. The following restrictions on use apply to all Lots within the Subdivision:

3.1. Zoning Regulations. The lawfully enacted zoning regulations of Park City, and any building, fire, and health codes are in full force and effect in the Subdivision, and no Lot may be occupied in a manner that is in violation of any such statute, law, or ordinance.

3.2. No Mining Uses. The property within the Subdivision shall be used for residential purposes only, and no surface occupation for mining, drilling, or quarrying activity will be permitted at any time on any Lot, Open Space, or the Amenity Parcel.

3.3. No Business or Commercial Uses. No portion of the Subdivision may be used for any commercial business use, provided however that nothing in this provision is intended to prevent (a) the Declarant from using one or more Lots for purposes of a construction office or sales office during the actual period of construction of the Subdivision Improvements, or (b) the use by any Owner of his Lot for a home occupation. No home occupation will be permitted, however, which requires or encourages the Owner's clients, customers, patients or others to come to the Lot to conduct business, or which requires any employees outside of the Owner's immediate family or household. No retail sales of any kind may be made in the Subdivision. No materials, machinery, equipment, or inventory associated with any home occupation may be stored outside on any Lot. No signs associated with any home occupation are permitted.

3.4. Restrictions on Signs. No signs will be permitted on any Lot or within the Subdivision, except for traffic control signs placed by the City, temporary signs warning of some immediate danger, or signs not in excess of six square feet identifying the contractor and/or architect of any Dwelling Unit while it is under construction. Signs indicating the Lot is for sale may be placed in accordance with City sign regulations, and no such sign may exceed six square feet. The Declarant may erect a sign of not more than thirty-two square feet at the entrance to the Subdivision for a period of no more than one year announcing the availability of Lots and giving sales information. No permanent signs stating the address or the name of the owner of the Lot may be installed without the advance consent of the Architectural Committee. Such signs will be limited to 6 square feet, and may be placed at the driveway intersection with the public street, set back to the property line of the Lot.

3.5. Completion Required Before Occupancy. No Dwelling Unit may be occupied prior to its completion and the issuance of at least a Temporary Certificate of Occupancy by the City of Park City.

3.6. Primary Dwelling to be Constructed First. No Accessory Dwelling, garage, storage unit, or other out building or Improvement may be constructed prior to the commencement of construction of the primary Dwelling on the Lot.

00436643 Bk00905 Pg00461

3.7. No Re-Subdivision. No Lot may be re-subdivided. No Accessory Dwelling may be leased for a period of more than 24 months.

3.8. No Time Interval Ownership. No Lot may be owned, leased, or otherwise held in a manner that divides either the legal title or the right of use into formal or informal time intervals or timeshare ownership, or any other contract, trust, partnership, or other arrangement that permits, allows, or as a practical matter, creates or establishes time interval ownership or use of the Lot that is indistinguishable from time interval ownership.

3.9. Underground Utilities. All gas, electrical, telephone, television, and any other utility lines in the Subdivision are to be underground, including lines within any Lot which service installations or Improvements entirely within that Lot. No propane tanks or oil tanks may be installed on any Lot except for temporary heat during construction. Notwithstanding this provision, there is an existing overhead electrical line as shown on the Plat which will remain in place as an overhead line.

3.10. Service Yards. All clothes lines, service yards, storage yards, and exterior mechanical equipment must be screened in a manner approved by the Architectural Committee so that they are not visible from adjoining Lots.

3.11. Maintenance of Property. All Lots, and the Improvements on them, shall be maintained in a clean, sanitary, attractive and marketable condition at all times. No Owner shall permit his Lot or the Improvements on it to fall into disrepair.

3.12. No Noxious or Offensive Activity. No noxious or offensive activity shall be carried out on any Lot, including the creation of loud or offensive noises or odors that detract from the reasonable enjoyment of nearby Lots.

3.13. No Hazardous Activity. No activity may be conducted on any Lot that is, or would be considered by a reasonable person to be unreasonably dangerous or hazardous, or which would cause the cancellation of conventional property casualty insurance. This includes, without limitation, the storage of caustic, toxic, flammable, explosive or hazardous materials in excess of those reasonable and customary for household uses, the discharge of firearms or fireworks, and setting open fires (other than properly supervised and contained barbecues). No Owner will occupy a Lot in a manner that is in violation of any State or Federal environmental protection law or regulation concerning the storage, disposal, or use of toxic or hazardous materials.

3.14. No Open Burning. The open burning of yard trimmings, construction waste, or other materials on the Lot is prohibited.

3.15. No Unsightliness. No unsightliness is permitted on any Lot. This shall include, without limitation, the open storage of any building materials (except during the construction of any Improvement, Dwelling or addition); open storage or parking of farm or construction equipment, inoperable motor vehicles, boats, campers, trailers, trucks larger than pick-up trucks (except during periods of actual loading and unloading); accumulations of lawn or tree clippings or trimmings; accumulations of construction debris or waste; household refuse or garbage except as stored in tight containers in an enclosure such as a garage; lawn of garden furniture except during the season of use; and the storage or accumulation of any other material, vehicle, or

00436643 Bk00905 Pg00462

equipment on the Lot in a manner that it is visible from any other Lot or any public street.

3.16. No Annoying Lights. Any outdoor lighting shall be subject to approval by the Architectural Committee, and no outdoor lighting shall be permitted expect for lighting that is designed to aim downward and limit the field of light to the immediate vicinity of the Building or Improvement it is intended to serve. Lighted tennis courts, sport courts, and similar lighted recreation facilities are prohibited.

3.17. No Annoying Sounds. No speakers, or other noise making devices may be used or maintained on any Lot which create noise that might reasonably be expected to be unreasonably or annoyingly loud from adjoining Lots, except for properly operating and maintained security or fire alarms.

3.18. Drainage. No Owner shall alter the direction of natural drainage from his Lot, nor shall any Owner permit accelerated storm run-off to leave his Lot without first using reasonable means to dissipate the flow energy. Significant natural drainage areas are indicated on the Plat, and no Owner will construct Improvements in those areas that interfere with surface run off.

3.19. Vehicles Restricted to Roadways. No motor vehicle will be operated on the Subdivision except on improved roads and driveways. No snowmobiles or motorcycles will be operated on any Lot except for ingress and egress by duly licensed, "street legal" vehicles or while loading the equipment for lawful transport on public streets. The operation of any vehicle outside of the Site Disturbance Area of any Lot is strictly prohibited, even during periods of construction.

3.20. Kennels. No kennel or dog run may be placed closer than 50 feet to any Dwelling other than that of the Owner of the kennel.

3.21. No Transient Lodging Uses. The Lots are to be used for residential housing purposes only, and shall not be rented in whole or in part for transient lodging purposes, boarding house, "bed and breakfast," or other uses for providing accommodations to travelers. No lease of any Lot or Dwelling shall be for a period of less than one year. No Lot shall be subjected to time interval ownership.

3.22. No Firearms. No firearms of any kind, including b-b guns, pellet guns, or similar air-powered firearms may be discharged within the Subdivision.

3.23. Clearing and Grading. No portion of any Lot may be cleared of vegetation, graded, cut, or otherwise altered from its natural vegetative condition, except as specifically provided in this Declaration, and except in conjunction with the construction of the Primary Dwelling or other approved Improvements.

3.24. Public Trail Easements. There are public trails that cross through the Subdivision as shown on the Plat. These trails are for the use and benefit of the general public, and not just the Owners. They are dedicated public easements. No Owner shall obstruct or interfere with the use of the trails crossing his or her Lot. Subject to City regulations, trails will be open for use only during daylight hours. Trails are for non-motorized use only, and no motorcycle, all-terrain vehicle, snowmobile or other motorized vehicle (except for authorize maintenance vehicles or equipment) will be permitted on the trail system.

00436643 Bk00905 Pg00463

ARTICLE IV

RESTRICTIONS ON IMPROVEMENTS

4. All Improvements on any Lot shall be subject to the following restrictions and architectural design standards:

4.1. Number of Dwellings. Only one Dwelling may be constructed on any Lot; with the exception that Accessory Dwellings are permitted as described below. All Dwellings shall have an attached garage large enough to enclose 2 cars.

4.2. Site Disturbance Area; Placement of Buildings. In order to protect existing native vegetation, minimize landscape irrigation requirements, and maintain the feeling of open space within the subdivision, all constrution and landscaping activity must be contained within the maximum Site Disturbance Area for each Lot. The Maximum Site Disturbance Area is comprised of the actual footprint of the house and garage, driveways and utility excavations as apprpoved by the Association on the site plan, and the additional irrigated landscaped area around the house. The maximum size of the irrigated landscaped area for each lot is shown on Exhibit B. Within the Lot, subject to minimum front, side, and rear yard set back requirements, the Owner may propose any location for the Dwelling and the irrigated landscaped area around it. The location of the Dwelling and irrigated landscaped area should be selected to minimize removal of trees and oak brush or other significant vegetation. The placement of the Dwelling and other Improvements should also recognize historic drainage patterns and channels, if any, and avoid construction in locations that obstruct historic drainage. The shape of the Site Disturbance Area may be dictated by the proposed Dwelling, but shall be generally compact and in all cases, the areas disturbed by construction must be contiguous (and not linked by "cherry stems" that give the appearance of two areas of disturbance). Not included within the Site Disturbance Area are:

(a) Driveways not exceeding 20 feet in width connecting from the Site Disturbance Area to the abutting public street;

(b) Utility service lines, provided that utility service lines will be located immediately adjacent to or in the drive way whenever reasonable. If, because of grade considerations for sewer lines, it is not practical to install such lines within or adjacent to the driveway, only one additional utility access trench will be permitted, and it will be kept to the minimum width reasonably possible to minimize disturbance, and if possible, routed around areas of significant vegetation to minimize tree removal.

4.3. Construction Activity Confined to Site Disturbance Area. All construction activity, Improvements, and Dwellings are to be confined to the portion of the Lot identified as the Site Disturbance Area. The Site Disturbance Area will be physically staked on the ground, and fenced or roped off to prevent construction activity from extending beyond the established limits. No soil storage, excavation or backfill operations, or vehicular access is permitted outside of the Site Disturbance Area.

4.4. Building Setback. Regardless of the location of the Site Disturbance Area, all portions of the Dwelling or any other Improvements (except for access driveways and underground utilities) must maintain a minimum front yard set back from property line of 25 feet; a minimum side yard set back of 20 feet on each side of the Lot, and a

00436643 Bk00905 Pg00464

minimum rear yard set back of 15 feet from the rear Lot line. On Lots 4 through 26, the rear yard set back will be established from the Limit of Disturbance line shown on the Plat instead of the rear Lot line, and no Improvements may be constructed beyond that line. See Section 4.23 for additional restrictions on specific Lots.

4.5. Relation of Set Back to Site Disturbance Area. The Site Disturbance Area may extend into the Building set back areas, so that the minimum front, year, and side yard set backs will determine the minimum set back for the exterior walls of any Dwelling or other Improvement, but allow for site disturbance beyond the exterior wall for construction purposes and/or irrigated landscaping.

4.6. Building Size. The sizes of the Lots within the Subdivision were intentionally varied. The maximum allowable Floor Area for the Dwelling and other buildings on the Lot are shown on the table in Exhibit "B". No Dwelling may be constructed which is exceeds maximum building Floor Area stated for the Lot on which it is proposed, as shown on Exhibit B. The minimum Floor Area on the main level of any Dwelling shall be at least 2,500 square feet. Garages are not counted in the Floor Area, unless they exceed 600 square feet, in which case the area in excess of 600 square feet is counted.

4.7. Building Height. No structure on and Lot may exceed 28 feet in height as measured at the natural grade on the Lot prior to construction to a point half way between the eaves and the ridge line of the roof. The maximum ridge line height will be 33 feet above natural grade, with the intention being to have the building mass follow the natural, existing contour of the land. Building location and design should place buildings in a manner to minimize visibility from adjoining or adjacent Lots. See Section 4.23 for additional restrictions on specific Lots.

4.8. Roof Design. Roof pitches must be within a range of a 5/12 to a 7/12 slope. No more than one roof pitch may be used on any structure. Eaves and roofs must overhang by at least twenty-four inches. Shingles will be fire retardant material approved by the City. No wood shingles or shakes are permitted. Non-reflective metal roofing, and asphalt composite shingles weighing at least 270 pounds per 100 square feet are also permitted. Mansard, fake mansard, A-frame, gambrel, curvilinear, flat and domed roof designs are prohibited. All fascia boards must be at least twelve inches in width. Special attention will be paid to the south facing roof overhang to allow for adequate sun protection. All roof metal such as flashing, vent stacks, gutters and chimney caps will be made of anodized aluminum or painted galvanized metal, and in either case, will be painted an earth tone color.

4.9. Siding Materials. Unless specifically approved by the Architectural Committee, only the following exterior wall surface materials are allowed: cedar siding, redwood siding, stone, log, wood shingles, and stucco without "tudor" wood breaks. Textured plywood, metal, vinyl, masonite or similar manufactured siding materials are prohibited. There shall be no more than two separate exterior wall materials on any wall surface (excluding trim), and no more than three on any one Building. Exterior wall colors must harmonize with the site and surrounding buildings. The predominant tone should be earth tone, whether in the natural color or patina of the weathered color of the wall surface itself or the color of the stain or other coating. Bright or dramatic colors can be used for accent of exterior wall areas hidden from general view. Fascia and trim shall also remain in the earth tone spectrum.

00436643 Bk00905 Pg00465

4.10. Windows. Windows must be either wood, bronze-tone aluminum clad wood, bronze tone aluminum, or dark metal. All windows must be at least double glazed. Any trapezoidal windows must parallel the shape of the walls or roofs surrounding them. No mirrored or reflective glass may be used.

4.11. Fireplaces, Chimneys. Only one wood-burning stove, fireplace, or other such appliance is permitted on each Lot. The primary heat source must be natural gas or solar rather than wood. No coal fired appliances may be use, and no coal shall be burned in fireplaces. Chimneys must be enclosed in an approved siding material with a spark arrester. No exposed metal flues are permitted.

4.12. Antennas. All antennas must be enclosed within a building, and not roof mounted. Any satellite dishes in excess of 24 inches in diameter must be located and screened in a manner approved in advance by the Architectural Committee so that they are not visible from either adjoining Lots or from outside the Subdivision.

4.13. Solar Panels. Solar panels will be permitted only with the consent of the Architectural Committee, and if permitted at all, must lie flat against the roof and may not differ in pitch from the roof surface on which they are mounted. No free standing solar panels will be permitted.

4.14. No Used or Temporary Structures. No previously erected, used, or temporary structure, mobile home, trailer house, or any other non-permanent structure may be installed or maintained on any Lot.

4.15. No Air Supported Structures. No air supported tennis or swimming pool bubbles or covers will be permitted on any Lot.

4.16. Balconies and Decks. The area under any deck or balcony that is more than twenty-four inches above natural grade must either be landscaped or screened from view so that the view from adjoining Lots or streets is not of the unfinished underside of the deck. The area under any deck shall not be used for storage of equipment, firewood, building material, or similar material. The underside of any deck more than four feet above grade must either be completely screened with vertical lattice or siding, or, if exposed (as in the case of a second story deck) painted or stained to match the house.

4.17. Fire Sprinklers. All dwellings must be equipped with an automatic fire sprinkler system in accordance with the ordinances of Park City or, in the absence of an ordinance, a system which meets standard 13-D of the National Fire Protection Association for residential applications. Owners constructing any portion of the Dwelling or other inhabitable structure more than 150 feet back from the public street may be required to install a dry standpipe from the edge of the street to the fire sprinkler system within the structure. The specifications for fire sprinkling equipment are established by City regulations, and it is the obligation of each Owner to comply with those specifications in the construction of the Dwelling.

4.18. Deer Valley Design Guidelines Incorporated. The Deer Valley Resort Architectural Design Guidelines, which are attached as Exhibit C are incorporated as general design requirements. In the event of conflicts, the specific provisions set forth in this Declaration shall control.

00436643 Bk00905 Pg00466

4.19. Fences. To minimize disturbance to native vegetation and disruption to wildlife habitat, fencing of the side and rear boundaries of any Lot shall not be permitted in the Subdivision. Limited interior fencing of the irrigated landscaped area is permitted subject to advance approval by the Architectural Committee. Chain link or other wire fencing is prohibited. With the advance consent of the Committee, an Owner whose Lot is bisected by, or abuts or adjoins a Public Trail Easement, as shown on the Plat or as later dedicated by the Owner, may fence the trail in a manner that is reasonable to prevent trespass. Fencing of trail easements may occur outside the Site Disturbance Area of the Lot. The design of such fencing should be typical of agricultural wire or wood rail fencing (not chain link) of a design that blends in with the surrounding vegetation, and not a highly visible privacy or screening type fence. The fencing material and height shall be of a design that will allow the free travel of wildlife, while discouraging human trespass. Any such fencing should be on the right of way boundary line, and placed in a manner that does not present safety hazards to trail users.

4.20. Entrance Gates. To the extent permitted by applicable City zoning, entrance gates are permitted on all Lots. The driveway width of any entrance gate may not exceed 20 feet in width. The decorative wall or other structure on either side of the gate, plus the width of the gate itself, may not exceed 75 feet in total length, or 30% of the frontage of the Lot, whichever is less. Fencing of the remainder of the Lot frontage is permitted, provided that fencing is of a decorative metal rather than chain link or other wire fencing, and is designed in a manner that blends into the natural landscaping. Decorative pillars on fencing are prohibited.

4.21. Driveway Access. Individual driveway accesses to each Lot must be approved by the Architectural Committee as part of the site plan of the Lot. Driveways should be located in a manner to minimize cuts and fills and the need for retaining walls. No driveway may exceed 12% slope. Driveways shall be wide enough to permit two cars to be parked side by side in front of the garage entrance, but shall not exceed 20 feet otherwise. Cut and fill slopes must be re-vegetated with native vegetation when occurring outside of the approved Site Disturbance Area. Main driveways must be hard surfaced.

4.22. Sewer Connection Required. All Lots are served by sanitary sewer service, and no cesspools, septic tanks, or other types of waste disposal systems are permitted for use with any Dwelling. All Dwellings must be connected to the sanitary sewer system. Owners of downhill Lots may encounter difficulty in providing gravity flow sewer connections to the street. The cost of private ejector systems will be borne by the individual Lot Owner, and not by the Declarant or the provider of sewer treatment service. Lots 25, 26, and 44 will probably require ejector pumps, and others may, depending on the placement and design of the Dwelling.

4.23. Exterior Lighting Standards. All exterior lighting must be adequately shielded and controlled to prevent glare and illumination to adjacent properties or streets. Bare light globe fixtures, such as flood and spot lights, are prohobited.

4.24. Special Restrictions on Some Lots. As a condition of approval by the City, additional restrictions have been imposed on some of the Lots:

(a) On Lots 4, 5, 9, 10, and 11, at least 65% of the total gross floor area, exclusive of the garage, is to be on the finished grade. The maximum Dwelling Height will be 25

00436643 Bk00905 Pg00467

feet to the midpoint of the roof and 28 feet to the ridgeline, as defined by the City Land Management Code.

(b) On Lots 10 and 11, the front yard set back will not exceed 100 feet from the front Lot line as defined by the City Land Management Code.

ARTICLE V

LANDSCAPE STANDARDS

5. The intent of this declaration is to conserve water, preserve the natural existing vegetation, and enhance wildlife habitat to the extent possible given the construction of the Subdivision. The use of each Lot is subject to the following Landscape Standards:

5.1. Irrigated Landscape Area. Within each Lot there is an area available for irrigated landscaping, incluidng lawn areas. The size of this area within each Lot is listed on Exhibit B. The irrigated landscape area will be within the Maximum Site Disturbance Area of the Lot. The use of permanent irrigation systems is limited to this portion of the Lot.

5.2. Non-Irrigated Area. Outside of the Maximum Site Distrubance Area, the native vegetation will be preserved, and the following standards apply:

(a) Irrigation. No permanent irrigation is permitted in this area. Temporary irrigation as needed to repair damage to the natural vegetation as a result of construction activities, such as reclamation of utility trenches and areas along driveways, is permitted, but only for so long as necessary for restoration of vegetative cover. New plantings of native plants may be irrigated on a temporary basis to establish healthy growth. No permanent irrigation systems may be installed outside of the Maximum Site Disturbance Area.

(b) Plant Materials. It is the intention to preserve the native vegetation in the areas outside of the Maximum Site Disturbance Area. New plantings in that area will be of native species.

(c) Removal of Vegetation. No native vegetation, trees, or shrubbery may be cut or removed from the non-irrigated area of the Lot except as necessary to maintain healthy growth, remove diseased plants, or for approved utility trenches and driveways. Noxious weeds may be removed as required.

5.3. Uses of Non-Irrigated Area. No improvements of any kinds are permitted in the Non-Irrigated area of any Lot (with the exception of approved driveways and utility trenches). No swimming pool, tennis court, deck, spa, swing set, trampoline, play ground equipment, dog run, or similar strucutres, hard surfaced area, or improvement is permitted in the non-irrigated area of the Lot. With the consent of the Committee, Owners may clear additional trails in the non-irrigated area, provided that no trail will exceed 10 feet in width. No vehicles, snowmobiles, motorcycles, or all terrain vehicles will be used, stored, or operated on the non-irrigated portion of the Lot.

5.4. No Livestock. No horses or other livestock will be kept on any part of the Lot.

00436643 Bk00905 Pg00468

ARTICLE VI

ACCESSORY DWELLINGS

6. While the intention of the Declarant is to develop a subdivision of single family dwellings, the nature and use of such Dwellings in a resort context may make it desirable in some cases for the Owners of Lots to include an Accessory Dwelling in the Primary Dwelling on the Lot. Accessory Dwellings are permitted on each Lot, subject to the following conditions:

6.1. Size of Accessory Dwelling. The Accessory Dwelling may not exceed 25% of the floor area of the Primary Dwelling. Accessory Dwellings may not be less than 400 square feet in floor area, nor more than 800 square feet, and may contain no more than two bedrooms. The addition of an Accessory Dwelling will not increase either the maximum permitted Floor Area or the maximum Site Disturbance Area for each Lot as shown on Exhibit B.

6.2. One Accessory Dwelling Per Lot. Only one Accessory Dwelling is permitted on any Lot. The Accessory Dwelling may only be constructed in conjunction with, or after completion of the Primary Dwelling, but may not be constructed first.

6.3. Location of Accessory Dwelling. Accessory Dwellings must be incorporated into the Primary Dwelling, and no increase in the Site Disturbance Area is permitted for an Accessory Dwelling. The Site Disturbance Area may not be split into separate building sites for the Primary and Accessory Dwellings.

6.4. Ownership, Appurtenance. The Accessory Dwelling is an appurtenance to the Primary Dwelling, and is not to be separately sold, encumbered, leased for periods in excess of 2 years, or in any other way separated from the ownership and control of the Primary Dwelling. There will be no vote in the Association assigned to an Accessory Dwellings, and no assessment levied on Accessory Dwellings other than the assessment on the Lot.

6.5. Transient Lodging Prohibited. No Accessory Dwelling may be rented for transient lodging purposes. No rental agreement for less than 30 days will be permitted. This shall not preclude use by guests of the Owner for periods of shorter duration, but commercial rental on a nightly or short term basis is prohibited.

6.6. Parking. Accessory Dwellings must have one off-street, enclosed parking space per bedroom, in addition to the Parking for the Primary Dwelling.

00436643 Bk00905 Pg00469

ARTICLE VII

OWNERS' MAINTENANCE OBLIGATIONS

7. It is the obligation of each Owner to maintain his Lot at all times in order to preserve and enhance the enjoyment of the Subdivision:

7.1. Duty to Maintain. It is the obligation of the Owner of each Lot to maintain his Lot and the Improvements to the Lot in a good state of repair and an attractive, safe, and healthy condition.

7.2. Repair by Association. In the event that an Owner permits his Lot or Improvements to fall into a state of disrepair that is dangerous, unsafe, unsanitary, or unsightly condition in violation of this Declaration, the Association may give written notice to the Owner describing the condition complained of and demanding that the Owner correct the condition within 30 days. If the Owner fails to take corrective action, the Association shall have the right, but not the obligation, to enter upon the offending Owner's Lot and take corrective action to abate the condition. All costs of abatement shall be charged to the Owner, who agrees to promptly pay the reasonable costs of any work performed under this provision. Unpaid amounts will bear interest at the lawful judgment rate under applicable state law.

7.3. Alterations of Exterior Appearance. The Owners will maintain their Lots and Improvements in substantially the same condition and appearance as that approved by the Architectural Committee. No subsequent exterior alterations, improvements or remodeling, whether structural or changes in landscaping, paint color or siding or trim materials will be made without the advance consent of the Committee.

7.4. Repair Following Damage. In the event of casualty loss or damage to the Improvements, the Owner will be entitled to reconstruct the Improvements as they existed prior to the damage or loss without review by the Committee, provided however that alterations or deviations from the originally approved plans will require review. Nothing in this Declaration is intended to prevent an Owner who has suffered property damage or loss from taking temporary measures to secure the property and prevent further damage, or to prevent injury or dangerous conditions following loss or damage, before re-construction begins. Such temporary measures may be taken without the consent or approval of the Architectural Committee, provided that any such measures must be of a temporary nature, and repair or reconstruction must begin as soon as circumstances will permit. No damaged structure will be permitted to remain on any Lot for more than 90 days without repairs commencing, and any damaged structure which does remain un-repaired after 90 days following the occurrence of damage is deemed a nuisance which may be abated by the Association at the expense of the Owner.

00436643 Bk00905 Pg00470

ARTICLE VIII

CONSTRUCTION COVENANTS AND REGULATIONS

8. In order to insure that the natural vegetation outside of the maximum Site Disturbance Area is not damaged during any construction activities, and to minimize the inconvenience to adjoining Owners, the following construction regulations shall be enforced during the construction period. These regulations shall be made a part of the construction contract between the Owner and his or her contractor on any Improvements on a Lot. Each Owner shall be bound by these regulations, and violations committed by the contractor shall be deemed a violation by the Owner for which Owner is liable.

8.1. Marking Site Disturbance Area. Prior to the commencement of construction, the Owner shall cause the perimeter of the Site Disturbance Area to be surveyed and marked in conjunction with the staking of the foundation and other Improvements. The perimeter of the Site Disturbance Area will be marked with surveyors tape or fenced to prevent any intrusion beyond that area.

8.2. Portable Office or Trailer. Any Owner whose contractor desires to bring a portable office or trailer on to a Lot shall first apply for and receive written approval from the Architectural Committee. The Architectural Committee will work with the Owner to determine the best location for the portable office. The portable office will be located only in a location approved by the Architectural Committee, which shall be on the Owner's Lot and within the area that can be disturbed by construction or driveway areas.

8.3. Removal of Temporary Office. The temporary office may not be installed prior to the commencement of construction, and must be removed upon the first to occur of (i) the issuance of a Certificate of Occupancy, (ii) the termination, expiration, or cancellation of the Building Permit, or (iii) the suspension of construction activities for a period of 60 days.

8.4. Construction Debris Removal. Owners and their contractors must comply with Park City ordinances requiring the placement and maintenance of a trash container or dumpster on the Lot during construction. Owners and their contractors are responsible for collection of trash at the end of each work day and depositing construction trash, packing material, unusable scraps, and other debris in a suitable container. Lightweight material must be weighted down to prevent wind from blowing it away. Debris must be contained until removed from the Lot to an appropriate land fill. The dumpster must be regularly serviced. No trash may be burned, buried, or otherwise disposed of on the Lot. No concrete trucks may be cleaned out on any Lot, Open Space Parcel, or anywhere within the Subdivision.

8.5. Construction Area Appearance. The Lot must be maintained in a reasonably organized and neat condition at all times during the construction of Dwelling or any other Improvements. Materials must be stored in neat stacks and covered. No more material may be delivered to the site than can reasonably be consumed in a week's time, provided that once the Dwelling is enclosed, materials may be stored inside, out of sight, indefinitely.

00436643 Bk00905 Pg00471

8.6. Sanitary Facilities. Each Owner is responsible for the installation and maintenance of an approved portable toilet facility on the site during construction. The portable toilet must be located on the Lot at a location approved by the Architectural Committee, and removed from the site at such time as the permanent plumbing system is operational.

8.7. Removal of Mud. Owner and contractor are responsible for keeping mud from the construction site from being deposited on the roadways of the Subdivision. This may require cleaning of truck tires before leaving the site.

8.8. Duration of Construction. It is the obligation of the Owner to proceed with construction with all reasonable speed once construction has commenced, and in any event, all exterior surfaces of the building shall be substantially complete within a period of twelve months from commencement. All landscaping and soil stabilization work must be completed as soon as possible after completion of the exterior of the Dwelling, but in no event later than the summer following completion of the exterior of the Dwelling.

ARTICLE IX

OPEN SPACE AND AMENITY PARCELS

9. Within the Subdivision, there are areas designated on the plat as Open Space Parcels, and an area designated as the Amenity Parcel. Declarant has, or will convey the Open Space Parcels to the City. The use of the Open Space Parcels will be governed by this Declaration. The Amenity Parcel will be conveyed to the Association.

9.1. Use of Amenity Parcel. The Amenity Parcel will be owned by the Association. Its ultimate use is to be determined by the Association, consistent with these covenants. The Amenity Parcel may be used for a natural or landscaped park area, for the construction by the Association, at its expense, of a swimming pool, tennis courts, club house, or similar recreational amenity for the use and benefit of the Owners, or left in its natural condition. Prior to the construction by the Association of any Improvements costing more than $15,000 on the Amenity Parcel, the Trustees will first present to proposal to the Owners, and receive the affirmative vote of 2/3rds of the Owners, excluding the Declarant. No such Improvements will be made until the Declarant has conveyed at least 2/3rds of the Lots to third parties, unless the Declarant otherwise consents in writing.

9.2. No Dwellings. The Amenity Parcel may not be used for, sold, or leased for the purpose of constructing Dwellings, office space, or commercial buildings. Any recreation amenity will be for the use of the Owners, and not open to the general public or for members other than Owners within the Hidden Meadows Subdivision. This shall not preclude the construction of a manager's dwelling of not more than 400 square feet in any club house facility constructed by the Association.

9.3. No Commercial Use. The Amenity Parcel may not be used for any commercial purpose, including the operation of a club house, restaurant, tennis club or pool facility open to the public or persons other than Owners or their guests. No vehicles, construction materials (other than those for the use and benefit of the Association), or equipment will be parked or stored on the Open Space Parcel, except

00436643 Bk00905 Pg00472

during Declarant's initial construction of the Subdivision Improvements, such as streets and utilities.

9.4. Culinary Water Well Site. Declarant's predecessor in interest has reserved the right to drill and operate a culinary water well within the Amenity Parcel. The location of that well will be coordinated with the Association to minimize site disturbance or interference with the Association's use of the Amenity Parcel, but also to provide access to sub-surface geologic structures which are believed to be advantageous locations for drilling a well. The well, if drilled, will be equipped with a surface pump house not to exceed 1,000 square feet, which will be sided, roofed, and landscaped in a manner consistent with these covenants.

9.5. Water Quality Protection. The Association will not do anything on the Amenity Parcel that might reasonably be expected to compromise water quality from the proposed well, including disposal or storage of hazardous materials, fuels or oils, insecticides or herbicides, or the use of other toxic or hazardous materials.

9.6. Open Space Parcels. Around the perimeter of the Subdivision there are larger areas designated on the Plat as Open Space. Declarant has, or will, convey these parcels to the City, subject to this Declaration and additional covenants contained in the deeds. The Owners may enforce these covenants against the City as owner of the Open Space, as the Open Space is created for the benefit of the Subdivision. The City is not deemed an Owner for purposes of participation in the Association, and shall not be subject to Assessment, nor entitled to vote. These covenants are not reciprocal as to the the Open Space, and the City will have no right to enforce these covenants against Lot Owners, provided that this shall not waive any powers that exist under City ordinances. The Open Space parcels are to be maintained in their natural condition, and no improvements of any kind will be permitted, except:

(a) Trails, which will be public easements for non-motorized use;

(b) Underground utilities, and such above ground controls, transformer boxes, and junction boxes as may be reasonably necessary;

(c) The existing overhead power line.

No clearing, grading, excavation, or other site work is permitted that would alter the natural vegetation or natural appearance of the Open Space Parcels.

9.7. Additional Trails. The City may construct an additional trail that extends north through Open Space Parcel Number 4, provided that no new trail will be constructed closer to any Lot than the trail easement shown on the Plat north of the rear lot line of Lots 16 through 26.

ARTICLE XI

COMBINATION OF LOTS

10. Subject to the provisions of this Declaration and the limitations set forth in this Section, any Owner may combine two adjoining Lots with adjoining frontage on the same street within the Subdivision, subject to the approval of the Architectural

00436643 Bk00905 Pg00473

Committee and City. The following regulations will apply in the event of a combination:

10.1. Maximum Site Disturbance Area Revision. As a result of the combination of Lots, the maximum allowable Site Disturbance Area of the resulting combined Lot will be determined from the table in Exhibit B, but will not exceed 75% of the combined irrigated area allowed for the two lots. Siting of the Dwelling should spread the resulting building mass more or less evenly over the combined Lots, although may be more concentrated where good site planing practices dictate. In no event may the entire mass be constructed on a single Lot.

10.2. Maximum Floor Area. The maximum Floor Area for the Dwelling on the combined Lots shall not exceed 75% of the combined floor areas of the two individual Lots.

10.3. Architectural Committee May Deny Combination. The Architectural Committee has the power to deny the Owner's application to combine Lots on the basis that the resulting combination concentrates too much building mass on a single Lot, that the combination results in damage to significant natural features on the Property such as natural drainage courses or significant wooded areas, or results in a structure that violates the provisions of this Declaration.

10.4. Combination Deemed Permanent. The combination of Lots is deemed to be permanent and the Lots may not be independently sold once construction has commenced on the Improvements for the combined Lot.

10.5. Record Notice of Combination. The Owner of any Lots that have been combined will execute and deliver to the Architectural Committee a notice in recordable form, containing the name of the Owner and the legal description of the Lots combined, which Notice will state that the two Lots have been combined and cannot subsequently be subdivided. The Owner will also submit a current title report showing any lien holders, who will also be required to sign the Notice. The Committee shall record this Notice with the Summit County Recorder upon the commencement of construction.

10.6. Plat Amendment. The combination of Lots may also require a formal Plat Amendment process under applicable state or city regulations, all or which will be done at the sole expense of Owner.

ARTICLE XI

GENERAL PROVISIONS

11. The covenants, conditions, and restrictions contained in this Declaration may be enforced as follows:

11.1. Remedies.

00436643 Bk00905 Pg00474

(a) Any single or continuing violation of the covenants contained in this Declaration may be enjoined in an action brought by the Declarant (for so long as the

Declarant is the Owner of any Lot), by any other Owner, or by the Association in its own name. In any action brought to enforce these covenants, the prevailing party shall be entitled to recover as part of its judgment all of the reasonable costs of enforcement, including attorneys fees and costs of court.

(b) Nothing in this Declaration shall be construed as limiting the rights and remedies that may exist at common law or under applicable federal, state, or local laws and ordinances for the abatement of nuisances, health and safety, or other matters. These covenants are to be construed as being in addition to those remedies available at law.

(c) The remedies available under this Declaration and at law or equity generally are not to be considered as exclusive, but rather as cumulative.

(d) The failure to take enforcement action shall not be construed as a waiver of the covenants contained in this Declaration in the future or against other similar violations.

11.2. Severability. Each of the covenants contained in this Declaration shall be independent of the others, and in the event that any one is found to be invalid, unenforceable, or illegal by a court of competent jurisdiction, the remaining covenants shall remain in full force and effect.

11.3. Limited Liability. Neither the Declarant, the Trustees, or the Architectural Committee or its individual members, nor any other Owner shall have personal liability to any other Owner for actions or inactions taken under these covenants, provided that any such actions or inactions are the result of the good faith exercise of their judgment or authority under these covenants, and without malice.

11.4. Term of Covenants, Renewal. This Declaration shall expire fifty years from the date it is first recorded with the Summit County Recorder, provided however that in the last year prior to expiration, the Owners of 90% of the Lots may, by written notice which is recorded with the Summit County Recorder, agree to extend the covenants for a period of an additional twenty years.

11.5. Amendment. At any time while this Declaration is in effect, the Owners of 75% of the Lots may amend the provisions of this Declaration. Any amendment must be in writing and be approved by 75% of the Owners at the time of the amendment. No amendment which has the effect of substantially or materially altering the size, nature, or use of the Improvements on any Lot permitted by this Declaration will be binding upon the holder of any mortgage or trust deed on any Lot unless the mortgage or trust deed holder joins in the amendment. These covenants may be repealed in whole or in part by amendment. No amendment which eliminates the rights of the Declarant under this Declaration will be effective without the consent of the Declarant.

11.6. Constructive Notice. Every person who owns, occupies, or acquires any right, title or interest in any Lot in the Subdivision is conclusively deemed to have notice of this Declaration and its contents, and to have consented to the application and enforcement of each of the covenants, conditions and restrictions against his Lot, whether or not there is any reference to this Declaration in the instrument by which he acquires his interest in any Lot.

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11.7. Notices. All notices under this Declaration are deemed effective 5 business days after the date of mailing, whether delivery is proved or not, provided that any mailed notice must have postage pre-paid and be sent to the last known address of the party to receive notice. The address for notice may be taken from the latest available property tax assessment rolls if no other address for an Owner is known. Notices delivered by hand are effective upon delivery.

11.8. Liberal Interpretation. The provisions of this Declaration shall be interpreted liberally to further the goal of creating a uniform plan for the development of the Subdivision. Paragraph headings are inserted for convenience only and shall not be considered in interpretation of the provisions. Singular will include plural, and gender is intended to include masculine, feminine and neuter as well.

11.9. Covenants Run with the Land. The covenants, conditions, and restrictions in this Declaration are covenants running with the land, and shall burden and benefit the successors and assigns of the Declarant and the Owners for so long as the Declaration is in effect.

ARTICLE XII

EXPANSION OF PROJECT

12. The Declarant owns other land adjoining the Subdivision which is described on the attached Exhibit D. It is the intention of the Declarant to subdivide the additional land and to add it to the Subdivision and to these Covenants. Within a period of seven years from the date this Declaration is recorded, the additional land may be added to this Declaration and become a part of the Subdivision by the Declarant, or its successor in interest, recording a Subdivision Plat describing the additional land and the Lots created on it, and a Supplemental Declaration stating that it is the intention of the Declarant to add the additional land to the Subdivision, and to have that land be subject to these same covenants, conditions and restrictions.

12.1. No Obligation to Expand. The Declarant reserves the right to add some or all of the additional land to the Subdivision, but is under no obligation to do so. The additional land, if not added to the Subdivision, may be developed in a manner that is different from that described in this Declaration.

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12.2. Expansion in Phases. The Declarant may exercise its right to expand the project in one or more phases or stages, and the addition of some of the expansion area does not obligate the Declarant to add the balance of the land to the Subdivision.

Executed on the date stated above.

BLUE LEDGE CORPORATION, a Delaware corporation

By: Hank Rothwell
Hank Rothwell, Pres.

STATE OF UTAH)
:ss
COUNTY OF SUMMIT)

On the 17 day of July, 1995, Hank Rothwell appeared before me and acknowledged that he is the President of Blue Ledge Company, a Delaware corporation, which is the Declarant in the above instrument, and that he executed the same on behalf of the corporation with proper authority.

NOTARY PUBLIC
ROBERT C RODMAN
1700 PARK AVE. P.O BOX 2033
PARK CITY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

Commission Expires:
Nov 27, 1997

Robert C Rodman
Notary Public
Residing at: Summit Co Utah

00436643 Bk00905 Pg00477

EXHIBITS

EXHIBIT A	PROPERTY DESCRIPTION
EXHIBIT B	TABLE FROM PLAT ON HOUSE SIZES AND BUILDING ZONE MAXIMUMS, INCLUDE REFERENCE TO GARAGES AND SIDE FRONT AND REAR SET BACKS
EXHIBIT C	AMENITY PARCEL DESCRIPTION
EXHIBIT D	PHASE II PROPERTY

00436643 Bk00905 Pg00478

EXHIBIT "A"

HIDDEN MEADOW SUBDIVISION PHASE 1
BOUNDARY DESCRIPTION
May 10, 1995

Beginning at a point on the northerly end line of the Emma mining claim North 77° 39' 13" West 251.53 feet from the Northeast corner of the Emma mining claim, said point is located North 4133.38 feet and East 2713.23 feet from the East Quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the northerly end of the Emma , the Emily No. 2, and the Hope No. 2 mining claims (Mineral Survey 3262) North 77° 39' 13" West 1375.42 feet more or less; thence along the westerly end line of the Gasoline Alley No. 6 mining claim (Mineral Survey 6992) North 28° 59' 00" West 222.56 feet more or less; thence along the southerly side line of the Ina mining claim (Mineral Survey 5490) North 59° 06' 00" East 465.36 feet more or less; thence along the southerly side line of the Bessie mining claim (Mineral Survey 5552) North 61° 01' 00" East 1500.00 feet more or less; thence along the easterly end line of the Bessie mining claim North 38° 40' 43" West 14.26 feet; thence along the Chatham Crossing Subdivision boundary (Recorded Instrument Number 179465 in the Office of the Summit County Recorder) the following four courses:) 1) North 61° 10' 55" East (Plat North 61° 05' 58" East) 46.56 feet; thence 2) North 41° 14' 05" West (Plat North 41° 19' 02" West) 1317.38 feet; thence 3) South 39° 55' 03" East (Plat East) 595.29 feet; thence 4) North 0° 04' 57" East (Plat North) 785.35 feet; thence along the northerly side line of the Woodrow No. 1 mining claim (Mineral Survey 6792) North 60° 10' 00" East 509.54 feet more or less; thence along the northerly side line of the Woodrow No. 2 mining claim North 62° 56' 19" East 1501.54 feet; thence along the westerly end line of the Glegg No. 1 mining claim (Mineral Survey 6792) North 44° 04' 01" West 31.07 feet; thence along the northerly side line of the Glegg No. 1 mining claim North 75° 55' 00" East 1435.63 feet more or less; thence along the southerly end line of the Potosi mining claim (Mineral Survey 6192) North 78° 41' 14" East 40.19 feet; thence along easterly side line of the Potosi mining claim North 53° 33' 00" East 5.10 feet; thence along the northerly side line of the Glegg No. 1 mining claim North 75° 55' 00" East 21.29 feet more or less; thence along the easterly end line of the Glegg No. 1 mining claim South 41° 00' 00" East 643.43 feet more or less; thence along the easterly end line of the Glegg No. 2 mining claim South 39° 40' 23" East 393.40 feet; thence along the North line of Section 11 North 88° 47' 03" West 1240.30 feet to the Northwest corner of Section 11; thence South 0° 57' 03" West 714.42 feet; thence South 70° 48' 39" West 20.35 feet; thence South 89° 32' 18" West 124.80 feet; thence South 07° 11' 05" East 317.18 feet to a point on a 50.00 foot radius curve to the right, whose radius point bears South 04° 46' 56" East, thence along the arc of said curve 42.48 feet thru a entral angle of 48° 40' 36" to a point on a 15.00 foot radius curve to the left, whose radius point bears North 43° 53' 40" East; thence along the arc

of said curve 13.05 feet thru a central angle of 49° 51' 38" to a point on a 675.00 foot radius curve to the right, whose radius point bears South 05° 57' 58" East; thence along the arc of said curve 47.10 feet thru a central angle of 03° 59' 53"; thence South 0° 57' 03" West 1451.52 feet to a point on a 50.00 foot radius curve to the left, whose radius point bears North 89° 02' 57" West; thence along the arc of said curve 73.52 feet thru a central angle of 84° 14' 57"; thence North 10° 46' 33" West 34.02 feet; thence South 80° 37' 22" West 628.64 feet; thence North 16° 28' 35" West 238.32 feet; thence North 13° 36' 27" West 50.00 feet; thence South 76° 23' 33" West 64.47 feet to a point on a 290.15 foot radius curve to the left, whose radius point bears South 13° 36' 27" East; thence along the arc of said curve 48.67 feet thru a central angle 09° 36' 38"; thence North 31° 57' 40" West 225.19 feet; thence South 46° 41' 39" West 377.59 feet; thence South 07° 56' 32" East 319.08 feet; thence South 10° 24' 24" West 233.92 feet; thence South 41° 50' 49" West 137.01 feet; thence South 67° 45' 45" West 221.74 feet; thence South 14° 25' 20" East 246.82 feet; thence South 38° 35' 36" East 164.61 feet to the northeast corner of Phase 1, Parcel 1 of Royal Oaks Subdivision Phase I (Recorded instrument No. 352414 in the office of the Summit County Recorder); thence along the north line of said Parcel 1 South 79° 34' 34" West (Plat South 79° 36' 44" West) 160.00 feet; thence along the north line of said Parcel 1 South 69° 24' 48" West (Plat South 69° 26' 58" West) 65.28 feet; thence along The Oaks at Deer Valley (Recorded instrument No. 311418 in the office of the Summit County Recorder) boundary line South 68° 57' 50 " West (Plat South 69° 00' 00" West) 59.25 feet; thence along The Oaks at Deer Valley boundary line South 48° 57' 50" West (Plat South 49° 00' 00" West) 300.00 feet; thence North 65° 36' 22" West 331.48 feet to a point on a 538.60 foot radius curve to the left, whose radius point bears South 60° 33' 01" East; thence along the arc of said curve 335.95 feet thru a central angle of 35° 44' 16"; thence South 06° 17' 17" East 477.78 feet to a point on a 125.00 foot radius curve to the left, whose radius point bears North 83° 42' 43" East; thence along the arc of said curve 18.63 feet thru a central angle of 08° 32' 16"; thence along The Oaks at Deer Valley boundary line South 81° 46' 37" West (Plat South 81° 48' 47" West) 50.24 feet to a point on a 175.00 foot radius curve to the right, whose radius point bears North 77° 03" 57" East; thence along the arc of said curve 20.30 feet thru a central angle of 06° 38' 46"; thence North 06° 17' 17" West 477.78 feet to a point on a 588.60 foot radius curve to the right, whose radius point bears North 83° 42' 43" East; thence along the arc of said curve 214.78 feet thru a central angle of 20° 54' 26"; thence North 68° 29' 02" West 229.73 feet; thence South 46° 04' 16" West 126.36 feet; thence South 11° 47' 28" West 170.03 feet to the point of beginning. Description contains 226.42 acres. The Basis of Bearing for the above description is South 00° 30' 11" West between the East Quarter corner and the southeast corner of Section 16. Y:\VC\HMBRY3.DES

00436643 Bk00905 Pg00480

EXHIBIT "A"

HIDDEN MEADOW SUBDIVISION PHASE 2
BOUNDARY DESCRIPTION
April 19, 1995

Beginning at the Northwest corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North line of Section 11 South 88° 47' 03" East 1240.30 feet; thence along the easterly end line of the Glegg No. 2 mining claim (Mineral Survey 6792) South 39° 40' 23" East 215.18 feet; thence along the easterly end line of the Glegg No. 3 mining claim South 38° 46' 13" East 606.70 feet; thence along the Southerly side line of the Glegg No. 3 mining claim South 75° 52' 07" West 1501.92 feet; thence along the Southerly line of the Woodrow No. 6 mining claim South 63° 17' 52" West 360.03 feet; thence North 0° 57' 03" East 142.10 feet to a point on a 675.00 foot radius curve to the left, whose radius point bears South 01° 58' 05" East; thence along the arc of said curve 47.10 feet thru a central angle of 03° 59' 53" to a point on a 15.00 foot radius curve to the right, whose radius point bears North 05° 57' 58" West; thence along the arc of said curve 13.05 feet thru a central angle of 49° 51' 38" to a point on a 50.00 foot radius curve to the left, whose radius point bears South 43° 53' 40" West; thence along the arc of said curve 42.48 feet thru a central angle of 48° 40' 36"; thence North 07° 11' 05" West 317.18 feet; thence North 89° 32' 18" East 124.80 feet; thence North 70° 48' 39" East 20.35 feet; thence North 0° 57' 03" East 714.42 feet to the point of beginning. Description contains 32.73 acres.

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TABLE B EXHIBIT "B"

LOT #	SQUARE FEET	MAXIUM FLOOR AREA	MAXIUM SITE DISTURBANCE
LOT 1	77,447 S.F.	8,500 S.F.	12,000 S.F.
LOT 2	54,540 S.F.	7,250 S.F.	10,000 S.F.
LOT 3	49,336 S.F.	7,250 S.F.	10,000 S.F.
LOT 4	81,380 S.F.	8,500 S.F.	12,000 S.F.
LOT 5	157,921 S.F.	10,000 S.F.	14,000 S.F.
LOT 6	74,821 S.F.	8,500 S.F.	12,000 S.F.
LOT 7	55,352 S.F.	7,250 S.F.	10,000 S.F.
LOT 8	64,921 S.F.	7,250 S.F.	10,000 S.F.
LOT 9	81,303 S.F.	8,500 S.F.	12,000 S.F.
LOT 10	281,972 S.F.	10,000 S.F.	16,000 S.F.
LOT 11	122,989 S.F.	10,000 S.F.	16,000 S.F.
LOT 12	80,190 S.F.	8,500 S.F.	12,000 S.F.
LOT 13	81,388 S.F.	8,500 S.F.	12,000 S.F.
LOT 14	76,228 S.F.	8,500 S.F.	12,000 S.F.
LOT 15	64,790 S.F.	7,250 S.F.	10,000 S.F.
LOT 16	58,077 S.F.	7,250 S.F.	10,000 S.F.
LOT 17	49,379 S.F.	7,250 S.F.	10,000 S.F.
LOT 18	74,275 S.F.	8,500 S.F.	12,000 S.F.
LOT 19	78,352 S.F.	8,500 S.F.	12,000 S.F.
LOT 20	130,330 S.F.	10,000 S.F.	14,000 S.F.
LOT 21	128,150 S.F.	10,000 S.F.	14,000 S.F.
LOT 22	98,309 S.F.	10,000 S.F.	14,000 S.F.
LOT 23	118,896 S.F.	10,000 S.F.	14,000 S.F.
LOT 24	125,517 S.F.	10,000 S.F.	14,000 S.F.
LOT 25	80,976 S.F.	8,500 S.F.	12,000 S.F.
LOT 26	186,994 S.F.	10,000 S.F.	16,000 S.F.
LOT 27	90,053 S.F.	10,000 S.F.	14,000 S.F.
LOT 28	60,918 S.F.	7,250 S.F.	10,000 S.F.
LOT 29	64,391 S.F.	7,250 S.F.	10,000 S.F.
LOT 30	48,547 S.F.	7,250 S.F.	10,000 S.F.
LOT 31	43,069 S.F.	6,000 S.F.	10,000 S.F.
LOT 32	39,189 S.F.	6,000 S.F.	10,000 S.F.
LOT 33	39,308 S.F.	6,000 S.F.	10,000 S.F.
LOT 34	41,301 S.F.	6,000 S.F.	10,000 S.F.
LOT 35	45,723 S.F.	7,250 S.F.	10,000 S.F.
LOT 36	37,722 S.F.	6,000 S.F.	10,000 S.F.
LOT 37	42,690 S.F.	6,000 S.F.	10,000 S.F.
LOT 38	42,063 S.F.	6,000 S.F.	10,000 S.F.
LOT 39	37,052 S.F.	6,000 S.F.	10,000 S.F.
LOT 40	44,458 S.F.	7,250 S.F.	10,000 S.F.
LOT 41	29,535 S.F.	6,000 S.F.	10,000 S.F.
LOT 42	39,381 S.F.	6,000 S.F.	10,000 S.F.
LOT 43	75,089 S.F.	8,500 S.F.	12,000 S.F.
LOT 44	98,348 S.F.	10,000 S.F.	14,000 S.F.
LOT 45	57,471 S.F.	7,250 S.F.	10,000 S.F.

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EXHIBIT "C"

HIDDEN MEADOW SUBDIVISION
RECREATION OPEN SPACE PARCEL 3

Beginning at a point North 5704.31 feet and East 3793.03 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 east, Salt Lake Base and Meridian; and running thence North 88° 19' 31" West 353.13 feet to a point on a 88.00 foot radius curve to the right, whose radius point bears North 1° 40' 29" East; thence along the arc of said curve 266.24 feet thru a central angle of 173° 20' 48"; thence North 85° 01' 17" East 339.08 feet to a point on a 148.70 foot radius curve to the right, whose radius point bears South 4° 58' 43" East; thence along the arc of said curve 119.05 feet thru a central angle of 45° 52' 18" to a point on a 15.00 foot radius curve to the right, whose radius point bears South 40° 53' 36"; thence along the arc of said curve 26.22 feet thru a central angle of 100° 08' 48" to a point on a 201.21 foot radius curve to the left, whose radius point bears South 51° 02' 24" West; thence along the arc of said curve 165.45 feet thru a central angle of 47° 06' 47" to a point on a 15.00 foot radius curve to the right, whose radius bears North 86° 04' 23" West; thence along the arc of said curve 22.97 feet thru a central angle of 87° 44' 52" to the point of beginning. Description contains 2.09 acres. The basis of Bearing for the above description is South 00° 30' 11" West between the East Quarter corner and the southeast corner of Section 16.

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EXHIBIT "D"

HIDDEN MEADOW SUBDIVISION PHASE 2
BOUNDARY DESCRIPTION
April 19, 1995

Beginning at the Northwest corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North line of Section 11 South 88° 47' 03" East 1240.30 feet; thence along the easterly end line of the Glegg No. 2 mining claim (Mineral Survey 6792) South 39° 40' 23" East 215.18 feet; thence along the easterly end line of the Glegg No. 3 mining claim South 38° 46' 13" East 606.70 feet; thence along the Southerly side line of the Glegg No. 3 mining claim South 75° 52' 07" West 1501.92 feet; thence along the Southerly line of the Woodrow No. 6 mining claim South 63° 17' 52" West 360.03 feet; thence North 0° 57' 03" East 142.10 feet to a point on a 675.00 foot radius curve to the left, whose radius point bears South 01° 58' 05" East; thence along the arc of said curve 47.10 feet thru a central angle of 03° 59' 53" to a point on a 15.00 foot radius curve to the right, whose radius point bears North 05° 57' 58" West; thence along the arc of said curve 13.05 feet thru a central angle of 49° 51' 38" to a point on a 50.00 foot radius curve to the left, whose radius point bears South 43° 53' 40" West; thence along the arc of said curve 42.48 feet thru a central angle of 48° 40' 36"; thence North 07° 11' 05" West 317.18 feet; thence North 89° 32' 18" East 124.80 feet; thence North 70° 48' 39" East 20.35 feet; thence North 0° 57' 03" East 714.42 feet to the point of beginning. Description contains 32.73 acres.

Y:VC/DOCS/HMBRY2.DES

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Browne Sebright

From: cyndi[redacted]
Sent: Wednesday, August 11, 2021 9:43 PM
To: Browne Sebright; cyndi[redacted]; bill[redacted]
Subject: [External] Application PL-21-04826

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION] This is an external email.

browne.sebright@parkcity.org
RE: Application PL-21-04826
PCA-S-98-SEC-11 of approximately 33 Acres

Hello Browne, Thank you for sending some info. But I need more information to evaluate the proposal for a change in the plat. I did not get the packet which was sent to my husband, Bill Ligety. I need what he received and documents such as the proposed plat and topo. Where sewer and water lines are proposed to be on the property? And where the proposed trails and driveway would be.

A couple of points to make before reviewing the added documents:

1) I have owned the property for 21 years unlike what the Wells property representative suggested. I purchased the property under my name on 4/7/2000 and deeded the property to a LLC - Happy Campers which I am a trustee of in 2015. There was never a lot 26 or any house designated lot on the plat when I purchased the property. If the developer intended to have a lot there, he should or would have put the lot on the original plat.

2) The trail to the west of the adjacent property is not an official Park City trail according to your trail map titled Round Valley and Synderville Basin Trail Map Park City, UT 2021 and I would like to have that trail vacated. Users can us the other trail to the south and east to access the trail system titled Fox Tail. Fox Tail accesses Skid Row and Lost Prospector. I definitely do not want the existing unofficial trail moved further to the west and closer to my eastern property line. Trails though a great amenity for the community can be burdensome to adjacent property owners. I have lived next to common areas before and currently live in a neighborhood which is experiencing lots of impact from trail users-The trail to the White Barn, Rotary Park, and at the top of Iron Canyon. Parking, noise, trespassing on private property, traffic flow, blocking road for emergency vehicles, litter, dog waste, etc. are problems these other areas have. Though most of the public respect private property, a minority does not. Trail users tend to walk their dogs without leashes and the dogs and owners stray off the trails, where the dogs make their messes. Some of the public litters. I walked my property the other day and found paper litter on it near the trail. If the trail has to stay, it should stay where it is and dead end into the new adjacent proposed property owner's driveway. People can walk to the street through the right of way on the driveway.

3) I have a sewer easement on my property which due to the fact that no single-family house could be built adjacent to it, was deemed to be not needed. The way the proposed location of a house is on the screens which flashed before us briefly during the Planning Commission meeting, it appears the house is sufficiently around the hill from the sewer easement which would require pumping the sewage most likely and is a long way to the

house location. And more importantly since the proposed house location is a long way from the sewer easement, it would require cutting a long unsightly cut through dense oak trees to get to the proposed house. These oak trees are probably at least 100 years old or older so any attempts to revegetate the easement with vegetation like what is currently there would be impossible for at least 100 years. These oaks have several inch thick trucks and oaks in my Aspen Springs lot which I have watered for 30 years are only about 1.5" thick and are only about 2 feet taller than they were 30 years ago. Since I have owned the Fox Tail property the sewer easement cut I currently have has not revegetated with oaks and is not attractive. Cuts to vegetation and disturbance should be kept to the minimum and should run next to the driveway which is already a disturbance, not through dense trees making scars to the landscape. Any disturbances (sewer, water, driveway, house, decks, patios, etc.) should be part of the maximum disturbance allowed. Other homes in the area have to follow Hidden Meadows CCR guidelines and the house footprint or disturbance area for the surrounding properties are nowhere as large as what is proposed.

4) The limits of disturbance and house size should be kept to the same standard as in the rest of Hidden Meadows. Since the property is seen from Hidden Meadows Subdivision, it should not stand out as a clear-cut eye sore for the neighborhood. Architectural standards should be recorded with the plat to be consistent with the Hidden Meadow neighborhood CCRs. We do want a faux Versailles, Neuschwanstein Castle, the Taj Mahal or some other monstrosity, not in keeping with the surroundings, built there just because it is a large lot. Without recorded CCRs when the plat is recorded means that what will be built is at the whim of the property owner with no regard to the surrounding homeowners or environment. Standards and CCRS need to be set before the plat is recorded.

5) CCRs also need to be written to address nightly rentals, noise, vehicles, campers, large trucks, or heavy equipment being parked on the property creating a large number of problems associated with those issues. Many subdivisions have had problems with large out of control parties occurring in areas which allow and also do not allow nightly rentals. These rentals and parties create huge parking problems. These parties can cause a huge fire danger as was noted in the Aspen Springs subdivision with open flame Tiki Torches, open flame heaters on the ground, and frequent open flame fireworks in a very dry dense forest. The city ordinances do not address all these issues.

6) There needs to be a recorded restriction not allowing a road to pass from Fox Tail Ct. down to the Heights, Hwy 248 and Hwy 40. No through road should be allowed on the property and this should be recorded on the plat.

When I receive and review the added documents and plats, I will be able to comment further.

Thank you for your review and consideration.

Cyndi Sharp, Trustee for Happy Campers LLC
Owner of HM-1-25

Planning Commission Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: **Fox Tail Rezone**
Application: **PL-21-04865**
Authors: **Browne Sebright**
Date: **October 13, 2021**
Type of Item: **Legislative – Zoning Map Amendment**

Recommendation

(I) Review the proposal to reallocate and rezone the Estate and Recreation Open Space Zoning for Parcel PCA-S-98-SEC-11 to protect the designated Ridge Line Area while allowing for construction of a Single-Family Dwelling, (II) conduct a public hearing, and (III) consider forwarding a positive recommendation for City Council's consideration on November 11, 2021, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Ordinance (Exhibit A).

Description

Applicant:	REDUS Park City, LLC, represented by Douglas Ogilvy
Location:	3805 Fox Tail Trail
Zoning District:	Estate and Recreation Open Space
Adjacent Land Uses:	Residential and Open Space
Reason for Review:	The Planning Commission reviews rezone applications and forwards a recommendation to the City Council for Final Action[1]

Acronyms

LMC	Land Management Code
ROS	Recreation Open Space

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

The Applicant proposes reallocating the Estate and Recreation Open Space Zoning for Parcel PCA-S-98-SEC-11 to accommodate construction of a Single-Family Dwelling away from a Ridge Line Area.

PCA-S-98-SEC-11 is a 32.73-acre Parcel in the Sensitive Land Overlay with 90% in the Recreation Open Space Zoning District (about 29 acres) and 10% in the Estate Zoning District (about three acres). A Ridge Line Area—defined as the top, ridge, or Crest of Hill or Slope plus the land located within one hundred fifty feet on both sides of the top, crest, or ridge[2]—is in the southwestern portion of the Lot in the Estate Zoning District.

[1] LMC § 15-1-7.
[2] LMC § 15-15-1.

Ridge Line Areas are protected from Development, significantly restricting the buildable area of the Lot with the current zoning boundaries.

The intent of the Ridge Line Area Protection regulations is to ensure that Development near Ridge Line Areas blends with the natural contour of the landforms.[3] Significant Ridge Line Areas should be retained in a natural state, and Development should be sited in such a manner so as not to create a silhouette against the skyline or mountain backdrop as viewed from designated Vantage Points. [4] Existing zoning and the Ridge Line Area are illustrated below:

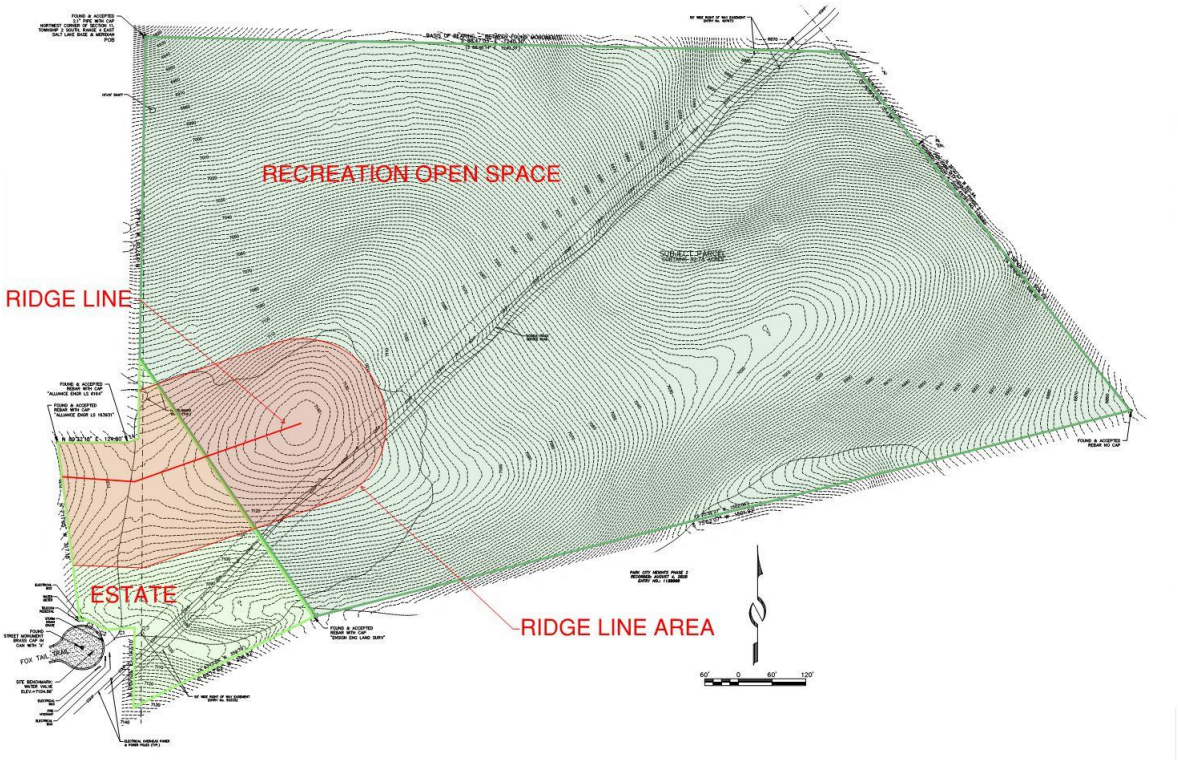

Figure 1: The Existing Conditions of 3805 Fox Tail Trail, showing the Recreation Open Space (dark green) and Estate (light green) Zoning Districts, and the Ridge Line and Ridge Line Area. Source: staff modified Applicant's submittal.

As a result of the restricted buildable area, the Applicant proposes reallocating the Estate and Recreation Open Space Zoning for Parcel PCA-S-98-SEC-11 to create an 8.84-acre area for Estate Zoning development of a Single-Family Dwelling and Recreation Open Space to prevent development in the Ridge Line Area, and to create a 23.89-acre Recreation Open Space Parcel to be dedicated to the City subject to recordation of a conservation easement (Exhibit B).

On July 28, 2021, the Planning Commission held a Public Hearing for the requested Subdivision and Rezone and heard from the Applicant and members of the public on the

[3] LMC § 15-2.21-5.
[4] LMC § 15-2.21-5 (A).

proposed applications (Staff Report (Subdivision); Staff Report (Rezone); Minutes, p. 12). At that meeting, Commissioners asked for additional information, including what mechanisms could be used to ensure the relocation of the trails, an explanation of the difference between the current configuration of the trails versus how segments would be relocated, whether Limits of Disturbance would include the proposed driveway, and how large the proposed home would be in relation to homes in the Hidden Meadows Subdivision. The relocation of trail segments and the Limits of Disturbance are discussed in the Plat Amendment Staff Report.

Background

On February 3, 1994, the City Council adopted Resolution No. 2-94, annexing 277.99 acres of Hidden Meadow, including Parcel PCA-S-98-SEC-11 (Exhibit C). On February 3, 1994, the City Council passed Ordinance No. 94-2 (p. 279), amending the Zoning Map to include the Hidden Meadow Property under Resort [sic] Open Space[5] and Estate Zoning.

On May 11, 1995, the City Council passed Ordinance No. 95-19 (p. 215), approving the Hidden Meadow Subdivision. On August 31, 1995, the City Council passed Ordinance No. 95-45 (p. 95), approving a revision to the Hidden Meadow Subdivision to remove 4.39 acres of open space from Parcel 4 to include and dedicate to the City as part of Phase II of the development.[6]

The recorded Hidden Meadow Subdivision plat identifies 45 Lots. However, what was originally proposed to be Lot 26, identified as a Lot with 186,994 square feet, a maximum floor area of 10,000 square feet, and a maximum site disturbance of 16,000 square feet, included a portion of Parcel PCA-S-98-SEC-11 and was removed from the subdivision. The recorded plat contains 44 total Lots (Exhibit D).[7]

The Hidden Meadow CC&Rs Article XII, ¶ 12 provided a seven-year timeframe from the date of recordation for the Hidden Meadow Subdivision and Homeowner Association to expand to include Parcel PCA-S-98-SEC-11 (Exhibit E). The Declarant recorded the CC&Rs on September 1, 1995, and the potential expansion of the Hidden Meadow Subdivision and Homeowner Association has since expired.

In addition to the rezone request, the Applicant proposes creating the Fox Tail Subdivision to create an independent Lot that will not be part of the Hidden Meadow Subdivision or Homeowner Association, as well as dedicating a 23.89-acre Parcel to Park City under Recreation Open Space Zoning and a conservation easement (PL-21-04826, also under Planning Commission consideration).[8]

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[5] Recreation Open Space.
[6] On February 11, 1998, Parcel 4 was conveyed to Park City Municipal Corporation (Parcel No. HM-1-ROS-4-X; Summit County Recorder Entry No. 499358).
[7] While the Subdivision removed Lot 26, the recorded Plat retained the Lot information in Table B regarding total square feet (186,994 square feet), Maximum Floor Area (10,000 square feet), and Maximum Site Disturbance (Limits of Disturbance – 16,000 square feet) for Lot 26.
[8] Fox Tail Trail is a public street and the City plows the street in the winter.

In the images below, Staff has highlighted the existing zoning boundaries and the Applicant's proposed rezone request. The Recreation Open Space Zoning District is shown in dark green; the proposed Estate Zoning District is shown in light green.

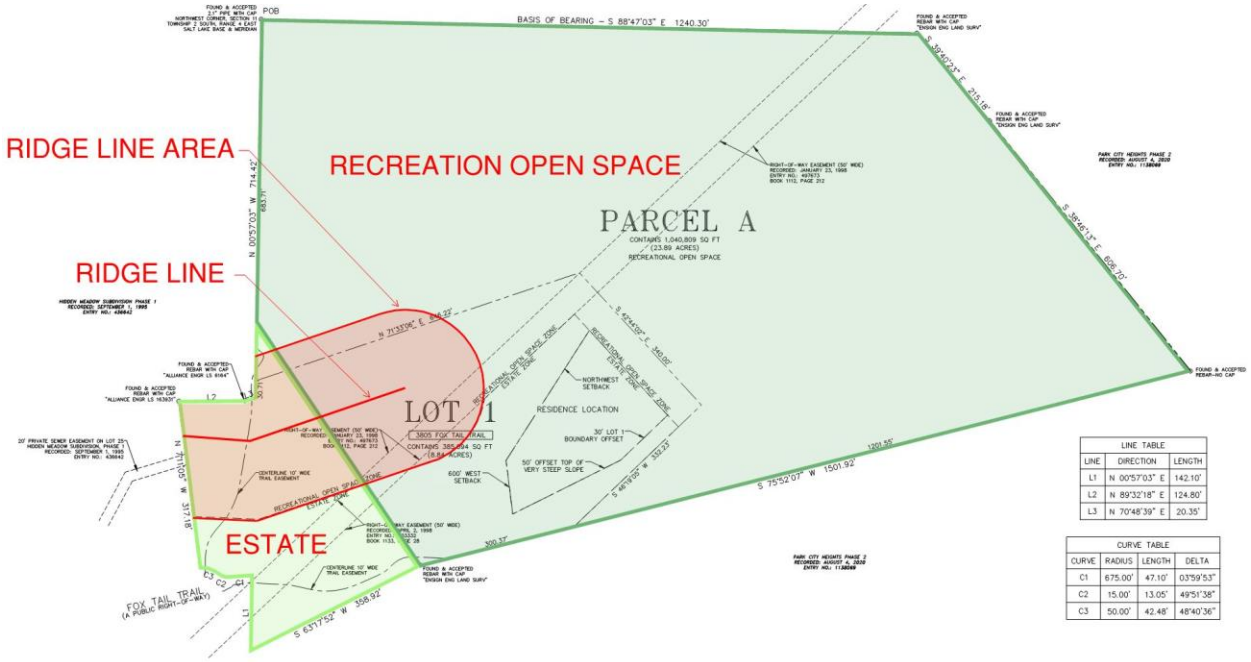

Figure 2: Existing zoning boundaries, showing the Recreation Open Space (dark green) and Estate (light green) Zoning Districts. Source: staff modified Applicant's submittal.

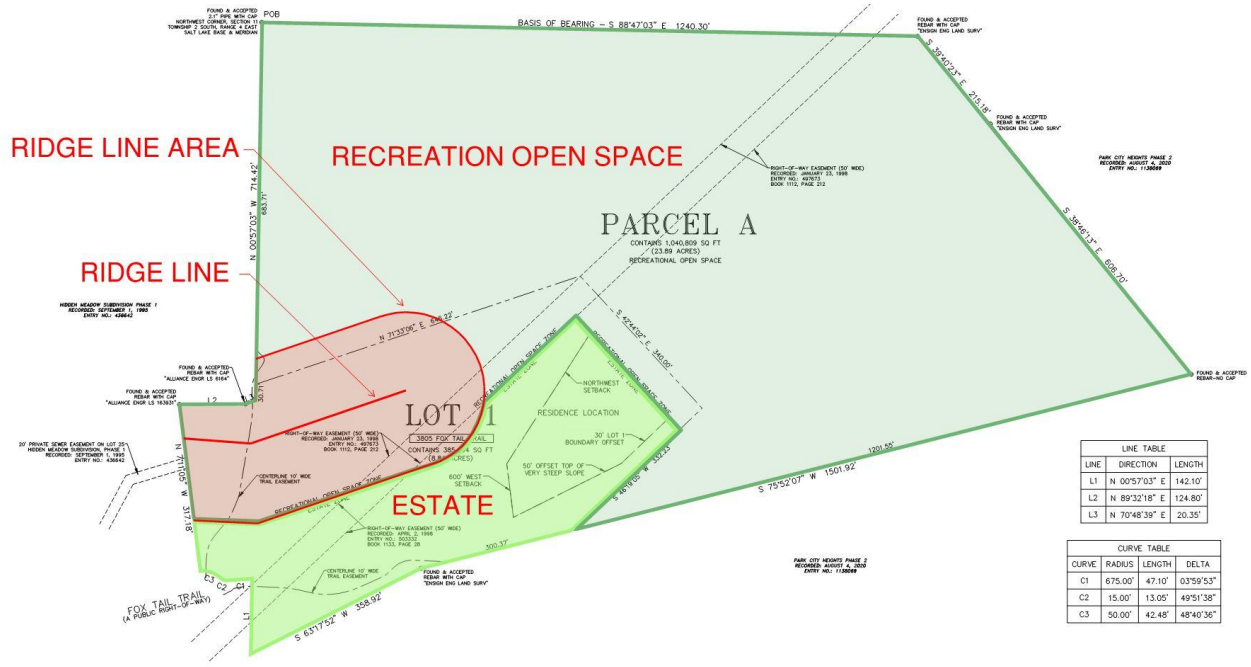

Figure 3: Propose zoning boundaries, showing the Recreation Open Space (dark green) and Estate (light green) Zoning Districts. Source: modified from Applicant's submittal.

Analysis

The Planning Commission hears all requests for Zoning changes.[9] The Planning Commission holds a public hearing on amendments to the Zoning Map and forwards a recommendation to the City Council. The City Council holds a public hearing and takes Final Action on Zoning Map amendments.[10]

(I) The proposal to reallocate Parcel PCA-S-98-SEC-11 Estate and Recreation Open Space Zoning complies with the annexation pursuant to Resolution No. 2-94.

The proposed reallocation of Estate and Recreation Open Space Zoning does not impact trails required by Resolution No. 2-94.

Resolution No. 2-94 Exhibit B, ¶ 6 *Trails and Sidewalks*, states that trails shall be concurrently reviewed and approved with plats and shall be dedicated to Park City. The Resolution additionally states that "Park City reserves the right to develop additional trails in any open space areas which are dedicated to Park City."

The Applicant's Existing Conditions submission identifies two public trails on Parcel PCA-S-98-SEC-11 (Exhibit E). The Fox Tail Trail mountain biking trail forms a loop within the Parcel with two connector points accessed from the Fox Tail Trail cul-de-sac, shown below on an excerpt from the Park City Interactive Summer Trail Map. Additionally, what is identified as "Private" on the map below is within the Recreation Open Space area proposed to be dedicated to Park City and will be relocated as a public trail as part of the Trails Master Plan for the area.

The Park City Trails and Open Space Manager reviewed the Applicant's proposal and notes that the proposed rezone will not impact existing public trails or proposed public trails in the area. As part of the Applicant's subdivision application, the Applicant proposes relocating Fox Tail Cut and trailhead to the west and relocating the Woodchip Trailhead to the south and relocating the trail from the Estate portion of the Parcel to the Recreation Open Space portion of the Parcel.

Condition of Approval 2 requires the Applicant to dedicate 23.89 acres to Park City pursuant to a conservation easement within the Recreation Open Space, with the possibility to develop additional public trails within the acreage. The conservation easement must be completed and recorded prior to recordation of the proposed plat amendment.

Additional Conditions of Approval regarding the trails can be found in the Plat Amendment (PL-21-04836) Staff Report and Draft Ordinance.

[9] LMC § 15-12-15(B)(3).
[10] LMC § 15-1-7.

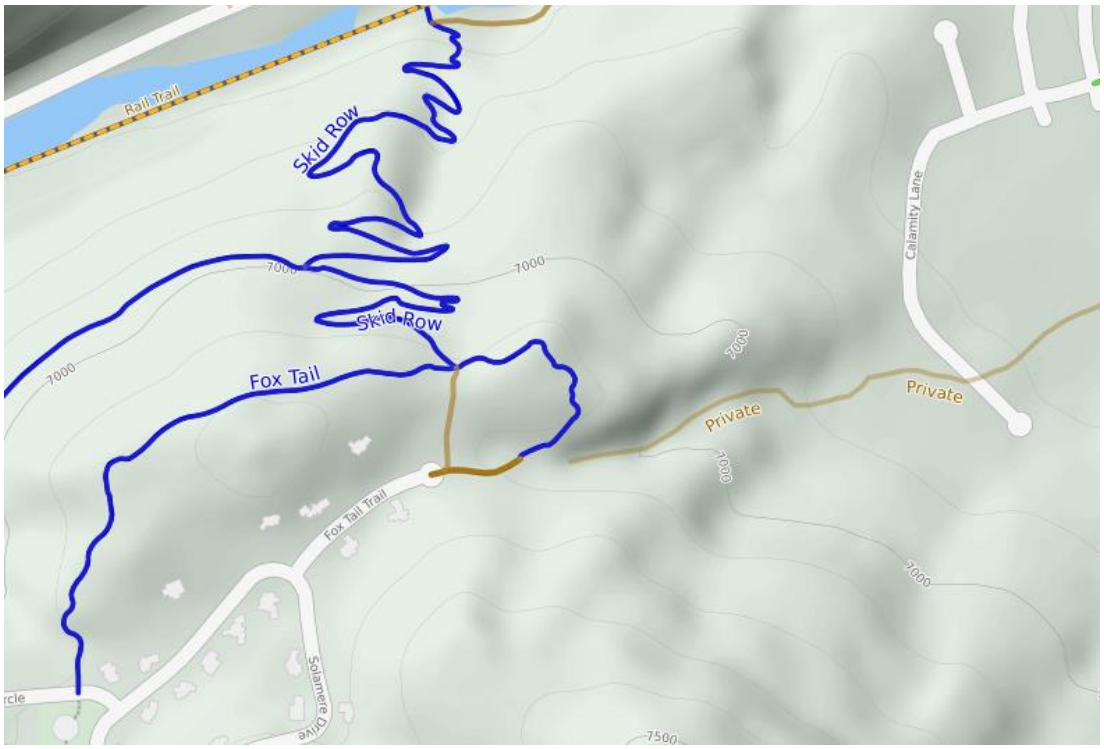

Figure 4: The trails of the Fox Tail Trail Subdivision.
Source: Park City Interactive Summer Trail Map

(II) The proposal to reallocate the PCA-S-98-SEC-11 Estate and Recreation Open Space Zoning complies with the Estate and Recreation Open Space Zoning District Requirements, as well as the Sensitive Land Overlay.

The purposes of the Estate Zoning District include low-density development that is environmentally sensitive and preserves ridge tops, meadows, and visible hillsides, preserves large, cohesive, unbroken open space, protects views along the City's entry corridors, and incorporates pedestrian trail linkages between and through neighborhoods.[11]

The area proposed to be rezoned is in the Sensitive Land Overlay. The purposes of the Overlay include protecting and preserving environmentally sensitive land, prohibiting development on Ridge Line Areas, and encouraging the preservation of large expanses of open space.[12] Significant Ridge Line Areas must be retained in a natural state and development cannot create a silhouette against the skyline or mountain backdrop when viewed from designated Vantage Points.[13] The Land Management Code prohibits development within 150 feet of a Ridge Line.[14]

[11] LMC § 15-2.10-1.
[12] LMC § 15-2.21-1.
[13] LMC § 15-2.21-5.
[14] LMC § 15-15-1.

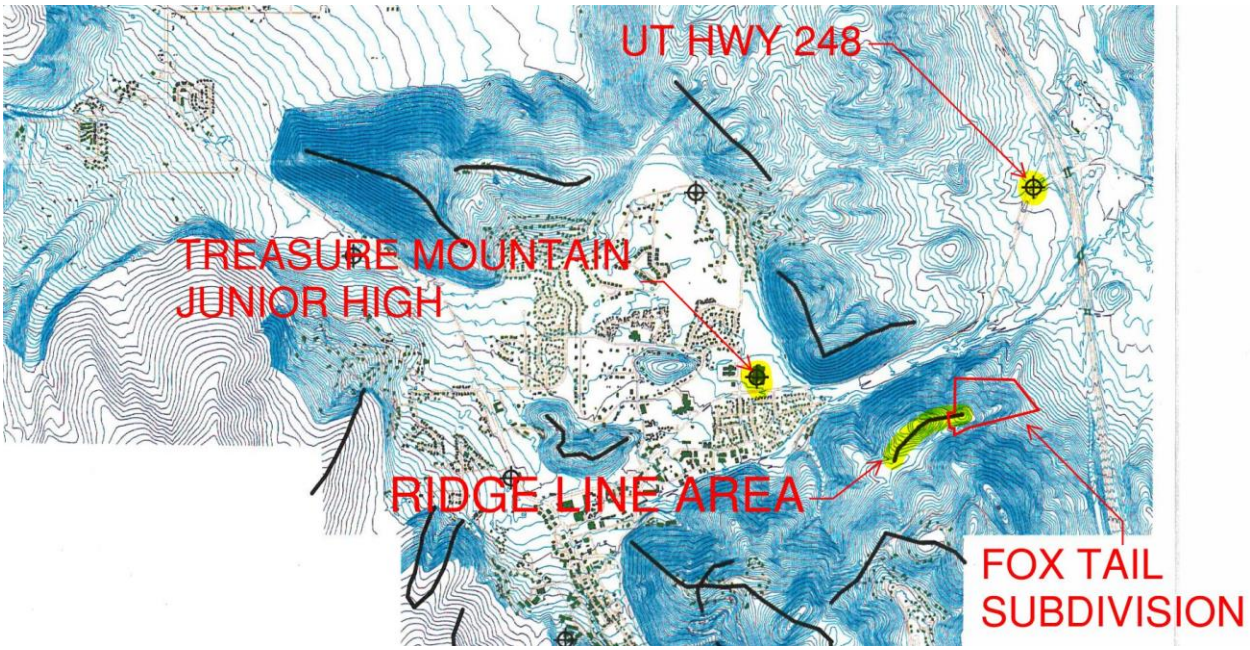

Figure 5: Ridge Line Areas, Designated Entry Corridors and Vantage Points

The Land Management Code denotes nine (9) typical Vantage Points from which Development should not create a silhouette against the skyline or mountain backdrop.[15] Additionally, the LMC states that the Applicant may be required to submit a Visual Assessment, which can include identifying the Property from Vantage Points designated by the Planning Department. This Visual Assessment should depict conditions before and after the proposed Development, including the proposed location, size, design, landscaping, and other visual features of the project. The Applicant has submitted visual assessments from two Vantage Points as part of the Rezone Application submittal (Exhibit G and Exhibit H).

The images below depict the Fox Tail Trail Ridge Line and two of the typical Vantage Points from which the project may be visible (Treasure Mountain Jr. High and Utah Highway 248 at the turn-out one quarter mile west from U.S. Highway 40).

The views from the Vantage Points depict the maximum building envelope for the proposed building pad and show that the home would not create a silhouette against the skyline in either location. The building may create some silhouette against the mountain backdrop as viewed from the Vantage Points, however, the silhouette would not intrude into any protected Ridge Line Area.

[15] LMC § 15-2.21-4 (4).

Figure 6: Sight Line from SR 248 Vantage Point. Source: Applicant's submittal. (Exhibit G)

Figure 7: Sight Line from Treasure Mountain Junior High School Vantage Point. Source: Applicant's submittal. (Exhibit H)

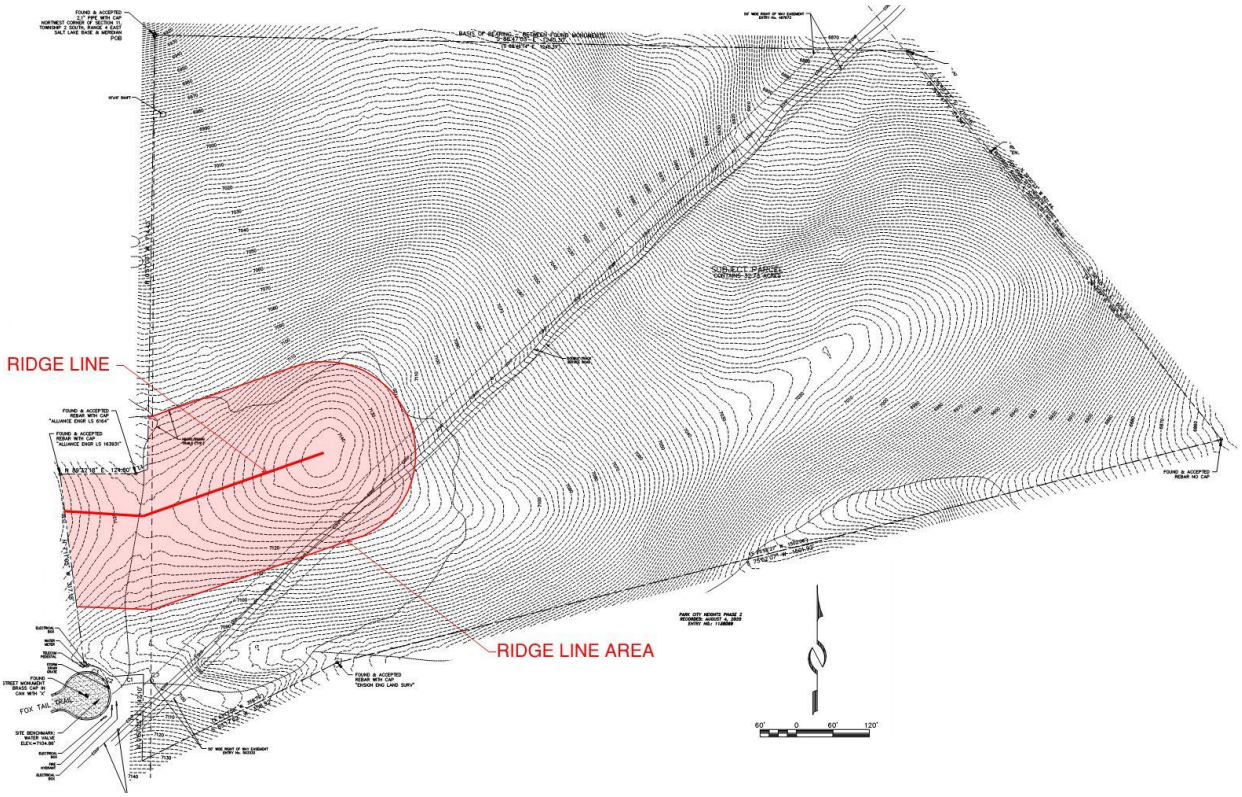

Figure 8: The Ridge Line and Ridge Line Area in relation to 3805 Fox Tail Trail. Source: modified from Applicant's submittal.

The current Zoning for the Parcel significantly restricts the buildable area for the Single-Family Dwelling and impacts the viewsheds from the designated Vantage Points from State Road 248 at the turn-out one quarter mile west from HWY 40 and across valley view.[16]

This application proposes to reallocate the Estate and Recreation Open Space Zoning for the Parcel to protect the Ridge Line Area and viewsheds, to preserve Recreation Open Space, and to interconnect trail linkages in the area without increased density. Additionally, the proposed reallocation of Estate and Recreation Open Space Zoning complies with the Lot and Site Requirements of the Estate Zoning District, outlined in the table below:[17]

Estate Zoning District Requirement	Proposal
Minimum Lot Size for Single-Family Dwelling is three acres	**Complies** If the City Council approves the reallocation of the Estate and Recreation Open Space Zoning and subsequent plat amendment, the Single-Family Dwelling is proposed to be located on an 8.84-acre

[16] LMC § 15-2.21-3.
[17] LMC § 15-2.10-3.

	Lot.
The minimum Lot width is 100 feet	**Complies** The portion of the proposed Lot along the Fox Tail Trail Court cul-de-sac exceeds 100 feet.

Prior to submitting a building permit application to construct a Single-Family Dwelling within the Estate Zoning District area, the Applicant must submit the materials outlined in Land Management Code § 15-2.10-6, *Sensitive Lands Review*, subject to Planning Director approval (Condition of Approval 3).

(III) The Development Review Committee reviewed the proposed reallocation of Estate and Recreation Open Space Zoning and did not identify any issues.

On July 20, 2021, the Development Review Committee reviewed the proposed rezone and did not identify any issues. This Committee includes representatives from Snyderville Basin Water Reclamation District, PacifiCorp, Questar, Summit County, and other Park City departments. Snyderville Basin Water Reclamation District indicated that the property would need to tie into the existing sewer easement located on Lot 25, and the Applicant has submitted additional drawings showing the proposed location of the sewer tie in (Exhibit F, p. 1).

(IV) The Neighborhood Traffic Management Program reviewed the proposal and identified mitigation procedures for the trail access.

On August 26, 2021, the Neighborhood Traffic Management Program (NTMP) committee, including representatives from Trails and Open Space, Transportation Planning, and Engineering, drafted a monitoring and management plan for the trail heads. It is important to note that trails are already in place at this location, and there are no proposed changes to existing conditions other than moving the trailheads to reduce any conflict between the trail and the proposed driveway. Additionally, there are no plans to provide any amenities, such as a kiosk, trash cans, maps, etc., at the trail heads.

As with most trails, the City will monitor use per required maintenance levels and management. Monitoring will include:

- Placing trail counters
- Adding this location to the Trails & Open Space Rangers reporting system, where they:
    - Check trail signage
    - Collect data (trail)
    - Speak with users if any
    - Document parking, if any
- Residents may contact trails@parkcity.org if they have concerns and for additional information

If the City receives concerns, complaints or sees issues, such as parking, the Trails and Open Space Department will bring those to the NTMP and propose several steps:

- Review with public safety to determine if turning/access issues are present in cul de sac or blocking of hydrants, driveways, etc.
    - Add signage if needed (parking related)
    - Continue to monitor and enforce if necessary
    - Provide trail-related signage (private property, noise, dog-related)

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on July 14, 2021. Staff mailed courtesy notice to property owners within 300 feet and to Affected Entities on July 14, 2021. The *Park Record* published notice on July 14, 2021.[18] After the July 28, 2021 Planning Commission Public Hearing, the application was continued to August 25, 2021, to September 22, 2021, and again to October 13, 2021. Additional courtesy notices were posted to the property and mailed to property owners within 300 feet on September 29, 2021.

Public Input

Staff received one inquiry on September 12, 2021, from six (6) members of the Hidden Meadows board asking when the Applications would be returning to Planning Commission, and whether the Trails and Open Space Department had any updates on their analysis. Staff received one public comment in writing prior to the July 28, 2021, Public Hearing (Exhibit J). This comment included the following concerns:

- A question why the lot was not included in the Hidden Meadows Subdivision Plat
- A request for the Fox Tail Cut trail to be vacated
- Concern that the trail would be moved closer to the commenter's property line
- A request that if the Fox Tail Cut trail remains, that it not be relocated, and that it instead terminate at the proposed driveway
- Concern that the connection to the sewer easement will disturb areas of old vegetation and a request that any disturbance for a sewer connection be a part of the maximum disturbance allowed, and for the sewer line to run next to the driveway
- Concern that the new lot would not be subject to the Hidden Meadows CC&Rs, and restrictions on nightly rentals, noise, vehicles, campers, large trucks, or heavy equipment
- A request that a restriction be recorded to not allow a road to pass from Fox Tail Court to Park City Heights.

Several public comments were made during the July 28, 2021 Planning Commission Public Hearing. Comments included concerns that the relocation of the trailhead would

[18] LMC § 15-1-21.

bring additional traffic to the neighborhood and that the development would change the views that are currently visible from Fox Tail Trail to the east. In response to these concerns, Staff took the Plat Amendment and Rezone Applications to the Neighborhood Traffic Management Program committee on August 26, 2021 and established the criteria that are listed above in Analysis IV.

Alternatives

- The Planning Commission may forward a positive recommendation to rezone Parcel PCA-S-98-SEC-11;
- The Planning Commission may forward a negative recommendation to rezone Parcel PCA-S-98-SEC-11, and direct staff to make findings for this recommendation; or
- The Planning Commission may continue the discussion to rezone Parcel PCA-S-98-SEC-11 a later date.

Exhibits

Exhibit A: Draft Ordinance
Exhibit B: Applicant's Statement
Exhibit C: Hidden Meadow Annexation Plat
Exhibit D: Hidden Meadow Subdivision
Exhibit E: Hidden Meadow CC&Rs
Exhibit F: Aerial Maps and Civil Drawings
Exhibit G: Visual Analysis from SR 248 Vantage Point
Exhibit H: Visual Analysis from Treasure Mountain Junior High School Vantage Point
Exhibit I: Map of Site Lines from Vantage Points
Exhibit J: Public Comment from Cyndi Sharp
Exhibit K: Amended Zoning Map

Ordinance No. 2021-XX

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PARCEL NUMBER PCA-S-98-SEC-11 ZONED ESTATE AND RECREATION OPEN SPACE LOCATED AT 3805 FOX TAIL TRAIL, PARK CITY, UTAH

WHEREAS, the Applicant petitioned the City Council to reallocate the Estate and Recreation Open Space Zoning for Parcel Number PCA-S-98-SEC-11 with an address of 3805 Fox Tail Trail; and

WHEREAS, the current Estate Zoning for the Parcel allows for development on one Single-Family Dwelling, but a Ridge Line Area and site topography significantly restrict the buildable area for a Single-Family Dwelling and development on the Parcel would impact the viewsheds from designated Vantage Points; and

WHEREAS, the proposal to reallocate the Estate and Recreation Open Space Zoning for the Parcel is to protect the Ridge Line Area and viewsheds, to preserve Recreation Open Space, and to interconnect trail linkages in the area, while still allowing for the development of a Single-Family Dwelling; and

WHEREAS, on July 14, 2021, staff posted notice to the property and mailed notice to property owners within 300 feet and to Affected Entities according to the requirements of the Land Management Code; and

WHEREAS, the Park Record published legal notice on July 14, 2021, according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on July 28, 2021, to receive input on the Fox Tail Trail Zoning Map Amendment; and

WHEREAS, the Planning Commission held a public hearing on October 13, 2021, to receive input on the Fox Tail Trail Zoning Map Amendment; and

WHEREAS, the Planning Commission forwarded a positive recommendation to City Council; and

WHEREAS, on November 11, 2021, the City Council held a public hearing to receive input on the Fox Tail Trail Zoning Map Amendment; and

WHEREAS, the proposed zoning map amendment is consistent with the following purposes of the Utah Municipal Land use, Development, and Management Act (LUDMA) section 10-9a-102. Purposes – General land use authority.

1) The purposes of this chapter are to:
    a. provide for the health, safety, and welfare;
    b. promote the prosperity;
    c. improve the morals, peace, good order, comfort, convenience, and aesthetics of each municipality and each municipality's present and future inhabitants and businesses;
    d. protect the tax base;

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e. secure economy in government expenditures;
f. foster the state's agricultural and other industries;
g. protect both urban and nonurban development;
h. protect and ensure access to sunlight for solar energy devices;
i. provide fundamental fairness in land use regulation;
j. facilitate orderly growth and allow growth in a variety of housing types; and
k. protect property values.

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

SECTION 1. APPROVAL. The Zoning Map Amendment as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law and Conditions of Approval.

Findings of Fact:

1. Parcel No. PCA-S-98-SEC-11 with an address of 3805 Fox Tail Trail contains 32.73 acres in the Sensitive Land Overlay.
2. Parcel No. PCA-S-98-SEC-11 is currently zoned Estate and Recreational Open Space. Approximately 90% of the property is in the Recreation Open Space Zoning District (about 29 acres) and about 10% is in the Estate Zoning District (about 3 acres).
3. Parcel No. PCA-S-98-SEC-11 is unimproved.
4. The Applicant proposes reallocating the Estate and Recreation Open Space Zoning for the property to create an 8.84-acre area for Estate Zoning development of a Single-Family Dwelling and Recreation Open Space to prevent development in the Ridge Line Area, and to create a 23.89-acre Recreation Open Space Parcel to be dedicated to the City subject to recordation of a conservation easement.
5. On February 3, 1994, the City Council adopted Resolution No. 2-94, annexing 277.99 acres of Hidden Meadow, including Parcel PCA-S-98-SEC-11.
6. On February 3, 1994, the City Council passed Ordinance No. 94-2, amending the Zoning Map to include the Hidden Meadow Property under Resort [sic] Open Space[1] and Estate Zoning.
7. On May 11, 1995, the City Council passed Ordinance No. 95-19, approving the Hidden Meadow Subdivision. On August 31, 1995, the City Council passed Ordinance No. 95-45, approving a revision to the Hidden Meadow Subdivision to remove 4.39 acres of open space from Parcel 4 to include and dedicate to the City as part of Phase II of the development.
8. The recorded Hidden Meadow Subdivision plat identifies 45 Lots. However, what was originally proposed to be Lot 26, identified as a Lot with 186,994 square feet, a maximum floor area of 10,000 square feet, and a maximum site disturbance of 16,000 square feet, included a portion of Parcel PCA-S-98-SEC-11 and was removed from the subdivision. The recorded plat contains 44 total Lots.
9. The Hidden Meadow CC&Rs Article XII, ¶ 12 provided a seven-year timeframe from the date of recordation for the Hidden Meadow Subdivision and Homeowner Association to expand to include Parcel PCA-S-98-SEC-11. The Declarant recorded the CC&Rs on September 1, 1995, and the potential expansion of the Hidden Meadow Subdivision and Homeowner Association has since expired.

[1] Recreation Open Space.

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10. In addition to the rezone request, the Applicant proposes creating the Fox Tail Subdivision to create an independent Lot that will not be part of the Hidden Meadow Subdivision or Homeowner Association, as well as dedicating a 23.89-acre Parcel to Park City under Recreation Open Space Zoning and a conservation easement (PL-21-04826, also under Planning Commission consideration).
11. The proposal to reallocate Parcel PCA-S-98-SEC-11 Estate and Recreation Open Space Zoning complies with the annexation pursuant to Resolution No. 2-94.
12. The proposed reallocation of Estate and Recreation Open Space Zoning does not impact trails required by Resolution No. 2-94.
13. Resolution No. 2-94 Exhibit B, ¶ 6 *Trails and Sidewalks*, states that trails shall be concurrently reviewed and approved with plats and shall be dedicated to Park City. The Resolution additionally states that "Park City reserves the right to develop additional trails in any open space areas which are dedicated to Park City."
14. The Applicant's Existing Conditions submission identifies two public trails on Parcel PCA-S-98-SEC-11. The Fox Tail Trail mountain biking trail forms a loop within the Parcel with two connector points accessed from the Fox Tail Trail cul-de-sac.
15. Additionally, a private trail in the Recreation Open Space area proposed to be dedicated to Park City will be relocated as a public trail as part of the Trails Master Plan for the area.
16. The Park City Trails and Open Space Manager reviewed the Applicant's proposal and notes that the proposed rezone will not impact existing public trails or proposed public trails in the area. As part of the Applicant's subdivision application, the Applicant proposes relocating Fox Tail Cut and trailhead to the west and relocating the Woodchip Trailhead to the south, and relocating the trail from the Estate portion of the Parcel to the Recreation Open Space portion of the Parcel.
17. The proposal to reallocate the PCA-S-98-SEC-11 Estate and Recreation Open Space Zoning complies with the Estate and Recreation Open Space Zoning District Requirements, as well as the Sensitive Land Overlay.
18. The staff report is incorporated herein.

Conclusions of Law:

1. There is Good Cause for the Fox Tail Trail Zoning Map Amendment. The proposed Zoning Map Amendment complies with the Land Management Code requirements.
2. The Fox Tail Trail Zoning Map Amendment is consistent with the General Plan and the Management Code including Sections 15-1-7(2) and 15-12-15(B)(4) and (9) and applicable State Law regarding Zoning Map Amendments.
3. Approval of this Zoning Map Amendment promotes the general welfare of the citizens of Park City consistent with Utah Code Section 10-8-84.

Conditions of Approval:

1. The Planning Department, City Attorney's Office, and GIS Specialist will review and approve the final form and content of the amended Zoning Map for compliance with State Law, the Land Management Code, and the Conditions of Approval, prior to the Mayor's execution of the amended Official Zoning Map.

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2. The Applicant shall dedicate 23.89 acres to Park City Municipal Corporation, subject to a conservation easement on the acreage prior to recordation of the proposed Fox Tail Subdivision.
3. Prior to submitting a building permit application to construct a Single-Family Dwelling within the new Estate Zoning District area, the Applicant must submit the materials outlined in Land Management Code Section 15-2.10-6, *Sensitive Lands Review*, subject to Planning Director approval.

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

PASSED AND ADOPTED this 11th day of November, 2021.

PARK CITY MUNICIPAL CORPORATION

_____
MAYOR, Andy Beerman

ATTEST:

_____
City Recorder, Michelle Kellogg

APPROVED AS TO FORM:

_____
City Attorney's Office

Attachment A: Rezoning Identification Map

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FOX TAIL SUBDIVISION, LOT 1

Tax Serial No. PCA-S-98-SEC-11

(the "Property")

(3805 Fox Tail Trail)

PROPOSED REZONE AND PLAT

September 20, 2021

PROJECT INTENT

The Applicant proposes to create a single family residential lot, Fox Tail Subdivision, Lot 1 by platting the Property. The Property is located east of Hidden Meadow Subdivision Phase 1 and is included on the Hidden Meadow Annexation Plat recorded March 8, 1995, as Entry No. 425982. Hidden Meadow Subdivision Phase 1was recorded September 1, 1995, as Entry No. 436642 in the Office of the Recorder, Summit County, Utah. The Property was not included in the Phase 1 plat.

Under the Hidden Meadow CC&Rs recorded September 1, 1995, as Entry No. 436643, the time for annexing the Property into the Hidden Meadow HOA has lapsed, so the Applicant is now proposing a single lot plat for the Property, independent of Hidden Meadows HOA.

At the time of annexation, a portion of the Property was zoned Estate, with the balance zoned ROS. Subsequent to the annexation, adoption of and amendments to the Sensitive Lands Ordinance ("SLO") rendered the Estate zoned portion of the Property as essentially unbuildable since the majority of the Estate zoned land is within the Ridgeline Area.

The Property contains 32.73 acres, 90% being in the Recreational Open Space zone. The remaining 10% is in the Estate zone. The Property is located at the end of the cul-de-sac on Fox

Tail Trail as shown on the Hidden Meadow Subdivision Phase 1 plat. The address shown above was assigned by the Summit County GIS Department.

At the time of development of Hidden Meadow Subdivision Phase 1, utility connections were provided for development of the Property.

Ridgeline Impact. The SLO was enacted to restrict development of homes visible breaking the skyline as seen from key view points. The SLO requires visual impact studies from identified locations including Treasure Mountain Junior High School and SR248 adjacent the Park City Studios. The SLO also prohibits development within Ridgeline Areas which are defined as the area within 150' of either side of key ridges. The ridge between the Hidden Meadows Subdivision and SR248 is one such ridge, including the portion of that ridge on the Property. Exhibit A attached shows the extreme limitations on development imposed by the ROS zoning, the Ridgeline Area exclusion and other constraints.

Alternate Home Site. Following discussions with Staff on the challenges developing within the Estate zoned portion of the Property, the Applicant has identified an alternate area south east of the Ridgeline Area where a home could be built without visual impacts. Slopes in the area of anticipated home development are 10 - 30% which is well suited for the planned use. **The Proposed Plat will include notes limiting Floor Area of Single Family Residence to 10,000 sf and limiting Area of Disturbance to 16,000 sf exclusive of driveway and sewer line. Plat will also include Setbacks identifying location within which Single Family Residence may be constructed. Plat includes a 600' west Setback from Lot 25 locating home approximately 800' east of the home on Lot 27. At time of recordation of Hidden Meadows Plat, a home was contemplated immediately east of Lot 25 and approximately 200' east of home on Lot 27.**

Proposed Rezoning. To facilitate development of a single family home on the Property without creating visual impacts, the Applicant is proposing to rezone the Ridgeline Area as ROS and to rezone the portion of the Property leading to and immediately adjacent the alternate home site as Estate.

Proposed Open Space Dedication. The Applicant is proposing to plat the Property to create an 8.84 acre Lot 1 and a 23.89 acre Parcel A. Upon recordation of the plat, the Applicant proposes dedication of Parcel A to Park City, subject to a conservation easement.

Trails. There are several existing trails on the Property for which no easements have been recorded. At the western end of the Property, the *Fox Tail Cut* crosses the property to reach the top of *Skid Row.* Circling the hilltop is the *Fox Tail Trail* (aka *Woodchip Trail*) which cuts through the area proposed for rezoning from ROS to Estate. The *Fox Tail Access* is a jeep road

near the SE edge of the property connecting to *Woodchip Trail* and a new trail connection to Park City Heights that has just been built. **To facilitate driveway construction on proposed Lot 1 while maintaining the integrity of the trail network, the Applicant is proposing to relocate a short portion of *Fox Tail Cut* further to the west, while maintaining climbing grades suitable for intermediate riders.** *Woodchip Trail* will be reconstructed at Applicant's expense at a lower elevation on Parcel A following dedication to the City. Alignment of reconstructed trail to be approved by City prior to construction. **Estimated trail construction cost is $4.50/lf with . approximate length of 1,000 lf. Applicant to post security for trail construction at time of plat recordation.** The Applicant has reviewed the proposed trail plan and open space dedication with the City's Trails and Open Space Program Manager who has indicated support for the proposed direction.

Vegetation Lot 1 is primarily covered with 15' tall gamble oak broken up with open areas of sage and grasslands.

Summary

Approval of the proposed rezoning and plat will enable construction of one single family on the 32 acre property, as originally anticipated at time of plat recordation. To reach the alternate home site accommodated by the rezoning will require construction of a lengthy and costly driveway.

The proposed rezoning and plat achieves the SLO objective of mitigating visual impact by restricting development on prominent ridgelines such as that immediately south of SR 248, the main access road into Park City.

The integrity of the trail network will be maintained with recordation of two trail easements as proposed. The dedication of 24 acres of conservation open space land will create additional trails and recreational opportunities for the community. There is a beautiful lookout point on a gently sloping ridge top approximately 300' east of the proposed Lot 1.

SURVEYOR'S CERTIFICATE

I John Demkowicz, do hereby certify that I am a registered Land Surveyor and that I hold Certificate No. 163931 as prescribed under the laws of the State of Utah, I further certify that by authority of the owner I have made a survey of the tract of land shown on this plat and described herein and subdivided said tract of land into lots, public easements, ROS parcels and public right-of-ways to be hereafter known as HIDDEN MEADOW SUBDIVISION PHASE 1 and that the same has been correctly surveyed on the ground as shown on this plat.

JOHN DEMKOWICZ L.S. NO. 163931 — 8-24-95 DATE

REGISTERED LAND SURVEYOR No. 163931 JOHN DEMKOWICZ State of Utah

BOUNDARY DESCRIPTION

Beginning at a point on the northerly end line of the Emma mining claim North 77° 39' 13" West 251.53 feet from the Northeast corner of the Emma mining claim, said point is located North 4133.38 feet and East 2713.23 feet from the East Quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the northerly end of the Emma , the Emily No. 2, and the Hope No. 2 mining claims (Mineral Survey 3262) North 77° 39' 13" West 1375.42 feet more or less; thence along the westerly end line of the Gasoline Alley No. 6 mining claim (Mineral Survey 6992) North 28° 59' 00" West 222.56 feet more or less; thence along the southerly side line of the Ina mining claim (Mineral Survey 5490) North 59° 06' 00" East 465.36 feet more or less; thence along the southerly side line of the Bessie mining claim (Mineral Survey 5552) North 61° 01' 00" East 1500.00 feet more or less; thence along the easterly end line of the Bessie mining claim North 38° 40' 43" West 14.26 feet; thence along the Chatham Crossing Subdivision boundary (Recorded Instrument Number 179465 in the Office of the Summit County Recorder) the following four courses:) 1) North 61° 10' 55" East (Plat North 61° 05' 58" East) 46.56 feet; thence 2) North 41° 14' 05" West (Plat North 41° 19' 02" West) 1317.38 feet; thence 3) South 89° 55' 03" East (Plat East) 595.29 feet; thence 4) North 0° 04' 57" East (Plat North) 785.35 feet; thence along the northerly side line of the Woodrow No. 1 mining claim (Mineral Survey 6792) North 60° 10' 00" East 509.54 feet more or less; thence along the northerly side line of the Woodrow No. 2 mining claim North 62° 56' 19" East 1501.54 feet; thence along the westerly end line of the Glegg No. 1 mining claim (Mineral Survey 6792) North 44° 04' 01" West 31.07 feet; thence along the northerly side line of the Glegg No. 1 mining claim North 75° 55' 00" East 1435.63 feet more or less; thence along the southerly end line of the Potosi mining claim (Mineral Survey 6192) North 78° 41' 14" East 40.19 feet; thence along easterly side line of the Potosi mining claim North 53° 33' 00" East 5.10 feet; thence along the northerly side line of the Glegg No. 1 mining claim North 75° 55' 00" East 21.29 feet more or less; thence along the easterly end line of the Glegg No. 1 mining claim South 41° 00' 00" East 158.14 feet more or less; thence along the west line of the east half of the southwest quarter of the southwest quarter of section 2 South 00° 29' 39" West 656.87 feet more or less; thence along the North line of Section 11 North 88° 47' 03" West 654.97 feet more or less to the Northwest Corner of Section 11; thence South 0° 57' 03" West 714.42 feet; thence South 70° 48' 39" West 20.35 feet; thence South 89° 32' 18" West 124.80 feet; thence South 07° 11' 05" East 317.18 feet to a point on a 50.00 foot radius curve to the right, whose radius point bears South 04° 46' 56" East, thence along the arc of said curve 42.48 feet thru a central angle of 48° 40' 36" to a point on a 15.00 foot radius curve to the left, whose radius point bears North 43° 53' 40" East; thence along the arc of said curve 13.05 feet thru a central angle of 49° 51' 38" to a point on a 675.00 foot radius curve to the right, whose radius point bears South 05° 57' 58" East; thence along the arc of said curve 47.10 feet thru a central angle of 03° 59' 53"; thence South 0° 57' 03" West 1415.52 feet to a point on a 50.00 foot radius curve to the left, whose radius point bears North 89° 02' 57" West; thence along the arc of said curve 73.52 feet thru a central angle of 84° 14' 57"; thence North 10° 46' 33" West 34.02 feet; thence South 80° 37' 22" West 628.64 feet; thence North 16° 28' 35" West 238.32 feet; thence North 13° 36' 27" West 50.00 feet; thence South 76° 23' 33" West 64.47 feet to a point on a 290.15 foot radius curve to the left, whose radius point bears South 13° 36' 27" East; thence along the arc of said curve 48.67 feet thru a central angle 09° 36' 38"; thence North 31° 57' 40" West 225.19 feet; thence South 46° 41' 39" West 377.59 feet; thence South 07° 56' 32" East 319.08 feet; thence South 10° 24' 24" West 233.92 feet; thence South 41° 50' 49" West 137.01 feet; thence South 67° 45' 45" West 221.74 feet; thence South 14° 25' 20" East 246.82 feet; thence South 38° 35' 36" East 164.61 feet to the northeast corner of Phase 1, Parcel 1 of Royal Oaks Subdivision Phase I (Recorded Instrument No. 352414 in the office of the Summit County Recorder); thence along the north line of said Parcel 1 South 79° 34' 34" West (Plat South 79° 36' 44" West) 160.00 feet; thence along the north line of said Parcel 1 South 69° 24' 48" West (Plat South 69° 26' 58" West) 65.28 feet; thence along The Oaks at Deer Valley (Recorded instrument No. 311418 in the office of the Summit County Recorder) boundary line South 68° 57' 50" West (Plat South 69° 00' 00" West) 59.25 feet; thence along The Oaks at Deer Valley boundary line South 48° 57' 50" West (Plat South 49° 00' 00" West) 300.00 feet; thence North 65° 36' 22" West 331.48 feet to a point on a 538.60 foot radius curve to the left, whose radius point bears South 60° 33' 01" East; thence along the arc of said curve 335.95 feet thru a central angle of 35° 44' 16"; thence South 06° 17' 17" East 477.78 feet to a point on a 125.00 foot radius curve to the left, whose radius point bears North 83° 42' 43" East; thence along the arc of said curve 18.63 feet thru a central angle of 08° 32' 16"; thence along The Oaks at Deer Valley boundary line South 81° 46' 37" West (Plat South 81° 48' 47" West) 50.24 feet to a point on a 175.00 foot radius curve to the right, whose radius point bears North 77° 03' 57" East; thence along the arc of said curve 20.30 feet thru a central angle of 06° 38' 46"; thence North 06° 17' 17" West 477.78 feet to a point on a 588.60 foot radius curve to the right, whose radius point bears North 83° 42' 43" East; thence along the arc of said curve 214.78 feet thru a central angle of 20° 54' 26"; thence North 68° 29' 02" West 229.73 feet; thence South 46° 04' 16" West 126.36 feet; thence South 11° 47' 28" West 170.03 feet to the point of beginning. Description contains 222.03 acres more or less. The Basis of Bearing for the above description is South 00° 30' 11" West between the East Quarter corner and the southeast corner of Section 16.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT: That the undersigned is the owner of the herein described tract of land, having caused the same to be subdivided into lots, ROS parcels and public right-of-ways, together with easements as set forth on this Record of Survey Plat to be know hereafter as HIDDEN MEADOW SUBDIVISION, does hereby dedicate for the perpetual use of the public, all parcels of land as intended for public use and further consents to the recordation of this Record of Survey Plat in accordance with Utah Law. ALSO, the owner hereby dedicates to Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement. The owner, or his representative, hereby irrevocably offers for dedication to the City of Park City all the streets, land for local government uses, easements, parks and required utilities and easements shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication.

IN WITNESS WHEREOF, the undersigned set his hand this 24th day of August, 1995.

BLUE LEDGE CORPORATION
A Delaware Corporation

Hank Rothwell
Its President

NOTARY PUBLIC DEBBIE WARD 3001 South State Heber City, UT 84032 My Commission Expires June 30, 1999 State of Utah

ACKNOWLEDGEMENT

STATE OF UTAH)
:ss
COUNTY OF SUMMIT)

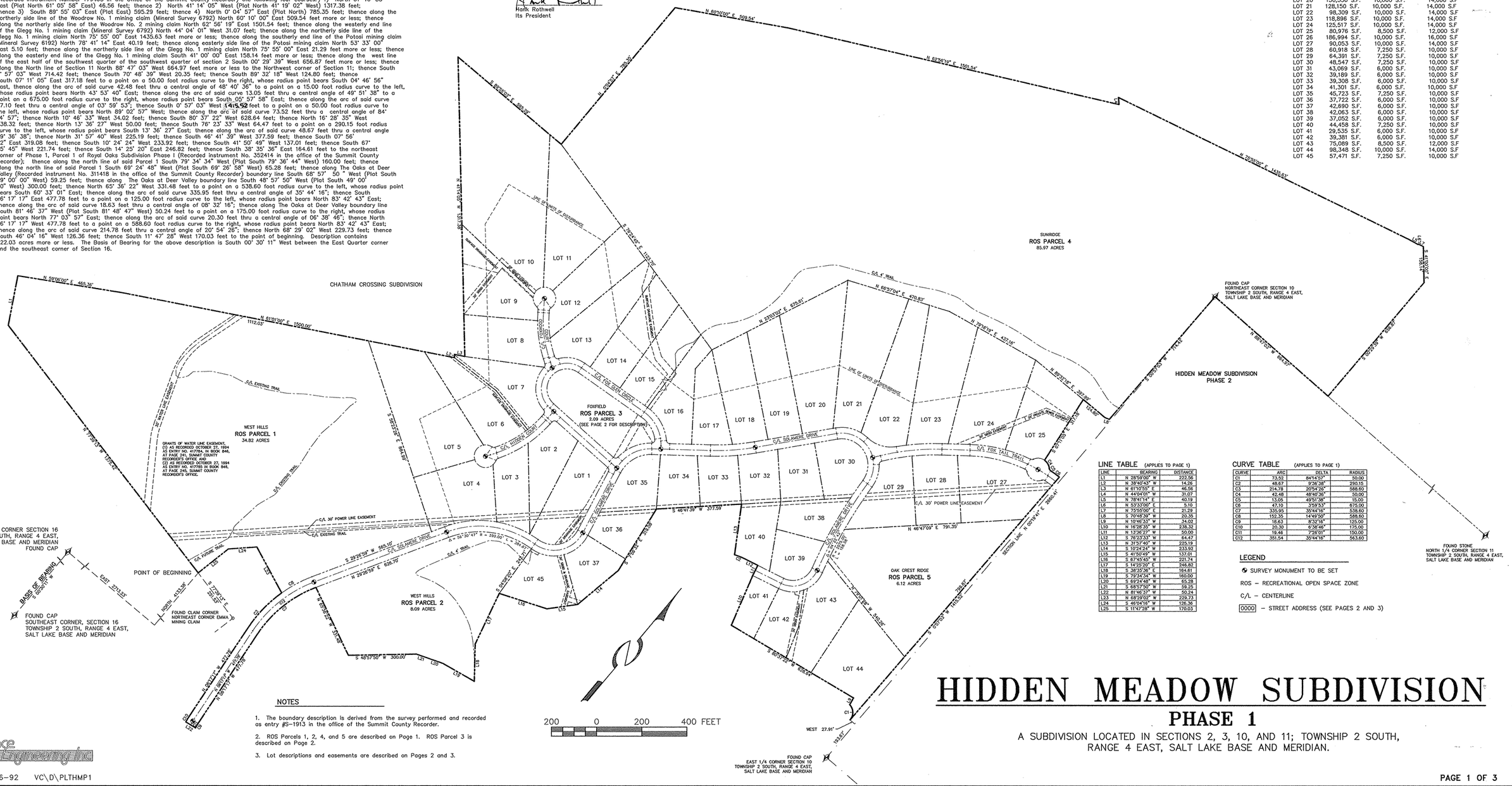
On the 24 day of August 1995, Hank Rothwell, appeared before me and acknowledged that he is the President of Blue Ledge Corporation, A Delaware Corporation, and that he executed the same on behalf of the Corporation with proper authority.

Debbie Ward
Notary Public

Residing at : Heber, Ut
Commission Expires:
May 30, 1999

TABLE B

LOT #	SQUARE FEET	MAXIMUM FLOOR AREA	MAXIMUM SITE DISTURBANCE
LOT 1	77,447 S.F.	8,500 S.F.	12,000 S.F
LOT 2	54,540 S.F.	7,250 S.F.	10,000 S.F
LOT 3	49,336 S.F.	7,250 S.F.	10,000 S.F
LOT 4	81,380 S.F.	8,500 S.F.	12,000 S.F
LOT 5	157,921 S.F.	10,000 S.F.	14,000 S.F
LOT 6	74,821 S.F.	8,500 S.F.	12,000 S.F
LOT 7	55,352 S.F.	7,250 S.F.	10,000 S.F
LOT 8	64,921 S.F.	7,250 S.F.	10,000 S.F
LOT 9	81,303 S.F.	8,500 S.F.	12,000 S.F
LOT 10	281,972 S.F.	10,000 S.F.	16,000 S.F
LOT 11	122,989 S.F.	10,000 S.F.	16,000 S.F
LOT 12	80,190 S.F.	8,500 S.F.	12,000 S.F
LOT 13	81,338 S.F.	8,500 S.F.	12,000 S.F
LOT 14	76,228 S.F.	8,500 S.F.	12,000 S.F
LOT 15	64,790 S.F.	7,250 S.F.	10,000 S.F
LOT 16	58,077 S.F.	7,250 S.F.	10,000 S.F
LOT 17	49,379 S.F.	7,250 S.F.	10,000 S.F
LOT 18	74,275 S.F.	8,500 S.F.	12,000 S.F
LOT 19	78,352 S.F.	8,500 S.F.	12,000 S.F
LOT 20	130,330 S.F.	10,000 S.F.	14,000 S.F
LOT 21	128,150 S.F.	10,000 S.F.	14,000 S.F
LOT 22	98,309 S.F.	10,000 S.F.	14,000 S.F
LOT 23	118,886 S.F.	10,000 S.F.	14,000 S.F
LOT 24	125,517 S.F.	10,000 S.F.	14,000 S.F
LOT 25	89,976 S.F.	8,500 S.F.	12,000 S.F
LOT 26	186,994 S.F.	10,000 S.F.	16,000 S.F
LOT 27	90,053 S.F.	10,000 S.F.	14,000 S.F
LOT 28	60,918 S.F.	7,250 S.F.	10,000 S.F
LOT 29	64,391 S.F.	7,250 S.F.	10,000 S.F
LOT 30	48,547 S.F.	7,250 S.F.	10,000 S.F
LOT 31	43,069 S.F.	6,000 S.F.	10,000 S.F
LOT 32	39,189 S.F.	6,000 S.F.	10,000 S.F
LOT 33	39,308 S.F.	6,000 S.F.	10,000 S.F
LOT 34	41,301 S.F.	6,000 S.F.	10,000 S.F
LOT 35	45,723 S.F.	7,250 S.F.	10,000 S.F
LOT 36	37,722 S.F.	6,000 S.F.	10,000 S.F
LOT 37	42,690 S.F.	6,000 S.F.	10,000 S.F
LOT 38	42,063 S.F.	6,000 S.F.	10,000 S.F
LOT 39	37,052 S.F.	6,000 S.F.	10,000 S.F
LOT 40	44,458 S.F.	7,250 S.F.	10,000 S.F
LOT 41	29,535 S.F.	6,000 S.F.	10,000 S.F
LOT 42	39,381 S.F.	6,000 S.F.	10,000 S.F
LOT 43	75,089 S.F.	8,500 S.F.	12,000 S.F
LOT 44	98,348 S.F.	10,000 S.F.	14,000 S.F
LOT 45	57,471 S.F.	7,250 S.F.	10,000 S.F


CHATHAM CROSSING SUBDIVISION
SUNRIDGE ROS PARCEL 4 85.97 ACRES
FOUND CAP NORTHEAST CORNER SECTION 10 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
HIDDEN MEADOW SUBDIVISION PHASE 2
FOUND STONE NORTH 1/4 CORNER SECTION 11 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
WEST HILLS ROS PARCEL 1 34.82 ACRES
FOXFIELD ROS PARCEL 3 2.09 ACRES (SEE PAGE 2 FOR DESCRIPTION)
WEST HILLS ROS PARCEL 2 8.09 ACRES
OAK CREST RIDGE ROS PARCEL 5 6.12 ACRES
GRANTS OF WATER LINE EASEMENT, (1) AS RECORDED OCTOBER 27, 1994 AS ENTRY NO. 417784, IN BOOK 846, AT PAGE 241, SUMMIT COUNTY RECORDER'S OFFICE AND (2) AS RECORDED OCTOBER 27, 1994 AS ENTRY NO. 417785 IN BOOK 846, AT PAGE 245, SUMMIT COUNTY RECORDER'S OFFICE.
EAST 1/4 CORNER SECTION 16 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN FOUND CAP
BASIS OF BEARING S 00°30'11" W
EAST 2713.23'
NORTH 4133.38'
POINT OF BEGINNING
S 77°39'13" E 251.53'
FOUND CAP SOUTHEAST CORNER, SECTION 16 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
FOUND CLAIM CORNER NORTHEAST CORNER EMMA MINING CLAIM
FOUND CAP EAST 1/4 CORNER SECTION 10 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
WEST 27.91'
N 77°39'13" W 1375.42'
N 61°01'00" E 1500.00'
1112.03'
N 59°06'00" E 465.36'
N 28°59'00" W 222.56'
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N 83°42'43" E 20.30'
N 77°03'57" E 175.00'
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N 60°33'01" W 538.60'
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S 89°02'57" E 73.52'
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S 0°04'57" W 785.35'
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N 76°23'33" E 64.47'
S 31°57'40" E 225.19'
S 46°41'39" E 377.59'
S 31°57'40" E 225.19

TABLE B

LOT #	SQUARE FEET	MAXIMUM FLOOR AREA	MAXIMUM SITE DISTURBANCE
LOT 1	77,447 S.F.	8,500 S.F.	12,000 S.F
LOT 2	54,540 S.F.	7,250 S.F.	10,000 S.F
LOT 3	49,336 S.F.	7,250 S.F.	10,000 S.F
LOT 4	81,380 S.F.	8,500 S.F.	12,000 S.F
LOT 5	157,921 S.F.	10,000 S.F.	14,000 S.F
LOT 6	74,821 S.F.	8,500 S.F.	12,000 S.F
LOT 7	55,352 S.F.	7,250 S.F.	10,000 S.F
LOT 8	64,921 S.F.	7,250 S.F.	10,000 S.F
LOT 9	81,303 S.F.	8,500 S.F.	12,000 S.F
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LOT 11	122,989 S.F.	10,000 S.F.	16,000 S.F
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LOT 13	81,338 S.F.	8,500 S.F.	12,000 S.F
LOT 14	76,228 S.F.	8,500 S.F.	12,000 S.F
LOT 15	64,790 S.F.	7,250 S.F.	10,000 S.F
LOT 16	58,077 S.F.	7,250 S.F.	10,000 S.F
LOT 17	49,379 S.F.	7,250 S.F.	10,000 S.F
LOT 18	74,275 S.F.	8,500 S.F.	12,000 S.F
LOT 19	78,352 S.F.	8,500 S.F.	12,000 S.F
LOT 20	130,330 S.F.	10,000 S.F.	14,000 S.F
LOT 21	128,150 S.F.	10,000 S.F.	14,000 S.F
LOT 22	98,309 S.F.	10,000 S.F.	14,000 S.F
LOT 23	118,896 S.F.	10,000 S.F.	14,000 S.F
LOT 24	125,517 S.F.	10,000 S.F.	14,000 S.F
LOT 25	80,976 S.F.	8,500 S.F.	12,000 S.F
LOT 26	186,094 S.F.	10,000 S.F.	16,000 S.F
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LOT 37	42,690 S.F.	6,000 S.F.	10,000 S.F
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LOT 42	39,381 S.F.	6,000 S.F.	10,000 S.F
LOT 43	75,089 S.F.	8,500 S.F.	12,000 S.F
LOT 44	98,348 S.F.	10,000 S.F.	14,000 S.F
LOT 45	57,471 S.F.	7,250 S.F.	10,000 S.F

TRAIL EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
T1	S 29°24'18" E	59.39'
T2	S 07°07'44" E	12.50'
T3	N 87°28'28" W	28.64'
T4	N 15°59'28" E	21.66'
T5	N 54°33'46" E	17.29'
T6	N 48°53'13" W	20.63'
T7	N 70°05'29" W	31.67'
T8	N 61°19'41" E	21.35'
T9	N 34°40'44" E	24.98'
T10	N 07°55'11" W	26.28'
T11	N 34°55'33" W	32.59'
T12	N 42°49'42" W	54.18'
T13	N 01°52'41" W	19.81'
T14	N 16°39'15" E	43.00'
T15	N 30°06'56" E	37.33'
T16	N 04°27'31" E	44.84'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 39°29'09" W	15.00
L2	S 88°19'31" E	43.67
L3	N 88°19'31" W	31.64
L4	N 88°19'31" W	39.51
L5	N 88°19'31" W	22.43
L6	S 36°02'08" E	51.33
L7	S 36°02'08" E	11.53
L8	S 53°33'31" E	5.06
L9	S 53°33'31" E	45.14
L10	N 57°33'21" W	26.14
L11	N 57°33'21" W	24.06
L12	N 33°59'01" E	22.68
L13	N 2°23'13" E	12.19
L14	N 2°23'13" E	39.43
L15	S 2°23'13" W	39.51
L16	S 2°23'13" W	12.11
L17	N 12°17'11" W	19.93
L18	N 51°39'51" W	40.00
L19	N 51°39'51" E	38.53
L20	N 36°30'47" E	35.50
L21	N 51°48'03" E	124.46
L22	N 29°28'59" E	61.61
L23	N 89°19'31" W	138.38
L24	S 2°23'13" W	12.11
L25	N 2°23'13" E	12.19
L26	N 57°33'21" W	24.06
L27	N 36°02'08" W	11.53
L28	N 36°02'08" W	11.53
L29	S 53°33'31" E	5.06
L30	N 85°01'17" E	29.13
L31	N 51°39'51" E	96.64
L32	N 51°39'51" E	84.38
L34	S 51°39'51" W	57.45
L35	S 51°39'51" W	38.85
L36	N 40°25'45" E	61.47
L37	N 40°25'45" E	11.74
L39	N 51°48'03" E	26.21
L40	N 51°48'03" E	98.28
L41	N 88°09'00" W	127.05
L42	S 51°48'03" W	55.46
L43	S 51°48'03" W	69.00
L44	N 76°23'33" E	58.33
L45	N 76°23'33" E	69.98
L46	N 40°25'45" W	104.09
L47	S 40°25'45" W	96.57

CURVE TABLE

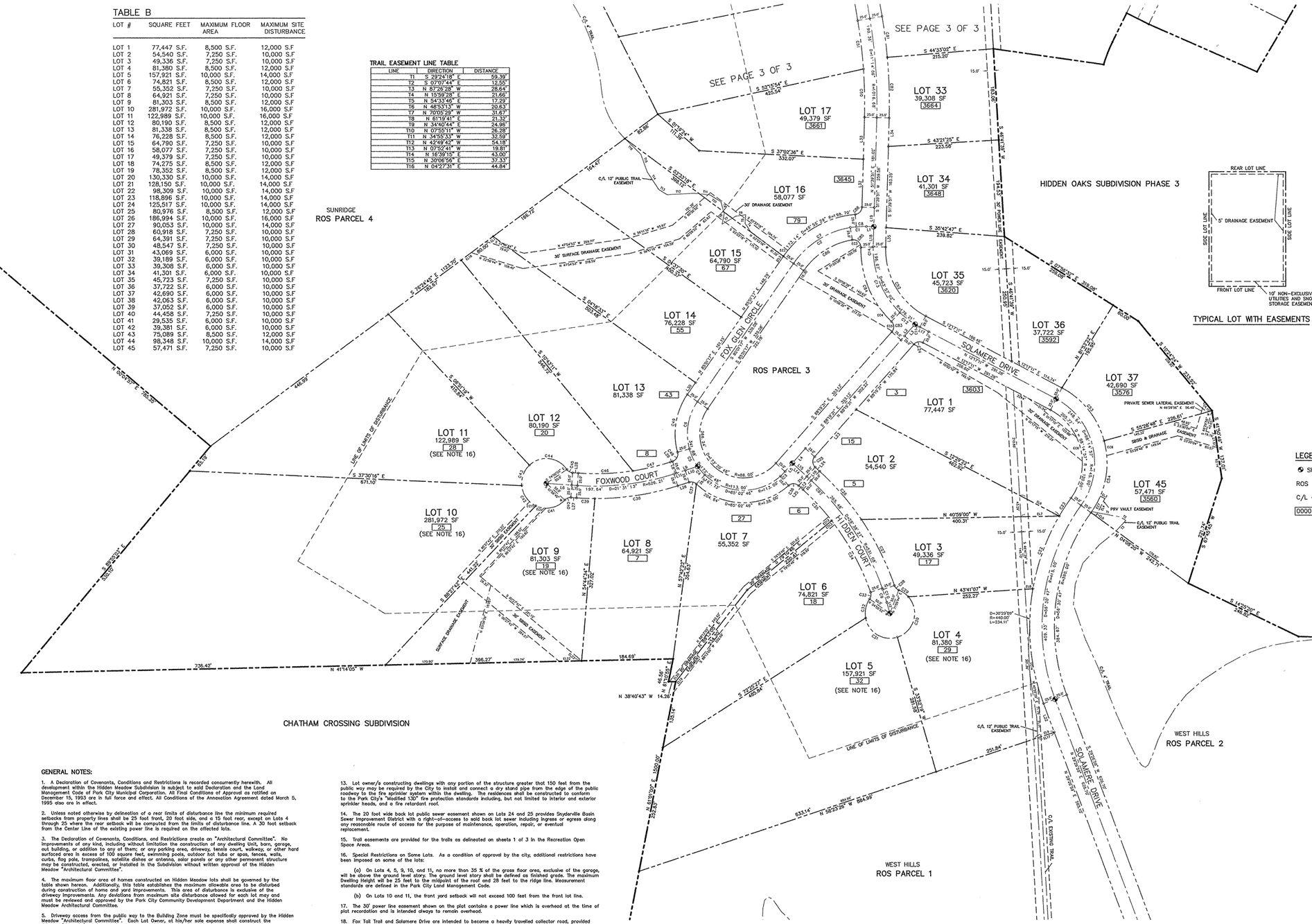
CURVE	ARC	DELTA	RADIUS
C1	32.65	10°46'16"	173.70
C2	139.07	45°52'18"	173.70
C3	13.37	6°46'23"	113.00
C4	22.50	11°24'31"	113.00
C5	38.98	19°45'58"	113.00
C6	99.30	50°20'56"	113.00
C7	151.36	49°52'29"	173.70
C8	20.37	6°43'05"	173.70
C9	30.01	3°14'16"	531.08
C10	26.91	2°54'10"	531.08
C11	11.26	3°38'44"	176.21
C12	38.60	12°33'05"	176.21
C13	144.89	47°06'43"	176.21
C14	1.92	0°37'23"	176.21
C15	31.37	12°56'23"	140.00
C16	80.73	33°02'19"	140.00
C17	90.28	36°56'49"	140.00
C18	189.37	92°59'43"	117.73
C19	52.90	4°39'48"	650.00
C20	52.80	4°53'04"	650.00
C21	87.21	7°41'15"	650.00
C22	156.49	20°37'43"	440.00
C23	43.38	5°38'56"	440.00
C24	19.91	78°50'20"	15.00
C25	23.38	89°17'16"	15.00
C26	128.88	13°16'44"	556.08
C27	149.10	15°21'44"	556.08
C28	13.07	49°55'56"	15.00
C29	23.94	27°28'02"	50.00
C30	99.45	113°57'31"	50.00
C31	84.48	96°48'18"	50.00
C32	39.93	45°45'15"	50.00
C33	14.04	54°22'33"	15.00
C34	164.67	18°36'36"	506.08
C35	85.35	9°39'46"	506.08
C36	21.97	83°56'07"	15.00
C37	15.98	61°03'12"	15.00
C38	170.01	17°40'17"	551.21
C39	37.03	3°50'56"	551.21
C40	13.62	52°01'12"	15.00
C41	64.05	73°12'49"	50.00
C42	51.88	59°27'03"	50.00
C43	45.44	52°03'53"	50.00
C44	86.01	99°57'54"	50.00
C45	13.62	52°01'12"	15.00
C46	110.55	12°38'16"	501.21
C47	77.70	8°52'33"	501.21
C48	22.98	87°46'18"	15.00
C49	121.27	50°20'56"	138.00
C50	96.79	53°50'33"	991.68
C51	97.66	5°38'34"	991.68
C52	168.77	63°57'02"	151.21
C53	140.00	47°11'05"	170.00
C54	151.51	51°03'53"	170.00
C55	116.32	40°37'27"	165.00
C56	36.44	12°39'16"	165.00
C57	44.88	02°36'20"	1054.33
C58	158.86	8°37'58"	1054.33
C59	157.47	13°22'00"	675.00
C60	118.94	10°05'48"	675.00
C61	13.05	49°51'38"	15.00
C62	52.20	59°48'49"	50.00
C63	42.48	48°40'36"	50.00
C64	13.05	49°51'38"	15.00
C65	93.85	7°57'58"	675.00
C68	38.02	3°29'08"	625.00
C67	14.24	54°23'30"	15.00
C68	86.79	99°27'04"	50.00
C69	14.24	54°23'30"	15.00
C70	132.14	7°26'18"	1054.33
C71	135.66	7°40'03"	1004.33
C72	20.20	77°09'37"	15.00
C73	106.40	36°56'49"	165.00
C74	158.58	4°22'43"	2075.00
C75	55.62	1°32'09"	2075.00
C76	115.19	46°14'33"	142.73
C77	114.39	45°55'10"	142.73
C78	149.16	92°09'43"	92.73
C79	128.31	3°27'35"	2125.00
C80	93.31	2°30'56"	2125.00
C81	82.79	4°28'14"	1041.68
C82	121.47	6°40'53"	1041.68
C83	22.67	87°44'53"	15.00
C84	165.45	47°06'43"	201.21
C85	26.22	100°08'48"	15.00
C86	119.05	45°52'18"	148.70
C87	45.83	4°12'08"	625.00
C88	21.80	83°16'36"	15.00
C89	75.77	4°13'02"	1028.33
C90	255.18	23°27'46"	650.00
C91	44.08	3°53'09"	650.00
C92	262.37	28°18'22"	531.08
C93	73.52	84°14'53"	50.00
C94	48.67	9°36'38"	290.13

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
EL1	S 76°24'45" E	17.33'
EL2	N 85°01'17" E	15.00'
EL3	S 12°56'20" E	10.32'
EL4	S 77°03'40" W	40.00'
EL5	N 04°08'20" W	12.09'
EL6	N 12°29'22" W	90.67'
EL7	N 40°59'00" W	77.94'
EL8	N 43°41'07" W	15.97'
EL9	N 58°53'39" W	43.83'
EL10	S 80°37'22" W	29.75'
EL11	S 80°37'22" W	1.89'
EL12	S 62°06'37" W	18.41'
EL13	N 48°50'55" W	12.37'
EL14	N 48°41'39" E	4.40'
EL15	N 00°57'03" E	89.12'
EL16	S 88°00'00" E	8.26'
EL17	N 58°23'28" W	35.04'
EL18	S 76°24'45" E	25.33'
EL19	S 61°01'00" W	21.88'
EL20	N 38°40'43" W	12.50'
EL21	N 46°48'19" E	40.97'
EL22	N 41°14'05" W	39.84'
EL23	S 70°00'00" W	4.22'

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
EC1	50.00'	20.89'	24°02'51"
EC2	198.70'	15.00'	04°19'36"
EC3	15.00'	20.61'	78°42'31"
EC4	201.21'	41.26'	11°45'00"
EC5	15.00'	21.31'	81°23'26"
EC6	120.00'	49.42'	23°35'55"
EC7	170.00'	38.27'	12°53'49"
EC8	170.00'	30.18'	10°10'14"
EC9	142.73'	24.30'	09°45'13"
EC10	142.73'	17.44'	07°00'01"
EC11	142.73'	17.93'	07°11'46"
EC12	506.08'	10.00'	01°07'56"
EC13	506.08'	10.01'	01°07'58"
EC14	403.72'	107.11'	15°12'01"
EC15	50.00'	15.27'	17°29'36"


SEE PAGE 3 OF 3
SEE PAGE 3 OF 3
SUNRIDGE
ROS PARCEL 4
HIDDEN OAKS SUBDIVISION PHASE 3
ROS PARCEL 3
CHATHAM CROSSING SUBDIVISION
WEST HILLS
ROS PARCEL 1
WEST HILLS
ROS PARCEL 2
LOT 1 77,447 SF 3603
LOT 2 54,540 SF
LOT 3 49,336 SF 17
LOT 4 81,380 SF 29 (SEE NOTE 16)
LOT 5 157,921 SF 32 (SEE NOTE 16)
LOT 6 74,821 SF 18
LOT 7 55,352 SF
LOT 8 64,921 SF 7
LOT 9 81,303 SF 19 (SEE NOTE 16)
LOT 10 281,972 SF 26 (SEE NOTE 16)
LOT 11 122,989 SF 28 (SEE NOTE 16)
LOT 12 80,190 SF 20
LOT 13 81,338 SF 43
LOT 14 76,228 SF 55
LOT 15 64,790 SF 67
LOT 16 58,077 SF 3645
LOT 17 49,379 SF 3661
LOT 33 39,308 SF 3664
LOT 34 41,301 SF 3648
LOT 35 45,723 SF 3620
LOT 36 37,722 SF 3592
LOT 37 42,690 SF 3576
LOT 45 57,471 SF 3560
FOXWOOD COURT
HIDDEN COURT
FOX GLEN CIRCLE
SOLAMERE DRIVE
SOLAMERE DRIVE
LINE OF LIMITS OF DISTURBANCE
LINE OF LIMITS OF DISTURBANCE
30' DRAINAGE EASEMENT
30' SURFACE DRAINAGE EASEMENT
30' SWDD EASEMENT
SWDD & DRAINAGE EASEMENT
PRIVATE SEWER LATERAL EASEMENT
PRIV VAULT EASEMENT
C/L 12' PUBLIC TRAIL EASEMENT
C/L 13' PUBLIC TRAIL EASEMENT
C/L EXISTING TRAIL
REAR LOT LINE
SIDE LOT LINE
SIDE LOT LINE
5' DRAINAGE EASEMENT
FRONT LOT LINE
10' NON-EXCLUSIVE UTILITIES AND SNOW STORAGE EASEMENT
TYPICAL LOT WITH EASEMENTS
N 50°50'00" E 760.59'
S 39°20'00" E 330.10'
S 37°30'16" E 671.10'
S 37°24'45" E 1155.76'
N 41°14'05" W 736.42'
N 61°01'00" E 1320.00'
S 58°53'39" E 633.14'
N 58°53'39" W 884.99'
S 44°33'00" E 215.20'
S 43°21'25" E 223.58'
S 37°00'36" E 332.07'
S 35°45'47" E 239.82'
S 07°00'00" E 319.06'
S 55°28'46" E 226.61'
S 43°41'07" W 252.27'
S 38°35'36" E 164.61'
N 40°59'00" W 400.31'
N 43°41'07" W 252.27'
N 04°08'20" W 422.71'
S 14°20'00" E 462.95'
N 38°40'43" W 14.26'
S 37°25'37" E 460.58'
S 12°56'20" E 44.32'
S 88°27'40" E 396.27'
N 54°43'54" E 327.02'
N 37°24'22" E 364.45'
S 61°01'00" W 46.00'
S 61°01'00" W 135.14'
S 61°01'00" W 184.69'
S 61°01'00" W 251.84'
S 61°01'00" W 396.27'
S 61°01'00" W 179.74'
S 61°01'00" W 133.80

TYPICAL LOT WITH EASEMENTS

NOTE:
NO CONSTRUCTION SHALL OCCUR ON ADJOINING PROPERTY UNTIL HIDDEN MEADOW PHASE 2 SUBDIVISION PLAT IS RECORDED.

TABLE B

LOT #	SQUARE FEET	MAXIMUM FLOOR AREA	MAXIMUM SITE DISTURBANCE
LOT 1	77,447 S.F.	8,500 S.F.	12,000 S.F
LOT 2	54,540 S.F.	7,250 S.F.	10,000 S.F
LOT 3	49,336 S.F.	7,250 S.F.	10,000 S.F
LOT 4	81,380 S.F.	8,500 S.F.	12,000 S.F
LOT 5	157,921 S.F.	10,000 S.F.	14,000 S.F
LOT 6	74,821 S.F.	8,500 S.F.	12,000 S.F
LOT 7	55,352 S.F.	7,250 S.F.	10,000 S.F
LOT 8	64,921 S.F.	7,250 S.F.	10,000 S.F
LOT 9	81,303 S.F.	8,500 S.F.	12,000 S.F
LOT 10	281,972 S.F.	10,000 S.F.	16,000 S.F
LOT 11	122,989 S.F.	10,000 S.F.	16,000 S.F
LOT 12	80,180 S.F.	8,500 S.F.	12,000 S.F
LOT 13	81,338 S.F.	8,500 S.F.	12,000 S.F
LOT 14	76,228 S.F.	8,500 S.F.	12,000 S.F
LOT 15	64,790 S.F.	7,250 S.F.	10,000 S.F
LOT 16	58,077 S.F.	7,250 S.F.	10,000 S.F
LOT 17	49,379 S.F.	7,250 S.F.	10,000 S.F
LOT 18	74,275 S.F.	8,500 S.F.	12,000 S.F
LOT 19	78,352 S.F.	8,500 S.F.	12,000 S.F
LOT 20	130,330 S.F.	10,000 S.F.	14,000 S.F
LOT 21	128,150 S.F.	10,000 S.F.	14,000 S.F
LOT 22	98,309 S.F.	10,000 S.F.	14,000 S.F
LOT 23	118,896 S.F.	10,000 S.F.	14,000 S.F
LOT 24	125,517 S.F.	10,000 S.F.	14,000 S.F
LOT 25	80,976 S.F.	8,500 S.F.	12,000 S.F
LOT 26	186,594 S.F.	10,000 S.F.	16,000 S.F
LOT 27	90,053 S.F.	10,000 S.F.	14,000 S.F
LOT 28	60,918 S.F.	7,250 S.F.	10,000 S.F
LOT 29	64,391 S.F.	7,250 S.F.	10,000 S.F
LOT 30	48,547 S.F.	7,250 S.F.	10,000 S.F
LOT 31	43,069 S.F.	6,000 S.F.	10,000 S.F
LOT 32	39,189 S.F.	6,000 S.F.	10,000 S.F
LOT 33	39,308 S.F.	6,000 S.F.	10,000 S.F
LOT 34	41,301 S.F.	6,000 S.F.	10,000 S.F
LOT 35	45,723 S.F.	7,250 S.F.	10,000 S.F
LOT 36	37,722 S.F.	6,000 S.F.	10,000 S.F
LOT 37	42,690 S.F.	6,000 S.F.	10,000 S.F
LOT 38	42,083 S.F.	6,000 S.F.	10,000 S.F
LOT 39	37,052 S.F.	6,000 S.F.	10,000 S.F
LOT 40	44,458 S.F.	7,250 S.F.	10,000 S.F
LOT 41	29,535 S.F.	6,000 S.F.	10,000 S.F
LOT 42	39,381 S.F.	6,000 S.F.	10,000 S.F
LOT 43	75,089 S.F.	8,500 S.F.	12,000 S.F
LOT 44	98,348 S.F.	10,000 S.F.	14,000 S.F
LOT 45	57,471 S.F.	7,250 S.F.	10,000 S.F

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
EC1	50.00'	20.99'	24°02'51"
EC2	198.70'	15.00'	04°19'38"
EC3	15.00'	20.61'	78°42'31"
EC4	201.21'	41.76'	11°53'00"
EC5	15.00'	21.31'	81°23'28"
EC6	120.00'	49.42'	23°35'55"
EC7	170.00'	38.27'	12°53'49"
EC8	170.00'	30.18'	10°10'14"
EC9	142.73'	24.30'	09°45'13"
EC10	142.73'	17.44'	07°00'91"
EC11	142.73'	17.93'	07°11'46"
EC12	506.08'	10.00'	01°07'56"
EC13	506.08'	10.01'	01°07'58"
EC14	403.72'	107.11'	15°12'01"
EC15	50.00'	15.27'	17°29'36"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 38°20'09" W	15.00
L2	S 88°19'31" E	42.67
L3	N 88°19'31" W	31.64
L4	N 88°19'31" W	39.51
L5	N 88°19'31" W	22.43
L6	S 36°10'08" E	51.23
L7	S 36°10'08" E	11.53
L8	S 57°33'21" E	5.06
L9	S 57°33'21" E	45.14
L10	N 57°33'21" W	26.14
L11	N 57°33'21" W	24.06
L12	N 33°55'21" E	23.88
L13	N 2°23'13" E	12.19
L14	N 2°23'13" E	39.43
L15	±S 2°23'13" W	39.51
L16	S 2°23'13" W	12.11
L17	N 12°12'13" W	19.83
L18	N 51°39'51" E	40.00
L19	N 51°39'51" E	38.53
L20	N 36°30'47" E	35.50
L21	N 51°48'01" E	124.46
L22	N 29°26'59" E	61.61
L23	N 88°19'31" W	126.38
L24	S 2°23'13" W	12.11
L25	N 2°23'13" E	12.19
L26	N 57°33'21" W	24.06
L27	N 36°10'08" W	11.53
L28	S 36°10'08" E	11.53
L29	S 57°33'21" E	5.06
L30	N 85°01'17" E	29.13
L31	N 51°39'51" E	96.64
L32	N 51°39'51" E	84.38
L33	S 51°39'51" W	57.45
L34	S 51°39'51" W	38.85
L35	N 40°25'45" E	61.47
L36	N 40°25'45" E	11.74
L37	N 51°48'01" E	26.21
L38	N 51°48'01" E	124.46
L39	N 88°00'00" W	127.01
L40	N 51°48'01" W	55.46
L41	S 51°48'01" W	69.00
L42	N 76°23'33" E	58.33
L43	N 76°23'33" E	69.98
L46	S 40°25'45" W	104.09
L47	S 40°25'45" W	96.57

CURVE TABLE

CURVE	ARC	DELTA	RADIUS
C1	32.65	10°46'18"	173.70
C2	139.07	45°52'18"	173.70
C3	13.37	6°46'31"	113.00
C4	167.73	85°01'46"	113.00
C5	22.50	11°24'31"	113.00
C6	36.98	19°45'39"	113.00
C7	99.30	50°20'56"	113.00
C8	151.36	49°50'29"	173.70
C9	20.37	6°43'05"	173.70
C10	30.01	3°14'16"	531.08
C11	28.91	2°54'10"	531.08
C12	11.26	3°39'44"	176.21
C13	38.80	12°37'05"	176.21
C14	144.89	47°06'47"	176.21
C15	1.92	0°37'29"	176.21
C16	80.73	33°01'19"	140.00
C17	31.37	12°50'23"	140.00
C18	90.28	36°56'49"	140.00
C19	52.90	4°39'48"	650.00
C20	52.90	4°39'04"	650.00
C21	40.92	3°36'25"	650.00
C22	156.49	20°37'42"	440.00
C23	43.38	5°38'56"	440.00
C24	19.91	76°10'00"	15.00
C25	23.38	89°17'16"	15.00
C26	128.88	13°46'44"	556.08
C27	149.10	15°21'44"	556.08
C28	13.07	49°55'56"	15.00
C29	23.94	27°36'02"	50.00
C30	99.45	113°57'51"	50.00
C31	84.49	96°49'16"	50.00
C32	39.93	45°45'15"	50.00
C33	14.24	54°32'33"	15.00
C34	164.67	18°36'36"	506.08
C35	85.35	9°39'46"	506.08
C36	21.97	83°56'00"	15.00
C37	15.98	61°01'12"	15.00
C38	170.01	17°40'27"	551.21
C39	37.03	3°50'56"	551.21
C40	13.82	52°01'12"	15.00
C41	64.05	73°12'46"	50.00
C42	51.88	59°27'07"	50.00
C43	45.44	52°03'53"	50.00
C44	86.51	99°07'46"	50.00
C45	13.62	52°01'12"	15.00
C46	110.55	12°38'18"	501.21
C47	77.70	8°52'57"	501.21
C48	22.98	87°46'18"	15.00
C49	121.27	50°20'56"	138.00
C50	96.79	5°38'34"	991.68
C51	97.66	5°38'34"	991.68
C52	168.77	63°57'05"	151.21
C53	140.06	47°11'05"	170.00
C54	151.51	51°03'55"	170.00
C55	116.32	40°33'23"	165.00
C56	36.44	12°39'16"	165.00
C57	44.88	02°20'20"	1054.33
C58	156.86	8°31'58"	1054.33
C59	157.47	13°20'00"	675.00
C60	118.54	10°06'46"	675.00
C61	13.05	49°51'38"	15.00
C62	52.20	59°45'49"	50.00
C63	42.48	48°40'36"	50.00
C64	13.05	49°51'38"	15.00
C65	47.10	3°59'33"	675.00
C66	38.02	3°13'06"	675.00
C67	14.24	54°33'20"	15.00
C68	86.79	99°27'04"	50.00
C69	14.24	54°33'20"	15.00
C70	130.14	7°32'18"	1004.33
C71	130.86	7°40'03"	1004.33
C72	20.20	77°08'37"	15.00
C73	106.40	36°56'49"	165.00
C74	158.58	4°22'43"	2075.00
C75	50.62	1°37'06"	2075.00
C76	115.19	46°14'33"	142.73
C77	114.39	45°55'10"	142.73
C78	149.16	92°09'43"	92.73
C79	128.31	3°27'35"	2125.00
C80	93.31	2°30'58"	2125.00
C81	82.79	4°28'14"	1041.68
C82	121.47	6°40'53"	1041.68
C83	22.97	87°44'52"	15.00
C84	165.45	47°06'47"	201.21
C85	28.22	100°08'48"	15.00
C86	119.05	45°52'18"	148.70
C87	45.83	41°06"	625.00
C88	21.80	83°16'35"	15.00
C89	75.77	4°13'00"	1029.33
C90	286.18	23°27'46"	650.00
C91	44.08	3°53'06"	650.00
C92	363.37	28°18'22"	531.08
C93	73.52	84°14'33"	50.00
C94	48.67	9°36'36"	290.15

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
EL1	S 76°24'45" E	17.33'
EL2	N 85°01'17" E	15.00'
EL3	S 12°56'20" E	10.32'
EL4	S 77°03'40" W	40.00'
EL5	N 04°08'20" W	12.09'
EL6	N 12°29'22" W	90.67'
EL7	N 40°59'00" W	77.94'
EL8	N 43°41'07" W	15.97'
EL9	N 58°23'26" W	43.83'
EL10	S 80°37'22" W	29.75'
EL11	S 80°37'22" W	1.89'
EL12	S 82°06'37" W	18.41'
EL13	N 48°50'55" W	12.37'
EL14	N 46°41'39" E	4.40'
EL15	N 00°57'03" E	89.17'
EL16	S 88°00'00" E	8.26'
EL17	N 58°23'26" W	35.04'
EL18	S 76°24'45" E	25.33'
EL19	S 61°01'00" W	21.88'
EL20	N 38°40'43" W	12.50'
EL21	N 46°48'19" E	40.97'
EL22	N 41°14'05" W	39.84'
EL23	S 70°00'00" W	4.22'

GENERAL NOTES:

1. A Declaration of Covenants, Conditions and Restrictions is recorded concurrently herewith. All development within the Hidden Meadow Subdivision is subject to said Declaration and the Land Management Code of Park City Municipal Corporation. All Final Conditions of Approval as ratified on December 15, 1993 are in full force and effect. All Conditions of the Annexation Agreement dated March 5, 1995 also are in effect.

2. Unless noted otherwise by delineation of a rear limits of disturbance line the minimum required setbacks from property lines shall be 25 foot front, 20 foot side, and a 15 foot rear, except on Lots 4 through 25 where the rear setback will be computed from the limits of disturbance line. A 30 foot setback from the Center Line of the existing power line is required on the affected lots.

3. The Declaration of Covenants, Conditions, and Restrictions create an "Architectural Committee". No improvements of any kind, including without limitation the construction of any dwelling Unit, barn, garage, out building, or addition to any of them; or any parking area, driveway, tennis court, walkway, or other hard surfaced area in excess of 100 square feet, swimming pools, outdoor hot tubs or spas, fences, walls, curbs, flag pole, trampolines, satellite dishes or antenna, solar panels or any other permanent structure may be constructed, erected, or installed in the Subdivision without written approval of the Hidden Meadow "Architectural Committee".

4. The maximum floor area of homes constructed on Hidden Meadow lots shall be governed by the table shown hereon. Additionally, this table establishes the maximum allowable area to be disturbed during construction of home and yard improvements. This area of disturbance is exclusive of the driveway improvements. Any deviations from maximum site disturbance allowed for each lot may and must be reviewed and approved by the Park City Community Development Department and the Hidden Meadow Architectural Committee.

5. Driveway access from the public way to the Building Zone must be specifically approved by the Hidden Meadow "Architectural Committee". Each Lot Owner, at his/her sole expense shall construct the driveway/sidewalk/curb intersection to comply with applicable Park City Municipal Corporation Specifications.

6. Unless noted otherwise a 10 foot wide non-exclusive public utility and snow storage easement is hereby dedicated along all front Lot lines. A five foot wide drainage easement is hereby dedicated along all side Lot lines.

7. The Limits of Disturbance Line shown on Lots 4 through 25 indicates a non-disturbance zone within the Lot which expressly prohibits the construction of pools, tennis courts, gazebos, or any other structures or facilities.

8. Park City ordinances in effect at the time of approval of Hidden Meadow Subdivision require payment of substantial water development and water connection fees at the time of building permit issuance. Park City does not plow snow until such time as 50% of the lots have legally occupied single family dwellings. The total cost of snow removal until that time is substantial.

9. Owners of downhill Lots may encounter difficulty in designing a home with gravity flow to the sanitary sewer laterals. Owners of such Lots at their sole expense, will be required to install private individual ejector systems. Lot 25 will require an ejector system.

10. The Lot owner shall identify and maintain historic drainage channels (if any) in conjunction with construction on the property.

11. The maximum Floor Area for Dwellings in the Subdivision, including the area of any Accessory Dwelling Unit, is set forth in the Declaration of Covenants, Conditions, and Restrictions and on the table herein.

12. The City requires that a modified type 13D fire sprinkler system as per Park City's Modifications be installed in all residences constructed in the Hidden Meadow Subdivision.

13. Lot owner/s constructing dwellings with any portion of the structure greater that 150 feet from the public way may be required by the City to install and connect a dry stand pipe from the edge of the public roadway to the fire sprinkler system within the dwelling. The residences shall be constructed to conform to the Park City's "Modified 13D" fire protection standards including, but not limited to interior and exterior sprinkler heads, and a fire retardant roof.

14. The 20 foot wide back lot public sewer easement shown on Lots 24 and 25 provides Snyderville Basin Sewer Improvement District with a right-of-access to said back lot sewer including ingress or egress along any reasonable route of access for the purpose of maintenance, operation, repair, or eventual replacement.

15. Trail easements are provided for the trails as delineated on sheets 1 of 3 in the Recreation Open Space Areas.

16. Special Restrictions on Some Lots. As a condition of approval by the city, additional restrictions have been imposed on some of the lots:

(a) On Lots 4, 5, 9, 10, and 11, no more than 35 % of the gross floor area, exclusive of the garage, will be above the ground level story. The ground level story shall be defined as finished grade. The maximum Dwelling Height will be 25 feet to the midpoint of the roof and 28 feet to the ridge line. Measurement standards are defined in the Park City Land Management Code.

(b) On Lots 10 and 11, the front yard setback will not exceed 100 feet from the front lot line.

17. The 30' power line easement shown on the plat contains a power line which is overhead at the time of plot recordation and is intended always to remain overhead.

18. Fox Tail Trail and Solamere Drive are intended to become a heavily travelled collector road, provided lands to the East are duly annexed.

19. No building permits will be issued until roads are paved.

LEGEND

- SURVEY MONUMENT TO BE SET
- ROS – RECREATIONAL OPEN SPACE ZONE
- C/L – CENTERLINE
- 0000 – STREET ADDRESS

HIDDEN MEADOW SUBDIVISION

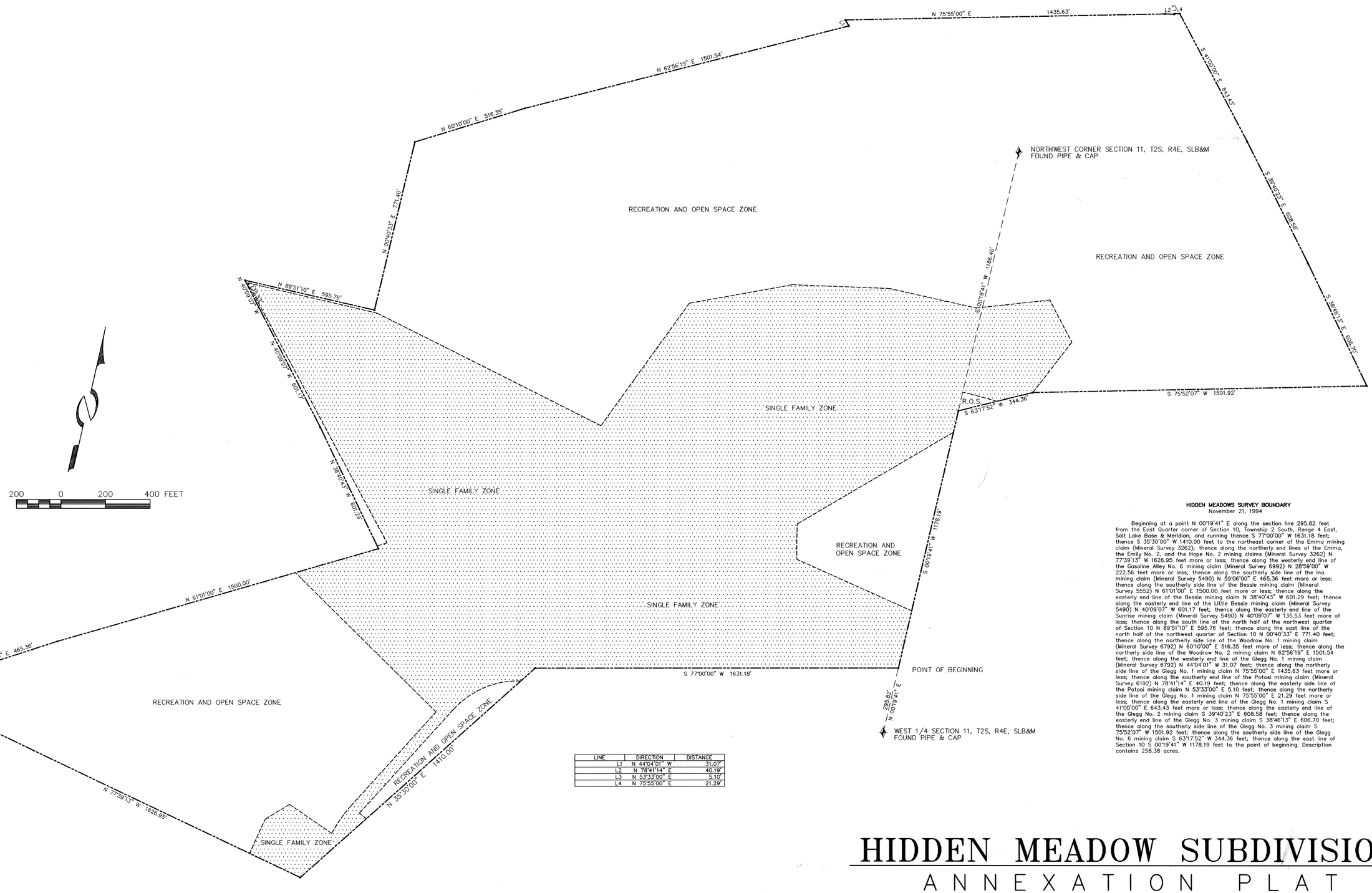
PHASE 1

A SUBDIVISION LOCATED IN SECTIONS 10 AND SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

RECORDED
#436642
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF COALITION TITLE Co
DATE 9-1-95 TIME 17:00 PM BOOK ____ PAGE ____
139.00 FEE
Alan Spriggs RECORDER

JOB NO. 4-6-92 VC\D\PLTHMP3

HIDDEN MEADOW



LINE	DIRECTION	DISTANCE
L1	N 44°04'01" W	31.07'
L2	N 78°41'14" E	40.19'
L3	N 53°33'00" E	5.10'
L4	N 75°55'00" E	21.29'

HIDDEN MEADOWS SURVEY BOUNDARY
November 21, 1994

Beginning at a point N 00°19'41" E along the section line 295.82 feet from the East Quarter corner of Section 10, Township 2 South, Range 4 East, Salt Lake Base & Meridian; and running thence S 77°00'00" W 1631.18 feet; thence S 35°30'00" W 1410.00 feet to the northeast corner of the Emma mining claim (Mineral Survey 3262); thence along the northerly end lines of the Emma, the Emily No. 2, and the Hope No. 2 mining claims (Mineral Survey 3262) N 77°39'13" W 1626.95 feet more or less; thence along the westerly end line of the Gasoline Alley No. 6 mining claim (Mineral Survey 6992) N 28°59'00" W 222.56 feet more or less; thence along the southerly side line of the Ina mining claim (Mineral Survey 5490) N 59°06'00" E 465.36 feet more or less; thence along the southerly side line of the Bessie mining claim (Mineral Survey 5552) N 61°01'00" E 1500.00 feet more or less; thence along the easterly end line of the Bessie mining claim N 38°40'43" W 601.29 feet; thence along the easterly end line of the Little Bessie mining claim (Mineral Survey 5490) N 40°09'07" W 601.17 feet; thence along the easterly end line of the Sunrise mining claim (Mineral Survey 5490) N 40°09'07" W 135.53 feet more of less; thence along the south line of the north half of the northwest quarter of Section 10 N 89°51'10" E 595.76 feet; thence along the east line of the north half of the northwest quarter of Section 10 N 00°40'33" E 771.40 feet; thence along the northerly side line of the Woodrow No. 1 mining claim (Mineral Survey 6792) N 60°10'00" E 516.35 feet more of less; thence along the northerly side line of the Woodrow No. 2 mining claim N 62°56'19" E 1501.54 feet; thence along the westerly end line of the Glegg No. 1 mining claim (Mineral Survey 6792) N 44°04'01" W 31.07 feet; thence along the northerly side line of the Glegg No. 1 mining claim N 75°55'00" E 1435.63 feet more or less; thence along the southerly end line of the Potosi mining claim (Mineral Survey 6192) N 78°41'14" E 40.19 feet; thence along the easterly side line of the Potosi mining claim N 53°33'00" E 5.10 feet; thence along the northerly side line of the Glegg No. 1 mining claim N 75°55'00" E 21.29 feet more or less; thence along the easterly end line of the Glegg No. 1 mining claim S 41°00'00" E 643.43 feet more or less; thence along the easterly end line of the Glegg No. 2 mining claim S 39°40'23" E 608.58 feet; thence along the easterly end line of the Glegg No. 3 mining claim S 39°46'13" E 606.70 feet; thence along the southerly side line of the Glegg No. 3 mining claim S 75°52'07" W 1501.92 feet; thence along the southerly side line of the Glegg No. 6 mining claim S 63°17'52" W 344.36 feet; thence along the east line of Section 10 S 00°19'41" W 1178.19 feet to the point of beginning. Description contains 258.38 acres.

HIDDEN MEADOW SUBDIVISION

ANNEXATION PLAT

PAGE 1 OF 1

ALLIANCE ENGINEERING INC.	PLANNING COMMISSION	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
P.O. BOX 2664 323 MAIN STREET PARK CITY, UTAH 84060 (801) 649-9467	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 3 DAY OF March, 1995 A.D. BY Alison Child CHAIRMAN	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 3RD DAY OF MARCH, 1995 A.D. BY Eric W. DeHaan PE PARK CITY ENGINEER	APPROVED AS TO FORM THIS 3rd DAY OF March, 1995 A.D. BY Mark D. Harrington PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 3RD DAY OF FEBRUARY, 1995 A.D. BY Anita K. Sheldon PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 3RD DAY OF FEBRUARY, 1995 A.D. BY MAYOR	# 425892 STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF Park City Municipal Corp. DATE 03-18-95 TIME 08:21 AM BOOK _____ PAGE _____ N/C FEE Doreen M. Dunn - Deputy RECORDER

PARK CITY SUMMIT COUNTY, UTAH CORPORATE SEAL MARCH 1 1994

Alliance Engineering Inc

PLOT DATE: 2-24-95 JOB NO. 25-8-91 Y:\CE\D\HMANEX

When Recorded, Mail to:

Blue Ledge Corporation
P.O. Box 1450
Park City, Utah 84060

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIDDEN MEADOWS SUBDIVISION PARK CITY, UTAH

Blue Ledge Corporation
PARK CITY, UTAH

MARCH 1995

00436643 Bk00905 Pg00449-00484

ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1995 SEP 01 17:00 PM FEE $125.00 BY DMG
REQUEST: COALITION TITLE

125.00

TABLE OF CONTENTS

DEFINITIONS 2

HOMEOWNERS ASSOCIATION 3

Enforcement Powers. 4
Snow Removal. 4
Indemnity of Association Trustees and Officers. 4
Assessments. 4
Assessments Constitute Lien, Mortgagee Protection. 5
Statement of Account. 5
By-Laws. 5
Voting Rights. 5
Architectural Review. 5
Architectural Committee Created. 6
Approval by Committee. 6
Variances. 7
Extraordinary Costs. 7
General Design Review. 8
Declarant, Trustees and Committee not Liable. 8
Limitations on Review. 8

RESTRICTIONS ON ALL LOTS 9

Zoning Regulations. 9
No Mining Uses. 9
No Business or Commercial Uses. 9
Restrictions on Signs. 9
Completion Required Before Occupancy. 9
Primary Dwelling to be Constructed First. 9
No Re-Subdivision. 10
No Time Interval Ownership. 10
Underground Utilities. 10
Service Yards. 10
Maintenance of Property. 10
No Noxious or Offensive Activity. 10
No Hazardous Activity. 10
No Open Burning. 10
No Unsightliness. 10
No Annoying Lights. 11
No Annoying Sounds. 11
Drainage. 11
Vehicles Restricted to Roadways. 11
Kennels. 11
No Transient Lodging Uses. 11
No Firearms. 11
Clearing and Grading. 11
Public Trail Easements. 11

00436643 Bk00905 Pg00450

RESTRICTIONS ON IMPROVEMENTS 12

Number of Dwellings. 12
Site Disturbance Area; Placement of Buildings. 12
Construction Activity Confined to Site Disturbance Area. 12
Building Setback. 12
Relation of Set Back to Site Disturbance Area. 13
Building Size. 13
Building Height. 13
Roof Design. 13
Siding Materials. 13
Windows. 14
Fireplaces, Chimneys. 14
Antennas. 14
Solar Panels. 14
No Used or Temporary Structures. 14
No Air Supported Structures. 14
Balconies and Decks. 14
Fire Sprinklers. 14
Deer Valley Design Guidelines Incorporated. 14
Fences. 15
Entrance Gates. 15
Driveway Access. 15
Sewer Connection Required. 15
Exterior Lighting Standards. 15
Special Restrictions on Some Lots. 15

LANDSCAPE STANDARDS 16

Irrigated Landscape Area. 16
Non-Irrigated Area. 16
Uses of Non-Irrigated Area. 16
No Livestock. 16

ACCESSORY DWELLINGS 17

Size of Accessory Dwelling. 17
One Accessory Dwelling Per Lot. 17
Location of Accessory Dwelling. 17
Ownership, Appurtenance. 17
Transient Lodging Prohibited. 17
Parking. 17

OWNERS' MAINTENANCE OBLIGATIONS 18

Duty to Maintain. 18
Repair by Association. 18
Alterations of Exterior Appearance. 18
Repair Following Damage. 18

CONSTRUCTION COVENANTS AND REGULATIONS 19

Marking Site Disturbance Area. 19

00436643 Bk00905 Pg00451

Portable Office or Trailer. 19
Removal of Temporary Office. 19
Construction Debris Removal. 19
Construction Area Appearance. 19
Sanitary Facilities. 20
Removal of Mud. 20
Duration of Construction. 20

OPEN SPACE AND AMENITY PARCELS 20

Use of Amenity Parcel. 20
No Dwellings. 20
No Commercial Use. 20
Culinary Water Well Site. 21
Water Quality Protection. 21
Open Space Parcels. 21
Additional Trails. 21

COMBINATION OF LOTS 21

Maximum Site Disturbance Area Revision. 22
Maximum Floor Area. 22
Architectural Committee May Deny Combination. 22
Combination Deemed Permanent. 22
Record Notice of Combination. 22
Plat Amendment. 22

GENERAL PROVISIONS 22

Remedies. 22
Severability. 23
Limited Liability. 23
Term of Covenants, Renewal. 23
Amendment. 23
Constructive Notice. 23
Notices. 24
Liberal Interpretation. 24
Covenants Run with the Land. 24

00436643 Bk00905 Pg00452

DECLARATION OF COVENANTS, CONDITIONS

AND RESTRICTIONS FOR

HIDDEN MEADOWS SUBDIVISION

PARK CITY, UTAH

THIS DECLARATION IS MADE THIS 17th of July, 1995, by Blue Ledge Corporation, a Delaware corporation, referred to below as "Declarant:"

RECITALS:

A. Declarant is the owner of the following described real Property located in Park City, Summit County, Utah:

See the attached Exhibit A

B. Declarant intends to develop a residential subdivision on the Property. Declarant will develop and convey all of the Lots and other land within the Property subject to a general plan of development, and subject to certain protective covenants, conditions and restrictions all as set forth in this Declaration, and which are deemed to be covenants running with the land mutually burdening and benefiting each of the Lots and the other Property conveyed.

C. Declarant hereby declares that all of the Lots, Open Space Parcels, and the Amenity Parcel shall be held, sold, conveyed, encumbered, leased, used, occupied and improved subject to the protective covenants, conditions, restrictions and equitable servitudes, all of which are created for the mutual benefit of the Owners of the Lots. It is the intention of the Declarant in imposing these covenants, conditions and restrictions to create a generally uniform pattern of development, to protect and enhance the property values and aesthetic values of the Lots by eliminating inconsistent uses or improvements, all for the mutual protection and benefit of the Owners of the Lots. The covenants, conditions and restrictions are intended to, and shall in all cases run with the title of the land, and be binding upon the successors, assigns, heirs, lien holders, and any other person holding any interest in the Lots, and shall inure to the benefit of all other Lots in the Subdivision. The covenants, conditions and restrictions shall be binding upon the Declarant as well as its successors in interest, and may be enforced by the Declarant, while it is an Owner, the Association, or by any Owner.

Notwithstanding the foregoing, no provisions of this Declaration shall prevent the Declarant from completing the Subdivision Improvements, or from using any Lot owned by the Declarant as a model home, temporary construction or sales office, nor limit Declarant's right to post signs incidental to sales or construction which are in compliance with applicable City ordinances.

00436643 Bk00905 Pg00453

ARTICLE I

DEFINITIONS

1. Unless the context clearly requires the application of a more general meaning, the following terms, when used in this Declaration, shall have the following meanings:

1.1. "Accessory Dwelling" shall mean a separate, self-contained dwelling unit complete with cooking, sleeping, and sanitary facilities, and accessible without entering the Primary Dwelling. Fire separations, independent ventilation systems, and other building code requirements for separate, attached dwelling units must be complied with.

1.2. "Amenity Parcel" shall mean that parcel of land within the Subdivision designated as the Amenity Parcel on the Plat.

1.3. "Architectural Committee" shall mean the design review committee created under this Declaration.

1.4. "Association" shall mean the Hidden Meadows Subdivision Homeowners Association, whether incorporated or not, and as the context requires, the officers and directors of that Association.

1.5. "City" shall mean the City of Park City, Utah, and its appropriate departments, officials, and boards. Although the City will be conveyed title to the Open Space Parcels, and those Parcels will be subject to these covenenants, the City is not an Owner for purposes of this Declaration, and no voting rights in the Association will be appurtenant to the Open Space Parcels.

1.6. "Declarant" shall mean and refer to Blue Ledge Corporation, a Delaware corporation having its principal place of business in Park City, Utah.

1.7. "Declaration" shall mean this Declaration of covenants, conditions and restrictions, together with any subsequent amendments or additions. The Subdivision Plat for Hidden Meadows, limits of disturbance, easements and other matters shown on that Plat, are also incorporated into this Declaration by reference.

1.8. "Dwelling" shall mean the primary single family residence built or to be built on any Lot.

1.9. "Floor Area" shall mean the total of the horizontal floor surfaces within the Dwelling, including bathrooms and mechanical areas, and decks, courtyards, or balconies that are under roof and enclosed by walls on three or more sides. Floor Area shall not include basements as defined by the Uniform Building Code or the first 600 square feet of any garage space.

1.10. "Improvement" shall mean all structures and appurtenances of every type and kind, including but not limited to buildings, Dwellings, Accessory Apartments, garages, storage buildings, and additions to them; walkways, retaining walls, gazebos, fences, driveways, landscaping, pools, decks, tennis courts, hard surfaced areas, stairs,

00436643 Bk00905 Pg00454

poles, lighting, signs, satellite dishes or other antennas, and any mechanical equipment located on the exterior or any building.

1.11. "Lot" shall mean any building Lot shown on the official plat of the Hidden Meadows Subdivision.

1.12. "Open Space Parcels" shall mean those areas designated on the plat as Open Space which will be conveyed to the City subject to the covenants contained in this Declaration. The Open Space Parcels are not subject to assessments by the Association.

1.13. "Owner" shall mean the person or persons having title to any Lot. Owner shall mean the person holding fee simple title, including the Declarant, and buyers under any contract for deed, but shall exclude any person or entity holding title only for purposes of securing performance of an obligation, unless that entity has taken possession. "Owner" shall not include the City or any other person or entity having an interest in the Open Space or Amenity Parcels.

1.14. "Person" shall mean a natural person or any legal entity with a right to hold title to real property in its own name in the State of Utah.

1.15. "Plat" shall mean the official subdivision plat of the Hidden Meadows Subdivision as approved by the City of Park City and recorded in the office of the Summit County Recorder, as it may be amended from time to time.

1.16. "Site Disturbance Area" means the portion of a Lot which may be disturbed by construction activity, including the physical limits of the Dwelling or any other Structure. The area allowable for each Lot is shown on Exhibit B.

1.17. "Subdivision" shall mean the Hidden Meadows Subdivision, and all Lots, Open Space Parcels and Amenity Parcel within the Subdivision as shown on the Plat.

1.18. "Trustees" shall mean the duly elected and acting board of trustees of the Hidden Meadows Homeowners Association.

ARTICLE II

HOMEOWNERS ASSOCIATION

2. To effectively enforce these Covenants, the Declarant has created a Utah Non-Profit corporation called Hidden Meadows Homeowners Association. The Association shall be comprised of the Owners of Lots within the Hidden Meadows Subdivision, and is established to perform the following functions and exercise the following rights and powers for the benefit of the Owners and the enforcement of these covenants. Membership in the Association is deemed an appurtenance to the Lot, and is transferrable only in conjunction with the transfer of the title to the Lot. The Association shall have and exercise, as necessary, the following powers:

00436643 Bk00905 Pg00455

2.1. Enforcement Powers. The Association shall have the power to enforce these covenants by actions in law or equity brought in its own name, the power to retain professional services needed for the enforcement of these covenants and to incur expenses for that purpose. The Trustees of the Association shall have the authority to compromise claims and litigation on behalf of the Association resulting from the enforcement of these covenants. The Trustees shall have the exclusive right to initiate enforcement actions in the name of the Association, however this shall not limit the individual rights of Lot Owners to personally enforce these Covenants in their own name. The Association may appear and represent the interests of the Subdivision at all public meetings concerning zoning, variances, or other matters of general application and interest to the Owners. Owners may appear individually.

2.2. Management of Open Space. Following the conveyance from Declarant to the Association, the Association shall have ownership and control over the Amenity Parcel, and be responsible for it maintenance, insurance, property taxes, and, consistent with the terms of this Declaration, be able to determine the nature of any Improvements made to the Amenity Parcel by the Association, and at its expense, as provided in Article VIII of this Declaration. The Trustees of the Association may also grant utility or similar easements through the Amenity Parcel.

2.3. Snow Removal. The ordinances of Park City require the Association to provide snow removal service within the Subdivision until 50% of the Lots in the Subdivision have been improved by the construction of a completed Dwelling. Because of the length of road outside the boundaries of the Subdivision that serves only this Subdivision, and will have to be plowed at Association expense, this will be a substantial annual expense to the Association. Until such time as the snow removal service has been assumed by the City, the Association shall be responsible for the costs of private snow removal service, and shall have the power to make assessments against the Owners, including the Owners of unimproved Lots, for purposes of providing this service.

2.4. Indemnity of Association Trustees and Officers. The Association will indemnify the officers, agents and trustees of the association against any and all claims arising against them personally which are a result of the good faith exercise of the powers, duties and responsibilities of their office under this Declaration. To the extent the Association deems it appropriate, it may purchase liability insurance covering the Trustees with Association funds.

2.5. Assessments. The Association has the power to levy Assessments against each Lot as necessary to carry out these functions. Assessments will be equal on all Lots, whether vacant or improved. Assessments will be made annually to meet the anticipated and recurring expenses of the Association including, but not limited to, the costs of snow removal (until assumed by the City), insurance, property taxes on the Amenity Parcel, reimbursement of expenses incurred by the Trustees and Architectural Committee in performance of their obligations, enforcement of these covenants, and the initial construction costs, maintenance and operation of any Improvements made by the Association on the Amenity Parcel. Notice of the Assessment and the proposed amount of the annual Assessment will be given in advance with the notice of the annual meeting of the Association, provided that the amount of the proposed Assessment may be increased or decreased at the meeting in which it is approved by the Owners. The Association may also levy special Assessments to cover unanticipated expenses or shortfalls. No special Assessment will be levied without approval of the Owners in a

00436643 Bk00905/Pg00456

meeting called for that purpose. The Trustees will provide the Owners with an annual accounting of Assessments collected and expenditures.

2.6. Assessments Constitute Lien, Mortgagee Protection. Any validly imposed Assessment by the Association shall constitute a lien against the Lots in the Subdivision. The Association shall have the right to foreclose on that lien when any Assessment remains unpaid for a period of more than 90 days from the date the Assessment was levied, but if the lien is not foreclosed upon, it may be renewed from year to year by recording a new notice of the lien, together with accumulated interest. The lien of the Association against any Lot shall have priority from the date that the first Notice of Lien on a specific Lot is recorded in the office of the Summit County Recorder, and is subordinate to any previously recorded liens or encumbrances filed against that Lot, specifically including any purchase money mortgage or trust deed. Notwithstanding the lien rights of the Association, the obligation to pay Assessments is a personal obligation of the Owner of each Lot, and the Association may proceed to collect against the Owner, or the prior Owner of any Lot in the event of a sale. No Mortgagee or Beneficiary under a Trust Deed who takes title by foreclosure or non-judicial sale, or accepts in deed in lieu of foreclosure or non-judicial sale, shall be held liable for the unpaid Assessments of the Owner whose Lot was acquired by the Mortgagee or Beneficiary under a Trust Deed. Delinquent Assessments will bear interest at the highest lawful consumer credit rate permitted under Utah law until paid.

2.7. Statement of Account. Any Owner may request the Association to provide a statement of his account to any lender or prospective buyer of that Lot showing the Assessments to be paid in full, or the amount of any past due Assessments and interest charges. The Buyer or lender for whom such a statement was prepared will be entitled to rely on its accuracy, and will not be held liable for any amounts not shown on the statement. The Association may charge a fee of $25 or less for each such statement.

2.8. By-Laws. The day to day administration of the Association's affairs, including the manner in which Trustees are elected and their terms of office are set forth in the By-Laws of the Association, which may be amended from time to time by the Association as provided in those by-laws. No amendment of the By-Laws shall have the effect of releasing or amending these covenants, conditions, or restrictions.

2.9. Voting Rights. There shall be one vote appurtenant to each Lot, and each Owner, including the Declarant, shall be entitled to cast one vote for each Lot he or she owns. In the case of a Lot with multiple Owners, the Owners will agree among themselves how the vote applicable to that Lot will be cast, and if no agreement can be reached, no vote will be received from that Lot. Any of the multiple Owners appearing at the meeting in person or by proxy is deemed to be acting with proper authority for all of the other Owners of that Lot unless the other Owners are also present and object, or have filed written objections to that Owner's representation of the other Owners of the Lot in question. In matters presented to the Owners for a vote, a simple majority of those present at the meeting (if a quorum is present) will carry a motion, except as provided below for the purpose of making Improvements to the Open Space Parcel or amedment of this Declaration. A quorumn will consist of 50% of the Lots. The Open Space Parcels have no voting rights.

2.10. Architectural Review. It is the intention and purpose of these covenants, conditions and restrictions to impose architectural standards on any Improvements made to any Lot that result in buildings which are architecturally compatible in terms of Lot

00436643 Bk00905 Pg00457

coverage, siting, proportion, materials, colors, and general appearance, while at the same time allowing for diversity in style and design appropriate for the mountain setting. To accomplish this goal, the Declarant hereby empowers the Board of Trustees to oversee and enforce the Architectural Design Standards set forth in this Declaration.

2.11. Architectural Committee Created. The Board of Trustees of the Association shall constitute the Architectural Committee, provided however that until such time as 75% of the Lots in the Subdivision have been conveyed by the Declarant to third parties, the Declarant shall appoint an interim Architectural Committee consisting of three members, who are not required to be Owners. At the time 25% of the Lots are sold to persons other than the Declarant, one member of the Committee will be appointed from the Owners, other than a representative of the Declarant. At the time that 75% of the Lots are sold to persons other than the Declarant, the functions of the Architectural Committee will be assumed by the Board of Trustees. The Trustees may employ the services of a design professional, such as an architect, land planner, or landscape architect to serve as one member of the Architectural Committee, and such design professional does not need to be an Owner or resident of the Subdivision. The remaining members of the Committee shall be members of the Board of Trustees. In any event, regardless of the number of Lots sold, all members of the Committee will be named by the Trustees following the fifth anniversary of the recording of this Declaration with the Summit County Recorder.

2.12. Approval by Committee. No Improvements of any kind, including without limitation the construction of any Dwelling, Accessory Dwelling, garage, out building, or addition to any of them; or any parking area, driveway, tennis court, walkway, or other hard surfaced area in excess of 100 square feet, swimming pools, outdoor hot tubs or spas, fences, walls, curbs, flag poles, trampolines, satellite dishes or antennae, solar panels, or any other permanent structure may be constructed, erected, or installed in the Subdivision without the prior written approval of the Architectural Committee. No excavation, grading, filling, draining, landscaping, or installation or removal of existing vegetation shall be made without the advance written approval of the Architectural Committee. A simple majority of the Committee members is required to approve any submission. Approval of the Committee will be sought in the following manner:

a. Plans submitted. Plans for the construction of any new Improvement must be submitted to the Committee for review. It is recommended that a preliminary plan be submitted before the expense of final construction drawings is incurred. The submission must include:

(i) a Site Plan showing the boundaries of the Lot, and the proposed Site Disturbance Area within the Lot. The Site Plan will also show the location of driveways, utility connections and lines, and any retaining walls, excavations, fills, or other modifications of the existing surface condition of the site; and

(ii) an Architectural Plan for the Dwelling or other Improvements in sufficient detail to show the detailed drawings of all elevations of all buildings (including existing Buildings or Improvements in the case of a subsequent addition or remodel) showing locations of windows, doors, roof pitches, decks and other exterior elements; a list of exterior siding and roofing materials and/or a sample, including color samples; and a landscape plan showing the location of driveways, walkways, patios, decks

00436643 Bk00905 Pg00458

and other hard surfaced or irrigated areas and the areas to be disturbed by construction and the means of restoring those areas. In the case of an addition or modification of an existing Dwelling, the Committee may waive any of the foregoing it feels are unnecessary to its review of the remodel or addition.

b. Review Fee. The applicant will pay a review fee to the Committee of $500 for each new dwelling, $100 for each addition or remodel, or, in the case of Improvements which cost less than $1,000, or which make no structural changes, the applicant will pay a fee of $10. The primary purpose of the fee is to document the date of submission, but the Committee may also use the proceeds to pay for its expenses in reviewing the plans and giving notice of meetings. No fee will be accepted until the Architectural Committee considers the submission complete.

c. Review. Within 15 business days from receipt of a complete submission and payment of the fee, the Committee will review plans and make an initial determination whether or not the plans comply with the conditions imposed by this Declaration. If they do not, the plans will be rejected. If they are in compliance, the Committee will approve the plans. The Committee may also approve the plans subject to specific modifications or conditions. Owners may desire to submit preliminary plans for review. The committee will review preliminary plans, without fee, and make its comments known to the Owner, provided, however, that no preliminary approval is to be considered a final approval, and no final approval will be granted on less than a complete submission. Upon approval, the Committee and the Owner will each sign copies of the plans, one of which shall be left with the Committee. No construction that is not in strict compliance with the plans approved will be permitted.

d. Written Record. The Committee will maintain a written record of its actions, and maintain in its files a copy of all plans approved or rejected for a period of five years. The Committee will also provide evidence of its approval for the City, if requested by the Owner.

e. Failure to Act. If the Committee has not approved or rejected any submission within 45 business days after payment of the review fee and submission of complete plans, the submission is deemed to have been approved, unless the approval process has been extended as provided in Section 2.14 for special review of some aspects of the proposal.

2.13. Variances. Variances to the design standards contained in this Declaration may be granted when strict application would create an unforeseen or unreasonable hardship to the Owner of any Lot. No variance may be granted without the consent of at least 25% of the Owners in the Subdivision at a meeting called for that purpose. The Architectural Committee, or the Owners as a whole, cannot grant any variance that has the effect of modifying applicable City zoning, building code regulations, or conditions of subdivision approval. The burden of obtaining a variance is entirely on the applicant, including the costs of notice.

2.14. Extraordinary Costs. Whenever it deems appropriate, the Committee may engage the services of an independent architect, civil or structural engineer, or other appropriate consultant to assist in its review of any proposed Improvements. All costs of

00436643 Bk00905 Pg00459

such additional review will be paid by the Applicant, provided however that no architect or engineer will be hired without advance notice to the Applicant of the intention to hire a review architect or engineer, and the aspects of the proposal that caused the Committee to believe that professional review was required, and the estimated cost of that review. If the applicant does not withdraw the proposal within five days after receipt of that notice, he is deemed to have consented to the Committee retaining such professional assistance. Whenever the Committee retains outside professional services in its review, the reviewing architect or engineer is acting only in an advisory capacity, and the applicant, for himself and his successors and assigns, waives any and all claims against the Committee and the Association in the event that advice from, or conditions imposed by, the reviewing professional prove ineffective, unnecessary, or inappropriate to the circumstances. The costs of such review will be billed directly to the applicant in advance, and the review of the plans will be suspended until the costs of the special review have been paid by the Applicant. The review period will be extended for a period of 30 days following payment of the special review costs to allow for the review.

2.15. General Design Review. The Committee will use its best efforts to provide a consistent pattern of development, and consistent application of the standards of this Declaration. These standards are, of necessity, general in nature, and it is the Committee should apply them in a manner that results in a high quality, attractive, and well designed community, and reflect the wide range of Lot sizes with the Subdivision.

2.16. Declarant, Trustees and Committee not Liable. The Declarant, the Trustees, and the Committee and its members shall not be liable to the applicant for any damages, or to the Owners of and Lots within the Subdivision for their actions, inactions, or approval or disapproval of any set of plans submitted to the Committee for review. In the absence of bad faith or malicious actions, the Owners shall have no claim against the Declarant or Committee as a result of the performance or failure to perform the duties created by this Declaration. Each Owner has the right to enforce these covenants against every other owner, and may seek independent redress if it believes the Committee has acted improperly.

2.17. Limitations on Review. The Committee's review is limited to those matters expressly granted in this Declaration. The Committee shall have no authority over the enforcement of building codes, zoning ordinances, or other statutes, laws, or ordinances affecting the development or improvement of real property and shall have no liability to any Owner whose plans were approved in a manner that included any such violation. Corrections or changes in plans required by the City to bring them into conformity with applicable codes must be re-submitted to, and approved by the Committee prior to construction. No additional fee will be assessed for reviewing such revisions to the original submission.

00436643 Bk00905 Pg00460

ARTICLE III

RESTRICTIONS ON ALL LOTS

3. The following restrictions on use apply to all Lots within the Subdivision:

3.1. Zoning Regulations. The lawfully enacted zoning regulations of Park City, and any building, fire, and health codes are in full force and effect in the Subdivision, and no Lot may be occupied in a manner that is in violation of any such statute, law, or ordinance.

3.2. No Mining Uses. The property within the Subdivision shall be used for residential purposes only, and no surface occupation for mining, drilling, or quarrying activity will be permitted at any time on any Lot, Open Space, or the Amenity Parcel.

3.3. No Business or Commercial Uses. No portion of the Subdivision may be used for any commercial business use, provided however that nothing in this provision is intended to prevent (a) the Declarant from using one or more Lots for purposes of a construction office or sales office during the actual period of construction of the Subdivision Improvements, or (b) the use by any Owner of his Lot for a home occupation. No home occupation will be permitted, however, which requires or encourages the Owner's clients, customers, patients or others to come to the Lot to conduct business, or which requires any employees outside of the Owner's immediate family or household. No retail sales of any kind may be made in the Subdivision. No materials, machinery, equipment, or inventory associated with any home occupation may be stored outside on any Lot. No signs associated with any home occupation are permitted.

3.4. Restrictions on Signs. No signs will be permitted on any Lot or within the Subdivision, except for traffic control signs placed by the City, temporary signs warning of some immediate danger, or signs not in excess of six square feet identifying the contractor and/or architect of any Dwelling Unit while it is under construction. Signs indicating the Lot is for sale may be placed in accordance with City sign regulations, and no such sign may exceed six square feet. The Declarant may erect a sign of not more than thirty-two square feet at the entrance to the Subdivision for a period of no more than one year announcing the availability of Lots and giving sales information. No permanent signs stating the address or the name of the owner of the Lot may be installed without the advance consent of the Architectural Committee. Such signs will be limited to 6 square feet, and may be placed at the driveway intersection with the public street, set back to the property line of the Lot.

3.5. Completion Required Before Occupancy. No Dwelling Unit may be occupied prior to its completion and the issuance of at least a Temporary Certificate of Occupancy by the City of Park City.

3.6. Primary Dwelling to be Constructed First. No Accessory Dwelling, garage, storage unit, or other out building or Improvement may be constructed prior to the commencement of construction of the primary Dwelling on the Lot.

00436643 Bk00905 Pg00461

3.7. No Re-Subdivision. No Lot may be re-subdivided. No Accessory Dwelling may be leased for a period of more than 24 months.

3.8. No Time Interval Ownership. No Lot may be owned, leased, or otherwise held in a manner that divides either the legal title or the right of use into formal or informal time intervals or timeshare ownership, or any other contract, trust, partnership, or other arrangement that permits, allows, or as a practical matter, creates or establishes time interval ownership or use of the Lot that is indistinguishable from time interval ownership.

3.9. Underground Utilities. All gas, electrical, telephone, television, and any other utility lines in the Subdivision are to be underground, including lines within any Lot which service installations or Improvements entirely within that Lot. No propane tanks or oil tanks may be installed on any Lot except for temporary heat during construction. Notwithstanding this provision, there is an existing overhead electrical line as shown on the Plat which will remain in place as an overhead line.

3.10. Service Yards. All clothes lines, service yards, storage yards, and exterior mechanical equipment must be screened in a manner approved by the Architectural Committee so that they are not visible from adjoining Lots.

3.11. Maintenance of Property. All Lots, and the Improvements on them, shall be maintained in a clean, sanitary, attractive and marketable condition at all times. No Owner shall permit his Lot or the Improvements on it to fall into disrepair.

3.12. No Noxious or Offensive Activity. No noxious or offensive activity shall be carried out on any Lot, including the creation of loud or offensive noises or odors that detract from the reasonable enjoyment of nearby Lots.

3.13. No Hazardous Activity. No activity may be conducted on any Lot that is, or would be considered by a reasonable person to be unreasonably dangerous or hazardous, or which would cause the cancellation of conventional property casualty insurance. This includes, without limitation, the storage of caustic, toxic, flammable, explosive or hazardous materials in excess of those reasonable and customary for household uses, the discharge of firearms or fireworks, and setting open fires (other than properly supervised and contained barbecues). No Owner will occupy a Lot in a manner that is in violation of any State or Federal environmental protection law or regulation concerning the storage, disposal, or use of toxic or hazardous materials.

3.14. No Open Burning. The open burning of yard trimmings, construction waste, or other materials on the Lot is prohibited.

3.15. No Unsightliness. No unsightliness is permitted on any Lot. This shall include, without limitation, the open storage of any building materials (except during the construction of any Improvement, Dwelling or addition); open storage or parking of farm or construction equipment, inoperable motor vehicles, boats, campers, trailers, trucks larger than pick-up trucks (except during periods of actual loading and unloading); accumulations of lawn or tree clippings or trimmings; accumulations of construction debris or waste; household refuse or garbage except as stored in tight containers in an enclosure such as a garage; lawn of garden furniture except during the season of use; and the storage or accumulation of any other material, vehicle, or

00436643 Bk00905 Pg00462

equipment on the Lot in a manner that it is visible from any other Lot or any public street.

3.16. No Annoying Lights. Any outdoor lighting shall be subject to approval by the Architectural Committee, and no outdoor lighting shall be permitted expect for lighting that is designed to aim downward and limit the field of light to the immediate vicinity of the Building or Improvement it is intended to serve. Lighted tennis courts, sport courts, and similar lighted recreation facilities are prohibited.

3.17. No Annoying Sounds. No speakers, or other noise making devices may be used or maintained on any Lot which create noise that might reasonably be expected to be unreasonably or annoyingly loud from adjoining Lots, except for properly operating and maintained security or fire alarms.

3.18. Drainage. No Owner shall alter the direction of natural drainage from his Lot, nor shall any Owner permit accelerated storm run-off to leave his Lot without first using reasonable means to dissipate the flow energy. Significant natural drainage areas are indicated on the Plat, and no Owner will construct Improvements in those areas that interfere with surface run off.

3.19. Vehicles Restricted to Roadways. No motor vehicle will be operated on the Subdivision except on improved roads and driveways. No snowmobiles or motorcycles will be operated on any Lot except for ingress and egress by duly licensed, "street legal" vehicles or while loading the equipment for lawful transport on public streets. The operation of any vehicle outside of the Site Disturbance Area of any Lot is strictly prohibited, even during periods of construction.

3.20. Kennels. No kennel or dog run may be placed closer than 50 feet to any Dwelling other than that of the Owner of the kennel.

3.21. No Transient Lodging Uses. The Lots are to be used for residential housing purposes only, and shall not be rented in whole or in part for transient lodging purposes, boarding house, "bed and breakfast," or other uses for providing accommodations to travelers. No lease of any Lot or Dwelling shall be for a period of less than one year. No Lot shall be subjected to time interval ownership.

3.22. No Firearms. No firearms of any kind, including b-b guns, pellet guns, or similar air-powered firearms may be discharged within the Subdivision.

3.23. Clearing and Grading. No portion of any Lot may be cleared of vegetation, graded, cut, or otherwise altered from its natural vegetative condition, except as specifically provided in this Declaration, and except in conjunction with the construction of the Primary Dwelling or other approved Improvements.

3.24. Public Trail Easements. There are public trails that cross through the Subdivision as shown on the Plat. These trails are for the use and benefit of the general public, and not just the Owners. They are dedicated public easements. No Owner shall obstruct or interfere with the use of the trails crossing his or her Lot. Subject to City regulations, trails will be open for use only during daylight hours. Trails are for non-motorized use only, and no motorcycle, all-terrain vehicle, snowmobile or other motorized vehicle (except for authorize maintenance vehicles or equipment) will be permitted on the trail system.

00436643 Bk00905 Pg00463

ARTICLE IV

RESTRICTIONS ON IMPROVEMENTS

4. All Improvements on any Lot shall be subject to the following restrictions and architectural design standards:

4.1. Number of Dwellings. Only one Dwelling may be constructed on any Lot; with the exception that Accessory Dwellings are permitted as described below. All Dwellings shall have an attached garage large enough to enclose 2 cars.

4.2. Site Disturbance Area; Placement of Buildings. In order to protect existing native vegetation, minimize landscape irrigation requirements, and maintain the feeling of open space within the subdivision, all constrution and landscaping activity must be contained within the maximum Site Disturbance Area for each Lot. The Maximum Site Disturbance Area is comprised of the actual footprint of the house and garage, driveways and utility excavations as apprpoved by the Association on the site plan, and the additional irrigated landscaped area around the house. The maximum size of the irrigated landscaped area for each lot is shown on Exhibit B. Within the Lot, subject to minimum front, side, and rear yard set back requirements, the Owner may propose any location for the Dwelling and the irrigated landscaped area around it. The location of the Dwelling and irrigated landscaped area should be selected to minimize removal of trees and oak brush or other significant vegetation. The placement of the Dwelling and other Improvements should also recognize historic drainage patterns and channels, if any, and avoid construction in locations that obstruct historic drainage. The shape of the Site Disturbance Area may be dictated by the proposed Dwelling, but shall be generally compact and in all cases, the areas disturbed by construction must be contiguous (and not linked by "cherry stems" that give the appearance of two areas of disturbance). Not included within the Site Disturbance Area are:

(a) Driveways not exceeding 20 feet in width connecting from the Site Disturbance Area to the abutting public street;

(b) Utility service lines, provided that utility service lines will be located immediately adjacent to or in the drive way whenever reasonable. If, because of grade considerations for sewer lines, it is not practical to install such lines within or adjacent to the driveway, only one additional utility access trench will be permitted, and it will be kept to the minimum width reasonably possible to minimize disturbance, and if possible, routed around areas of significant vegetation to minimize tree removal.

4.3. Construction Activity Confined to Site Disturbance Area. All construction activity, Improvements, and Dwellings are to be confined to the portion of the Lot identified as the Site Disturbance Area. The Site Disturbance Area will be physically staked on the ground, and fenced or roped off to prevent construction activity from extending beyond the established limits. No soil storage, excavation or backfill operations, or vehicular access is permitted outside of the Site Disturbance Area.

4.4. Building Setback. Regardless of the location of the Site Disturbance Area, all portions of the Dwelling or any other Improvements (except for access driveways and underground utilities) must maintain a minimum front yard set back from property line of 25 feet; a minimum side yard set back of 20 feet on each side of the Lot, and a

00436643 Bk00905 Pg00464

minimum rear yard set back of 15 feet from the rear Lot line. On Lots 4 through 26, the rear yard set back will be established from the Limit of Disturbance line shown on the Plat instead of the rear Lot line, and no Improvements may be constructed beyond that line. See Section 4.23 for additional restrictions on specific Lots.

4.5. Relation of Set Back to Site Disturbance Area. The Site Disturbance Area may extend into the Building set back areas, so that the minimum front, year, and side yard set backs will determine the minimum set back for the exterior walls of any Dwelling or other Improvement, but allow for site disturbance beyond the exterior wall for construction purposes and/or irrigated landscaping.

4.6. Building Size. The sizes of the Lots within the Subdivision were intentionally varied. The maximum allowable Floor Area for the Dwelling and other buildings on the Lot are shown on the table in Exhibit "B". No Dwelling may be constructed which is exceeds maximum building Floor Area stated for the Lot on which it is proposed, as shown on Exhibit B. The minimum Floor Area on the main level of any Dwelling shall be at least 2,500 square feet. Garages are not counted in the Floor Area, unless they exceed 600 square feet, in which case the area in excess of 600 square feet is counted.

4.7. Building Height. No structure on and Lot may exceed 28 feet in height as measured at the natural grade on the Lot prior to construction to a point half way between the eaves and the ridge line of the roof. The maximum ridge line height will be 33 feet above natural grade, with the intention being to have the building mass follow the natural, existing contour of the land. Building location and design should place buildings in a manner to minimize visibility from adjoining or adjacent Lots. See Section 4.23 for additional restrictions on specific Lots.

4.8. Roof Design. Roof pitches must be within a range of a 5/12 to a 7/12 slope. No more than one roof pitch may be used on any structure. Eaves and roofs must overhang by at least twenty-four inches. Shingles will be fire retardant material approved by the City. No wood shingles or shakes are permitted. Non-reflective metal roofing, and asphalt composite shingles weighing at least 270 pounds per 100 square feet are also permitted. Mansard, fake mansard, A-frame, gambrel, curvilinear, flat and domed roof designs are prohibited. All fascia boards must be at least twelve inches in width. Special attention will be paid to the south facing roof overhang to allow for adequate sun protection. All roof metal such as flashing, vent stacks, gutters and chimney caps will be made of anodized aluminum or painted galvanized metal, and in either case, will be painted an earth tone color.

4.9. Siding Materials. Unless specifically approved by the Architectural Committee, only the following exterior wall surface materials are allowed: cedar siding, redwood siding, stone, log, wood shingles, and stucco without "tudor" wood breaks. Textured plywood, metal, vinyl, masonite or similar manufactured siding materials are prohibited. There shall be no more than two separate exterior wall materials on any wall surface (excluding trim), and no more than three on any one Building. Exterior wall colors must harmonize with the site and surrounding buildings. The predominant tone should be earth tone, whether in the natural color or patina of the weathered color of the wall surface itself or the color of the stain or other coating. Bright or dramatic colors can be used for accent of exterior wall areas hidden from general view. Fascia and trim shall also remain in the earth tone spectrum.

00436643 Bk00905 Pg00465

4.10. Windows. Windows must be either wood, bronze-tone aluminum clad wood, bronze tone aluminum, or dark metal. All windows must be at least double glazed. Any trapezoidal windows must parallel the shape of the walls or roofs surrounding them. No mirrored or reflective glass may be used.

4.11. Fireplaces, Chimneys. Only one wood-burning stove, fireplace, or other such appliance is permitted on each Lot. The primary heat source must be natural gas or solar rather than wood. No coal fired appliances may be use, and no coal shall be burned in fireplaces. Chimneys must be enclosed in an approved siding material with a spark arrester. No exposed metal flues are permitted.

4.12. Antennas. All antennas must be enclosed within a building, and not roof mounted. Any satellite dishes in excess of 24 inches in diameter must be located and screened in a manner approved in advance by the Architectural Committee so that they are not visible from either adjoining Lots or from outside the Subdivision.

4.13. Solar Panels. Solar panels will be permitted only with the consent of the Architectural Committee, and if permitted at all, must lie flat against the roof and may not differ in pitch from the roof surface on which they are mounted. No free standing solar panels will be permitted.

4.14. No Used or Temporary Structures. No previously erected, used, or temporary structure, mobile home, trailer house, or any other non-permanent structure may be installed or maintained on any Lot.

4.15. No Air Supported Structures. No air supported tennis or swimming pool bubbles or covers will be permitted on any Lot.

4.16. Balconies and Decks. The area under any deck or balcony that is more than twenty-four inches above natural grade must either be landscaped or screened from view so that the view from adjoining Lots or streets is not of the unfinished underside of the deck. The area under any deck shall not be used for storage of equipment, firewood, building material, or similar material. The underside of any deck more than four feet above grade must either be completely screened with vertical lattice or siding, or, if exposed (as in the case of a second story deck) painted or stained to match the house.

4.17. Fire Sprinklers. All dwellings must be equipped with an automatic fire sprinkler system in accordance with the ordinances of Park City or, in the absence of an ordinance, a system which meets standard 13-D of the National Fire Protection Association for residential applications. Owners constructing any portion of the Dwelling or other inhabitable structure more than 150 feet back from the public street may be required to install a dry standpipe from the edge of the street to the fire sprinkler system within the structure. The specifications for fire sprinkling equipment are established by City regulations, and it is the obligation of each Owner to comply with those specifications in the construction of the Dwelling.

4.18. Deer Valley Design Guidelines Incorporated. The Deer Valley Resort Architectural Design Guidelines, which are attached as Exhibit C are incorporated as general design requirements. In the event of conflicts, the specific provisions set forth in this Declaration shall control.

00436643 Bk00905 Pg00466

4.19. Fences. To minimize disturbance to native vegetation and disruption to wildlife habitat, fencing of the side and rear boundaries of any Lot shall not be permitted in the Subdivision. Limited interior fencing of the irrigated landscaped area is permitted subject to advance approval by the Architectural Committee. Chain link or other wire fencing is prohibited. With the advance consent of the Committee, an Owner whose Lot is bisected by, or abuts or adjoins a Public Trail Easement, as shown on the Plat or as later dedicated by the Owner, may fence the trail in a manner that is reasonable to prevent trespass. Fencing of trail easements may occur outside the Site Disturbance Area of the Lot. The design of such fencing should be typical of agricultural wire or wood rail fencing (not chain link) of a design that blends in with the surrounding vegetation, and not a highly visible privacy or screening type fence. The fencing material and height shall be of a design that will allow the free travel of wildlife, while discouraging human trespass. Any such fencing should be on the right of way boundary line, and placed in a manner that does not present safety hazards to trail users.

4.20. Entrance Gates. To the extent permitted by applicable City zoning, entrance gates are permitted on all Lots. The driveway width of any entrance gate may not exceed 20 feet in width. The decorative wall or other structure on either side of the gate, plus the width of the gate itself, may not exceed 75 feet in total length, or 30% of the frontage of the Lot, whichever is less. Fencing of the remainder of the Lot frontage is permitted, provided that fencing is of a decorative metal rather than chain link or other wire fencing, and is designed in a manner that blends into the natural landscaping. Decorative pillars on fencing are prohibited.

4.21. Driveway Access. Individual driveway accesses to each Lot must be approved by the Architectural Committee as part of the site plan of the Lot. Driveways should be located in a manner to minimize cuts and fills and the need for retaining walls. No driveway may exceed 12% slope. Driveways shall be wide enough to permit two cars to be parked side by side in front of the garage entrance, but shall not exceed 20 feet otherwise. Cut and fill slopes must be re-vegetated with native vegetation when occurring outside of the approved Site Disturbance Area. Main driveways must be hard surfaced.

4.22. Sewer Connection Required. All Lots are served by sanitary sewer service, and no cesspools, septic tanks, or other types of waste disposal systems are permitted for use with any Dwelling. All Dwellings must be connected to the sanitary sewer system. Owners of downhill Lots may encounter difficulty in providing gravity flow sewer connections to the street. The cost of private ejector systems will be borne by the individual Lot Owner, and not by the Declarant or the provider of sewer treatment service. Lots 25, 26, and 44 will probably require ejector pumps, and others may, depending on the placement and design of the Dwelling.

4.23. Exterior Lighting Standards. All exterior lighting must be adequately shielded and controlled to prevent glare and illumination to adjacent properties or streets. Bare light globe fixtures, such as flood and spot lights, are prohobited.

4.24. Special Restrictions on Some Lots. As a condition of approval by the City, additional restrictions have been imposed on some of the Lots:

(a) On Lots 4, 5, 9, 10, and 11, at least 65% of the total gross floor area, exclusive of the garage, is to be on the finished grade. The maximum Dwelling Height will be 25

00436643 Bk00905 Pg00467

feet to the midpoint of the roof and 28 feet to the ridgeline, as defined by the City Land Management Code.

(b) On Lots 10 and 11, the front yard set back will not exceed 100 feet from the front Lot line as defined by the City Land Management Code.

ARTICLE V

LANDSCAPE STANDARDS

5. The intent of this declaration is to conserve water, preserve the natural existing vegetation, and enhance wildlife habitat to the extent possible given the construction of the Subdivision. The use of each Lot is subject to the following Landscape Standards:

5.1. Irrigated Landscape Area. Within each Lot there is an area available for irrigated landscaping, incluidng lawn areas. The size of this area within each Lot is listed on Exhibit B. The irrigated landscape area will be within the Maximum Site Disturbance Area of the Lot. The use of permanent irrigation systems is limited to this portion of the Lot.

5.2. Non-Irrigated Area. Outside of the Maximum Site Distrubance Area, the native vegetation will be preserved, and the following standards apply:

(a) Irrigation. No permanent irrigation is permitted in this area. Temporary irrigation as needed to repair damage to the natural vegetation as a result of construction activities, such as reclamation of utility trenches and areas along driveways, is permitted, but only for so long as necessary for restoration of vegetative cover. New plantings of native plants may be irrigated on a temporary basis to establish healthy growth. No permanent irrigation systems may be installed outside of the Maximum Site Disturbance Area.

(b) Plant Materials. It is the intention to preserve the native vegetation in the areas outside of the Maximum Site Disturbance Area. New plantings in that area will be of native species.

(c) Removal of Vegetation. No native vegetation, trees, or shrubbery may be cut or removed from the non-irrigated area of the Lot except as necessary to maintain healthy growth, remove diseased plants, or for approved utility trenches and driveways. Noxious weeds may be removed as required.

5.3. Uses of Non-Irrigated Area. No improvements of any kinds are permitted in the Non-Irrigated area of any Lot (with the exception of approved driveways and utility trenches). No swimming pool, tennis court, deck, spa, swing set, trampoline, play ground equipment, dog run, or similar strucutres, hard surfaced area, or improvement is permitted in the non-irrigated area of the Lot. With the consent of the Committee, Owners may clear additional trails in the non-irrigated area, provided that no trail will exceed 10 feet in width. No vehicles, snowmobiles, motorcycles, or all terrain vehicles will be used, stored, or operated on the non-irrigated portion of the Lot.

5.4. No Livestock. No horses or other livestock will be kept on any part of the Lot.

00436643 Bk00905 Pg00468

ARTICLE VI

ACCESSORY DWELLINGS

6. While the intention of the Declarant is to develop a subdivision of single family dwellings, the nature and use of such Dwellings in a resort context may make it desirable in some cases for the Owners of Lots to include an Accessory Dwelling in the Primary Dwelling on the Lot. Accessory Dwellings are permitted on each Lot, subject to the following conditions:

6.1. Size of Accessory Dwelling. The Accessory Dwelling may not exceed 25% of the floor area of the Primary Dwelling. Accessory Dwellings may not be less than 400 square feet in floor area, nor more than 800 square feet, and may contain no more than two bedrooms. The addition of an Accessory Dwelling will not increase either the maximum permitted Floor Area or the maximum Site Disturbance Area for each Lot as shown on Exhibit B.

6.2. One Accessory Dwelling Per Lot. Only one Accessory Dwelling is permitted on any Lot. The Accessory Dwelling may only be constructed in conjunction with, or after completion of the Primary Dwelling, but may not be constructed first.

6.3. Location of Accessory Dwelling. Accessory Dwellings must be incorporated into the Primary Dwelling, and no increase in the Site Disturbance Area is permitted for an Accessory Dwelling. The Site Disturbance Area may not be split into separate building sites for the Primary and Accessory Dwellings.

6.4. Ownership, Appurtenance. The Accessory Dwelling is an appurtenance to the Primary Dwelling, and is not to be separately sold, encumbered, leased for periods in excess of 2 years, or in any other way separated from the ownership and control of the Primary Dwelling. There will be no vote in the Association assigned to an Accessory Dwellings, and no assessment levied on Accessory Dwellings other than the assessment on the Lot.

6.5. Transient Lodging Prohibited. No Accessory Dwelling may be rented for transient lodging purposes. No rental agreement for less than 30 days will be permitted. This shall not preclude use by guests of the Owner for periods of shorter duration, but commercial rental on a nightly or short term basis is prohibited.

6.6. Parking. Accessory Dwellings must have one off-street, enclosed parking space per bedroom, in addition to the Parking for the Primary Dwelling.

00436643 Bk00905 Pg00469

ARTICLE VII

OWNERS' MAINTENANCE OBLIGATIONS

7. It is the obligation of each Owner to maintain his Lot at all times in order to preserve and enhance the enjoyment of the Subdivision:

7.1. Duty to Maintain. It is the obligation of the Owner of each Lot to maintain his Lot and the Improvements to the Lot in a good state of repair and an attractive, safe, and healthy condition.

7.2. Repair by Association. In the event that an Owner permits his Lot or Improvements to fall into a state of disrepair that is dangerous, unsafe, unsanitary, or unsightly condition in violation of this Declaration, the Association may give written notice to the Owner describing the condition complained of and demanding that the Owner correct the condition within 30 days. If the Owner fails to take corrective action, the Association shall have the right, but not the obligation, to enter upon the offending Owner's Lot and take corrective action to abate the condition. All costs of abatement shall be charged to the Owner, who agrees to promptly pay the reasonable costs of any work performed under this provision. Unpaid amounts will bear interest at the lawful judgment rate under applicable state law.

7.3. Alterations of Exterior Appearance. The Owners will maintain their Lots and Improvements in substantially the same condition and appearance as that approved by the Architectural Committee. No subsequent exterior alterations, improvements or remodeling, whether structural or changes in landscaping, paint color or siding or trim materials will be made without the advance consent of the Committee.

7.4. Repair Following Damage. In the event of casualty loss or damage to the Improvements, the Owner will be entitled to reconstruct the Improvements as they existed prior to the damage or loss without review by the Committee, provided however that alterations or deviations from the originally approved plans will require review. Nothing in this Declaration is intended to prevent an Owner who has suffered property damage or loss from taking temporary measures to secure the property and prevent further damage, or to prevent injury or dangerous conditions following loss or damage, before re-construction begins. Such temporary measures may be taken without the consent or approval of the Architectural Committee, provided that any such measures must be of a temporary nature, and repair or reconstruction must begin as soon as circumstances will permit. No damaged structure will be permitted to remain on any Lot for more than 90 days without repairs commencing, and any damaged structure which does remain un-repaired after 90 days following the occurrence of damage is deemed a nuisance which may be abated by the Association at the expense of the Owner.

00436643 Bk00905 Pg00470

ARTICLE VIII

CONSTRUCTION COVENANTS AND REGULATIONS

8. In order to insure that the natural vegetation outside of the maximum Site Disturbance Area is not damaged during any construction activities, and to minimize the inconvenience to adjoining Owners, the following construction regulations shall be enforced during the construction period. These regulations shall be made a part of the construction contract between the Owner and his or her contractor on any Improvements on a Lot. Each Owner shall be bound by these regulations, and violations committed by the contractor shall be deemed a violation by the Owner for which Owner is liable.

8.1. Marking Site Disturbance Area. Prior to the commencement of construction, the Owner shall cause the perimeter of the Site Disturbance Area to be surveyed and marked in conjunction with the staking of the foundation and other Improvements. The perimeter of the Site Disturbance Area will be marked with surveyors tape or fenced to prevent any intrusion beyond that area.

8.2. Portable Office or Trailer. Any Owner whose contractor desires to bring a portable office or trailer on to a Lot shall first apply for and receive written approval from the Architectural Committee. The Architectural Committee will work with the Owner to determine the best location for the portable office. The portable office will be located only in a location approved by the Architectural Committee, which shall be on the Owner's Lot and within the area that can be disturbed by construction or driveway areas.

8.3. Removal of Temporary Office. The temporary office may not be installed prior to the commencement of construction, and must be removed upon the first to occur of (i) the issuance of a Certificate of Occupancy, (ii) the termination, expiration, or cancellation of the Building Permit, or (iii) the suspension of construction activities for a period of 60 days.

8.4. Construction Debris Removal. Owners and their contractors must comply with Park City ordinances requiring the placement and maintenance of a trash container or dumpster on the Lot during construction. Owners and their contractors are responsible for collection of trash at the end of each work day and depositing construction trash, packing material, unusable scraps, and other debris in a suitable container. Lightweight material must be weighted down to prevent wind from blowing it away. Debris must be contained until removed from the Lot to an appropriate land fill. The dumpster must be regularly serviced. No trash may be burned, buried, or otherwise disposed of on the Lot. No concrete trucks may be cleaned out on any Lot, Open Space Parcel, or anywhere within the Subdivision.

8.5. Construction Area Appearance. The Lot must be maintained in a reasonably organized and neat condition at all times during the construction of Dwelling or any other Improvements. Materials must be stored in neat stacks and covered. No more material may be delivered to the site than can reasonably be consumed in a week's time, provided that once the Dwelling is enclosed, materials may be stored inside, out of sight, indefinitely.

00436643 Bk00905 Pg00471

8.6. Sanitary Facilities. Each Owner is responsible for the installation and maintenance of an approved portable toilet facility on the site during construction. The portable toilet must be located on the Lot at a location approved by the Architectural Committee, and removed from the site at such time as the permanent plumbing system is operational.

8.7. Removal of Mud. Owner and contractor are responsible for keeping mud from the construction site from being deposited on the roadways of the Subdivision. This may require cleaning of truck tires before leaving the site.

8.8. Duration of Construction. It is the obligation of the Owner to proceed with construction with all reasonable speed once construction has commenced, and in any event, all exterior surfaces of the building shall be substantially complete within a period of twelve months from commencement. All landscaping and soil stabilization work must be completed as soon as possible after completion of the exterior of the Dwelling, but in no event later than the summer following completion of the exterior of the Dwelling.

ARTICLE IX

OPEN SPACE AND AMENITY PARCELS

9. Within the Subdivision, there are areas designated on the plat as Open Space Parcels, and an area designated as the Amenity Parcel. Declarant has, or will convey the Open Space Parcels to the City. The use of the Open Space Parcels will be governed by this Declaration. The Amenity Parcel will be conveyed to the Association.

9.1. Use of Amenity Parcel. The Amenity Parcel will be owned by the Association. Its ultimate use is to be determined by the Association, consistent with these covenants. The Amenity Parcel may be used for a natural or landscaped park area, for the construction by the Association, at its expense, of a swimming pool, tennis courts, club house, or similar recreational amenity for the use and benefit of the Owners, or left in its natural condition. Prior to the construction by the Association of any Improvements costing more than $15,000 on the Amenity Parcel, the Trustees will first present to proposal to the Owners, and receive the affirmative vote of 2/3rds of the Owners, excluding the Declarant. No such Improvements will be made until the Declarant has conveyed at least 2/3rds of the Lots to third parties, unless the Declarant otherwise consents in writing.

9.2. No Dwellings. The Amenity Parcel may not be used for, sold, or leased for the purpose of constructing Dwellings, office space, or commercial buildings. Any recreation amenity will be for the use of the Owners, and not open to the general public or for members other than Owners within the Hidden Meadows Subdivision. This shall not preclude the construction of a manager's dwelling of not more than 400 square feet in any club house facility constructed by the Association.

9.3. No Commercial Use. The Amenity Parcel may not be used for any commercial purpose, including the operation of a club house, restaurant, tennis club or pool facility open to the public or persons other than Owners or their guests. No vehicles, construction materials (other than those for the use and benefit of the Association), or equipment will be parked or stored on the Open Space Parcel, except

00436643 Bk00905 Pg00472

during Declarant's initial construction of the Subdivision Improvements, such as streets and utilities.

9.4. Culinary Water Well Site. Declarant's predecessor in interest has reserved the right to drill and operate a culinary water well within the Amenity Parcel. The location of that well will be coordinated with the Association to minimize site disturbance or interference with the Association's use of the Amenity Parcel, but also to provide access to sub-surface geologic structures which are believed to be advantageous locations for drilling a well. The well, if drilled, will be equipped with a surface pump house not to exceed 1,000 square feet, which will be sided, roofed, and landscaped in a manner consistent with these covenants.

9.5. Water Quality Protection. The Association will not do anything on the Amenity Parcel that might reasonably be expected to compromise water quality from the proposed well, including disposal or storage of hazardous materials, fuels or oils, insecticides or herbicides, or the use of other toxic or hazardous materials.

9.6. Open Space Parcels. Around the perimeter of the Subdivision there are larger areas designated on the Plat as Open Space. Declarant has, or will, convey these parcels to the City, subject to this Declaration and additional covenants contained in the deeds. The Owners may enforce these covenants against the City as owner of the Open Space, as the Open Space is created for the benefit of the Subdivision. The City is not deemed an Owner for purposes of participation in the Association, and shall not be subject to Assessment, nor entitled to vote. These covenants are not reciprocal as to the the Open Space, and the City will have no right to enforce these covenants against Lot Owners, provided that this shall not waive any powers that exist under City ordinances. The Open Space parcels are to be maintained in their natural condition, and no improvements of any kind will be permitted, except:

(a) Trails, which will be public easements for non-motorized use;

(b) Underground utilities, and such above ground controls, transformer boxes, and junction boxes as may be reasonably necessary;

(c) The existing overhead power line.

No clearing, grading, excavation, or other site work is permitted that would alter the natural vegetation or natural appearance of the Open Space Parcels.

9.7. Additional Trails. The City may construct an additional trail that extends north through Open Space Parcel Number 4, provided that no new trail will be constructed closer to any Lot than the trail easement shown on the Plat north of the rear lot line of Lots 16 through 26.

ARTICLE XI

COMBINATION OF LOTS

10. Subject to the provisions of this Declaration and the limitations set forth in this Section, any Owner may combine two adjoining Lots with adjoining frontage on the same street within the Subdivision, subject to the approval of the Architectural

00436643 Bk00905 Pg00473

Committee and City. The following regulations will apply in the event of a combination:

10.1. Maximum Site Disturbance Area Revision. As a result of the combination of Lots, the maximum allowable Site Disturbance Area of the resulting combined Lot will be determined from the table in Exhibit B, but will not exceed 75% of the combined irrigated area allowed for the two lots. Siting of the Dwelling should spread the resulting building mass more or less evenly over the combined Lots, although may be more concentrated where good site planing practices dictate. In no event may the entire mass be constructed on a single Lot.

10.2. Maximum Floor Area. The maximum Floor Area for the Dwelling on the combined Lots shall not exceed 75% of the combined floor areas of the two individual Lots.

10.3. Architectural Committee May Deny Combination. The Architectural Committee has the power to deny the Owner's application to combine Lots on the basis that the resulting combination concentrates too much building mass on a single Lot, that the combination results in damage to significant natural features on the Property such as natural drainage courses or significant wooded areas, or results in a structure that violates the provisions of this Declaration.

10.4. Combination Deemed Permanent. The combination of Lots is deemed to be permanent and the Lots may not be independently sold once construction has commenced on the Improvements for the combined Lot.

10.5. Record Notice of Combination. The Owner of any Lots that have been combined will execute and deliver to the Architectural Committee a notice in recordable form, containing the name of the Owner and the legal description of the Lots combined, which Notice will state that the two Lots have been combined and cannot subsequently be subdivided. The Owner will also submit a current title report showing any lien holders, who will also be required to sign the Notice. The Committee shall record this Notice with the Summit County Recorder upon the commencement of construction.

10.6. Plat Amendment. The combination of Lots may also require a formal Plat Amendment process under applicable state or city regulations, all or which will be done at the sole expense of Owner.

ARTICLE XI

GENERAL PROVISIONS

11. The covenants, conditions, and restrictions contained in this Declaration may be enforced as follows:

11.1. Remedies.

00436643 Bk00905 Pg00474

(a) Any single or continuing violation of the covenants contained in this Declaration may be enjoined in an action brought by the Declarant (for so long as the

Declarant is the Owner of any Lot), by any other Owner, or by the Association in its own name. In any action brought to enforce these covenants, the prevailing party shall be entitled to recover as part of its judgment all of the reasonable costs of enforcement, including attorneys fees and costs of court.

(b) Nothing in this Declaration shall be construed as limiting the rights and remedies that may exist at common law or under applicable federal, state, or local laws and ordinances for the abatement of nuisances, health and safety, or other matters. These covenants are to be construed as being in addition to those remedies available at law.

(c) The remedies available under this Declaration and at law or equity generally are not to be considered as exclusive, but rather as cumulative.

(d) The failure to take enforcement action shall not be construed as a waiver of the covenants contained in this Declaration in the future or against other similar violations.

11.2. Severability. Each of the covenants contained in this Declaration shall be independent of the others, and in the event that any one is found to be invalid, unenforceable, or illegal by a court of competent jurisdiction, the remaining covenants shall remain in full force and effect.

11.3. Limited Liability. Neither the Declarant, the Trustees, or the Architectural Committee or its individual members, nor any other Owner shall have personal liability to any other Owner for actions or inactions taken under these covenants, provided that any such actions or inactions are the result of the good faith exercise of their judgment or authority under these covenants, and without malice.

11.4. Term of Covenants, Renewal. This Declaration shall expire fifty years from the date it is first recorded with the Summit County Recorder, provided however that in the last year prior to expiration, the Owners of 90% of the Lots may, by written notice which is recorded with the Summit County Recorder, agree to extend the covenants for a period of an additional twenty years.

11.5. Amendment. At any time while this Declaration is in effect, the Owners of 75% of the Lots may amend the provisions of this Declaration. Any amendment must be in writing and be approved by 75% of the Owners at the time of the amendment. No amendment which has the effect of substantially or materially altering the size, nature, or use of the Improvements on any Lot permitted by this Declaration will be binding upon the holder of any mortgage or trust deed on any Lot unless the mortgage or trust deed holder joins in the amendment. These covenants may be repealed in whole or in part by amendment. No amendment which eliminates the rights of the Declarant under this Declaration will be effective without the consent of the Declarant.

11.6. Constructive Notice. Every person who owns, occupies, or acquires any right, title or interest in any Lot in the Subdivision is conclusively deemed to have notice of this Declaration and its contents, and to have consented to the application and enforcement of each of the covenants, conditions and restrictions against his Lot, whether or not there is any reference to this Declaration in the instrument by which he acquires his interest in any Lot.

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11.7. Notices. All notices under this Declaration are deemed effective 5 business days after the date of mailing, whether delivery is proved or not, provided that any mailed notice must have postage pre-paid and be sent to the last known address of the party to receive notice. The address for notice may be taken from the latest available property tax assessment rolls if no other address for an Owner is known. Notices delivered by hand are effective upon delivery.

11.8. Liberal Interpretation. The provisions of this Declaration shall be interpreted liberally to further the goal of creating a uniform plan for the development of the Subdivision. Paragraph headings are inserted for convenience only and shall not be considered in interpretation of the provisions. Singular will include plural, and gender is intended to include masculine, feminine and neuter as well.

11.9. Covenants Run with the Land. The covenants, conditions, and restrictions in this Declaration are covenants running with the land, and shall burden and benefit the successors and assigns of the Declarant and the Owners for so long as the Declaration is in effect.

ARTICLE XII

EXPANSION OF PROJECT

12. The Declarant owns other land adjoining the Subdivision which is described on the attached Exhibit D. It is the intention of the Declarant to subdivide the additional land and to add it to the Subdivision and to these Covenants. Within a period of seven years from the date this Declaration is recorded, the additional land may be added to this Declaration and become a part of the Subdivision by the Declarant, or its successor in interest, recording a Subdivision Plat describing the additional land and the Lots created on it, and a Supplemental Declaration stating that it is the intention of the Declarant to add the additional land to the Subdivision, and to have that land be subject to these same covenants, conditions and restrictions.

12.1. No Obligation to Expand. The Declarant reserves the right to add some or all of the additional land to the Subdivision, but is under no obligation to do so. The additional land, if not added to the Subdivision, may be developed in a manner that is different from that described in this Declaration.

00436643 Bk00905 Pg00476

12.2. Expansion in Phases. The Declarant may exercise its right to expand the project in one or more phases or stages, and the addition of some of the expansion area does not obligate the Declarant to add the balance of the land to the Subdivision.

Executed on the date stated above.

BLUE LEDGE CORPORATION, a Delaware corporation

By: Hank Rothwell
Hank Rothwell, Pres.

STATE OF UTAH)
:ss
COUNTY OF SUMMIT)

On the 17 day of July, 1995, Hank Rothwell appeared before me and acknowledged that he is the President of Blue Ledge Company, a Delaware corporation, which is the Declarant in the above instrument, and that he executed the same on behalf of the corporation with proper authority.

NOTARY PUBLIC
ROBERT C RODMAN
1700 PARK AVE. P.O BOX 2033
PARK CITY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

Commission Expires:
Nov 27, 1997

Robert C Rodman
Notary Public
Residing at: Summit Co Utah

00436643 Bk00905 Pg00477

EXHIBITS

EXHIBIT A PROPERTY DESCRIPTION

EXHIBIT B TABLE FROM PLAT ON HOUSE SIZES AND BUILDING ZONE MAXIMUMS, INCLUDE REFERENCE TO GARAGES AND SIDE FRONT AND REAR SET BACKS

EXHIBIT C AMENITY PARCEL DESCRIPTION

EXHIBIT D PHASE II PROPERTY

00436643 Bk00905 Pg00478

EXHIBIT "A"

HIDDEN MEADOW SUBDIVISION PHASE 1
BOUNDARY DESCRIPTION
May 10, 1995

Beginning at a point on the northerly end line of the Emma mining claim North 77° 39' 13" West 251.53 feet from the Northeast corner of the Emma mining claim, said point is located North 4133.38 feet and East 2713.23 feet from the East Quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the northerly end of the Emma , the Emily No. 2, and the Hope No. 2 mining claims (Mineral Survey 3262) North 77° 39' 13" West 1375.42 feet more or less; thence along the westerly end line of the Gasoline Alley No. 6 mining claim (Mineral Survey 6992) North 28° 59' 00" West 222.56 feet more or less; thence along the southerly side line of the Ina mining claim (Mineral Survey 5490) North 59° 06' 00" East 465.36 feet more or less; thence along the southerly side line of the Bessie mining claim (Mineral Survey 5552) North 61° 01' 00" East 1500.00 feet more or less; thence along the easterly end line of the Bessie mining claim North 38° 40' 43" West 14.26 feet; thence along the Chatham Crossing Subdivision boundary (Recorded Instrument Number 179465 in the Office of the Summit County Recorder) the following four courses:) 1) North 61° 10' 55" East (Plat North 61° 05' 58" East) 46.56 feet; thence 2) North 41° 14' 05" West (Plat North 41° 19' 02" West) 1317.38 feet; thence 3) South 39° 55' 03" East (Plat East) 595.29 feet; thence 4) North 0° 04' 57" East (Plat North) 785.35 feet; thence along the northerly side line of the Woodrow No. 1 mining claim (Mineral Survey 6792) North 60° 10' 00" East 509.54 feet more or less; thence along the northerly side line of the Woodrow No. 2 mining claim North 62° 56' 19" East 1501.54 feet; thence along the westerly end line of the Glegg No. 1 mining claim (Mineral Survey 6792) North 44° 04' 01" West 31.07 feet; thence along the northerly side line of the Glegg No. 1 mining claim North 75° 55' 00" East 1435.63 feet more or less; thence along the southerly end line of the Potosi mining claim (Mineral Survey 6192) North 78° 41' 14" East 40.19 feet; thence along easterly side line of the Potosi mining claim North 53° 33' 00" East 5.10 feet; thence along the northerly side line of the Glegg No. 1 mining claim North 75° 55' 00" East 21.29 feet more or less; thence along the easterly end line of the Glegg No. 1 mining claim South 41° 00' 00" East 643.43 feet more or less; thence along the easterly end line of the Glegg No. 2 mining claim South 39° 40' 23" East 393.40 feet; thence along the North line of Section 11 North 88° 47' 03" West 1240.30 feet to the Northwest corner of Section 11; thence South 0° 57' 03" West 714.42 feet; thence South 70° 48' 39" West 20.35 feet; thence South 89° 32' 18" West 124.80 feet; thence South 07° 11' 05" East 317.18 feet to a point on a 50.00 foot radius curve to the right, whose radius point bears South 04° 46' 56" East, thence along the arc of said curve 42.48 feet thru a entral angle of 48° 40' 36" to a point on a 15.00 foot radius curve to the left, whose radius point bears North 43° 53' 40" East; thence along the arc

of said curve 13.05 feet thru a central angle of 49° 51' 38" to a point on a 675.00 foot radius curve to the right, whose radius point bears South 05° 57' 58" East; thence along the arc of said curve 47.10 feet thru a central angle of 03° 59' 53"; thence South 0° 57' 03" West 1451.52 feet to a point on a 50.00 foot radius curve to the left, whose radius point bears North 89° 02' 57" West; thence along the arc of said curve 73.52 feet thru a central angle of 84° 14' 57"; thence North 10° 46' 33" West 34.02 feet; thence South 80° 37' 22" West 628.64 feet; thence North 16° 28' 35" West 238.32 feet; thence North 13° 36' 27" West 50.00 feet; thence South 76° 23' 33" West 64.47 feet to a point on a 290.15 foot radius curve to the left, whose radius point bears South 13° 36' 27" East; thence along the arc of said curve 48.67 feet thru a central angle 09° 36' 38"; thence North 31° 57' 40" West 225.19 feet; thence South 46° 41' 39" West 377.59 feet; thence South 07° 56' 32" East 319.08 feet; thence South 10° 24' 24" West 233.92 feet; thence South 41° 50' 49" West 137.01 feet; thence South 67° 45' 45" West 221.74 feet; thence South 14° 25' 20" East 246.82 feet; thence South 38° 35' 36" East 164.61 feet to the northeast corner of Phase 1, Parcel 1 of Royal Oaks Subdivision Phase I (Recorded instrument No. 352414 in the office of the Summit County Recorder); thence along the north line of said Parcel 1 South 79° 34' 34" West (Plat South 79° 36' 44" West) 160.00 feet; thence along the north line of said Parcel 1 South 69° 24' 48" West (Plat South 69° 26' 58" West) 65.28 feet; thence along The Oaks at Deer Valley (Recorded instrument No. 311418 in the office of the Summit County Recorder) boundary line South 68° 57' 50 " West (Plat South 69° 00' 00" West) 59.25 feet; thence along The Oaks at Deer Valley boundary line South 48° 57' 50" West (Plat South 49° 00' 00" West) 300.00 feet; thence North 65° 36' 22" West 331.48 feet to a point on a 538.60 foot radius curve to the left, whose radius point bears South 60° 33' 01" East; thence along the arc of said curve 335.95 feet thru a central angle of 35° 44' 16"; thence South 06° 17' 17" East 477.78 feet to a point on a 125.00 foot radius curve to the left, whose radius point bears North 83° 42' 43" East; thence along the arc of said curve 18.63 feet thru a central angle of 08° 32' 16"; thence along The Oaks at Deer Valley boundary line South 81° 46' 37" West (Plat South 81° 48' 47" West) 50.24 feet to a point on a 175.00 foot radius curve to the right, whose radius point bears North 77° 03" 57" East; thence along the arc of said curve 20.30 feet thru a central angle of 06° 38' 46"; thence North 06° 17' 17" West 477.78 feet to a point on a 588.60 foot radius curve to the right, whose radius point bears North 83° 42' 43" East; thence along the arc of said curve 214.78 feet thru a central angle of 20° 54' 26"; thence North 68° 29' 02" West 229.73 feet; thence South 46° 04' 16" West 126.36 feet; thence South 11° 47' 28" West 170.03 feet to the point of beginning. Description contains 226.42 acres. The Basis of Bearing for the above description is South 00° 30' 11" West between the East Quarter corner and the southeast corner of Section 16. Y:\VC\HMBRY3.DES

00436643 Bk00905 Pg00480

EXHIBIT "A"

HIDDEN MEADOW SUBDIVISION PHASE 2
BOUNDARY DESCRIPTION
April 19, 1995

Beginning at the Northwest corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North line of Section 11 South 88° 47' 03" East 1240.30 feet; thence along the easterly end line of the Glegg No. 2 mining claim (Mineral Survey 6792) South 39° 40' 23" East 215.18 feet; thence along the easterly end line of the Glegg No. 3 mining claim South 38° 46' 13" East 606.70 feet; thence along the Southerly side line of the Glegg No. 3 mining claim South 75° 52' 07" West 1501.92 feet; thence along the Southerly line of the Woodrow No. 6 mining claim South 63° 17' 52" West 360.03 feet; thence North 0° 57' 03" East 142.10 feet to a point on a 675.00 foot radius curve to the left, whose radius point bears South 01° 58' 05" East; thence along the arc of said curve 47.10 feet thru a central angle of 03° 59' 53" to a point on a 15.00 foot radius curve to the right, whose radius point bears North 05° 57' 58" West; thence along the arc of said curve 13.05 feet thru a central angle of 49° 51' 38" to a point on a 50.00 foot radius curve to the left, whose radius point bears South 43° 53' 40" West; thence along the arc of said curve 42.48 feet thru a central angle of 48° 40' 36"; thence North 07° 11' 05" West 317.18 feet; thence North 89° 32' 18" East 124.80 feet; thence North 70° 48' 39" East 20.35 feet; thence North 0° 57' 03" East 714.42 feet to the point of beginning. Description contains 32.73 acres.

Y:VC/DOCS/HMBRY2.DES

00436643 Bk00905 Pg00481

TABLE B EXHIBIT "B"

LOT #	SQUARE FEET	MAXIUM FLOOR AREA	MAXIUM SITE DISTURBANCE
LOT 1	77,447 S.F.	8,500 S.F.	12,000 S.F.
LOT 2	54,540 S.F.	7,250 S.F.	10,000 S.F.
LOT 3	49,336 S.F.	7,250 S.F.	10,000 S.F.
LOT 4	81,380 S.F.	8,500 S.F.	12,000 S.F.
LOT 5	157,921 S.F.	10,000 S.F.	14,000 S.F.
LOT 6	74,821 S.F.	8,500 S.F.	12,000 S.F.
LOT 7	55,352 S.F.	7,250 S.F.	10,000 S.F.
LOT 8	64,921 S.F.	7,250 S.F.	10,000 S.F.
LOT 9	81,303 S.F.	8,500 S.F.	12,000 S.F.
LOT 10	281,972 S.F.	10,000 S.F.	16,000 S.F.
LOT 11	122,989 S.F.	10,000 S.F.	16,000 S.F.
LOT 12	80,190 S.F.	8,500 S.F.	12,000 S.F.
LOT 13	81,388 S.F.	8,500 S.F.	12,000 S.F.
LOT 14	76,228 S.F.	8,500 S.F.	12,000 S.F.
LOT 15	64,790 S.F.	7,250 S.F.	10,000 S.F.
LOT 16	58,077 S.F.	7,250 S.F.	10,000 S.F.
LOT 17	49,379 S.F.	7,250 S.F.	10,000 S.F.
LOT 18	74,275 S.F.	8,500 S.F.	12,000 S.F.
LOT 19	78,352 S.F.	8,500 S.F.	12,000 S.F.
LOT 20	130,330 S.F.	10,000 S.F.	14,000 S.F.
LOT 21	128,150 S.F.	10,000 S.F.	14,000 S.F.
LOT 22	98,309 S.F.	10,000 S.F.	14,000 S.F.
LOT 23	118,896 S.F.	10,000 S.F.	14,000 S.F.
LOT 24	125,517 S.F.	10,000 S.F.	14,000 S.F.
LOT 25	80,976 S.F.	8,500 S.F.	12,000 S.F.
LOT 26	186,994 S.F.	10,000 S.F.	16,000 S.F.
LOT 27	90,053 S.F.	10,000 S.F.	14,000 S.F.
LOT 28	60,918 S.F.	7,250 S.F.	10,000 S.F.
LOT 29	64,391 S.F.	7,250 S.F.	10,000 S.F.
LOT 30	48,547 S.F.	7,250 S.F.	10,000 S.F.
LOT 31	43,069 S.F.	6,000 S.F.	10,000 S.F.
LOT 32	39,189 S.F.	6,000 S.F.	10,000 S.F.
LOT 33	39,308 S.F.	6,000 S.F.	10,000 S.F.
LOT 34	41,301 S.F.	6,000 S.F.	10,000 S.F.
LOT 35	45,723 S.F.	7,250 S.F.	10,000 S.F.
LOT 36	37,722 S.F.	6,000 S.F.	10,000 S.F.
LOT 37	42,690 S.F.	6,000 S.F.	10,000 S.F.
LOT 38	42,063 S.F.	6,000 S.F.	10,000 S.F.
LOT 39	37,052 S.F.	6,000 S.F.	10,000 S.F.
LOT 40	44,458 S.F.	7,250 S.F.	10,000 S.F.
LOT 41	29,535 S.F.	6,000 S.F.	10,000 S.F.
LOT 42	39,381 S.F.	6,000 S.F.	10,000 S.F.
LOT 43	75,089 S.F.	8,500 S.F.	12,000 S.F.
LOT 44	98,348 S.F.	10,000 S.F.	14,000 S.F.
LOT 45	57,471 S.F.	7,250 S.F.	10,000 S.F.

00436643 Bk00905 Pg00482

EXHIBIT "C"

HIDDEN MEADOW SUBDIVISION
RECREATION OPEN SPACE PARCEL 3

Beginning at a point North 5704.31 feet and East 3793.03 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 east, Salt Lake Base and Meridian; and running thence North 88° 19' 31" West 353.13 feet to a point on a 88.00 foot radius curve to the right, whose radius point bears North 1° 40' 29" East; thence along the arc of said curve 266.24 feet thru a central angle of 173° 20' 48"; thence North 85° 01' 17" East 339.08 feet to a point on a 148.70 foot radius curve to the right, whose radius point bears South 4° 58' 43" East; thence along the arc of said curve 119.05 feet thru a central angle of 45° 52' 18" to a point on a 15.00 foot radius curve to the right, whose radius point bears South 40° 53' 36"; thence along the arc of said curve 26.22 feet thru a central angle of 100° 08' 48" to a point on a 201.21 foot radius curve to the left, whose radius point bears South 51° 02' 24" West; thence along the arc of said curve 165.45 feet thru a central angle of 47° 06' 47" to a point on a 15.00 foot radius curve to the right, whose radius bears North 86° 04' 23" West; thence along the arc of said curve 22.97 feet thru a central angle of 87° 44' 52" to the point of beginning. Description contains 2.09 acres. The basis of Bearing for the above description is South 00° 30' 11" West between the East Quarter corner and the southeast corner of Section 16.

Y:\VC\DOCS\HM-RO3.DES

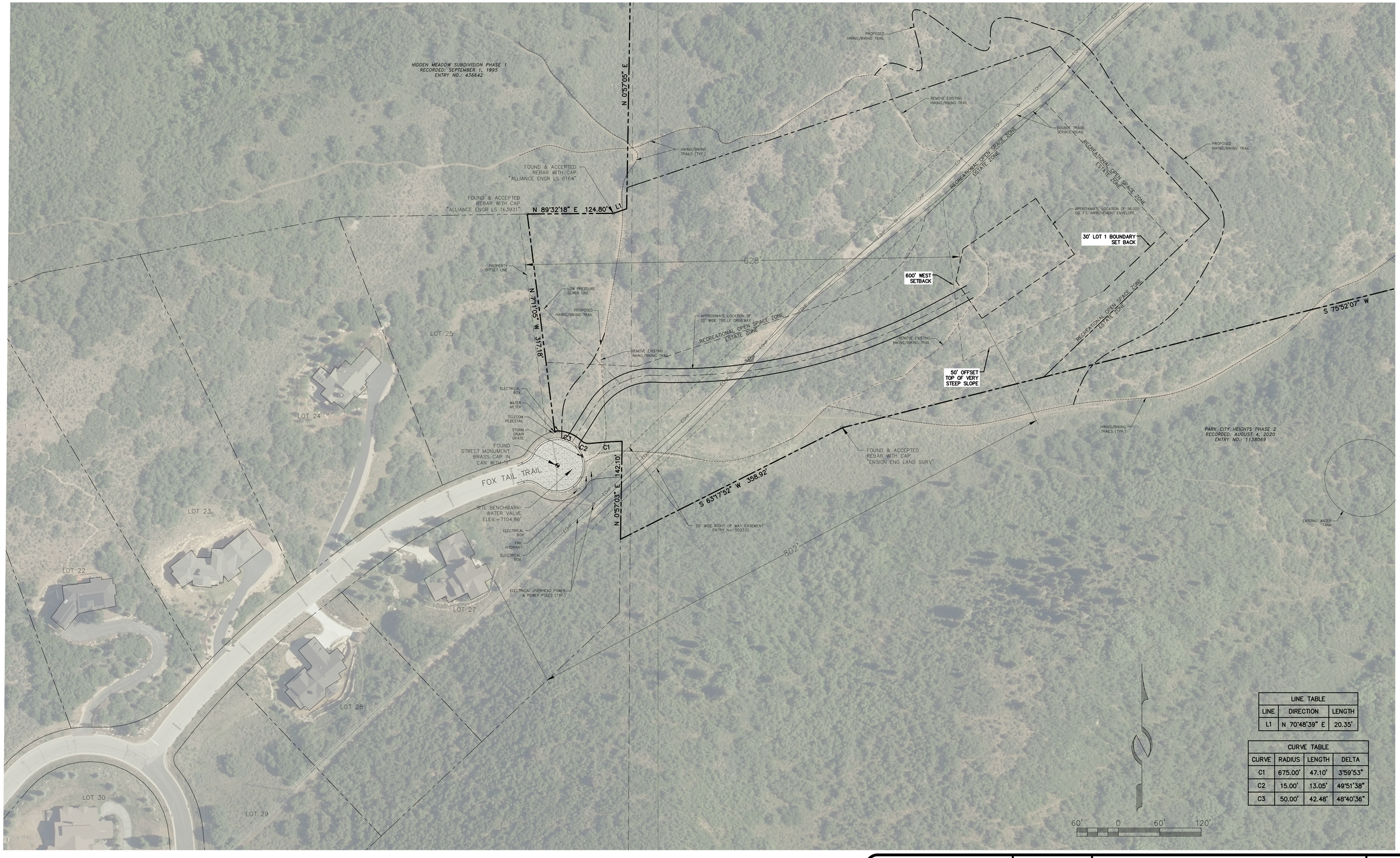
EXHIBIT "D"

HIDDEN MEADOW SUBDIVISION PHASE 2
BOUNDARY DESCRIPTION
April 19, 1995

Beginning at the Northwest corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North line of Section 11 South 88° 47' 03" East 1240.30 feet; thence along the easterly end line of the Glegg No. 2 mining claim (Mineral Survey 6792) South 39° 40' 23" East 215.18 feet; thence along the easterly end line of the Glegg No. 3 mining claim South 38° 46' 13" East 606.70 feet; thence along the Southerly side line of the Glegg No. 3 mining claim South 75° 52' 07" West 1501.92 feet; thence along the Southerly line of the Woodrow No. 6 mining claim South 63° 17' 52" West 360.03 feet; thence North 0° 57' 03" East 142.10 feet to a point on a 675.00 foot radius curve to the left, whose radius point bears South 01° 58' 05" East; thence along the arc of said curve 47.10 feet thru a central angle of 03° 59' 53" to a point on a 15.00 foot radius curve to the right, whose radius point bears North 05° 57' 58" West; thence along the arc of said curve 13.05 feet thru a central angle of 49° 51' 38" to a point on a 50.00 foot radius curve to the left, whose radius point bears South 43° 53' 40" West; thence along the arc of said curve 42.48 feet thru a central angle of 48° 40' 36"; thence North 07° 11' 05" West 317.18 feet; thence North 89° 32' 18" East 124.80 feet; thence North 70° 48' 39" East 20.35 feet; thence North 0° 57' 03" East 714.42 feet to the point of beginning. Description contains 32.73 acres.

Y:VC/DOCS/HMBRY2.DES

00436643 Bk00905 Pg00484



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 70°48'39" E	20.35'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	675.00'	47.10'	3°59'53"
C2	15.00'	13.05'	49°51'38"
C3	50.00'	42.48'	48°40'36"

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

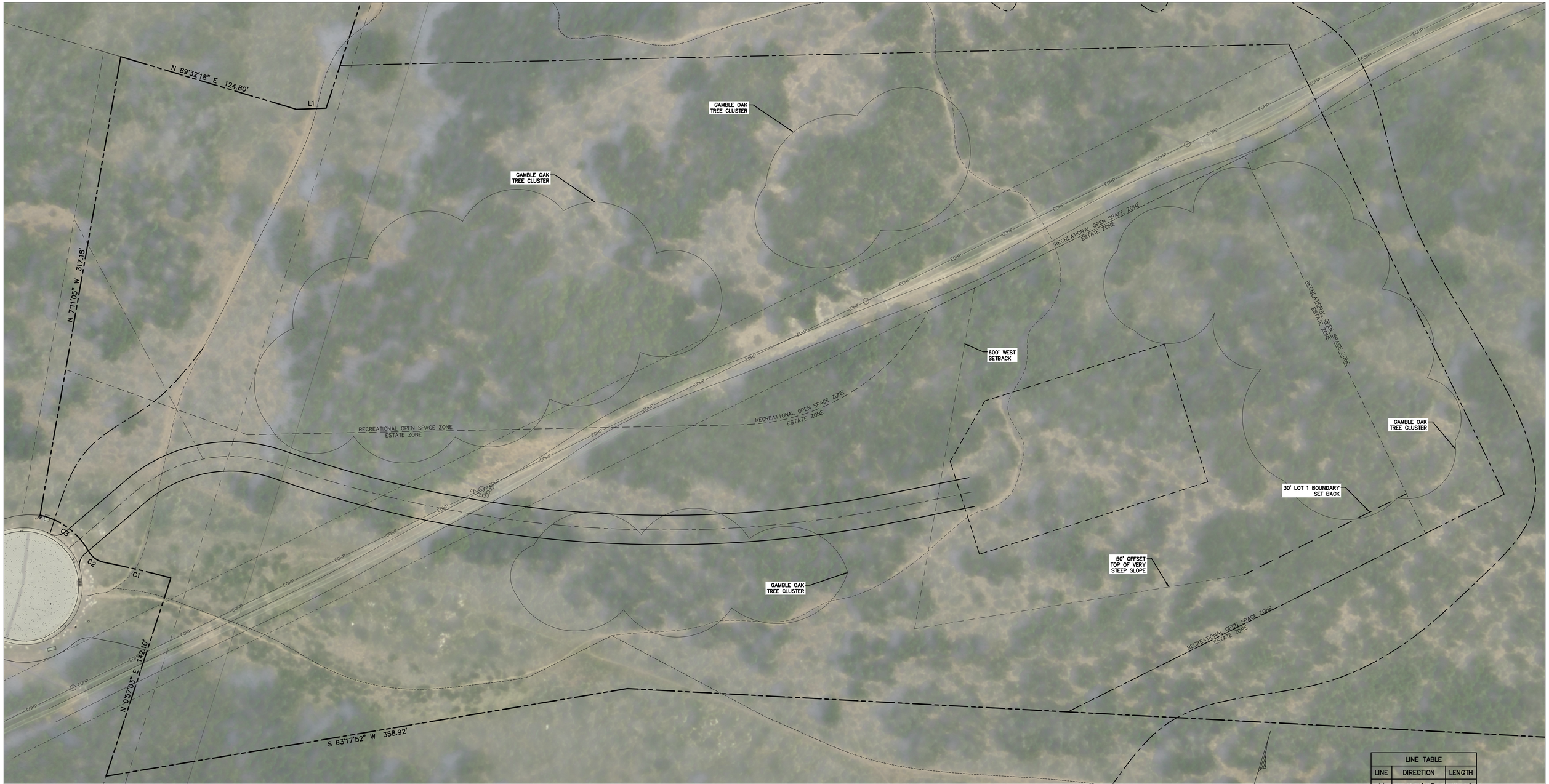
STAFF:
CHARLES GALATI
DUSTIN CARRISH
BRAYLON ROSE

DATE: 9/21/21

EXISTING CONDITIONS & AERIAL MAP
FOX TAIL SUBDIVISION

FOR: REDUS
JOB NO.: 19-11-20
FILE: X:\TheOaks\dwg\projects\191120 Fox Tail subdivision Redus\191120-civil.dwg

SHEET 1 **OF** 3



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STAFF:
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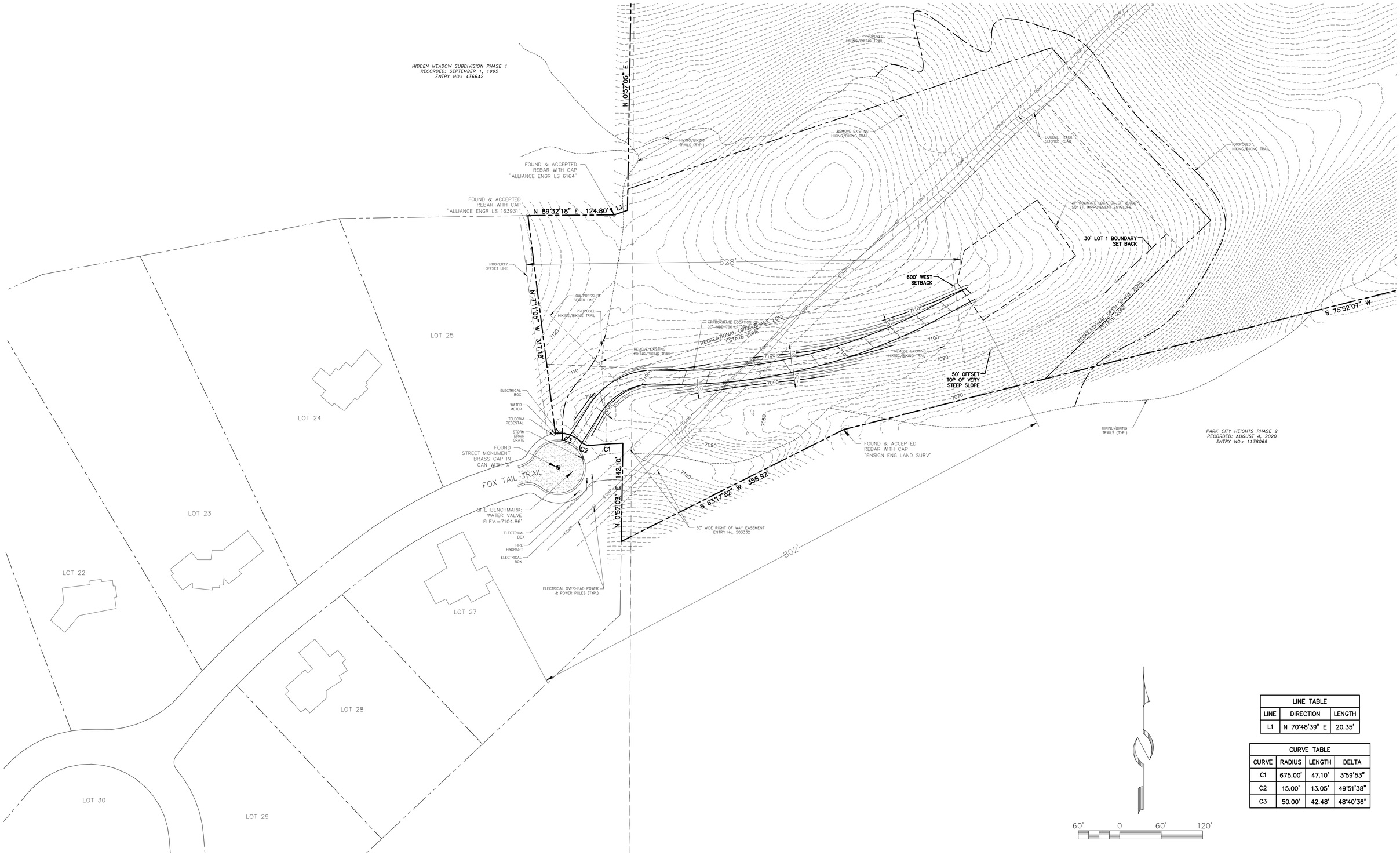
DUSTIN CARRISH
BRAYLON ROSE

DATE: 9/21/21

LOT 1 AERIAL & VEGETATION MAP
FOX TAIL SUBDIVISION

FOR: REDUS
JOB NO.: 19-11-20
FILE: X:\TheOaks\dwg\projects\191120 Fox Tail subdivision Redus\191120-civil.dwg

SHEET 1 **OF** 3



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 70°48'39" E	20.35'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
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323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

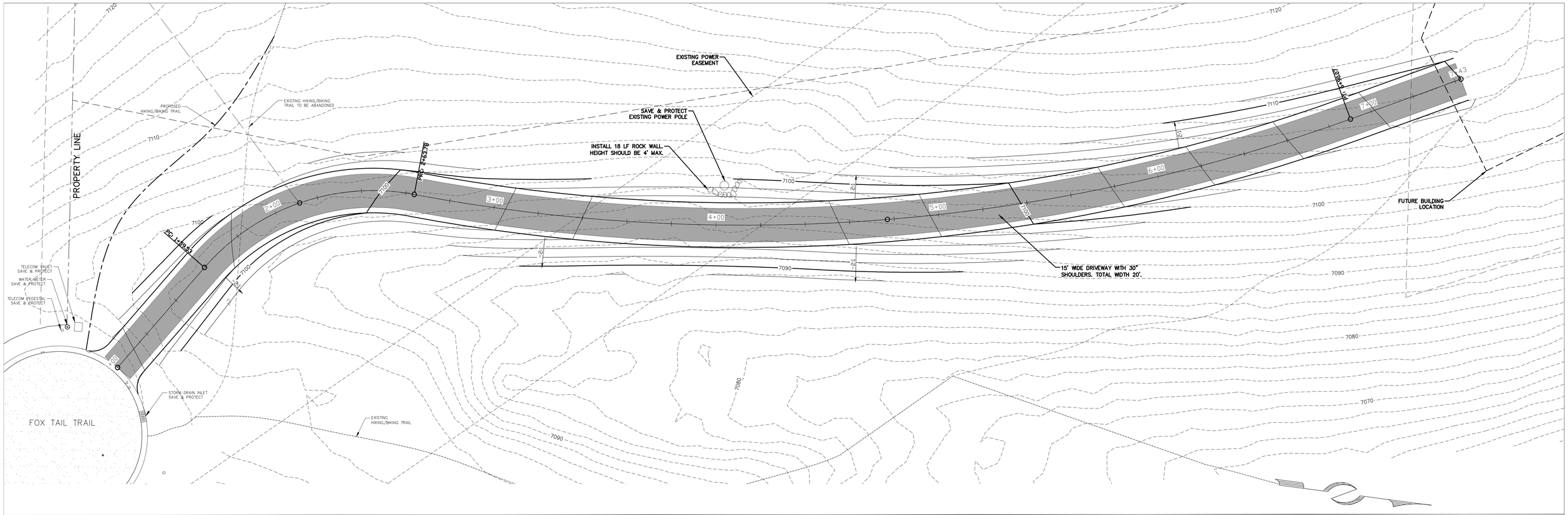
STAFF:
CHARLES GALATI
DUSTIN CARRISH
BRAYLON ROSE

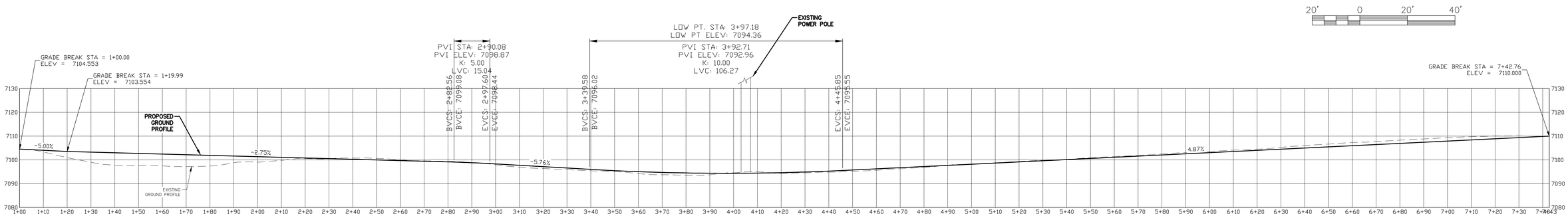
DATE: 9/21/21

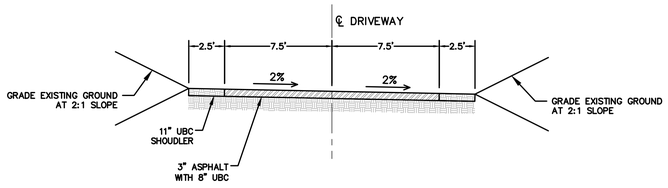
EXISTING CONDITIONS & TOPOGRAPHY MAP
FOX TAIL SUBDIVISION

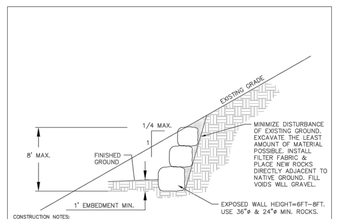
FOR: REDUS
JOB NO.: 19-11-20
FILE: X:\TheOaks\dwg\projects\191120 Fox Tail subdivision Redus\191120-civil.dwg

SHEET 2 **OF** 3









CONSTRUCTION NOTES:

CONSTRUCTION OF BOULDER RETAINING WALLS SHALL COMPLY WITH THE FOLLOWING:

A. ASSOCIATED ROCKERY CONTRACTORS (ARC) P.O. BOX 1794, WOODINVILLE, WA. 98072. ROCK WALL WALL CONSTRUCTION GUILELINES DATED AUGUST 15, 2000.

B. THE BOULDER RETAINING WALL MAY BE CONSTRUCTED WITH A FACE SLOPE OF ¼ HORIZONTAL TO 1 VERTICAL OR FLATTER. THE OVERALL HEIGHT OF THE BOULDER RETAINING WALL SHALL NOT EXCEED 10 FEET.

C. THE BOULDER RETAINING WALL SHOULD BE CONSTRUCTED WITH THE LARGEST ROCKS ON THE LOWEST LEVELS, AND THE SMALLEST ROCKS ON THE TOP LEVEL. THE MINIMUM SIZE OF ROCKS USED IN THE BOTTOM LEVEL SHALL BE 36 INCHES DIA IN SIZE. THE MINIMUM SIZE OF ROCKS USED IN THE ROCK-PROTECTED SLOPE SHOULD BE MIN. 2' DIA.

D. THE BASE ROW OF ROCKS SHOULD BE EMBEDDED AT LEAST 1 FOOT BELOW THE ADJACENT GROUND SURFACE.

E. CONSIDERATION SHOULD BE GIVEN TO USING LOW PERMEABLE FILL SUCH AS THE NATURAL CLAYEY GRAVEL FOR THE UPPER 2 FEET OF BACKFILL BEHIND THE BOULDER RETAINING WALL.

F. SOIL PLACED BEHIND BOULDERS SHALL BE COMPACTED TO AT LEAST 90 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557. SMALLER COMPACTION EQUIPMENT OR HAND COMPACTION EQUIPMENT SHOULD BE USED IN AREAS OF LIMITED ACCESS. FILL SHOULD BE FREQUENTLY TESTED FOR COMPACTION.

G. ROCKS USED IN THE RETAINING WALL SHOULD BE OF DURABLE COMPOSITION AND NOT HAVE CRACKS OR SIGNIFICANT SIGNS OF WEATHERING. IDEALLY, ROCKS WILL BE NATURALLY OCCURRING (NOT BLASTED).

H. BOTTOM ROW OF ROCKS SHALL BE 36" MIN. DIAMETER W/ 24" MIN. DIAMETER ROCK ABOVE FOR WALL 8FT AND LESS. BOTTOM ROW AND FIRST TIER OF ROCK SHALL BE 36" MIN. DIAMETER.

STANDARD DRAWING	CUT BOULDER RETAINING WALL
RW-1	ALLIANCE ENGINEERING

EARTHWORK CALCULATIONS

CUT VOLUME: 596 Cu. Yd.
FILL VOLUME: 907 Cu. Yd.
NET VOLUME: 310 Cu. Yd. (FILL)

DRIVEWAY LIMITS OF DISTURBANCE

AREA: 12,157.69 SQ FT

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323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
CHARLES GALATI
DUSTIN CARRISH
BRAYLON ROSE

DATE: 9/21/21

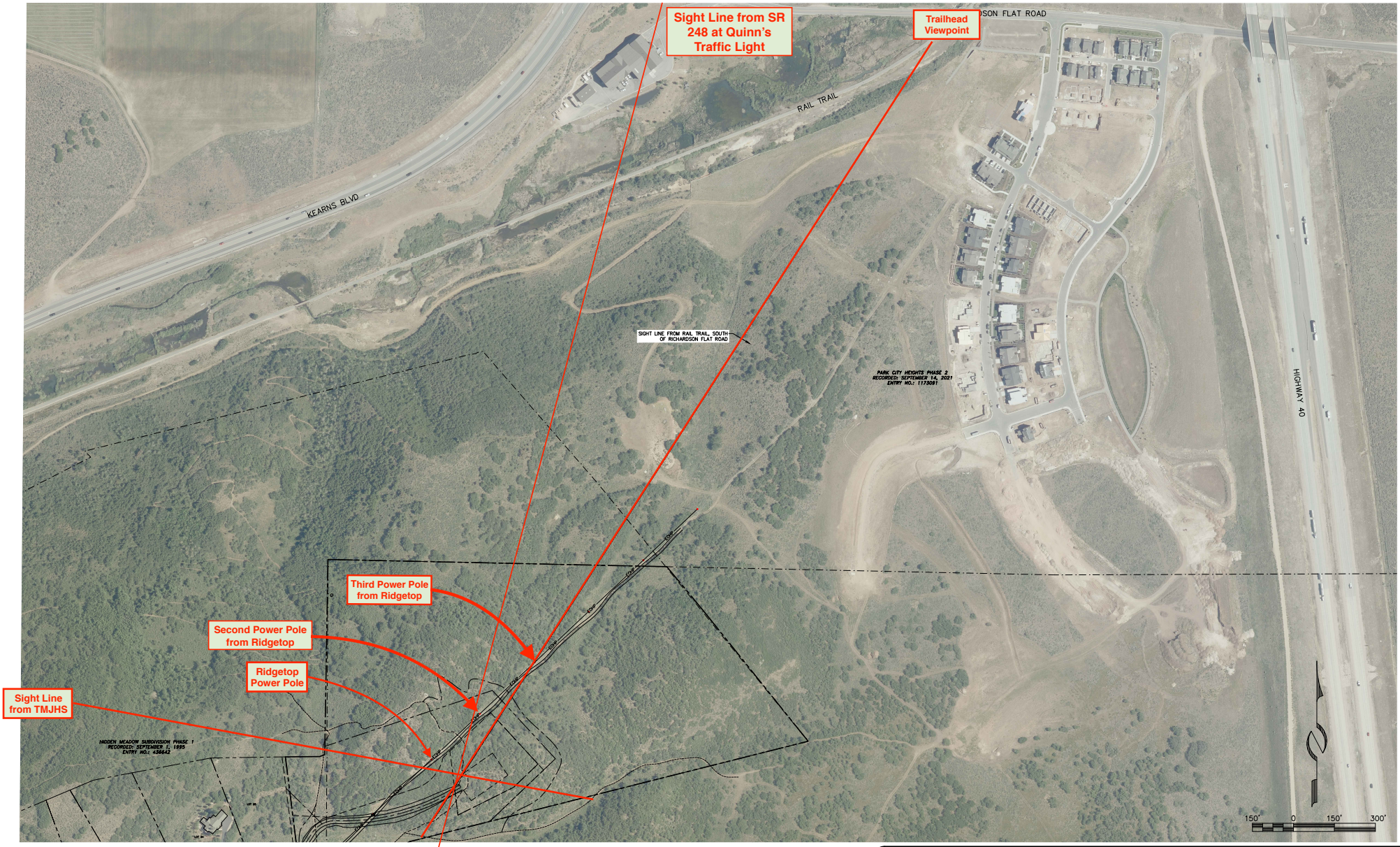
PARCEL 26 DRIVEWAY & PROFILE
FOX TAIL SUBDIVISION

FOR: REDUS
JOB NO.: 19-11-20
FILE: X:\TheOaks\dwg\projects\191120 Fox Tail subdivision Redus\191120-civil.dwg

SHEET 3 **OF** 3

ROUND VALLEY DRIVE
33' Home NE of sightline to 2nd power pole from top
SHOULDER
BUSES ALLOWED
24 HOURS

33' Home on far side of hilltop



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323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
CHARLES GALATI
DUSTIN CARRISH
BRAYLON ROSE

DATE: 9/28/21

RAIL TRAIL SIGHT LINE
FOX TAIL SUBDIVISION

FOR: REDUS
JOB NO.: 19-11-20
FILE: X:\TheOaks\dwg\projects\191120 Fox Tail subdivision Redus\191120-civil.dwg

SHEET 5 OF 5

Browne Sebright

From: cyndi@cyndisharp.com
Sent: Wednesday, August 11, 2021 9:43 PM
To: Browne Sebright; cyndi@cyndisharp.com; bill@ligety.com
Subject: [External] Application PL-21-04826

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION] This is an external email.

browne.sebright@parkcity.org
RE: Application PL-21-04826
PCA-S-98-SEC-11 of approximately 33 Acres

Hello Browne, Thank you for sending some info. But I need more information to evaluate the proposal for a change in the plat. I did not get the packet which was sent to my husband, Bill Ligety. I need what he received and documents such as the proposed plat and topo. Where sewer and water lines are proposed to be on the property? And where the proposed trails and driveway would be.

A couple of points to make before reviewing the added documents:

1) I have owned the property for 21 years unlike what the Wells property representative suggested. I purchased the property under my name on 4/7/2000 and deeded the property to a LLC - Happy Campers which I am a trustee of in 2015. There was never a lot 26 or any house designated lot on the plat when I purchased the property. If the developer intended to have a lot there, he should or would have put the lot on the original plat.

2) The trail to the west of the adjacent property is not an official Park City trail according to your trail map titled Round Valley and Synderville Basin Trail Map Park City, UT 2021 and I would like to have that trail vacated. Users can us the other trail to the south and east to access the trail system titled Fox Tail. Fox Tail accesses Skid Row and Lost Prospector. I definitely do not want the existing unofficial trail moved further to the west and closer to my eastern property line. Trails though a great amenity for the community can be burdensome to adjacent property owners. I have lived next to common areas before and currently live in a neighborhood which is experiencing lots of impact from trail users-The trail to the White Barn, Rotary Park, and at the top of Iron Canyon. Parking, noise, trespassing on private property, traffic flow, blocking road for emergency vehicles, litter, dog waste, etc. are problems these other areas have. Though most of the public respect private property, a minority does not. Trail users tend to walk their dogs without leashes and the dogs and owners stray off the trails, where the dogs make their messes. Some of the public litters. I walked my property the other day and found paper litter on it near the trail. If the trail has to stay, it should stay where it is and dead end into the new adjacent proposed property owner's driveway. People can walk to the street through the right of way on the driveway.

3) I have a sewer easement on my property which due to the fact that no single-family house could be built adjacent to it, was deemed to be not needed. The way the proposed location of a house is on the screens which flashed before us briefly during the Planning Commission meeting, it appears the house is sufficiently around the hill from the sewer easement which would require pumping the sewage most likely and is a long way to the

house location. And more importantly since the proposed house location is a long way from the sewer easement, it would require cutting a long unsightly cut through dense oak trees to get to the proposed house. These oak trees are probably at least 100 years old or older so any attempts to revegetate the easement with vegetation like what is currently there would be impossible for at least 100 years. These oaks have several inch thick trucks and oaks in my Aspen Springs lot which I have watered for 30 years are only about 1.5" thick and are only about 2 feet taller than they were 30 years ago. Since I have owned the Fox Tail property the sewer easement cut I currently have has not revegetated with oaks and is not attractive. Cuts to vegetation and disturbance should be kept to the minimum and should run next to the driveway which is already a disturbance, not through dense trees making scars to the landscape. Any disturbances (sewer, water, driveway, house, decks, patios, etc.) should be part of the maximum disturbance allowed. Other homes in the area have to follow Hidden Meadows CCR guidelines and the house footprint or disturbance area for the surrounding properties are nowhere as large as what is proposed.

4) The limits of disturbance and house size should be kept to the same standard as in the rest of Hidden Meadows. Since the property is seen from Hidden Meadows Subdivision, it should not stand out as a clear-cut eye sore for the neighborhood. Architectural standards should be recorded with the plat to be consistent with the Hidden Meadow neighborhood CCRs. We do want a faux Versailles, Neuschwanstein Castle, the Taj Mahal or some other monstrosity, not in keeping with the surroundings, built there just because it is a large lot. Without recorded CCRs when the plat is recorded means that what will be built is at the whim of the property owner with no regard to the surrounding homeowners or environment. Standards and CCRS need to be set before the plat is recorded.

5) CCRs also need to be written to address nightly rentals, noise, vehicles, campers, large trucks, or heavy equipment being parked on the property creating a large number of problems associated with those issues. Many subdivisions have had problems with large out of control parties occurring in areas which allow and also do not allow nightly rentals. These rentals and parties create huge parking problems. These parties can cause a huge fire danger as was noted in the Aspen Springs subdivision with open flame Tiki Torches, open flame heaters on the ground, and frequent open flame fireworks in a very dry dense forest. The city ordinances do not address all these issues.

6) There needs to be a recorded restriction not allowing a road to pass from Fox Tail Ct. down to the Heights, Hwy 248 and Hwy 40. No through road should be allowed on the property and this should be recorded on the plat.

When I receive and review the added documents and plats, I will be able to comment further.

Thank you for your review and consideration.

Cyndi Sharp, Trustee for Happy Campers LLC
Owner of HM-1-25

Fox Tail Proposed Zoning Amendment

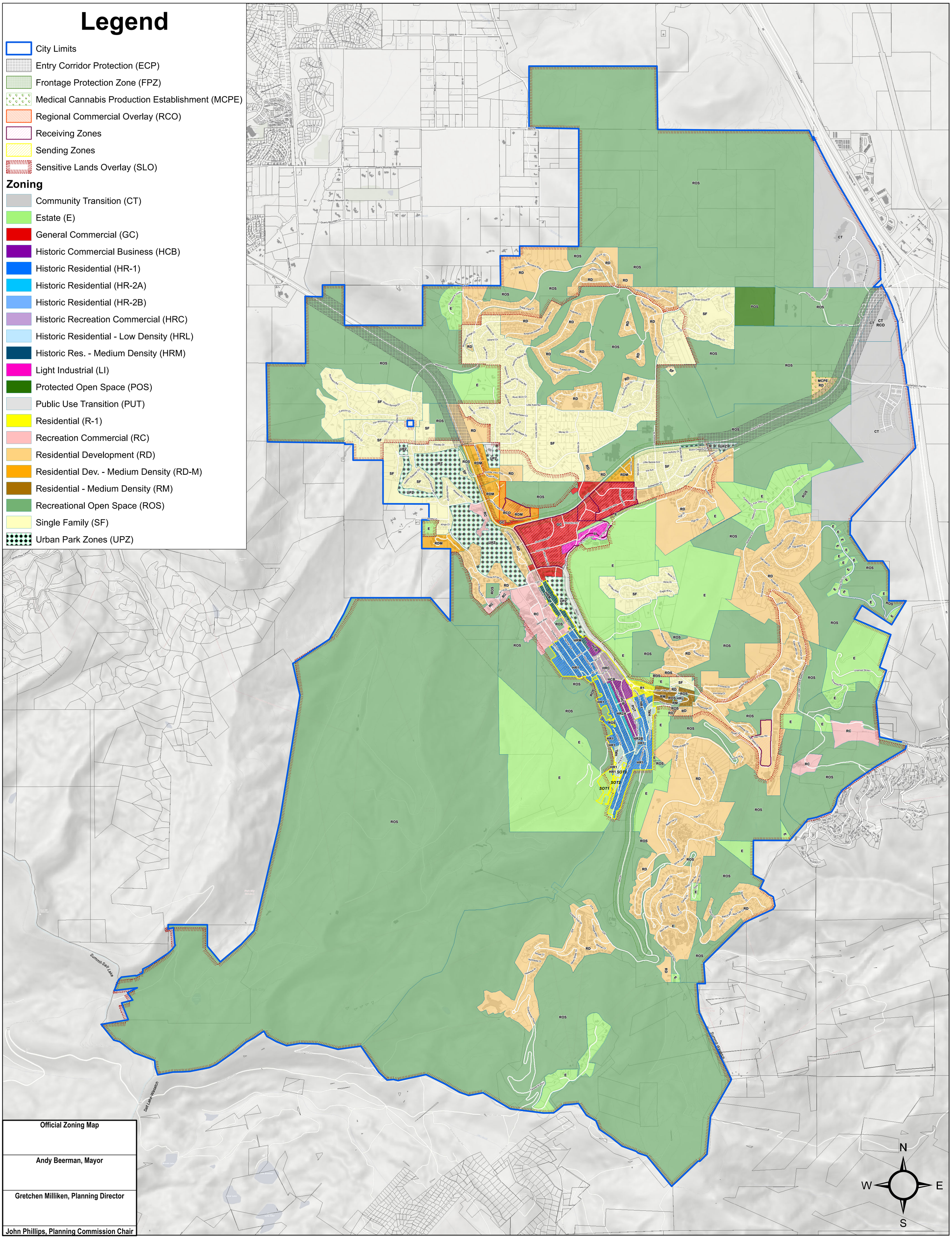
July, 2021

Legend

- City Limits
- Entry Corridor Protection (ECP)
- Frontage Protection Zone (FPZ)
- Medical Cannabis Production Establishment (MCPE)
- Regional Commercial Overlay (RCO)
- Receiving Zones
- Sending Zones
- Sensitive Lands Overlay (SLO)

Zoning

- Community Transition (CT)
- Estate (E)
- General Commercial (GC)
- Historic Commercial Business (HCB)
- Historic Residential (HR-1)
- Historic Residential (HR-2A)
- Historic Residential (HR-2B)
- Historic Recreation Commercial (HRC)
- Historic Residential - Low Density (HRL)
- Historic Res. - Medium Density (HRM)
- Light Industrial (LI)
- Protected Open Space (POS)
- Public Use Transition (PUT)
- Residential (R-1)
- Recreation Commercial (RC)
- Residential Development (RD)
- Residential Dev. - Medium Density (RD-M)
- Residential - Medium Density (RM)
- Recreational Open Space (ROS)
- Single Family (SF)
- Urban Park Zones (UPZ)



Official Zoning Map
Andy Beerman, Mayor
Gretchen Milliken, Planning Director
John Phillips, Planning Commission Chair

This map is a graphic illustration of Park City's zoning districts and is not intended to establish precise dimensions and/or surveyed boundaries of each zone. Interpretation of the Zoning Map is governed by the standards in LMC Section 15-1-6. For complete information relating to the specific boundaries of any of the zoning designation shown on this map, please contact the Park City Planning Department.

0 0.5 1 Miles

Date: 7/19/2021

Map Projection: NAD83 Utah State Plane Central in US Feet
Document Name: Zoning_Map7-19-21_FoxTail_proposed.mxd User Name: slace

Planning Commission
Staff Report

Subject: **Park City Fire District Station #34**
Application: **PL-21-04913**
Author: **Spencer Cawley, Planner I**
Date: **October 13, 2021**
Type of Item: **Legislative – Zoning Map Amendment**

Recommendation

Staff recommends the Planning Commission (1) review the proposal to rezone Parcel PCA-1200-4-X from Estate to Public Use Transition, (2) conduct a public hearing, and (3) consider forwarding a positive recommendation for City Council's consideration on October 28, 2021, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Ordinance (Exhibit A).

Description

Applicant:	Park City Fire Service District
Location:	7805 Royal Street, Fire Station #34
Zoning District:	Estate
Adjacent Land Uses:	Commercial and Multi-Unit Residential
Reason for Review:	The Planning Commission reviews rezone applications and forwards a recommendation to the City Council for Final Action[1]

Acronyms

CUP Conditional Use Permit
E Estate Zoning District
LMC Land Management Code
MPD Master Planned Development
PCFD Park City Fire District
PUT Public Use Transition Zoning District
RD Residential Development Zoning District
SLO Sensitive Land Overlay

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

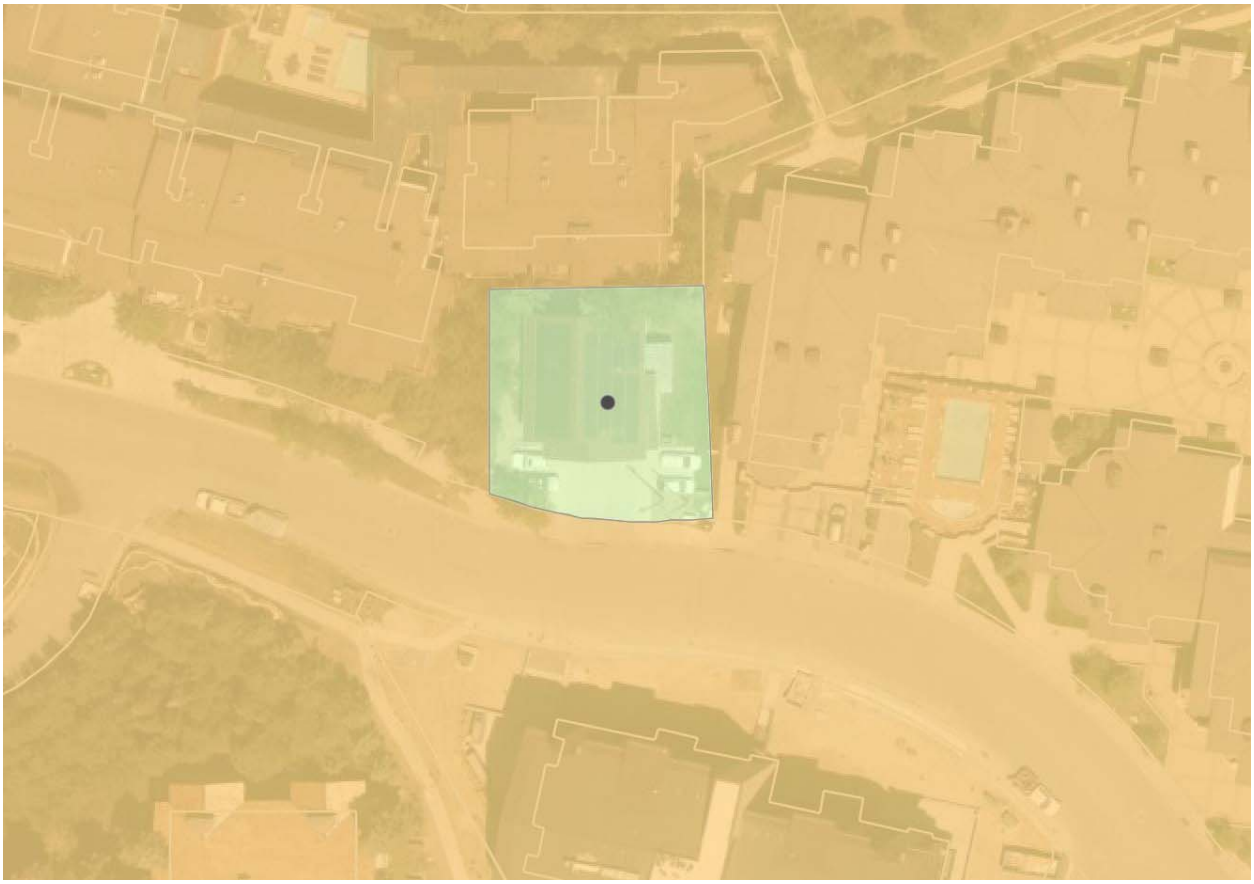
Summary

Parcel PCA-1200-4-X consists of 0.17 acres and is located in the Estate (E) Zone. However, due to the size of the Parcel, the Setbacks, and the Use, the lot is inconsistent with the Allowed Use and Lot and Site Requirements of the Estate Zoning District. The Applicant, the Park City Fire District, proposes to rezone Parcel PCA-1200-4-X from the Estate Zoning to Public Use Transition Zoning to accommodate planned expansion of the current Use and compatibility with future Public Use. The Parcel is

[1] LMC § 15-1-7

within the Sensitive Land Overlay and will comply with the regulations of Park City Municipal Code Chapter 11-15.

The image below is an excerpt from the existing Zoning Map which shows the Parcel in the Estate Zone (light green) and the surrounding zone, Residential Development (yellow).



Background

Fire Station #34 is owned by the Park City Fire District and located in the Estate Zone. Under the Land Management Code (LMC), expansion of essential municipal public facilities and structures in the Estate Zone are Conditional Uses that require review by the Planning Commission.[2] However, the station has reached its lifespan and must be replaced to accommodate the growth of the Silver Lake Village and other condominium developments in upper Deer Valley. Station #34 requires additional space to accommodate six (6) personnel (three per shift) and a larger fire apparatus needed to meet the area's increasing demands. The Applicant requests a Zone Change from the Estate Zone (E) to Public Use Transition Zone (PUT) to allow the expansion of Fire Station #34 to be a Permitted Use and to plan for future Public Use if the station is removed (Exhibit B).

[2] LMC § 15-2.10-2(B)(5)

In 2002, the Applicant expanded the fire station and received the following approvals:

- May 21, 2002: The Board of Adjustments approved a Variance allowing the Park City Fire District to expand the Fire Station to encroach twenty-five feet (25') into the rear Setback and twelve feet (12') into the side Setbacks within the Estate Zone (Exhibit C).

- May 22, 2002: The Planning Commission approved a Conditional Use Permit (CUP) allowing for the expansion of essential municipal and public facilities for 7805 Royal Street in the Estate Zone. This CUP approved a remodel of the station to support four (4) firefighters, a full-size fire engine, and two auxiliary vehicles. The building depth increased by ten feet (10') to accommodate the new equipment (Exhibit D).

Analysis

The Planning Commission hears all requests for Zoning changes.[3] The Planning Commission holds a public hearing on amendments to the Zoning Map and forwards a recommendation to the City Council. The City Council holds a public hearing and takes Final Action on Zoning Map amendments.[4]

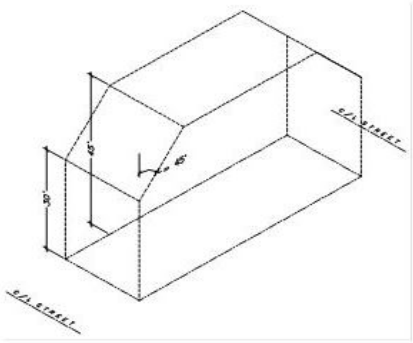
(I) The proposal to rezone Parcel PCA-1200-4-X from Estate to Public Use Transition Zoning ensures future compliance with PUT Zoning District requirements as well as the Sensitive Land Overlay.

Currently, Essential Municipal Public Utility Uses, Facilities, Services, and Structures are a Conditional Use in the E Zoning District.[5] The expansion of a public building requires a CUP.

The tables below compare the E and PUT Zone Allowances, Allowed Uses, and Conditional Uses:

Zone Allowance	Estate (Current)	Public Use Transition (Proposed)
Density	One (1) Unit per three (3) acres	None
Setbacks	Front, Rear, and Side: Thirty feet (30') The Variance approved in 2002 allowed PCFD to encroach 25' into the Rear Setback and 12'	None, however new construction abutting a residential zone shall meet the required minimum Setback of that zone. In this instance, the abutting residential zone is the Residential Development (RD) Zone:

[3] LMC § 15-12-15(B)(3).
[4] LMC § 15-1-7.
[5] LMC § 15-2.10-2(B)(5).

	into the Side Setbacks. If the parcel had been zoned RD prior the expansion of the Use in 2002, the requested Variance would have been for five feet (5') into the Rear Setback only.	Front: 10' Rear: 15' Side: 12' **Condition of Approval 2** The 2002 approved Variance will continue to be in effect. If the Park City Fire District needs additional changes to variances, they can request that the Board of Adjustment modify the Variance approval.
Maximum Building Height	Twenty-eight feet (28') from Existing Grade	**Condition of Approval 3** Forty-five feet (45') measured from Existing Grade. Thirty feet (30') at Front Lot Line measured above the average Natural Grade, then proceeds at a forty-five-degree (45°) angle toward the rear of the Property until it intersects with a point forty-five (45') above the Natural Grade and connects with the rear portion of the bulk plane. 

Height Considerations

The 12th Amended Deer Valley MPD indicates that Lots in the Silver Lake Village Subdivision have a development height limitation of 64'. This is tied to base elevation 8,122' with peak-of-roof not to exceed elevation 8,186'. Five feet (5') in excess is allowed if peak-of-roof does not exceed elevation 8,186'.

- Golden Hirsch – 64'
- Chateau at Silver Lakes Condo – 45'
- Black Bear Condo – 35'
- Proposed height of Fire Station #34 -30'

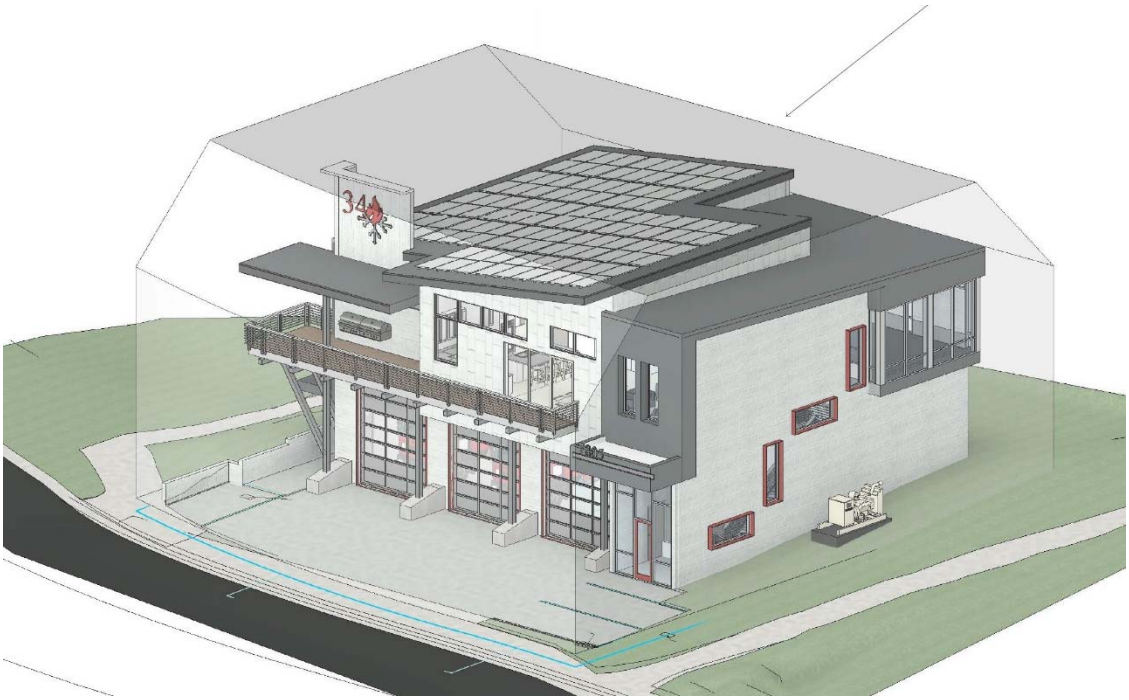


Figure 1: Shaded Area indicates Allowable Height and Massing

ALLOWED USES
Estate (Current)
1. Single Family Dwelling 2. Duplex Dwelling 3. Secondary Living Quarters 4. Lockout Unit [A] 5. Accessory Apartment [B] 6. Nightly Rental [A,C] 7. Home Occupation 8. Child Care, In-Home Babysitting [D] 9. Child Care, Family [D] 10. Child Care, Family Group [D] 11. Accessory Buildings and Uses 12. Conservation Activity 13. Agriculture 14. Raising, grazing of horses 15. Parking Area or Structure with four (4) or fewer spaces
Public Use Transition

[A] Nightly rental of Lockout Units requires a Conditional Use permit
[B] See Section 15-4-7, Accessory Apartments.
[C] Nightly Rentals do not include the Use of dwellings for Commercial Uses.
[D] See Section 15-4-9 Child Care and Child Care Facilities

(Proposed)

1. Municipal/Institutional Accessory Building and Use 600 sf or less
2. Conservation Activity
3. Parking Lot, Public or Private with four (4) or fewer spaces
4. Public Utility or Essential Services
5. Public Assembly Uses
6. Outdoor Events
7. Food Truck Location [E]

CONDITIONAL USES

Estate
(Current)

1. Guest House
2. Group Care Facility
3. Child Care Center [D]
4. Public and Quasi-Public Institution, Church and School
5. Essential Municipal Public Utility Use, Facility, Services, and Structure
6. Telecommunication Antenna [F]
7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter [G]
8. Plant and Nursery stock products and sales
9. Raising, grazing of livestock
10. Cemetery
11. Bed and Breakfast Inn
12. Hotel, Minor [H]
13. Hotel, Major [H]
14. Parking Area or Structure with five (5) or more spaces
15. Temporary Improvement [I]
16. Passenger Tramway Station and Base Facility [J]
17. Ski Tow Rope, Ski Run, Ski Lift, and Ski Bridge
18. Outdoor Event [H]
19. Recreation Facility, Public and Private
20. Recreation Facility, Commercial
21. Commercial Stables, Riding Academy
22. Mines and Mine Exploration
23. Vehicle Control Gates [K]
24. Fences greater than six feet (6') in height from Final Grade [I]

[E] The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval letter.
[F] See Section 15-4-14, Telecommunication Facilities
[G] See Section 15-4-13, Placement of Satellite Receiving Antennas
[H] Subject to regulations of Chapter 15-6, Master Planned Developments
[I] Requires an Administrative Conditional Use permit
[J] See Section 15-4-18 Passenger Tramways and Ski Base Facilities
[K] See Section 15-4-19 Review Criteria for Vehicle Control Gates

25. Support Retail and Minor Service Commercial [L]
Public Use Transition (Proposed)
1. Public and Quasi-Public Institution, Church, School, Post Office 2. Entertainment Facility, Outdoor 3. Essential Municipal Public Utility Use, Facility, or Service Structure 4. Parking Area or Structure for five (5) or more cars 5. Liquor Store 6. Commercial Retail and Service, Minor 7. Outdoor Recreation Equipment 8. Outdoor Grills/Beverage Service Stations 9. Restaurant, Outdoor Dining [I] 10. Restaurant, Café, or Deli 11. Accessory Building or Use greater than 600 sf 12. Telecommunication Antenna [F] 13. Satellite Dish, greater than thirty-nine inches (39") in diameter [G] 14. Temporary Improvement/Outdoor Use 15. Salt Lake City 2002 Winter Olympic Legacy Displays [M] 16. Passenger Tramways, ski towers, and ski lift facilities

(II) General Plan Compliance

Volume I of the General Plan contains goals, objectives, and strategies for each of the four (4) Core Values: Small Town, Natural Setting, Sense of Community, and Historic Character. The General Plan goals best supported by this proposed zone change are outlined with staff analysis below.

Small Town

Goal 1: Park City will protect undeveloped lands; discourage sprawl, and direct growth inward to strengthen existing neighborhoods.

The proposed zoning map amendment will allow for community input on future Development design for Parcel PCA-1200-4-X through the public Conditional Use permit review process and provide transition between adjacent zones for the purpose of providing municipal Uses.

Natural Setting

Goal 10: Park City will provide world-class recreation and public infrastructure to host

[L] Subject to a Master Planned Development approval. See Chapter 15-6

[M] Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in an Area other than the original location set forth in the services agreement and/or Master Festival License.

local, regional, national, and international events that further Park City's role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community.

The proposed amendment will ensure that necessary public services are meeting the public service needs of upper Deer Valley and the surrounding resort.

Goal 14: Living within Limits—The future of the City includes limits (ecological, qualitative, and economic) to foster innovative sustainable development, protect the community vision, and prevent negative impacts to the region.

The future remodel and expansion of Fire Station #34 will be held to the standards established in the Sensitive Lands Overlay, allowing Development in a manner that encourages the preservation of Park City's environment and unique Urban Scale.

(III) Good Cause

Planning Staff finds Good Cause to grant the requested Zone Change from E to PUT. The zone change will allow for expansion of Public Services as Permitted Uses and be more compatible with the abutting RD Zoning District. The proposed zone change aligns with the City's General Plan and it is considered good planning practice to allow this parcel to remain as a public Use at the end of the site's current Use.

Staff encourages the Applicant to complete a Plat Amendment to create one Lot of record. Doing so will ensure all future development is kept within the approved setbacks for Parcel PCA-1200-4-X (Condition of Approval 5).

(IV) The proposed zone change complies with the Sensitive Land Overlay, LMC Chapter 15-2.21.

One of the purposes of the Sensitive Land Overlay (SLO) is to "prohibit Development on Ridge Line Areas, Steep Slopes, and wetlands".[1]

Ridge Line Area Protection

The intent of these provisions is to ensure that Development near Ridge Line Areas blends with the natural contour of these landforms. Significant Ridge Line Areas should be retained in a natural state, and Development should be site in such a manner so as not to create a silhouette against the skyline or mountain backdrop as viewed from designated Vantage Points.

The PUT Zone ensures that development complies with this requirement.

Slope Protection

Parcel PCA-1200-4-X is not on a Steep Slope.

Wetlands and Stream Protection

[1] LMC § 15-2.21-1.

Parcel PCA-1200-4-X is not within a delineated wetland Area.

Prior to submitting a building permit application to construct a new Fire Station within the PUT Zoning District, the Applicant must submit the materials outlined in Land Management Code § 15-2.10-6, *Sensitive Lands Review*, subject to Planning Director approval (Condition of Approval 4).

(V) The Development Review Committee reviewed the proposed rezone from E to PUT Zoning District and did not identify any issues.

On August 17, 2021, the Development Review Committee reviewed the proposed rezone and did not identify any issues.

Department Review

The Development Review Committee and Planning, Engineering, and Legal Departments reviewed this application with no issues identified.

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on September 29, 2021. Staff mailed courtesy notice to property owners within 300 feet on September 29, 2021. The *Park Record* published notice on September 29, 2021.[2]

Public Input

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

Alternatives

- The Planning Commission may forward a positive recommendation to rezone Parcel PCA-1200-4-X;
- The Planning Commission may forward a negative recommendation to rezone Parcel PCA-1200-4-X, and direct staff to make Findings for this recommendation; or
- The Planning Commission may continue the discussion to rezone Parcel PCA-1200-4-X to a later date.

Exhibits

Exhibit A: Draft Ordinance
Exhibit B: Applicant's Statement
Exhibit C: 2002 Variance
Exhibit D: 2002 Conditional Use Permit
Exhibit E: Boundary and Topography Survey
Exhibit F: Proposed Plans

[2] LMC § 15-1-21.

#

Ordinance No. 2021-XX

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR ONE (1) TRACT OF LAND ZONED ESTATE (E) TO PUBLIC USE TRANSITION (PUT) INCLUDING ALL OF PCA-1200-4-X LOCATED AT 7805 ROYAL STREET, PARK CITY, UTAH

WHEREAS, the Tract of Land is owned by the Park City Fire Service District and will expand the current Use to accommodate the increased need for this public service; and

WHEREAS, the owner of the property located at 7805 Royal Street petitioned the City Council for approval of one (1) Lot 7805 Royal Street Zoning Map Amendment; and

WHEREAS, on September 29, 2021, the property was posted, and notice was mailed to according to the requirements of the Land Management Code; and

WHEREAS, legal notice was published in the Park Record on September 29, 2021 according to the requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on October 13, 2021, to receive input on the Zoning Map Amendment; and

WHEREAS, on October 13, 2021, the Planning Commission forwarded a positive recommendation to the City Council; and

WHEREAS, on October 28, 2021, the City Council held a public hearing to receive input on the Zoning Map Amendment; and

WHEREAS, the proposed zoning map amendment is consistent with the following purposes of the Utah Municipal Land use, Development, and Management Act (LUDMA) section 10-9a-102. Purposes – General land use authority.

1) The purposes of this chapter are to:
    a. provide for the health, safety, and welfare;
    b. promote the prosperity;
    c. improve the morals, peace, good order, comfort, convenience, and aesthetics of each municipality and each municipality's present and future inhabitants and businesses;
    d. protect the tax base;
    e. secure economy in government expenditures;
    f. foster the state's agricultural and other industries;
    g. protect both urban and nonurban development;
    h. protect and ensure access to sunlight for solar energy devices;
    i. provide fundamental fairness in land use regulation;
    j. facilitate orderly growth and allow growth in a variety of housing types; and
    k. protect property values.

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

SECTION 1. APPROVAL. The Zoning Map Amendment from Estate (E) District to Public Use Transition (PUT), as shown in Attachment, 1 is approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

DRAFT

#

Findings of Fact:

1. The property contains 0.17 acres and is currently zoned Estate (E).
2. The Parcel is identified by Summit County as PCA-1200-4-X.
3. The Applicant proposes to rezone the Parcel from the Estate Zone to Public Use Transition Zone to accommodate planned expansion of the current Use and ensure compatibility with future Public Use.
4. The Parcel is located in the Sensitive Lands Overlay and will comply with the regulations of Land Management Code Chapter 15-2.21.
5. Under the Land Management Code, expansion of essential municipal public facilities and structures in the Estate Zone are Conditional Uses which require review by the Planning Commission.
6. The Applicant's proposed Zone Change to Public Use Transition will allow the expansion of these public services as a Permitted Use.

Conclusions of Law:

1. There is Good Cause for this Zoning Map Amendment.
2. The Zoning Map Amendment request is consistent with the Park City General Plan and the Park City Land Management Code, including Section 15-1-7(2).
3. The Zoning Map Amendment is consistent with applicable state law.
4. The Zoning Map Amendment furthers the purposes of UCA § 10-9a-102(1).

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the Zoning Map Amendment for compliance with State Law, the Land Management Code, and the Conditions of Approval.
2. Park City Fire District shall request the Board of Adjustment to modify the 2002 Variance approval if the proposed plan does not meet the approved Setbacks.
3. The building height will comply with the Public Use Transition zoning district and will not exceed the height of surrounding structures.
4. Prior to submitting a building permit application to construct a new Fire Station within the Public Use Transition Zoning District, the Applicant must submit the materials outlined in Land Management Code Section 15-2.10-6, *Sensitive Lands Review*, subject to Planning Director Approval.
5. Prior to completing any upgrades to the existing structure, the Applicant shall complete a Plat Amendment to create one Lot of Record for parcel PCA-1200-4-X.

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

PASSED AND ADOPTED this 28th day of October 2021.

PARK CITY MUNICIPAL CORPORATION

DRAFT

#

_____
Andy Beerman, MAYOR

ATTEST:

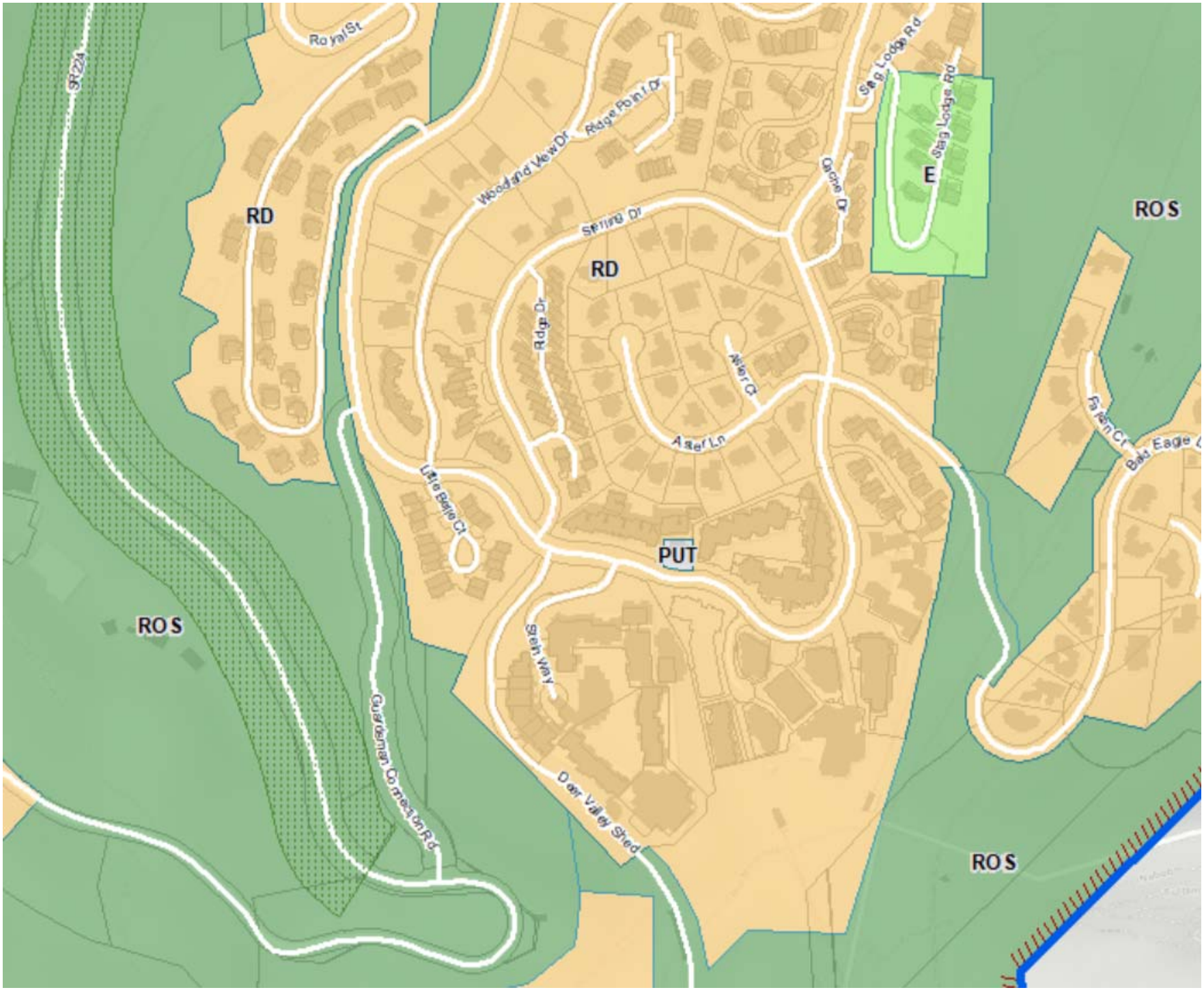
_____
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

_____
Mark Harrington, City Attorney

Attachment A: Rezoning Identification Map

DRAFT


Royal St
SR224
Woodland View Dr
Ridge Point Dr
Stag Lodge Rd
Stag Lodge Rd
Ridge Dr
Alder Ct
Alder Ln
Little Bear Ct
Sleigh Way
Guardsman Connection Rd
Deer Valley Shed
RD
RD
E
ROS
ROS
ROS
PUT

Aster Ln
Sterling Ct
Silver Bird Dr
PUT
RD
Deer Valley Shed
Stein Way
Sterling Ct

From: Johnny Shirley <jmshirley@thinkaec.com>
Sent: Friday, August 20, 2021 8:47 AM
To: Spencer Cawley
Subject: [External] RE: PL-21-04913 Zone Change

[CAUTION] This is an external email.

The existing Station #34 has reached its age limit and must be replaced. With the growth of the silver lake village and additional condo villages in upper Deer Valley the need for additional space and users is
required to meet the demand. In review of the current zoning of Station #34 which is an estate zone, it makes sense to correct the zone going forward to match the use. The zone proposed for the station is the Public Use Transition. This allows for the fire station as a permitted use and would limit what the property could be used for if the station was removed in the future.
The proposed station will add an additional apparatus bay and provide larger bays for larger apparatus equipment. The Station is laid out to support (4) staff employees. There are (8) parking spaces allocated (platted) in the adjacent Chateaux parking structure for staff.
The existing building has been placed 3'-4" off the back property line. The proposed building would maintain the same setback. Side yard setbacks proposed on the architecture set sheet D001 as 10'-0".
The existing station roof holds Photovoltaic panels on both slopes. The proposed roof would be a single
slope to house the same panels.

Thank You,

John M. Shirley, AIA
PRINCIPAL// ARCHITECT
Think Architecture
c: 801.755.9486

THE BOARD OF ADJUSTMENT
PARK CITY, SUMMIT COUNTY, UTAH

IN RE: Request for variances to encroach twelve feet into the thirty foot side yard setback and twenty five feet into the thirty foot rear yard setback for the existing Silver Lake Fire Station located at 7805 Royal Street East

Petition #VP-02-0151	)	Findings of Fact
Legal Description: PCA-1200-4-X	)	and Conclusions of Law

The Board of Adjustment of Park City, Utah met on Tuesday, May 21, 2002, for a regularly scheduled and noticed meeting. After determining that a quorum of members of the Board were present, the Board conducted its scheduled business. Among the petitions heard by the Board was the above entitled petition which was filed on April 19, 2002.

After hearing all interested parties, the Board made the following findings of fact:

1. The property located at 7805 Royal Street East is located in the Estate zone.
2. The applicant is requesting an addition to the existing fire station to accommodate additional vehicles and firefighters at the Silver Lake Station.
3. The Land Management Code prohibits construction within thirty feet (30') of any property line in the Estate Zone.
4. The proposed addition will encroach twenty five feet (25') into the rear yard setback.
5. The proposed addition will encroach twelve feet (12') into the side yard setback.
6. There is a need for additional emergency services in the Silver Lake and Flagstaff areas of Park City.
7. The proposed fire station addition will enable the Park City Fire District to provide additional emergency response services to the Silver Lake and Flagstaff areas.
8. The community should continue to provide excellence in public services and community facilities to meet the needs and desires of residents and visitors.
9. The facts discussed in the background and analysis sections are incorporated herein.

Considering all relevant facts, the Board of Adjustment concluded that a variance should be **GRANTED** under the provisions of the Land Management Code because:

1. Literal enforcement of the zoning ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the zoning ordinance.
2. There are special circumstances attached to the property that do not generally apply to other properties in the same district
3. Granting the variance is essential to the enjoyment of substantial property right possessed by other property in the same district.
4. The variance will not substantially affect the general plan and will not be contrary to the public interest.

5. The spirit of the zoning ordinance is observed and substantial justice done.

The following conditions were placed on the approval of said variance request:

1. The addition design is subject to review and approval from the City Engineer, Chief Building Official, and the Planning and Zoning Administrator for compliance with the Land Management Code.
2. Existing vegetation on the site shall be preserved to the greatest extent possible.
3. Conformance with Park City Design Guidelines is required prior to any construction.
4. This approval shall expire if a full building permit has not been issued prior to May 21, 2003.

Dated this 2nd day of July, 2002.

Chairperson, Board of Adjustment

PARK CITY
1884

Department of Community Development
Engineering • Building Inspection • Planning

May 23, 2002

Park City Fire Service District
Attn: Steve Zwirn
PO Box 680967
Park City, Utah 84068

NOTICE OF PLANNING COMMISSION ACTION

Project Address:	**7805 Royal Street East**
Project Description:	**CUP for Addition to Silver Lake Fire Station**
Date of Meeting:	**May 22, 2002**

Action Taken By Planning Commission: Approved in accordance with the Findings of Fact and Conclusions of Law as outlined in the staff report; and Conditions of Approval as written below:

Conditions of Approval

1. All standard conditions of project approval shall apply to this project.
2. Approval of a variance from the Board of Adjustment is a condition precedent to the issue of a building permit.
3. All materials used in the construction of the addition shall match the existing materials on the structure.
4. The height of the addition may not exceed the existing height of the building.
5. The applicant shall submit a landscape plan for the areas between the facility and the neighboring Black Bear Lodge upon submitting a building permit application.
6. This approval shall be null and void as of May 22, 2003, unless the applicant has received a building permit for the project.

Any person who submitted written comment on a proposal, the owner of any property within three hundred feet (300') of the boundary of the subject site, or the owner of the subject property may appeal to the City Council any action pertaining to the approval. The petition must be filed in writing with the City Recorder within ten (10) calendar days of a Planning Commission decision.

Best Regards,

Ray Milliner
Planner

Planning Commission Report

DATE: **May 22, 2002**
DEPARTMENT: **Planning Department**
TITLE: **Expansion of Silver Lake Fire Station**
TYPE OF ITEM: **Conditional Use Permit**

SUMMARY RECOMMENDATIONS: Staff recommends the Commission hold a public hearing, consider public input and consider approving the Conditional Use Permit for the expansion of the existing Silver Lake Fire Station located at 7805 Royal Street East according to the Findings of Fact, Conclusions of Law and conditions of a approval outlined in this report.

A. DESCRIPTION

Project Name:	CUP for an essential municipal facility
Project Planner:	Ray Milliner
Applicant:	Park City Fire District
Representative:	Steve Zwirn
Owner of Property:	Park City Fire District
Location:	7805 Royal Street East
Zone:	Estate

B. BACKGROUND

The applicant is requesting a CUP which will enable an expansion of the existing fire station at 7805 Royal Street East. The station currently houses two firefighters, one small engine and an auxiliary vehicle (brush fire engine or ambulance). The expansion will provide for the housing of two additional firefighters as well as a larger engine, an ambulance and a brush fire vehicle. The additional equipment and personnel are proposed due to the continued population growth in the Silver Lake and Flagstaff Mountain Resort areas and Fire District's need to maintain a high level of emergency response services there. It is hoped that construction will occur during the summer months in order to have the renovation completed in time for the busy winter season.

To accommodate the necessary square footage, the applicant proposes to expand the existing building by twelve feet (12') on the west (side yard) and ten feet (10') on the north (rear yard). The north expansion will encroach an additional ten feet (10') into the rear yard setback for a total of a twenty five foot (25') encroachment into the thirty foot (30') rear yard setback (the existing building encroaches fifteen feet (15')). The western expansion will encroach twelve feet (12') into the required thirty foot (30') side yard setback. Therefore, the applicant has applied for a variance to the rear yard setback for the Estate zone with the Board of Adjustment. At the time of this writing, the Board has not made a ruling on the matter (a hearing is scheduled for May 21, 2002). If the CUP is approved by the Planning Commission, a condition of approval has been drafted which requires Board of Adjustment variance approval prior to the issue of a building permit.

No height increases are proposed for the structure, the applicant has proposed to match all existing materials, and the addition will be similar to the existing building architecturally.

C. ANALYSIS

Applications for essential municipal or public facilities located in the Estate zone are reviewed as a conditional use pursuant to section 15-2.10-2(B) of the Land Management Code. Outlined below is Staff's analysis according to the Conditional Use Permit Standards for Review from Section 15-1-10(D) and (E) of the zoning requirements of the Land Management Code, which relate to this project:

Standards For Review:

Standard 1: Application complies with all requirements of LMC. **COMPLIES**. This recommendation is predicated on the condition of approval that the applicant receive a variance to the LMC requirement that a building in the Estate zone have thirty foot (30') rear and side yard setbacks. All other aspects of the application are in conformance with the requirements of the LMC, as it relates to height, parking, setbacks, architectural details, and so on.

Standard 2: Use will be compatible with surrounding structures in use, scale, mass and circulation. **COMPLIES**. The project was reviewed by members of the Legal Department, and Community Development Department at the April 30, 2002 staff review meeting. Staff determined that the fire station expansion is compatible with surrounding uses as it is an essential public service. The mass and scale of the proposed renovation is compatible with the existing building, as well as surrounding structures, the surrounding vernacular is multi-story structures of varying widths and lengths. The proposed structure would be approximately 31 feet tall, and 45'x42' at its largest dimensions.

Standard 3: Use is consistent with the Park City General Plan. **COMPLIES.** Goal 3 of Chapter 2 of the general plan states "The community should continue to provide excellence in public services and community facilities to meet the needs and desires of residents and visitors." Staff finds that the proposed application is consistent with this goal as it enhances the ability of the Park City Fire District to "provide excellence" in responding to emergency situations in the growing Silver Lake and Flagstaff Areas.

Standard 4: The effects of any differences in use or scale have been mitigated through careful planning. **COMPLIES**. The proposed fire station expansion is a conditional use in the Estate zone, prior to the commencement of any construction, the Planning Commission will review the project for compatibility with the LMC according to the sixteen review criteria below, the Board of Adjustment will determine whether a variance is appropriate for the proposed encroachment into the rear yard setback, and the Community Development Department will review the building permit application for compliance with the LMC and International Building Code.

Review Criteria

Criteria 1: Size and location of the site; **COMPLIES.** The fire station is the only emergency response facility in the Silver Lake/Flagstaff area at the current time. It currently houses one small engine and a service vehicle. Because of the recent growth of the area it is appropriate that the facility be expanded to accommodate future emergency services needs of the community.

Criteria 2: Traffic considerations; **COMPLIES.** It is essential that the facility have large bay doors that face Royal Street East, as emergency vehicles, on occasion, exit the facility at a high rate of speed. Therefore, the road cut and paved area in the front yard setback are wider than normally proposed for residential or commercial structures.

Criteria 3: Utility capacity; **COMPLIES.** The proposed use has existing access to all necessary utilities.

Criteria 4: Emergency vehicle access; **COMPLIES.** The facility has adequate access to emergency services.

Criteria 5: Location and amount of off-street parking; **COMPLIES.** The proposed addition will house four firefighters, and three emergency vehicles. The emergency vehicles will be housed inside of the structure, and four parking spaces have been provided in front of the building for the firefighters.

Criteria 6: Internal circulation system; **COMPLIES.** The primary need of the structure is ample access to Royal Street East, this has been provided, and is appropriate.

Criteria 7. Fencing, screening and landscaping to separate uses; **COMPLIES.** The LMC requires that the applicant provide landscaping between the parcel and the uses on either side of the property. The landscape plan will be reviewed by the Community Development Department as part of the building permit application.

Criteria 8: Building mass, bulk, orientation and the location on site, including orientation to adjacent buildings or lots; **COMPLIES.** The proposed building meets the mass, and height requirements of the Estate zone.

Criteria 9: Usable open space; **COMPLIES.** This criteria is not applicable.

Criteria 10: Signs and lighting; **COMPLIES.** The station has a small identification sign hanging above the large bay doors, which conforms with the requirements of the Sign Code. No changes to the existing sign or additional signs are proposed as part of this application.

Criteria 11: Physical design and compatibility with surrounding structures in mass, scale and style, design, and architectural detailing; **COMPLIES.** The existing structure is sheathed with board and batten siding with multiple gables in the Mountain Architecture style. The front facade is dominated by two large bay doors facing Royal Street East. Though larger than the structure in question, the surrounding buildings are of a similar style of construction and built with similar materials. The proposed addition will match the existing building in style and materials. Staff finds that the mass, scale and design of the addition is compatible with the existing Silver Lake structures.

Criteria 12: Noise, vibration, odors, steam, or other mechanical factors that might affect people; **COMPLIES.** By nature, when responding to an emergency, the vehicles housed in a fire station emit a shrill and alarming sound which draws attention to the vehicles. However, staff finds that these "sirens" are an important part of the stated goals of LMC Section 15-1-2(A) which are to "To promote the general health, safety and welfare of the present and future inhabitants, businesses, and visitors of the City," and are therefore appropriate.

Criteria 13: Control of delivery and service vehicles, loading and unloading zones, and screening of trash pick up areas; **COMPLIES.** Delivery trash and service vehicles will not change their approach to the parcel.

Criteria 14: Expected ownership and management of the property; **COMPLIES.** The Park City Fire District is the owner and operator of the property.

Criteria 15: Architectural and Uniform Building Code review; **COMPLIES.** Prior to commencing construction, the applicant must file an application for a building permit with the Building Department. The application must be reviewed and approved by the Building, Engineering and Planning Departments prior to the issue of a building permit.

Criteria 16. Sensitive Lands Review. **COMPLIES.** The proposed site for the addition is in not located within the Sensitive Lands Overlay Zone, and is therefore not subject to sensitive lands review.

D. DEPARTMENT REVIEW

The application was reviewed by City staff at the April 30, 2002 staff review meeting. Members of the Community Development Department, Legal Department and Public Works were present. No concerns were expressed at that time.

E. RECOMMENDATION

Staff recommends the Commission hold a public hearing, consider public input and consider approving the Conditional Use Permit for the expansion of the existing Silver Lake Fire Station located at 7805 Royal Street East according to the Findings of Fact, Conclusions of Law and conditions of a approval outlined below.

Findings of Fact

1. The existing Fire Station is owned by the Park City Fire District.
2. The existing Fire Station is located in the Estate Zone.
3. Expansions of essential municipal and public facilities in the Estate zone are a conditional use requiring a review by the Planning Commission and a public hearing.
4. The proposed addition will encroach twenty five feet (25') into the rear yard setback
5. The proposed addition will encroach twelve feet (12') into the side yard setback.
6. On May 21, 2002, the Board of Adjustment granted a variance to the applicant for a ten foot encroachment into the rear yard setback.
7. The height of the existing building will not increase as a result of this application.
8. The purpose of the addition is to house two additional firefighters a fire engine and two auxiliary vehicles which will provide additional emergency services in the Silver Lake and Flagstaff areas of Park City.
9. The proposed fire station addition will enable the Park City Fire District to provide additional emergency response services to the Silver Lake and Flagstaff areas.
10. The findings in the Analysis section are incorporated herein.
11. The applicant stipulates to all Conditions of Approval.

Conclusions of Law

1. The application complies with all requirements of Sections 15-2.10-2(B), and 15-1-10(E)1-15 of the Land Management Code.
2. The proposed use, as conditioned, is compatible with the surrounding residential and commercial structures in use, scale, mass and circulation.
3. The use is consistent with the Park City General Plan.

Conditions of Approval

1. All standard conditions of project approval shall apply to this project.
2. Approval of a variance from the Board of Adjustment is a condition precedent to the issue of a building permit.
3. All materials used in the construction of the addition shall match the existing materials on the structure.
4. The height of the addition may not exceed the existing height of the building.
5. The applicant shall submit a landscape plan for the areas between the facility and the neighboring Black Bear Lodge upon submitting a building permit application.
6. This approval shall be null and void as of May 22, 2003, unless the applicant has received a building permit for the project.

EXHIBITS

Exhibit A - Site Plan
Exhibit B - Letter From Applicant

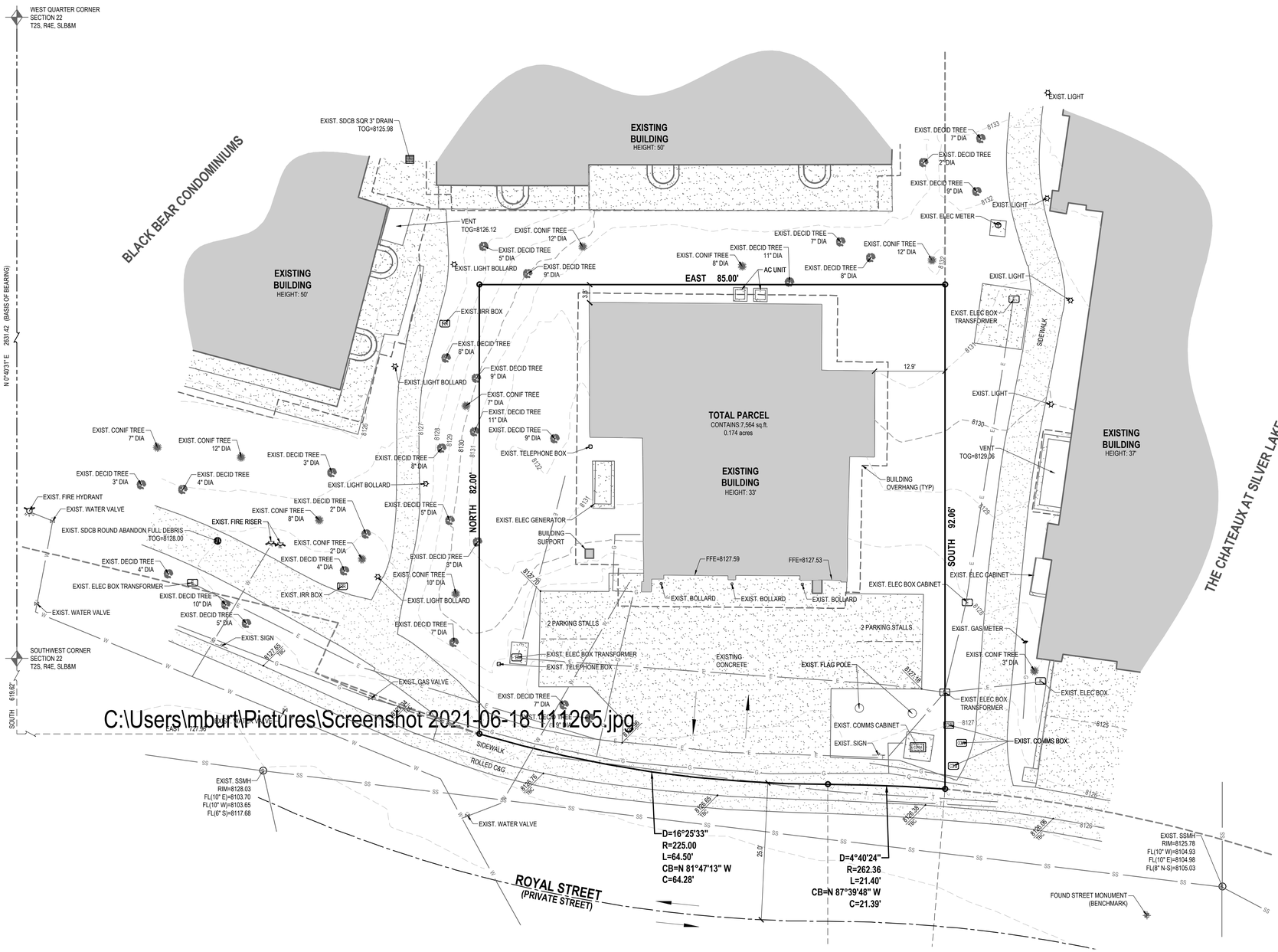
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

FOUND STREET MONUMENT LOCATED IN ROYAL STREET

ELEV = 8125.68'



C:\Users\mburt\Pictures\Screenshot 2021-06-18 111205.jpg

SURVEYOR'S NARRATIVE

I, Patrick M. Harris, do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a boundary and topography survey to our client. The Basis of Bearing is N0°40'31"E 2631.42' between the Southwest corner and the West quarter corner of Section 22, Township 2 South, Range 4 East, S.L.B.&M.

PROPERTY DESCRIPTION

Beginning at a point which is South 619.62 feet and East 727.96 feet from the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian; said point also being on the Northerly right-of-way line of Royal Street East Road, as dedicated and running thence North 82.00 feet; thence East 85.00 feet; thence South 92.06 feet to a point on the North right-of-way line of Royal Street East Road, said point also being on a 262.36 foot radius curve to the left (center bears S4°40'22"W 262.36 feet of which the central angle is 4°40'22"); thence Westerly along the arc of said curve and Northerly right-of-way line 21.40 feet to a point of a 225.00 foot radius reverse curve to the right (center bears North 225.00 feet of which the central angle is 16°25'36"); thence Northwesterly along the arc of said curve and Northerly right-of-way line 64.51 feet to the point of beginning.

AS SURVEYED DESCRIPTION

Beginning at a point on the North line of Royal Street said point being South 619.62 feet and East 727.96 feet from the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running;

thence North 82.00 feet;
thence East 85.00 feet;
thence South 92.06 feet to the North line of Royal Street;
thence along said North line of Royal Street the following two (2) courses:
thence Northerly 21.40 feet along the arc of a 262.36 feet radius non-tangent curve to the left (center bears South 4°40'24" West and the long chord bears North 87°39'48" West 21.39 feet through a central angle of 4°40'24");
thence Northerly 64.50 feet along the arc of a 225.00 feet radius reverse curve to the right (center bears North and the long chord bears North 81°47'13" West 64.28 feet through a central angle of 16°25'33") to the point of beginning.

Contains 7,564 square feet. 0.174 acres.

7/24/21
Date

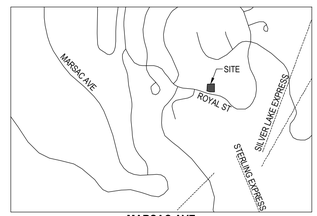
Patrick M. Harris
License no. 286882

LEGEND

SECTION CORNER	ADJACENT RIGHT OF WAY
MONUMENT	RIGHT OF WAY
EXIST REBAR AND CAP	CENTERLINE
SET ENSIGN REBAR AND CAP	PROPERTY LINE
WATER METER	ADJACENT PROPERTY LINE
WATER MANHOLE	DEED LINE
WATER VALVE	TANGENT LINE
FIRE HYDRANT	EXIST DITCH FLOW LINE
SECONDARY WATER VALVE	FENCE
IRRIGATION VALVE	EDGE OF ASPHALT
SANITARY SEWER MANHOLE	SANITARY SEWER LINE
STORM DRAIN CLEAN OUT	STORM DRAIN LINE
STORM DRAIN CATCH BASIN	LAND DRAIN LINE
STORM DRAIN COMBO BOX	CULINARY WATER LINE
STORM DRAIN CULVERT	SECONDARY WATER LINE
SIGN	IRRIGATION LINE
ELECTRICAL BOX	OVERHEAD POWER LINE
UTILITY MANHOLE	ELECTRICAL LINE
UTILITY POLE	GAS LINE
LIGHT	EXISTING CONTOURS
CABLE BOX	CONCRETE
TELEPHONE BOX	BUILDING
GAS METER	PUBLIC DRAINAGE EASEMENT
TREE	DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY
SHRUB	TRAFFIC CIRCULATION

ENSIGN ENG. LAND SURV.

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



MARSAC AVE
(NOT TO SCALE)

NORTH

HORIZONTAL GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
HORZ: 1 inch = 10 ft.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
THINK ARCHITECTURE
7927 HIGHPOINT PARKWAY, SUITE 300
SANDY, UTAH 84094
CONTACT:
COREY SOLUM
PHONE: 801-269-0055

PARK CITY FIRE STATION #34
BOUNDARY AND TOPOGRAPHY SURVEY
7805 ROYAL STREET
PARK CITY, UTAH

PROFESSIONAL LAND SURVEYOR 7/24/21 No. 286882 PATRICK M. HARRIS STATE OF UTAH

BOUNDARY AND TOPOGRAPHY SURVEY

PROJECT NUMBER 10627	PRINT DATE 7/28/21
DRAWN BY M. BURT	CHECKED BY P. HARRIS
PROJECT MANAGER P. HARRIS	

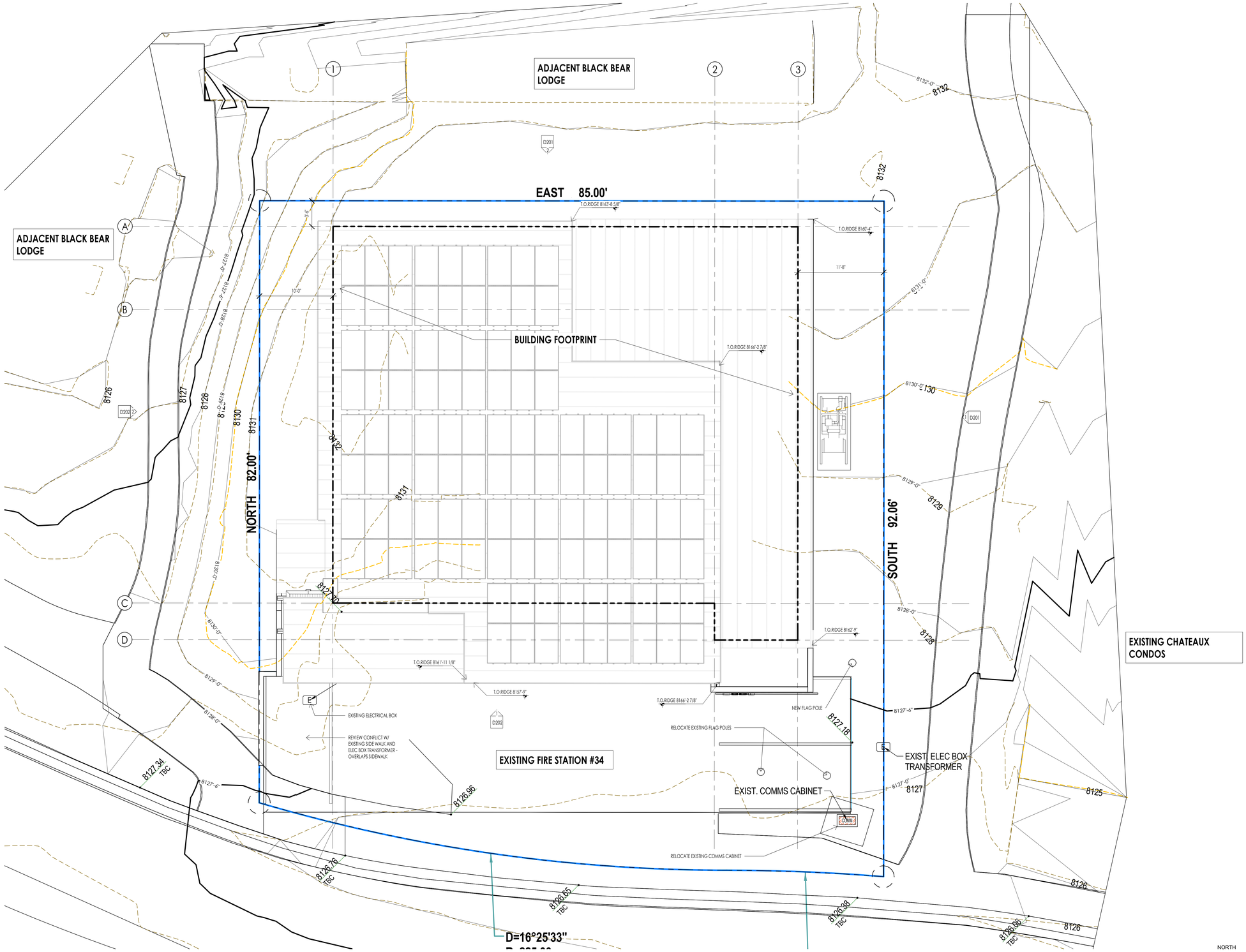
1 OF 1

PARK CITY FIRE STATION 34

PARK CITY, UT

2021.07.28

Think
Architecture



NORTH

SITE PLAN - PRESENTATION
3/16" = 1'-0"
1
D001

SITE PLAN

PARK CITY FIRE STATION 34

PARK CITY, UT

D001

2021.07.28

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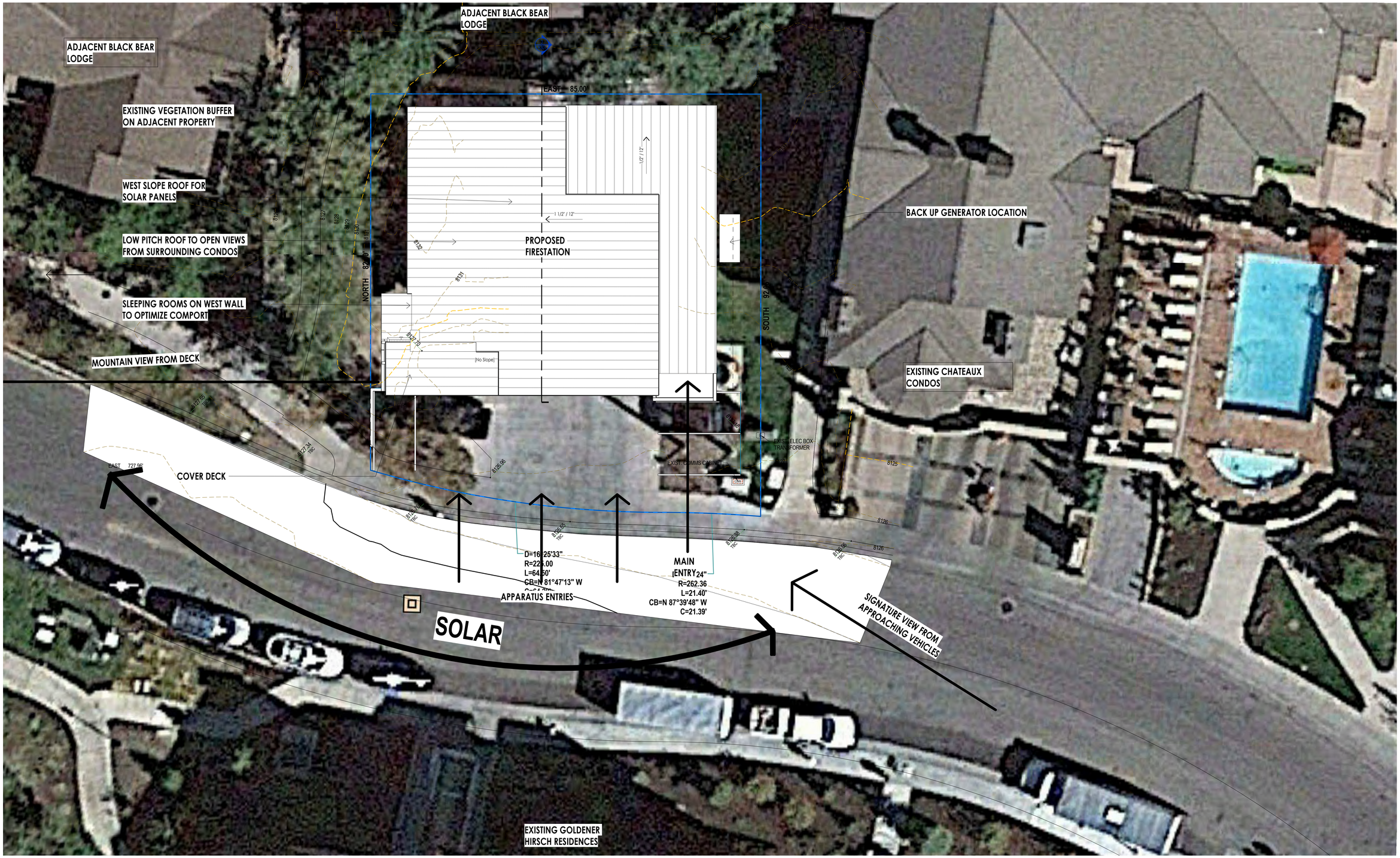

SITE CONTEXT
1/8" = 1'-0"

NORTH

1 / D002

SITE CONTEXT

PARK CITY FIRE STATION 34

PARK CITY, UT

D002

2021.07.28

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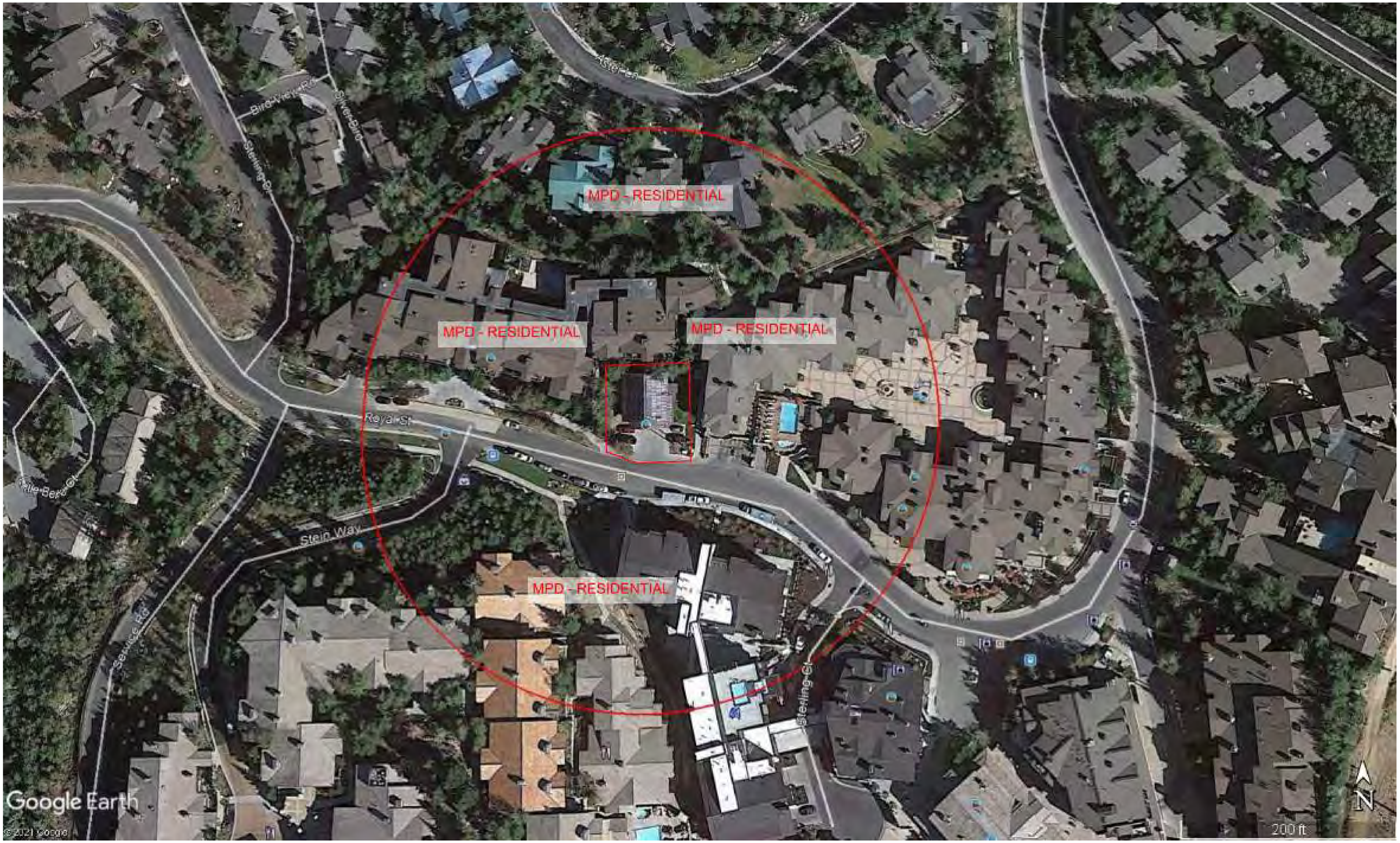

NOTE: RED CIRCLE REPRESENTS ADJACENT PROPERTIES WITHIN 300 FEET OF EXISTING FIRESTATION

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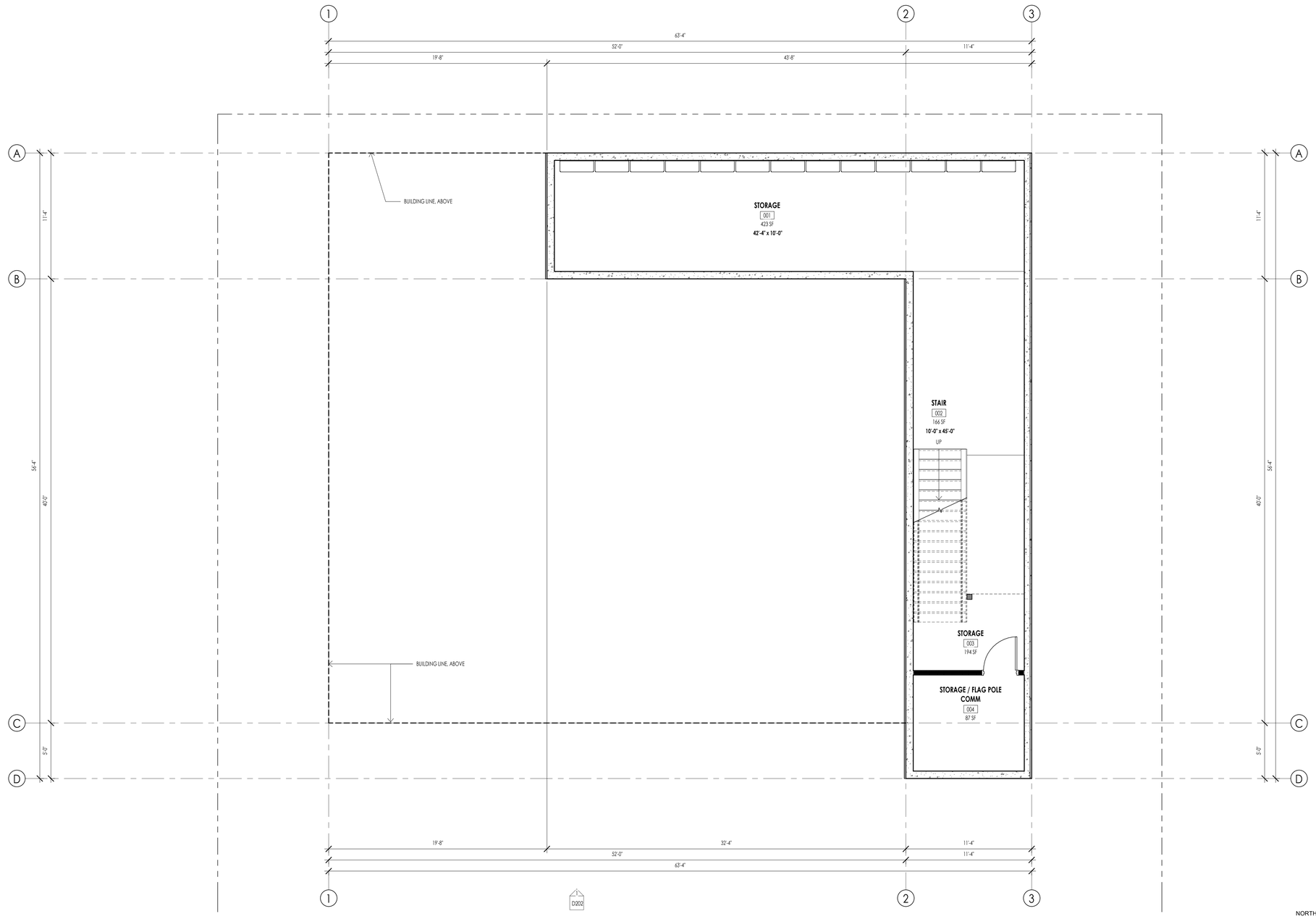
PARK CITY FIRE STATION 34

PARK CITY, UT

ADJACENT ZONING

D003

2021.07.28



NORTH

LEVEL 0 - PRESENTATION

1/4" = 1'-0"

1 D100

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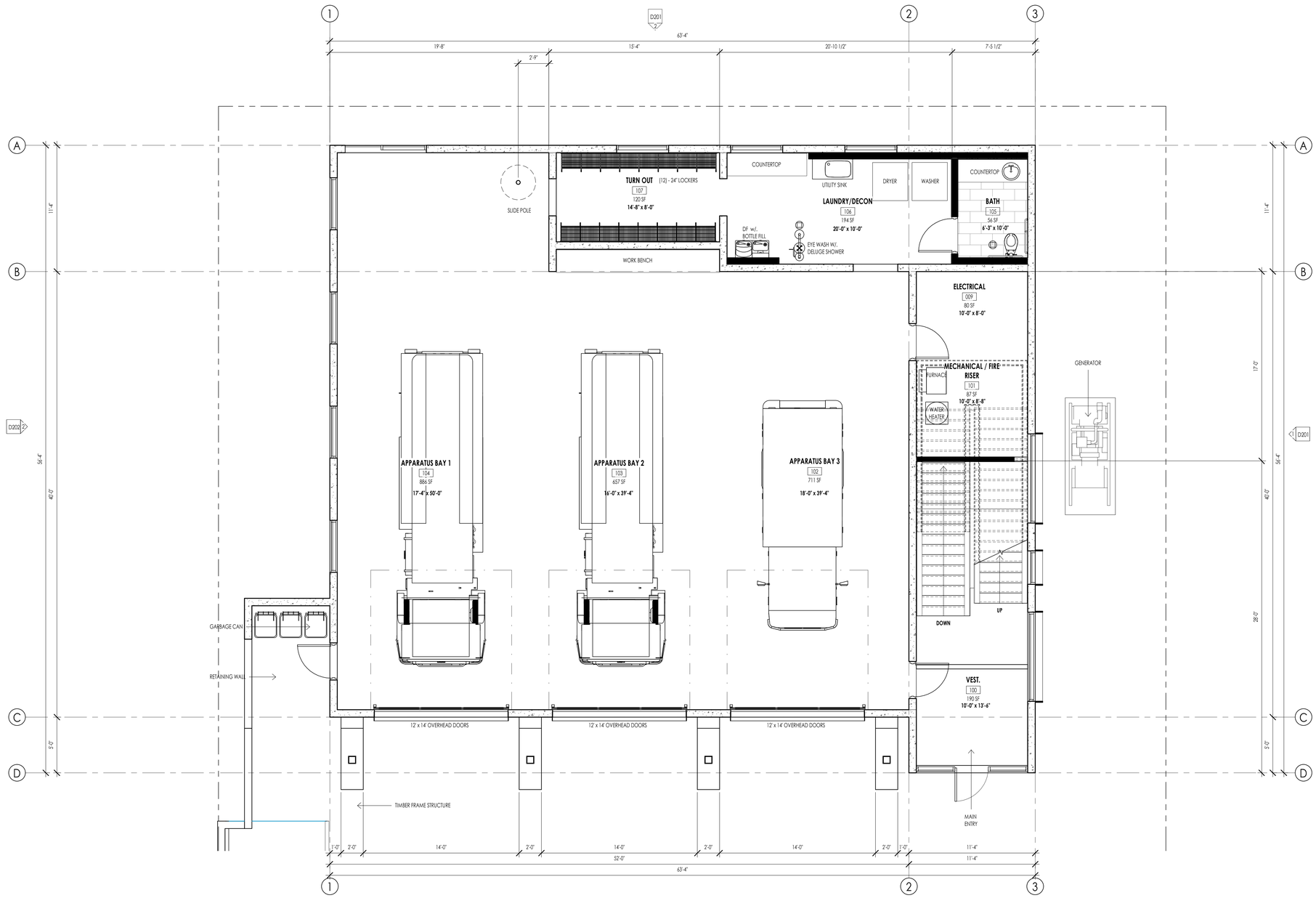
PARK CITY FIRE STATION 34

PARK CITY, UT

LEVEL 0

D100

2021.07.28



BUILDING AREA	
AREA	OPTION 01
LEVEL 0	1005 SF
LEVEL 1	3518 SF
LEVEL 2	3309 SF
	7832 SF

NORTH

LEVEL 1 - PRESENTATION
1/4" = 1'-0"
1 / D101

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PARK CITY FIRE STATION 34

PARK CITY, UT

LEVEL 1

D101

2021.07.28

NORTH

LEVEL 2 - PRESENTATION

1/4" = 1'-0"

1 / D102

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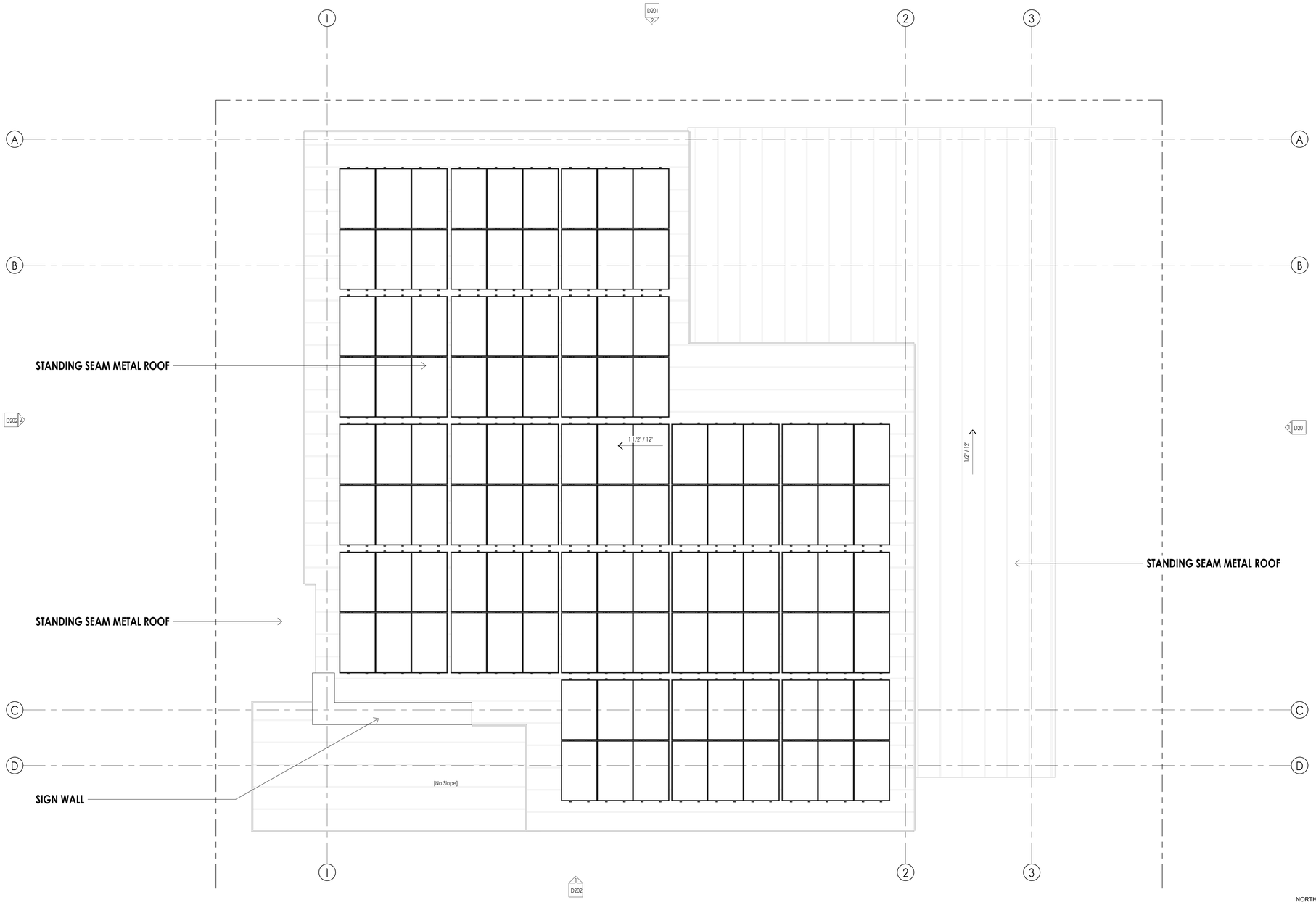
PARK CITY FIRE STATION 34

PARK CITY, UT

LEVEL 2

D102

2021.07.28



NORTH

UPPER ROOF BEARING - PRESENTATION
1/4" = 1'-0"
1
D103

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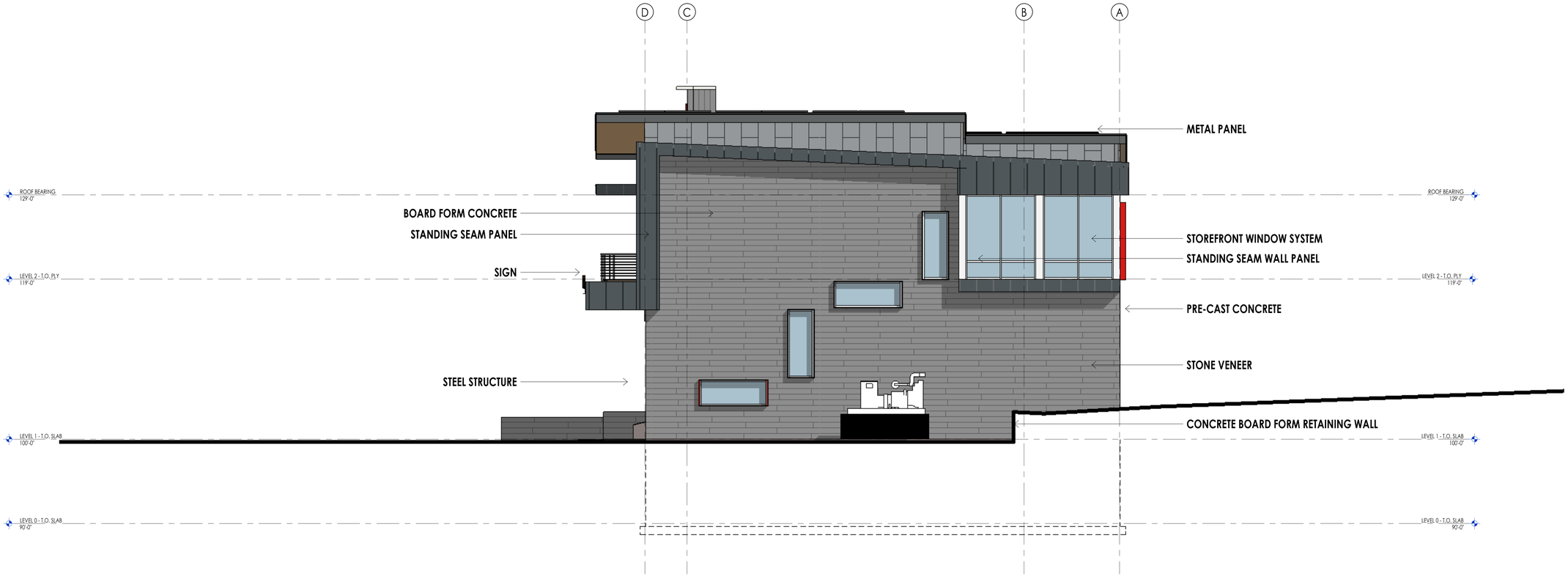
PARK CITY FIRE STATION 34

PARK CITY, UT

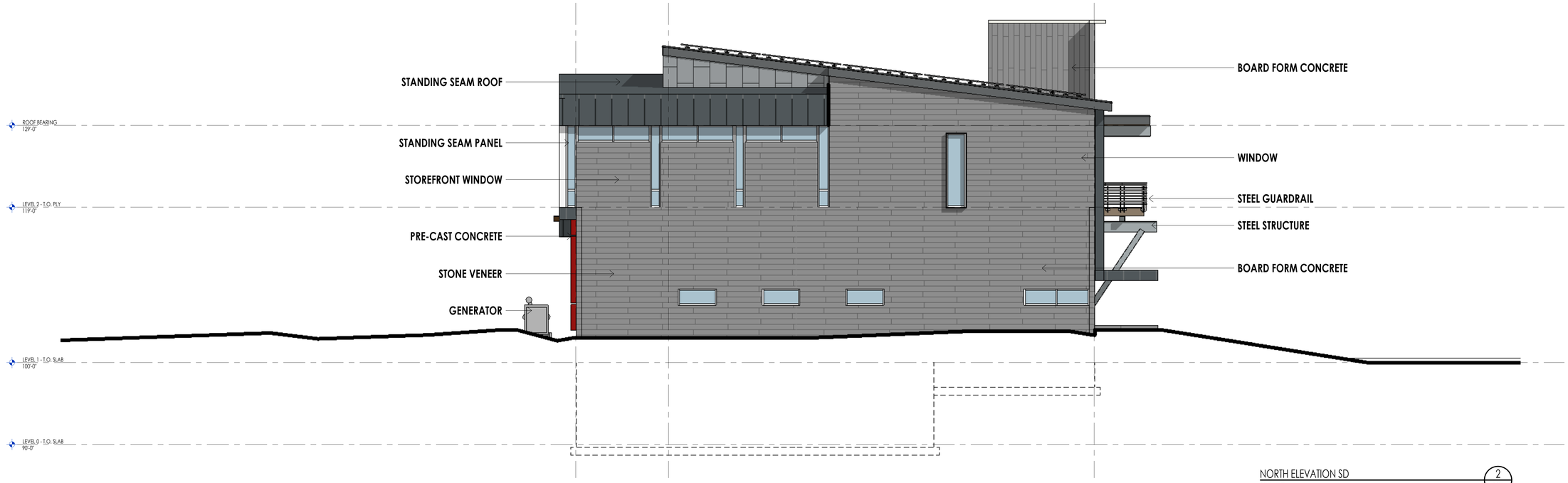
ROOF PLAN

D103

2021.07.28



EAST ELEVATION SD
3/16" = 1'-0"
1
D201



NORTH ELEVATION SD
3/16" = 1'-0"
2
D201

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PARK CITY FIRE STATION 34

PARK CITY, UT

EXTERIOR ELEVATIONS

D201

2021.07.28

SOUTH ELEVATION SD
3/16" = 1'-0"
1
D202

WEST ELEVATION SD
3/16" = 1'-0"
2
D202

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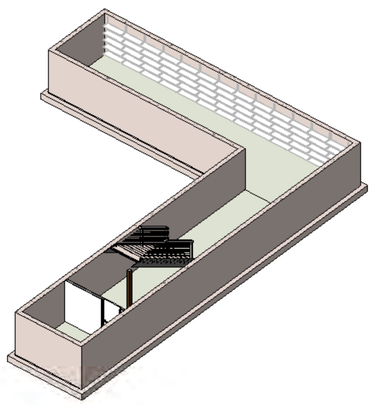
PARK CITY FIRE STATION 34

PARK CITY, UT

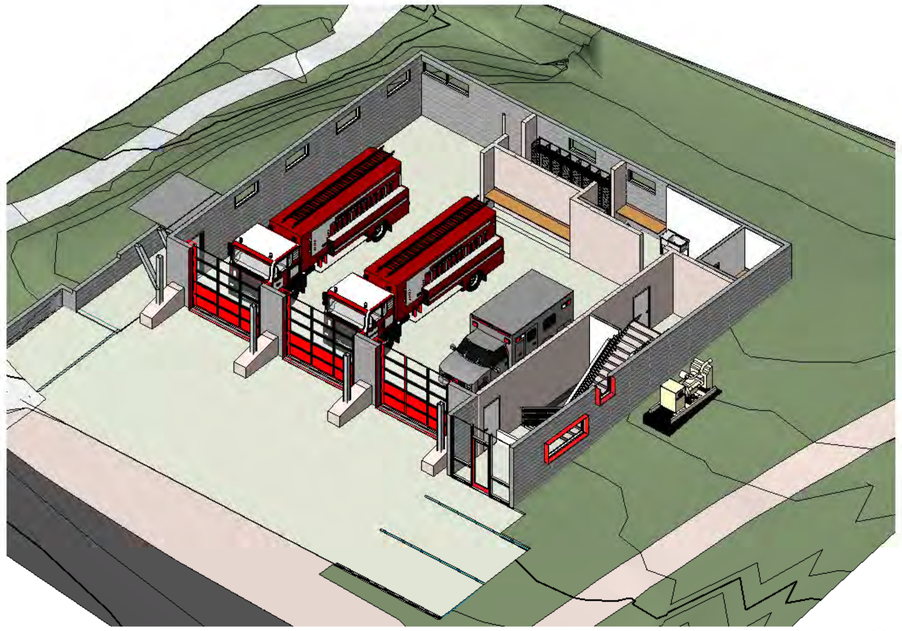
EXTERIOR ELEVATIONS

D202

2021.07.28

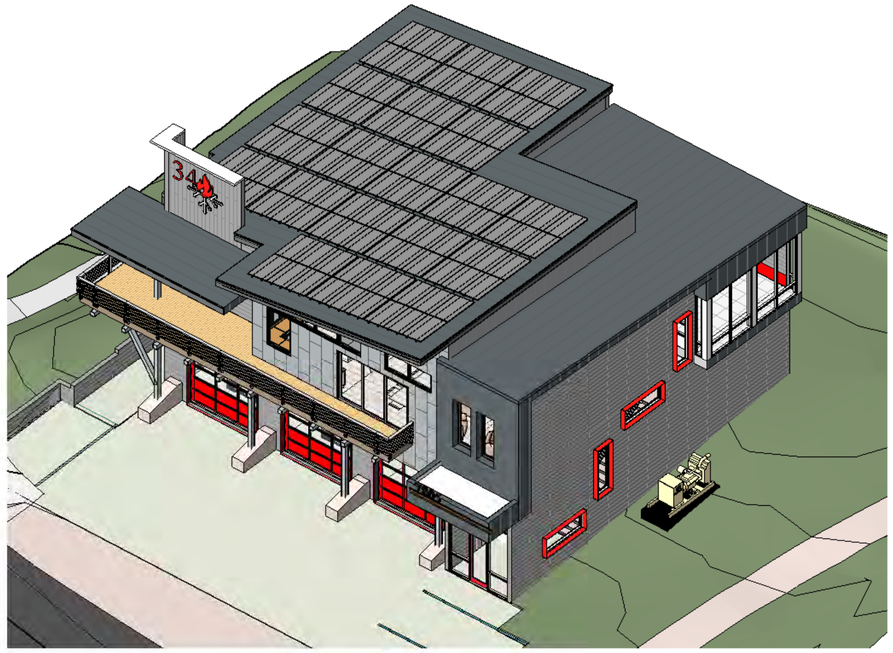


LEVEL 0 PERSPECTIVE 1 D300



LEVEL 1 PERSPECTIVE 2 D300

LEVEL 2 PERSPECTIVE 3 D300



ROOF PERSPECTIVE 4 D300

Think Architecture

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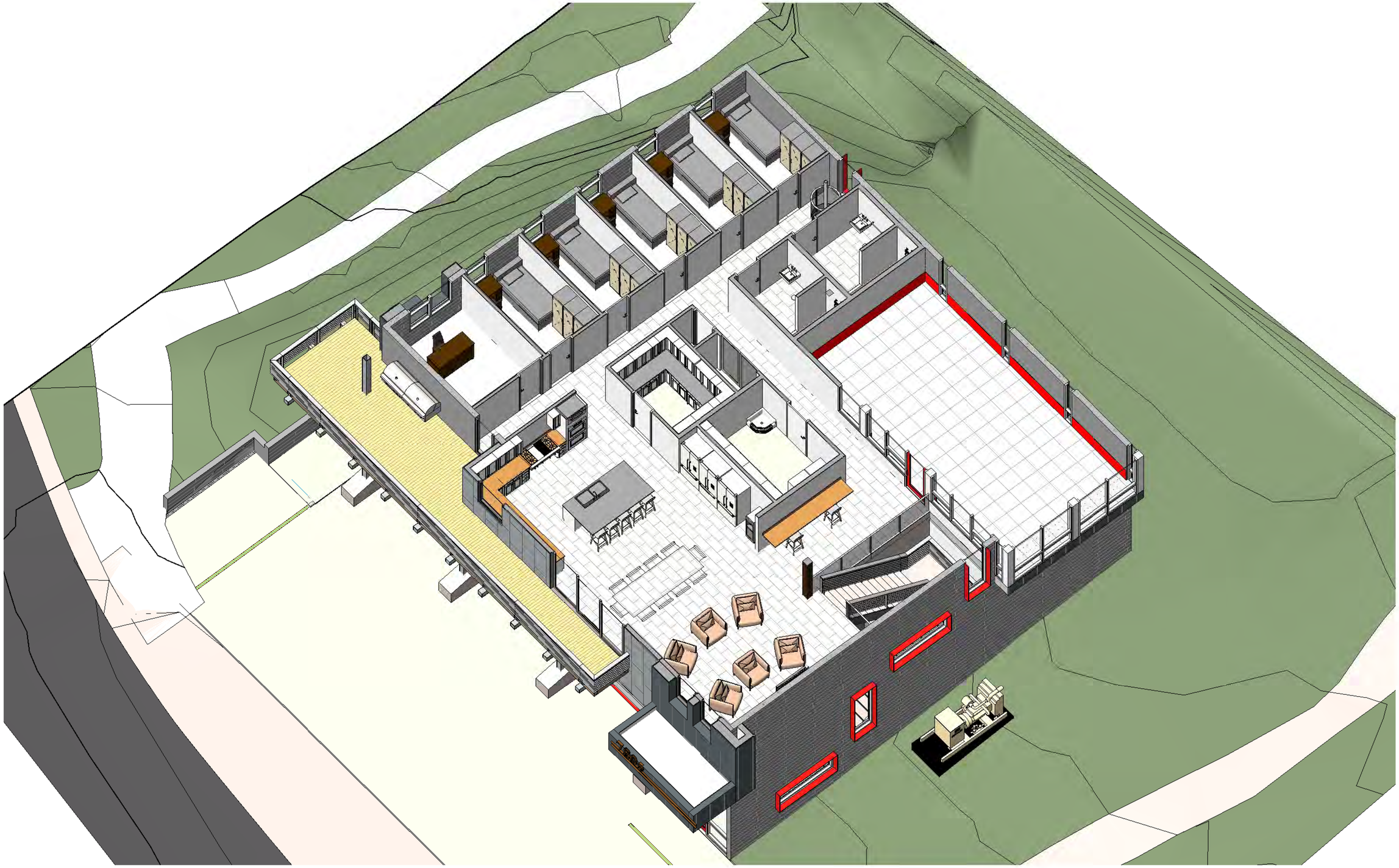
PARK CITY FIRE STATION 34

PARK CITY, UT

PLAN PERSPECTIVES

D300

2021.07.28



LEVEL 2 PERSPECTIVE ENLARGED — 1 / D301

LEVEL 2 PLAN PERSPECTIVE

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PARK CITY FIRE STATION 34

PARK CITY, UT

D301

2021.07.28

Think
Architecture

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PARK CITY FIRE STATION 34

PARK CITY, UT

EXTERIOR VIEWS

D302

2021.07.28

Think
Architecture

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PARK CITY FIRE STATION 34

PARK CITY, UT

EXTERIOR VIEWS

D303

2021.07.28

Think Architecture

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PARK CITY FIRE STATION 34

PARK CITY, UT

EXTERIOR VIEWS

D304

2021.07.28

Think
Architecture

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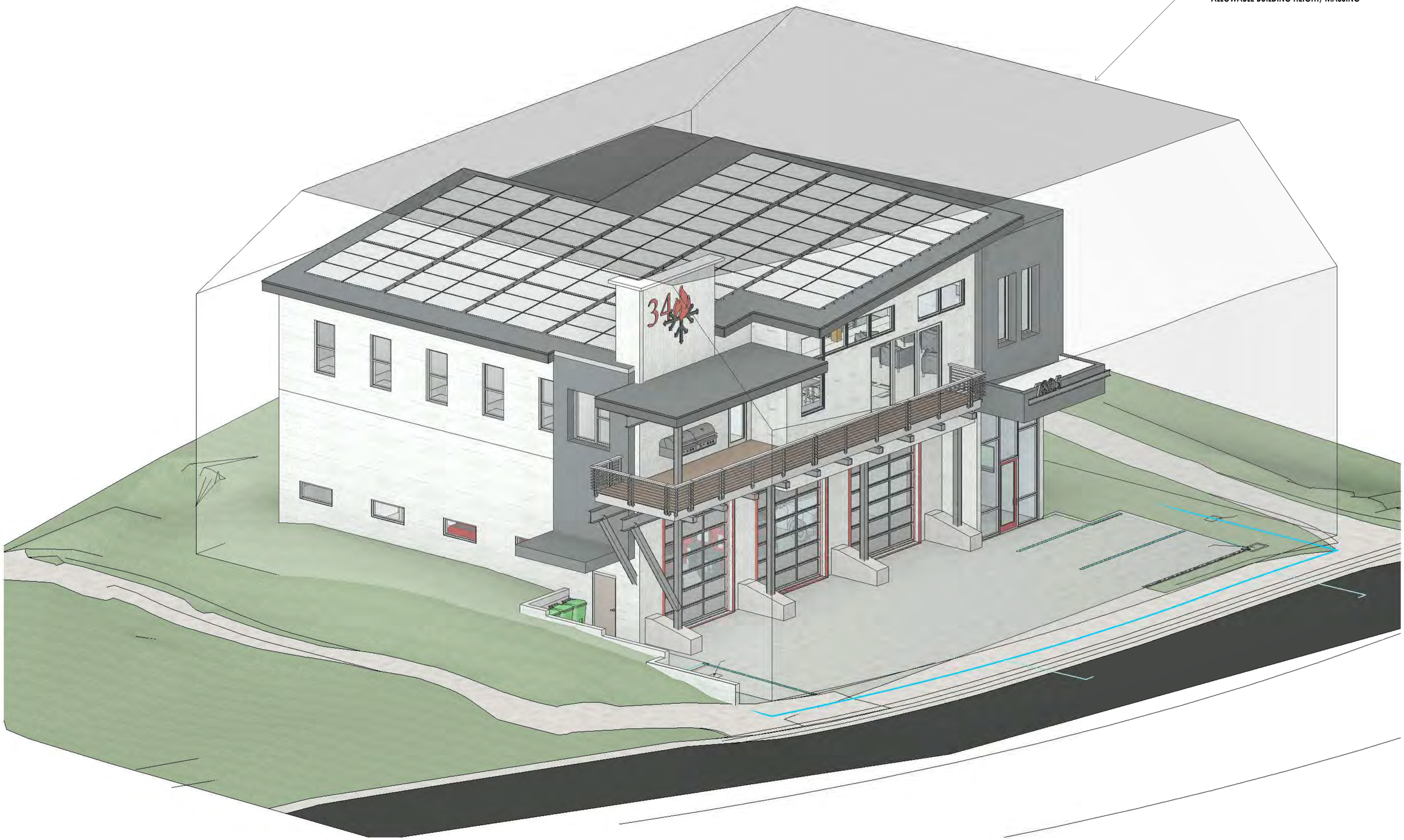
PARK CITY FIRE STATION 34

PARK CITY, UT

EXTERIOR VIEWS

D305

2021.07.28



SOUTHWEST VOLUME STUDY 1 D401

PARK CITY FIRE STATION 34

PARK CITY, UT

SOUTHWEST VOLUME

D401

2021.07.28

Think Architecture

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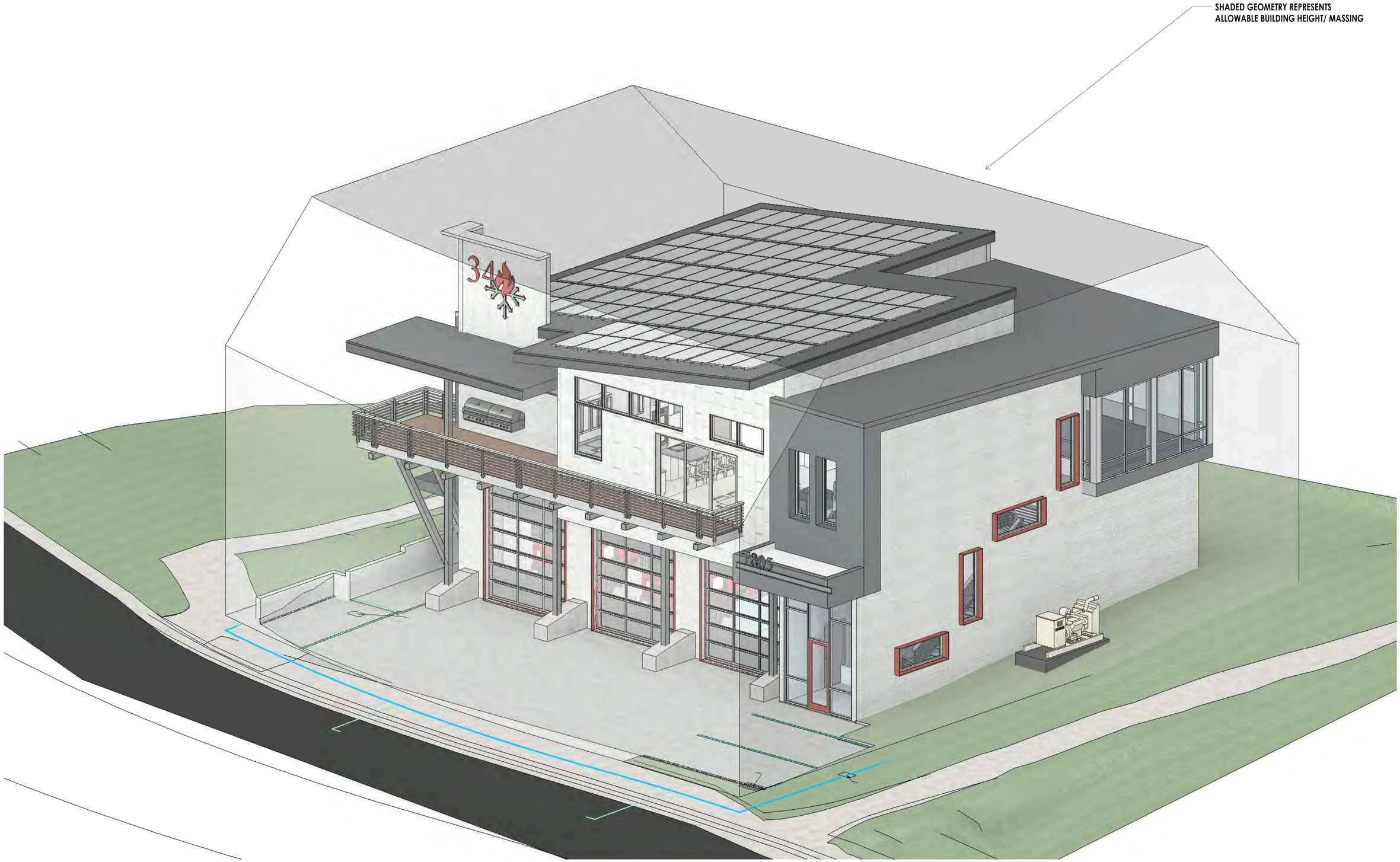

SOUTHEAST VOLUME STUDY — 1 / D402

SOUTHEAST VOLUME

Think Architecture

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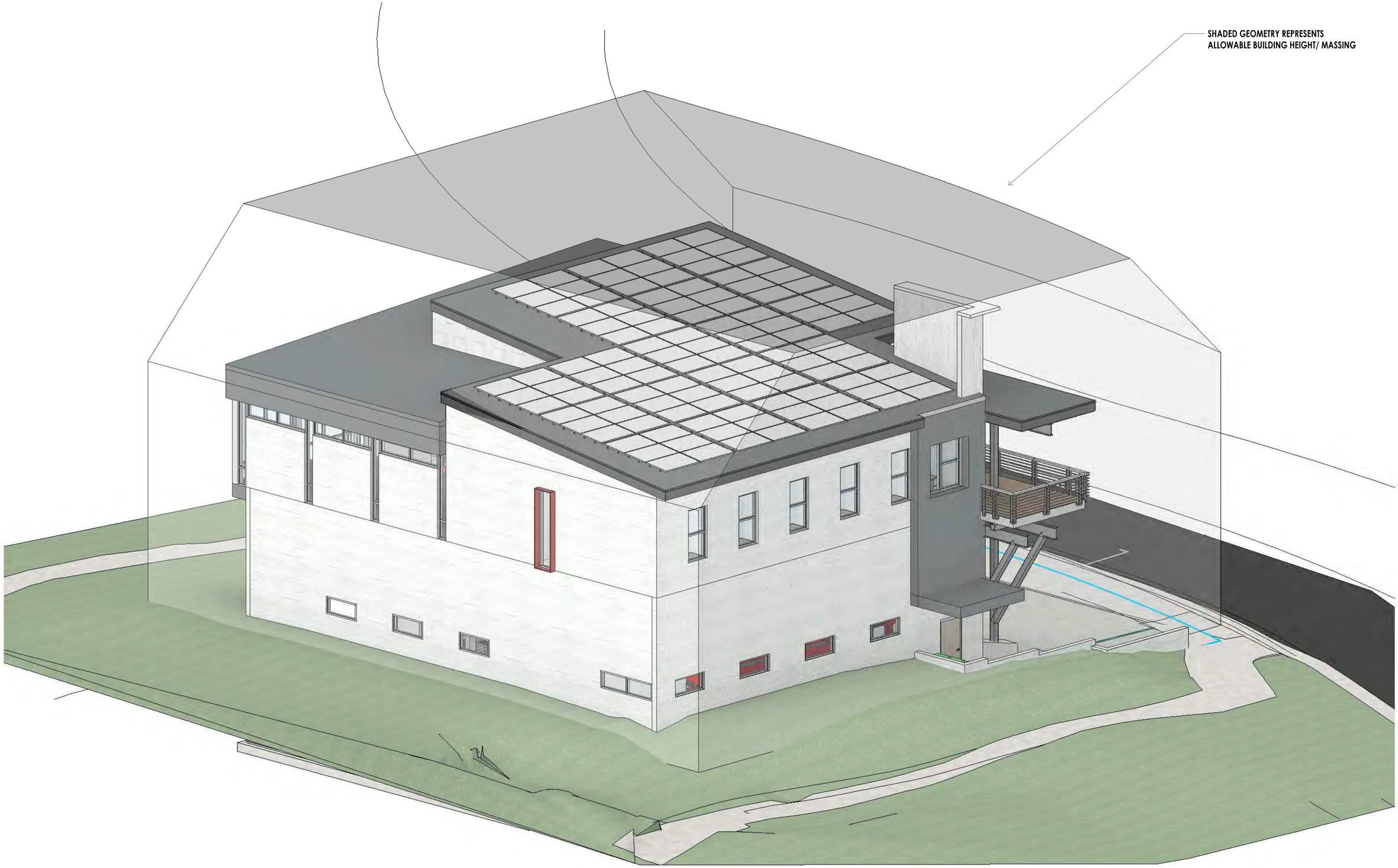
PARK CITY FIRE STATION 34

PARK CITY, UT

D402

2021.07.28



NORTHWEST VOLUME STUDY 1 D403

Think Architecture

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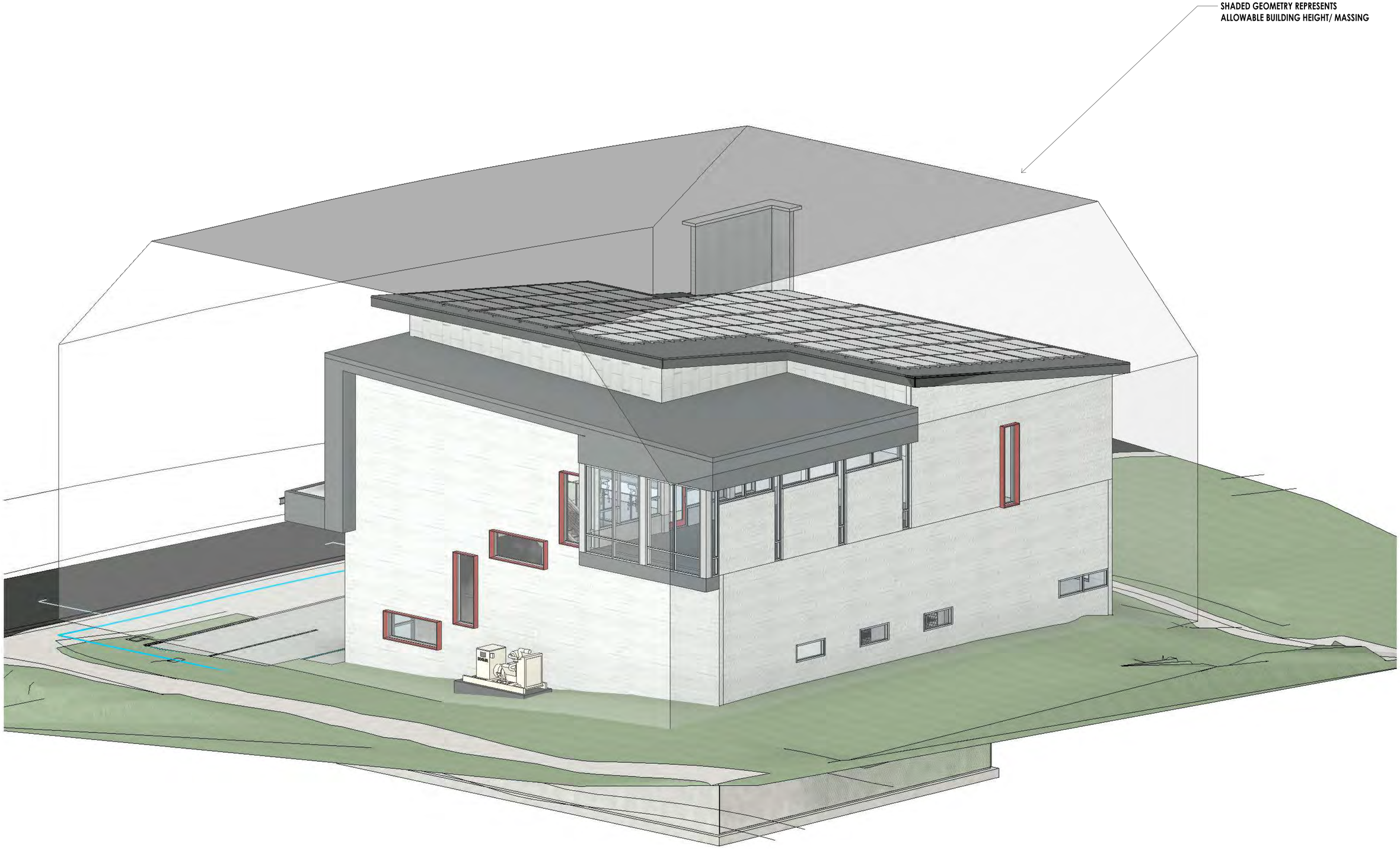
PARK CITY FIRE STATION 34

PARK CITY, UT

NORTHWEST VOLUME

D403

2021.07.28



NORTHEAST VOLUME STUDY 1 D404

Think Architecture

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PARK CITY FIRE STATION 34

PARK CITY, UT

NORTHEAST VOLUME

D404

2021.07.28

Planning Commission
Staff Report

Subject: **Mountain Ridge Subdivision Lot 13 Plat Amendment**
Application: **PL-21-04950**
Author: **Spencer Cawley, Planner I**
Date: **October 13, 2021**
Type of Item: **Administrative – Plat Amendment**

Recommendation

(1) Review the Plat Amendment for 3099 Mountain Ridge Court, (2) hold a public hearing, and (3) consider forwarding a recommendation for City Council's consideration on October 28, 2021, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval (Exhibit A).

Description

Applicant:	David and Heidi Maya; Represented by Jeff Schindewolf
Location:	3099 Mountain Ridge Court
Zoning District:	Single Family
Adjacent Land Uses:	Single-Family Dwellings
Reason for Review:	Plat amendments require Planning Commission recommendation and City Council action[1]

Acronyms

LMC Land Management Code
SF Single Family Zoning District

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

On August 4, 2021, the Applicant submitted a complete Plat Amendment application to the Planning Department. The Applicant proposes amending the Mountain Ridge Subdivision Plat to modify the limitations on Building Height from 25' to 28' and Maximum Floor Area from 3,247 square feet to 4,000 square feet.

Background

3099 Mountain Ridge Court is in the Mountain Ridge Subdivision, Lot 13, in the Single Family (SF) Zoning District. The Lot is occupied by a Single-Family Dwelling.

On March 8, 1990, the Park City Council approved Ordinance No. 90-12 (Page 150), an ordinance rezoning the Mountain Ridge Subdivision from Residential Density-Master Planned Development to Single Family and amending the official zoning map of Park City (Exhibit B).

[1] LMC § 15-7.1-2(B).

The Mountain Ridge Subdivision is recorded as Entry No. 321514 with Summit County in 1991. The subdivision establishes 21 Lots and designates the building envelope limits, the maximum building size, and the maximum building height for each Lot (Exhibit C). No other Lots have been amended within the subdivision.

On July 29, 2013, the City issued a Building Permit for a Single-Family Dwelling at 3099 Mountain Ridge Court. The approved plans indicate the structure was built to the allowable maximum square footage per the recorded Subdivision Plat (Exhibit D).

Analysis

Plat Amendments require Planning Commission review and City Council Final Action.[2] The amendment shall be approved in accordance with the procedures outlined in LMC § 15-7.1-2 and a Final Plat shall be approved in accordance with these regulations.[3]

(I) The proposed Plat Amendment will meet the less restrictive Single Family (SF) Zoning District requirements.

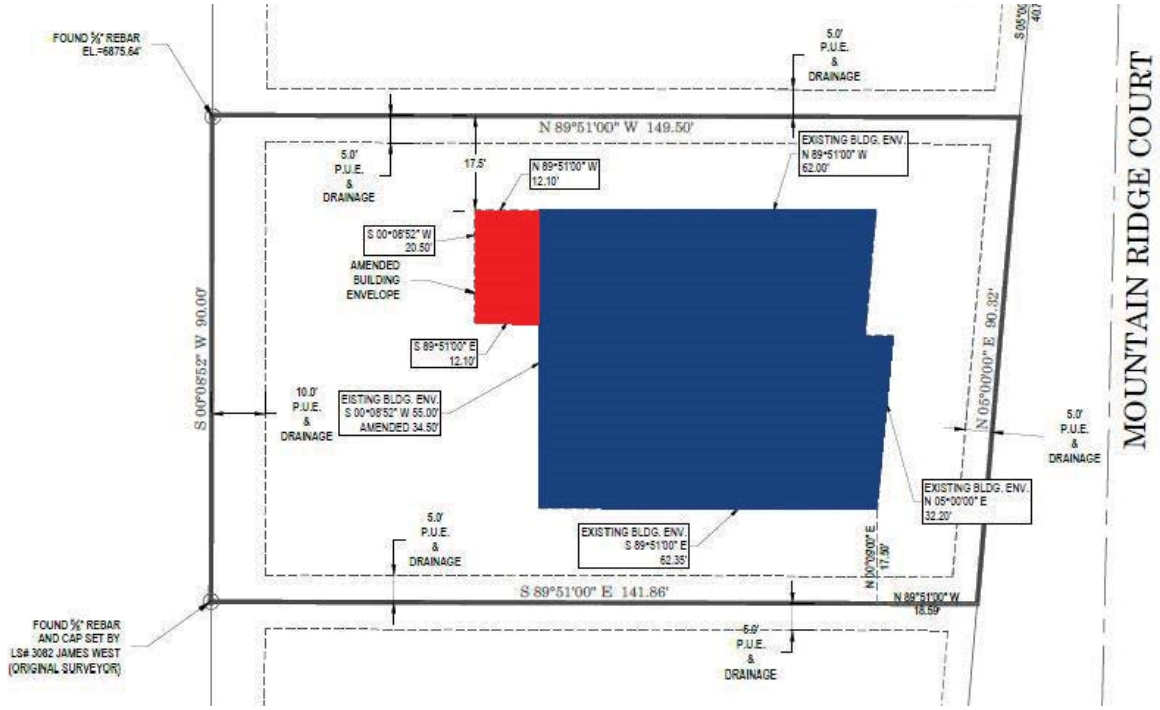
The purposes of the SF Zoning District include maintaining existing predominately Single Family detached residential neighborhoods, allowing for Single Family Development Compatible with existing Developments, and maintaining the character of mountain resort neighborhoods with Compatible residential design.[4]

The table below outlines the SF Zoning District Lot Requirements[5] and compares the zone standards with the Subdivision Plat Map requirements.

Requirement	SF Zone	Subdivision Plat Map – Lot 13
Front Setback	Twenty Feet (20')	Twenty Feet (20')
Rear Setback	Fifteen Feet (15')	Not specified
Side Setback	Twelve Feet (12')	Not specified
Building Height	Twenty-eight feet (28') from existing grade.	Twenty-five feet (25') as measured from natural, existing grade at the building site. Gable, hip, gambrel, or other pitched roofs may extend up to thirty feet (30'). This measurement applies to all elevations of the building, the intent being that buildings will conform with and reflect the natural contour of the land.
House Size	Not Specified	3,247 Square Feet

[2] LMC § 15-12-15(B)(9).
[3] LMC § 15-7.1-3(B)(1).
[4] LMC § 15-2.11-1.
[5] LMC § 15-2.11-3.

Below is a visual approximation of the proposed Lot changes. The amended portion is highlighted in red and the existing building envelope is highlighted in blue.



The proposal to increase the allowed building height is to accomodate the Lot sloping upward to the rear of the property. A proposed addition to the rear of the structure will exceed the allowed height established by the Subdivision Plat.

The proposal to increase the allowed sqaure footage from 3,247 square feet to 4,000 square feet will allow the Applicant to add an addition to the rear of the existing structure indicated in red above and attached as Exhibit G. The amendment will not change the established Setbacks.

The following table shows the current allowed maximum square footage and the current Lot size:

Lot Number	Maximum Square Footage	Lot Size
1	3,616	14,649.18 SF
2	4,509	18,371.42 SF
3	4,600	19,572.67 SF
4	4,226	17,193.43 SF
5	4,600	22,794.16 SF
6	4,600	31,849.85 SF
7	4,600	26,948.77 SF
8	4,600	26,585.32 SF
9	3,474	14,057.74 SF

10	3,194	12,891.19 SF
11	3,144	12,684.77 SF
12	3,210	12,959.09 SF
13	**3,247**	**13,111.45 SF**
14	3,344	13,518.52 SF
15	3,169	12,787.22 SF
16	3,695	14,977.86 SF
17	3,803	15,430.28 SF
18	4,600	22,494.55 SF
19	3,628	14,701.23 SF
20	3,579	14,497.55 SF
21	2,800	9,176.11 SF

Total square footage of habitable space allowed in the Mountain Ridge Subdivision is approximately 24% of the Lot Area, or 4,600 square feet, whichever is less. The Applicant has petitioned a 23% increase to their allowed maximum square footage.

(II) The Planning Commission must make a finding of Good Cause prior to forwarding a positive recommendation for City Council's consideration.

Plat amendments shall require a finding of Good Cause and a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.[6]

The proposed expansion does not vacate or amend a Public Street, Right-of-Way, or easement.

LMC § 15-15-1 defines Good Cause as:

> *Providing positive benefits and mitigating negative impacts, determined on a case-by-case basis to include such things as:*
>
> - *Providing public amenities and benefits;*
> - *Resolving existing issues and non-conformities;*
> - *Addressing issues related to density;*
> - *Promoting excellent and sustainable design;*
> - *Utilizing best planning and design practices;*
> - *Preserving the character of the neighborhood and of Park City; and*
> - *Furthering the health, safety, and welfare of the Park City community.*

The Applicant included the following statement with their application regarding Good Cause (Exhibit E):

> *There is Good Cause for the Plat Amendment as the proposal will allow homeowners to construct an addition that is in compliance with the zoning requirements, the new proposed maximum floor area is consistent with many of the other lots of the subdivision. Additionally, no non-conformities will be created*

[6] LMC § 15-7.1-3(B)

and no changes in density will result from the proposed Plat Amendment. Further, the applicant will replace any disturbed vegetation, and the amendment will not result in increased density.

Staff does not find Good Cause to increase the maximum square footage nor increase the allowed building height in excess of the established Mountain Ridge Subdivision requirements. Staff has not identified any amendments made to the Mountain Ridge Subdivision Plat.

(III) The Development Review Committee met on September 28, 2021, reviewed the proposal, and did not identify any issues.

Department Review

The Development Review Committee reviewed the proposal on September 28, 2021. The Planning, Engineering, and Legal Departments reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on September 29, 2021. Staff mailed courtesy notice to property owners within 300 feet on September 29, 2021. The *Park Record* published notice on September 29, 2021.[7]

Public Input

Public input is attached as Exhibit H.

Alternatives

- The Planning Commission may forward a positive recommendation for the Mountain Ridge Subdivision Lot 13 Plat Amendment to the City Council for consideration on October 28, 2021; or
- The Planning Commission may forward a negative recommendation for the Mountain Ridge Subdivision Lot 13 Plat Amendment to the City Council direct staff to make Findings for the denial; or
- The Planning Commission may request additional information for the Mountain Ridge Subdivision Lot 13 Plat Amendment and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Ordinance No. 2021-XX and Mountain Ridge Subdivision Lot 13 Proposed Amended Plat
Exhibit B: Ordinance No. 90-12
Exhibit C: Mountain Ridge Subdivision Plat
Exhibit D: 2013 Building Permit
Exhibit E: Applicant Statement
Exhibit F: Site Photos

[7] LMC § 15-1-21.

Exhibit G: Proposed Floor Plans
Exhibit H: Public Comments

#

Ordinance No. 2021-XX

AN ORDINANCE APPROVING THE MOUNTAIN RIDGE SUBDIVISION LOT 13 PLAT AMENDMENT, LOCATED AT 3099 MOUNTAIN RIDGE COURT, PARK CITY, UTAH

WHEREAS, the owners of the property located at 3099 Mountain Ridge Court petitioned the City Council for approval of the Mountain Ridge Subdivision Lot 13 Plat Amendment; and

WHEREAS, on September 29, 2021, notice was published in the *Park Record* and on the City and Utah Public Notice Websites; and

WHEREAS, on September 29, 2021, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on September 29, 2021, courtesy notice was mailed to property owners within 300 feet of 3099 Mountain Ridge Court; and

WHEREAS, on October 13, 2021, the Planning Commission review the proposed plat amendment and held a public hearing; and

WHEREAS, on October 13, 2021, the Planning Commission forwarded a positive recommendation for the City Council's consideration on October 28, 2021; and

WHEREAS, on October 28, 2021, the City Council reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, the plat is consistent with the Park City Land Management Code, including §15-731-3(B), §15-12-15(B)(9), and Chapters 15-2.2 and 15-7.

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

SECTION 1. APPROVAL. The Mountain Ridge Lot 13 Plat Amendment at 3099 Mountain Ridge Court, as shown in Attachment 1, is approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact
Background:

1. The property is located at 3099 Mountain Ridge Court.
2. The property is listed with Summit County as Parcel Number MR-13.
3. The property is in the Single Family (SF) Zoning District.
4. On August 4, 2021, the Applicant submitted a Plat Amendment application to the Planning Department. The application was deemed complete on September X, 2021.
5. The proposed Plat Amendment increases the allowed height and maximum square feet for the existing Single-Family Dwelling.
6. No easement is vacated or amended because of the Plat Amendment.
7. The LMC regulates Lot and Site Requirements per LMC § 15-2.11-3.
8. A Single-Family Dwelling is an allowed Use in the SF Zoning District.
9. The SF Zoning District minimum Front Setback is twenty feet (20').
10. The SF Zoning District minimum Rear Setback is fifteen feet (15').
11. The SF Zoning District minimum Side Setback is twelve feet (12').

DRAFT

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12. The Mountain Ridge Subdivision requires a minimum Front Setback of twenty feet (20') for Lot 13.
13. The SF Zoning District maximum building height is twenty-eight feet (28') from existing grade.
14. The Mountain Ridge Subdivision restricts building height to twenty-five feet (25') as measured from natural, existing grade at the building site. Gable, hip, gambrel, or other pitched roofs may extend up to thirty feet (30'). The Applicant proposes to amend the plat
15. The Mountain Ridge Subdivision restricts the maximum total square footage to 3,247 square feet for Lot 13.

Conclusions of Law

1. There is Good Cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code, including LMC Chapter 15-2.11, *Single Family (SF) District*, and LMC § 15-7.1-6, *Final Subdivision Plat.*
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the Plat for compliance with state law, the Land Management Code, and the conditions of approval, prior to recordation of the Plat.
2. The Applicant shall record the Plat with the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior the expiration date and an extension is granted by the City Council.
3. The Plat shall note that fire sprinklers are required for all new or renovation construction on this Lot, to be approved by the Chief Building Official.
4. Any new construction shall comply with the Land Management Code.
5. City Engineer review and approval of all Lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.

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

PASSED AND ADOPTED this 28th Day of October 2021.

PARK CITY MUNICIPAL CORPORATION

_____

MAYOR, Andy Beerman

DRAFT

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ATTEST:

_____
City Recorder, Michelle Kellogg

APPROVED AS TO FORM:

_____
City Attorney, Mark Harrington

Attachment 1: Proposed Plat Amendment

DRAFT

MOUNTAIN RIDGE 13 SUBDIVISION

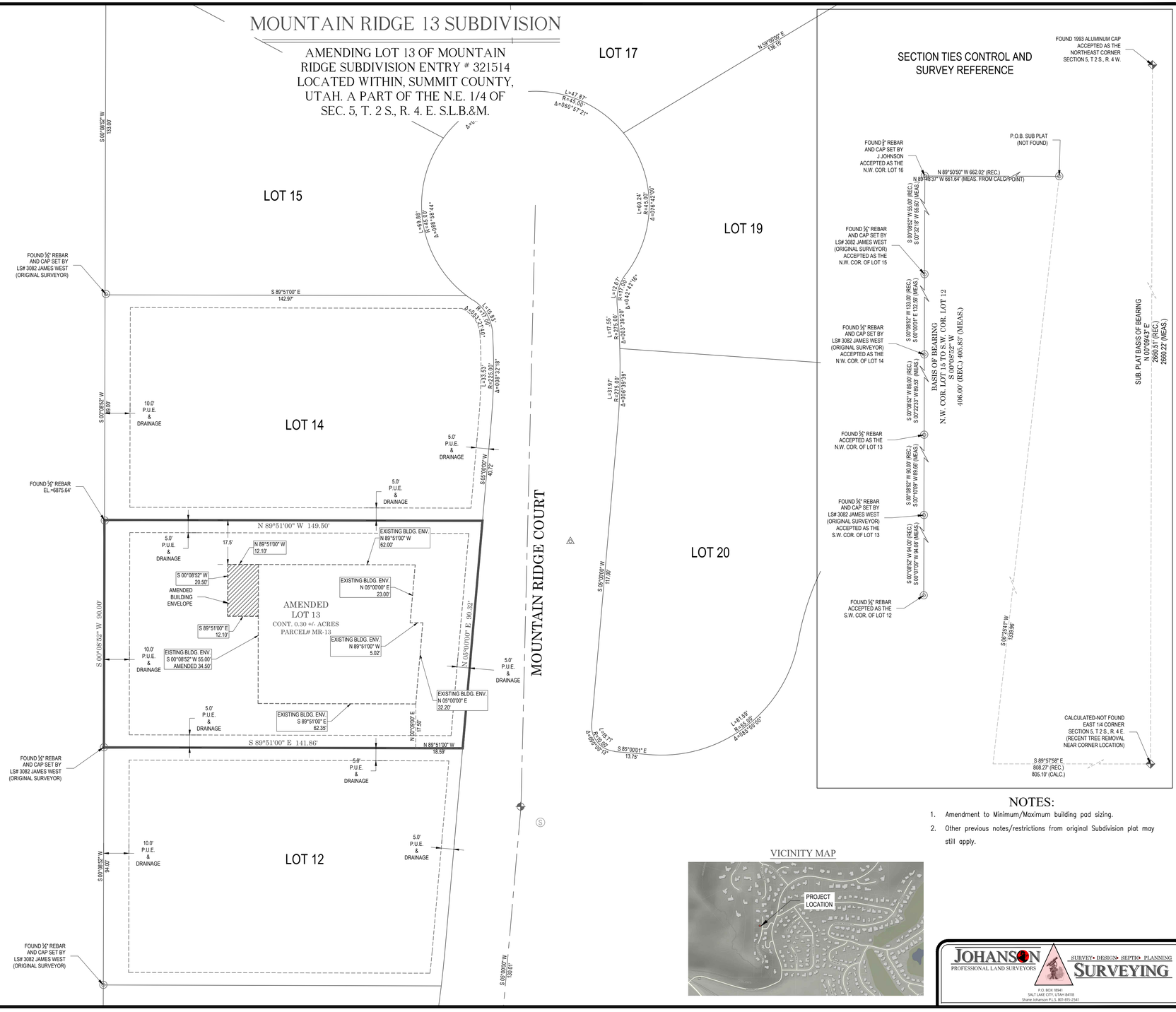
AMENDING LOT 13 OF MOUNTAIN RIDGE SUBDIVISION ENTRY # 321514 LOCATED WITHIN, SUMMIT COUNTY, UTAH. A PART OF THE N.E. 1/4 OF SEC. 5, T. 2 S., R. 4. E. S.L.B.&M.

N

S

LEGEND

- = SECTIONAL CORNER
- = STREET MONUMENT
- = FOUND PROPERTY MARKER
- = SET REBAR AND CAP
- = REPRESENTS PROPERTY LINE
- = SURVEY CONTROL POINT
- = EXISTING FIRE HYDRANT



SECTION TIES CONTROL AND SURVEY REFERENCE

NOTES:

1. Amendment to Minimum/Maximum building pad sizing.
2. Other previous notes/restrictions from original Subdivision plat may still apply.

VICINITY MAP

JOHNSON PROFESSIONAL LAND SURVEYORS
SURVEY• DESIGN• SEPTIC• PLANNING
SURVEYING
P.O. BOX 18941
SALT LAKE CITY, UTAH 84118
Shane Johanson P.L.S. 801-815-2141

SURVEYOR'S CERTIFICATE

I, Shane Johanson do hereby certify that I am a Land Surveyor, and that I hold certificate No.7075114, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, hereafter to be known as __MOUNTAIN RIDGE 13 SUBDIVISION_____and that same has been surveyed and shown on this plat. This survey was performed within the accordance of the minimum accuracy of an urban survey, Class "A", or a linear closure of 1:15,000'.

The purpose of this survey is to locate the boundaries of the described parcel and to create a two lot subdivision, for the eventual purpose of constructing and building future development.

LEGAL DESCRIPTION

Lot 13, Mountain Ridge Subdivision, Entry # 321514, According to the official plat thereof on file and of record in the Summit County Recorder's office.

OWNER'S DEDICATION

Know all men by these presents that, the undersigned owners DAVID R. MAYA AND HEIDI MAYA of the above described tract of land to be hereafter known as

MOUNTAIN RIDGE 13 SUBDIVISION

does hereby certify to have caused this plat to be prepared and does hereby dedicate for the perpetual use of the public all public roads and other areas shown on this plat as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance, and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof the owner has hereunto set this _____ day of _____ A.D., 20_____.

:David R. Maya
Date:

:Heidi Maya
Date:

MOUNTAIN RIDGE 13 SUBDIVISION

AMENDING LOT 13 OF MOUNTAIN RIDGE SUBDIVISION ENTRY # 321514 LOCATED WITHIN, SUMMIT COUNTY, UTAH. A PART OF THE N.E. 1/4 OF SEC. 5, T. 2 S., R. 4. E. S.L.B.&M.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED AS TO FORM
THIS ___ DAY OF
_____, 2021.

_____
JEFF WARD GIS COORDINATOR/
ADDRESSING AUTHRITY

PARK CITY PLANNING COMMISSION

APPROVED BY THE PARK CITY
PLANNING COMMISSION ON THE ____ DAY OF
_____, 2021.

BY _____
date

CERTIFICATE OF ATTEST

I CERTIFY THIS PLAT MAP WAS
APPROVED BY PARK CITY COUNCIL
ON THE _____ DAY OF _____ 2021.

BY _____
PARK CITY RECORDER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

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

BY _____
S.B.W.R.D.

ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE
WITH INFORMATION ON FILE IN MY OFFICE
ON THIS _____ DAY OF
_____, 20___.

BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM
THIS ___ DAY OF
_____, 20___.

_____
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK
CITY COUNCIL ON THE _____ DAY OF
_____, 2021.

_____
PARK CITY MAYOR

COUNTY RECORDER# _____

State of Utah, County of Summit, recorded and filed at the request of

_____

Date _____ Time _____ Book _____ Page _____

Fee $ _____ _____
County Recorder

NUMBER _____
ACCOUNT _____
SHEET 1
OF 1 SHEETS

Ordinance No. 90-12

AN ORDINANCE REZONING THE MOUNTAIN RIDGE SUBDIVISION FROM RESIDENTIAL DENSITY-MASTER PLANNED DEVELOPMENT (RD-MPD) TO SINGLE FAMILY (SF) AND AMENDING THE OFFICIAL ZONING MAP OF PARK CITY, UTAH

WHEREAS, the Park City Land Management Code provides the City Council the authority to create zoning designations, amend zoning provisions and the Official Zoning Map of Park City, Utah; and

WHEREAS, substantive amendments, more specifically those which affect the uses to be made of land within the City, must be publicly heard before the Planning Commission and the City Council; and

WHEREAS, public hearings were legally noticed and held before the Planning Commission and City Council on February 28, 1990 and March 1, 1990, respectively; to receive public input on the proposed rezoning; and

WHEREAS, the City Council deems it appropriate that this subdivision be duly zoned SF in consideration of adjacent zoning, and as a condition of the final plat approved by City Council on February 22, 1990;

NOW, THEREFORE, BE IT ORDAINED by the City Council that:

SECTION 1. OFFICIAL PARK CITY ZONING MAP AMENDED. The Official Park City Zoning Map shall be amended to rezone the Mountain Ridge Subdivision from RD-MPD to SF.

SECTION 2. EFFECTIVE DATE. This Ordinance shall become effective upon publication.

PASSED AND ADOPTED this 8th day of March, 1990.

PARK CITY MUNICIPAL CORPORATION

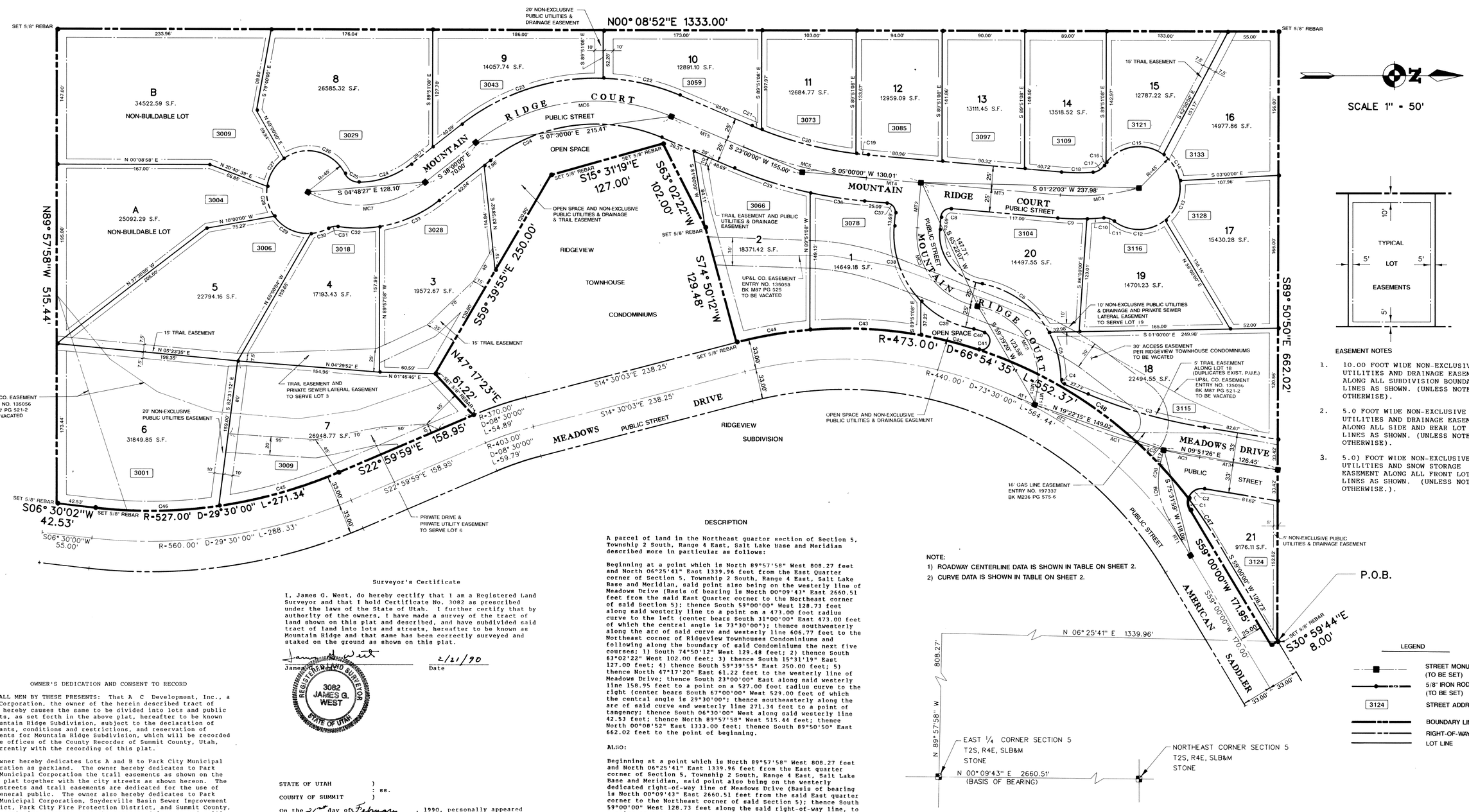
Mayor Bradley A. Olch

Attest:

Anita L. Sheldon

Anita L. Sheldon, City Recorder

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884



DESCRIPTION

A parcel of land in the Northeast quarter section of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian described more in particular as follows:

Beginning at a point which is North 89°57'58" West 808.27 feet and North 06°25'41" East 1339.96 feet from the East Quarter corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the westerly line of Meadows Drive (Basis of bearing is North 00°09'43" East 2660.51 feet from the said East Quarter corner to the Northeast corner of said Section 5); thence South 59°00'00" West 128.73 feet along said westerly line to a point on a 473.00 foot radius curve to the left (center bears South 31°00'00" East 473.00 feet of which the central angle is 73°30'00"); thence southwesterly along the arc of said curve and westerly line 606.77 feet to the Northeast corner of Ridgeview Townhouses Condominiums and following along the boundary of said Condominiums the next five courses; 1) South 74°50'12" West 129.48 feet; 2) thence South 63°02'22" West 102.00 feet; 3) thence South 15°31'19" East 127.00 feet; 4) thence South 59°39'55" East 250.00 feet; 5) thence North 47°17'20" East 61.22 feet to the westerly line of Meadows Drive; thence South 23°00'00" East along said westerly line 158.95 feet to a point on a 527.00 foot radius curve to the right (center bears South 67°00'00" West 529.00 feet of which the central angle is 29°30'00"; thence southeasterly along the arc of said curve and westerly line 271.34 feet to a point of tangency; thence South 06°30'00" West along said westerly line 42.53 feet; thence North 89°57'58" West 515.44 feet; thence North 00°08'52" East 1333.00 feet; thence South 89°50'50" East 662.02 feet to the point of beginning.

ALSO:

Beginning at a point which is North 89°57'58" West 808.27 feet and North 06°25'41" East 1339.96 feet from the East quarter corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the westerly dedicated right-of-way line of Meadows Drive (Basis of bearing is North 00°09'43" East 2660.51 feet from the said East quarter corner to the Northeast corner of said Section 5); thence South 59°00'00" West 128.73 feet along the said right-of-way line, to a point on a 473.00 foot radius curve to the left (center bears South 31°00'00" East 473.00 feet of which the central angle is 06°35'25"); thence southwesterly along said curve and right-of-way line 54.38 feet to a point on a 15.00 foot radius curve to the left (center bears North 25°00'22" East 15 feet of which the central angle is 47°32'57"); thence northeasterly along said curve 12.45 feet; thence North 59°00'00" East 171.95 feet; thence North 30°59'44" West 8.00 feet to the point of beginning.

Contains 11.81 acres more or less.

NOTE:
1) ROADWAY CENTERLINE DATA IS SHOWN IN TABLE ON SHEET 2.
2) CURVE DATA IS SHOWN IN TABLE ON SHEET 2.

Surveyor's Certificate

I, James G. West, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 3082 as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described, and have subdivided said tract of land into lots and streets, hereafter to be known as Mountain Ridge and that same has been correctly surveyed and staked on the ground as shown on this plat.

James G. West 2/21/90
James G. West, REGISTERED LAND SURVEYOR 3082 JAMES G. WEST STATE OF UTAH Date

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: That A C Development, Inc., a Utah Corporation, the owner of the herein described tract of land, hereby causes the same to be divided into lots and public streets, as set forth in the above plat, hereafter to be known as Mountain Ridge Subdivision, subject to the declaration of covenants, conditions and restrictions, and reservation of easements for Mountain Ridge Subdivision, which will be recorded in the offices of the County Recorder of Summit County, Utah, concurrently with the recording of this plat.

The owner hereby dedicates Lots A and B to Park City Municipal Corporation as parkland. The owner hereby dedicates to Park City Municipal Corporation the trail easements as shown on the above plat together with the city streets as shown hereon. The city streets and trail easements are dedicated for the use of the general public. The owner also hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County, a non-exclusive easement over the streets, driveways and utility easements shown on this plat for the purpose of providing access for utility installation, maintenance use and eventual replacement and to provide emergency services to said Mountain Ridge Subdivision.

EXECUTED this 21 day of February, 1990.

A C DEVELOPMENT, INC. a Utah Corporation

by: Evelyn M. Anderson
Evelyn Anderson, President

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On the 21st day of February, 1990, personally appeared before me Evelyn Anderson who being by me duly sworn did say, that she is the President of AC DEVELOPMENT, INC., a Utah Corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Evelyn Anderson duly acknowledged to me that said corporation executed the same.

Cheryl L. Thomson
NOTARY PUBLIC
Residing at: Summit County, Ut
My Commission Expires: 9/21/91

NOTARY PUBLIC CHERYL L. THOMSON STATE OF UTAH

MOUNTAIN RIDGE SUBDIVISION

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

JANUARY 1990 PROJECT NO. 6388 SHEET 1 of 2

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF PARK CITY COUNCIL THIS 2ND DAY OF MARCH A.D. 1990. AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED

Bradley A. Olch
MAYOR
Anita L. Sheldon
CITY RECORDER

CITY ENGINEER

APPROVED AND ACCEPTED BY THE PARK CITY CITY ENGINEERING DEPARTMENT ON THIS 7TH DAY OF MARCH A.D. 1990.

Eric W. DeHaan
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS 21st DAY OF February A.D. 1990

CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 27th DAY OF February A.D. 1990.

CITY ATTORNEY

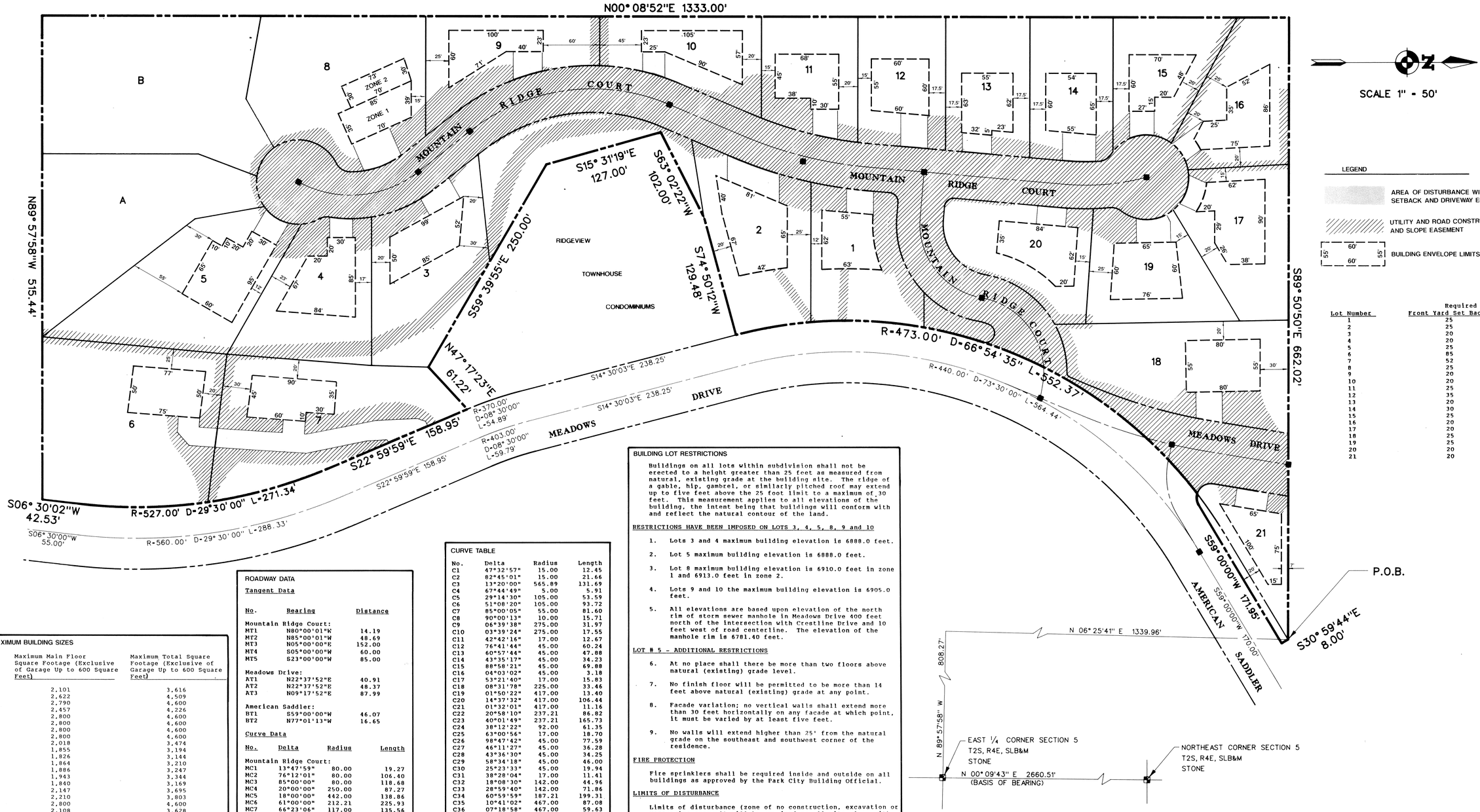
RECORDED

Nº 321511
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF: Coalition Title Company
52 @ 3.90
8:09 P.M. Mar 9 90
FEES COUNTY RECORDER

THE SEAR-BROWN GROUP
FULL-SERVICE DESIGN PROFESSIONALS
1351 Deer Valley Rd South, Suite 202 Park City, Utah 84060
(801) 649-9811 FAX (801) 649-7065

MOUNTAIN RIDGE

649



SCALE 1" = 50'

LEGEND

- AREA OF DISTURBANCE WITHIN SETBACK AND DRIVEWAY ENVELOPE
- UTILITY AND ROAD CONSTRUCTION AND SLOPE EASEMENT
- BUILDING ENVELOPE LIMITS

Lot Number	Required Front Yard Set Back
1	25
2	25
3	20
4	20
5	25
6	85
7	52
8	25
9	20
10	20
11	25
12	35
13	20
14	30
15	25
16	20
17	20
18	25
19	25
20	20
21	20

MINIMUM/MAXIMUM BUILDING SIZES

Lot Number	Maximum Main Floor Square Footage (Exclusive of Garage Up to 600 Square Feet)	Maximum Total Square Footage (Exclusive of Garage Up to 600 Square Feet)
No. 1	2,101	3,616
No. 2	2,622	4,509
No. 3	2,790	4,600
No. 4	2,457	4,226
No. 5	2,800	4,600
No. 6	2,800	4,600
No. 7	2,800	4,600
No. 8	2,800	4,600
No. 9	2,018	3,474
No. 10	1,855	3,194
No. 11	1,826	3,144
No. 12	1,864	3,210
No. 13	1,886	3,247
No. 14	1,943	3,344
No. 15	1,840	3,169
No. 16	2,147	3,695
No. 17	2,210	3,803
No. 18	2,800	4,600
No. 19	2,108	3,628
No. 20	2,080	3,579
No. 21	1,800	2,800

ROADWAY DATA

Tangent Data

No.	Bearing	Distance
Mountain Ridge Court:		
MT1	N80°00'01"W	14.19
MT2	N85°00'01"W	48.69
MT3	N05°00'00"E	152.00
MT4	S05°00'00"W	60.00
MT5	S23°00'00"W	85.00
Meadows Drive:		
AT1	N22°37'52"E	40.91
AT2	N22°37'52"E	48.37
AT3	N09°17'52"E	87.99
American Saddler:		
BT1	S59°00'00"W	46.07
BT2	N77°01'13"W	16.65

Curve Data

No.	Delta	Radius	Length
Mountain Ridge Court:			
MC1	13°47'59"	80.00	19.27
MC2	76°12'01"	80.00	106.40
MC3	85°00'00"	80.00	118.68
MC4	20°00'00"	250.00	87.27
MC5	18°00'00"	442.00	138.86
MC6	61°00'00"	212.21	225.93
MC7	66°23'06"	117.00	135.56
Meadows Drive:			
AC1	06°58'00"	598.89	72.82
AC2	02°41'04"	598.89	28.06
AC3	03°40'55"	598.89	38.49
American Saddler:			
BC1	43°34'35"	80.00	60.84
BC2	00°24'12"	80.00	.56

CURVE TABLE

No.	Delta	Radius	Length
C1	47°32'57"	15.00	12.45
C2	82°45'01"	15.00	21.66
C3	13°20'00"	565.89	131.69
C4	67°44'49"	5.00	5.91
C5	29°14'30"	105.00	53.59
C6	51°08'20"	105.00	93.72
C7	85°00'05"	55.00	81.60
C8	90°00'13"	10.00	15.71
C9	06°39'38"	275.00	31.97
C10	03°39'24"	275.00	17.55
C11	42°42'16"	17.00	12.67
C12	76°41'44"	45.00	60.24
C13	60°57'44"	45.00	47.88
C14	43°35'17"	45.00	34.23
C15	88°58'21"	45.00	69.88
C16	04°03'02"	45.00	3.18
C17	53°21'40"	17.00	15.83
C18	08°31'78"	225.00	33.46
C19	01°50'22"	417.00	13.40
C20	14°37'32"	417.00	106.44
C21	01°32'01"	417.00	11.16
C22	20°58'10"	237.21	86.82
C23	40°01'49"	237.21	165.73
C24	38°12'22"	92.00	61.35
C25	63°00'56"	17.00	18.70
C26	98°47'42"	45.00	77.59
C27	46°11'27"	45.00	36.28
C28	43°36'30"	45.00	34.25
C29	58°34'18"	45.00	46.00
C30	25°23'33"	45.00	19.94
C31	38°28'04"	17.00	11.41
C32	18°08'30"	142.00	44.96
C33	28°59'40"	142.00	71.86
C34	60°59'59"	187.21	199.31
C35	10°41'02"	467.00	87.08
C36	07°18'58"	467.00	59.63
C37	90°00'16"	10.00	15.71
C38	48°57'59"	105.00	89.74
C39	36°02'01"	105.00	66.04
C40	13°02'26"	55.00	12.52
C41	174°51'08"	10.00	30.51
C42	07°47'57"	473.00	64.39
C43	14°43'03"	473.00	121.50
C44	09°52'20"	473.00	81.50
C45	14°49'22"	527.00	136.34
C46	14°40'38"	527.00	135.00
C47	06°35'25	473.00	54.51
C48	34°31'14"	473.00	284.98

BUILDING LOT RESTRICTIONS

Buildings on all lots within subdivision shall not be erected to a height greater than 25 feet as measured from natural, existing grade at the building site. The ridge of a gable, hip, gambrel, or similarly pitched roof may extend up to five feet above the 25 foot limit to a maximum of 30 feet. This measurement applies to all elevations of the building, the intent being that buildings will conform with and reflect the natural contour of the land.

RESTRICTIONS HAVE BEEN IMPOSED ON LOTS 3, 4, 5, 8, 9 and 10

1. Lots 3 and 4 maximum building elevation is 6888.0 feet.
2. Lot 5 maximum building elevation is 6888.0 feet.
3. Lot 8 maximum building elevation is 6910.0 feet in zone 1 and 6913.0 feet in zone 2.
4. Lots 9 and 10 the maximum building elevation is 6905.0 feet.
5. All elevations are based upon elevation of the north rim of storm sewer manhole in Meadows Drive 400 feet north of the intersection with Crestline Drive and 10 feet west of road centerline. The elevation of the manhole rim is 6781.40 feet.

LOT # 5 - ADDITIONAL RESTRICTIONS

6. At no place shall there be more than two floors above natural (existing) grade level.
7. No finish floor will be permitted to be more than 14 feet above natural (existing) grade at any point.
8. Facade variation: no vertical walls shall extend more than 30 feet horizontally on any facade at which point, it must be varied by at least five feet.
9. No walls will extend higher than 25' from the natural grade on the southeast and southwest corner of the residence.

FIRE PROTECTION

Fire sprinklers shall be required inside and outside on all buildings as approved by the Park City Building Official.

LIMITS OF DISTURBANCE

Limits of disturbance (zone of no construction, excavation or vegetation removal) will be required on all site plans with areas of disturbance generally restricted to 15 feet around the proposed building. In no case shall the limits of disturbance be closer than ten feet from side or rear property line. Limits of disturbance will be staked with red construction tape prior to commencement of construction.

Grading shall be permitted only for infrastructure and with full building permit issuance or as otherwise approved by the community development director. Conformance with Limits of Disturbance shall be assured with a letter of credit or cash security provided by the lot owner.

EAST 1/4 CORNER SECTION 5
T2S, R4E, SLB&M
STONE

N 00° 09'43" E 2660.51'
(BASIS OF BEARING)

NORTHEAST CORNER SECTION 5
T2S, R4E, SLB&M
STONE

MOUNTAIN RIDGE SUBDIVISION

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 5
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

JANUARY 1990 **PROJECT NO. 6388**

SHEET 2 of 2

RECORDED

No 321514
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF:
Coalition Title Co.
$12.00 3-8-90 3:09 p.m. Alan Spriggs
FEES COUNTY RECORDER

THE SEAR-BROWN GROUP
FULL-SERVICE DESIGN PROFESSIONALS
1351 Deer Valley Rd. South, Suite 202 Park City, Utah 84060
(801) 649-1911 FAX (801) 649-7065

650

MOUNTAIN RIDGE

PARK CITY 1884

COMBO PERMIT

PO BOX 1480 • 445 MARSAC AVE • PARK CITY, UTAH 84060
(435) 615-5100

Site Address: 3099 MOUNTAIN RIDGE CT
PARK CITY UT 84060

Project Name:

PERMIT NUMBER: BD-13-18358
PARCEL NUMBER:
STATE PERMIT #:
ISSUED DATE: 7/29/2013

OWNER

HONIGMAN SUZY
3109 MOUNTAIN RIDGE CT
PARK CITY UT 84060-6944

CONTRACTOR

Top Mark Industries , INC
1645 NORTHSHORE CT
PARK CITY UT 84098

State License: 6074881-5501
Expires: 11/30/2013

INVESTIGATION FEE	N
CONSTRUCTION VALUE	519532.42
WAIVE FEES	no
SWIMMING POOL	no
IDENTICAL PLAN REVIEW	N
UNIT TYPE	1
# OF DWELLING UNITS	1

ARCHITECTURAL & DESIGN FEES	newres
# OF EQUIVALENT UNITS	1

FEES	
PARKS, TRAILS, OPEN SPACE	5,780.00
BUILDING PERMIT FEE	3,396.49
PLAN CHECK FEE	2,207.72
OUTDOOR WATER IMPACT FEE	11,525.00
WATER IMPACT FEE	7,145.00
PUBLIC SAFETY IMPACT FEE	910.00
STATE FEE	33.96
STREETS IMPACT FEES	470.00
Water Meter 1.5"	1,020.70
Total Permit Fees	**32,488.87**

PERMIT DESCRIPTION

SFD

This department must have 24 hrs. notice for all inspections
(435) 615-5100

All work must be inspected prior to concealment

Conditions:

Cond:

Temporary cut slopes shall comply with the soils report (up to 4 ft may be near-vertical and up to 10 ft may be 2 vert : 1 horiz.)

Flexible pavement areas , upper 9 inches of soil shall be scarified, moisture prepared to 2% above optimum moisture content and recompacted. Recompacted shall mean the upper 9 inches of nautral soil shall be removed and replaced with "non-expansive" low permeability subbase fill.

Flatwork within the upper 5-6 ft of potentially expansive soil, must have minimum 2 ft "non-expansive" low permeablility structural fill.

Potentially expansive soils to be removed an replaced w/non-expansive site grading structural fill. This includes area under footings and slabs.

Cond:

The building permit as calculated from the valuation is $3,896.49. However, EDEN did not automatically deduct the $500 plan check deposit as it should have. Therefore, the building permit fee was reduced by $500 to reflect the same sum. The new building permit fee is shown as $3,396.49.

Cond: FIRESPRINK

SUBMIT PLANS AND HYDRAULIC CALCULATIONS FOR THE FIRE SPRINKLER SYSTEM TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

Cond:

The fire pit must be approved by the Deputy Fire Marshal before being installed.

Cond:

1. Single Family (SF) District.
2. Mountain Ridge Subdivision.
3. 3,847 sq. ft. house size maximum - includes 600 sq. ft. garage credit.
4. Maximum height is 25 feet.
5. Disturbance shall not exceed 15 feet from building on side and rear.
6. Exterior lighting shall be down lit and shielded.

Valuation Items:

Occupancy		Type	Factor	Sq Feet	Valuation
r3	Single Family	VB	137.32	2,578.00	$354,010.96
finbas	FINISHED BASEMENT	VB	33.71	1,663.00	$56,059.73
unbas	UNFINISHED BASEMENT	VB	26.22	1,663.00	$43,603.86
sprink	FIRE SPRINKLER SYSTEM	FIRE SPRINKLER SYSTEM	4.37	4,635.00	$20,254.95
sfgar	RESIDENTIAL 1&2 FAMILY GARA(	VB	40.34	911.00	$36,749.74
decks	DECKS	VB	22.47	394.00	$8,853.18
	TOTALS			**11,844.00**	**$519,532.42**

I certify that no work will be done except as described above or on accompanying plans. Issuance of this permit shall not be construed as aproval of any violation of the codes, laws or ordinances as adopted by the City of Park City or the State of Utah.

SIGNATURE DATE 7/29/13

PRINT NAME: MARK PAPPAS

CONSTRUCTION MITIGATION AGREEMENT
STORM WATER POLLUTION ACKNOWLEGMENT
ACKNOWLEGMENT OF LEAD/ASBESTOS

PERMIT #	BA-13-18358	**ADDRESS**	3099 Mountain Ridge Ct PARK CITY UT 84060
CONTRACTOR/OWNER NAME	TOPMARK INDUSTRIES INC.		
MAILING ADDRESS	1645 NORTHSHORE CT. PARK CITY. 84098		
CONTACT PERSON	MARK PAPPAS	**CONTACT PHONE #**	435/6405981

When signing this agreement, the responsible party(ies) acknowledges reading and understanding the conditions of the construction mitigation plan and hereby agrees to comply with not only this, but all applicable city ordinances. A copy of the construction mitigation plan will be kept on-site for all contractors/sub-contractors to have access to at all times. This form shall serve as a notice that failure to comply with the mitigation conditions will result in enforcement action. *Additional restrictions may apply please see the specific construction mitigation agreement if applicable*

As the project owner or authorized agent of the owner, I have read and understand the requirements listed in the storm water pollution attachment A for construction activities to control storm water pollution from sediments, erosion and construction materials. I certify that I will comply with these requirements.

When signing this agreement, the above responsible party(ies) acknowledges reading and understanding the demolition handout and hereby agrees to comply with not only this, but all applicable city regulations as well as State and Federal Laws. A copy of the handout was given to the above responsible party and they were duly informed by the Park City Building Department that any property runs the risk of creating air pollution caused by asbestos and/or lead and they are to contact Summit County Health Department, Questar Gas and Snyderville Basin before demolition work will take place. This requirement is considered effective as of June 2011 per State Legislature H.B.0285.

- **KEEP CONSTRUCTION MITIGATION ON SITE**
- **NOTHING DOWN THE CREEK OR IN THE DRAIN UPON CLEAN-UP**
- **BUILDINGS BUILT PRIOR TO 1978 MAY CONTAIN LEAD/ASBESTOS**

Signature: _____

Print Name: MARK PAPPAS **Date:** 7/29/13.

Receipt No: 3.098740 Jul 22, 2013

TOP MARK INDUSTRIES

Previous Balance:	.00
IMPACT FEES - 1.0 RE'S MOUNTAIN RIDGE LOT 13	6,948.00
IMPACT FEES - ADMINISTRATIVE FEE	100.00
Total:	7,048.00
Check Check No: 1003	7,048.00
Payor: TOP MARK INDUSTRIES	
Total Applied:	7,048.00
Change Tendered:	.00

07/22/2013 09:21AM

SNYDERVILLE BASIN
WATER RECLAMATION
DISTRICT

Impact Fees have been paid (or are not required for the referenced development) to the Snyderville Basin Water Reclamation District. This receipt authorizes the issuance of a building permit for the development listed above.

By: Kim Dudley

RECEIVED
PARK CITY MUNICIPAL CORP
JUL 23 2013
BUILDING DEPT

VALID FOR ONE YEAR FROM THE DATE AT THE TOP OF THIS RECEIPT

PCFD
PARK CITY FIRE DISTRICT

5510

PROJECT CLEARANCE FORM

APPLICANT: TOPMARK INDUSTRIES LLC, MARK PAPPAS

MAILING ADDRESS: 1645 NORTHSHORE CT. PARK CITY UT 84098

TELEPHONE: (435) 640-5981 - MARK PAPPAS

PROJECT ADDRESS: 3097 MOUNTAIN RIDGE CT.

LOT NUMBER: 13 — HONIGMAN RESIDENCE

SUBDIVISION: MOUNTAIN RIDGE - PARK MEADOWS

Project Type		Factor	Amount
☒	Detached Single Family Residence	Units	$ 611.00
☐	Multi-Family Residence	Units	$
☐	Retail / Commercial Building	ft²	$
☐	Office Space	ft²	$
☐	Other:	ft²	$
☒	Plan Review Fee		$ 50.00
☐	Inspection Fee		$
		TOTAL	$ 661.00

METHOD OF PAYMENT:

☒ Paid ☐ Cash ☐ Check # ☒ Credit Card MC APP# 06170Z

COMMENTS:

☐	Fire sprinkler system required: _____	☒	Provide Smoke Alarms.
☒	Provide 1½" min lateral for fire line.	☒	Provide CO detectors on each level.
☐	Provide on site water tank _____ gal.	☒	Maintain Emergency Vehicle access.
☐	Provide on-site fire hydrant(s).	☒	Maintain access to fire hydrant.
☒	All CPVC fire sprinkler piping to be covered.	☒	Provide on-site trash container.
☒	**No Wood Shake Shingles Permitted.**	☐	See Attached or Comments Below

ALL APPROVALS & ISSUANCE OF PERMITS TO COME FROM PARK CITY BLDG DEPT.

SEE ATTACHED CONDITIONS OF APPROVAL.

RECEIVED
PARK CITY MUNICIPAL CORP
JUL 23 2013
BUILDING DEPT

Issued By: S. Adams Date: 7/15/13

656

HOMEOWNERS ASSOCIATION NOTIFICATION VERIFICATION

This document shall serve as verifications that the Mountain Ridge Subdivision (Subdivision)

Homeowner's Association has been notified of Honigman (Owner)

Intent to build at 3097 Mountain Ridge Ct. (Address)

This notice is only to inform the HOA that the owner is seeking a Building permit from Park City Municipal Corporation. These plans may change and it is the HOA's responsibility to follow the process if necessary.

Check One:

✓ Notice received and acknowledged

Michele J Paulsen 6/3/2013
HOA Representative Date

_____ Notice mailed and received

I hereby certify that I attempted to contact the HOA to execute the above acknowledgement and was unsuccessful. Attached is the signed return receipt of the certified letter which included a true and accurate copy of this notification.
_____(Owner signature and attach receipt)

HOMEOWNERS ASSOCIATION NOTIFICATION VERIFICATION

This document shall serve as verification that the MOUNTAIN RIDGE

Homeowner's Association (HOA) has been notified of SUZANNE HONIGMAN (owner)

intent to build at (address) 3099 MOUNTAIN RIDGE COURT RD. (lot #) 13

Plans may be viewed at the Park City Building Department , 445 Marsac Ave.

This notice is only to inform the HOA that the owner is seeking Building Permit (s) from the Park City. These plans may change and it is the HOA'S responsibility to follow the permit process if necessary.

Check One:

✓ Notice received and acknowledged

[signature] 5/29/2013

HOA Representative Date

_____ Notice mailed and received

I hereby certify that I attempted to contact the HOA to execute the above knowledgement and was unsuccessful. Attached is the signed return receipt of the Certified letter which included a true and accurate copy of this notification_____(signed owner & attached return receipt.

RECEIVED
PARK CITY MUNICIPAL CORP
JUN 04 2013
BUILDING DEPT

PARK CITY 1884

DEPARTMENT OF BUILDING SAFETY
Park City Mun. pal
445 Marsac Ave.
Park City UTAH 84060
Office: 435- 615-5100
Inspection Line: 435- 615-5103

e Received: 6/4/2013
Building Permit Number: BD-13-18358

BUILDING PERMIT APPLICATION

Property Address: 3097 MOUNTAIN RIDGE COURT
Property Owner: SUZANNE HONIGMAN Phone: 435 645-8888
Mailing Address: (If different than property address)
Address: 3109 MOUNTAIN RIDGE COURT
City: PARK CITY State: CA Zip: 84098

Contractor: MARK PAPPAS TOP MARK INDUSTRIES
Phone: 435 640 5981 State License #: 6074881-5501
Journeyman # (if applicable):
Business Lic. # (if applicable):

Architect: CLIVE BRIDGWATER / JEFF SCHINDEWOLF BRIDGWATER CONSULTING GROUP
Phone: 435 333 4580 State License #: 7402444

Description or purpose of work:
SFD

Valuation of Work $ 600,000.00
Includes Subs Yes ☐ ***No*** ☒

Sq. feet 4018 **BTU'S** _____ **AMPS** _____ **UNITS** _____

SIGNATURE OF UNDERSTANDING AND AGREEMENT:
I hereby certify that the setback distances proposed by this permit application are accurate, and do not violate applicable ordinances, rules or regulations of Park City Municipal Corporation or covenants, easements or restrictions of record; that all measurements shown, and allegations made are accurate; that I have read and agree to abide by all conditions printed on this application and that I assume full responsibility for compliance with the State of Utah Building Code (I.B.C), Park City's Municipal and Land Use Ordinance and all other applicable Ordinances, for work under this permit.
Plans Subject to Field Inspection

SIGNED _____
PRINTED CLIVE M. BRIDGWATER

DEPARTMENT USE ONLY

PLANNING COMMENTS:
Reviewer and Date:

ENGINEERING COMMENTS:
Reviewer and Date:

ENVIRONMENTAL COMMENTS:
Reviewer and Date:

BUILDING COMMENTS:
Reviewer and Date:

OTC INFORMATION
CE's: ☒ N/A ☐ 2X FEE: _____
SOILS: ☒ NO ☐ YES
HOA: ☐ N/A ☒ RECIEVED
CONDO/SUBDIVISION: MNT. RIDGE
VALID LIC: ☐ N/A ☒ OK TYPE: B100
YR. BUILT: N/A ☐ GIVEN HANDOUT

PARK CITY BUILDING DEPARTMENT

SPECIAL INSPECTION AND TESTING AGREEMENT

(For permit applicants or projects requiring special inspection and/or testing as per Chapter 17 of the International Building Code)

PROJECT NAME: HONIGMAN RESIDENCE
PROJECT ADDRESS: 3099 MOUNTAIN RIDGE COURT, PC UT 84060
BUILDING PERMIT NUMBER: BD13-18358 **ISSUE DATE:** 7-17-2013

BEFORE A PERMIT CAN BE ISSUED: The owner, engineer or architect of record, acting as the owner's agent, shall complete two copies of this agreement, including the required acknowledgments. A pre-construction conference with the parties involved may be required to review the special inspection requirements and procedures.

APPROVAL OF SPECIAL INSPECTORS: Each special inspector shall be approved by the building department prior to performing any duties. Each special inspector shall submit his/her qualifications to the building department and be subject to a personal interview for pre-qualification. Special inspectors shall display approved identification, as stipulated by the building department, when performing the function of a special inspector.
Special inspection and testing shall meet the minimum requirements of I.B.C. Section 1704. The following conditions are also applicable:

A. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR

1. Observe work.
   The special inspector shall observe the work for conformance with the building department approved (stamped) design drawings and specifications and applicable workmanship provisions of the IBC Architect/engineer reviewed shop drawings and/or placing drawings may be used as an aid to inspection.
   Special inspections are to be performed on a continuous basis; meaning that the special inspector is on site in the general area at all times observing the work requiring special inspection. Periodic inspections, if any, must have prior approval by the building department based on a separate written plan reviewed and approved by the building department and the project engineer or architect.

2. Report non conforming issues.
   The special inspector shall bring non conforming items to the immediate attention of the contractor and note all such items in the daily report. If any item is not resolved in a timely manner, or is about to be incorporated in the work, the special inspector shall immediately notify the building department by telephone or in person, notify the engineer or architect, and post a discrepancy notice.

3. Furnish daily reports.
   On request, each special inspector shall complete and sign both the special inspector record and the daily report form for each day's inspections. These must remain at the job site with the contractor for review by the building department's inspector.

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4. Furnish weekly reports.
   The special inspector or inspection agency shall furnish weekly reports of tests and inspections directly to the building department, project engineer or architect, and others as designated. These will include:
   a. Description of daily inspection and tests made with applicable locations;
   b. Listing of all non conforming items;
   c. Report on how non conforming items were resolved or unresolved as applicable; and
   d. Itemized changes authorized by the architect, engineer & building department, if not included in non conformance items.

5. Furnish final report.
   The special inspector or inspection agency shall submit a final signed report to the building department stating that all items requiring special inspection and testing were fulfilled and reported and , to the best of his/her knowledge, in conformance with the approved design drawings, specifications, approved change orders and the applicable workmanship provisions or the IBC items not in conformance, unresolved items or any discrepancies in inspection coverage (i.e., missed inspections, periodic inspections when continuous was required, etc.) shall be specifically itemized in this report.

B. CONTRACTOR RESPONSIBILITIES

1. Notify the special inspector.
   The contractor is responsible for notifying the special inspector or agency regarding individual inspections for items listed in Section D of this agreement and as noted on the building department approved plan. Adequate notice shall be provided so the special inspector has time to become familiar with the project.

2. Provide access to approved plans.
   The contractor is responsible for providing the special inspector access to approved plans at the job site.

3. Retain special inspections records.
   The Contractor is also responsible for retaining at the job site, all special inspection records submitted by the special inspector, and providing these records for review by the building department's inspector upon request.

C. OWNER'S RESPONSIBILITIES

The owner shall employ the engineer or architect responsible for the structural design or his designated engineer or architect to make visits to the job site to observe general compliance with the approved structural plans, specifications and change orders. The engineer or architect shall submit a statement, in writing, to the building official stating the job site visits have been made and that any deficiencies noted have been corrected. This shall not be construed to be a special inspection.

D. BUILDING DEPARTMENT RESPONSIBILITIES

1. Approve special inspection.
   The building department shall approve all special inspectors and special inspection requests.

2. Monitor special inspection.
   Work requiring special inspection and the performance of special inspectors shall be monitored by the building department's inspector. His/her approval must be obtained prior to placement of concrete or other similar activities in addition to that of the special inspector.

3. Issue Certificate of Occupancy.
   The building department may issue a Certificate of Occupancy after all special inspection reports and the final report has been submitted and accepted.

AREAS OF SPECIAL INSPECTION
THE FOLLOWING MARKED AREAS SHALL HAVE SPECIAL INSPECTIONS:

		INSPECTOR NAME	CERT. #
{X}	SOILS INVESTIGATION SECTION 1704.7 PER SHEET SO.1		
{ }	CONCRETE SECTION 1704.4		
{X}	BOLTS INSTALL CONCRETE TABLE 1704.4 (#3) PER SHEET SO.1		
{ }	DUCT MOMENT RESIST CONC FR SEC 1704.4		
{ }	REINFORC/PRETRESSING STEEL TLB 1704.4 (#1)		
{X}	WELDING SECTION 1704.3.1 PER SHEET SO.1		
{ }	HIGH STRENGTH BOLTING SECTION 1704.3.3		
{ }	STRUCTURAL MASONRY SECTION 1704.5		
{ }	WOOD SECTION 1704.6		
{ }	WALL PANELS/VENEERS SECTION 1704.10		
{ }	SPRAY APPLIED FIRE-PROOF SECTION 1704.11		
{ }	PILING,DRILLED PIERS/CAISSONS SEC 1704.8/1407.9		
{ }	SHOT CRETE TABLE 1704.4 (#6)		
{ }	SUSPENDED CEILINGS SECTION 1621.2.5.2.2 #8		
{ }	FABRICATOR TO BE APPROVED SECTION 1704.2		
{ }	SMOKE CONTROL SECTION 1704.14		
{ }	EIFS SECTION 1704.12		
{ }	OTHER SELECTION 1704.13 SPECIAL CASES		

ACKNOWLEDGMENTS:
I HAVE READ AND AGREE TO COMPLY WITH THE TERMS/CONDITIONS OF THIS AGREEMENT:

OWNER:_____ DATE:_____

CONTRACTOR: Pappas DATE: 7/23/13

SPECIAL INSPECTOR
OR INSPEC AGENCY:_____ DATE:_____

ARCHITECT:_____ DATE:_____

PROJECT ENGINEER:_____ DATE: JUL 17 2013

ACCEPTED FOR THE PARK CITY BUILDING DEPARTMENT

BY:_____ DATE:_____

A+ ELEVATORS & LIFTS

RATED LOAD WEIGHT TEST

STATE: UTAH

DATE: 07/07/2014 TECHNICIAN: CHRIS HARRIS

LOCATION OF ELEVATOR: HONIGMAN RESIDENCE
3097 MOUNTAIN RIDGE COURT
PARK CITY, UTAH 84060

EQUIPMENT:

Make: SAVARIA Model: ECLIPSE Type: [ ] Winding Drum [X] Traction [ ] Hydraulic

Serial No: 90294 Lifting Capacity (lbs.): 950 Application: [X] Residential [ ] Commercial

WEIGHT TEST PERFORMED AT: 950 lbs.

I, CHRIS HARRIS, report that the above equipment, has successfully passed a Rated Load Weight Test, as described in A17.1, Section 5, and that the Rated Load Weight Test was performed in accordance with A17.1, Section 5.

Signed: Chris

PO Box 1581, Bountiful, Utah 84011 888-444-APLUS (2758) info@apluselevators.com

BD-13-18358

A+ ELEVATORS & LIFTS

RATED LOAD WEIGHT TEST

STATE: UTAH

DATE: 07/07/2014 TECHNICIAN: CHRIS HARRIS

LOCATION OF ELEVATOR: HONIGMAN RESIDENCE
3097 MOUNTAIN RIDGE COURT
PARK CITY, UTAH 84060

EQUIPMENT:

Make: SAVARIA Model: ECLIPSE Type: [ ] Winding Drum [X] Traction [ ] Hydraulic

Serial No: 90294 Lifting Capacity (lbs.): 950 Application: [X] Residential [ ] Commercial

WEIGHT TEST PERFORMED AT: 950 lbs.

I, CHRIS HARRIS, report that the above equipment, has successfully passed a Rated Load Weight Test, as described in A17.1, Section 5, and that the Rated Load Weight Test was performed in accordance with A17.1, Section 5.

Signed: Chris

PO Box 1581, Bountiful, Utah 84011 888-444-APLUS (2758) info@apluselevators.com

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CERTIFICATE OF SURVEY

I, J.D. GAILEY do hereby certify that I am a licensed land surveyor registered by the State of Utah, License # 359005, as prescribed under the laws of Utah. I further certify that I have reviewed the plans for permit # BD-13-18358 at 3099 MOUNTAIN RIDGE COURT (Street Address) on 13 (Lot number) MOUNTAIN RIDGE (Subdivision) and have surveyed the property to verify that the structure is situated on the lot as approved or have submitted a site plan showing the actual setback dimensions. I have also verified that the footing elevations are BASED ON AN ELEVATION OF 6834.5 FEET AT THE SEWER MANHOLE LID IN FRONT OF THE PROPERTY: NE COR = 6839.3'; SE COR = 6845.05'; SW COR = 6849.75'; NW COR = 6843.55'.

Professional Seal Here

STATE OF UTAH
9/4/13
J. D. GAILEY
NO. 359005
PROFESSIONAL LAND SURVEYOR

JD Gailey
(Signature)

Sept. 4, '13
(Date)

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SEP 05 2013
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2009 INTERNATIONAL RESIDENTIAL CODE
(Revised 04-20-2011)

Log Number: BD-13-18358 Date Plans Received: 7/11/13

Building Address: 3099 Mountain Ridge Ct

Owner's Name: Honigman

Main Building Sq. Ft: 4241 Other:

Total Area Basement: 1663 Type of Building: SFD

Finished Basement: 1663 No. Stories: 2

Garage: 911 No. Levels: 3

Deck/Balcony: 394 Area of LOD: 6963

Fire Sprinklers: Y Area: 4635 Number of Bedrooms: 3

Elevation: 68752 Ground Snow Load: 144

Roof Snow Load: 102 Soil Bearing Capacity: 2500

Plan Check by: Michelle Downard

Started Review: 7/8/13 Finished Review: 7/11/13

This checklist is compiled for plan checking purposes for use by the Division of Building Inspection. The information contained herein will also provide condensed construction information for design and job use. This checklist is not intended to indicate any change in any building code or ordinance by inference or omission. A circle around a checklist number indicates an incorrect detail or insufficient information. **Please make the corrections on the drawings indicated by the number in the circle/box on the checklist.** Any indicated correction not made or construction detail not shown will be assumed to be installed in accordance with the applicable codes.

GENERAL:

G1. Place correct construction street address, owner's name, designer's name, and architect and/or engineer's name and seal on the drawings. Is this 3099 or 3097 (see survey) changed to 3099

G2. Provide a plan index. Make sure this is correct A0.0

G10. Show the 'Limits-of-Disturbance' on the Site Plan including all utility crossings, material storage and stockpile areas, driveways, re-graded areas, proposed landscaped areas, and construction parking areas. Explain how construction can be completed within LOD

7/11/13- emailed to architect

G23 For driveways that go across public property (we believe 99% of them will, so we will assume all do), provide a copy of the "Application to work in a Public Right of Way" that has been approved by the City Engineering department.

G24 Obtain Engineering Department approval for plans. done

G25 Obtain Planning Department approval for plans. Shauna waiting on Bldg

G26 Provide a receipt or "non-required payment" letter from both Snyderville Basin Water Reclamation District, and the Park City Fire District. received 7/23

G27 Provide a landscaping plan for Planning approval. received 7/23 see redlines

Additional General Comments:

- Please confirm- "perforated floating screen wall" on south end of home- shown in elevation and plans as future… (not included in this permit or approval?) included
- Confirm soil bearing capacity- struct calcs list 2500 psf, soils report lists CL/ML soil which is listed as 1500 psf in IRC 401.4.1 see pg 10
- Elevator special inspection is required by state A0.0
- Provide elevator shaft and fire rating assembly

FOUNDATION PLAN:

F3. Show footings a minimum of 40 inches below finish grade. -IRC R403.1.4 SE Corner 42" @ corner

ARCHITECTURAL:

A17. Automatic garage door openers , if provided, shall be tested in accordance with UL325. R309.6 E1.0 & E1.5

A20. All unenclosed floor and roof openings, open and glazed sides of landings and stairs, balconies and porches more than 30 inches above grade, and roofs used for other than service of the building shall be protected by a guard (aka "Guardrail"). Guards shall not be less than 36 inches in height. Open guards shall have intermediate rails or an ornamental pattern such that no sphere 4 inches in diameter can pass through. – IRC R312 I see the guardrail detail and I can see it on the elevation. But please LABEL on floor plans, elevations or somewhere that shows where it will be provided see A2.1

A33. Show ice shield extending from the eaves to a point at least 24 inches inside the exterior wall line. -IRC R905.8. flat roof

A48 Insulation and U-values on plans don't match ResCheck energy analysis. Basement walls- R13 or R15 (A8.1 #4), framed walls- R21 or R23 (A8.1 #1) see revised A8.1

A59. List on the cover sheet of the drawings each deferred submittal item IE: ~~fire sprinkler submittal, truss details, radiant heat submittal, 2 lb. gas piping schematic, stucco/EIFS submittal, factory-built fireplace product information, and Planning Department items,~~ **siding details**, ~~etc. IRC R107~~ steam shower See A0.0

A60. Sills of exterior windows which are located more than 6 feet above grade, and less than 24 inches above the interior floor surface must meet some new requirements. The area of the window less than 24 inches above the interior floor surface must now be fixed or have an opening or a guard which does not allow the passage of a 4 inch diameter sphere. R612.2 14, 21, 22 See A6.1

A63. Stair tread nosing: The radius of curvature at the leading edge of the tread shall be no greater than 9/16 inch (914.3 mm). A nosing not less than ¾ inch (19 mm) but not more than 1 ¼ inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the **nosing at the level of** floors and landings. Beveling of nosing shall not exceed ½ inch (12.7 mm). Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4 inch (102 mm) diameter sphere. (Utah State amendment) Exceptions. see 6/A 7.1

A. A nosing is not required where the tread depth is a minimum of 10 inches (254 mm).

B. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less. Note: This means that concrete stairs, without nosings, must have a tread depth of 10 inches.

A64. Provide defensible space for all structures on site as per the 2006 International Wildland-Urban Interface Code. Provide landscape plan see site plan notes.

Additional Architectural Comments

- Fire pit is not approved with this building permit. Must obtain approval of ~~condition~~ fire pit from Kurt Simister, Deputy Fire Marshall to install fire pit. condition on permit
- Provide roof overflow drains per 903.4.1 A2.3
- All radiant heating? No forced air? How will you provide air circulation? see A2.0, providing forced air also see A2.6

STRUCTURAL:

Note: Park City is Seismic Design Category D or D_1, with an S_s between 92 degrees east and 103 degrees west.

S12. Fire block stud spaces at soffits, floor and ceiling joist lines, at 10 ft vertically and horizontally, and at openings between attic spaces and chimney spaces for factory-built chimneys, and at any other locations not specifically mentioned which could afford passage for flames. –IRC R30211 #34 A2.0

S20. Chimneys shall extend at least 2 feet higher than any portion of a building within 10 feet, but shall not be less than 3 feet above the point where the chimney passes through the roof. –IRC R1003.9 A3.0

S22. Note on plans: Special inspection is required for field welding and high strength bolting. 2009 IBC, sections 1704.3.1 and 1704.3.3. contractor must sign special inspection form, (they can do this when they come into the office to pull the permit or anytime sooner) received 7/23/13

S23. Call out on the cover sheet of the plans, that any field welding or torch work, will require a separate "hot work" permit prior to beginning work. IFC 105.6.11. S0.0

S26. Call out "naturally durable wood, or wood that is preservative-treated" for the structural members for exterior decks. R317.1.3 cement slab

ELECTRICAL:

E3. Lights in closets must comply with the clearance dimensions of IRC E4003.12. #22 E1.1

E5. Show smoke detectors conforming to IRC section R314. All levels, all bedrooms, access to all bedrooms and in all rooms with sloped ceilings next to halls serving bedrooms. All detectors shall be hard-wired, interconnected, and have battery backup. see electrical sheets

E8. Carbon Monoxide detectors shall be installed on each habitable level of a dwelling unit equipped with a fuel burning appliance. R314 as amended by state. see electrical sheets

PLUMBING:

P1. **Note on plans: All plumbing installations shall comply with 2009 IRC.** #27 A2.2

P2. Show location of gas and electrical meters in an area that is protected from snow and ice damage. -LMC 15-2.3-4 (j) A1.1

P3. Show tank type water closets with a flow rate of not more than 1.6 gallons per flush. -IRC R2903.2 A2.2

P4. Show showerheads with a flow rate of note more than 2.5 gpm. -IRC P2903.2 A2.2

P6. Show all plumbing vents through the roof to be minimum 3" pipe. -IRC P3103.2 A2.2

P8. Show location of access for whirlpool type tubs. **No grouted tile access allowed**. -IRC P2720, E4109.3 any? none. - A2.1

P10. Showers shall be finished to a height of not less than 72 inches above the floor. Material shall be non-absorbent. -IRC R307.2 A2.1

P13. In seismic design categories C, $\mathbf{D_o}$, D_1 and D_2, water heater shall be anchored or strapped in the upper third **and lower one-third** of the appliance to resist a horizontal force equal to one third of the operating weight. IRC P2801.7 (State Amendment) Provide a detail. A8.2

MECHANICAL:

M1. Note on plans: All mechanical installations shall comply with the 2009 IRC & IFGC. A2.1

M3. Show combustion air for all fuel-burning appliances at a minimum rate of 1 sq inch per 3000 Btu/hour input. The one opening must be in the top 12 inches of the room. Show minimum 1 inch clearance around equipment at sides and rear of the appliance. Show minimum 6 inch clearance in front of the appliance. –IRC M1701 A2.1

M4. Show gas logs and each gas appliance with a shut-off valve within 6 feet of the appliance. -IRC G2420 A2.1

M5. Fuel-burning appliances, including fireplaces, are not permitted to be installed in sleeping rooms, bathrooms, or toilet rooms unless the appliances are Direct Vent appliances. See IRC Section G2406 and IMC 303.3 for more information and the list of exceptions. Note: All construction in Park City is "unusually tight construction". Master bedroom A2.1

M11. Vent the dryer to the outside. Maximum length of the duct with two 90-degree elbows is 15 feet. -IRC M1502.2 Provide makeup air to laundry room. IRC G2439.4 A2.0

M13. Natural gas service lines shall be no less than 1 inch (25 mm) in diameter. R156-56-709 (3) state amendment to IFGC. Note on plans. A2.1

M14. State on the cover sheet of the drawings the number of 'backflow preventers' to be installed in the Work. Remember to include the lawn sprinkler system, fire sprinkler system, number of boilers, etc. -IRC P2902

A0.0

BD-13-18358

SUBCONTRACTORS LIST

TOPMARK INDUSTRIES

Honigman Residence

3099 Mountain Ridge Court

Park City, UT 84060

Permit # BD-13-18358

Excavating: JWW Excavating

435 640-2477

License#

Foundation: Rico Concrete

801-550-0645

License# 352983

Framing: Magana Construction

801-205-9611

License#

Material Supply: Probuild

801-255-4201

License #

Radiant Heat: MVPH

801-814-2774

License #7195940-5501

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Electrical: TS Electric

801-699-2855

License # 89-249403-5501

Plumbing: MVPH

801-814-2774

License # 7195940-5501

HVAC: J&J Sheetmetal

801-556-4505

License #579629

Windows: Contractors Windows Supply

801-259-9940

License #

Doors: Probuild

801-255-4201

License #

Drywall: New West Drywall

801-455-8073

License # 375440

Painting: Bubba Painting

435-640-2545

License #

Insulation: Superior Insulation

License #

Flooring: Topmark Industries

435-640-5981

License #6074881-5501

Tile: Cancun Tile

801-979-3246

License # 5685464

Countertops: European Marble & Granite

801-712-1457

License #

Rockwork/Masonry: Munich Construction

801-916-4495

License # 6075779-5501

Garage Doors: Carriage Garage Doors

801-2825001

License # 5913599

Low Voltage: DMSTV

801-599-2922

License #

Central Vacuum: DMSTV

801-599-2922

License #

Elevator: A plus elevator

801-635-4087

License #

Waterproofing: Rocky Mountain Waterproofing

801-282-2100

License #

Roofing: ACW Roofing

435-640-3823

License #

Metal Siding: ACW Roofing

435-640-3823

License #

Concrete Flatwork: Pure-crete

801-554-1276

License # 4548376

Concrete Light Weight:

License #

Cabinets: Forever Furniture

License #

Plumbing Fixtures & Appliances: Fergeson

Gas Lines: J&J Sheetmetal

801-556-4505

License #579629

Glass doors & Mirrors: Aspen Glass

435-640-2231

License # 5876855

Hardware: Robert Angel

970-390-1990

License #

Epoxy Coatings:

License #

Landscaping:

License #

Fireplaces: Hearth & Home

801-486-8452

License # 560033

Railings: High Country Ironworks

801-916-4228

License #

Window & Door Installer: Signature Installations

801-898-8455

License # 60314225501

Trim & Finish Carpentry: Topmark Industries

435-640-5981

License # 6074881-5501

CMT ENGINEERING LABORATORIES
Construction • Materials • Technologies
Geotechnical, Environmental, & Materials Engineering/Testing/Research

11/12/13

TOP MARK INDUSTRIES
1645 NORTHSHORE CT
PARK CITY UT 84098

UNRESOLVED DISCREPANCIES: YES:☐ NO:☒

STEEL AND WELDING SPECIAL INSPECTION REPORT

Project #: 6270 AMFAB FOR HONIGAN RESIDENCE — Inspection Date: 11/08/13
Report Number: 403285 Weather: CLEAR — Temp: 40
Inspector: S CHASE KRYGER — Cert #: 09094091 AWS:☒ ICC:☐
Reviewed By: DAVID TAYLOR — Cert #: 09094161 AWS:☒ ICC:☐
Time In: Time Out: Total Time: 0.00
Travel Time: 0.00 Miles: 0

Observations:

Items Inspected:
1. CJP Welds
2.
3.

Location(s):
1. UTs at 307A, 304A
2.
3.

Welder Certifications Current: Y WPS: Y
NDT Required: Y Type: UT:☒ RT:☐ PT:☐ MT:☐ Eddy:☐ Other:☐
Code Inspected To Plans And Specifications: AWS:☒ AISC:☐ FEMA:☐ ICC:☐
Tests Required:

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3099 MTN. RIDGE COURT
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Remarks:

Performed ultrasonic tests on repaired complete joint penetration welds. Both tests were found acceptable and in compliance with AWS D1.1 table 6.2.

Based upon our inspections, **the above noted work requiring special inspection** was in general accordance with the approved plans and specifications, and the applicable workmanship provisions of either IBC, ICC, AWS, ACI-318, APWA, or UDOT Specification(s).

Sincerely,

Chase Kryger

S CHASE KRYGER
Special Inspector

canyons
STRUCTURAL CONSULTING

17 July 2013

Mr. Clive Bridgwater
Bridgwater Consulting Group
6443 North Business Park Loop Road, Suite 10
Park City, Utah 84098

Ref.: Honigman Residence; 3099 Mountain Ridge Court, Park City, UT 84060
Structural Plan Review Response-BD-13-18358

Mr. Bridgwater:

We are in receipt of the plan review comments from the Park City Building Department for the Honigman Residence, for which we are the engineer of record (EOR). We acknowledge the time and effort expended to review our plans and calculations, and hope that this response will adequately address all of the questions and concerns brought forth in the plan review. As a courtesy, we have re-typed the original questions with the numbering system below in italics, and our response follows in bold-type. We have not addressed any plan review item that was not structurally-related.

Additional General Comments
-Confirm soil bearing capacity-struct calcs list 2500 psf, soils report lists CL/ML soil which is listed as 1500 psf in IRC 401.4.1.

We acknowledge that this soil type has a different bearing pressure; however, per instructions in the soils report, if the structure bears on compacted structural fill, and the expansive clay soils are excavated and removed, which will occur on this steep property, then the recommended bearing pressure for the compacted fill, per the soils report on page 10, is the 2500-psf. We do not feel that anything must be modified in our foundation design, as we followed the geotechnical recommendations from the report.

FOUNDATION PLAN:
F3. Show footings a minimum of 40 inches below finish grade. –IRC R403.1.4 SE Corner

We have intended to maintain a 42" frost depth all around the property for exterior foundations. Please see adjusted TOW and TOF elevations on the foundation plan. We feel that all locations, including the SE corner of the building, meet or exceed the frost depth requirements set forth by this building department.

STRUCTURAL:

Note: Park City is Seismic Design Category D or D1, with an Ss between 92 degrees east and 103 degrees west.

We agree that Park City is in Seismic Design Category D, but Ss values are spectral acceleration values, and they are not listed as degrees, such as latitude and longitude. Per our calculations, sheet 117, this property is located at roughly 40.679 degrees latitude and -111.515 degrees longitude. This corresponds to an Ss of 0.7 (max. ground motion with a period of 0.2s), and an S1 of 0.258 (max. ground motion with a period of 1s). To see other spectral motions for this property (Sds and Sd1, Fa, and Fv), please see calculations. We have accurately assessed seismic loading on this property, and no changes are required.

S12. Fire block stud spaces at soffits, floor and ceiling joist lines, at 10 ft vertically and horizontally, and at openings between attic spaces and chimney spaces for factory-built chimneys, and at any other locations not specifically mentioned which could afford passage for flames. –IRC R30211

This is an architectural matter. Please address in the architectural details and plan notes.

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PARK CITY MUNICIPAL CORP
JUL 23 2013
BUILDING DEPT

940 Elm Ave., Salt Lake City, Utah, 84106
Tel 801 . 486 . 6848 Fax 801 . 466 . 3327 www.canyonsstructural.com
Licenses throughout the US and Canada

07/16/13

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STRUCTURAL CONSULTING

S20. Chimneys shall extend at least 2 feet higher than any portion of a building within 10 feet, but shall not be less than 3 feet above the point where the chimney passes through the roof. –IRC R1003.9

This is an architectural matter. Please address in the architectural details and plan notes.

S22. Note on plans: Special inspection is required for field welding and high strength bolting. 2009 IBC, sections 1704.3.1 and 1704.3.3. Contractor must sign special inspection form, (they can do this when they come into the office to pull the permit or anytime sooner.)

The special inspection forms have been filled out and will be submitted with this letter. Please ensure that contractor signs where required, and fills out the desired inspector that they have chosen.

S23. Call out on the cover sheet of the plans, that any field welding or torch work, will require a separate "hot work" permit prior to beginning work. IFC 105.6.11.

Please see that Structural Steel Note "C" on the General Structural Notes sheet S0.0 has been updated to include this information.

S26. Call out "naturally durable wood, or wood that is "preservative-treated" for the structural members for exterior decks. R317.1.3.

Per architectural and structural detailing, no exterior deck wood elements will ever be exposed to the elements. There will be a waterproof surface on top of them, as well as a concrete topping slab, and underneath, there will be fully water-tight closed soffit. As such, treated or redwood lumber is not required for the framing of any of the exterior decks. No modifications are required to the current design.

We hope that this answers the structural questions that the Park City Building Department has posed at this time. Please let us know if there are further concerns.

Regards,

Cambria M. Flowers, P.E., S.E.
Vice President

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Tel 801 . 486 . 6848 Fax 801 . 466 . 3327 www.canyonsstructural.com
Licenses throughout the US and Canada

07/16/13

~~BD-14-19360~~ PCBD COPY
BD-18-18358

ADAMS FIRE & LIFE SAFETY CONSULTANTS

DATE:	March 4, 2014
PROJECT:	Honigman Residence
ADDRESS:	3097 Mountain Ridge Court - Park City, UT

TYPE OF SYSTEM:	Wet with Anti-freeze Additive
HAZARD CLASSIFICATION:	Residential
DRAWINGS:	Sheet 1 of 2 (02/12/2014) and Sheet 2 of 2 (02/14/2014)
HYDRAULIC CALCULATIONS:	Remote Area #1 - Upper Level - (02/16/2014) Remote Area #2 - Main Level - (02/16/2014)
EQUIPMENT SUBMITTAL:	Provided

As requested, we have performed a fire sprinkler drawing review for the above project.

We find that the fire sprinkler drawing and hydraulic calculations are acceptable with comments and should be forwarded to Park City Municipal Corporation, Building Department for their review and approval.

Our review comments are outlined on the attached pages.

Sincerely,

Scott W. Adams

Scott W. Adams
Fire Protection Engineer

PCBD COPY

APPROVED
PARK CITY MUNICIPAL CORP
MAR 24 2014
BUILDING DEPT.

4728 SOUTH REDTAIL HAWK BAY - SALT LAKE CITY, UT 84117
TELEPHONE: (801) 685-2549 TELE-FAX: (801) 685-2611

HONIGMAN RESIDENCE

3097 Mountain Ridge Court - Park City, UT

FIRE SPRINKLER CONTRACTOR

COMPANY:	Fire Out, LLC
ADDRESS:	39 West Truman Avenue - South Salt Lake City, UT - 84115
ADDRESS:	4887 Amethyst Drive - West Jordan, UT - 84081
TELEPHONE:	(801) 514-0725

Fire Sprinkler System Documents Reviewed:

TYPE OF SYSTEM:	Wet with Anti-freeze Additive
HAZARD CLASSIFICATION:	Residential
DRAWINGS:	Sheet 1 of 2 (02/12/2014) and Sheet 2 of 2 (02/14/2014)
HYDRAULIC CALCULATIONS:	Remote Area #1 - Upper Level - (02/16/2014) Remote Area #2 - Main Level - (02/16/2014)
EQUIPMENT SUBMITTAL:	Provided Sheet 1 of 2 (12/20/2013) and Sheet 2 of 2 (12/20/2013)

RECOMMENDATION: REVIEWED WITH COMMENTS FOR INSTALLATION

Final Acceptance of the Fire Sprinkler System will need to be based upon Field Inspection and Testing of the System in Accordance with NFPA-13 and NFPA-13D.

APPLICABLE STANDARDS USED TO CONDUCT REVIEW

NFPA-13	Installation of Sprinkler Systems with all appendices, 2010 edition.
NFPA 13D	Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes, 2010 edition.
NFPA-24	Private Fire Service Mains and Their Appurtenances, 2010 edition.
NFPA-72	National Fire Alarm Code, 2010 edition.
IBC	International Building Code, 2012 Edition.
IFC	International Fire Code, 2012 Edition.

REVIEW COMMENTS: We have reviewed the submitted documents and offer the following:

1. WATER FLOW TEST DATA

1.1 The flow test data provided for the design of the fire sprinkler is as follows:

- 1.1.1 **Static Pressure:** 88 p.s.i.
- 1.1.2 **Residual Pressure:** 50 p.s.i.
- 1.1.3 **Flow:** 900 G.P.M.

1.2 The flow test data provided needs to be reviewed and approved by both the Building and Water departments officials to verify that this water supply is correct for this area.

1.3 **It appears that no allowances have been made for seasonal or daily fluctuations as a result of increased demands or changes in the operation of the water system.**

2. EQUIPMENT SUBMITTAL:

2.1 The equipment data sheets **have been** provided for the fire sprinkler.

3. Automatic Fire Sprinkler Systems With Antifreeze Additives:

3.1 Fire sprinkler designer has indicated that an antifreeze additive will be used in the fire sprinkler system installation.

3.2 Use of an antifreeze additive in the fire sprinkler system installation must be in accordance with the following and approved by the Park City Building Department:

3.2.1 **Antifreeze Limitations:** Antifreeze used in a new and/or altered automatic sprinkler system installed in accordance with NFPA 13 may not exceed a maximum concentration of 38% premixed propylene glycol or 48% premixed glycerin, and the capacity of the system may not exceed 150 gallons. [Utah State Amendment-IFC 903.3.1.1.2/903.3.1.1.3/903.3.1.1.3]

3.2.2 **Antifreeze Tag and Information:** A tag must be attached to the riser indicating the date the antifreeze solution was tested. The tag shall also indicate the type and concentration of antifreeze solution by volume with which the system is filled, the name of the contractor that tested the antifreeze solution, the contractor's license number, and a warning to test the concentration of the antifreeze solutions at yearly intervals. [Utah State Amendment - IFC 903.5.1]

4. FIRE SPRINKLER DRAWINGS

4.1 The fire sprinkler drawings have been reviewed with comments before installation can begin:

4.1.1 Upon physical inspection of the system, the piping configuration/size is substantially as shown on the fire sprinkler drawings.

4.1.2 Any major deviation from the fire sprinkler drawing will require that hydraulic calculations be provided to "prove" the design layout.

4.1.3 Fire sprinkler installation must be in full compliance with NFPA 13D, 2010 edition. Field verification is required.

4.2 **NFPA 13D Modified Requirements:**

4.2.1 **Fire Sprinklers (NFPA 13D-7-5:** Listed residential fire sprinklers must be installed, except for the areas as listed below:

4.2.1.1 **Garage Area:** Fire sprinklers within the garage area must be of the Quick-Response (QR) Sprinkler type as defined by NFPA-13, section 3.6.2.9.

4.2.1.2 **Furnaces and Fireplaces:** Fire sprinklers over furnaces, fireplaces and in high heat areas, must be either quick-response fire sprinklers or residential fire sprinklers with temperature ratings in accordance with NFPA 13D-7.5.5.

4.2.1.3 **Exterior Fire Sprinklers:** All exterior fire sprinklers must be standard fire sprinklers with an intermediate temperature rating.

4.2.2 **7-6 - Local Water Flow Alarms (NFPA 13D-7.6)** Local water flow alarms must be provided on exterior and interior for all fire sprinkler systems.

4.2.2.1 **Exterior Alarm:** An audible and visual device (strobe) must be provided and located such that it is visible from the street, near or on the front of the building. Provide either a electric bell and strobe or horn and strobe.

4.2.2.2 **Interior Alarm:** An interior fire alarm notification appliances is also required to sound throughout the dwelling. An approved audible sprinkler flow alarm to alert the occupants of the dwelling in a normally occupied location when flow switch is activated must be provided.

4.2.3 **8-1 - Fire Sprinkler Design Criteria (NFPA 13D-8.1):** The fire sprinkler system must be designed in accordance with Chapter 8 - System Design of NFPA 13D for all areas except for garages.

4.2.4 **Location of Sprinklers (NFPA 13D-8.6):** Fire sprinklers are to be installed in all areas except where omission are permitted only by sections 8.6.2 and 8.6.3.

4.2.4.1 Fire sprinklers are to be installed in garages, covered decks, covered attached porches, attached car ports and combustible wood burning fire place flu chases.

4.2.4.2 **NFPA 13D-8.6.5:** Fire sprinklers are required to be installed in attics used for storage, penthouse equipment rooms, elevator machine rooms, concealed spaces containing dwelling unit ventilation equipment and/or fuel-fired equipment, combustible elevator shafts, crawl spaces that are large enough to be used for storage, and other spaces that are used or intended for living and/or storage purposes.

4.2.4.3 **Exterior Roof Overhangs:** Fire sprinklers are required to be installed in exterior roof overhangs that are within 25-feet of native combustible vegetation and/or trees ten (10) feet or taller in height. Exterior fire sprinklers must be spaced 10-feet on-center.

5. FIRE SPRINKLER INFORMATION

5.1 Fire sprinkler system has been designed using the following fire sprinkler: (**NOTE:** If actual field conditions are different, then hydraulic calculations must be revised to reflect actual conditions.)

5.1.1 **Reliable - Residential Flat Concealed Sprinkler**
- 5.1.1.1 Model - RFC49 - Residential Flat Concealed Sprinkler
- 5.1.1.2 Nominal K-factor - 4.9
- 5.1.1.3 Sprinkler Identification Number (SIN) - RA0616
- 5.1.1.4 Maximum Coverage - 16-feet x 16-feet
- 5.1.1.5 Top of deflector to ceiling:
  - 5.1.1.5.1 Smooth ceilings ½-inch to 1-inch
  - 5.1.1.5.2 Beamed ceilings per NFPA 13D - installed in beams ½-inch to 1-inch
- 5.1.1.6 Cut-Sheet - Provided

6. HYDRAULIC CALCULATIONS

6.1 **Remote Area #1 - Upper Level:** Review based on:

6.1.1	**Hazard Description:**	Residential - NFPA 13D
6.1.2	**Design Area:**	Two (2) flowing fire sprinklers
6.1.3	**Sprinkler Coverage Area:**	256 ft^2 - 16-feet x 16-feet
6.1.4	**Sprinkler Design**	13.0 G.P.M. @ 7.0 p.s.i.
6.1.5	**Sprinkler (K-Factor)**	4.9
6.1.6	**Total Sprinkler Flow Required:**	36.0 G.P.M.
6.1.7	**Operating Pressure Required:**	70.7 p.s.i. at base of fire sprinkler riser
6.1.8	**Design Density:**	0.05 G.P.M./ft^2
6.1.9	**Hose Stream Allowance:**	0.0 G.P.M.

6.1.10 **Comments:** Hydraulic calculations are acceptable, however if actual field conditions are different, then hydraulic calculations must be revised to reflect actual conditions. **NOTE:** Fire sprinkler designer has indicated on cover sheet that fire sprinkler coverage will not exceed 16-feet x 16-feet spacing.

6.2 **Remote Area #2 - Main Level:** Review based on:

6.2.1	**Hazard Description:**	Residential - NFPA 13D
6.2.2	**Design Area:**	Two (2) flowing fire sprinklers
6.2.3	**Sprinkler Coverage Area:**	256 ft^2 - 16-feet x 16-feet
6.2.4	**Sprinkler Design**	13.0 G.P.M. @ 7.0 p.s.i.
6.2.5	**Sprinkler (K-Factor)**	4.9
6.2.6	**Total Sprinkler Flow Required:**	34.2 G.P.M.
6.2.7	**Operating Pressure Required:**	74.1 p.s.i. at base of fire sprinkler riser
6.2.8	**Design Density:**	0.05 G.P.M./ft^2
6.2.9	**Hose Stream Allowance:**	0.0 G.P.M.

6.2.10 **Comments:** Hydraulic calculations are acceptable, however if actual field conditions are different, then hydraulic calculations must be revised to reflect actual conditions. **NOTE:** Fire sprinkler designer has indicated on cover sheet that fire sprinkler coverage will not exceed 16-feet x 16-feet spacing.

7. SUMMARY

7.1 PRODUCT DATA FOR FIRE SPRINKLER SYSTEM: Provided.

7.2 FIRE SPRINKLER DESIGN DRAWINGS: Acceptable with the following comments:

7.2.1 Fire sprinkler system is acceptable, provided that upon physical inspection of the system, the piping configuration/size is substantially as shown on the fire sprinkler drawings.

7.2.2 Any major deviation from the fire sprinkler drawings submitted for review will require that revised hydraulic calculations be provided to "prove" the design layout.

7.2.3 Drawings indicate that a audible and visual (Horn/Strobe) sprinkler flow alarm will be installed.

7.3 HYDRAULIC CALCULATIONS: Acceptable.

7.4 MEET WITH PARK CITY BUILDING DEPARTMENT FOR APPROVAL

7.4.1 **Final approval and issuance of permit to come from Park City Building Department**.

7.4.2 **Fire sprinkler contractor to forward fire sprinkler system submittal and review letter to Park City Building Department for final approval.**

Reliable®

Model RFC30 (SIN RA0611)
Model RFC43 (SIN RA0612)
Model RFC49 (SIN RA0616)
Residential Flat Concealed Sprinklers

Bulletin 006 Rev. H

A Residential Flat Concealed Sprinkler engineered for a minimum design density of 0.05 gpm/ft² with low GPM requirements.

Features

1. Very low water flow requirements.
2. Cover plate attachment (Plain or Perforated) with ½" (13mm) Total adjustment.
3. Thread-On/Thread-Off or Push-On/Thread Off cover attachment option.
4. Smooth aesthetic ceiling profile.
5. Available in brass, chrome and black plated or painted finishes.

Listings & Approval

1. Listed by Underwriters Laboratories, and certified by UL for Canada (cULus)

UL Listing Categories

Residential Automatic Sprinklers

UL Guide Number

VKKW

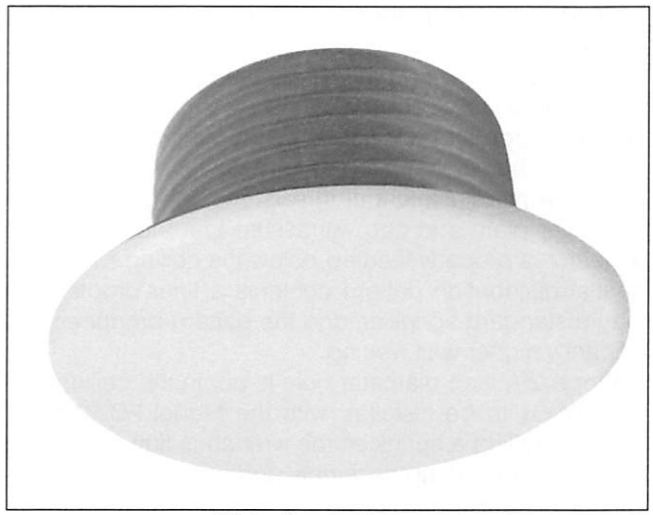
Product Description

Model RFC30, RFC43 and RFC49 Concealed Residential Sprinklers are fast response residential fusible solder link automatic sprinklers. Residential sprinklers differ from standard sprinklers primarily in their response time and water distribution patterns.

Model RFC30, RFC43 and RFC49 sprinklers discharge water in a hemispherical pattern below the sprinkler deflector. Residential distribution patterns are higher and generally contain a finer droplet size than standard sprinkler patterns.

The combination of speed of operation and high discharge pattern required for residential sprinklers has demonstrated, in fire testing, an ability for controlling residential fires, and thereby providing significant evacuation time for occupants.

The RFC30, RFC43 and RFC49 Sprinklers provide the best form of fire protection by combining an attractive appearance and ½" (13mm) of cover adjustment for ease of installation. The small diameter cover plate is easily and positively attached and blends into the ceiling, concealing the most dependable fire protection available, an automatic sprinkler system.



Plain Cover Plate

Perforated Cover Plate

The RFC30, RFC43 and RFC49 are UL Listed Residential Sprinklers to be installed in the residential portions of any occupancy in accordance with NFPA 13, 13R, & 13D.

The RFC30, RFC43 and RFC49 can reduce the need for precise cutting of drop nipples. The threaded cover plate assembly can be adjusted without tools to fit accurately against the ceiling. The fire protection system need not be shut down to adjust or remove the cover plate assembly.

The Reliable Automatic Sprinkler Co., Inc., 103 Fairview Park Drive, Elmsford, New York 10523

Application and Installation

The RFC30, RFC43 and RFC49, for residential installations, use a 165°F (74°C) fusible solder link in a tuning fork style sprinkler frame with a drop-down deflector. This assembly is recessed into the ceiling and concealed by a flat cover plate. The cover plate is attached to the skirt, using 135°F (57°C) ordinary temperature classification solder. When the ceiling temperature rises, the solder holding the cover plate releases the cover allowing the deflector to drop into position and exposing the sprinkler inside to ceiling temperature. The subsequent operation of the solder link opens the waterway and causes the deflector to drop into position to distribute the discharging water in a hemispherical pattern below the sprinkler deflector. Any adjustment of thread engagement between the cover plate and cup will assure that the drop-down deflector is properly located below the ceiling. The residential distribution pattern contains a finer droplet size than a standard sprinkler, and the pattern produces significantly higher wall wetting.

After a 2⅝ inch diameter hole is cut in the ceiling, the sprinkler is to be installed with the Model FC Wrench. When installing a sprinkler, the wrench is first positioned into the sprinkler/cup assembly and around the hexagonal body of the sprinkler frame. The Wrench must bottom out against the cup in order to ensure proper, safe installation. The sprinkler is then tightened into the pipe fitting. When inserting or removing the wrench from the sprinkler/cup assembly, care should be taken to prevent damage to the sprinkler. DO NOT WRENCH ON ANY OTHER PART OF THE SPRINKLER/CUP ASSEMBLY. MODEL RFC30, RFC43 AND RFC49 CONCEALED SPRINKLERS MUST BE INSTALLED ONLY WITH 135°F RATED COVERS.

Note: A leak tight ½" NPT (R1/2) sprinkler joint can be obtained with a torque of 8-18 ft-lbs (10,8 - 24,4 N-m). Do not tighten sprinklers over maximum recommended torque. It may cause leakage or impairment of the sprinklers.

Cover assemblies provide up to ½" (13mm) of adjustment. Turn the cover clockwise until the flange is in contact with the ceiling. For the push-on/thread-off option, the cover assembly is pushed onto the cup and final adjustment is made by turning the cover clockwise until the skirt flange makes full contact with the ceiling. Cover removal requires turning in the counter-clockwise direction.

In ceilings that have a plenum space above the sprinkler, the plenum space may have neutral or negative pressurization but must not be positively pressurized. Inspect all sprinklers after installation to ensure that the gap between the cover plate and ceiling and the 4 slots in the cup are all open and free from any air flow impediment.

Model (SIN)	Thread Size Inch (mm)	Nominal Orifice Inch (mm)	Sprinkler Temp Rating		CCP Assembly Temp. Rating		Max. Ambient Temp.		K Factor	Max. Pressure psi (bar)
			°F	°C	°F	°C	°F	°C		
RFC 30 (RA0611)	½" (15)	21/64 (8,2)	165	74	135	57	100	38	3.0	175 (12)
RFC 43 (RA0612)	½" (15)	⅜ (10)	165	74	135	57	100	38	4.3	175 (12)
RFC 49 (RA0616)	½" (15)	7/16 (11)	165	74	135	57	100	38	4.9	175 (12)

Note: 1 bar = 100 Kpa

RFC 30

Max. Coverage area Ft x Ft (m x m)	Max. Spacing Ft (m)	Ordinary Temp. Rating (165°F/74°C)		Top of Deflector to Ceiling Inch (mm)	Installation Type	Minimum Spacing Ft (m)
		Flow GPM (L/min)	Pressure PSI (bar)			
12 x 12 (3,6 x 3,6)	12 (3,6)	9 (34,1)	9.0 (0,62)	Smooth Ceilings ½ to 1 (13 to 25.4) Beamed Ceilings per NFPA 13D, 13R or 13 installed in beams ½ to 1 (13 to 25.4)	Concealed	8 (2,4)
14 x 14 (4,3 x 4,3)	14 (4,3)	10 (37,8)	11.0 (0,76)			

For Ceiling types refer to NFPA 13, 13R or 13D

RFC 43

Max. Coverage area Ft x Ft (m x m)	Max. Spacing Ft (m)	Ordinary Temp. Rating (165°F/74°C)		Top of Deflector to Ceiling Inch (mm)	Installation Type	Minimum Spacing Ft (m)
		Flow GPM (L/min)	Pressure PSI (bar)			
12 x 12 (3,6 x 3,6)	12 (3,6)	12 (4,5)	7.8 (0,54)	Smooth Ceilings ½ to 1 (13 to 25.4) Beamed Ceilings per NFPA 13D, 13R or 13 installed in beams ½ to 1 (13 to 25.4)	Concealed	8 (2,4)
14 x 14 (4,3 x 4,3)	14 (4,3)	13 (49)	9.1 (0,63)			
16 x 16 (4,9 x 4,9)	16 (4,9)	13 (49)	9.1 (0,63)			
18 x 18 (5,5 x 5,5)	18 (5,5)	18 (68)	17.5 (1,21)			
20 x 20 (6,1 x 6,1)	20 (6,1)	21 (79)	23.8 (1,64)			

For Ceiling types refer to NFPA 13, 13R or 13D

RFC 49

Max. Coverage area Ft x Ft (m x m)	Max. Spacing Ft (m)	Ordinary Temp. Rating (165°F/74°C)		Top of Deflector to Ceiling Inch (mm)	Installation Type	Minimum Spacing Ft (m)
		Flow GPM (L/min)	Pressure PSI (bar)			
12 x 12 (3,6 x 3,6)	12 (3,6)	13 (49)	7.0 (0,48)	Smooth Ceilings ½ to 1 (13 to 25.4) Beamed Ceilings per NFPA 13D, 13R or 13 installed in beams ½ to 1 (13 to 25.4)	Concealed	8 (2,4)
14 x 14 (4,3 x 4,3)	14 (4,3)	13 (49)	7.0 (0,48)			
16 x 16 (4,9 x 4,9)	16 (4,9)	13 (49)	7.0 (0,48)			
18 x 18 (5,5 x 5,5)	18 (5,5)	17 (69,3)	12.0 (0,83)			
20 x 20 (6,1 x 6,1)	20 (6,1)	20 (75,73)	16.7 (1,14)			

For Ceiling types refer to NFPA 13, 13R or 13D

Maintenance

Model RFC30, RFC43 and RFC49 Concealed Sprinklers should be inspected and the sprinkler system maintained in accordance with NFPA 25. Do not clean sprinklers with soap and water, ammonia or any other cleaning fluids. Remove dust by using a soft brush or gentle vacuuming. Remove any sprinkler cover plate assembly which has been painted (other than factory applied) or damaged in any way. A stock of spare sprinklers should be maintained to allow quick replacement of damaged or operated sprinklers. Prior to installation, sprinklers should be maintained in the original cartons and packaging until used to minimize the potential for damage to sprinklers that would cause improper operation or non-operation.

Model RFC30, RFC43 and RFC49 Residential Concealed Sprinkler Specification

Sprinklers shall be cULus Listed low flow residential concealed sprinklers with drop-down deflector and adjustable flat cover plate engineered for a minimum design density of 0.05 gpm/ft². Sprinkler frame and deflector shall be of bronze frame construction having a ½" NPT thread. Thermal element shall consist of an approved black-painted beryllium-nickel fusible solder link with symmetric lever mechanism, maintaining a Teflon-coated Belleville spring washer and machined brass cap water seal assembly containing no plastic parts. Sprinkler K-factor shall be nominal 3.0 (44), 4.3 (62.4), and 4.91 (70) having a 5/16", 3/8" and 7/16" orifice. Temperature rating shall be Ordinary 165°F (74°C); cover plate temperature rating to be 135°F (57°C). Cover plate assembly shall consist of a brass cover plate and copper alloy retainer flange allowing a ½" cover plate adjustment. Any secure engagement between the cover plate and the cup will assure that the drop-down deflector is properly located below the ceiling. A plastic protective cap shall be provided and factory installed inside the sprinkler cup to protect the drop-down sprinkler deflector from damage, which could occur during construction before the cover plate is installed. Standard cover finish: [Chrome] [White] [Specialty – specify]. Residential concealed sprinklers shall be Reliable Model RFC30, SIN RA0611 (Bulletin 006), Model RFC43, SIN RA0612 (Bulletin 006) or Model RFC49, SIN RA0616 (Bulletin 006).

Ordering Information

Specify:

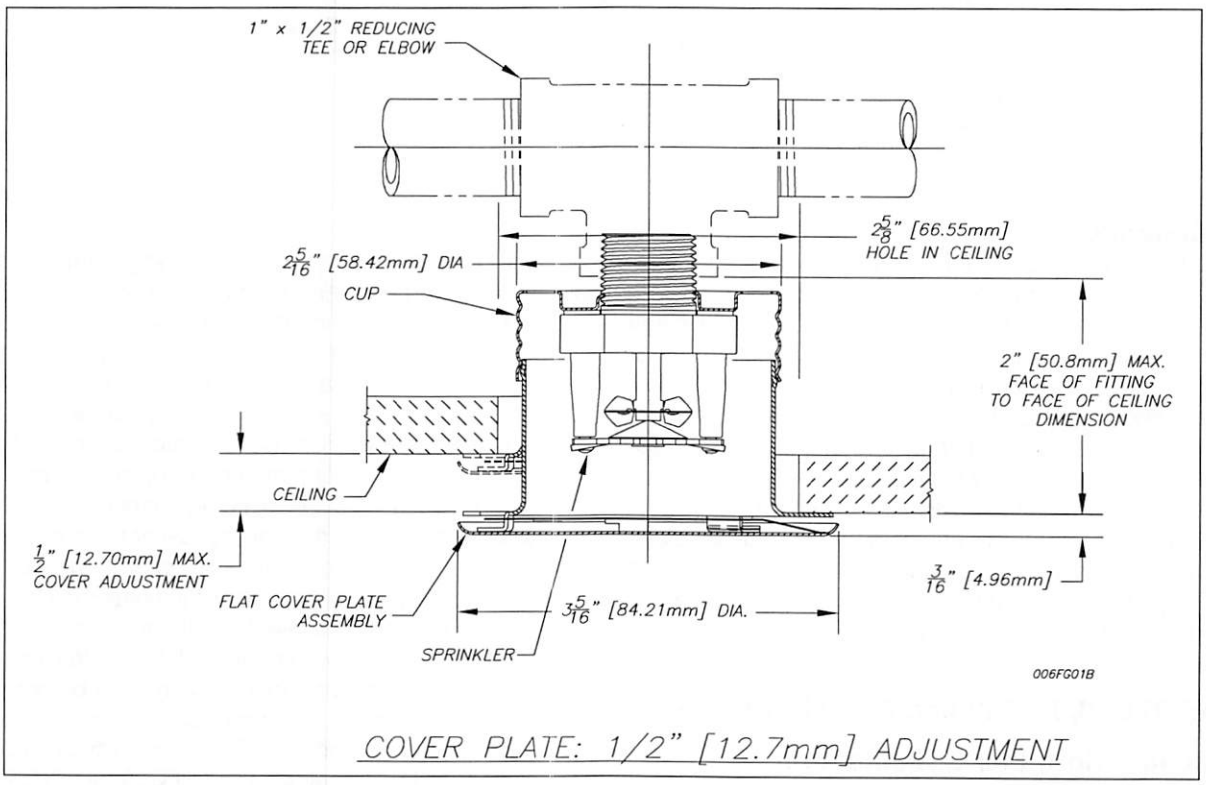
1. Sprinkler Model
2. Cover Plate Finish
3. Thread-On or Push-On Feature

Cover Plate Finishes[1]

Standard Finishes
Chrome
White Paint
Special Application Finishes[2]
Bright Brass
Finished Bronze
Black Plating
Black Paint
Off White
Satin Chrome

[1] Other finishes and colors are available on special order. Consult factory for details. Coverplate custom paint is semi-gloss, unless specified otherwise.

[2] For the perforated style coverplate, consult factory for availability on these and other custom finishes.



COVER PLATE: 1/2" [12.7mm] ADJUSTMENT

The equipment presented in this bulletin is to be installed in accordance with the latest published Standards of the National Fire Protection Association, Factory Mutual Research Corporation, or other similar organizations and also with the provisions of governmental codes or ordinances whenever applicable. Products manufactured and distributed by Reliable have been protecting life and property for over 90 years, and are installed and serviced by the most highly qualified and reputable sprinkler contractors located throughout the United States, Canada and foreign countries.

Manufactured by

Reliable®

The Reliable Automatic Sprinkler Co., Inc.
(800) 431-1588 Sales Offices
(800) 848-6051 Sales Fax
(914) 829-2042 Corporate Offices
www.reliablesprinkler.com Internet Address

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Revision lines indicate updated or new data.

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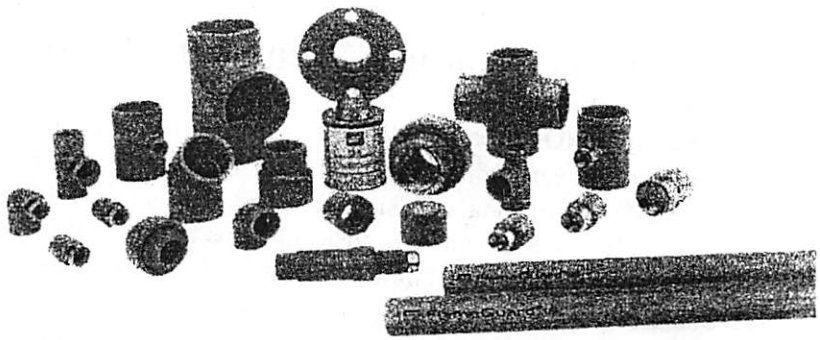
FlameGuard®
CPVC FIRE SPRINKLER PRODUCTS

FG-2-0609

Complete System of Pipe, Fittings & Solvent Cement

Corrosion Resistant • Superior Flow • Ease of Installation

Spears® **FlameGuard®** CPVC Fire Sprinkler Products provide a cost effective alternative to metal systems with advantages of high corrosion resistance, improved system hydraulics, ease of installation and quick assembly with readily available tools. CPVC Fire Sprinkler Systems are based on proven products that have been in continuous service for over 40 years. Spears® **FlameGuard®** products are approved by UL®, FM® Global, LPCB and Certified by NSF International for potable water use. Check local codes for restrictions and limitations.



Corrosion Resistant CPVC Material Does Not Sustain Biological Growth

Unlike metal systems, **FlameGuard®** CPVC products never rust, scale or pit and do not sustain biological growth - a cause of Microbiologically Influenced Corrosion (MIC) which can destroy metal fire sprinkler systems from the inside out.

Superior Flow Characteristics for Lower Friction Losses

The smooth-wall interior surfaces of **FlameGuard®** CPVC systems result in reduced friction loss over metal systems. The design flow characteristics remain constant throughout the life of the product because there is no interior corrosion in the system due to microbiological activity.

Pressure Rated to 175psi (1200kpa) @ 150° F (65C °)

FlameGuard® CPVC Products are produced in combinations of Schedule 40 and Schedule 80 Fitting configurations conforming to ASTM F 438 or F 439 standards and **FlameGuard®** SDR 13.5 CPVC Fire Sprinkler Pipe conforming to ASTM F 442 standards. UL® Rated working pressure is 175 psi (1200kpa) @ 150°F (65°C) (LPCB rated to 120°F) (49°C).

Easy Installation for Lower Costs

FlameGuard® CPVC system installations significantly reduce costs over conventional metal piping by virtually eliminating prefabrication. Systems can be fully installed on site using solvent cement joining methods.

UL® Listed for U.S. and Canada in NFPA 13, 13R & 13D Systems

FlameGuard® CPVC Fire Sprinkler Products are UL® listed for U.S. and Canada applications for Light Hazard occupancies as defined in NFPA 13, Residential occupancies up to and including 4-stories as defined in NFPA 13R, and Residential occupancies for one and two family dwellings and manufactured homes as defined in NFPA 13D. Consult Spears® **FlameGuard®** CPVC Fire Sprinkler Products Installation Instructions and NFPA Standards for additional applications including air plenum, system risers, concealed, exposed, underground, combustable attic, garage, basement and low pressure dry piping installations.

Full Limited Lifetime Warranty

FlameGuard® CPVC Fire Sprinkler Products carry a limited lifetime warranty against defects in material or workmanship. Consult Spears® warranty for additional details.

PROGRESSIVE PRODUCTS FROM SPEARS® INNOVATION & TECHNOLOGY

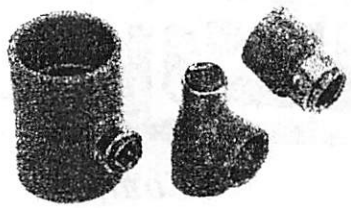
Visit our web site: www.spearsmfg.com

LPCB

UKAS MANAGEMENT SYSTEMS 007

Spears® FlameGuard® . . . The Leader in Innovative CPVC Fire Sprinkler System Products

Pioneer in Molded-in Metal Insert Head Adapters



Spears® pioneered the development of the **FlameGuard™** molded-in-place metal thread insert for connection of sprinkler heads to CPVC fire sprinkler systems, plus Metal FIPT threaded female adapters for metal-to-plastic transitions.

Developed the Special Reinforced (SR) Head Adapters

Spears® **FlameGuard®** continuous improvement program developed the technology to produce a superior patented plastic threaded fitting - the Special Reinforced (SR) Design. This unique design incorporates a patented thermoplastic compression process that equalizes stresses generated by tapered thread joint make-up. All CPVC plastic body and threads provide a more uniform construction and improved corrosion resistance.

Now, the Revolutionary TorqueSafe™ Gasket Sealed Head Adapter

- Requires NO Thread Sealants
- Prevents Over Tightening
- Eliminates Stress
- Provides Easy Frame Alignment

Spears® revolutionary design features a special molded-in-place Brass Thread Insert fitted with an elastomer gasket seal at the base of the threads. The gasket seal allows a modified thread design that eliminates radial stress and associated problems typical with tapered thread joint make up. The insert is designed to rotate for easy sprinkler frame alignment without over tightening. Patent Pending.

Full Assortment of Specialty Products & Fitting Configurations

Spears® **FlameGuard®** provides the specialty fittings needed in today's fire sprinkler systems. Like the adjustable drop nipple for fine-tuning to finished ceiling height, and ringed head adapter for ease of locating during installation. Plus, Spears® **FlameGuard®** line offers a full assortment of CPVC fire sprinkler fitting configurations including Tees, Elbows, Flanges, Couplings, Caps, Male Adapters, Grooved Coupling Adapters and Unions, sizes 3/4" through 3".

Complete Size Range of CPVC Pipe

Spears® **FlameGuard®** CPVC Fire Sprinkler Pipe is available in sizes 3/4" to 3". Conforms to ASTM F 442 standard for SDR 13.5 CPVC pipe.

Spears® Solvent Cements & Thread Sealant

Spears® **FS-5** One-Step Solvent Cement. For threaded **FlameGuard™** products should be installed using joints, use Spears® **BLUE 75™** Thread Sealant that has been tested for compatibility with **FlameGuard™** CPVC Fire Sprinkler Products. Spears® **TorqueSafe®** Gasket Sealed Adapter requires no sealant. Consult sprinkler head manufacturer prior to use.

Installation Training Available - Contact Spears® Technical Services for Details

FlameGuard™ Products must be installed in accordance with Spears® CPVC Fire Sprinkler Piping Products Installation Instructions, National Fire Protection Association Standards 13, 13R, 13D, and in accordance with local codes. Code requirements and field conditions may differ. It is the responsibility of the installing contractor to insure that the product is suitable to meet these requirements.

SPEARS® MANUFACTURING COMPANY
CORPORATE OFFICE
15853 Olden St., Sylmar, CA 91342 • PO Box 9203, Sylmar, CA 91392
(818) 364-1611 • www.spearsmfg.com

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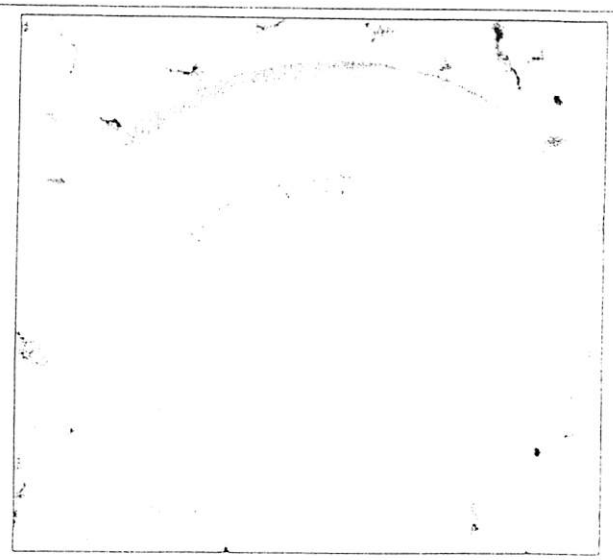
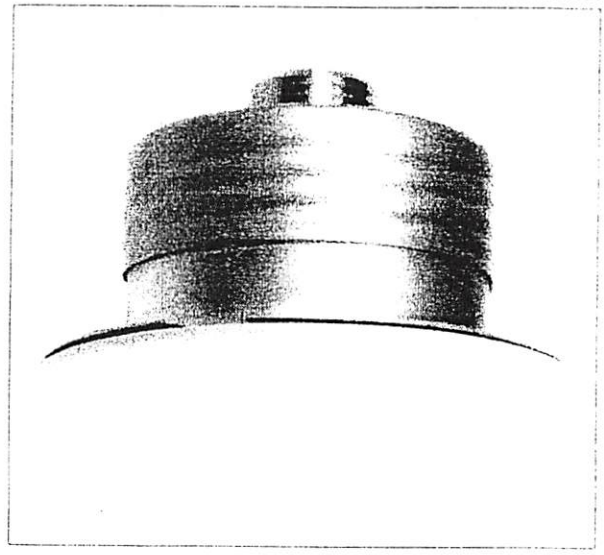
FG-2-0609

Reliable®

Model C30 (SIN RA0611)
Model RFC43 (SIN RA0612)
Model RFC49 (SIN RA0616)
Residential Flat Concealed Sprinklers

A Residential Flat Concealed Sprinkler engineered for a minimum design density of 0.05 gpm/ft² with low GPM requirements.





Features

1. Very low water flow requirements.
2. Cover plate attachment (Plain or Perforated) with ½" (13mm) Total adjustment.
3. Thread-On/Thread-Off or Push-On/Thread Off cover attachment option.
4. Smooth aesthetic ceiling profile.
5. Available in brass, chrome and black plated or painted finishes.

Listings & Approval

1. Listed by Underwriters Laboratories, and certified by UL for Canada (cULus)
2. NYC MEA 258-93-E

UL Listing Categories

Residential Automatic Sprinklers

UL Guide Number

VKKW

Product Description

Model RFC30, RFC43 and RFC49 Concealed Residential Sprinklers are fast response residential fusible solder link automatic sprinklers. Residential sprinklers differ from standard sprinklers primarily in their response time and water distribution patterns.

Model RFC30, RFC43 and RFC49 sprinklers discharge water in a hemispherical pattern below the sprinkler deflector. Residential distribution patterns are higher and generally contain a finer droplet size than standard sprinkler patterns.

The combination of speed of operation and high discharge pattern required for residential sprinklers has demonstrated, in fire testing, an ability for controlling residential fires, and thereby providing significant evacuation time for occupants.

The RFC30, RFC43 and RFC49 Sprinklers provide the best form of fire protection by combining an attractive appearance and ½" (13mm) of cover adjustment for ease of installation. The small diameter cover plate is easily and positively attached and blends into the ceiling, concealing the most dependable fire protection available, an automatic sprinkler system.

The RFC30, RFC43 and RFC49 are UL Listed Residential Sprinklers to be installed in the residential portions of any occupancy in accordance with NFPA 13, 13R & 13D.

The RFC30, RFC43 and RFC49 can reduce the need for precise cutting of drop nipples. The threaded cover plate assembly can be adjusted without tools to fit accurately against the ceiling. The fire protection system need not be shut down to adjust or remove the cover plate assembly.

Application and Installation

The RFC30, RFC43 and RFC49, for residential installations, use a 165°F (74°C) fusible solder link in a tuning fork style sprinkler frame with a drop-down deflector. This assembly is recessed into the ceiling and concealed by a flat cover plate. The cover plate is attached to the skirt, using 135°F (57°C) ordinary temperature classification solder. When the ceiling temperature rises, the solder holding the cover plate releases the cover allowing the deflector to drop into position and exposing the sprinkler inside to ceiling temperature. The subsequent operation of the solder link opens the waterway and causes the deflector to drop into position to distribute the discharging water in a hemispherical pattern below the sprinkler deflector. Any adjustment of thread engagement between the cover plate and cup will assure that the drop-down deflector is properly located below the ceiling. The residential distribution pattern contains a finer droplet size than a standard sprinkler, and the pattern produces significantly higher wall wetting.

After a 2⅝ inch diameter hole is cut in the ceiling, the sprinkler is to be installed with the Model FC Wrench. When installing a sprinkler, the wrench is first positioned into the sprinkler/cup assembly and around the hexagonal body of the sprinkler frame. The Wrench must bottom out against the cup in order to ensure proper, safe installation. The sprinkler is then tightened into the pipe fitting. When inserting or removing the wrench from the sprinkler/cup assembly, care should be taken to prevent damage to the sprinkler. DO NOT WRENCH ON ANY OTHER PART OF THE SPRINKLER/CUP ASSEMBLY. MODEL RFC30, RFC43 AND RFC49 CONCEALED SPRINKLERS MUST BE INSTALLED ONLY WITH 135°F RATED COVERS.

Note: A leak tight ½" NPT (R1/2) sprinkler joint can be obtained with a torque of 8-18 ft-lbs (10,8 - 24,4 N-m). Do not tighten sprinklers over maximum recommended torque. It may cause leakage or impairment of the sprinklers.

Cover assemblies provide up to ½" (13mm) of adjustment. Turn the cover clockwise until the flange is in contact with the ceiling. For the push-on/thread-off option, the cover assembly is pushed onto the cup and final adjustment is made by turning the cover clockwise until the skirt flange makes full contact with the ceiling. Cover removal requires turning in the counter-clockwise direction

In ceilings that have a plenum space above the sprinkler, the plenum space may have neutral or negative pressurization but must not be positively pressurized. Inspect all sprinklers after installation to ensure that the gap between the cover plate and ceiling and the 4 slots in the cup are all open and free from any air flow impediment.

Model (SIN)	Thread Size Inch (mm)	Nominal Orifice Inch (mm)	Sprinkler Temp Rating °F	Sprinkler Temp Rating °C	CCP Assembly Temp. Rating °F	CCP Assembly Temp. Rating °C	Max. Ambient Temp. °F	Max. Ambient Temp. °C	K Factor	Max. Pressure psi (bar)
RFC 30 (RA0611)	½" (15)	[illegible] (8.2)	165	74	135	57	100	38	3.0	175 (12)
RFC 43 (RA0612)	½" (15)	[illegible] (10)	165	74	135	57	100	38	4.3	175 (12)
RFC 49 (RA0616)	½" (15)	[illegible] (11)	165	74	135	57	100	38	4.9	175 (12)

Note 1 bar = 100 Kpa

RFC 30

Max. Coverage area Ft x Ft (m x m)	Max. Spacing Ft (m)	Ordinary Temp. Rating (165°F/74°C) Flow GPM (L/min)	Ordinary Temp. Rating (165°F/74°C) Pressure PSI (bar)	Minimum Spacing Ft (m)
12 x 12 (3.6 x 3.6)	12 (3.6)	9 (34.1)	9.0 (0.62)	8 (2.4)
14 x 14 (4.3 x 4.3)	14 (4.3)	10 (37.8)	11.0 (0.76)	

For Ceiling types refer to NFPA 13, 13R or 13D

FlameGuard®
CPVC FIRE SPRINKLER PRODUCTS

FG-2-0609

Complete System of Pipe, Fittings & Solvent Cement

Corrosion Resistant • Superior Flow • Ease of Installation

Spears® **FlameGuard®** CPVC Fire Sprinkler Products provide a cost effective alternative to metal systems with advantages of high corrosion resistance, improved system hydraulics, ease of installation and quick assembly with readily available tools. CPVC Fire Sprinkler Systems are based on proven products that have been in continuous service for over 40 years. Spears® **FlameGuard®** products are approved by UL®, FM® Global, LPCB and Certified by NSF International for potable water use. Check local codes for restrictions and limitations.

Corrosion Resistant CPVC Material Does Not Sustain Biological Growth

Unlike metal systems, **FlameGuard®** CPVC products never rust, scale or pit and do not sustain biological growth - a cause of Microbiologically Influenced Corrosion (MIC) which can destroy metal fire sprinkler systems from the inside out.

Superior Flow Characteristics for Lower Friction Losses

The smooth-wall interior surfaces of **FlameGuard®** CPVC systems result in reduced friction loss over metal systems. The design flow characteristics remain constant throughout the life of the product because there is no interior corrosion in the system due to microbiological activity.

Pressure Rated to 175psi (1200kpa) @ 150° F (65C °)

FlameGuard® CPVC Products are produced in combinations of Schedule 40 and Schedule 80 Fitting configurations conforming to ASTM F 438 or F 439 standards and **FlameGuard®** SDR 13.5 CPVC Fire Sprinkler Pipe conforming to ASTM F 442 standards. UL® Rated working pressure is 175 psi (1200kpa) @ 150°F (65°C) (LPCB rated to 120°F) (49°C).

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Full Limited Lifetime Warranty

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APPROVED
PARK CITY MUNICIPAL CORP
MAR 24 2014
BUILDING DEPT.

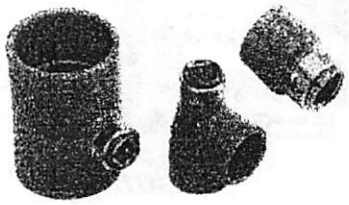
PROGRESSIVE PRODUCTS FROM SPEARS® INNOVATION & TECHNOLOGY

Visit our web site: www.spearsmfg.com

LPCB 007

Spears® FlameGuard®... The Leader in Innovative CPVC Fire Sprinkler System Products

Pioneer in Molded-in Metal Insert Head Adapters



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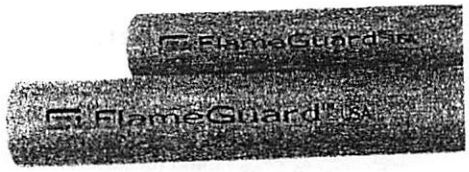

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SPEARS® MANUFACTURING COMPANY
CORPORATE OFFICE
15853 Olden St., Sylmar, CA 91342 • PO Box 9203, Sylmar, CA 91392
(818) 364-1611 • www.spearsmfg.com

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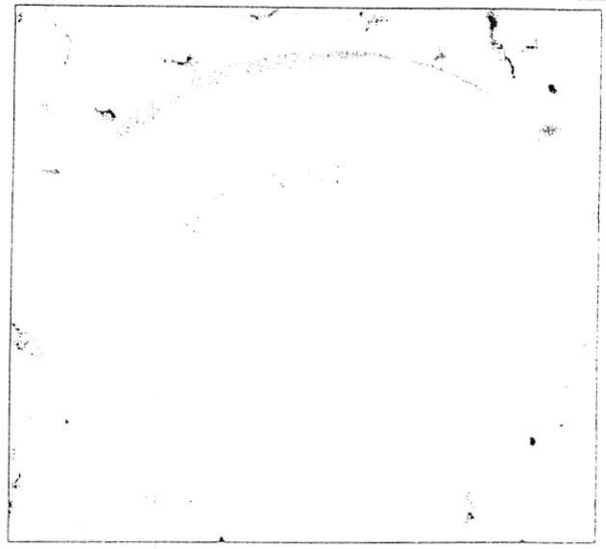
FG-2-0609

Reliable®

Model C30 (SIN RA0611)
Model RFC43 (SIN RA0612)
Model RFC49 (SIN RA0616)
Residential Flat Concealed Sprinklers

A Residential Flat Concealed Sprinkler engineered for a minimum design density of 0.05 gpm/ft² with low GPM requirements.



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PARK CITY MUNICIPAL CORP
MAR 24 2014
BUILDING DEPT.

Features

1. Very low water flow requirements.
2. Cover plate attachment (Plain or Perforated) with ½" (13mm) Total adjustment.
3. Thread-On/Thread-Off or Push-On/Thread Off cover attachment option.
4. Smooth aesthetic ceiling profile.
5. Available in brass, chrome and black plated or painted finishes.

Listings & Approval

1. Listed by Underwriters Laboratories, and certified by UL for Canada (cULus)
2. NYC MEA 258-93-E

UL Listing Categories

Residential Automatic Sprinklers

UL Guide Number

VKKW

Product Description

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Note: A leak tight ½" NPT (R1/2) sprinkler joint can be obtained with a torque of 8-18 ft-lbs (10,8 - 24,4 N-m). Do not tighten sprinklers over maximum recommended torque. It may cause leakage or impairment of the sprinklers.

Cover assemblies provide up to ½" (13mm) of adjustment. Turn the cover clockwise until the flange is in contact with the ceiling. For the push-on/thread-off option, the cover assembly is pushed onto the cup and final adjustment is made by turning the cover clockwise until the skirt flange makes full contact with the ceiling. Cover removal requires turning in the counter-clockwise direction.

In ceilings that have a plenum space above the sprinkler, the plenum space may have neutral or negative pressurization but must not be positively pressurized. Inspect all sprinklers after installation to ensure that the gap between the cover plate and ceiling and the 4 slots in the cup are all open and free from any air flow impediment.

Model (SIN)	Thread Size Inch (mm)	Nominal Orifice Inch (mm)	Sprinkler Temp Rating °F	Sprinkler Temp Rating °C	CCP Assembly Temp. Rating °F	CCP Assembly Temp. Rating °C	Max. Ambient Temp. °F	Max. Ambient Temp. °C	K Factor	Max. Pressure psi (bar)
RFC 30 (RA0611)	½" (15)	⅜ (8.2)	165	74	135	57	100	38	3.0	175 (12)
RFC 43 (RA0612)	½" (15)	⅖ (10)	165	74	135	57	100	38	4.3	175 (12)
RFC 49 (RA0616)	½" (15)	7/16 (11)	165	74	135	57	100	38	4.9	175 (12)

Note 1 bar = 100 Kpa

RFC 30

Max. Coverage area Ft x Ft (m x m)	Max. Spacing Ft (m)	Ordinary Temp. Rating (165°F/74°C) Flow GPM (L/min)	Ordinary Temp. Rating (165°F/74°C) Pressure PSI (bar)	Minimum Spacing Ft (m)
12 x 12 (3.6 x 3.6)	12 (3.6)	9 (34.1)	9.0 (0.62)	8 (2.4)
14 x 14 (4.3 x 4.3)	14 (4.3)	10 (37.8)	11.0 (0.76)	

For Ceiling types refer to NFPA 13, 13R or 13D

FIRE OUT LLC
39 WEST TRUMAN AVE
SALT LAKE CITY, UTAH 84115
Ph. 801-514-0725

HYDRAULIC CALCULATIONS

FOR

HONIGMAN RESIDENCE
3097 MOUNTAIN RIDGE COURT
PARK CITY, UTAH
FILE NUMBER: HONIGMAN RESIDENCE AREA #1
DATE: 2/16/14

UPPER LEVEL REMOTE AREA #1

-DESIGN DATA-

OCCUPANCY CLASSIFICATION:	NFPA 13D
DENSITY:	.05 GPM/SQ. FT.
AREA OF APPLICATION:	2 HEADS
COVERAGE PER SPRINKLER:	16 x 16 MAX SPACING
TOTAL SPRINKLER WATER FLOW REQUIRED:	36.0 gpm
TOTAL WATER REQUIRED (including hose):	36.0 gpm
FLOW & PRESSURE (AT BASE OF RISER):	36.0 gpm @ 70.7 psi
SPRINKLER ORIFICE SIZE:	7/16" INCH K=4.9

NAME OF CONTRACTOR: FIREOUT LLC

DESIGN/LAYOUT BY: JEFF JOHNSON NICET LEVEL 4 CERTIFICATION #069385

AUTHORITY HAVING JURISDICTION: PARK CITY FIRE DEPARTMENT

CONTRACTOR CERTIFICATION NUMBER:

CALCULATIONS BY HASS COMPUTER PROGRAM
HRS SYSTEMS, INC.
ATLANTA, GA

APPROVED
PARK CITY MUNICIPAL CORP
MAR 24 2014
BUILDING DEPT.

DATE: 2/16/2014 A:\HONIGMAN RESIDENCE AREA 1.SDF
JOB TITLE: HONIGMAN RESIDENCE AREA 1

WATER SUPPLY DATA

SOURCE NODE TAG	STATIC PRESS. (PSI)	RESID. PRESS. @ (PSI)	FLOW (GPM)	AVAIL. PRESS. @ (PSI)	TOTAL DEMAND (GPM)	REQ'D PRESS. (PSI)
17	88.0	50.0	900.0	87.9	36.0	76.5

AGGREGATE FLOW ANALYSIS:

TOTAL FLOW AT SOURCE	36.0 GPM
TOTAL HOSE STREAM ALLOWANCE AT SOURCE	0.0 GPM
OTHER HOSE STREAM ALLOWANCES	0.0 GPM
TOTAL DISCHARGE FROM ACTIVE SPRINKLERS	36.0 GPM

NODE ANALYSIS DATA

NODE TAG	ELEVATION (FT)	NODE TYPE	PRESSURE (PSI)	DISCHARGE (GPM)
1	35.0	K= 4.90	12.0	17.0
2	36.0	- - - -	14.2	- - -
3	36.0	- - - -	16.7	- - -
4	35.0	K= 4.90	14.9	18.9
5	36.0	- - - -	17.5	- - -
5A	30.0	- - - -	22.7	- - -
6	30.0	- - - -	31.0	- - -
7	30.0	- - - -	33.9	- - -
8	30.0	- - - -	36.8	- - -
8A	12.0	- - - -	50.7	- - -
9	12.0	- - - -	55.4	- - -
10	12.0	- - - -	59.0	- - -
11	12.0	- - - -	60.8	- - -
12	3.0	- - - -	66.2	- - -
13	3.0	- - - -	69.7	- - -
14	1.0	- - - -	70.7	- - -
15	0.0	- - - -	75.0	- - -
16	0.0	- - - -	78.0	- - -
17	6.0	SOURCE	76.5	36.0

PIPE DATA

PIPE TAG / END NODES	ELEV. (FT)	NOZ. (K)	PT (PSI)	DISC. (GPM)	Q(GPM) VEL(FPS)	DIA(IN) HW(C) FL/FT	LENGTH (FT)	PRESS. SUM. (PSI)
Pipe: 1					-17.0	0.874 PL	9.00 PF	2.6
1	35.0	4.9	12.0	17.0	9.1	150 FTG	8.0 PE	-0.4
2	36.0	0.0	14.2	0.0		0.155 TL	17.00 PV	
Pipe: 2					-17.0	0.874 PL	12.00 PF	2.5
2	36.0	0.0	14.2	0.0	9.1	150 FTG	4.0 PE	0.0
3	36.0	0.0	16.7	0.0		0.155 TL	16.00 PV	
Pipe: 3					-17.0	0.874 PL	1.00 PF	0.8
3	36.0	0.0	16.7	0.0	9.1	150 FTG	4.0 PE	0.0
5	36.0	0.0	17.5	0.0		0.155 TL	5.00 PV	
Pipe: 5					-18.9	0.874 PL	8.00 PF	3.0
4	35.0	4.9	14.9	18.9	10.1	150 FTG	8.0 PE	-0.4
5	36.0	0.0	17.5	0.0		0.189 TL	16.00 PV	
Pipe: 6					-35.9	1.101 PL	8.00 PF	2.6
5	36.0	0.0	17.5	0.0	12.1	150 FTG	5.0 PE	2.6
5A	30.0	0.0	22.7	0.0		0.201 TL	13.00 PV	
Pipe: 7					-35.9	1.101 PL	26.50 PF	8.3
5A	30.0	0.0	22.7	0.0	12.1	150 FTG	15.0 PE	0.0
6	30.0	0.0	31.0	0.0		0.201 TL	41.50 PV	
Pipe: 8					-35.9	1.101 PL	9.00 PF	2.8
6	30.0	0.0	31.0	0.0	12.1	150 FTG	5.0 PE	0.0
7	30.0	0.0	33.9	0.0		0.201 TL	14.00 PV	
Pipe: 9					-35.9	1.101 PL	4.50 PF	2.9
7	30.0	0.0	33.9	0.0	12.1	150 FTG	10.0 PE	0.0
8	30.0	0.0	36.8	0.0		0.201 TL	14.50 PV	
Pipe: 10					-35.9	1.101 PL	20.50 PF	6.1
8	30.0	0.0	36.8	0.0	12.1	150 FTG	10.0 PE	7.8
8A	12.0	0.0	50.7	0.0		0.201 TL	30.50 PV	
Pipe: 11					-35.9	1.101 PL	8.50 PF	4.7
8A	12.0	0.0	50.7	0.0	12.1	150 FTG	15.0 PE	0.0
9	12.0	0.0	55.4	0.0		0.201 TL	23.50 PV	
Pipe: 12					-35.9	1.101 PL	13.00 PF	3.6
9	12.0	0.0	55.4	0.0	12.1	150 FTG	5.0 PE	0.0
10	12.0	0.0	59.0	0.0		0.201 TL	18.00 PV	
Pipe: 13					-35.9	1.394 PL	15.00 PF	1.7
10	12.0	0.0	59.0	0.0	7.6	150 FTG	12.0 PE	0.0
11	12.0	0.0	60.8	0.0		0.064 TL	27.00 PV	
Pipe: 14					-35.9	1.408 PL	9.00 PF	1.5
11	12.0	0.0	60.8	0.0	7.4	120 FTG	C PE	3.9
12	3.0	0.0	66.2	0.0		0.092 TL	16.72 PV	

JOB TITLE: HONIGMAN RESIDENCE AREA 1

PIPE TAG / END NODES	ELEV. (FT)	NOZ. (K)	PT (PSI)	DISC. (GPM)	Q(GPM) VEL(FPS)	DIA(IN) HW(C) FL/FT	LENGTH (FT)		PRESS. SUM. (PSI)
Pipe: 15						FIXED PRESSURE LOSS DEVICE			
13	3.0	0.0	69.7	0.0		3.5 psi, 35.9 gpm			
12	3.0	0.0	66.2	0.0					
Pipe: 16					-35.9	1.408 PL	2.00	PF	0.2
13	3.0	0.0	69.7	0.0	7.4	120 FTG	----	PE	0.9
14	1.0	0.0	70.7	0.0		0.092 TL	2.00	PV	
Pipe: 17					-35.9	1.505 PL	80.00	PF	3.9
14	1.0	0.0	70.7	0.0	6.5	150 FTG	2E	PE	0.4
15	0.0	0.0	75.0	0.0		0.044 TL	88.00	PV	
Pipe: 18						FIXED PRESSURE LOSS DEVICE			
16	0.0	0.0	78.0	0.0		3.0 psi, 35.9 gpm			
15	0.0	0.0	75.0	0.0					
Pipe: 19					-36.0	1.505 PL	15.00	PF	1.1
16	0.0	0.0	78.0	0.0	6.5	150 FTG	TLG	PE	-2.6
17	6.0	SRCE	76.5	(N/A)		0.044 TL	25.00	PV	

NOTES (HASS):

(1) Calculations were performed by the HASS 8.4 computer program under license no. 50011405 granted by
HRS Systems, Inc.
208 Southside Square
Petersburg, TN 37144
(931) 659-9760

(2) The system has been calculated to provide an average imbalance at each node of 0.007 gpm and a maximum imbalance at any node of 0.132 gpm.

(3) Total pressure at each node is used in balancing the system. Maximum water velocity is 12.1 ft/sec at pipe 11.

(4) Items listed in bold print on the cover sheet

are automatically transferred from the calculation report.

(5) Available pressure at source node 17 under full flow conditions is 87.88 psi compared to the minimum required pressure of 0.00 psi.

(6) PIPE FITTINGS TABLE

Pipe Table Name: STANDARD.PIP

PAGE: * MATERIAL: S40 HWC: 120

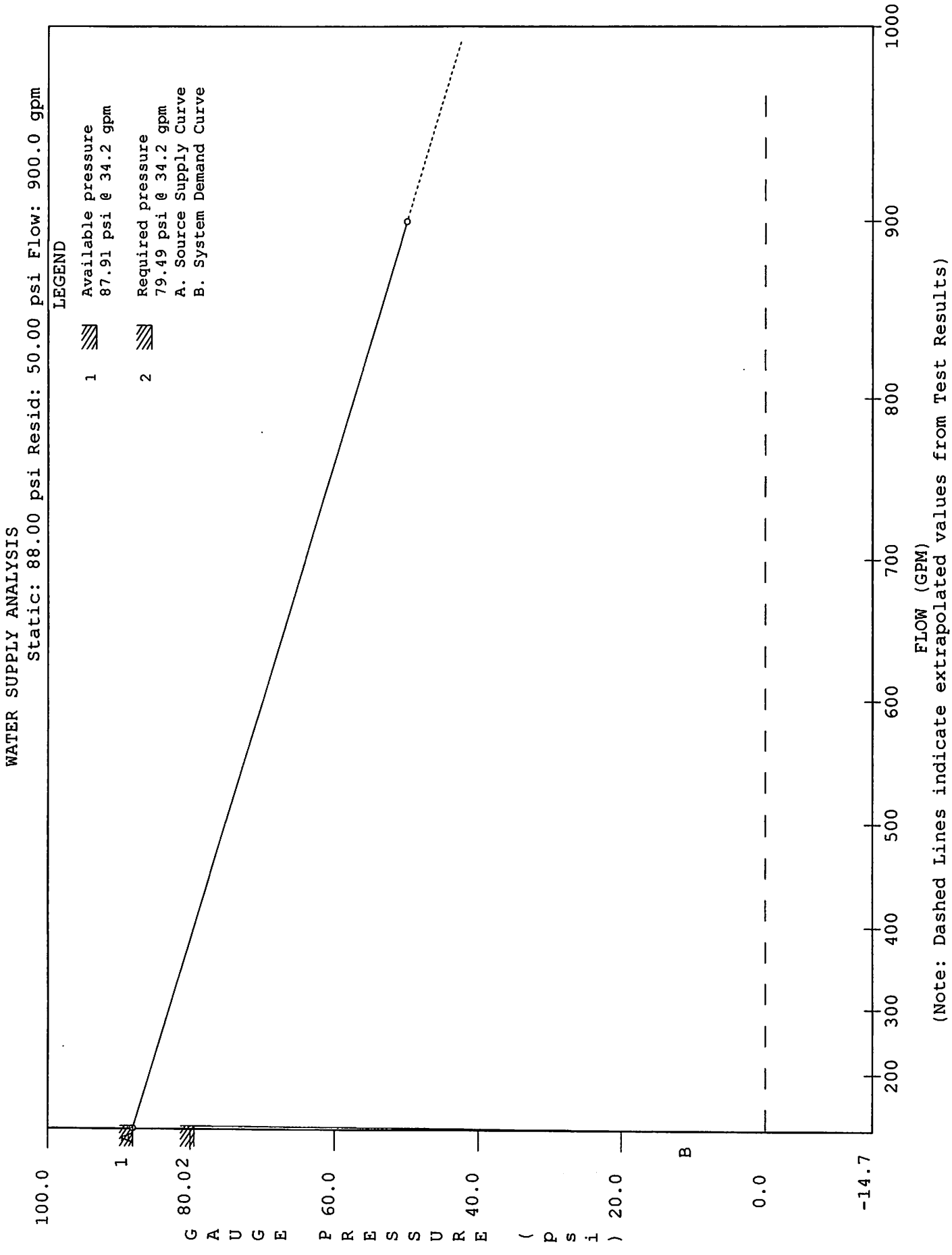
Diameter (in)	Equivalent Fitting Lengths in Feet								
	E Ell	T Tee	L LngEll	C ChkVlv	B BfyVlv	G GatVlv	A AlmChk	D DPVlv	N NPTee
1.408	3.31	6.62	2.21	7.72	6.62	1.10	11.03	11.03	6.62

PAGE: F MATERIAL: CPVC HWC: 150

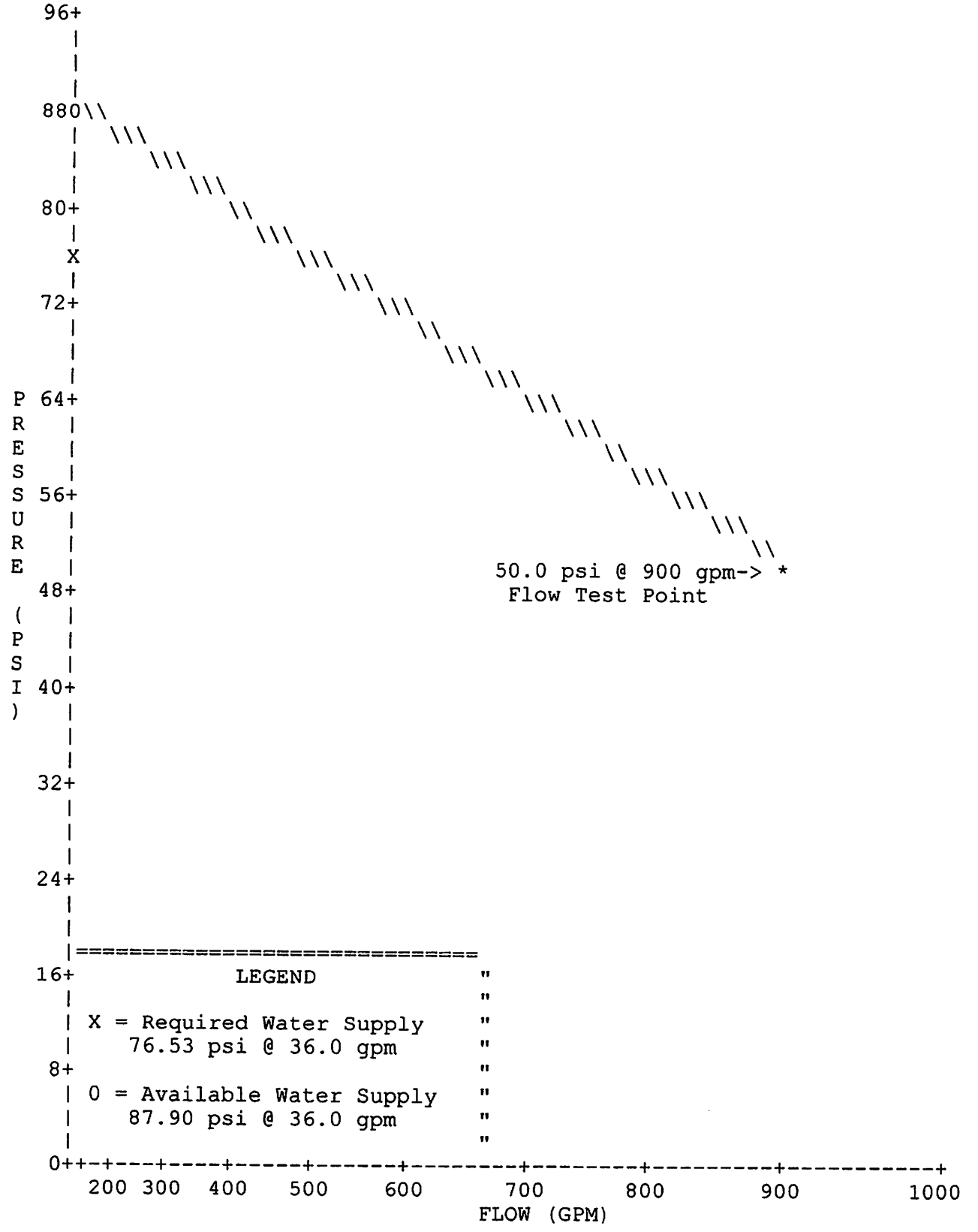
Diameter (in)	Equivalent Fitting Lengths in Feet						
	E 45	L El	B BrT	R RunT	C Cplg	S SwCk	G Gate
0.874	1.00	4.00	3.00	1.00	1.00	5.00	2.00
1.101	1.00	5.00	5.00	1.00	1.00	8.00	2.00
1.394	2.00	6.00	6.00	1.00	1.00	11.00	3.00

PAGE: L MATERIAL: CT-L HWC: 150

Diameter (in)	Equivalent Fitting Lengths in Feet							
	E Ell	T Tee	F 45-Ell	R TeeRun	C Couplg	S SwgChk	G GatVlv	N NPTee
1.505	4.00	9.00	2.00	3.00	0.50	10.00	0.00	9.00


WATER SUPPLY ANALYSIS
Static: 88.00 psi Resid: 50.00 psi Flow: 900.0 gpm
LEGEND
1 Available pressure
87.91 psi @ 34.2 gpm
2 Required pressure
79.49 psi @ 34.2 gpm
A. Source Supply Curve
B. System Demand Curve
GAUGE PRESSURE (psi)
100.0
80.02
60.0
40.0
20.0
0.0
-14.7
200
300
400
500
600
700
800
900
1000
FLOW (GPM)
(Note: Dashed Lines indicate extrapolated values from Test Results)

WATER SUPPLY CURVE



FIRE OUT LLC
39 WEST TRUMAN AVE
SALT LAKE CITY, UTAH 84115
Ph. 801-574-0725

HYDRAULIC CALCULATIONS

FOR

HONIGMAN RESIDENCE
3097 MOUNTAIN RIDGE COURT
PARK CITY, UTAH
FILE NUMBER: HONIGMAN RESIDENCE AREA #2
DATE: 2/16/14

MAIN LEVEL REMOTE AREA #2

-DESIGN DATA-

OCCUPANCY CLASSIFICATION:	NFPA 13D
DENSITY:	.05 GPM/SQ. FT.
AREA OF APPLICATION:	2 HEADS
COVERAGE PER SPRINKLER:	16 x 16 MAX SPACING
TOTAL SPRINKLER WATER FLOW REQUIRED:	34.2 gpm
TOTAL WATER REQUIRED (including hose):	34.2 gpm
FLOW & PRESSURE (AT BASE OF RISER):	34.2 gpm @ 74.1 psi
SPRINKLER ORIFICE SIZE:	7/16" INCH K=4.9

NAME OF CONTRACTOR: FIREOUT LLC

DESIGN/LAYOUT BY: JEFF JOHNSON NICET LEVEL 4 CERTIFICATION #069385

AUTHORITY HAVING JURISDICTION: PARK CITY FIRE DEPARTMENT

CONTRACTOR CERTIFICATION NUMBER:

CALCULATIONS BY HASS COMPUTER PROGRAM
HRS SYSTEMS, INC.
ATLANTA, GA

APPROVED
PARK CITY MUNICIPAL CORP
MAR 24 2014
BUILDING DEPT.

DATE: 2/16/2014 A:\HONIGMAN RESIDENCE AREA 2.SDF
JOB TITLE: HONIGMAN RESIDENCE AREA 2

WATER SUPPLY DATA

SOURCE NODE TAG	STATIC PRESS. (PSI)	RESID. PRESS. (PSI)	@ FLOW (GPM)	AVAIL. PRESS. (PSI)	@ TOTAL DEMAND (GPM)	REQ'D PRESS. (PSI)
17	88.0	50.0	900.0	87.9	34.2	79.5

AGGREGATE FLOW ANALYSIS:

TOTAL FLOW AT SOURCE	34.2 GPM
TOTAL HOSE STREAM ALLOWANCE AT SOURCE	0.0 GPM
OTHER HOSE STREAM ALLOWANCES	0.0 GPM
TOTAL DISCHARGE FROM ACTIVE SPRINKLERS	34.2 GPM

NODE ANALYSIS DATA

NODE TAG	ELEVATION (FT)	NODE TYPE	PRESSURE (PSI)	DISCHARGE (GPM)
A	28.0	K= 4.90	12.2	17.1
B	28.0	K= 4.90	12.0	17.0
C	27.0	- - - -	15.6	- - -
D	12.0	- - - -	35.9	- - -
E	12.0	- - - -	51.1	- - -
F	12.0	- - - -	53.7	- - -
8A	12.0	- - - -	55.2	- - -
9	12.0	- - - -	59.5	- - -
10	12.0	- - - -	62.8	- - -
11	12.0	- - - -	64.3	- - -
12	3.0	- - - -	69.6	- - -
13	3.0	- - - -	73.1	- - -
14	1.0	- - - -	74.1	- - -
15	0.0	- - - -	78.1	- - -
16	0.0	- - - -	81.1	- - -
17	6.0	SOURCE	79.5	34.2

DATE: 2/16/2014 A:\HONIGMAN RESIDENCE AREA 2.SDF
JOB TITLE: HONIGMAN RESIDENCE AREA 2

PIPE DATA

PIPE TAG / END NODES	ELEV. (FT)	NOZ. (K)	PT (PSI)	DISC. (GPM)	Q(GPM) VEL(FPS)	DIA(IN) HW(C) FL/FT		LENGTH (FT)		PRESS. SUM. (PSI)
Pipe: 1					-17.1	0.874	PL	7.00	PF	3.0
A	28.0	4.9	12.2	17.1	9.2	150	FTG	12.0	PE	0.4
C	27.0	0.0	15.6	0.0		0.157	TL	19.00	PV	
Pipe: 2					-17.0	0.874	PL	8.50	PF	3.2
B	28.0	4.9	12.0	17.0	9.1	150	FTG	12.0	PE	0.4
C	27.0	0.0	15.6	0.0		0.155	TL	20.50	PV	
Pipe: 3					-34.1	0.874	PL	16.50	PF	13.8
C	27.0	0.0	15.6	0.0	18.3	150	FTG	8.0	PE	6.5
D	12.0	0.0	35.9	0.0		0.563	TL	24.50	PV	
Pipe: 5					-34.1	0.874	PL	23.00	PF	15.2
D	12.0	0.0	35.9	0.0	18.3	150	FTG	4.0	PE	0.0
E	12.0	0.0	51.1	0.0		0.563	TL	27.00	PV	
Pipe: 6					-34.1	1.101	PL	14.00	PF	2.6
E	12.0	0.0	51.1	0.0	11.5	150	FTG	----	PE	0.0
F	12.0	0.0	53.7	0.0		0.183	TL	14.00	PV	
Pipe: 7					-34.1	1.101	PL	8.00	PF	1.5
F	12.0	0.0	53.7	0.0	11.5	150	FTG	----	PE	0.0
8A	12.0	0.0	55.2	0.0		0.183	TL	8.00	PV	
Pipe: 8					-34.1	1.101	PL	8.50	PF	4.3
8A	12.0	0.0	55.2	0.0	11.5	150	FTG	15.0	PE	0.0
9	12.0	0.0	59.5	0.0		0.183	TL	23.50	PV	
Pipe: 9					-34.1	1.101	PL	13.00	PF	3.3
9	12.0	0.0	59.5	0.0	11.5	150	FTG	5.0	PE	0.0
10	12.0	0.0	62.8	0.0		0.183	TL	18.00	PV	
Pipe: 10					-34.1	1.394	PL	15.00	PF	1.6
10	12.0	0.0	62.8	0.0	7.2	150	FTG	12.0	PE	0.0
11	12.0	0.0	64.3	0.0		0.058	TL	27.00	PV	
Pipe: 11					-34.1	1.408	PL	9.00	PF	1.4
11	12.0	0.0	64.3	0.0	7.0	120	FTG	C	PE	3.9
12	3.0	0.0	69.6	0.0		0.083	TL	16.72	PV	
Pipe: 12					FIXED PRESSURE LOSS DEVICE					
13	3.0	0.0	73.1	0.0	3.5 psi, 34.1 gpm					
12	3.0	0.0	69.6	0.0						
Pipe: 13					-34.1	1.408	PL	2.00	PF	0.2
13	3.0	0.0	73.1	0.0	7.0	120	FTG	----	PE	0.9
14	1.0	0.0	74.1	0.0		0.083	TL	2.00	PV	
Pipe: 14					-34.1	1.505	PL	80.00	PF	3.5
14	1.0	0.0	74.1	0.0	6.2	150	FTG	2E	PE	0.4
15	0.0	0.0	78.1	0.0		0.040	TL	88.00	PV	

PIPE TAG / END NODES	ELEV. (FT)	NOZ. (K)	PT (PSI)	DISC. (GPM)	Q(GPM) VEL(FPS)	DIA(IN) HW(C) FL/FT	LENGTH (FT)		PRESS. SUM. (PSI)
Pipe: 15						FIXED PRESSURE LOSS DEVICE			
16	0.0	0.0	81.1	0.0		3.0 psi, 34.1 gpm			
15	0.0	0.0	78.1	0.0					
Pipe: 16					-34.2	1.505 PL	15.00	PF	1.0
16	0.0	0.0	81.1	0.0	6.2	150 FTG	TLG	PE	-2.6
17	6.0	SRCE	79.5	(N/A)		0.040 TL	25.00	PV	

NOTES (HASS):

(1) Calculations were performed by the HASS 8.4 computer program under license no. 50011405 granted by
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208 Southside Square
Petersburg, TN 37144
(931) 659-9760

(2) The system has been calculated to provide an average imbalance at each node of 0.011 gpm and a maximum imbalance at any node of 0.167 gpm.

(3) Total pressure at each node is used in balancing the system. Maximum water velocity is 18.3 ft/sec at pipe 3.

(4) Items listed in bold print on the cover sheet

are automatically transferred from the calculation report.

(5) Available pressure at source node 17 under full flow conditions is 87.90 psi compared to the minimum required pressure of 0.00 psi.

(6) PIPE FITTINGS TABLE

Pipe Table Name: STANDARD.PIP

PAGE: * MATERIAL: S40 HWC: 120

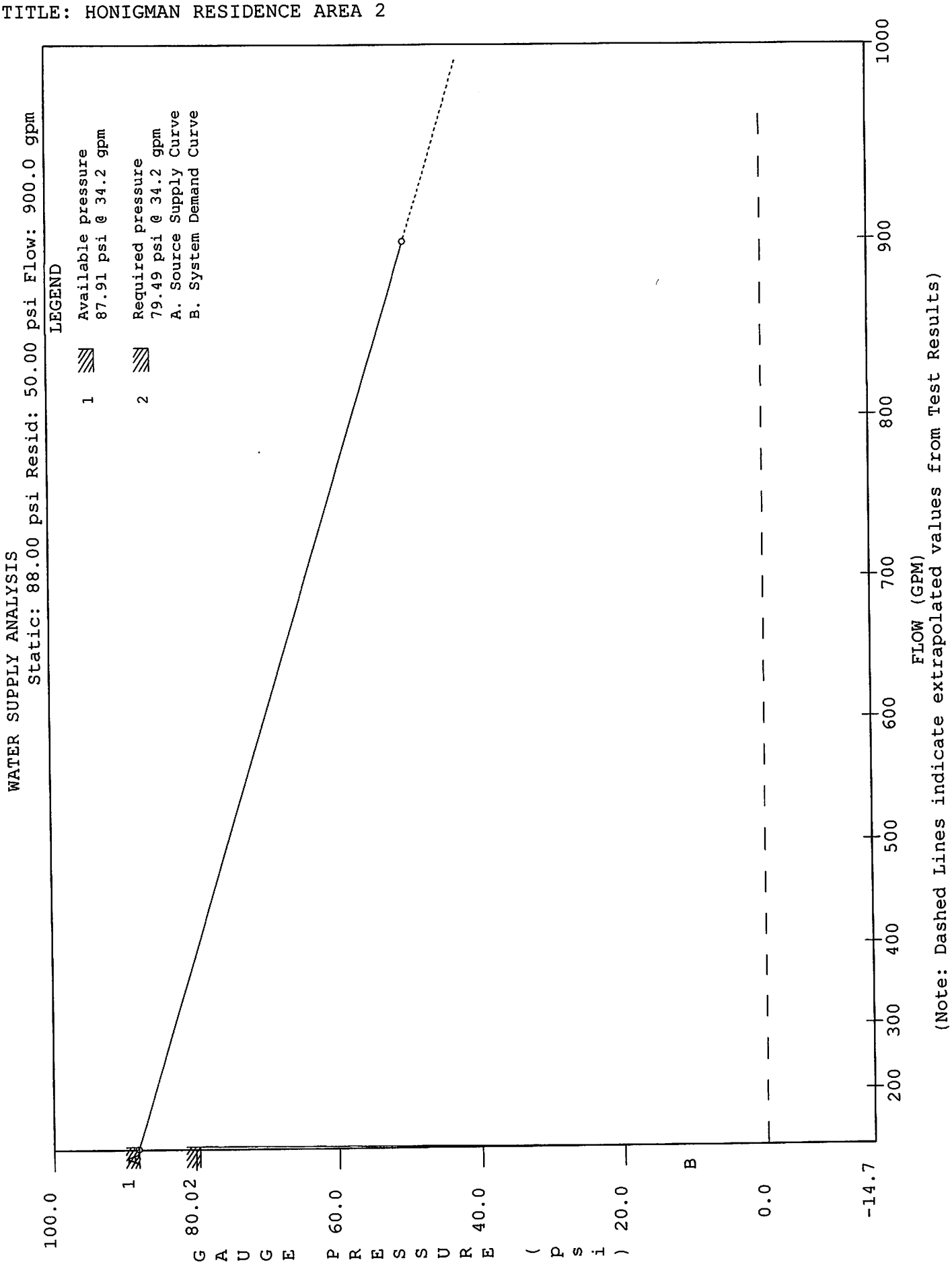
Diameter (in)	Equivalent Fitting Lengths in Feet								
	E Ell	T Tee	L LngEll	C ChkVlv	B BfyVlv	G GatVlv	A AlmChk	D DPVlv	N NPTee
1.408	3.31	6.62	2.21	7.72	6.62	1.10	11.03	11.03	6.62

PAGE: F MATERIAL: CPVC HWC: 150

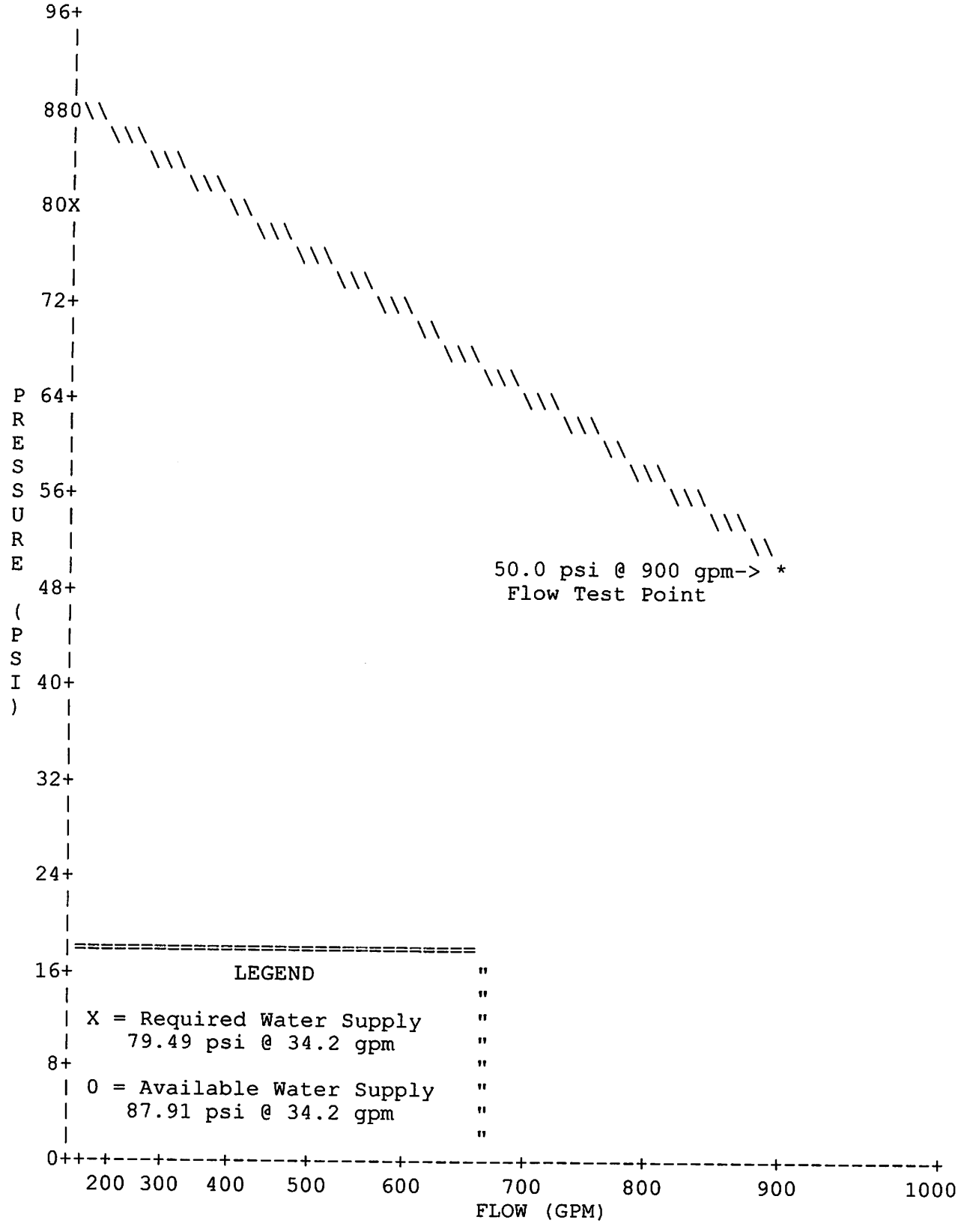
Diameter (in)	Equivalent Fitting Lengths in Feet						
	E 45	L El	B BrT	R RunT	C Cplg	S SwCk	G Gate
0.874	1.00	4.00	3.00	1.00	1.00	5.00	2.00
1.101	1.00	5.00	5.00	1.00	1.00	8.00	2.00
1.394	2.00	6.00	6.00	1.00	1.00	11.00	3.00

PAGE: L MATERIAL: CT-L HWC: 150

Diameter (in)	Equivalent Fitting Lengths in Feet							
	E Ell	T Tee	F 45-Ell	R TeeRun	C Couplg	S SwgChk	G GatVlv	N NPTee
1.505	4.00	9.00	2.00	3.00	0.50	10.00	0.00	9.00


WATER SUPPLY ANALYSIS
Static: 88.00 psi Resid: 50.00 psi Flow: 900.0 gpm
LEGEND
1 Available pressure
87.91 psi @ 34.2 gpm
2 Required pressure
79.49 psi @ 34.2 gpm
A. Source Supply Curve
B. System Demand Curve
GAUGE PRESSURE (psi)
100.0
80.02
60.0
40.0
20.0
0.0
-14.7
1
2
A
B
200
300
400
500
600
700
800
900
1000
FLOW (GPM)
(Note: Dashed Lines indicate extrapolated values from Test Results)

WATER SUPPLY CURVE



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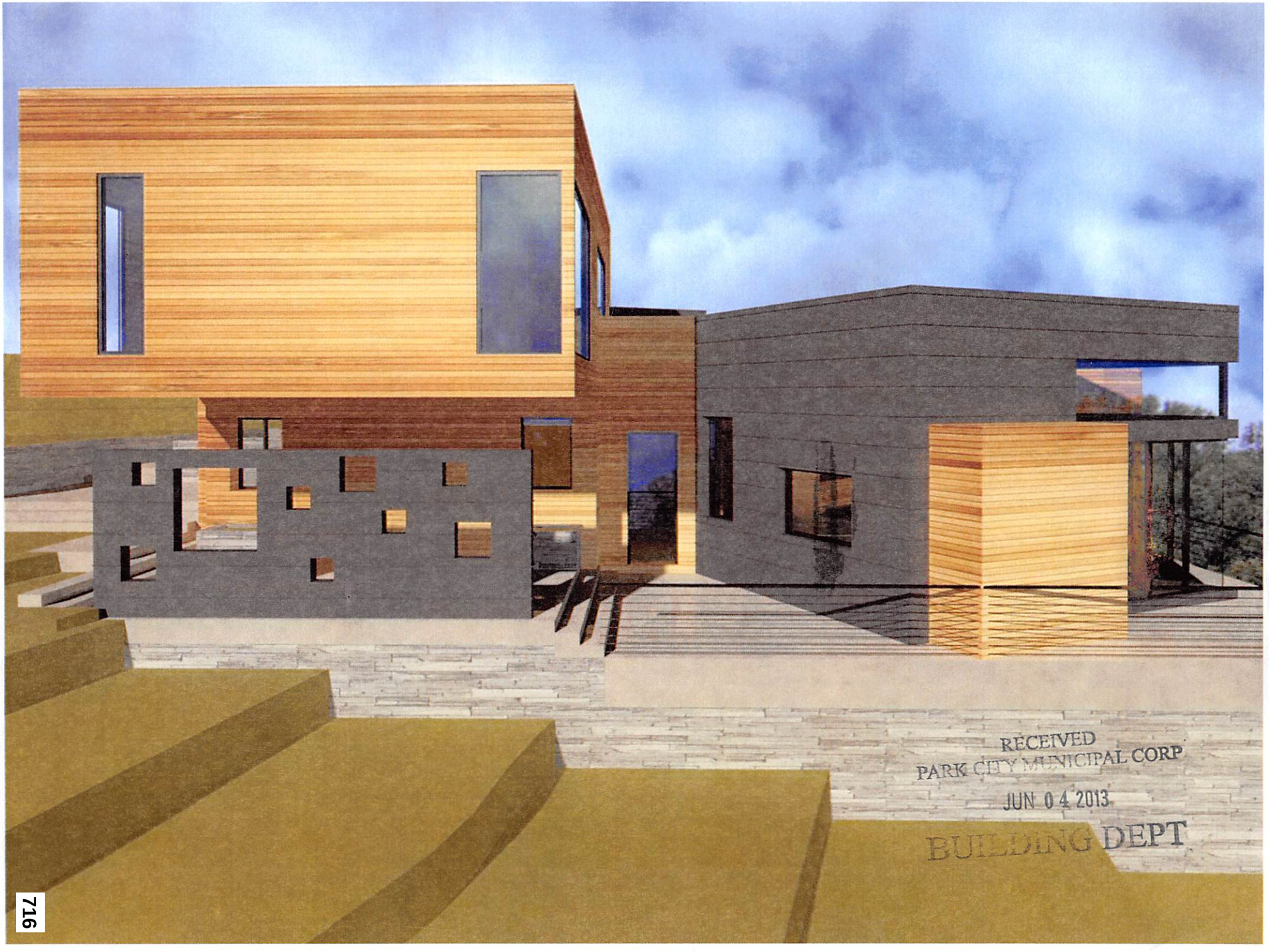
BUILDING DEPT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REScheck Software Version 4.4.4
Compliance Certificate

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JUN 04 2013
BUILDING DEPT

Project Title: Honigman Residence

Energy Code:	**2006 IECC**
Location:	**Park City, Utah**
Construction Type:	**Single Family**
Project Type:	**New construction**
Building Orientation:	**Bldg. faces 90 deg. from North**
Conditioned Floor Area:	**4018 ft2**
Glazing Area Percentage:	**35%**
Heating Degree Days:	**8196**
Climate Zone:	**6**

Construction Site:
3097 Mountain Ridge court
Mountain Ridge Subdivision - Lot 13
Park City, UT 84060

Owner/Agent:

Designer/Contractor:
Bridgwater Consulting
6443 N. Business Park Loop Rd.
Suite #10
Park City, UT 84098
435-333-4580

Compliance: Passes on UA trade-off

Compliance: **3.8% Better Than Code** Maximum UA: **1067** Your UA: **1027**

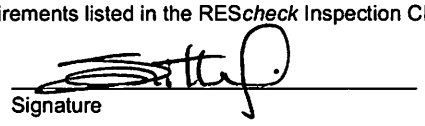
The % Better or Worse Than Code index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor	UA
Ceiling 1: Cathedral Ceiling (no attic)	3337	49.0	0.0		73
Basement Wall 1: Solid Concrete or Masonry Orientation: Right Side Wall height: 12.0' Depth below grade: 11.5' Insulation depth: 12.0'	157	13.0	0.0		8
Basement Wall 2: Solid Concrete or Masonry Orientation: Right Side Wall height: 9.0' Depth below grade: 9.0' Insulation depth: 9.0'	116	13.0	0.0		6
Basement Wall 3: Solid Concrete or Masonry Orientation: Back Wall height: 12.0' Depth below grade: 12.0' Insulation depth: 12.0'	297	13.0	0.0		14
Basement Wall 4: Solid Concrete or Masonry Orientation: Back Wall height: 9.0' Depth below grade: 9.0' Insulation depth: 9.0'	115	13.0	0.0		6
Basement Wall 5: Solid Concrete or Masonry Orientation: Back Wall height: 12.0' Depth below grade: 12.0' Insulation depth: 12.0'	145	13.0	0.0		7
Basement Wall 6: Solid Concrete or Masonry Orientation: Back Wall height: 6.2' Depth below grade: 6.2' Insulation depth: 6.2'	75	13.0	0.0		4
Basement Wall 7: Solid Concrete or Masonry Orientation: Back	196	13.0	0.0		9

Wall height: 12.0' Depth below grade: 12.0' Insulation depth: 12.0'					
Basement Wall 8: Solid Concrete or Masonry Orientation: Back Wall height: 9.5' Depth below grade: 9.5' Insulation depth: 9.5'	155	13.0	0.0		8
Basement Wall 9: Solid Concrete or Masonry Orientation: Left Side Wall height: 9.4' Depth below grade: 7.7' Insulation depth: 9.4'	170	13.0	0.0		10
Basement Wall 10: Solid Concrete or Masonry Orientation: Left Side Wall height: 12.0' Depth below grade: 12.0' Insulation depth: 12.0'	59	13.0	0.0		3
Basement Wall 11: Solid Concrete or Masonry Orientation: Left Side Wall height: 10.5' Depth below grade: 7.5' Insulation depth: 10.5'	242	13.0	0.0		15
Basement Wall 12: Solid Concrete or Masonry Orientation: Left Side Wall height: 6.5' Depth below grade: 3.8' Insulation depth: 6.5'	76	13.0	0.0		6
Wall 1: Solid Concrete or Masonry:Interior Insulation Orientation: Right Side	266	21.0	0.0		15
Wall 2: Wood Frame, 16" o.c. Orientation: Right Side	29	21.0	0.0		2
Wall 3: Solid Concrete or Masonry:Interior Insulation Orientation: Unspecified	201	21.0	0.0		11
Wall 4: Wood Frame, 16" o.c. Orientation: Front	1300	21.0	0.0		29
Window 1: Wood Frame:Double Pane with Low-E SHGC: 0.50 Orientation: Unspecified	632			0.350	221
Door 1: Glass SHGC: 0.50 Orientation: Unspecified	168			0.350	59
Wall 5: Wood Frame, 16" o.c. Orientation: Right Side	736	21.0	0.0		36
Window 2: Wood Frame:Double Pane with Low-E SHGC: 0.50 Orientation: Unspecified	80			0.350	28
Door 2: Solid Orientation: Unspecified	24			0.500	12
Wall 6: Wood Frame, 16" o.c. Orientation: Back	810	21.0	0.0		29
Window 3: Wood Frame:Double Pane with Low-E SHGC: 0.50 Orientation: Unspecified	135			0.350	47
Door 3: Glass SHGC: 0.50 Orientation: Unspecified	167			0.350	58
Wall 7: Wood Frame, 16" o.c. Orientation: Left Side	836	21.0	0.0		32
Window 4: Wood Frame:Double Pane with Low-E SHGC: 0.50 Orientation: Unspecified	135			0.350	47
Door 4: Glass SHGC: 0.50 Orientation: Unspecified	144			0.350	50
Floor 1: Slab-On-Grade:Heated	218		15.0		143

Insulation depth: 4.0'				
Floor 2: All-Wood Joist/Truss:Over Outside Air	618	38.0	0.0	16
Floor 3: All-Wood Joist/Truss:Over Unconditioned Space	886	38.0	0.0	23
Furnace 1: Forced Hot Air 90 AFUE				
Air Conditioner 1: Electric Central Air 17 SEER				

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2006 IECC requirements in RES*check* Version 4.4.4 and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

Saralee Sitten - Project Manager		05.23.13
Name - Title	Signature	Date

REScheck Software Version 4.4.4
Inspection Checklist

Energy Code:	**2006 IECC**
Location:	**Park City, Utah**
Construction Type:	**Single Family**
Project Type:	**New construction**
Building Orientation:	**Bldg. faces 90 deg. from North**
Conditioned Floor Area:	**4018 ft2**
Glazing Area Percentage:	**35%**
Heating Degree Days:	**8196**
Climate Zone:	**6**

Ceilings:

☐ Ceiling 1: Cathedral Ceiling (no attic), R-49.0 cavity insulation
Comments: _____

Above-Grade Walls:

☐ Wall 1: Solid Concrete or Masonry:Interior Insulation, R-21.0 cavity insulation
Comments: _____

☐ Wall 2: Wood Frame, 16" o.c., R-21.0 cavity insulation
Comments: _____

☐ Wall 3: Solid Concrete or Masonry:Interior Insulation, R-21.0 cavity insulation
Comments: _____

☐ Wall 4: Wood Frame, 16" o.c., R-21.0 cavity insulation
Comments: _____

☐ Wall 5: Wood Frame, 16" o.c., R-21.0 cavity insulation
Comments: _____

☐ Wall 6: Wood Frame, 16" o.c., R-21.0 cavity insulation
Comments: _____

☐ Wall 7: Wood Frame, 16" o.c., R-21.0 cavity insulation
Comments: _____

Basement Walls:

☐ Basement Wall 1: Solid Concrete or Masonry, 12.0' ht / 11.5' bg / 12.0' insul, R-13.0 cavity insulation
Comments: _____

☐ Basement Wall 2: Solid Concrete or Masonry, 9.0' ht / 9.0' bg / 9.0' insul, R-13.0 cavity insulation
Comments: _____

☐ Basement Wall 3: Solid Concrete or Masonry, 12.0' ht / 12.0' bg / 12.0' insul, R-13.0 cavity insulation
Comments: _____

☐ Basement Wall 4: Solid Concrete or Masonry, 9.0' ht / 9.0' bg / 9.0' insul, R-13.0 cavity insulation
Comments: _____

☐ Basement Wall 5: Solid Concrete or Masonry, 12.0' ht / 12.0' bg / 12.0' insul, R-13.0 cavity insulation
Comments: _____

☐ Basement Wall 6: Solid Concrete or Masonry, 6.2' ht / 6.2' bg / 6.2' insul, R-13.0 cavity insulation
Comments: _____

☐ Basement Wall 7: Solid Concrete or Masonry, 12.0' ht / 12.0' bg / 12.0' insul, R-13.0 cavity insulation
Comments: _____

☐ Basement Wall 8: Solid Concrete or Masonry, 9.5' ht / 9.5' bg / 9.5' insul, R-13.0 cavity insulation
Comments: _____

☐ Basement Wall 9: Solid Concrete or Masonry, 9.4' ht / 7.7' bg / 9.4' insul, R-13.0 cavity insulation
Comments: _____

☐ Basement Wall 10: Solid Concrete or Masonry, 12.0' ht / 12.0' bg / 12.0' insul, R-13.0 cavity insulation
Comments: _____

☐ Basement Wall 11: Solid Concrete or Masonry, 10.5' ht / 7.5' bg / 10.5' insul, R-13.0 cavity insulation
Comments: _____

☐ Basement Wall 12: Solid Concrete or Masonry, 6.5' ht / 3.8' bg / 6.5' insul, R-13.0 cavity insulation
Comments: _____

Windows:

☐ Window 1: Wood Frame:Double Pane with Low-E, U-factor: 0.350
For windows without labeled U-factors, describe features:
#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No
Comments: _____

☐ Window 2: Wood Frame:Double Pane with Low-E, U-factor: 0.350
For windows without labeled U-factors, describe features:
#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No
Comments: _____

☐ Window 3: Wood Frame:Double Pane with Low-E, U-factor: 0.350
For windows without labeled U-factors, describe features:
#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No
Comments: _____

☐ Window 4: Wood Frame:Double Pane with Low-E, U-factor: 0.350
For windows without labeled U-factors, describe features:
#Panes ____ Frame Type _____ Thermal Break? ____ Yes ____ No
Comments: _____

Note: Up to 15 sq.ft. of glazed fenestration per dwelling is exempt from U-factor and SHGC requirements.

Doors:

☐ Door 1: Glass, U-factor: 0.350
Comments: _____

☐ Door 2: Solid, U-factor: 0.500
Comments: _____
This door is exempt from the U-factor requirement.

☐ Door 3: Glass, U-factor: 0.350
Comments: _____

☐ Door 4: Glass, U-factor: 0.350
Comments: _____

Floors:

☐ Floor 1: Slab-On-Grade:Heated, 4.0' insulation depth, R-15.0 continuous insulation
Comments: _____
Slab insulation extends down from the top of the slab to at least 4.0 ft. OR down to at least the bottom of the slab then horizontally for a total distance of 4.0 ft.

☐ Floor 2: All-Wood Joist/Truss:Over Outside Air, R-38.0 cavity insulation
Comments: _____
Floor insulation is installed in permanent contact with the underside of the subfloor decking.

☐ Floor 3: All-Wood Joist/Truss:Over Unconditioned Space, R-38.0 cavity insulation
Comments: _____
Floor insulation is installed in permanent contact with the underside of the subfloor decking.

Heating and Cooling Equipment:

☐ Furnace 1: Forced Hot Air: 90 AFUE or higher

Make and Model Number: _____

☐ Air Conditioner 1: Electric Central Air: 17 SEER or higher

Make and Model Number: _____

Air Leakage:

☐ Joints, penetrations, and all other such openings in the building envelope that are sources of air leakage are sealed.

☐ Recessed lights are either 1) Type IC rated with enclosures sealed/gasketed against leaks to the ceiling, or 2) Type IC rated and ASTM E283 labeled, or 3) installed inside an air-tight assembly with a 0.5" clearance from combustible materials and a 3" clearance from insulation.

Sunrooms:

☐ Sunrooms that are thermally isolated from the building envelope have a maximum fenestration U-factor of 0.50 and the maximum skylight U-factor of 0.75. New windows and doors separating the sunroom from conditioned space meet the building thermal envelope requirements.

Vapor Retarder:

☐ Vapor retarder is installed on the warm-in-winter side of all non-vented framed ceilings, walls, and floors; or it has been determined that moisture or its freezing will not damage the materials; or other approved means to avoid condensation are provided.

Comments: _____

Materials Identification and Installation:

☐ Materials and equipment are installed in accordance with the manufacturer's installation instructions.

☐ Insulation is installed in substantial contact with the surface being insulated and in a manner that achieves the rated R-value.

☐ Materials and equipment are identified so that compliance can be determined.

☐ Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment have been provided.

☐ Insulation R-values, glazing U-factors, and heating and cooling equipment efficiency are clearly marked on the building plans or specifications.

Duct Insulation:

☐ Ducts in unconditioned spaces or outside the building are insulated to at least R-8.

☐ Ducts in floor trusses above unconditioned spaces or above the outdoors are insulated to at least R-6.

Duct Construction:

☐ Air handlers, filter boxes, and duct connections to flanges of air distribution system equipment or sheet metal fittings are sealed and mechanically fastened.

☐ All joints, seams, and connections are made substantially airtight with tapes, gasketing, mastics (adhesives) or other approved closure systems. Tapes and mastics are rated UL 181A or UL 181B.

☐ Building framing cavities are not used as supply ducts.

☐ Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.

☐ Additional requirements for tape sealing and metal duct crimping are included by an inspection for compliance with the International Mechanical Code.

Temperature Controls:

☐ Thermostats exist for each separate HVAC system. A manual or automatic means to partially restrict or shut off the heating and/or cooling input to each zone or floor is provided.

Heating and Cooling Equipment Sizing:

☐ Additional requirements for equipment sizing are included by an inspection for compliance with the International Residential Code.

Circulating Service Hot Water Systems:

☐ Circulating service hot water pipes are insulated to R-2.

☐ Circulating service hot water systems include an automatic or accessible manual switch to turn off the circulating pump when the system is not in use.

Heating and Cooling Piping Insulation:

☐ HVAC piping conveying fluids above 105 degrees F or chilled fluids below 55 degrees F are insulated to R-2.

Certificate:

☐ A permanent certificate is provided on or in the electrical distribution panel listing the predominant insulation R-values; window U-factors; type and efficiency of space-conditioning and water heating equipment.

NOTES TO FIELD: (Building Department Use Only)

2006 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Ceiling / Roof	49.00
Wall	21.00
Floor / Foundation	38.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
Window	0.35	0.50
Door	0.35	0.50

Heating & Cooling Equipment	Efficiency
Forced Hot Air Furnace	_____
Electric Central Air Conditioner	_____
Water Heater:_____	_____

Name: _____ Date: _____

Comments:

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JUL 2 5 2003
WORK GROUP/ART UNIT
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Honigman Residence Gas Schematic

3099 Mtn. Ridge Court Permit # 18358

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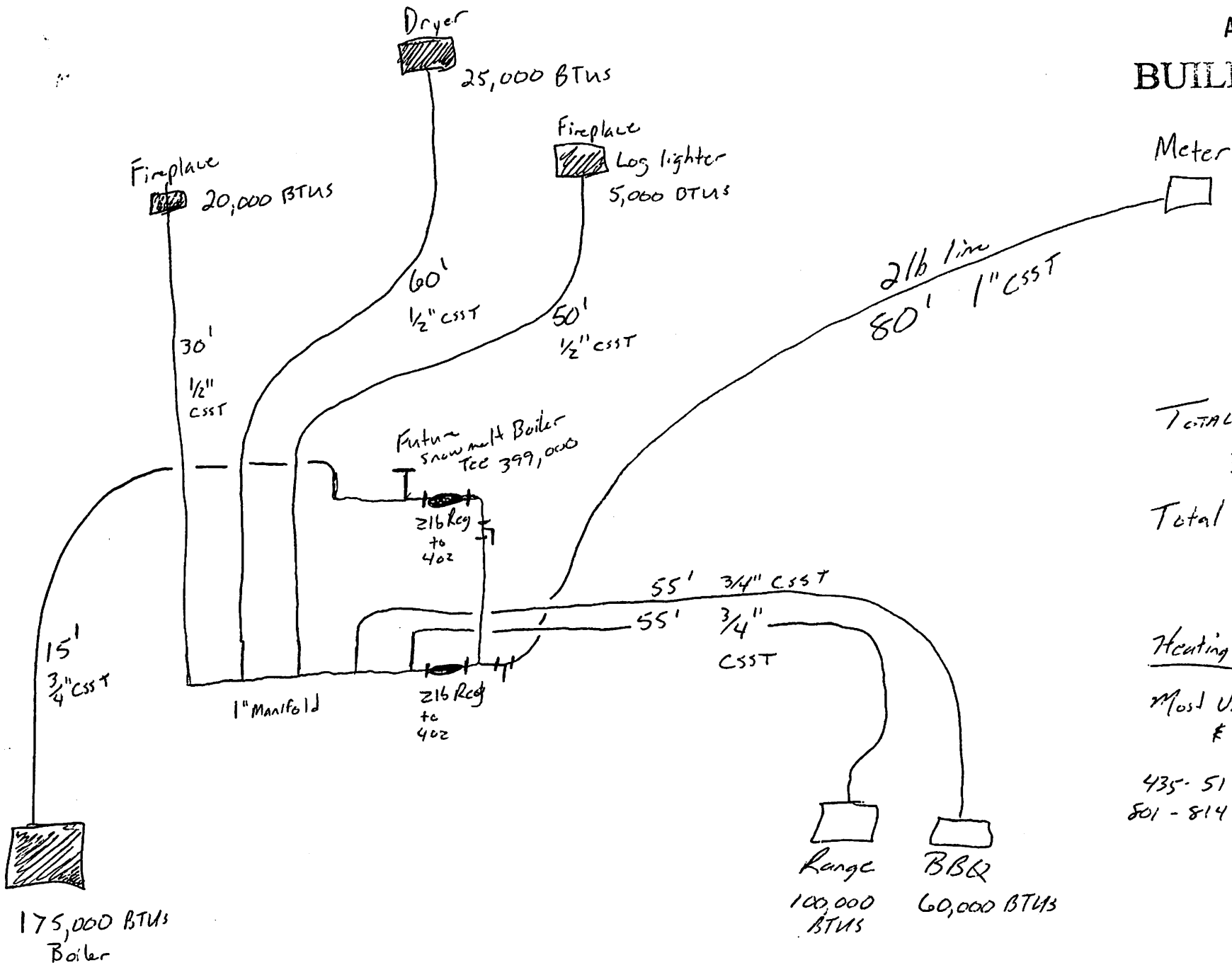

TOTAL BTUs
784,000 Btus
~~365,000~~

Total CFH ~~345~~ 703

Heating Contractor

Most Valuable Plumbing
& Heating

435-513-0604 Gar
801-814-2774 Luke

GSH

August 29, 2013
Job No. 1182-003-13

JWW Excavating
923 Empire Avenue
Park City, Utah 84060

Attention: Mr. John Whitley

Gentlemen:

Re: Summary Letter
Geotechnical Site Observation/Consultation
3099 Mountain Ridge Court
Park City, Utah

1. INTRODUCTION

As requested by Mr. John Whitley of JWW Excavating, the above site was visited on the morning of August 28, 2013 by Mr. Patrick Emery of GSH Geotechnical, Inc. (GSH). The purpose of the site visit was to observe the condition of the temporary excavation walls for the proposed residential structure addition at 3099 Mountain Ridge Court in Park City, Utah.

2. SURFACE

The lot slopes steeply downward to the east with a vertical elevation difference of approximately 40 to 50 feet across the lot. The average slope of the lot is approximately 3 horizontal to 1 vertical (3H:1V), with portions as steep as 2 horizontal to 1 vertical (2H:1V). At the bottom of the lot is Mountain Ridge Court. Surrounding the site to the north and east are single-family residential structures with vacant/undeveloped land to the south and west.

3. PROPOSED CONSTRUCTION

A residential structure is planned for the lot. The structure will contain 2 to 3 above-grade levels and a full-depth basement.

4. SITE VISIT

At the time of the August 28, 2013 site visit, the mass excavation for the residential structure was complete and extended approximately 6 to 22 feet below surrounding grades. Due to the constraints of the lots, the excavation sidewalls are near vertical.

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GSH Geotechnical, Inc.
473 West 4800 South
Salt Lake City, Utah84123
Tel: (801) 685-9190 Fax: (801) 685-2990
www.gshgeo.com

Non-engineered fills/disturbed soils were identified in the upper 1 to 2 feet of the uphill excavation sidewall. Natural soils were identified underlying the non-engineered fills/disturbed soils within the walls and throughout the floor of the excavation as silty clay with varying amounts of fine sand and fine and coarse gravel/cobbles. The natural soils are very stiff to hard, brown to reddish-brown, and slightly moist. Prior to the site visit, some pockets of soil sloughed from the upper portion of the western wall. It is GSH's understanding that the excavation has remained open for the last 2 weeks without any additional sloughing. During the site visit, Mr. Emery notified Mr. Whitley that the walls may be temporarily stable; however, given enough time, the walls of the excavation will fail. Mr. Emery recommended that at a minimum, the slope of the western wall of the excavation be flattened as much as possible to increase the stability. Additionally, plastic sheeting and chain-link fencing should be draped and anchored top and bottom with No. 4 rebar pounded into the ground to control and collect any soils which might ravel or become loose. The draped fencing will not enhance the deep seated stability of the excavation walls. Additionally, it is recommended that the walls be monitored weekly for signs of instability.

5. SUMMARY OF FINDINGS

It is GSH's understanding that the western wall will be poured and the temporary excavation walls will be backfilled within approximately 2 weeks from the date of this letter. GSH recommends that the western wall be flattened as much as possible to increase the stability. Until the excavation walls have been backfilled, under no circumstances should surface runoff associated with the development be allowed to infiltrate into the soils or run over the surface downslope. Water must be directed away from the excavation.

The excavation must be continually monitored for cracking or other signs of instability and if noticed, remedial actions must be taken and GSH contacted immediately. Additionally, GSH shall observe the excavation on a weekly basis until the walls have been backfilled.

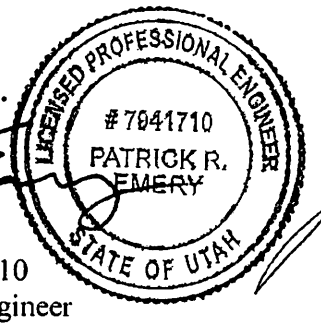
The walls must be backfilled as soon as possible and all work between the concrete wall and the cut slope must be kept as minimal as possible and extra care shall be taken, including personnel outside of this area observing the slope for signs of instability while work is performed in between the wall and slope.

GSH

If you have any questions or would like to discuss these items further, please feel free to contact us at (801) 685-9190.

Respectfully submitted,

GSH Geotechnical, Inc.



Patrick R. Emery, P.E.
State of Utah No. 7941710
Project Geotechnical Engineer

Reviewed by:

Alan D. Spilker, P.E.
State of Utah No. 334228
President/Senior Geotechnical Engineer

PRE/ADS:jlh

Addressee (email)

cc: Mr. Mark A. Pappas (email)

18358

Radiant Design Summary - Manifold View

Project #: 11-5-13/MVPH
Date: Nov 05, 2013
Prepared For: Peterson Plumbing Supply-Orem
Hal Perkins

Project Summary

Project #:	11-5-13/MVPH	**Total Flowrate:**	8.1 USGPM
Project Name:	Honigman Res	**Maximum Head Loss:**	6.8 ft(H2O)
		Total Loops:	23
Design Data Location:	(User-Specified Location)	**Total Manifolds:**	8
Outdoor Temperature:	-10 °F	**Total Zones:**	9
Wind Speed:	15 mph	**Min. Tubing Required:**	4137 ft
		Total Load:	68,657 Btu/hr
Total Area:	3,214 ft²	**Total Radiant Load:**	63,562 Btu/hr
Heated Area:	3,214 ft²	**Total Supplemental Load:**	696 Btu/hr
Construction Quality:	Best		
RFH Glycol Level:	40% Glycol		
Design Temp. Drop:	20 °F		
Radiant Tubing Volume:	55.1 gallons(US)		
Volume Water:	33.1 gallons(US)		
Volume Glycol:	22.1 gallons(US)		

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Units: Flowrate = USGPM; Head Loss = ft(H2O); Cover Rv = °F·ft²·hr/Btu; Length = ft; Area = ft²; Unit Heat = Btu/hr/ft²; Spacing = in; Temperature = °F

* User-Specified Climate Data - Created using Uponor Advanced Design Suite - 7.2.1

Radiant Design Summary - Manifold View

Project #: 11-5-13/MVPH
Date: Nov 05, 2013
Prepared For: Peterson Plumbing Supply-Orem
Hal Perkins

Radiant Design Data

Manifold 1

Water Temperature:	127 °F	**Flow Rate:**	1.1 USGPM
Zone Control:	Zone Valve	**Head Loss:**	2.3 ft(H2O)
Control Method:	None/Other	**Head Loss S/R:**	1.7 ft(H2O)
Total Loops:	3	**S/R Tube Length (One way):**	75 ft
		S/R Tube Type:	hePEX 3/4"

Room	Zone #	Attach Method	Tube Type	Loop #	Area	Unit Heat	Tube Spacing	Leader Length	Loop Length	Flow Rate	Head Loss	Valve Turns	Cover Rv	Surface Temp.	Req. Water Temp.	Design Temp. Drop
Guest Bed #1 - Floor	2	Embedded	hePEX 1/2"	1	139.5	21.7	9	10	206	0.4	2.3	3.62	0.5	80.9	104	20
Guest Bed #1 - Floor	2	Embedded	hePEX 1/2"	2	139.5	21.7	9	10	206	0.4	2.3	3.62	0.5	80.9	104	20
Guest Bath # 1 - Floor	2	Embedded	hePEX 1/2"	3	164.2	10.8	9	10	239	0.2	1.1	4.2	0.5	75.4	89.4	20

Units: Flowrate = USGPM; Head Loss = ft(H2O); Cover Rv = °F·ft²·hr/Btu; Length = ft; Area = ft²; Unit Heat = Btu/hr/ft²; Spacing = in; Temperature = °F

* User-Specified Climate Data - Created using Uponor Advanced Design Suite - 7.2.1

Radiant Design Summary - Manifold View

Project #: 11-5-13/MVPH
Date: Nov 05, 2013
Prepared For: Peterson Plumbing Supply-Orem
Hal Perkins

Manifold 2

Water Temperature:	127 °F	**Flow Rate:**	1.2 USGPM
Zone Control:	Zone Valve	**Head Loss:**	2.5 ft(H2O)
Control Method:	None/Other	**Head Loss S/R:**	1 ft(H2O)
Total Loops:	4	**S/R Tube Length (One way):**	40 ft
		S/R Tube Type:	hePEX 3/4"

Room	Zone #	Attach Method	Tube Type	Loop #	Area	Unit Heat	Tube Spacing	Leader Length	Loop Length	Flow Rate	Head Loss	Valve Turns	Cover Rv	Surface Temp.	Req. Water Temp.	Design Temp. Drop
Entry/Wtr Feature/Stor - Floor	1	Embedded	hePEX 1/2"	1	221	13.4	12	10	241	0.4	2.5	4.2	0.5	76.7	95.4	20
Entry/Wtr Feature/Stor - Floor	1	Embedded	hePEX 1/2"	2	221	13.4	12	10	241	0.4	2.5	4.2	0.5	76.7	95.4	20
Mud /Laundry/Pwdr - Floor	1	Embedded	hePEX 1/2"	3	112.5	11.9	9	10	170	0.2	0.5	2.96	0.5	76	90.9	20
Mud /Laundry/Pwdr - Floor	1	Embedded	hePEX 1/2"	4	112.5	11.9	9	10	170	0.2	0.5	2.96	0.5	76	90.9	20

Units: Flowrate = USGPM; Head Loss = ft(H2O); Cover Rv = °F·ft²·hr/Btu; Length = ft; Area = ft²; Unit Heat = Btu/hr/ft²; Spacing = in; Temperature = °F

* User-Specified Climate Data - Created using Uponor Advanced Design Suite - 7.2.1

Radiant Design Summary - Manifold View

Project #: 11-5-13/MVPH
Date: Nov 05, 2013
Prepared For: Peterson Plumbing Supply-Orem
Hal Perkins

Manifold 3

Water Temperature: 127 °F
Zone Control: Zone Valve
Control Method: None/Other
Total Loops: 2

Flow Rate: 0.8 USGPM
Head Loss: 1.8 ft(H2O)
Head Loss S/R: 0.4 ft(H2O)
S/R Tube Length (One way): 25 ft
S/R Tube Type: hePEX 3/4"

Room	Zone #	Attach Method	Tube Type	Loop #	Area	Unit Heat	Tube Spacing	Leader Length	Loop Length	Flow Rate	Head Loss	Valve Turns	Cover Rv	Surface Temp.	Req. Water Temp.	Design Temp. Drop
Mast. Bed - Floor	3	Concrete Overpour	hePEX 1/2"	5	144	22.8	12	10	164	0.4	1.8	4.2	0.5	81.4	111	20
Mast. Bed - Floor	3	Concrete Overpour	hePEX 1/2"	6	144	22.8	12	10	164	0.4	1.8	4.2	0.5	81.4	111	20

Manifold 4

Water Temperature: 127 °F
Zone Control: Zone Valve
Control Method: None/Other
Total Loops: 2

Flow Rate: 0.5 USGPM
Head Loss: 0.7 ft(H2O)
Head Loss S/R: 0.1 ft(H2O)
S/R Tube Length (One way): 25 ft
S/R Tube Type: hePEX 3/4"

Room	Zone #	Attach Method	Tube Type	Loop #	Area	Unit Heat	Tube Spacing	Leader Length	Loop Length	Flow Rate	Head Loss	Valve Turns	Cover Rv	Surface Temp.	Req. Water Temp.	Design Temp. Drop
Master Bath - Floor	4	Concrete Overpour	hePEX 1/2"	7	126	15.2	12	10	146	0.2	0.7	4.2	0.5	72.6	94	20
Master Bath - Floor	4	Concrete Overpour	hePEX 1/2"	8	126	15.2	12	10	146	0.2	0.7	4.2	0.5	72.6	94	20

Units: Flowrate = USGPM; Head Loss = ft(H2O); Cover Rv = °F·ft²·hr/Btu; Length = ft; Area = ft²; Unit Heat = Btu/hr/ft²; Spacing = in; Temperature = °F

* User-Specified Climate Data - Created using Uponor Advanced Design Suite - 7.2.1

Radiant Design Summary - Manifold View

Project #: 11-5-13/MVPH
Date: Nov 05, 2013
Prepared For: Peterson Plumbing Supply-Orem
Hal Perkins

Manifold 5

Water Temperature:	127 °F	**Flow Rate:**	1.9 USGPM
Zone Control:	Zone Valve	**Head Loss:**	2.1 ft(H2O)
Control Method:	None/Other	**Head Loss S/R:**	4.5 ft(H2O)
Total Loops:	5	**S/R Tube Length (One way):**	75 ft
		S/R Tube Type:	hePEX 3/4"

Room	Zone #	Attach Method	Tube Type	Loop #	Area	Unit Heat	Tube Spacing	Leader Length	Loop Length	Flow Rate	Head Loss	Valve Turns	Cover Rv	Surface Temp.	Req. Water Temp.	Design Temp. Drop
Liv./Kitch/Dine - Floor	5	Lightweight Overpour	hePEX 1/2"	1	141.8	21.5	9	10	209	0.4	2.1	4.2	0.5	80.7	117.9	20
Liv./Kitch/Dine - Floor	5	Lightweight Overpour	hePEX 1/2"	2	141.8	21.5	9	10	209	0.4	2.1	4.2	0.5	80.7	117.9	20
Liv./Kitch/Dine - Floor	5	Lightweight Overpour	hePEX 1/2"	3	141.8	21.5	9	10	209	0.4	2.1	4.2	0.5	80.7	117.9	20
Liv./Kitch/Dine - Floor	5	Lightweight Overpour	hePEX 1/2"	4	141.8	21.5	9	10	209	0.4	2.1	4.2	0.5	80.7	117.9	20
Liv./Kitch/Dine - Floor	5	Lightweight Overpour	hePEX 1/2"	5	141.8	21.5	9	10	209	0.4	2.1	4.2	0.5	80.7	117.9	20

Units: Flowrate = USGPM; Head Loss = ft(H2O); Cover Rv = °F·ft²·hr/Btu; Length = ft; Area = ft²; Unit Heat = Btu/hr/ft²; Spacing = in; Temperature = °F

* User-Specified Climate Data - Created using Uponor Advanced Design Suite - 7.2.1

Radiant Design Summary - Manifold View

Project #: 11-5-13/MVPH
Date: Nov 05, 2013
Prepared For: Peterson Plumbing Supply-Orem
Hal Perkins

Manifold 6

Water Temperature: 127 °F
Zone Control: Zone Valve
Control Method: None/Other
Total Loops: 1

Flow Rate: 0.6 USGPM
Head Loss: 4 ft(H2O)
Head Loss S/R: 0.2 ft(H2O)
S/R Tube Length (One way): 60 ft
S/R Tube Type: hePEX 1"

Room	Zone #	Attach Method	Tube Type	Loop #	Area	Unit Heat	Tube Spacing	Leader Length	Loop Length	Flow Rate	Head Loss	Valve Turns	Cover Rv	Surface Temp.	Req. Water Temp.	Design Temp. Drop
Study - Floor	7	Concrete Overpour	hePEX 1/2"	4	165	29.3	12	10	185	0.6	4	4.2	0.5	84.7	121.2	20

Manifold 7

Water Temperature: 127 °F
Zone Control: Zone Valve
Control Method: None/Other
Total Loops: 2

Flow Rate: 0.7 USGPM
Head Loss: 1.5 ft(H2O)
Head Loss S/R: 0.6 ft(H2O)
S/R Tube Length (One way): 50 ft
S/R Tube Type: hePEX 3/4"

Room	Zone #	Attach Method	Tube Type	Loop #	Area	Unit Heat	Tube Spacing	Leader Length	Loop Length	Flow Rate	Head Loss	Valve Turns	Cover Rv	Surface Temp.	Req. Water Temp.	Design Temp. Drop
Media Rm - Floor	6	Concrete Overpour	hePEX 1/2"	9	140	20.7	12	10	160	0.4	1.5	4.2	0.5	80.3	107.6	20
Media Rm - Floor	6	Concrete Overpour	hePEX 1/2"	10	140	20.7	12	10	160	0.4	1.5	4.2	0.5	80.3	107.6	20

Units: Flowrate = USGPM; Head Loss = ft(H2O); Cover Rv = °F·ft²·hr/Btu; Length = ft; Area = ft²; Unit Heat = Btu/hr/ft²; Spacing = in; Temperature = °F

* User-Specified Climate Data - Created using Uponor Advanced Design Suite - 7.2.1

Radiant Design Summary - Manifold View

Project #: 11-5-13/MVPH
Date: Nov 05, 2013
Prepared For: Peterson Plumbing Supply-Orem
Hal Perkins

Manifold 8

Water Temperature:	127 °F	**Flow Rate:**	1.4 USGPM
Zone Control:	None	**Head Loss:**	1.5 ft(H2O)
Control Method:	None/Other	**Head Loss S/R:**	2.5 ft(H2O)
Total Loops:	4	**S/R Tube Length (One way):**	75 ft
		S/R Tube Type:	hePEX 3/4"

Room	Zone #	Attach Method	Tube Type	Loop #	Area	Unit Heat	Tube Spacing	Leader Length	Loop Length	Flow Rate	Head Loss	Valve Turns	Cover Rv	Surface Temp.	Req. Water Temp.	Design Temp. Drop
Guest Bed #2 - Floor	8	Concrete Overpour	hePEX 1/2"	11	126	24.3	12	10	146	0.4	1.5	4.2	0.5	82.2	113.4	20
Guest Bed #2 - Floor	8	Concrete Overpour	hePEX 1/2"	12	126	24.3	12	10	146	0.4	1.5	4.2	0.5	82.2	113.4	20
Guest Bath #2 - Floor	9	Concrete Overpour	hePEX 1/2"	13	86	26.4	12	10	106	0.3	0.6	3.05	0.5	83.2	116.7	20
Stair & Hall #3 - Floor	9	Concrete Overpour	hePEX 1/2"	14	76	33.0	12	10	96	0.3	0.7	2.76	0.5	86.5	127	20

Units: Flowrate = USGPM; Head Loss = ft(H2O); Cover Rv = °F·ft²·hr/Btu; Length = ft; Area = ft²; Unit Heat = Btu/hr/ft²; Spacing = in; Temperature = °F

* User-Specified Climate Data - Created using Uponor Advanced Design Suite - 7.2.1

18358

Heat Loss Summary

Project #: 11-5-13/MVPH
Date: November 05, 2013
Prepared For: Peterson Plumbing Supply-Orem
Hal Perkins

Project Summary

Project #:	11-5-13/MVPH	**Total-Components Load:**	39,673 Btu/hr
Project Name:	Honigman Res	**Total Infiltration Load:**	24,585 Btu/hr
Location:		**Total Floor Downward Load:**	12,250 Btu/hr
CloseDate:		**Total-Radiant Into Rooms:**	63,562 Btu/hr
Engineer:		**Total-Supplemental Load:**	696 Btu/hr
Design Data Location:	(User-Specified Location)	**Total-Project Heat Loss:**	68,657 Btu/hr
Outdoor Temperature:	-10 °F	**RFH Glycol Level:**	40% Glycol
Wind Speed:	15 mph	**Design Temp. Drop:**	20 °F
Total Area:	3,214 ft²	**Radiant Tubing Volume:**	55.1 gallons(US)
Construction Quality:	Best	**Volume Water:**	33.1 gallons(US)
		Volume Glycol:	22.1 gallons(US)
Rooms Requiring Supplemental Heat :	Stair & Hall #3 - Floorplan 3		

Heat Loss Data

Floorplan 1

Room	Area	Heated Area	Walls	Windows	Doors	Ceiling Upward	Skylights	Infiltration	Radiant Into Room	Floor Downward	Total Radiant Load	Total Room Load	Design Temp. Drop
Entry/Wtr Feature/Stor	442	442	929	694	924	0	0	3,398	5,944	1,437	7,381	7,381	20
Guest Bed #1	279	279	1,232	2,079	607	0	0	2,145	6,062	1,654	7,717	7,717	20
Guest Bath # 1	164	164	508	0	0	0	0	1,261	1,768	491	2,259	2,259	20

Units: Heat Loss = Btu/hr, Area = ft², Temperature = °F

Created using Uponor Advanced Design Suite - 7.2.1

PARK CITY MUNICIPAL CORP
NOV 06 2013
BUILDING DEPT

Heat Loss Summary

Project #: 11-5-13/MVPH
Date: November 05, 2013
Prepared For: Peterson Plumbing Supply-Orem
Hal Perkins

Mud /Laundry/Pwdr	224	224	952	0	0	0	0	1,722	2,674	815	3,489	3,489	20

Floorplan 2

Room	Area	Heated Area	Walls	Windows	Doors	Ceiling Upward	Skylights	Infiltration	Radiant Into Room	Floor Downward	Total Radiant Load	Total Room Load	Design Temp. Drop
Mast. Bed	288	288	1,015	347	2,357	640	0	2,214	6,572	1,095	7,667	7,667	20
Master Bath	251	251	514	974	0	523	0	1,809	3,821	637	4,458	4,458	20
Liv./Kitch/Dine	708	708	1,364	2,195	4,620	1,573	0	5,442	15,195	2,533	17,728	17,728	20
Media Rm	279	279	1,162	1,848	0	620	0	2,145	5,775	962	6,737	6,737	20
Study	165	165	659	1,848	693	367	0	1,268	4,836	806	5,642	5,642	20

Floorplan 3

Room	Area	Heated Area	Walls	Windows	Doors	Ceiling Upward	Skylights	Infiltration	Radiant Into Room	Floor Downward	Total Radiant Load	Total Room Load	Design Temp. Drop
Guest Bed #2	252	252	632	3,003	0	560	0	1,937	6,133	1,022	7,155	7,155	20
Guest Bath #2	86	86	613	809	0	191	0	661	2,274	379	2,653	2,653	20
Stair & Hall #3	76	76	141	2,310	0	169	0	584	2,508	418	2,926	3,622	20

Units: Heat Loss = Btu/hr, Area = ft², Temperature = °F

SUBCONTRACTORS LIST

TOPMARK INDUSTRIES

Honigman Residence

3099 Mountain Ridge Court

Park City, UT 84060

Permit # BD-13-18358

Excavating: JWW Excavating

435 640-2477

License#

Foundation: Rico Concrete

801-550-0645

License# 352983

Framing: Magana Construction

801-205-9611

License#

Material Supply: Probuild

801-255-4201

License #

Radiant Heat: MVPH

801-814-2774

License #7195940-5501

Electrical: TS Electric

801-699-2855

License # 89-249403-5501

Plumbing: MVPH

801-814-2774

License # 7195940-5501

HVAC: J&J Sheetmetal

801-556-4505

License #579629

Windows: Contractors Windows Supply

801-259-9940

License #

Doors: Probuild

801-255-4201

License #

Drywall: New West Drywall

801-455-8073

License # 375440

Painting: Bubba Painting

435-640-2545

License #

Insulation: Superior Insulation

License #

Flooring: Topmark Industries

435-640-5981

License #6074881-5501

Tile: Cancun Tile

801-979-3246

License # 5685464

Countertops: European Marble & Granite

801-712-1457

License #

Rockwork/Masonry: Munich Construction

801-916-4495

License # 6075779-5501

Garage Doors: Carriage Garage Doors

801-2825001

License # 5913599

Low Voltage: DMSTV

801-599-2922

License #

Central Vacuum: DMSTV

801-599-2922

License #

Elevator: A plus elevator

801-635-4087

License #

Waterproofing: Rocky Mountain Waterproofing

801-282-2100

License #

Roofing: ACW Roofing

435-640-3823

License #

Metal Siding: ACW Roofing

435-640-3823

License #

Concrete Flatwork: Pure-crete

801-554-1276

License # 4548376

Concrete Light Weight:

License #

Cabinets: Forever Furniture

License #

Plumbing Fixtures & Appliances: Fergeson

Gas Lines: J&J Sheetmetal

801-556-4505

License #579629

Glass doors & Mirrors: Aspen Glass

435-640-2231

License # 5876855

Hardware: Robert Angel

970-390-1990

License #

Epoxy Coatings:

License #

Landscaping:

License #

Fireplaces: Hearth & Home

801-486-8452

License # 560033

Railings: High Country Ironworks

801-916-4228

License #

Window & Door Installer: Signature Installations

801-898-8455

License # 60314225501

Trim & Finish Carpentry: Topmark Industries

435-640-5981

License # 6074881-5501

SNYDERVILLE BASIN
WATER RECLAMATION DISTRICT
2800 HOMESTEAD RD, PARK CITY, UT 84098 WWW.SBWRD.ORG T 435-649-7993 F 435-649-8040

AUTHORIZATION TO USE

Property Located in: City ✓ County _____

Tax I.D. #: MR-13 SBWRD Account #: 12083

Subdivision/Project MOUNTAIN RIDGE Plat: _____ Lot: 13

Property Address: 3099 MOUNTAIN RIDGE CT

Name and address to which billing is to be sent:

Suzy Honigman
3099 Mountain Ridge Court
Park City, UT 84060

Person requesting approval: _____

Telephone #: _____ Fax #: _____

Address: _____

Wastewater Approval is: Granted X Disapproved _____

By: _____ Date: 8/11/14
Snyderville Basin Water Reclamation District

Comments: _____

_____

Processed by: Lisa Account Activation Date: 8-11-14

Faxed: _____ Customer File: _____

e- Mailed: ✓ (markapappas@comcast.net) Billing File: _____

Picked up: _____

SNYDERVILLE BASIN
WATER RECLAMATION DISTRICT
2800 HOMESTEAD RD, PARK CITY, UT 84098 WWW.SBWRD.ORG T 435-649-7993 F 435-649-8040

FOR DISTRICT USE ONLY

Building Type: (✓)Single Fam. Res. ( )Condo/Duplex ( )Hotel ( )Restaurant ( )Comm./Ind.

Water Usage _____ # of Units 1 Water Meter #: _____

WM Impact Fee Paid Receipt #: 3.098740 Date 7/22/13 Water Co PARK

_____ Floor Plan Check Required ( )Yes ( )No

N Private Lateral Inspected and Connected Date 8/6/14

N Main Plugs Removed

N Public Wastewater System Approved

NA Pretreatment Approved

N Engineering Fees Paid

N Supplementary Engineering Fees Paid

Comments: _____

_____

_____

_____

Title Company: _____

Name: _____

Closing Date: _____

Amount: _____

2009 INTERNATIONAL RESIDENTIAL CODE
(Revised 04-20-2011)

Log Number: BD-13-18358 Date Plans Received: 7/11/13

Building Address: 3099 Mountain Ridge Ct

Owner's Name: Honigman

Main Building Sq. Ft: 4241 Other:

Total Area Basement: 1663 Type of Building: SFD

Finished Basement: 1663 No. Stories: 2

Garage: 911 No. Levels: 3

Deck/Balcony: 394 Area of LOD: 6963

Fire Sprinklers: Y Area: 4635 Number of Bedrooms: 3

Elevation: 68752 Ground Snow Load: 144

Roof Snow Load: 102 Soil Bearing Capacity: 2500

Plan Check by: Michelle Downard

Started Review: 7/8/13 Finished Review: 7/11/13

This checklist is compiled for plan checking purposes for use by the Division of Building Inspection. The information contained herein will also provide condensed construction information for design and job use. This checklist is not intended to indicate any change in any building code or ordinance by inference or omission. A circle around a checklist number indicates an incorrect detail or insufficient information. **Please make the corrections on the drawings indicated by the number in the circle/box on the checklist.** Any indicated correction not made or construction detail not shown will be assumed to be installed in accordance with the applicable codes.

GENERAL:

G1. Place correct construction street address, owner's name, designer's name, and architect and/or engineer's name and seal on the drawings. Is this 3099 or 3097 (see survey)

Address has been corrected to 3099 Mountain Ridge Court on cover sheet, title block and survey. Drawings have been sealed and stamped.

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G2. Provide a plan index. Make sure this is correct

See A0.0 for plan index.

G10. Show the 'Limits-of-Disturbance' on the Site Plan including all utility crossings, material storage and stockpile areas, driveways, re-graded

areas, proposed landscaped areas, and construction parking areas.
Explain how construction can be completed within LOD
See A1.3 for construction mitigation plan

G23 For driveways that go across public property (we believe 99% of them will, so we will assume all do), provide a copy of the "Application to work in a Public Right of Way" that has been approved by the City Engineering department.
Contractor to provide it as stated on note 19.8 on A0.0 Cover Sheet

G24 Obtain Engineering Department approval for plans.

G25 Obtain Planning Department approval for plans.

G26 Provide a receipt or "non-required payment" letter from both Snyderville Basin Water Reclamation District, and the Park City Fire District.
Contractor to provide this information.

G27 Provide a landscaping plan for Planning approval. *See 19.8 on A0.0*

Additional General Comments:

- Please confirm- "perforated floating screen wall" on south end of home- shown in elevation and plans as future… (not included in this permit or approval?)
  The word "future" has been removed from the plans. Perforated floating screen wall should be included in this permit.

- Confirm soil bearing capacity- struct calcs list 2500 psf, soils report lists CL/ML soil which is listed as 1500 psf in IRC 401.4.1
  See Structural Engineer Response Letter

- Elevator special inspection is required by state
  See note 19.15 on A0.0 Cover Sheet stating that contractor to coordinate Elevator Special Inspection with Park City

- Provide elevator shaft and fire rating assembly
  Elevator shaft construction is VB – wood construction. Any elevator serving a single family residence and contained exclusively within that unit is not required to have a fire rated enclosure.

FOUNDATION PLAN:

F3. Show footings a minimum of 40 inches below finish grade. -IRC R403.1.4
SE Corner
See Structural Engineer Response Letter

ARCHITECTURAL:

A17. Automatic garage door openers , if provided, shall be tested in accordance with UL325. R309.6
See note 21 on E1.0 – E1.5

A20. All unenclosed floor and roof openings, open and glazed sides of landings and stairs, balconies and porches more than 30 inches above grade, and roofs used for other than service of the building shall be protected by a guard (aka "Guardrail"). Guards shall not be less than 36 inches in height. Open guards shall have intermediate rails or an ornamental pattern such that no sphere 4 inches in diameter can pass through. – IRC R312 I see the guardrail detail and I can see it on the elevation. But please LABEL on floor plans, elevations or somewhere that shows where it will be provided
See A2.0 – A2.2 Guardrail has been labeled on floor plans.

A33. Show ice shield extending from the eaves to a point at least 24 inches inside the exterior wall line. -IRC R905.8.
IRC R905.8 applies to wood shakes and sloped roofs. This building has flat roofs with no eaves. See note 7 on A2.3 Roof Plan: Ice and Water Shield to be installed over entire roof.

A48 Insulation and U-values on plans don't match ResCheck energy analysis. Basement walls- R13 or R15 (A8.1 #4), framed walls- R21 or R23 (A8.1 #1)
Details have been corrected to match ResCheck energy analysis
Basement walls: R13
Framed walls: R21

A59. List on the cover sheet of the drawings each deferred submittal item IE: ~~fire sprinkler submittal, truss details, radiant heat submittal, 2 lb. gas piping schematic, stucco/EIFS submittal, factory-built fireplace product information, and Planning Department items,~~ **~~siding details~~**, ~~etc. -IRC R107~~ steam shower
See note 19.16 on Cover sheet. Steam shower has been listed as a deferred submittal

A60. Sills of exterior windows which are located more than 6 feet above grade, and less than 24 inches above the interior floor surface must meet some new requirements. The area of the window less than 24 inches above the interior floor surface must now be fixed or have an opening or a guard

which does not allow the passage of a 4 inch diameter sphere. R612.2
14, 21, 22
See A6.1 Window Schedule.

A63. Stair tread nosing: The radius of curvature at the leading edge of the tread shall be no greater than 9/16 inch (914.3 mm). A nosing not less than ¾ inch (19 mm) but not more than 1 ¼ inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the **nosing at the level of** floors and landings. Beveling of nosing shall not exceed ½ inch (12.7 mm). Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4 inch (102 mm) diameter sphere. (Utah State amendment) Exceptions.

A. A nosing is not required where the tread depth is a minimum of 10 inches (254 mm).

B. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less. Note: This means that concrete stairs, without nosings, must have a tread depth of 10 inches.
See 6/A7.1 for detail and stair notes.

A64. Provide defensible space for all structures on site as per the 2006 International Wildland-Urban Interface Code. Provide landscape plan
Landscape plan has been listed as a deferred submittal. See note 19.8 on Cover Sheet

Additional Architectural Comments

- Fire pit is not approved with this building permit. Must obtain approval of fire pit from Kurt Simister, Deputy Fire Marshall to install fire pit.
- *Fire pit has been listed as a deferred submittal. See note 19.18 on Cover Sheet*

- Provide roof overflow drains per 903.4.1
  See note 11 on A2. Roof plans

- All radiant heating? No forced air? How will you provide air circulation?
- *Radiant heat AND forced air shall be provide. HVAC equipment has been included in mechanical room. See note 19 and mechanical room in A2.0*

STRUCTURAL:

Note: Park City is Seismic Design Category D or D_1, with an S_s between 92 degrees east and 103 degrees west.

S12. Fire block stud spaces at soffits, floor and ceiling joist lines, at 10 ft vertically and horizontally, and at openings between attic spaces and chimney spaces for factory-built chimneys, and at any other locations not specifically mentioned which could afford passage for flames. –IRC R30211
See note 34 on A2.0 – A2.2

S20. Chimneys shall extend at least 2 feet higher than any portion of a building within 10 feet, but shall not be less than 3 feet above the point where the chimney passes through the roof. –IRC R1003.9
See note and chimney dimensions on A3.0 and A3.1

S22. Note on plans: Special inspection is required for field welding and high strength bolting. 2009 IBC, sections 1704.3.1 and 1704.3.3. <u>contractor must sign special inspection form, (they can do this when they come into the office to pull the permit or anytime sooner)</u>
Contractor to provide special inspection form.

S23. Call out on the cover sheet of the plans, that any field welding or torch work, will require a separate "hot work" permit prior to beginning work. IFC 105.6.11.
See note on structural cover sheet.

S26. Call out "naturally durable wood, or wood that is preservative-treated" for the structural members for exterior decks. R317.1.3
See Structural Engineer Response Letter

<u>ELECTRICAL</u>:

E3. Lights in closets must comply with the clearance dimensions of IRC E4003.12.
See note 22 on E1.0- E1-5

E5. <u>Show</u> smoke detectors conforming to IRC section R314. All levels, all bedrooms, access to all bedrooms and in all rooms with sloped ceilings next to halls serving bedrooms. All detectors shall be hard-wired, interconnected, and have battery backup.
See smoke detectors (clouded) and Electrical Legend on E1.3- E1.5

E8. Carbon Monoxide detectors shall be installed on each habitable level of a dwelling unit equipped with a fuel burning appliance. R314 as amended by state.
See Carbon Monoxide detectors (clouded) and Electrical Legend on E1.3-E1.5

PLUMBING:

P1. Note on plans: All plumbing installations shall comply with 2009 IRC.
See Note 27 on A2.0-A2.2 Floor plans

P2. Show location of gas and electrical meters in an area that is protected from snow and ice damage. -LMC 15-2.3-4 (j)
See Note 13 on A1.1 along with Gas and Electrical Meters location

P3. Show tank type water closets with a flow rate of not more than 1.6 gallons per flush. -IRC R2903.2
See Note 28 on A2.0-A2.2 Floor plans

P4. Show showerheads with a flow rate of note more than 2.5 gpm. -IRC P2903.2
See Note 28 on A2.0-A2.2 Floor plans

P6. Show all plumbing vents through the roof to be minimum 3" pipe. -IRC P3103.2
See Note 29 on A2.0-A2.2 Floor plans

P8. Show location of access for whirlpool type tubs. **No grouted tile access allowed**. -IRC P2720, E4109.3 any?
See clouded note on A2.1 indicated location of access in bathtub of Master Bedroom

P10. Showers shall be finished to a height of not less than 72 inches above the floor. Material shall be non-absorbent. -IRC R307.2
See note 35 on A2.0 – A2.2 All showers shall be finished to ceiling height with a non-absorbent material.

P13. In seismic design categories C, $\mathbf{D_o}$, D_1 and D_2, water heater shall be anchored or strapped in the upper third **and lower one-third** of the appliance to resist a horizontal force equal to one third of the operating weight. IRC P2801.7 (State Amendment) Provide a detail.
See detail on A8.

MECHANICAL:

M1. Note on plans: All mechanical installations shall comply with the 2009 IRC & IFGC.
See Note 30 on A2.0-A2.2 Floor plans

M3. Show combustion air for all fuel-burning appliances at a minimum rate of 1 sq inch per 3000 Btu/hour input. The one opening must be in the top 12 inches of the room. Show minimum 1 inch clearance around equipment at sides and rear of the appliance. Show minimum 6 inch clearance in front of the appliance. –IRC M1701
See Note 31 on A2.0-A2.2 Floor plans

M4. Show gas logs and each gas appliance with a shut-off valve within 6 feet of the appliance. -IRC G2420
See Note 32 on A2.0-A2.2 Floor plans

M5. Fuel-burning appliances, including fireplaces, are not permitted to be installed in sleeping rooms, bathrooms, or toilet rooms unless the appliances are Direct Vent appliances. See IRC Section G2406 and IMC 303.3 for more information and the list of exceptions. Note: All construction in Park City is "unusually tight construction". Master bedroom
See clouded note on Master Bedroom (A2.1): Master bedroom fireplace to be Direct-Vent

M11. Vent the dryer to the outside. Maximum length of the duct with two 90-degree elbows is 15 feet. -IRC M1502.2 Provide makeup air to laundry room. IRC G2439.4
See clouded note on Laundry Room (A2.0)

M13. Natural gas service lines shall be no less than 1 inch (25 mm) in diameter. R156-56-709 (3) state amendment to IFGC. Note on plans.
See Note 33 on A2.0-A2.2 Floor plans

M14. State on the cover sheet of the drawings the number of 'backflow preventers' to be installed in the Work. Remember to include the lawn sprinkler system, fire sprinkler system, number of boilers, etc. -IRC P2902
See Note 19.17 on A0.0 Cover Sheet

REPORT
GEOTECHNICAL STUDY
PROPOSED SINGLE-FAMILY RESIDENTIAL STRUCTURE
LOT 13, MOUNTAIN RIDGE SUBDIVISION
MOUNTAIN RIDGE COURT ROAD
PARK CITY, UTAH

Submitted To:

Bridgwater Consulting Group
8172 North Ranch Garden Road
Park City, Utah 84098

Submitted By:

GSH Geotechnical, Inc.
473 West 4800 South
Salt Lake City, Utah 84123

March 28, 2013

Job No. 0749-014-13

March 28, 2013
Job No. 0749-014-13

Bridgwater Consulting Group
8172 North Ranch Garden Road
Park City, Utah 84098

Attention: Mr. Kevin Sarkady

Gentlemen:

Re: Report
Geotechnical Study
Proposed Single-Family Residential Structure
Lot 13, Mountain Ridge Subdivision
Mountain Ridge Court Road
Park City, Utah

1. INTRODUCTION

1.1 GENERAL

This report presents the results of our geotechnical study performed at the site of the proposed single-family residential structure located at Lot 13 of the Mountain Ridge Subdivision, Mountain Ridge Court Road in Park City, Utah. The general location of the site with respect to major topographic features and existing facilities, as of 1998 and 1999, is presented on Figure 1, Vicinity Map. A more detailed layout of the site showing the proposed building envelope, existing roadway, and topography is presented on Figure 2, Site Plan. The locations of the 3 test pits excavated in conjunction with this study are also presented on Figure 2.

1.2 OBJECTIVES AND SCOPE

The objectives and scope of the study were planned in discussions between Mr. Kevin Sarkady of Bridgwater Consulting Group and Mr. Alan Spilker of GSH Geotechnical, Inc. (GSH).

In general, the objectives of this study were to:

1. Define and evaluate the subsurface soil and groundwater conditions across the site with regard to geotechnical characteristics.

GSH Geotechnical, Inc.
473 West 4800 South
Salt Lake City, Utah 84123
Tel: (801) 685-9190 Fax: (801) 685-2990
www.gshgeo.com

2. Provide appropriate foundation, earthwork, and pavement recommendations to be utilized in the design and construction of the proposed single-family residential structure.

In accomplishing these objectives, our scope has included the following:

1. A field program consisting of the excavating, logging, and sampling of 3 exploration test pits extending to depths between 10 to 15 feet below existing grade.

2. A laboratory testing program.

3. An office program consisting of correlation of available data, engineering analyses, and the preparation of this summary report.

1.3 AUTHORIZATION

Authorization was provided by returning a signed copy of our Professional Services Agreement No. 12-1201 dated December 3, 2012.

1.4 PROFESSIONAL STATEMENTS

Supporting data upon which our recommendations are based are presented in subsequent sections of this report. Recommendations presented herein are governed by the physical properties of the soils encountered in the exploration test pits, projected groundwater conditions, and the layout and design data discussed in Section 2, Proposed Construction, of this report. If subsurface conditions other than those described in this report are encountered and/or if design and layout changes are implemented, GSH must be informed so that our recommendations can be reviewed and amended, if necessary.

Our professional services have been performed, our findings developed, and our recommendations prepared in accordance with generally accepted engineering principles and practices in this area at this time.

2. PROPOSED CONSTRUCTION

The single-family residential structure is anticipated to be 1 to 2 levels above grade with a partial- to full-depth basement. The basement level will walk out along the east toward the road and will be of reinforced concrete construction. Above grade, the structure will be of wood-frame construction with wood, brick, stucco, or stone veneer.

Structural loads will be transmitted down through columns and bearing walls to the supporting foundations. Maximum column and wall loads for the residential structure are anticipated to be

on the order of 20 to 60 kips and 1 to 3 kips per lineal foot, respectively. GSH projects that the floor slab loads will be light (less than an average uniform load of 150 pounds per square foot).

Maximum site grading fills are anticipated to be on the order 5 feet. Site grading cuts, excluding the basement, are anticipated to be less than 5 feet.

The driveway will likely be paved with asphalt concrete with expected light traffic.

3. INVESTIGATIONS

3.1 FIELD PROGRAM

In order to define and evaluate the subsurface soil and groundwater conditions across the site, 3 exploration test pits were excavated to depths ranging from 10 to 15 feet below existing grades. The test pits were excavated using a rubber tire-mounted backhoe.

The field portion of our study was under the direct control and continual supervision of an experienced member of our geotechnical staff. During the course of the excavation operations, a continuous log of the subsurface conditions encountered was maintained. In addition, samples of the typical soils penetrated were obtained for subsequent laboratory testing and examination. The soils were classified in the field based upon visual and textural examination. These classifications were later supplemented by subsequent inspection and testing in our laboratory. Detailed graphical representation of the subsurface conditions encountered during this study is presented on Figures 3A through 3C, Log of Test Pits. Soils were classified in accordance with the nomenclature described on Figure 4, Key to Test Pit (USCS).

Following completion of excavating and logging, each test pit was backfilled. Although an effort was made to compact the backfill with the backhoe bucket, backfill was not placed in uniform lifts and compacted to a specific density. Consequently, settlement of the backfill with time is likely to occur.

Groundwater was not encountered in the test pits during the excavation operations. It has been our experience in the area that random "perched" groundwater conditions may occur during the year, most typically during the late spring and early summer months. Recommendations for groundwater will be presented in Section 5.4, Foundation Subdrains.

3.2 LABORATORY TESTING

3.2.1 General

In order to provide data necessary for our engineering analyses, a laboratory testing program was completed. The program included moisture, density, Atterberg limits, swell-consolidation, and chemical tests. The following paragraphs describe the tests and summarize the test data.

3.2.2 Moisture and Density Tests

To aid in classifying the soils and to help correlate other test data, moisture and density tests were performed on selected samples. The results of these tests are presented on the test pit logs, Figures 3A through 3C.

3.2.3 Atterberg Limits Tests

To aid in classifying the soils, Atterberg limits tests were performed on representative samples of the fine-grained cohesive soils. Results of the tests are tabulated below:

Test Pit No.	Depth (feet)	Liquid Limit (percent)	Plastic Limit (percent)	Plasticity Index (percent)	Soil Classification
TP-1	6	32	18	14	CL
TP-2	6	24	19	5	CL-ML
TP-2	10	26	14	12	CL
TP-3	6	23	NP	NP	ML
TP-3	10	22	14	8	CL

3.2.4 Swell-Consolidation Tests

In order to assess moisture sensitivity and swell potential characteristics, a swell-consolidation test was performed on a representative sample of the fine-grained, high plastic clay soils encountered at a depth of 3 feet in Test Pit TP-1. The test was performed as follows:

1. Load sample at in-situ moisture content to specific axial pressure.
2. Measure and record axial deflection.
3. Saturate sample.
4. Measure and record axial deflection.

The test results are tabulated below:

Test Pit No.	Depth (feet)	Soil Type	Natural Dry Density (pcf)	Natural Moisture Content (percent)	Axial Load When Saturated (psf)	Collapse (-) or Swell (+) (percent)	Projected Swell (pressure)
TP-2	3.0	CH	92	18.4	100	+11.5	3,200+

Following completion of the swell portion of the test, normal consolidation test loading was applied. The results of the test indicate that the high plastic clay soil tested is highly expansive. Additionally, the measured swell pressure was on the order of 3,200 pounds per square foot (psf). The test also shows that the highly plastic fine-grained soils are moderately highly over-consolidated.

3.2.5 Chemical Tests

To determine if the site soils will react detrimentally with concrete, chemical tests were performed on a representative sample of the clay soils encountered in Test Pit TP-1 at a depth of 2 feet below existing grade. The results of the chemical tests are tabulated below:

Test Pit No.	Depth (feet)	Soil Classification	pH	Total Water Soluble Sulfate (mg/kg-dry)
TP-1	3.0	CH	8.03	75.9

4. SITE CONDITIONS

4.1 SURFACE

The site property consists of Lot 13, located within the Mountain Ridge Subdivision. This lot is located on an east-facing slope. The slope is gradual across most of the lot at roughly 4 or 5 horizontal to 1 vertical. At the east edge of the site, the grade changes abruptly to roughly a 2 horizontal to 1 vertical as it approaches the roadway (Mount Ridge Court). An existing home is located to the north, a vacant lot followed by an existing home to the south, and similar vacant property borders the property along the west.

The site property is vegetated with sage brush, multiple stands of dense scrub oaks, and native grasses.

4.2 SUBSURFACE SOIL AND GROUNDWATER

Three test pits were completed within the proposed envelope for the new home. Subsurface soils encountered were relatively similar in all the test pits. At each test pit, the surface is blanketed with vegetation and major roots/topsoil up to 6 inches thick. Below the topsoil, natural soils extending to depths of 5 to 6 feet consist of silty clay of moderate to high plasticity with some sand, gravel, and occasional cobbles. This moderate to high plastic clay soil is presently stiff to very stiff, moist, reddish-brown, and may significantly swell with increase in water content (potentially expansive).

Below the moderate to high plastic clay soils, a layer of silt and silty clay/clayey silt with some sand and trace gravel extends to depths of 9.5 and 8.0 feet below the surface in Test Pits TP-2 and TP-3, respectively. These silt and silt clay/clayey silt soils are very stiff, moist, brown, and have low plasticity. Underlying this silt and silty clay/clayey silt in Test Pits TP-2 and TP-3, and from 6 feet in Test Pit TP-1 extending to the full depths penetrated, 10 to 15 feet, silty clay with some sand was encountered. This deeper clay layer is very stiff to hard, slightly moist to moist, brown, and has moderate to low plasticity.

Groundwater was not encountered in the test pits during the excavation operations. It has been our experience in the area that "perched" groundwater conditions within silt and sand seams present in the predominate clay soils can occur during the year, most typically during the late spring and early summer months.

5. DISCUSSIONS AND RECOMMENDATIONS

5.1 SUMMARY OF FINDINGS

The most significant geotechnical aspects of the site are:

1. The moderate to high plastic/potentially expansive clay soils encountered across the site to depths of 5 to 6 feet below the surface.

2. The potential for random "perched" water table.

Laboratory tests indicate that the natural clay soils in the upper 5 to 6 feet are moderate to highly plastic and have been shown in the laboratory to swell up to 11.5 percent with significantly high swell pressures on the order or 3,200 pounds per square foot. The swell is attributed primarily to clay mineralogy. Under these conditions, a structure with concrete footings and floor slabs installed directly over these soils may likely have significant damaging differential movements with increased moisture content of this natural soil.

Due to the potential for excessive differential movement, it is recommended that below the structure including floor slabs, the potentially expansive soils be removed and, as needed, replaced with non-expansive site grading structural fill. A full-depth basement level extending 6 feet or more into the ground will likely penetrate through this layer of expansive soil.

To reduce the possibility of upward slab movement for outside flatwork within this upper 5 to 6 feet of potentially expansive soil, these slabs must be underlain with a minimum 2 feet of "non-expansive" low permeability structural fill. Significant upward swell may still occur if the underlying unsaturated silty clay were to become saturated. With partial removal, it is essential that measures of reducing water infiltrating into the subsurface sequence be included in design and construction.

Flexible pavements will likely tolerate some swell-related movements. However, if the clay subgrade soils swell, they tend to lose support strength characteristics. Therefore, subgrade preparation and the minimum pavement sections are provided later in this report.

Because of the possibility of "perched" groundwater conditions, it is recommended that perimeter foundation/chimney subdrains be installed along the up-slope and side-slope perimeters of basement level. Subdrains are discussed in Section 5.4, Foundation Subdrains.

Detailed discussions pertaining to earthwork, foundations, floor slabs, lateral resistance, lateral pressure, pavements, and the geoseismic setting of the site are discussed in the following sections.

5.2 EARTHWORK

5.2.1 Site Preparation

Site preparation will consist of the stripping of all surface vegetation, topsoil, root bulbs, and other deleterious materials from beneath an area extending out at least 3 feet beyond the perimeter of the proposed building, exterior flatwork, and 1.5 feet beyond pavement areas. Trees and their associated root bulbs will require deeper removal depths. Based on conditions observed at the test pit locations, we anticipate that the average depth of topsoil stripping will be approximately 6 inches. Vegetation and other deleterious materials should be removed from the site. Stripped topsoil will be unsuitable for backfill but may be stockpiled for subsequent landscaping purposes.

Below the structure including floor slabs, excavate and remove the upper approximately 5 to 6 feet of existing, potentially expansive soils.

To reduce the possibility of upward slab movement for outside flatwork located within this upper potentially expansive soil sequence, remove and replace a minimum of 2 feet with "non-expansive" low permeability structural fill. Significant upward swell may still occur if underlying unsaturated silty clay were to become saturated. With partial removal, it is essential that measures (proper drainage and collection etc.,) of reducing water infiltrating into the subsurface sequence be included in design and construction.

In flexible pavement areas, the upper 9 inches of clay soils should be scarified, moisture prepared to 2 percent above optimum moisture content, and recompacted to the requirements of structural fill. The fine-grained soils will require that very close moisture control be maintained during placement and compaction. It will be very difficult, if not impossible, to recompact these soils during wet and cold periods of the year. As an option to recompaction, the upper 9 inches of natural soils may be removed and replaced with "non-expansive" low permeability subbase fill. Even with proper preparation, flexible pavements established overlying highly plastic clay soils may encounter some long-term movements. The contractor should take precautions to

minimize drying of the exposed clay subgrade prior to the placement of structural fill below the structure, exterior flatwork, and pavements.

Subsequent to the above operations and prior to the placement of structural site grading fill, floor slabs, outside flatwork, or pavements, the exposed natural subgrade must be proofrolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or otherwise unsuitable soils are encountered, they should be removed to a maximum depth of 2 feet and replaced with compacted granular structural fill.

5.2.2 Temporary Excavations

Temporary construction excavations not exceeding 4 feet in depth in the soils may be constructed with near-vertical sideslopes. Temporary excavations up to 10 feet deep in fine-grained cohesive soils, above or below the water table, may be constructed with sideslopes no steeper than one-half horizontal to one vertical. Excavations deeper than 10 feet are not anticipated at the site.

For granular (cohesionless) soils, construction excavations above the water table, not exceeding 4 feet, should be no steeper than one-half horizontal to one vertical. For excavations up to 10 feet, in granular soils and above the water table, the slopes should be no steeper than one horizontal to one vertical. Excavations encountering saturated cohesionless soils will be very difficult and will require very flat sideslopes and/or shoring and bracing.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated.

5.2.3 Structural Fill

Structural fill will be required as site grading fill, as backfill over foundations and utilities, and potentially as replacement fill below slabs/pavements. All structural fill must be free of sod, rubbish, construction debris, frozen soil, and other deleterious materials. Structural site grading fill is defined as fill placed over fairly large open areas to raise the overall site grade.

The maximum particle size within structural site grading fill should generally not exceed 4 inches; although, occasional particles up to 6 to 8 inches may be incorporated provided that they do not result in "honeycombing" or preclude the obtainment of the desired degree of compaction. In confined areas, the maximum particle size should generally be restricted to 2.5 inches.

To reduce permeability of structural fill over the expansive clay soils, we recommend non-expansive granular soils with a minimum of 20 percent fines; that is, material passing the No. 200 sieve.

On-site fine-grained soils are not recommended as structural fill.

Non-structural site grading fill is defined as all fill material not designated as structural fill and may consist of any cohesive or granular soils not containing excessive amounts of degradable material.

5.2.4 Fill Placement and Compaction

All structural fill shall be placed in lifts not exceeding 8 inches in loose thickness. Structural fills shall be compacted in accordance with the percent of the maximum dry density as determined by the AASHTO[1] T-180 (ASTM[2] D-1557) compaction criteria in accordance with the following table:

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Beneath an area extending at least 3 feet beyond the perimeter of the building	0 to 10	95
	10 to 15	98*
Outside area defined above	0 to 5	90
Outside area defined above	5 to 10	95

* Compacted at 0 to plus 3 percent of optimum water content

Structural fills greater than 10 feet thick are not anticipated at the site.

Subsequent to stripping and prior to the placement of structural site grading fill, the subgrade shall be prepared as discussed in Section 5.2.1, Site Preparation, of this report. In confined areas, subgrade preparation should consist of the removal of all loose or disturbed soils.

Non-structural fill may be placed in lifts not exceeding 12 inches in loose thickness and compacted by passing construction, spreading, or hauling equipment over the surface at least twice.

5.2.5 Utility Trenches

All utility trench backfill material below structurally loaded facilities (flatwork, floor slabs, roads, etc.) shall be placed at the same density requirements established for structural fill. If the surface of the backfill becomes disturbed during the course of construction, the backfill shall be proofrolled and/or properly compacted prior to the construction of any exterior flatwork over a backfilled trench. Proofrolling may be performed by passing moderately loaded rubber tire-mounted construction equipment uniformly over the surface at least twice. If excessively loose

1 American Association of State Highway and Transportation Officials
2 American Society for Testing and Materials

or soft areas are encountered during proofrolling, they shall be removed to a maximum depth of 2 feet below design finish grade and replaced with structural fill.

Most utility companies and City-County governments are now requiring that Type A-1a or A-1b (AASHTO Designation – basically granular soils with limited fines) soils be used as backfill over utilities. These organizations are also requiring that in public roadways, the backfill over major utilities be compacted over the full-depth of fill to at least 96 percent of the maximum dry density as determined by the AASHTO T-180 (ASTM D-1557) method of compaction.

To reduce permeability within the upper high plastic clay sequence, it is recommended that backfill consist of non-expansive granular soils with a minimum of 20 percent fines; that is, material passing the No. 200 sieve.

Fine-grained soils are not recommended for use as trench backfill in structural areas. In non-structural/landscape areas, native soils may be re-utilized as trench backfill.

5.3 FOUNDATIONS

5.3.1 Design Data

Potentially expansive clay soils were encountered between 5 and 6 feet below the surface within the test pits which must be removed below the structure. Foundations supported on suitable natural low expansive soils and/or structural fill extending to suitable natural low expansive soil may be designed with the following parameters:

Minimum Recommended Depth of Embedment for Frost Protection	- 30 inches
Minimum Recommended Depth of Embedment for Non-frost Conditions	- 15 inches
Recommended Minimum Width for Continuous Wall Footings	- 18 inches
Minimum Recommended Width for Isolated Spread Footings	- 24 inches
Recommended Net Bearing Pressure for Real Load Conditions	
Decomposed Bedrock and/or Structural Recommended Net Bearing Pressure for Real Load Conditions	- 2,500 pounds per square foot

Bearing Pressure Increase for Seismic Loading	- 50 percent

The term "net bearing pressure" refers to the pressure imposed by the portion of the structure located above lowest adjacent final grade. Therefore, the weight of the footing and backfill to lowest adjacent final grade need not be considered. Real loads are defined as the total of all dead plus frequently applied live loads. Total load includes all dead and live loads, including seismic and wind.

5.3.2 Installation

Under no circumstances shall the footings be installed upon loose or disturbed soil, sod, rubbish, non-engineered fill, expansive soils, topsoil, frozen soil, or within ponded water. If unsuitable soils are encountered, they must be completely removed and replaced with compacted granular structural fill. If granular soils become loose or disturbed, they must be properly recompacted before the footings are poured.

The width of replacement fill below footings should be equal to the width of the footing plus one foot for each foot of fill thickness.

5.3.3 Settlements

Settlement of foundations designed and installed in accordance with the above recommendations and supporting maximum loads, as discussed in Section 2, Proposed Construction, should not exceed one-half of an inch. Settlements will occur rapidly, with approximately 50 to 60 percent of the quoted settlements occurring during construction.

5.4 FOUNDATION SUBDRAINS

Due to the potential for "perched" groundwater levels, especially during the spring and early summer months, we recommend the installation of foundation subdrains around the up-slope and side-slope perimeter wall footings for structures with subgrade levels.

Foundation subdrains should consist of a 4 inch diameter perforated or slotted plastic or PVC pipe enclosed in clean gravel. The gravel placed around the drain pipe should be clean three-quarter- to one-inch minus gap-graded gravel and/or "pea" gravel. The invert of a subdrain should be at least 18 inches below the top of the lowest adjacent floor slab. The gravel portion of the drain should extend 2 inches laterally and below the perforated pipe and at least 1 foot above the top of the lowest adjacent floor slab. The gravel zone must be installed immediately adjacent to the perimeter footings and the foundation walls. To reduce the possibility of plugging, the gravel must be wrapped with a geotextile, such as Mirafi 140N or equivalent.

Above the subdrain, a minimum 4 inch wide zone of "free-draining" sand or gravel (chimney) should be placed adjacent to the foundation walls and extend to within 2 feet of final grade. The

sand/gravel fill must be separated from adjacent native or backfill soils with a geotextile fabric (Mirafi 140N or equivalent). The upper 2 feet of soils should consist of a compacted clayey cap to reduce surface water infiltration into the drain. As an alternative to the zone of permeable sand and gravel, a prefabricated "drainage board," such as Miradrain or equivalent, may be placed against the exterior below-grade walls. Prior to the installation of the footing subdrain, the below-grade walls should be dampproofed at a minimum. The slope of the subdrain should be at least 0.3 percent. The foundation subdrains can be discharged into suitable down-gradient location (see attached Figure 5, Typical Foundation/Chimney Subdrain Detail 18".)

5.5 LATERAL RESISTANCE

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance, a coefficient of 0.40 should be utilized. Passive resistance provided by properly placed and compacted granular structural fill above the water table may be considered equivalent to a fluid with a density of 300 pounds per cubic foot. Below the water table, this granular soil should be considered equivalent to a fluid with a density of 150 pounds per cubic foot.

A combination of passive earth resistance and friction may be utilized provided that the friction component of the total is divided by 1.5.

5.6 LATERAL PRESSURES

The lateral pressure parameters, as presented within this section, are for backfills which will consist of drained granular soil placed and compacted in accordance with the recommendations presented herein. The lateral pressures imposed upon subgrade facilities will, therefore, be basically dependent upon the relative rigidity and movement of the backfilled structure. For active walls, such as retaining walls which can move outward (away from the backfill), granular backfill may be considered equivalent to a fluid with a density of 35 pounds per cubic foot in computing lateral pressures. For more rigid walls, generally not exceeding 8 feet in height, granular backfill may be considered equivalent to a fluid with a density of 45 pounds per cubic foot. The above values assume that the surface of the soils slope behind the wall is horizontal and that the granular fill within 3 feet of the wall will be compacted with hand-operated compacting equipment.

For seismic loading and below-grade walls up to 4 feet tall, uniform pressures of 15 and 35 pounds per square foot should be added for active and more rigid walls, respectively.

For seismic loading and below-grade walls up to 8 feet tall, uniform pressures of 30 and 70 pounds per square foot should be added for active and more rigid walls, respectively.

5.7 FLOOR SLABS

Floor slabs must not be supported on potentially expansive soils. Floor slabs must be established upon undisturbed, suitable, non-expansive natural soils and/or upon structural fill extending to suitable natural soils. Topsoil and potentially expansive soils are not considered suitable. To provide proper curing and add support, it is recommended that floor slabs be directly underlain by at least 4 inches of "free-draining" fill, such as "pea" gravel or three-quarters- to one-inch-minus clean gap-graded gravel. Settlements of lightly to moderately loaded floor slabs are anticipated to be minor. Exterior slabs must be supported as outlined in Section "5.2.1, Site Preparation" above.

5.8 PAVEMENTS

It is our understanding that the driveway may be surfaced with asphalt concrete (flexible pavements). The existing natural high plastic clays will exhibit poor pavement support characteristics. All pavement areas must be prepared as previously discussed (see Section 5.2.1, Site Preparation). With the subgrade soils and the projected traffic as discussed in Section 2, Proposed Construction, the following pavement sections are recommended.

Flexible Pavements:
(Asphalt Concrete)

3.0 inches	Asphalt concrete
8.0 inches	Non-frost susceptible aggregate base
Over	Properly prepared suitable natural subgrade soils, and/or structural subbase replacement fill extending to natural subgrade soils

For exterior flatwork/pavement, concrete should have a minimum 28-day unconfined compressive strength of 4,000 pounds per square inch and contain 6 percent ±1 percent air-entrainment.

5.9 CEMENT TYPES

Laboratory tests indicate that the site soils contain negligible amounts of water soluble sulfates. Therefore, all concrete which will be in contact with the site soils may be prepared using Type I cement.

5.10 GEOSEISMIC SETTING

5.10.1 General

Most of the Utah municipalities adopted the International Building Code (IBC) 2009 and International Residential Code for One- to Two-Family Dwellings 2009 on July 1, 2010. The IBC 2009 code determines the seismic hazard for a site based upon 2002 mapping of bedrock accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The USGS values are presented on maps incorporated into the IBC code and are also available based on latitude and longitude coordinates (grid points).

The structure must be designed in accordance with the procedure presented in Section 1613, Earthquake Loads, of the IBC 2009 edition.

5.10.2 Faulting

Based on our review of available literature, no active faults pass through or immediately adjacent to the site.

5.10.3 Soil Class

For dynamic structural analysis, the Site Class D - Stiff Soil Profile as defined in Table 1613.5.2, Site Class Definitions, of the IBC 2009 can be utilized.

5.10.4 Ground Motions

The IBC 2009 code is based on 2002 USGS mapping, which provides values of short and long period accelerations for the Site Class B-C boundary for the Maximum Considered Earthquake (MCE). This Site Class B-C boundary represents a hypothetical bedrock surface and must be corrected for local soil conditions. The following table summarizes the peak ground and short and long period accelerations for a MCE event and incorporates a soil amplification factor for a Site Class D soil profile in the second column. Based on the site latitude and longitude (40.6783 degrees north and 111.5153 degrees west, respectively), the values for this site is tabulated on the following page.

Spectral Acceleration Value, T Seconds	Site Class B-C Boundary [mapped values] (% g)	Site Class D [adjusted for site class effects] (% g)
Peak Ground Acceleration	28.0	34.7
0.2 Seconds, (Short Period Acceleration)	$S_S = 70.0$	$S_{MS} = 86.8$
1.0 Seconds (Long Period Acceleration)	$S_1 = 25.8$	$S_{M1} = 48.7$

The IBC 2009 code design accelerations (S_{DS} and S_{D1}) are based on multiplying the above accelerations (adjusted for site class effects) for the MCE event by two-thirds.

5.10.5 Liquefaction

Liquefaction is defined as the condition when saturated, loose, fine sand-type soils lose their support capabilities because of excessive pore water pressure which develops during a seismic event. Clayey soils, even if saturated, will not liquefy during a major seismic event.

The site has a low probably of liquefying within the depths penetrated during the design seismic event due to the clay soils, lack of free water and low acceleration values.

If you have any questions or would like to discuss these items further, please feel free to contact us at (801) 685-9190.

Respectfully submitted,

GSH Geotechnical, Inc.

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BNR/ADS:ssn/jlh

Encl. Figure 1, Vicinity Map
Figure 2, Site Plan
Figures 3A through 3C, Log of Test Pits
Figure 4, Key to Test Pit (USCS)
Figure 5, Typical Foundation Chimney Subdrain Detail 18"

Addressee (3 + email)

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LICENSED PROFESSIONAL ENGINEER #276476 BRYAN N. ROBERTS STATE OF UTAH

BRIDGWATER CONSULTING GROUP
JOB NO. 0749-014-12

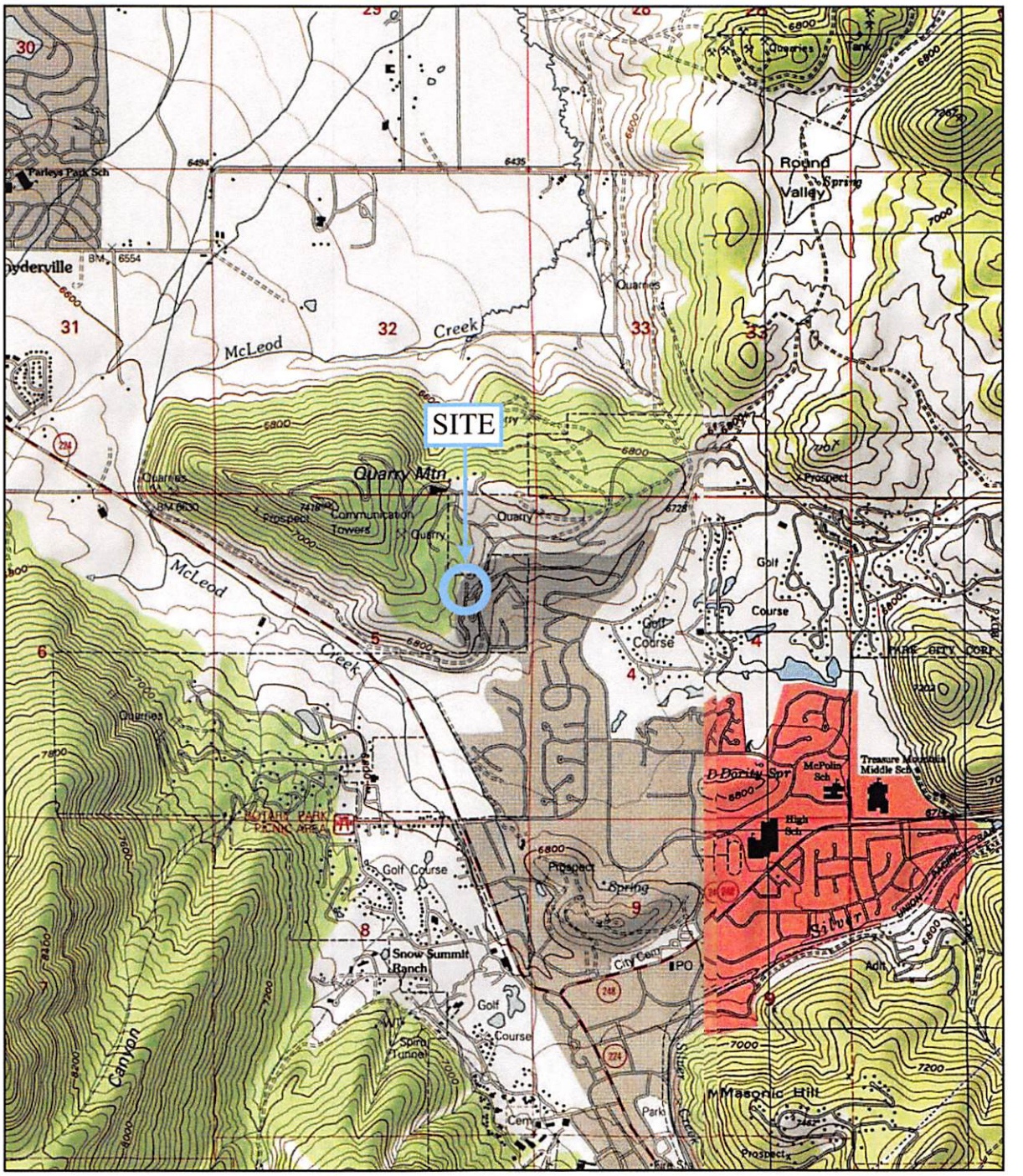

FIGURE 1
VICINITY MAP

REFERENCE:
USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS
ENTITLED "PARK CITY WEST, UTAH" DATED 1998 AND
"PARK CITY EAST, UTAH" DATED 1999

GSH

GSH — TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-1

CLIENT: Bridgwater Consulting Group
PROJECT NUMBER: 0749-014-12
PROJECT: Proposed Single-Family Residential Structure
DATE STARTED: 12/06/12
LOCATION: Lot 13, Mountain Ridge Subdivision, Park City, Utah
DATE FINISHED: 12/06/12 **GSH Field Rep.:** HRW
DRILLING METHOD/EQUIPMENT: JCB 214S - Backohoe
ELEVATION: ---
GROUNDWATER DEPTH: No groundwater encountered (12/06/12)

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	CL/GH	**SILTY CLAY/MODERATE TO HIGH PLASTICITY** with some fine sand, trace fine and coarse gravel, and occasional cobbles and boulders up to 1.5' in diameter; major roots (topsoil) to 6"; reddish-brown								moist very stiff
		coarse sand, gravel, cobbles, and boulders grade out; light brown	5							
	CL	**SILTY CLAY** with some fine and coarse gravel up to 6" in diameter; brown						32	14	hard slightly moist to moist
			10							
			15							
		End of exploration at 15.0'. No groundwater encountered at time of excavation. No significant sidewall caving. Installed 1-1/4" diameter slotted PVC pipe to 15.0'.	20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3A

GSH

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-2

CLIENT: Bridgwater Consulting Group
PROJECT NUMBER: 0749-014-12
PROJECT: Proposed Single-Family Residential Structure
DATE STARTED: 12/06/12
LOCATION: Lot 13, Mountain Ridge Subdivision, Park City, Utah
DATE FINISHED: 12/06/12 **GSH Field Rep.:** HRW
DRILLING METHOD/EQUIPMENT: JCB 214S - Backohoe
ELEVATION: ---
GROUNDWATER DEPTH: No groundwater encountered (12/06/12)

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	CL/GH	**SILTY CLAY/MODERATE TO HIGH PLASTICITY** with some fine sand, trace medium and coarse sand, trace gravel with occasional cobbles 6" in diameter; major roots (topsoil) to 6"; reddish-brown								moist stiff
	CL/ML	**SILTY CLAY/CLAYEY SILT** with some fine sand, trace gravel; brown	5					24	5	moist very stiff
	CL	**SILTY CLAY** with some fine to coarse sand; brown	10					26	12	slightly moist to moist hard
		End of exploration at 14.0'. No groundwater encountered at time of excavation. No significant sidewall caving.	15 20 25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3B

GSH

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-3

CLIENT: Bridgwater Consulting Group
PROJECT NUMBER: 0749-014-12
PROJECT: Proposed Single-Family Residential Structure
DATE STARTED: 12/06/12
LOCATION: Lot 13, Mountain Ridge Subdivision, Park City, Utah
DATE FINISHED: 12/06/12 **GSH Field Rep.:** HRW
DRILLING METHOD/EQUIPMENT: JCB 214S - Backohoe
ELEVATION: ---
GROUNDWATER DEPTH: No groundwater encountered (12/06/12)

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	CL/ GH	**SILTY CLAY/MODERATE TO HIGH PLASTICITY** with some fine sand; major roots (topsoil) to 6"; reddish-brown								moist stiff to very stiff
										very stiff
	ML	**FINE SANDY SILT** with trace coarse sand and fine gravel; brown	5							moist
								23	NP	very stiff to hard
	CL	**SILTY CLAY** with some fine to coarse sand; brown								slightly moist to moist
			10					22	8	
		End of exploration at 10.0'. No groundwater encountered at time of excavation. No significant sidewall caving.	15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3C

PROJECT: Proposed Single-Family Residential Structure
PROJECT LOCATION: Lot 13, Mountain Ridge Subdivision, Park City, Utah
PROJECT NUMBER: 0749-014-12

KEY TO TEST PIT LOG

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
1	2	3	4	5	6	7	8	9	10	11

COLUMN DESCRIPTIONS

1. **Water Level:** Depth to measure groundwater table. See symbol below.
2. **USCS:** Graphic depiction of subsurface material encountered; typical symbols are explaned below.
3. **Description:** Description of material encountered; may include color, moisture, grain size, density/consistency, etc.
4. **Depth (ft.):** Depth in feet below the ground surface.
5. **Sample Symbol:** Type of soil sample collected at depth interval shown; sampler symbols are explained below.
6. **Moisture (%):** Water content of soil sample measured in laboratory, expressed as percentage of dry weight of specimen.
7. **Dry Density (pcf):** The density of a soil measured in laboratory; expressed as pounds per cubic foot.
8. **% Passing 200:** Fines content of soil sample passing a No. 200 sieve measured in laboratory; expressed as a percentage.
9. **Liquid Limit (%):** Water content at which a soil changes from plastic to liquid behavior.
10. **Placsticity Index (%):** Range of water content at which a soil exhibits plastic properties.
11. **Remarks:** Comments and observations regarding drilling or sampling made by driller or field personnel. Other field and laboratory test results using the following abbreviations:

CEMENTATION:	MODIFIERS:	MOISTURE CONTENT (FIELD TEST):
Weakly: Crumbles or breaks with handling of slight finger pressure.	**Trace** <5 %	**Dry:** Absence of moisture, dusty, dry to the touch.
Moderately: Crumbles or breaks with considerable finger presssure.	**Some** 5 - 12%	**Moist:** Damp but no visible water.
Strongly: Will not crumble or break with finger pressure.	**With** >12%	**Saturated:** Visible water, usually soil below water table.

Descriptions and stratum lines are interpretive; field descriptions may have been modified to reflect lab test results. Descriptions on the logs apply only at the specific boring locations and at the time the borings were advanced; they are not warranted to be representative of subsurface conditions at other locations or times.

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			SYMBOLS Graph	SYMBOLS Letter	TYPICAL DESCRIPTIONS
COARSE-GRAINED SOILS: More than 50% of No. 200 sieve size.	GRAVELS: More than 50% of coarse fraction retained in No. 4 sieve.	CLEAN GRAVELS (little or no fines)		GW	Well-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
				GP	Poorly-Graded Gravel, Gravel-Sand Mixtures, Little or No Fines
		GRAVELS WITH FINES (appreciable amount of fines)		GM	Silty Gravels, Gravel-Sand-Silt Mixtures
				GC	Clayey Gravels, Gravel-Sand-Clay Mixtures
	SANDS: More than 50% of coarse fraction passing through No. 4 sieve.	CLEAN SANDS (little or no fines)		SW	Well-Graded Sands, Gravelly Sands, Little or No Fines
				SP	Poorly Graded Sands, Gravelly Sands, Little or No Fines
		SANDS WITH FINES (appreciable amount of fines)		SM	Silty Sands, Sand-Clay Mixtures
				SC	Clayey Sands, Sand-Clay Mixtures
FINE-GRAINED SOILS: More than 50% of material is smaller than No. 200 sieve size.	SILTS AND CLAYS: Liquid limit less than 50%			ML	Inorganic Silts and Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands or Clayey Silts with Slight Plasticity
				CL	Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
				OL	Organic Silts and Organic Silty Clays of Low Plasticity
	SILTS AND CLAYS: Liquid limit greater than 50%			MH	Inorganic Silts, Micacious or Diatomacious Fine Sand or Silty Soils
				CH	Inorganic Clays of High Plasticity, Fat Clays
				OH	Organic Clays of Medium to High Plasticity, Organic Silts
HIGHLY ORGANIC SOILS				PT	Peat, Humus, Swamp Soils with High Organic Contents

Note: Dual Symbols are used to indicate borderline soil classifications

STRATIFICATION:

DESCRIPTION	THICKNESS
Seam	up to 1/8"
Layer	1/8" - 12"

STRATIFICATION:

Occasional: One or less per 6" of thickness.
Numerous: More than one per 6" of thickness.

TYPICAL SAMPLER GRAPHIC SYMBOLS

- Bulk/Bag Sample
- Standard Penetration Split Spoon Sampler
- Rock Core
- No Recovery
- 3.25" OD 2.42" ID D&M Sampler
- 3.0" OD 2.42" ID D&M Sampler
- California Sampler
- Thin Wall

LOG KEY SYMBOL

- Water Level

FIGURE 4

GSH 780

canyons STRUCTURAL CONSULTING

Solutions you can live with!

STRUCTURAL CALCULATIONS

HONIGMAN RESIDENCE
MAY 2013

3097 MOUNTAIN RIDGE COURT
MOUNTAIN RIDGE SUBDIVISION–LOT 13
PARK CITY, UTAH 84060

PROJECT ARCHITECT OR DESIGNER

BRIDGWATER CONSULTING GROUP

RECEIVED
PARK CITY MUNICIPAL CORP
JUN 04 2013
BUILDING DEPT

PROFESSIONAL STRUCTURAL ENGINEER
CAMBRIA M. FLOWERS
No. 353834
STATE OF UTAH
MAY 17 2013

940 EAST ELM AVE., SALT LAKE CITY, UT, 84106
PH 801.486.6848 FX 801.466.3327
WWW.CANYONSSTRUCTURAL.COM

Engineering Criteria

PROJECT INFORMATION:

Project Name	The Honigman Residence
Project Location:	3097 Mountain Ridge Court (Mountain Ridge Subdivision, Lot 13) Park City, Utah 84060
Project Designed by:	Bridgwater Consulting Group

DESIGN CRITERIA:

Governing Code:	IBC 2009
Type of Construction:	Wood load bearing and shear walls; moment frames; site retaining
Wind Speed & Exposure:	90Mph 3sec gust - B exposure
Seismic Design Criteria:	D
Snow (roof & terrace):	102 psf—flat, warm elevation = 6,875 ft Ce=1.0 I=1.0 Ct=1.0 (warm

CONSTRUCTION MATERIALS:

Concrete at 28 days	Footings and foundation walls are designed for 2500 psi Provide 3000 psi concrete for quality control No special inspections or testing required
Reinforcing Grade:	60 ksi
Masonry	Fc min. = 1900 psi
Structural Steel	
Wide Flange Sections	A992 Steel (Fy=50ksi)
Other Shapes	A572 Steel (Fy=50 ksi)
Tube Steel Columns	A500 Gr. B Steel (Fy=46ksi)
Steel Plates	A36 (Fy=36ksi)
Cold-formed Steel	33-ksi minimum for all studs and tracks
Bolts	For steel use A325; for lumber use A307 (grade 2)
Nominal Lumber Beams	Doug. Fir-Larch #2 (Fb=900psi, Fc=1350psi, Fv=180psi, E=1.6E6psi)
Rough Sawn & Log Beams	Doug. Fir-Larch Dense #1 (Fb=1550psi, Fc=1100psi, Fv=170psi, E=1.7E6psi)
Microlam (LVL) Beams	TrusJoist Macmillan Products (Fb=varies w/ depth, Fc=750psi, Fv=285psi, E=1.9E6psi)
GL Beams	Douglas Fir-Larch 24F-V4 for simple bending about X axis Or Douglas Fir-Larch 24F-V8 for double bending about X axis (if indicated) (Fb=2400psi, Fc=650psi, Fv=265psi, E=1.8E6psi)
Studs	Doug. Fir-Larch Stud Grade (Fb=650psi, Fc=900psi, Fv=180psi, E=1.4E6psi)
Built-up Columns	Doug. Fir-Larch #2 (Fb=900psi, Fc=1350psi, Fv=180psi, E=1.6E6psi)
Posts & Timbers	Doug. Fir-Larch Dense #1 (Fb=1400psi, Fc=1200psi, Fv=170psi, E=1.7E6psi)
Plywood/OSB SW's	7/16" OSB
Plywood/OSB Roof	9/16", 40/20 good up to 305psf LL if supports <or=16" o/c
Plywood/OSB Roof	9/16", 40/20 good up to 205psf LL if supports <or=20" o/c
Plywood/OSB Roof	9/16", 40/20 good up to 130psf LL if supports <or=24" o/c
Plywood/OSB Floor	3/4", 40/20 good up to 198psf LL if supports @ <or=19.2"o/c

SOILS CRITERIA:

Bearing Pressure	2500 psf (per GSH Geotechnical Inc. soils report 3-28-13)
Min. Bearing Depth	3'-6"
Min. Footing Width	16"

GRAVITY LOADS - flat, warm

Roof Snow Load:

$Elevation := 6875 \quad A_o := 5.0 \quad P_o := 86 \quad A := \frac{Elevation}{1000}$

$$P_g := if\left[A \le A_o, P_o, \left[P_o^{\,2} + (S)^2 \cdot (A - A_o)^2\right]^{\frac{1}{2}}\right] \cdot psf$$

Ground Snow Load $P_g = 146\,psf$

$rise := 0 \cdot in \quad run := 12 \cdot in$

Roof temp (ASCE 7-05, t7-3) $Ct := 1.0$

Roofing is "metal" or "other" $surface := other$

Snow Exposure Factor $C_e := 1.0$

Importance Factor $I := 1.0$

Roof Snow (ASCE-7) $P_f := 0.7 C_e \cdot Ct \cdot I \cdot P_g$

$C_s :=$ if surface = other

  $a \leftarrow$ (ang1·deg) if pitch < ang1·deg; (70·deg) if pitch > 70·deg; pitch otherwise

  $\frac{70 \cdot deg - a}{ang2 \cdot deg}$

  break

$a \leftarrow if(pitch > 70 \cdot deg, 70 \cdot deg, pitch)$

$\frac{65 \cdot deg - a}{ang3 \cdot deg}$ if surface = metal

Ct 1.0 if warm
1.1 if cold vented
1.2 if cold unvented

County	Po (psf)	Ao (ft./1000)
BEAVER	71	6.2
BOX ELDER	43	5.2
CACHE	50	4.5
CARBON	43	5.2
DAGGETT 43	6.5	
DAVIS	43	4.5
DUCHESNE	43	66.5
EMERY	43	66.0
GARFIELD	43	6.0
GRAND	36	6.5
IRON	43	5.8
JUAB	43	5.2
KANE	36	5.7
MILLARD	43	5.3
MORGAN	57	4.5
PIUTE	43	6.2
RICH	57	4.1
SALT LAKE	43	4.5
SAN JUAN 43	6.5	
SANPETE	43	5.2
SEVIER	43	6.0
SUMMIT	86	5.0
TOOELE	43	4.5
UINTAH	43	7.0
UTAH	43	4.5
WASATCH 86	5.0	
WASHINGTON	29	6.0
WAYNE	36	6.5
WEBER	43	4.5

ang1 = 30

ang2 = 40

ang3 = 65

$P_g = 146\,psf$

$P_f = 102\,psf$

$C_s = 1$

$P_s := if\left(C_s \cdot P_f \le 20 \cdot psf, 20 \cdot psf, C_s \cdot P_f\right)$

$P_s = 102.28\,psf$

ROOF Snow is $P_s = 102\,psf$

FLOOR LL is 40 psf

ROOF DL's

Roofing (ballast)- $R_{rf} := 6 \cdot psf$

Sheathing--------- $S_{rf} := 2.2 \cdot psf$

Insulation--------- $I_{rf} := 0.5 \cdot psf$

Fixtures---------- $E_{rf} := 0.5 \cdot psf$

Ceiling---------- $C_{rf} := 2.2 \cdot psf$

Rafters---------- $SP_{rf} := 2.5 \cdot psf$

Beams---------- $P_{rf} := 2.0 \cdot psf$

TOTAL ROOF DL

$TL_{rf} := R_{rf} + S_{rf} + I_{rf} + E_{rf} + C_{rf} + SP_{rf} + P_{rf}$

$TL_{rf} = 15.9\,psf$

Use a roof DL of 16 psf

FLOOR DL's

Floor Finish------ $F_{flr} := 2.0 \cdot psf$

Sheathing--------- $S_{flr} := 3 \cdot psf$

Insulation--------- $I_{flr} := 0.5 \cdot psf$

Mech. & Elec.---- $E_{flr} := 0.5 \cdot psf$

Ceiling---------- $C_{flr} := 2.2 \cdot psf$

Joists---------- $J_{flr} := 2.5 \cdot psf$

Conc. Fill---------- $CF_{flr} := 13.8 \cdot psf$

TOTAL FLOOR DL

$TL_{flr} := F_{flr} + S_{flr} + I_{flr} + E_{flr} + C_{flr} + J_{flr} + CF_{flr}$

$TL_{flr} = 24.5\,psf$

Use a floor DL of 25 psf

CONCRETE TERRACE DL's

Finishes------ $F_{flr} := 1.3 \cdot psf$

Insulation-------- $I_{flr} := 0.5 \cdot psf$

Fixtures---------- $E_{flr} := 0.5 \cdot psf$

Ceiling---------- $C_{flr} := 2.2 \cdot psf$

Joists---------- $J_{flr} := 3.0 \cdot psf$

6" Concrete Slab----- $CS_{flr} := 72.5 \cdot psf$

Stone & Sand------- $SS_{flr} := 0 \cdot psf$

Exterior Concrete Terrace DL @ 80 psf
Exterior Concrete Terrace SL @ 102 psf (flat roof)
Covered Concrete Terrace LL @ 60 psf
6" avg. slab thickness on concrete

TOTAL FLOOR DL

$TL_{flr} := F_{flr} + I_{flr} + E_{flr} + C_{flr} + J_{flr} + CS_{flr} + SS_{flr}$

$TL_{flr} = 80\,psf$

GARAGE CEILING W/ HOLLOW CORE PANEL DL's

12" Green Roof------ $G_{flr} := 0 \cdot psf$

Insulation-------- $I_{flr} := 0.5 \cdot psf$

Fixtures---------- $E_{flr} := 0.5 \cdot psf$

Ceiling---------- $C_{flr} := 2.2 \cdot psf$

8" Hollowcore Slab----- $HS_{flr} := 65 \cdot psf$

Topping Slab------- $T_{flr} := 48.33 \cdot psf$

Garage Ceiling DL @ 117 psf
Garage Ceiling LL @ 40 psf
8" Precast Hollowcore Panels w/ 4" topping slab

TOTAL FLOOR DL

$TL_{flr} := G_{flr} + I_{flr} + E_{flr} + C_{flr} + HS_{flr} + T_{flr}$

$TL_{flr} = 116.53\,psf$

DRIFT LOADS

Height up to which Drift is NOT a factor

Difference in height between upper and lower roof or deck - $h_r := 3.5 \cdot ft$

Ground Snow Load - $P_g := 146 \cdot psf$

Roof Snow Load - $P_f := 102 \cdot psf$

Height of balanced snow load on lower roof or deck - $h_b := \frac{P_f}{D}$ $h_b = 3.1\,ft$

$\frac{(h_r - h_b)}{h_b} = 0.132$ ($h_{r_consider} = 3.711$ ft) Drift = "DOES NOT need to be considered"

Drift Area 1

Difference in height between upper and lower roof or deck - $h_r := 4 \cdot ft$

Height of balanced snow load on lower roof or deck - $h_b := \frac{P_f}{D}$ $h_b = 3.1\,ft$

$\frac{(h_r - h_b)}{h_b} = 0.293$ ($h_{r_consider} = 3.711$ ft) Drift = "MUST be considered"

Horizontal dimension of upper roof normal to the line of change in roof level, but not less than 50 ft. or greater than 500 ft. $W_b := 50 \cdot ft$

Maximum height of drift surcharge - $h_d := \left[0.43 \cdot \left(\frac{W_b}{ft}\right)^{.33} \cdot \left(\frac{P_g}{psf} + 10\right)^{.25} - 1.5\right] \cdot ft$ $h_d = 4\,ft$

Width of the drift load - $W_d := \min\left[4 \cdot h_d, 4 \cdot (h_r - h_b)\right]$ $W_d = 3.6\,ft$

Maximum intensity of the snow load at the highest point of drift -

$P_m := \min\left[D \cdot (h_d + h_b), D \cdot h_r\right]$ $P_m = 132\,psf$

Drift Area 2

Difference in height between upper and lower roof or deck - $h_r := 6 \cdot ft$

Height of balancedsnow load on lower roof or deck - $h_b := \frac{P_f}{D}$ $h_b = 3.1\,ft$

$\frac{(h_r - h_b)}{h_b} = 0.94$ ($h_{r_consider} = 3.711$ ft) Drift = "MUST be considered"

Maximum height of drift surcharge - $h_d := \left[0.43 \cdot \left(\frac{W_b}{ft}\right)^{.33} \cdot \left(\frac{P_g}{psf} + 10\right)^{.25} - 1.5\right] \cdot ft$ $h_d = 4\,ft$

Width of the drift load - $W_d := \min\left[4 \cdot h_d, 4 \cdot (h_r - h_b)\right]$ $W_d = 11.6\,ft$

Maximum intensity of the snow load at the highest point of drift -

$P_m := \min\left[D \cdot (h_d + h_b), D \cdot h_r\right]$ $P_m = 198\,psf$

Maximum Drift

Difference in height between upper and lower roof or deck - $h_r := 8 \cdot ft$

Height of balancedsnow load on lower roof or deck - $h_b := \frac{P_f}{D}$ $h_b = 3.1\ ft$

$\frac{(h_r - h_b)}{h_b} = 1.587$ ($h_{r_consider} = 3.711\ ft$ Drift = "MUST be considered"

Maximum height of drift surcharge - $h_d := \left[0.43 \cdot \left(\frac{W_b}{ft}\right)^{.33} \cdot \left(\frac{P_g}{psf} + 10\right)^{.25} - 1.5\right] \cdot ft$ $h_d = 4\ ft$

Width of the drift load - $W_d := \min\left[4 \cdot h_d, 4 \cdot (h_r - h_b)\right]$ $W_d = 16.1\ ft$

Maximum intensity of the snow load at the highest point of drift -

$P_m := \min\left[D \cdot (h_d + h_b), D \cdot h_r\right]$ $P_m = 235\ psf$

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Rafters--flat warm

" o/c					
	Roof DL	16	psf		
	Roof LL	102	psf		
	rafter trib	1.33	ft	TL w =	157 plf
	Cd (snow)	1.00		LL w =	136 plf
	Cr (repeat)	1.00		Eave TL w =	293 plf
	Delta	360		Eave LL w =	272 plf

Rafter	max span (ft)	Max cantilever (ft)
9-1/2 TJI/110	10.85	4.03
9-1/2 TJI/210	11.50	4.35
11-7/8 TJI/110	12.38	4.53
11-7/8 TJI/210	13.57	4.97
11-7/8 TJI/360	15.58	5.81
11-7/8 TJI/560	17.88	6.76
14 TJI/110	13.46	4.93
14 TJI/210	14.75	5.40
14 TJI/360	17.65	6.66
14 TJI/560	20.24	7.65
16 TJI/210	15.78	5.78
16 TJI/360	19.52	7.38
16 TJI/560	22.35	8.45

" o/c					
	Roof DL	16	psf		
	Roof LL	102	psf		
	rafter trib	0.67		TL w =	79 plf
	Cd (snow)	1.00		LL w =	68 plf
	Cr (repeat)	1.00		Eave TL w =	147 plf
	Delta	360		Eave LL w =	136 plf

Rafter	max span (ft)	Max cantilever (ft)
9-1/2 TJI/110	13.64	5.16
9-1/2 TJI/210	14.45	5.47
11-7/8 TJI/110	16.25	6.14
11-7/8 TJI/210	17.20	6.51
11-7/8 TJI/360	19.58	7.41
11-7/8 TJI/560	22.47	8.50
14 TJI/110	18.47	6.97
14 TJI/210	19.52	7.38
14 TJI/360	22.19	8.39
14 TJI/560	25.44	9.62
16 TJI/210	21.62	8.17
16 TJI/360	24.54	9.28
16 TJI/560	28.10	10.63

Multi-Option Beam Design Sheet

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Rafters--snow drift

" o/c					
	Roof DL	16	psf		
	Roof LL	166	psf		
	rafter trib	1.33	ft	TL w =	243 plf
	Cd (snow)	1.00		LL w =	221 plf
	Cr (repeat)	1.00		Eave TL w =	464 plf
	Delta	360		Eave LL w =	443 plf

Rafter	max span (ft)	Max cantilever (ft)
9-1/2 TJI/110	8.86	2.63
9-1/2 TJI/210	9.71	2.87
11-7/8 TJI/110	9.97	3.36
11-7/8 TJI/210	10.92	3.57
11-7/8 TJI/360	13.26	3.67
11-7/8 TJI/560	15.22	4.42
14 TJI/110	10.84	3.92
14 TJI/210	11.88	4.19
14 TJI/360	15.03	4.21
14 TJI/560	17.23	5.15
16 TJI/210	12.70	4.59
16 TJI/360	16.62	4.72
16 TJI/560	19.04	5.84

" o/c					
	Roof DL	16	psf		
	Roof LL	166	psf		
	rafter trib	0.67		TL w =	121 plf
	Cd (snow)	1.00		LL w =	111 plf
	Cr (repeat)	1.00		Eave TL w =	232 plf
	Delta	360		Eave LL w =	221 plf

Rafter	max span (ft)	Max cantilever (ft)
9-1/2 TJI/110	11.61	4.39
9-1/2 TJI/210	12.31	4.65
11-7/8 TJI/110	13.83	5.10
11-7/8 TJI/210	14.65	5.54
11-7/8 TJI/360	16.67	6.31
11-7/8 TJI/560	19.14	7.24
14 TJI/110	15.33	5.54
14 TJI/210	16.62	6.07
14 TJI/360	18.89	7.15
14 TJI/560	21.66	8.19
16 TJI/210	17.97	6.50
16 TJI/360	20.89	7.90
16 TJI/560	23.93	9.05

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Rafters--maximum snow drift

" o/c					
	Roof DL	16	psf		
	Roof LL	191	psf		
	rafter trib	1.33	ft	TL w =	276 plf
	Cd (snow)	1.00		LL w =	255 plf
	Cr (repeat)	1.00		Eave TL w =	531 plf
	Delta	360		Eave LL w =	509 plf

Rafter	max span (ft)	Max cantilever (ft)
9-1/2 TJI/110	8.31	2.30
9-1/2 TJI/210	9.10	2.51
11-7/8 TJI/110	9.35	2.94
11-7/8 TJI/210	10.24	3.12
11-7/8 TJI/360	12.36	3.21
11-7/8 TJI/560	14.53	3.86
14 TJI/110	10.17	3.51
14 TJI/210	11.14	3.67
14 TJI/360	14.17	3.68
14 TJI/560	16.45	4.50
16 TJI/210	11.91	4.13
16 TJI/360	15.61	4.13
16 TJI/560	18.17	5.11

" o/c					
	Roof DL	16	psf		
	Roof LL	191	psf		
	rafter trib	0.67		TL w =	138 plf
	Cd (snow)	1.00		LL w =	127 plf
	Cr (repeat)	1.00		Eave TL w =	265 plf
	Delta	360		Eave LL w =	255 plf

Rafter	max span (ft)	Max cantilever (ft)
9-1/2 TJI/110	11.09	4.19
9-1/2 TJI/210	11.75	4.44
11-7/8 TJI/110	13.21	4.77
11-7/8 TJI/210	13.99	5.22
11-7/8 TJI/360	15.92	6.02
11-7/8 TJI/560	18.27	6.91
14 TJI/110	14.38	5.18
14 TJI/210	15.75	5.68
14 TJI/360	18.04	6.82
14 TJI/560	20.68	7.82
16 TJI/210	16.85	6.07
16 TJI/360	19.95	7.54
16 TJI/560	22.85	8.64

Project: The Honigman Residence
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Label: Headers Exterior - Worst Case

Roof DL	16 psf	Floor DL	10 psf
Roof LL	166 psf	Floor LL	55 psf
Roof Trib.	5.00 ft	Floor trib.	0.00 ft

length	4.50 ft
wall load (DL)	15 plf
uniform w	925 plf
uniform w LL	830 plf
xtra gravity M	0 lbs*ft
xtra gravity V	0 lbs
xtra equiv. LL	0 plf

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00

deflection req'mnt
L over 360

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

Compression chord braced
Y/N? Y
CL varies

	D.Fir #2	D. Fir Dense #1	LVLs	Glulam Beam 24F-V4
Fb=	900 psi	1550 psi	varies w/ d	2400 psi
Fv=	180 psi	170 psi	285 psi	265 psi
Fb'=	900 psi	1.7E+6 psi	1.90E+06 psi	265 psi
Fv'=	180 psi	6.2E+5 psi		1.8E+6 psi
E=	1.6E+6 psi	1550 psi		930000 psi
Emin=	5.8E+5 psi	2.9E+07psi		

Applied M= 2341 lbs*ft
Applied V= 2081 lbs
I_{nom} = 32 in4 $I_{r.s.}$= 30 in4
I_{LVL} = 27 in4 I_{glb}= 28 in4

D.Fir: no. of ply	
2x6	4
2x8	2
2x10	2
2x12	1
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent	
S=	0.9 in3
I=	2 in4
16" dia. Log	YES
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	1
9-1/2"	1
11-7/8"	1
14"	1

Sawn Timbers
6" x 5
8" x 4
10" x 4
12" x 4

GluLam size
3-1/8" x 6.0
5-1/8" x 4.5
6-3/4" x 4.5
8-3/4" x 4.5

simple span computation

Selection: (2) 2x8

Label: Header Interior, typical

Roof DL	16 psf	Roof DL	16 psf
Roof LL	102 psf	Roof LL	191 psf
Roof Trib.	2.75 ft	Roof Trib.	5.00 ft

length	3.50 ft
wall load (DL)	65 plf
uniform w	1425 plf
uniform w LL	1236 plf
xtra gravity M	0 lbs*ft
xtra gravity V	0 lbs
xtra equiv. LL	0 plf

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00

deflection req'mnt
L over 480

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

Compression chord braced
Y/N? Y
CL varies

	D.Fir #2	D. Fir Dense #1	LVLs	Glulam Beam 24F-V4
Fb=	900 psi	1550 psi	varies w/ d	2400 psi
Fv=	180 psi	170 psi	285 psi	265 psi
Fb'=	900 psi	1.7E+6 psi	1.90E+06 psi	265 psi
Fv'=	180 psi	6.2E+5 psi		1.8E+6 psi
E=	1.6E+6 psi	1550 psi		930000 psi
Emin=	5.8E+5 psi	2.9E+07psi		

Applied M= 2181 lbs*ft
Applied V= 2493 lbs
I_{nom} = 30 in4 $I_{r.s.}$= 28 in4
Ir_{LVL} = 25 in4 I_{glb}= 26 in4

D.Fir: no. of ply	
2x6	3
2x8	2
2x10	2
2x12	1
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent	
S=	0.9 in3
I=	2 in4
16" dia. Log	YES
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	1
9-1/2"	1
11-7/8"	1
14"	1

Sawn Timbers
6" x 4
8" x 4
10" x 4
12" x 4

GluLam size
3-1/8" x 6.0
5-1/8" x 4.5
6-3/4" x 4.5
8-3/4" x 4.5

simple span computatior

Selection: (2) 2x8

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: RB1's (hdr for guest bedroom #2 (302) doorway)

Roof DL	16 psf	Eave DL	16 psf
Roof LL	102 psf	Eave SL	204 psf
Roof trib.	14.25 ft	Eave trib.	0.00 ft

length	3.50 ft
wall load (DL)	0 plf
uniform w	1682 plf
uniform w LL	1454 plf
xtra gravity M	0 lbs*ft
xtra gravity V	0 lbs
xtra equiv. LL	0 plf

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00

deflection req'mnt
L over 360

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

Compression chord braced
Y/N? Y
CL varies

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi
E= 1.6E+6 psi
Emin= 5.8E+5 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

Applied M= 2575 lbs*ft
Applied V= 2943 lbs
I_{nom} = 26 in4 $I_{r.s.}$= 25 in4
I_{LVL} = 22 in4 I_{glb}= 23 in4

D.Fir: no. of ply	
2x6	4
2x8	3
2x10	2
2x12	2
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent	
S=	1.0 in3
I=	1 in4
16" dia. Log	YES
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	1
9-1/2"	1
11-7/8"	1
14"	1

simple span computation

Sawn Timbers
6" x 5
8" x 4
10" x 4
12" x 3

GluLam size
3-1/8" x 6.0
5-1/8" x 4.5
6-3/4" x 4.5
8-3/4" x 4.5

Selection: (2) 2x10

Label: RB2 (hdr for all windows grids 1 & 2)

Roof DL	16 psf	Roof DL	16 psf
Roof LL	102 psf	Roof LL	102 psf
Roof trib.	1.33 ft	Roof trib.	0.00 ft

length	11.50 ft
wall load (DL)	25 plf
uniform w	182 plf
uniform w LL	136 plf
xtra gravity M	0 lbs*ft
xtra gravity V	0 lbs
xtra equiv. LL	0 plf

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00

deflection req'mnt
L over 360

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

Compression chord braced
Y/N? Y
CL varies

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi
E= 1.6E+6 psi
Emin= 5.8E+5 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

Applied M= 3014 lbs*ft
Applied V= 1048 lbs
I_{nom} = 87 in4 $I_{r.s.}$= 82 in4
Ir_{LVL} = 73 in4 I_{glb}= 78 in4

D.Fir: no. of ply	
2x6	n/a
2x8	3
2x10	2
2x12	2
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent	
S=	1.2 in3
I=	5 in4
16" dia. Log	YES
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	2
9-1/2"	1
11-7/8"	1
14"	1

simple span computation

Sawn Timbers
6" x 6
8" x 5
10" x 5
12" x 5

GluLam size
3-1/8" x 7.5
5-1/8" x 6.0
6-3/4" x 6.0
8-3/4" x 6.0

Selection: (2) 1-3/4x7-1/2 LVL

Multi-Option Beam Design Sheet

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Joist--Typical Floor w/ Radiant

" o/c					
	Floor DL	10	psf		
	Floor LL	55	psf		
	joist trib	1.33	ft	TL w =	87 plf
	Cd (snow)	1.00		LL w =	73 plf
	Cr (repeat)	1.00		Eave TL w =	160 plf
	Delta	480		Eave LL w =	147 plf

Rafter	max span (ft)	Max cantilever (ft)
9-1/2 TJI/110	12.10	4.57
9-1/2 TJI/210	12.82	4.85
11-7/8 TJI/110	14.41	5.45
11-7/8 TJI/210	15.26	5.77
11-7/8 TJI/360	17.37	6.57
11-7/8 TJI/560	19.93	7.54
14 TJI/110	16.38	6.20
14 TJI/210	17.31	6.55
14 TJI/360	19.68	7.44
14 TJI/560	22.56	8.53
16 TJI/210	19.18	7.25
16 TJI/360	21.76	8.23
16 TJI/560	24.93	9.43

" o/c					
	Floor DL	10	psf		
	Floor LL	55	psf		
	joist trib	0.67		TL w =	43 plf
	Cd (snow)	1.00		LL w =	37 plf
	Cr (repeat)	1.00		Eave TL w =	80 plf
	Delta	480		Eave LL w =	73 plf

Rafter	max span (ft)	Max cantilever (ft)
9-1/2 TJI/110	15.21	5.75
9-1/2 TJI/210	16.12	6.10
11-7/8 TJI/110	18.12	6.85
11-7/8 TJI/210	19.18	7.25
11-7/8 TJI/360	21.83	8.26
11-7/8 TJI/560	25.06	9.48
14 TJI/110	20.59	7.79
14 TJI/210	21.76	8.23
14 TJI/360	24.74	9.36
14 TJI/560	28.36	10.73
16 TJI/210	24.11	9.12
16 TJI/360	27.36	10.35
16 TJI/560	31.33	11.85

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Joist--Terrace, Covered

" o/c			
	Floor DL	10	psf
	Floor LL	130	psf
	joist trib	1.00	ft
	Cd (snow)	1.00	
	Cr (repeat)	1.00	
	Delta	480	

TL w = 140 plf
LL w = 130 plf
Eave TL w = 270 plf
Eave LL w = 260 plf

Rafter	max span (ft)	Max cantilever (ft)
9-1/2 TJI/110	10.01	3.79
9-1/2 TJI/210	10.61	4.01
11-7/8 TJI/110	11.93	4.51
11-7/8 TJI/210	12.63	4.78
11-7/8 TJI/360	14.38	5.44
11-7/8 TJI/560	16.50	6.24
14 TJI/110	13.56	5.13
14 TJI/210	14.33	5.42
14 TJI/360	16.29	6.16
14 TJI/560	18.68	7.06
16 TJI/210	15.88	6.01
16 TJI/360	18.02	6.81
16 TJI/560	20.64	7.80

" o/c			
	Floor DL	10	psf
	Floor LL	261	psf
	joist trib	0.67	
	Cd (snow)	1.00	
	Cr (repeat)	1.00	
	Delta	480	

TL w = 181 plf
LL w = 174 plf
Eave TL w = 355 plf
Eave LL w = 348 plf

Rafter	max span (ft)	Max cantilever (ft)
9-1/2 TJI/110	9.10	3.44
9-1/2 TJI/210	9.64	3.65
11-7/8 TJI/110	10.84	4.10
11-7/8 TJI/210	11.47	4.34
11-7/8 TJI/360	13.06	4.81
11-7/8 TJI/560	14.99	5.67
14 TJI/110	12.32	4.48
14 TJI/210	13.02	4.91
14 TJI/360	14.80	5.51
14 TJI/560	16.97	6.42
16 TJI/210	14.42	5.25
16 TJI/360	16.36	6.17
16 TJI/560	18.74	7.09

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: UFB1 (beam over master bedroom for chimney

Roof DL	16 psf	Floor DL	10 psf		
Roof LL	191 psf	Floor LL	55 psf		
Roof Trib.	1.33 ft	Floor trib.	0.00 ft		
length	5.00 ft	Factor Notes: Cd (duration)			
wall load (DL)	235 plf	Ch (Splits) CF (grading)			
uniform w	510 plf	Cr (load share)			
uniform w LL	254 plf	Type of span			
xtra gravity M	0 lbs*ft	simple or cantilever?	simple		
xtra gravity V	0 lbs				
xtra equiv. LL	0 plf				

Fv'(x) Cd 1.00 Ch 1.00 — deflection req'mnt L over 480

Fb'(x) Cd 1.00 CF varies Cr 1.00 — **Compression chord braced** Y/N? Y CL varies

Applied M=	1595	lbs*ft				**D.Fir #2**		**D. Fir Dense #1**		**LVLs**	**Glulam Beam 24F-V4**
Applied V=	1276	lbs				Fb=	900 psi	Fb=	1550 psi	Fb= varies w/ d	Fb= 2400 psi
l_{nom} =	18	in4	$l_{r.s.}$=	17	in4	Fv=	180 psi	Fv=	170 psi	Fv= 285 psi	Fv= 265 psi
l_{LVL} =	15	in4	l_{glb}=	16	in4	Fb'=	900 psi	E=	1.7E+6 psi	E= 1.90E+06 psi	Fv'= 265 psi
						Fv'=	180 psi	Emin=	6.2E+5 psi		E= 1.8E+6 psi
						E=	1.6E+6 psi	Fb'=	1550 psi		Emin= 930000 psi
						Emin=	5.8E+5 psi	**Estl=**	2.9E+07psi		

D.Fir: no. of ply	
2x6	3
2x8	2
2x10	1
2x12	1
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	0.6 in3		
I=	1 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	1
9-1/2"	1
11-7/8"	1
14"	1

simple span computatior

Sawn Timbers
6" x 4
8" x 3
10" x 3
12" x 3

GluLam size
3-1/8" x 4.5
5-1/8" x 4.5
6-3/4" x 4.5
8-3/4" x 3.0

Selection: (2) 2x10

Label: UFB1 (hdr for south study window

Roof DL	16 psf	Floor DL	16 psf		
Roof LL	102 psf	Floor LL	166 psf		
Roof Trib.	5.75 ft	Floor trib.	0.00 ft		
length	5.50 ft	Factor Notes: Cd (duration)			
wall load (DL)	15 plf	Ch (Splits) CF (grading)			
uniform w	694 plf	Cr (load share)			
uniform w LL	587 plf	Type of span			
xtra gravity M	0 lbs*ft	simple or cantilever?	simple		
xtra gravity V	0 lbs				
xtra equiv. LL	0 plf				

Fv'(x) Cd 1.00 Ch 1.00 — deflection req'mnt L over 360

Fb'(x) Cd 1.00 CF varies Cr 1.00 — **Compression chord braced** Y/N? Y CL varies

Applied M=	2622	lbs*ft				**D.Fir #2**		**D. Fir Dense #1**		**LVLs**	**Glulam Beam 24F-V4**
Applied V=	1907	lbs				Fb=	900 psi	Fb=	1550 psi	Fb= varies w/ d	Fb= 2400 psi
l_{nom} =	41	in4	$l_{r.s.}$=	39	in4	Fv=	180 psi	Fv=	170 psi	Fv= 285 psi	Fv= 265 psi
Ir_{LVL} =	35	in4	l_{glb}=	37	in4	Fb'=	900 psi	E=	1.7E+6 psi	E= 1.90E+06 psi	Fv'= 265 psi
						Fv'=	180 psi	Emin=	6.2E+5 psi		E= 1.8E+6 psi
						E=	1.6E+6 psi	Fb'=	1550 psi		Emin= 930000 psi
						Emin=	5.8E+5 psi	**Estl=**	2.9E+07psi		

D.Fir: no. of ply	
2x6	4
2x8	3
2x10	2
2x12	2
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	1.0 in3		
I=	2 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	1
9-1/2"	1
11-7/8"	1
14"	1

simple span computatior

Sawn Timbers
6" x 5
8" x 4
10" x 4
12" x 4

GluLam size
3-1/8" x 6.0
5-1/8" x 4.5
6-3/4" x 4.5
8-3/4" x 4.5

Selection: (2) 2x10

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: UFB1 (hdr for hallway access into elevator

Roof DL	16 psf	Floor DL	10 psf
Roof LL	102 psf	Floor LL	55 psf
Roof Trib.	9.25 ft	Floor trib.	0.00 ft
length	4.50 ft		
wall load (DL)	65 plf		
uniform w	1157 plf		
uniform w LL	944 plf		
xtra gravity M	0 lbs*ft		
xtra gravity V	0 lbs		
xtra equiv. LL	0 plf		

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00
deflection req'mnt
L over 480

Fb'(x)
Cd 1.00
CF varies
Cr 1.00
Compression chord braced
Y/N? Y
CL varies

Applied M= 2927 lbs*ft
Applied V= 2602 lbs
I_{nom} = 48 in4 $I_{r.s.}$= 46 in4 E= 1.6E+6 psi
I_{LVL} = 41 in4 I_{glb}= 43 in4 Emin= 5.8E+5 psi

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

D.Fir: no. of ply	
2x6	4
2x8	3
2x10	2
2x12	2
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	1.2 in3		
I=	3 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	1
9-1/2"	1
11-7/8"	1
14"	1

simple span computatior

Sawn Timbers
6" x 5
8" x 5
10" x 4
12" x 4

GluLam size
3-1/8" x 6.0
5-1/8" x 6.0
6-3/4" x 4.5
8-3/4" x 4.5

Selection: (2) 2x10

Label: UFB1 (hdr for south hallway/terrace window

Roof DL	16 psf	Floor DL	10 psf
Roof LL	102 psf	Floor LL	55 psf
Roof Trib.	14.25 ft	Floor trib.	8.00 ft
length	3.50 ft		
wall load (DL)	65 plf		
uniform w	2267 plf		
uniform w LL	1894 plf		
xtra gravity M	0 lbs*ft		
xtra gravity V	0 lbs		
xtra equiv. LL	0 plf		

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00
deflection req'mnt
L over 360

Fb'(x)
Cd 1.00
CF varies
Cr 1.00
Compression chord braced
Y/N? Y
CL varies

Applied M= 3471 lbs*ft
Applied V= 3966 lbs
I_{nom} = 34 in4 $I_{r.s.}$= 32 in4 E= 1.6E+6 psi
Ir_{LVL} = 29 in4 I_{glb}= 30 in4 Emin= 5.8E+5 psi

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	3
2x10	2
2x12	2
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	1.4 in3		
I=	2 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	2
9-1/2"	1
11-7/8"	1
14"	1

simple span computatior

Sawn Timbers
6" x 6
8" x 5
10" x 4
12" x 4

GluLam size
3-1/8" x 7.5
5-1/8" x 6.0
6-3/4" x 4.5
8-3/4" x 4.5

Selection: (2) 2x10

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: UFB2 (hdr for master bedroom north window

Roof DL	16 psf	Floor DL	10 psf
Roof LL	191 psf	Floor LL	55 psf
Roof Trib.	5.00 ft	Floor trib.	0.00 ft

length	6.50 ft
wall load (DL)	15 plf
uniform w	1050 plf
uniform w LL	955 plf
xtra gravity M	0 lbs*ft
xtra gravity V	0 lbs
xtra equiv. LL	0 plf

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00

deflection req'mnt
L over 360

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

Compression chord braced
Y/N? Y
CL varies

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi
E= 1.6E+6 psi
Emin= 5.8E+5 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

Applied M= 5545 lbs*ft
Applied V= 3413 lbs
I_{nom} = 111 in4 $I_{r.s.}$= 104 in4
I_{LVL} = 93 in4 I_{glb}= 98 in4

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	4
2x12	3
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	2.2 in3		
I=	6 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	2
9-1/2"	1
11-7/8"	1
14"	1

simple span computatior

Sawn Timbers
6" x 7
8" x 6
10" x 5
12" x 5

GluLam size
3-1/8" x 7.5
5-1/8" x 7.5
6-3/4" x 6.0
8-3/4" x 6.0

Selection: (2) 1-3/4x7-1/2 LVL

Label: UFB2 (hdr for high living room east window

Roof DL	16 psf	Floor DL	10 psf
Roof LL	102 psf	Floor LL	55 psf
Roof Trib.	1.33 ft	Floor trib.	0.00 ft

length	12.00 ft
wall load (DL)	15 plf
uniform w	172 plf
uniform w LL	136 plf
xtra gravity M	0 lbs*ft
xtra gravity V	0 lbs
xtra equiv. LL	0 plf

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00

deflection req'mnt
L over 360

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

Compression chord braced
Y/N? Y
CL varies

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi
E= 1.6E+6 psi
Emin= 5.8E+5 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

Applied M= 3095 lbs*ft
Applied V= 1032 lbs
I_{nom} = 99 in4 $I_{r.s.}$= 93 in4
Ir_{LVL} = 83 in4 I_{glb}= 88 in4

D.Fir: no. of ply	
2x6	n/a
2x8	3
2x10	2
2x12	2
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	1.2 in3		
I=	5 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	2
9-1/2"	1
11-7/8"	1
14"	1

simple span computatior

Sawn Timbers
6" x 6
8" x 6
10" x 5
12" x 5

GluLam size
3-1/8" x 7.5
5-1/8" x 6.0
6-3/4" x 6.0
8-3/4" x 6.0

Selection: (2) 1-3/4x7-1/2 LVL

Multi-Option Beam Design Sheet

page _____

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: UFB3 (hdr for living room/media room doorway)

Roof DL	16 psf	Floor DL	16 psf
Roof LL	102 psf	Floor LL	166 psf
Roof Trib.	5.63 ft	Floor trib.	5.00 ft
length	5.75 ft		
wall load (DL)	65 plf		
uniform w	1639 plf		
uniform w LL	1404 plf		
xtra gravity M	0 lbs*ft		
xtra gravity V	0 lbs		
xtra equiv. LL	0 plf		

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x) Cd 1.00 Ch 1.00 — deflection req'mnt: L over 360

Fb'(x) Cd 1.00 CF varies Cr 1.00 — Compression chord braced Y/N? Y, CL varies

Applied M= 6773 lbs*ft
Applied V= 4711 lbs
I_{nom} = 113 in4 $I_{r.s.}$= 106 in4
I_{LVL} = 95 in4 I_{glb}= 100 in4

D.Fir #2: Fb= 900 psi, Fv= 180 psi, Fb'= 900 psi, Fv'= 180 psi, E= 1.6E+6 psi, Emin= 5.8E+5 psi

D. Fir Dense #1: Fb= 1550 psi, Fv= 170 psi, E= 1.7E+6 psi, Emin= 6.2E+5 psi, Fb'= 1550 psi, **Estl=** 2.9E+07psi

LVLs: Fb= varies w/ d, Fv= 285 psi, E= 1.90E+06 psi

Glulam Beam 24F-V4: Fb= 2400 psi, Fv= 265 psi, Fv'= 265 psi, E= 1.8E+6 psi, Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	4
2x12	3
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent	
S=	2.7 in3
I=	6 in4
16" dia. Log	YES
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	2
9-1/2"	2
11-7/8"	1
14"	1

simple span computation

Sawn Timbers
6" x 8
8" x 7
10" x 6
12" x 5

GluLam size
3-1/8" x 9.0
5-1/8" x 7.5
6-3/4" x 6.0
8-3/4" x 6.0

Selection: (2) 1-3/4x9-1/2 LVL

Label: UFB3 (hdr over hallway/master stair entry)

Roof DL	16 psf	Roof DL	16 psf
Roof LL	102 psf	Roof LL	191 psf
Roof Trib.	2.75 ft	Roof Trib.	5.00 ft
length	7.50 ft		
wall load (DL)	65 plf		
uniform w	1425 plf		
uniform w LL	1236 plf		
xtra gravity M	0 lbs*ft		
xtra gravity V	0 lbs		
xtra equiv. LL	0 plf		

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x) Cd 1.00 Ch 1.00 — deflection req'mnt: L over 480

Fb'(x) Cd 1.00 CF varies Cr 1.00 — Compression chord braced Y/N? Y, CL varies

Applied M= 10016 lbs*ft
Applied V= 5342 lbs
I_{nom} = 293 in4 $I_{r.s.}$= 276 in4
Ir_{LVL} = 247 in4 I_{glb}= 261 in4

D.Fir #2: Fb= 900 psi, Fv= 180 psi, Fb'= 900 psi, Fv'= 180 psi, E= 1.6E+6 psi, Emin= 5.8E+5 psi

D. Fir Dense #1: Fb= 1550 psi, Fv= 170 psi, E= 1.7E+6 psi, Emin= 6.2E+5 psi, Fb'= 1550 psi, **Estl=** 2.9E+07psi

LVLs: Fb= varies w/ d, Fv= 285 psi, E= 1.90E+06 psi

Glulam Beam 24F-V4: Fb= 2400 psi, Fv= 265 psi, Fv'= 265 psi, E= 1.8E+6 psi, Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	5
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent	
S=	4.0 in3
I=	16 in4
16" dia. Log	YES
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	2
11-7/8"	2
14"	1

simple span computation

Sawn Timbers
6" x 9
8" x 8
10" x 7
12" x 7

GluLam size
3-1/8" x 10.5
5-1/8" x 9.0
6-3/4" x 9.0
8-3/4" x 7.5

Selection: (2) 1-3/4x9-1/2 LVL

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: UFB3 (cantilevering beam for landing & stair support

Roof DL	16 psf	Floor DL	10 psf
Roof LL	102 psf	Floor LL	55 psf
Roof Trib.	0.00 ft	Floor trib.	4.33 ft

length	3.25 ft
wall load (DL)	65 plf
uniform w	346 plf
uniform w LL	238 plf
xtra gravity M	3250 lbs*ft
xtra gravity V	2000 lbs
xtra equiv. LL	2128 plf

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? cantilever

Applied M=	5080 lbs*ft				
Applied V=	3126 lbs				
I_{nom} =	183 in4	$I_{r.s.}$=	172	in4	
I_{LVL} =	154 in4	I_{glb}=	162	in4	

D.Fir #2: Fb= 900 psi; Fv= 180 psi; Fb'= 900 psi; Fv'= 180 psi; E= 1.6E+6 psi; Emin= 5.8E+5 psi

D. Fir Dense #1: Fb= 1550 psi; Fv= 170 psi; E= 1.7E+6 psi; Emin= 6.2E+5 psi; Fb'= 1550 psi; **Estl=** 2.9E+07psi

Fv'(x): Cd 1.00; Ch 1.00

deflection req'mnt: L over 480

Fb'(x): Cd 1.00; CF varies; Cr 1.00

Compression chord braced: Y/N? Y; CL varies

LVLs: Fb= varies w/ d; Fv= 285 psi; E= 1.90E+06 psi

Glulam Beam 24F-V4: Fb= 2400 psi; Fv= 265 psi; Fv'= 265 psi; E= 1.8E+6 psi; Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	3
2x12	3
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	2.0 in3		
I=	10 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	3
9-1/2"	2
11-7/8"	1
14"	1

cantilever span computatio

Sawn Timbers
6" x 8
8" x 7
10" x 6
12" x 6

GluLam size
3-1/8" x 9.0
5-1/8" x 7.5
6-3/4" x 7.5
8-3/4" x 7.5

Selection: (2) 1-3/4x9-1/2 LVL

Label: not used

Roof DL	16 psf	Roof DL	16 psf
Roof LL	102 psf	Roof LL	191 psf
Roof Trib.	2.75 ft	Roof Trib.	5.00 ft

length	7.50 ft
wall load (DL)	65 plf
uniform w	1425 plf
uniform w LL	1236 plf
xtra gravity M	0 lbs*ft
xtra gravity V	0 lbs
xtra equiv. LL	0 plf

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Applied M=	10016 lbs*ft				
Applied V=	5342 lbs				
I_{nom} =	293 in4	$I_{r.s.}$=	276	in4	
Ir_{LVL} =	247 in4	I_{glb}=	261	in4	

D.Fir #2: Fb= 900 psi; Fv= 180 psi; Fb'= 900 psi; Fv'= 180 psi; E= 1.6E+6 psi; Emin= 5.8E+5 psi

D. Fir Dense #1: Fb= 1550 psi; Fv= 170 psi; E= 1.7E+6 psi; Emin= 6.2E+5 psi; Fb'= 1550 psi; **Estl=** 2.9E+07psi

Fv'(x): Cd 1.00; Ch 1.00

deflection req'mnt: L over 480

Fb'(x): Cd 1.00; CF varies; Cr 1.00

Compression chord braced: Y/N? Y; CL varies

LVLs: Fb= varies w/ d; Fv= 285 psi; E= 1.90E+06 psi

Glulam Beam 24F-V4: Fb= 2400 psi; Fv= 265 psi; Fv'= 265 psi; E= 1.8E+6 psi; Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	5
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	4.0 in3		
I=	16 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	2
11-7/8"	2
14"	1

simple span computatior

Sawn Timbers
6" x 9
8" x 8
10" x 7
12" x 7

GluLam size
3-1/8" x 10.5
5-1/8" x 9.0
6-3/4" x 9.0
8-3/4" x 7.5

Selection:

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: UFB4 (beam over pantry for wall above)

Roof DL	16 psf	Floor DL	16 psf
Roof LL	102 psf	Floor LL	191 psf
Roof Trib.	6.00 ft	Floor trib.	1.75 ft
length	9.60 ft		
wall load (DL)	65 plf		
uniform w	1135 plf		
uniform w LL	946 plf		
xtra gravity M	0 lbs*ft		
xtra gravity V	0 lbs		
xtra equiv. LL	0 plf		

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00

deflection req'mnt
L over 360

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

Compression chord braced
Y/N? Y
CL varies

Applied M= 13078 lbs*ft
Applied V= 5449 lbs
I_{nom} = 353 in4 $I_{r.s.}$= 332 in4
I_{LVL} = 297 in4 I_{glb}= 314 in4

D.Fir #2: Fb= 900 psi; Fv= 180 psi; Fb'= 900 psi; Fv'= 180 psi; E= 1.6E+6 psi; Emin= 5.8E+5 psi

D. Fir Dense #1: Fb= 1550 psi; Fv= 170 psi; E= 1.7E+6 psi; Emin= 6.2E+5 psi; Fb'= 1550 psi; **Estl=** 2.9E+07psi

LVLs: Fb= varies w/ d; Fv= 285 psi; E= 1.90E+06 psi

Glulam Beam 24F-V4: Fb= 2400 psi; Fv= 265 psi; Fv'= 265 psi; E= 1.8E+6 psi; Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	5.2 in3		
I=	19 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	3
11-7/8"	2
14"	2

simple span computation

Sawn Timbers
6" x 10
8" x 9
10" x 8
12" x 7

GluLam size
3-1/8" x 12.0
5-1/8" x 10.5
6-3/4" x 9.0
8-3/4" x 9.0

Selection: (2) 1-3/4x11-7/8 LVL

Label: UFB4 (hdr for high kitchen south window

Roof DL	16 psf	Floor DL	10 psf
Roof LL	102 psf	Floor LL	55 psf
Roof Trib.	6.00 ft	Floor trib.	0.00 ft
length	12.00 ft		
wall load (DL)	40 plf		
uniform w	748 plf		
uniform w LL	612 plf		
xtra gravity M	0 lbs*ft		
xtra gravity V	0 lbs		
xtra equiv. LL	0 plf		

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00

deflection req'mnt
L over 360

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

Compression chord braced
Y/N? Y
CL varies

Applied M= 13464 lbs*ft
Applied V= 4488 lbs
I_{nom} = 446 in4 $I_{r.s.}$= 420 in4
Ir_{LVL} = 376 in4 I_{glb}= 397 in4

D.Fir #2: Fb= 900 psi; Fv= 180 psi; Fb'= 900 psi; Fv'= 180 psi; E= 1.6E+6 psi; Emin= 5.8E+5 psi

D. Fir Dense #1: Fb= 1550 psi; Fv= 170 psi; E= 1.7E+6 psi; Emin= 6.2E+5 psi; Fb'= 1550 psi; **Estl=** 2.9E+07psi

LVLs: Fb= varies w/ d; Fv= 285 psi; E= 1.90E+06 psi

Glulam Beam 24F-V4: Fb= 2400 psi; Fv= 265 psi; Fv'= 265 psi; E= 1.8E+6 psi; Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	5.4 in3		
I=	25 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	4
11-7/8"	2
14"	2

simple span computation

Sawn Timbers
6" x 11
8" x 9
10" x 8
12" x 8

GluLam size
3-1/8" x 13.5
5-1/8" x 10.5
6-3/4" x 9.0
8-3/4" x 9.0

Selection: (2) 1-3/4x11-7/8 LVL

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: UFB2 (hdr for west master doorway/window)

Roof DL	16 psf	Floor DL	10 psf
Roof LL	191 psf	Floor LL	55 psf
Roof Trib.	1.33 ft	Floor trib.	0.00 ft

length	10.50 ft
wall load (DL)	40 plf
uniform w	316 plf
uniform w LL	255 plf
xtra gravity M	0 lbs*ft
xtra gravity V	0 lbs
xtra equiv. LL	0 plf

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi
E= 1.6E+6 psi
Emin= 5.8E+5 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

Fv'(x)
Cd 1.00
Ch 1.00

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

deflection req'mnt
L over 360

Compression chord braced
Y/N? Y
CL varies

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

Applied M= 4354 lbs*ft
Applied V= 1659 lbs
I_{nom} = 124 in4 $I_{r.s.}$ = 117 in4
I_{LVL} = 105 in4 I_{glb} = 111 in4

D.Fir: no. of ply	
2x6	n/a
2x8	4
2x10	3
2x12	2
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent	
S=	1.7 in3
I=	7 in4
16" dia. Log	YES
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	2
9-1/2"	1
11-7/8"	1
14"	1

simple span computation

Sawn Timbers
6" x 7
8" x 6
10" x 6
12" x 5

GluLam size
3-1/8" x 9.0
5-1/8" x 7.5
6-3/4" x 6.0
8-3/4" x 6.0

Selection: (2) 1-3/4x7-1/2 LVL

Label: UFB13 (beam over master)

Roof DL	16 psf	Floor DL	10 psf
Roof LL	191 psf	Floor LL	55 psf
Roof Trib.	9.83 ft	Floor trib.	0.00 ft

length	21.50 ft
wall load (DL)	50 plf
uniform w	2085 plf
uniform w LL	1878 plf
xtra gravity M	0 lbs*ft
xtra gravity V	0 lbs
xtra equiv. LL	0 plf

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi
E= 1.6E+6 psi
Emin= 5.8E+5 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

Fv'(x)
Cd 1.00
Ch 1.00

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

deflection req'mnt
L over 360

Compression chord braced
Y/N? Y
CL varies

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

Applied M= 120499 lbs*ft
Applied V= 22418 lbs
I_{nom} = 7874 in4 $I_{r.s.}$ = 7411 in4
Ir_{LVL} = 6631 in4 I_{glb} = 6999 in4

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	NO
14" dia. Log	NO

Steel Equivalent	
S=	48.2 in3
I=	434 in4
	W10x77
	W14x48, W12x58
16" dia. Log	NO
18" dia. Log	NO

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	n/a
14"	n/a

simple span computatior

Sawn Timbers
6" x 34
8" x 28
10" x 25
12" x 23

GluLam size
3-1/8" x 42.0
5-1/8" x 31.5
6-3/4" x 28.5
8-3/4" x 25.5

Selection: W10x77 STL

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: UFB6 (beam over hallway/living room threshold

Roof DL	16 psf	Floor DL	10 psf
Roof LL	191 psf	Floor LL	55 psf
Roof Trib.	4.00 ft	Floor trib.	0.00 ft

length	10.83 ft
wall load (DL)	65 plf
uniform w	893 plf
uniform w LL	764 plf
xtra gravity M	54235 lbs*ft
xtra gravity V	12761 lbs
xtra equiv. LL	3411 plf

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00

deflection req'mnt
L over 360

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

Compression chord braced
Y/N? Y
CL varies

Applied M= 67335 lbs*ft
Applied V= 17598 lbs
I_{nom} = 2239 in4 $I_{r.s.}$= 2108 in4
I_{LVL} = 1886 in4 I_{glb}= 1991 in4

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi
E= 1.6E+6 psi
Emin= 5.8E+5 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	NO
14" dia. Log	NO

Steel Equivalent	
S=	26.9 in3
I=	124 in4
W12x26	
W8x40, W10x30	
16" dia. Log	NO
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	n/a
14"	n/a

Sawn Timbers
6" x 27
8" x 21
10" x 19
12" x 17

GluLam size
3-1/8" x 34.5
5-1/8" x 22.5
6-3/4" x 21.0
8-3/4" x 18.0

simple span computatior

Selection: 5-1/8 x 22.5" GLB

Label: UFB7 (beam over kitchen)

Roof DL	16 psf	Floor DL	10 psf
Roof LL	102 psf	Floor LL	55 psf
Roof Trib.	11.33 ft	Floor trib.	0.00 ft

length	21.50 ft
wall load (DL)	50 plf
uniform w	1387 plf
uniform w LL	1156 plf
xtra gravity M	0 lbs*ft
xtra gravity V	0 lbs
xtra equiv. LL	0 plf

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00

deflection req'mnt
L over 360

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

Compression chord braced
Y/N? Y
CL varies

Applied M= 80139 lbs*ft
Applied V= 14910 lbs
I_{nom} = 4845 in4 $I_{r.s.}$= 4560 in4
Ir_{LVL} = 4080 in4 I_{glb}= 4307 in4

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi
E= 1.6E+6 psi
Emin= 5.8E+5 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	NO
14" dia. Log	NO

Steel Equivalent	
S=	32.1 in3
I=	267 in4
W12x35	
W8x67, W10x49	
16" dia. Log	NO
18" dia. Log	NO

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	n/a
14"	n/a

Sawn Timbers
6" x 26
8" x 23
10" x 20
12" x 18

GluLam size
3-1/8" x 33.0
5-1/8" x 25.5
6-3/4" x 22.5
8-3/4" x 21.0

simple span computatior

Selection: W10x49

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: UFB8 (south beam for cantilevered bedroom #2

Roof DL	16 psf	Floor DL	10 psf	
Roof LL	102 psf	Floor LL	55 psf	
Roof Trib.	8.00 ft	Floor trib.	8.00 ft	
length	22.50 ft	Factor Notes: Cd (duration)		
wall load (DL)	145 plf	Ch (Splits) CF (grading)		
uniform w	1609 plf	Cr (load share)		
uniform w LL	1256 plf	Type of span		
xtra gravity M	0 lbs*ft	simple or cantilever?	simple	
xtra gravity V	0 lbs			
xtra equiv. LL	0 plf			

Fv'(x) Cd 1.00 Ch 1.00 — deflection req'mnt L over 360

Fb'(x) Cd 1.00 CF varies Cr 1.00 — Compression chord braced Y/N? Y CL varies

	D.Fir #2	D. Fir Dense #1	LVLs	Glulam Beam 24F-V4
	Fb= 900 psi	Fb= 1550 psi	Fb= varies w/ d	Fb= 2400 psi
	Fv= 180 psi	Fv= 170 psi	Fv= 285 psi	Fv= 265 psi
Applied M= 101820 lbs*ft	Fb'= 900 psi	E= 1.7E+6 psi	E= 1.90E+06 psi	Fv'= 265 psi
Applied V= 18101 lbs	Fv'= 180 psi	Emin= 6.2E+5 psi		E= 1.8E+6 psi
I_{nom} = 6036 in4	$I_{r.s.}$= 5681 in4 E= 1.6E+6 psi	Fb'= 1550 psi		Emin= 930000 psi
I_{LVL} = 5083 in4	I_{glb}= 5365 in4 Emin= 5.8E+5 psi	Estl= 2.9E+07psi		

D.Fir: no. of ply		Steel Equivalent		LVL: no. of ply		Sawn Timbers	GluLam size
2x6	n/a	S= 40.7 in3		7-1/2"	n/a	6" x 30	3-1/8" x 37.5
2x8	n/a	I= 333 in4		9-1/2"	n/a	8" x 26	5-1/8" x 30.0
2x10	n/a	W12x45		11-7/8"	n/a	10" x 23	6-3/4" x 25.5
2x12	n/a	W14x48, W10x60		14"	n/a	12" x 21	8-3/4" x 22.5
12" dia. Log	NO	16" dia. Log	NO	simple span computatior			
14" dia. Log	NO	18" dia. Log	NO				

Selection: W10x60

Label: UFB9 (beam over living)

Roof DL	16 psf	Floor DL	10 psf	
Roof LL	102 psf	Floor LL	55 psf	
Roof Trib.	10.83 ft	Floor trib.	0.00 ft	
length	21.50 ft	Factor Notes: Cd (duration)		
wall load (DL)	50 plf	Ch (Splits) CF (grading)		
uniform w	1328 plf	Cr (load share)		
uniform w LL	1105 plf	Type of span		
xtra gravity M	36281 lbs*ft	simple or cantilever?	simple	
xtra gravity V	6750 lbs			
xtra equiv. LL	543 plf			

Fv'(x) Cd 1.00 Ch 1.00 — deflection req'mnt L over 360

Fb'(x) Cd 1.00 CF varies Cr 1.00 — Compression chord braced Y/N? Y CL varies

	D.Fir #2	D. Fir Dense #1	LVLs	Glulam Beam 24F-V4
	Fb= 900 psi	Fb= 1550 psi	Fb= varies w/ d	Fb= 2400 psi
	Fv= 180 psi	Fv= 170 psi	Fv= 285 psi	Fv= 265 psi
Applied M= 113031 lbs*ft	Fb'= 900 psi	E= 1.7E+6 psi	E= 1.90E+06 psi	Fv'= 265 psi
Applied V= 21029 lbs	Fv'= 180 psi	Emin= 6.2E+5 psi		E= 1.8E+6 psi
I_{nom} = 6909 in4	$I_{r.s.}$= 6502 in4 E= 1.6E+6 psi	Fb'= 1550 psi		Emin= 930000 psi
Ir_{LVL} = 5818 in4	I_{glb}= 6141 in4 Emin= 5.8E+5 psi	Estl= 2.9E+07psi		

D.Fir: no. of ply		Steel Equivalent		LVL: no. of ply		Sawn Timbers	GluLam size
2x6	n/a	S= 45.2 in3		7-1/2"	n/a	6" x 32	3-1/8" x 40.5
2x8	n/a	I= 381 in4		9-1/2"	n/a	8" x 27	5-1/8" x 31.5
2x10	n/a	W12x50		11-7/8"	n/a	10" x 24	6-3/4" x 27.0
2x12	n/a	W14x48, W10x68		14"	n/a	12" x 22	8-3/4" x 24.0
12" dia. Log	NO	16" dia. Log	NO	simple span computatior			
14" dia. Log	NO	18" dia. Log	NO				

Selection: W10x68

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: Terrace Joists (longest span)

Roof DL	16 psf	Floor DL	10 psf		
Roof LL	102 psf	Floor LL	249 psf		
Roof Trib.	0.00 ft	Floor trib.	1.33 ft		
length	11.50 ft	Factor Notes: Cd (duration)			
wall load (DL)	15 plf	Ch (Splits) CF (grading)			
uniform w	360 plf	Cr (load share)			
uniform w LL	332 plf	Type of span			
xtra gravity M	0 lbs*ft	simple or cantilever?	simple		
xtra gravity V	0 lbs				
xtra equiv. LL	0 plf				

Fv'(x) Cd 1.00 Ch 1.00 — deflection req'mnt L over 480

Fb'(x) Cd 1.00 CF varies Cr 1.00 — **Compression chord braced** Y/N? Y CL varies

D.Fir #2: Fb= 900 psi; Fv= 180 psi; Fb'= 900 psi; Fv'= 180 psi; E= 1.6E+6 psi; Emin= 5.8E+5 psi

D. Fir Dense #1: Fb= 1550 psi; Fv= 170 psi; E= 1.7E+6 psi; Emin= 6.2E+5 psi; Fb'= 1550 psi; **Estl=** 2.9E+07psi

LVLs: Fb= varies w/ d; Fv= 285 psi; E= 1.90E+06 psi

Glulam Beam 24F-V4: Fb= 2400 psi; Fv= 265 psi; Fv'= 265 psi; E= 1.8E+6 psi; Emin= 930000 psi

Applied M= 5955 lbs*ft
Applied V= 2071 lbs
I_{nom} = 284 in4 $I_{r.s.}$= 267 in4
I_{LVL} = 239 in4 I_{glb}= 252 in4

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	4
2x12	3
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	2.4 in3		
I=	16 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	2
11-7/8"	1
14"	1

simple span computatior

Sawn Timbers
6" x 9
8" x 8
10" x 7
12" x 7

GluLam size
3-1/8" x 10.5
5-1/8" x 9.0
6-3/4" x 9.0
8-3/4" x 7.5

Selection: (1) 1-3/4x11-7/8 LVL

Label: Terrace Joists Shortest span (typical)

Roof DL	16 psf	Floor DL	10 psf		
Roof LL	102 psf	Floor LL	249 psf		
Roof Trib.	0.00 ft	Floor trib.	1.33 ft		
length	9.00 ft	Factor Notes: Cd (duration)			
wall load (DL)	0 plf	Ch (Splits) CF (grading)			
uniform w	345 plf	Cr (load share)			
uniform w LL	332 plf	Type of span			
xtra gravity M	0 lbs*ft	simple or cantilever?	simple		
xtra gravity V	0 lbs				
xtra equiv. LL	0 plf				

Fv'(x) Cd 1.00 Ch 1.00 — deflection req'mnt L over 480

Fb'(x) Cd 1.00 CF varies Cr 1.00 — **Compression chord braced** Y/N? Y CL varies

D.Fir #2: Fb= 900 psi; Fv= 180 psi; Fb'= 900 psi; Fv'= 180 psi; E= 1.6E+6 psi; Emin= 5.8E+5 psi

D. Fir Dense #1: Fb= 1550 psi; Fv= 170 psi; E= 1.7E+6 psi; Emin= 6.2E+5 psi; Fb'= 1550 psi; **Estl=** 2.9E+07psi

LVLs: Fb= varies w/ d; Fv= 285 psi; E= 1.90E+06 psi

Glulam Beam 24F-V4: Fb= 2400 psi; Fv= 265 psi; Fv'= 265 psi; E= 1.8E+6 psi; Emin= 930000 psi

Applied M= 3496 lbs*ft
Applied V= 1554 lbs
I_{nom} = 136 in4 $I_{r.s.}$= 128 in4
Ir_{LVL} = 115 in4 I_{glb}= 121 in4

D.Fir: no. of ply	
2x6	n/a
2x8	3
2x10	2
2x12	2
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	1.4 in3		
I=	8 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	3
9-1/2"	1
11-7/8"	1
14"	1

simple span computatior

Sawn Timbers
6" x 7
8" x 6
10" x 6
12" x 6

GluLam size
3-1/8" x 9.0
5-1/8" x 7.5
6-3/4" x 6.0
8-3/4" x 6.0

Selection: 3x10 D.F. #2 @ 16" o.c.

Multi-Option Beam Design Sheet

page _____

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: Feb-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: MFB1 (hdr for guest bed. #1 closet door)

Roof DL	16 psf	Floor DL	10 psf
Roof LL	102 psf	Floor LL	261 psf
Roof Trib.	0.00 ft	Floor trib.	6.67 ft

length	3.17 ft
wall load (DL)	15 plf
uniform w	1823 plf
uniform w LL	1741 plf
xtra gravity M	0 lbs*ft
xtra gravity V	0 lbs
xtra equiv. LL	0 plf

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi
E= 1.6E+6 psi
Emin= 5.8E+5 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

Fv'(x)
Cd 1.00
Ch 1.00

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

deflection req'mnt
L over 480

Compression chord braced
Y/N? Y
CL varies

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

Applied M= 2285 lbs*ft
Applied V= 2886 lbs
I_{nom} = 31 in4 $I_{r.s.}$= 29 in4
I_{LVL} = 26 in4 I_{glb}= 28 in4

D.Fir: no. of ply	
2x6	4
2x8	2
2x10	2
2x12	1
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	0.9 in3		
I=	2 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	1
9-1/2"	1
11-7/8"	1
14"	1

simple span computatior

Sawn Timbers
6" x 5
8" x 4
10" x 4
12" x 4

GluLam size
3-1/8" x 6.0
5-1/8" x 4.5
6-3/4" x 4.5
8-3/4" x 4.5

Selection: (2) 2x10

Label: MFB3 (beams supporting living room fireplace walls)

Roof DL	16 psf	Floor DL	10 psf
Roof LL	102 psf	Floor LL	55 psf
Roof Trib.	15.11 ft	Floor trib.	5.00 ft

length	5.33 ft
wall load (DL)	15 plf
uniform w	2123 plf
uniform w LL	1816 plf
xtra gravity M	0 lbs*ft
xtra gravity V	0 lbs
xtra equiv. LL	0 plf

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi
E= 1.6E+6 psi
Emin= 5.8E+5 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

Fv'(x)
Cd 1.00
Ch 1.00

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

deflection req'mnt
L over 480

Compression chord braced
Y/N? Y
CL varies

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

Applied M= 7539 lbs*ft
Applied V= 5658 lbs
I_{nom} = 155 in4 $I_{r.s.}$= 146 in4
Ir_{LVL} = 130 in4 I_{glb}= 138 in4

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	4
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	3.0 in3		
I=	9 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	3
9-1/2"	2
11-7/8"	1
14"	1

simple span computatior

Sawn Timbers
6" x 9
8" x 7
10" x 6
12" x 6

GluLam size
3-1/8" x 12.0
5-1/8" x 7.5
6-3/4" x 7.5
8-3/4" x 6.0

Selection: (2) 1-3/4x9-1/2 LVL

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: Feb-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: MFB2 (header for front door)

Roof DL	16 psf	Floor DL	10 psf
Roof LL	102 psf	Floor LL	55 psf
Roof Trib.	0.00 ft	Floor trib.	12.25 ft
length	6.50 ft		
wall load (DL)	15 plf		
uniform w	811 plf		
uniform w LL	674 plf		
xtra gravity M	0 lbs*ft		
xtra gravity V	0 lbs		
xtra equiv. LL	0 plf		

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00
deflection req'mnt
L over 480

Fb'(x)
Cd 1.00
CF varies
Cr 1.00
Compression chord braced
Y/N? Y
CL varies

Applied M= 4284 lbs*ft
Applied V= 2637 lbs
I_{nom} = 104 in4 $I_{r.s.}$= 98 in4
I_{LVL} = 88 in4 I_{glb}= 93 in4

D.Fir #2: Fb= 900 psi; Fv= 180 psi; Fb'= 900 psi; Fv'= 180 psi; E= 1.6E+6 psi; Emin= 5.8E+5 psi

D. Fir Dense #1: Fb= 1550 psi; Fv= 170 psi; E= 1.7E+6 psi; Emin= 6.2E+5 psi; Fb'= 1550 psi; **Estl=** 2.9E+07psi

LVLs: Fb= varies w/ d; Fv= 285 psi; E= 1.90E+06 psi

Glulam Beam 24F-V4: Fb= 2400 psi; Fv= 265 psi; Fv'= 265 psi; E= 1.8E+6 psi; Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	4
2x10	3
2x12	2
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	1.7 in3		
I=	6 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	2
9-1/2"	1
11-7/8"	1
14"	1

simple span computatior

Sawn Timbers
6" x 6
8" x 6
10" x 5
12" x 5

GluLam size
3-1/8" x 7.5
5-1/8" x 7.5
6-3/4" x 6.0
8-3/4" x 6.0

Selection: (2) 1-3/4x7-1/2 LVL

Label: MFB2 (beam over driveway for north study wall abv)

Roof DL	16 psf	Floor DL	10 psf
Roof LL	102 psf	Floor LL	261 psf
Roof Trib.	5.75 ft	Floor trib.	1.33 ft
length	5.00 ft		
wall load (DL)	120 plf		
uniform w	1160 plf		
uniform w LL	934 plf		
xtra gravity M	0 lbs*ft		
xtra gravity V	0 lbs		
xtra equiv. LL	0 plf		

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00
deflection req'mnt
L over 480

Fb'(x)
Cd 1.00
CF varies
Cr 1.00
Compression chord braced
Y/N? Y
CL varies

Applied M= 3624 lbs*ft
Applied V= 2899 lbs
I_{nom} = 66 in4 $I_{r.s.}$= 62 in4
Ir_{LVL} = 55 in4 I_{glb}= 58 in4

D.Fir #2: Fb= 900 psi; Fv= 180 psi; Fb'= 900 psi; Fv'= 180 psi; E= 1.6E+6 psi; Emin= 5.8E+5 psi

D. Fir Dense #1: Fb= 1550 psi; Fv= 170 psi; E= 1.7E+6 psi; Emin= 6.2E+5 psi; Fb'= 1550 psi; **Estl=** 2.9E+07psi

LVLs: Fb= varies w/ d; Fv= 285 psi; E= 1.90E+06 psi

Glulam Beam 24F-V4: Fb= 2400 psi; Fv= 265 psi; Fv'= 265 psi; E= 1.8E+6 psi; Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	4
2x10	3
2x12	2
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	1.4 in3		
I=	4 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	2
9-1/2"	1
11-7/8"	1
14"	1

simple span computatior

Sawn Timbers
6" x 6
8" x 5
10" x 5
12" x 4

GluLam size
3-1/8" x 7.5
5-1/8" x 6.0
6-3/4" x 6.0
8-3/4" x 4.5

Selection: (2) 1-3/4x7-1/2 LVL

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: MFB3 (beams supporting high & low landings'

Roof DL	16 psf	Floor DL	10 psf
Roof LL	102 psf	Floor LL	55 psf
Roof Trib.	0.00 ft	Floor trib.	0.67 ft
length	12.50 ft		
wall load (DL)	25 plf		
uniform w	69 plf		
uniform w LL	37 plf		
xtra gravity M	3000 lbs*ft		
xtra gravity V	2000 lbs		
xtra equiv. LL	133 plf		

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00

deflection req'mnt
L over 480

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

Compression chord braced
Y/N? Y
CL varies

Applied M= 4339 lbs*ft
Applied V= 2428 lbs
I_{nom} = 186 in4 $I_{r.s.}$= 175 in4
I_{LVL} = 157 in4 I_{glb}= 166 in4

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi
E= 1.6E+6 psi
Emin= 5.8E+5 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	4
2x10	3
2x12	2
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent	
S=	1.7 in3
I=	10 in4
16" dia. Log	YES
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	3
9-1/2"	2
11-7/8"	1
14"	1

simple span computatior

Sawn Timbers
6" x 8
8" x 7
10" x 6
12" x 6

GluLam size
3-1/8" x 9.0
5-1/8" x 7.5
6-3/4" x 7.5
8-3/4" x 7.5

Selection: (2) 1-3/4x9-1/2 LVL

Label: MFB3 (beam over entry for south hallway wall abv.)

Roof DL	16 psf	Floor DL	10 psf
Roof LL	191 psf	Floor LL	261 psf
Roof Trib.	3.25 ft	Floor trib.	1.39 ft
length	6.40 ft		
wall load (DL)	150 plf		
uniform w	1199 plf		
uniform w LL	984 plf		
xtra gravity M	0 lbs*ft		
xtra gravity V	0 lbs		
xtra equiv. LL	0 plf		

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00

deflection req'mnt
L over 480

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

Compression chord braced
Y/N? Y
CL varies

Applied M= 6141 lbs*ft
Applied V= 3838 lbs
I_{nom} = 145 in4 $I_{r.s.}$= 136 in4
Ir_{LVL} = 122 in4 I_{glb}= 129 in4

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi
E= 1.6E+6 psi
Emin= 5.8E+5 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	4
2x12	3
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent	
S=	2.5 in3
I=	8 in4
16" dia. Log	YES
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	3
9-1/2"	2
11-7/8"	1
14"	1

simple span computatior

Sawn Timbers
6" x 7
8" x 6
10" x 6
12" x 6

GluLam size
3-1/8" x 9.0
5-1/8" x 7.5
6-3/4" x 7.5
8-3/4" x 6.0

Selection: (2) 1-3/4x9-1/2 LVL

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: MFB4 (hdr for stair landing/hallway passageway)

Roof DL	16 psf	Floor DL	10 psf	
Roof LL	102 psf	Floor LL	55 psf	
Roof Trib.	0.00 ft	Floor trib.	6.33 ft	
length	5.67 ft			
wall load (DL)	25 plf			
uniform w	436 plf			
uniform w LL	348 plf			
xtra gravity M	6400 lbs*ft			
xtra gravity V	6400 lbs			
xtra equiv. LL	1377 plf			

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00
deflection req'mnt
L over 480

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

Compression chord braced
Y/N? Y
CL varies

Applied M=	8154 lbs*ft								
Applied V=	7637 lbs								
I_{nom} =	177 in4	$I_{r.s.}$=	166	in4	E=	1.6E+6 psi			
I_{LVL} =	149 in4	I_{glb}=	157	in4	Emin=	5.8E+5 psi			

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	4
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	3.3 in3		
I=	10 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	3
9-1/2"	2
11-7/8"	2
14"	1

simple span computation

Sawn Timbers
6" x 12
8" x 9
10" x 7
12" x 6

GluLam size
3-1/8" x 15.0
5-1/8" x 9.0
6-3/4" x 7.5
8-3/4" x 6.0

Selection: (2) 1-3/4x11-7/8 LVL

Label: MFB4 (beam over garage for north toilet wall abv.)

Roof DL	16 psf	Floor DL	10 psf	
Roof LL	191 psf	Floor LL	55 psf	
Roof Trib.	6.70 ft	Floor trib.	1.33 ft	
length	6.67 ft			
wall load (DL)	200 plf			
uniform w	1674 plf			
uniform w LL	1353 plf			
xtra gravity M	0 lbs*ft			
xtra gravity V	0 lbs			
xtra equiv. LL	0 plf			

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00
deflection req'mnt
L over 480

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

Compression chord braced
Y/N? Y
CL varies

Applied M=	9307 lbs*ft								
Applied V=	5581 lbs								
I_{nom} =	226 in4	$I_{r.s.}$=	213	in4	E=	1.6E+6 psi			
Ir_{LVL} =	190 in4	I_{glb}=	201	in4	Emin=	5.8E+5 psi			

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	4
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	3.7 in3		
I=	12 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	4
9-1/2"	2
11-7/8"	2
14"	1

simple span computation

Sawn Timbers
6" x 9
8" x 8
10" x 7
12" x 6

GluLam size
3-1/8" x 10.5
5-1/8" x 9.0
6-3/4" x 7.5
8-3/4" x 7.5

Selection: (2) 1-3/4x11-7/8 LVL

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: MFB4 (transfer beam at low landing over entry)

Roof DL	16 psf	Floor DL	10 psf		
Roof LL	191 psf	Floor LL	55 psf		
Roof Trib.	0.00 ft	Floor trib.	1.33 ft		
length	9.25 ft	Factor Notes: Cd (duration)			
wall load (DL)	15 plf	Ch (Splits) CF (grading)			
uniform w	101 plf	Cr (load share)			
uniform w LL	73 plf	Type of span			
xtra gravity M	8138 lbs*ft	simple or cantilever?	simple		
xtra gravity V	2444 lbs				
xtra equiv. LL	702 plf				

Fv'(x) Cd 1.00 Ch 1.00 — deflection req'mnt L over 480

Fb'(x) Cd 1.00 CF varies Cr 1.00 — **Compression chord braced** Y/N? Y CL varies

	D.Fir #2	D. Fir Dense #1	LVLs	Glulam Beam 24F-V4
	Fb= 900 psi	Fb= 1550 psi	Fb= varies w/ d	Fb= 2400 psi
	Fv= 180 psi	Fv= 170 psi	Fv= 285 psi	Fv= 265 psi
Applied M= 9223 lbs*ft	Fb'= 900 psi	E= 1.7E+6 psi	E= 1.90E+06 psi	Fv'= 265 psi
Applied V= 2913 lbs	Fv'= 180 psi	Emin= 6.2E+5 psi		E= 1.8E+6 psi
I_{nom} = 345 in4	$I_{r.s.}$= 325 in4 E= 1.6E+6 psi	Fb'= 1550 psi		Emin= 930000 psi
I_{LVL} = 291 in4	I_{glb}= 307 in4 Emin= 5.8E+5 psi	**Estl=** 2.9E+07psi		

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	4
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S= 3.7 in3			
I= 19 in4			
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	3
11-7/8"	2
14"	1

simple span computatior

Sawn Timbers
6" x 9
8" x 8
10" x 8
12" x 7

GluLam size
3-1/8" x 12.0
5-1/8" x 9.0
6-3/4" x 9.0
8-3/4" x 7.5

Selection: (2) 1-3/4x11-7/8 LVL

Label: MFB4 (beam at edge of floor opening @ entry)

Roof DL	16 psf	Floor DL	10 psf		
Roof LL	191 psf	Floor LL	55 psf		
Roof Trib.	0.00 ft	Floor trib.	5.00 ft		
length	12.50 ft	Factor Notes: Cd (duration)			
wall load (DL)	15 plf	Ch (Splits) CF (grading)			
uniform w	340 plf	Cr (load share)			
uniform w LL	275 plf	Type of span			
xtra gravity M	4536 lbs*ft	simple or cantilever?	simple		
xtra gravity V	1296 lbs				
xtra equiv. LL	214 plf				

Fv'(x) Cd 1.00 Ch 1.00 — deflection req'mnt L over 480

Fb'(x) Cd 1.00 CF varies Cr 1.00 — **Compression chord braced** Y/N? Y CL varies

	D.Fir #2	D. Fir Dense #1	LVLs	Glulam Beam 24F-V4
	Fb= 900 psi	Fb= 1550 psi	Fb= varies w/ d	Fb= 2400 psi
	Fv= 180 psi	Fv= 170 psi	Fv= 285 psi	Fv= 265 psi
Applied M= 11177 lbs*ft	Fb'= 900 psi	E= 1.7E+6 psi	E= 1.90E+06 psi	Fv'= 265 psi
Applied V= 3421 lbs	Fv'= 180 psi	Emin= 6.2E+5 psi		E= 1.8E+6 psi
I_{nom} = 538 in4	$I_{r.s.}$= 506 in4 E= 1.6E+6 psi	Fb'= 1550 psi		Emin= 930000 psi
Ir_{LVL} = 453 in4	I_{glb}= 478 in4 Emin= 5.8E+5 psi	**Estl=** 2.9E+07psi		

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	5
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S= 4.5 in3			
I= 30 in4			
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	4
11-7/8"	2
14"	2

simple span computatior

Sawn Timbers
6" x 11
8" x 10
10" x 9
12" x 8

GluLam size
3-1/8" x 13.5
5-1/8" x 10.5
6-3/4" x 10.5
8-3/4" x 9.0

Selection: (2) 1-3/4x11-7/8 LVL

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: MFB5 (beam over garage for north study wall abv.)

Roof DL	16 psf	Floor DL	10 psf		
Roof LL	102 psf	Floor LL	55 psf		
Roof Trib.	5.75 ft	Floor trib.	1.33 ft		
length	12.60 ft	Factor Notes: Cd (duration)			
wall load (DL)	120 plf	Ch (Splits) CF (grading)			
uniform w	885 plf	Cr (load share)			
uniform w LL	660 plf	Type of span			
xtra gravity M	0 lbs*ft	simple or cantilever?	simple		
xtra gravity V	0 lbs				
xtra equiv. LL	0 plf				

Fv'(x) Cd 1.00 Ch 1.00 — deflection req'mnt: L over 480

Fb'(x) Cd 1.00 CF varies Cr 1.00 — **Compression chord braced** Y/N? Y, CL varies

	D.Fir #2	D. Fir Dense #1	LVLs	Glulam Beam 24F-V4
	Fb= 900 psi	Fb= 1550 psi	Fb= varies w/ d	Fb= 2400 psi
	Fv= 180 psi	Fv= 170 psi	Fv= 285 psi	Fv= 265 psi
	Fb'= 900 psi	E= 1.7E+6 psi	E= 1.90E+06 psi	Fv'= 265 psi
	Fv'= 180 psi	Emin= 6.2E+5 psi		E= 1.8E+6 psi
		Fb'= 1550 psi		Emin= 930000 psi
		Estl= 2.9E+07psi		

Applied M= 17566 lbs*ft
Applied V= 5576 lbs
I_{nom} = 742 in4 $I_{r.s.}$= 699 in4
I_{LVL} = 625 in4 I_{glb}= 660 in4

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	7.0 in3		
I=	41 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	3
14"	2

simple span computation

Sawn Timbers
6" x 12
8" x 11
10" x 10
12" x 9

GluLam size
3-1/8" x 15.0
5-1/8" x 12.0
6-3/4" x 12.0
8-3/4" x 10.5

Selection: (3) 1-3/4x11-7/8 LVL

Label: MFB5 (beam over entry for bearing wall abv.)

Roof DL	16 psf	Floor DL	10 psf		
Roof LL	102 psf	Floor LL	55 psf		
Roof Trib.	9.17 ft	Floor trib.	4.33 ft		
length	10.83 ft	Factor Notes: Cd (duration)			
wall load (DL)	200 plf	Ch (Splits) CF (grading)			
uniform w	1563 plf	Cr (load share)			
uniform w LL	1173 plf	Type of span			
xtra gravity M	0 lbs*ft	simple or cantilever?	simple		
xtra gravity V	0 lbs				
xtra equiv. LL	0 plf				

Fv'(x) Cd 1.00 Ch 1.00 — deflection req'mnt: L over 480

Fb'(x) Cd 1.00 CF varies Cr 1.00 — **Compression chord braced** Y/N? Y, CL varies

	D.Fir #2	D. Fir Dense #1	LVLs	Glulam Beam 24F-V4
	Fb= 900 psi	Fb= 1550 psi	Fb= varies w/ d	Fb= 2400 psi
	Fv= 180 psi	Fv= 170 psi	Fv= 285 psi	Fv= 265 psi
	Fb'= 900 psi	E= 1.7E+6 psi	E= 1.90E+06 psi	Fv'= 265 psi
	Fv'= 180 psi	Emin= 6.2E+5 psi		E= 1.8E+6 psi
		Fb'= 1550 psi		Emin= 930000 psi
		Estl= 2.9E+07psi		

Applied M= 22930 lbs*ft
Applied V= 8467 lbs
I_{nom} = 839 in4 $I_{r.s.}$= 790 in4
Ir_{LVL} = 706 in4 I_{glb}= 746 in4

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	NO
14" dia. Log	YES

Steel Equivalent			
S=	9.2 in3		
I=	46 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	3
14"	2

simple span computation

Sawn Timbers
6" x 14
8" x 12
10" x 11
12" x 10

GluLam size
3-1/8" x 16.5
5-1/8" x 13.5
6-3/4" x 12.0
8-3/4" x 10.5

Selection: (3) 1-3/4x11-7/8 LVL

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: MFB5 (cantilever at stair)

Roof DL	16 psf	Floor DL	10 psf	
Roof LL	191 psf	Floor LL	55 psf	
Roof Trib.	0.00 ft	Floor trib.	5.75 ft	
length	3.50 ft	Factor Notes: Cd (duration)		
wall load (DL)	15 plf	Ch (Splits) CF (grading)		
uniform w	389 plf	Cr (load share)		
uniform w LL	316 plf	Type of span		
xtra gravity M	12600 lbs*ft	simple or cantilever?	cantilever	
xtra gravity V	4600 lbs			
xtra equiv. LL	7593 plf			

Fv'(x): Cd 1.00; Ch 1.00 — deflection req'mnt: L over 480

Fb'(x): Cd 1.00; CF varies; Cr 1.00 — Compression chord braced: Y/N? Y; CL varies

	D.Fir #2	D. Fir Dense #1	LVLs	Glulam Beam 24F-V4
	Fb= 900 psi	Fb= 1550 psi	Fb= varies w/ d	Fb= 2400 psi
	Fv= 180 psi	Fv= 170 psi	Fv= 285 psi	Fv= 265 psi
Applied M= 14981 lbs*ft	Fb'= 900 psi	E= 1.7E+6 psi	E= 1.90E+06 psi	Fv'= 265 psi
Applied V= 5961 lbs	Fv'= 180 psi	Emin= 6.2E+5 psi		E= 1.8E+6 psi
I_{nom} = 763 in4	$I_{r.s.}$= 718 in4 E= 1.6E+6 psi	Fb'= 1550 psi		Emin= 930000 psi
I_{LVL} = 642 in4	I_{glb}= 678 in4 Emin= 5.8E+5 psi	Estl= 2.9E+07psi		

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	6.0 in3		
I=	42 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	3
14"	2

cantilever span computatio

Sawn Timbers
6" x 12
8" x 11
10" x 10
12" x 9

GluLam size
3-1/8" x 15.0
5-1/8" x 12.0
6-3/4" x 12.0
8-3/4" x 10.5

Selection: (3) 1-3/4x11-7/8 LVL

Label: MFB5 (cantilever at south end of terrace)

Roof DL	16 psf	Floor DL	10 psf	
Roof LL	191 psf	Floor LL	55 psf	
Roof Trib.	0.00 ft	Floor trib.	0.00 ft	
length	2.67 ft	Factor Notes: Cd (duration)		
wall load (DL)	35 plf	Ch (Splits) CF (grading)		
uniform w	35 plf	Cr (load share)		
uniform w LL	0 plf	Type of span		
xtra gravity M	17622 lbs*ft	simple or cantilever?	cantilever	
xtra gravity V	6600 lbs			
xtra equiv. LL	18247 plf			

Fv'(x): Cd 1.00; Ch 1.00 — deflection req'mnt: L over 480

Fb'(x): Cd 1.00; CF varies; Cr 1.00 — Compression chord braced: Y/N? Y; CL varies

	D.Fir #2	D. Fir Dense #1	LVLs	Glulam Beam 24F-V4
	Fb= 900 psi	Fb= 1550 psi	Fb= varies w/ d	Fb= 2400 psi
	Fv= 180 psi	Fv= 170 psi	Fv= 285 psi	Fv= 265 psi
Applied M= 17747 lbs*ft	Fb'= 900 psi	E= 1.7E+6 psi	E= 1.90E+06 psi	Fv'= 265 psi
Applied V= 6693 lbs	Fv'= 180 psi	Emin= 6.2E+5 psi		E= 1.8E+6 psi
I_{nom} = 781 in4	$I_{r.s.}$= 735 in4 E= 1.6E+6 psi	Fb'= 1550 psi		Emin= 930000 psi
Ir_{LVL} = 658 in4	I_{glb}= 695 in4 Emin= 5.8E+5 psi	Estl= 2.9E+07psi		

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	7.1 in3		
I=	43 in4		
16" dia. Log	YES		
18" dia. Log	YES		

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	3
14"	2

cantilever span computatio

Sawn Timbers
6" x 12
8" x 11
10" x 10
12" x 10

GluLam size
3-1/8" x 15.0
5-1/8" x 12.0
6-3/4" x 12.0
8-3/4" x 10.5

Selection: (3) 1-3/4x11-7/8 LVL

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: MFB6 (beam over entry for south study wall abv.)

Roof DL	16 psf	Floor DL	10 psf
Roof LL	102 psf	Floor LL	261 psf
Roof Trib.	5.75 ft	Floor trib.	1.33 ft

length	11.83 ft
wall load (DL)	100 plf
uniform w	1140 plf
uniform w LL	934 plf
xtra gravity M	0 lbs*ft
xtra gravity V	0 lbs
xtra equiv. LL	0 plf

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Applied M=	19948	lbs*ft					
Applied V=	6743	lbs					
I_{nom} =	871	in4	$I_{r.s.}$=	820	in4	E=	1.6E+6 psi
I_{LVL} =	733	in4	I_{glb}=	774	in4	Emin=	5.8E+5 psi

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi
E= 1.6E+6 psi
Emin= 5.8E+5 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

Fv'(x)
Cd 1.00
Ch 1.00

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

deflection req'mnt
L over 480

Compression chord braced
Y/N? Y
CL varies

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent			
S=	8.0 in3		
I=	48 in4		
16" dia. Log		YES	
18" dia. Log		YES	

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	4
14"	2

simple span computation

Sawn Timbers
6" x 13
8" x 11
10" x 10
12" x 10

GluLam size
3-1/8" x 15.0
5-1/8" x 13.5
6-3/4" x 12.0
8-3/4" x 10.5

Selection: (3) 1-3/4x14 LVL

Label: MFB6 (beam over garage for media pocket wall abv

Roof DL	16 psf	Floor DL	16 psf
Roof LL	166 psf	Floor LL	191 psf
Roof Trib.	5.50 ft	Floor trib.	2.50 ft

length	12.00 ft
wall load (DL)	110 plf
uniform w	1629 plf
uniform w LL	1391 plf
xtra gravity M	0 lbs*ft
xtra gravity V	0 lbs
xtra equiv. LL	0 plf

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Applied M=	29313	lbs*ft					
Applied V=	9771	lbs					
I_{nom} =	1352	in4	$I_{r.s.}$=	1272	in4	E=	1.6E+6 psi
Ir_{LVL} =	1138	in4	I_{glb}=	1201	in4	Emin=	5.8E+5 psi

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi
E= 1.6E+6 psi
Emin= 5.8E+5 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

Fv'(x)
Cd 1.00
Ch 1.00

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

deflection req'mnt
L over 480

Compression chord braced
Y/N? Y
CL varies

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	NO
14" dia. Log	YES

Steel Equivalent			
S=	11.7 in3		
I=	75 in4		
16" dia. Log		YES	
18" dia. Log		YES	

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	5
14"	3

simple span computation

Sawn Timbers
6" x 16
8" x 14
10" x 12
12" x 11

GluLam size
3-1/8" x 19.5
5-1/8" x 15.0
6-3/4" x 13.5
8-3/4" x 12.0

Selection: (3) 1-3/4x14 LVL

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: MFB6 (beam over garage for living fireplace abv.)

Roof DL	16 psf	Floor DL	10 psf	
Roof LL	102 psf	Floor LL	55 psf	
Roof Trib.	0.00 ft	Floor trib.	1.33 ft	
length	12.60 ft	Factor Notes: Cd (duration)		
wall load (DL)	15 plf	Ch (Splits) CF (grading)		
uniform w	102 plf	Cr (load share)		
uniform w LL	73 plf	Type of span		
xtra gravity M	24762 lbs*ft	simple or cantilever?	simple	
xtra gravity V	9524 lbs			
xtra equiv. LL	1079 plf			

Fv'(x) Cd 1.00 Ch 1.00 — deflection req'mnt: L over 480

Fb'(x) Cd 1.00 CF varies Cr 1.00 — **Compression chord braced** Y/N? Y, CL varies

	D.Fir #2	D. Fir Dense #1	LVLs	Glulam Beam 24F-V4
Fb=	900 psi	1550 psi	varies w/ d	2400 psi
Fv=	180 psi	170 psi	285 psi	265 psi
Fb'=	900 psi	E= 1.7E+6 psi	E= 1.90E+06 psi	Fv'= 265 psi
Fv'=	180 psi	Emin= 6.2E+5 psi		E= 1.8E+6 psi
E=	1.6E+6 psi	Fb'= 1550 psi		Emin= 930000 psi
Emin=	5.8E+5 psi	**Estl=** 2.9E+07psi		

Applied M= 26779 lbs*ft
Applied V= 10164 lbs
I_{nom} = 1296 in4 $I_{r.s.}$= 1220 in4
I_{LVL} = 1091 in4 I_{glb}= 1152 in4

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	NO
14" dia. Log	YES

Steel Equivalent	
S=	10.7 in3
I=	72 in4
16" dia. Log	YES
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	5
14"	3

simple span computatior

Sawn Timbers
6" x 16
8" x 13
10" x 12
12" x 11

GluLam size
3-1/8" x 19.5
5-1/8" x 15.0
6-3/4" x 13.5
8-3/4" x 12.0

Selection: (3) 1-3/4x14 LVL

Label: NOT USED

Roof DL	16 psf	Floor DL	16 psf	
Roof LL	166 psf	Floor LL	191 psf	
Roof Trib.	5.50 ft	Floor trib.	2.50 ft	
length	12.00 ft	Factor Notes: Cd (duration)		
wall load (DL)	110 plf	Ch (Splits) CF (grading)		
uniform w	1629 plf	Cr (load share)		
uniform w LL	1391 plf	Type of span		
xtra gravity M	0 lbs*ft	simple or cantilever?	simple	
xtra gravity V	0 lbs			
xtra equiv. LL	0 plf			

Fv'(x) Cd 1.00 Ch 1.00 — deflection req'mnt: L over 480

Fb'(x) Cd 1.00 CF varies Cr 1.00 — **Compression chord braced** Y/N? Y, CL varies

	D.Fir #2	D. Fir Dense #1	LVLs	Glulam Beam 24F-V4
Fb=	900 psi	1550 psi	varies w/ d	2400 psi
Fv=	180 psi	170 psi	285 psi	265 psi
Fb'=	900 psi	E= 1.7E+6 psi	E= 1.90E+06 psi	Fv'= 265 psi
Fv'=	180 psi	Emin= 6.2E+5 psi		E= 1.8E+6 psi
E=	1.6E+6 psi	Fb'= 1550 psi		Emin= 930000 psi
Emin=	5.8E+5 psi	**Estl=** 2.9E+07psi		

Applied M= 29313 lbs*ft
Applied V= 9771 lbs
I_{nom} = 1352 in4 $I_{r.s.}$= 1272 in4
Ir_{LVL} = 1138 in4 I_{glb}= 1201 in4

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	NO
14" dia. Log	YES

Steel Equivalent	
S=	11.7 in3
I=	75 in4
16" dia. Log	YES
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	5
14"	3

simple span computatior

Sawn Timbers
6" x 16
8" x 14
10" x 12
12" x 11

GluLam size
3-1/8" x 19.5
5-1/8" x 15.0
6-3/4" x 13.5
8-3/4" x 12.0

Selection: (3) 1-3/4x14 LVL

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: MFB7 beam over garage for north living room wall abv

Roof DL	16 psf	Floor DL	10 psf
Roof LL	191 psf	Floor LL	55 psf
Roof Trib.	10.00 ft	Floor trib.	8.88 ft
length	9.83 ft		
wall load (DL)	200 plf		
uniform w	2847 plf		
uniform w LL	2398 plf		
xtra gravity M	11294 lbs*ft		
xtra gravity V	3987 lbs		
xtra equiv. LL	862 plf		

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00
deflection req'mnt
L over 480

Fb'(x)
Cd 1.00
CF varies
Cr 1.00
Compression chord braced
Y/N? Y
CL varies

Applied M= 45701 lbs*ft
Applied V= 17984 lbs
I_{nom} = 1744 in4 $I_{r.s.}$= 1641 in4
I_{LVL} = 1468 in4 I_{glb}= 1550 in4

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi
E= 1.6E+6 psi
Emin= 5.8E+5 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	NO
14" dia. Log	#DIV/0!

Steel Equivalent	
S=	18.3 in3
I=	96 in4
W8x28, W10x22	
16" dia. Log	YES
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	n/a
14"	4

simple span computatior

Sawn Timbers
6" x 28
8" x 21
10" x 17
12" x 14

GluLam size
3-1/8" x 34.5
5-1/8" x 21.0
6-3/4" x 16.5
8-3/4" x 15.0

Selection: W8x28 STL

Label: MFB7 (cantilever on north side of garage)

Roof DL	16 psf	Floor DL	10 psf
Roof LL	191 psf	Floor LL	55 psf
Roof Trib.	0.00 ft	Floor trib.	0.00 ft
length	5.00 ft		
wall load (DL)	0 plf		
uniform w	0 plf		
uniform w LL	0 plf		
xtra gravity M	39500 lbs*ft		
xtra gravity V	7900 lbs		
xtra equiv. LL	11663 plf		

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? cantilever

Fv'(x)
Cd 1.00
Ch 1.00
deflection req'mnt
L over 480

Fb'(x)
Cd 1.00
CF varies
Cr 1.00
Compression chord braced
Y/N? Y
CL varies

Applied M= 39500 lbs*ft
Applied V= 7900 lbs
I_{nom} = 3280 in4 $I_{r.s.}$= 3087 in4
Ir_{LVL} = 2762 in4 I_{glb}= 2916 in4

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi
E= 1.6E+6 psi
Emin= 5.8E+5 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	NO
14" dia. Log	#DIV/0!

Steel Equivalent	
S=	15.8 in3
I=	181 in4
W8x28, W10x22	
16" dia. Log	YES
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	n/a
14"	n/a

cantilever span computatio

Sawn Timbers
6" x 19
8" x 17
10" x 16
12" x 15

GluLam size
3-1/8" x 22.5
5-1/8" x 19.5
6-3/4" x 18.0
8-3/4" x 16.5

Selection: W8x28 STL

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: MFB7 (beam over guest bed. #1 for west kitchen wall abv.

Roof DL	16 psf	Floor DL	10 psf	
Roof LL	102 psf	Floor LL	251 psf	
Roof Trib.	1.33 ft	Floor trib.	3.68 ft	
length	7.33 ft			
wall load (DL)	135 plf			
uniform w	1253 plf			
uniform w LL	1060 plf			
xtra gravity M	34780 lbs*ft			
xtra gravity V	13912 lbs			
xtra equiv. LL	4476 plf			

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00

deflection req'mnt
L over 480

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

Compression chord braced
Y/N? Y
CL varies

	D.Fir #2	D. Fir Dense #1	LVLs	Glulam Beam 24F-V4
Fb=	900 psi	1550 psi	varies w/ d	2400 psi
Fv=	180 psi	170 psi	285 psi	265 psi
Fb'=	900 psi	E= 1.7E+6 psi	E= 1.90E+06 psi	Fv'= 265 psi
Fv'=	180 psi	Emin= 6.2E+5 psi		E= 1.8E+6 psi
E=	1.6E+6 psi	Fb'= 1550 psi		Emin= 930000 psi
Emin=	5.8E+5 psi	**Estl=** 2.9E+07psi		

Applied M= 43194 lbs*ft
Applied V= 18503 lbs
I_{nom} = 1226 in4 $I_{r.s.}$= 1154 in4
I_{LVL} = 1033 in4 I_{glb}= 1090 in4

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	NO
14" dia. Log	#DIV/0!

Steel Equivalent	
S=	17.3 in3
I=	68 in4
W8x28, W10x22	
16" dia. Log	YES
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	5
14"	4

simple span computatior

Sawn Timbers
6" x 29
8" x 22
10" x 17
12" x 14

GluLam size
3-1/8" x 36.0
5-1/8" x 22.5
6-3/4" x 16.5
8-3/4" x 13.5

Selection: 5-1/8 x 22.5" GLB

Label: MFB7 (transfer beam over guest bed. #1 entry)

Roof DL	16 psf	Floor DL	10 psf	
Roof LL	102 psf	Floor LL	55 psf	
Roof Trib.	0.00 ft	Floor trib.	3.00 ft	
length	6.25 ft			
wall load (DL)	0 plf			
uniform w	195 plf			
uniform w LL	165 plf			
xtra gravity M	47000 lbs*ft			
xtra gravity V	37600 lbs			
xtra equiv. LL	8320 plf			

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00

deflection req'mnt
L over 480

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

Compression chord braced
Y/N? Y
CL varies

	D.Fir #2	D. Fir Dense #1	LVLs	Glulam Beam 24F-V4
Fb=	900 psi	1550 psi	varies w/ d	2400 psi
Fv=	180 psi	170 psi	285 psi	265 psi
Fb'=	900 psi	E= 1.7E+6 psi	E= 1.90E+06 psi	Fv'= 265 psi
Fv'=	180 psi	Emin= 6.2E+5 psi		E= 1.8E+6 psi
E=	1.6E+6 psi	Fb'= 1550 psi		Emin= 930000 psi
Emin=	5.8E+5 psi	**Estl=** 2.9E+07psi		

Applied M= 47952 lbs*ft
Applied V= 38209 lbs
I_{nom} = 1165 in4 $I_{r.s.}$= 1097 in4
Ir_{LVL} = 981 in4 I_{glb}= 1036 in4

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	NO
14" dia. Log	NO

Steel Equivalent	
S=	19.2 in3
I=	64 in4
W8x28, W10x22	
16" dia. Log	YES
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	n/a
14"	n/a

simple span computatior

Sawn Timbers
6" x 66
8" x 48
10" x 37
12" x 31

GluLam size
3-1/8" x 85.5
5-1/8" x 48.0
6-3/4" x 36.0
8-3/4" x 27.0

Selection: W10x22 STL

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: MFB8 BEAM AT STEP IN TERRACE

Roof DL	16 psf	Floor DL	10 psf
Roof LL	102 psf	Floor LL	261 psf
Roof Trib.	0.00 ft	Floor trib.	6.00 ft
length	15.50 ft		
wall load (DL)	25 plf		
uniform w	1651 plf		
uniform w LL	1566 plf		
xtra gravity M	0 lbs*ft		
xtra gravity V	0 lbs		
xtra equiv. LL	0 plf		

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00
deflection req'mnt
L over 480

Fb'(x)
Cd 1.00
CF varies
Cr 1.00
Compression chord braced
Y/N? Y
CL varies

Applied M= 49582 lbs*ft
Applied V= 12795 lbs
I_{nom} = 3280 in4 $I_{r.s.}$= 3087 in4
I_{LVL} = 2762 in4 I_{glb}= 2916 in4

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi
E= 1.6E+6 psi
Emin= 5.8E+5 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	NO
14" dia. Log	NO

Steel Equivalent	
S=	19.8 in3
I=	181 in4
W12x26	
W8x48, W10x39	
16" dia. Log	YES
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	n/a
14"	n/a

simple span computatior

Sawn Timbers
6" x 21
8" x 18
10" x 16
12" x 15

GluLam size
3-1/8" x 25.5
5-1/8" x 19.5
6-3/4" x 18.0
8-3/4" x 16.5

Selection: W10x39 STL

Label: MFB8 BEAM OVER GARAGE FOR NORTH LIVING WALL AB

Roof DL	16 psf	Floor DL	10 psf
Roof LL	166 psf	Floor LL	55 psf
Roof Trib.	9.23 ft	Floor trib.	6.08 ft
length	13.50 ft		
wall load (DL)	150 plf		
uniform w	2225 plf		
uniform w LL	1867 plf		
xtra gravity M	0 lbs*ft		
xtra gravity V	0 lbs		
xtra equiv. LL	0 plf		

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00
deflection req'mnt
L over 480

Fb'(x)
Cd 1.00
CF varies
Cr 1.00
Compression chord braced
Y/N? Y
CL varies

Applied M= 50690 lbs*ft
Applied V= 15019 lbs
I_{nom} = 2583 in4 $I_{r.s.}$= 2431 in4
Ir_{LVL} = 2175 in4 I_{glb}= 2296 in4

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi
E= 1.6E+6 psi
Emin= 5.8E+5 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	NO
14" dia. Log	NO

Steel Equivalent	
S=	20.3 in3
I=	143 in4
W12x26	
W8x48, W10x39	
16" dia. Log	YES
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	n/a
14"	n/a

simple span computatior

Sawn Timbers
6" x 23
8" x 18
10" x 16
12" x 15

GluLam size
3-1/8" x 28.5
5-1/8" x 19.5
6-3/4" x 18.0
8-3/4" x 16.5

Selection: W10x39 STL

Multi-Option Beam Design Sheet

page _____

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: MFB10 (beam at terrace under south exterior wall

Roof DL	16 psf	Floor DL	10 psf	
Roof LL	166 psf	Floor LL	55 psf	
Roof Trib.	9.23 ft	Floor trib.	6.08 ft	
length	13.50 ft	Factor Notes: Cd (duration)		
wall load (DL)	150 plf	Ch (Splits) CF (grading)		
uniform w	2225 plf	Cr (load share)		
uniform w LL	1867 plf	Type of span		
xtra gravity M	0 lbs*ft	simple or cantilever?	simple	
xtra gravity V	0 lbs			
xtra equiv. LL	0 plf			

Fv'(x): Cd 1.00; Ch 1.00 — deflection req'mnt: L over 480

Fb'(x): Cd 1.00; CF varies; Cr 1.00 — Compression chord braced: Y/N? Y; CL varies

	D.Fir #2	D. Fir Dense #1	LVLs	Glulam Beam 24F-V4
	Fb= 900 psi	Fb= 1550 psi	Fb= varies w/ d	Fb= 2400 psi
	Fv= 180 psi	Fv= 170 psi	Fv= 285 psi	Fv= 265 psi
	Fb'= 900 psi	E= 1.7E+6 psi	E= 1.90E+06 psi	Fv'= 265 psi
	Fv'= 180 psi	Emin= 6.2E+5 psi		E= 1.8E+6 psi
	E= 1.6E+6 psi	Fb'= 1550 psi		Emin= 930000 psi
	Emin= 5.8E+5 psi	Estl= 2.9E+07psi		

Applied M= 50690 lbs*ft
Applied V= 15019 lbs
I_{nom} = 2583 in4 $I_{r.s.}$= 2431 in4
I_{LVL} = 2175 in4 I_{glb}= 2296 in4

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	NO
14" dia. Log	NO

Steel Equivalent	
S=	20.3 in3
I=	143 in4
W12x35	
W8x67, W10x49	
16" dia. Log	YES
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	n/a
14"	n/a

simple span computatior

Sawn Timbers
6" x 23
8" x 18
10" x 16
12" x 15

GluLam size
3-1/8" x 28.5
5-1/8" x 19.5
6-3/4" x 18.0
8-3/4" x 16.5

Selection: W10x49 STL

Label: MFB12 (beam over garage for post from master abv.)

Roof DL	16 psf	Floor DL	10 psf	
Roof LL	102 psf	Floor LL	55 psf	
Roof Trib.	0.00 ft	Floor trib.	1.33 ft	
length	17.33 ft	Factor Notes: Cd (duration)		
wall load (DL)	50 plf	Ch (Splits) CF (grading)		
uniform w	137 plf	Cr (load share)		
uniform w LL	73 plf	Type of span		
xtra gravity M	134308 lbs*ft	simple or cantilever?	simple	
xtra gravity V	15500 lbs			
xtra equiv. LL	3093 plf			

Fv'(x): Cd 1.00; Ch 1.00 — deflection req'mnt: L over 480

Fb'(x): Cd 1.00; CF varies; Cr 1.00 — Compression chord braced: Y/N? Y; CL varies

	D.Fir #2	D. Fir Dense #1	LVLs	Glulam Beam 24F-V4
	Fb= 900 psi	Fb= 1550 psi	Fb= varies w/ d	Fb= 2400 psi
	Fv= 180 psi	Fv= 170 psi	Fv= 285 psi	Fv= 265 psi
	Fb'= 900 psi	E= 1.7E+6 psi	E= 1.90E+06 psi	Fv'= 265 psi
	Fv'= 180 psi	Emin= 6.2E+5 psi		E= 1.8E+6 psi
	E= 1.6E+6 psi	Fb'= 1550 psi		Emin= 930000 psi
	Emin= 5.8E+5 psi	Estl= 2.9E+07psi		

Applied M= 139438 lbs*ft
Applied V= 16684 lbs
I_{nom} = 9268 in4 $I_{r.s.}$= 8723 in4
Ir_{LVL} = 7805 in4 I_{glb}= 8239 in4

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	NO
14" dia. Log	NO

Steel Equivalent	
S=	55.8 in3
I=	511 in4
W12x72	
W14x48, W10x88	
16" dia. Log	NO
18" dia. Log	NO

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	n/a
14"	n/a

simple span computatior

Sawn Timbers
6" x 35
8" x 30
10" x 27
12" x 25

GluLam size
3-1/8" x 43.5
5-1/8" x 34.5
6-3/4" x 30.0
8-3/4" x 27.0

Selection: W12x72 STL

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: MFB12 (cantilever south of garage)

Roof DL	16 psf	Floor DL	10 psf
Roof LL	191 psf	Floor LL	55 psf
Roof Trib.	0.00 ft	Floor trib.	0.00 ft
length	5.00 ft		
wall load (DL)	75 plf		
uniform w	75 plf		
uniform w LL	0 plf		
xtra gravity M	104000 lbs*ft		
xtra gravity V	20800 lbs		
xtra equiv. LL	30708 plf		

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? cantilever

Fv'(x)
Cd 1.00
Ch 1.00
deflection req'mnt
L over 480

Fb'(x)
Cd 1.00
CF varies
Cr 1.00
Compression chord braced
Y/N? Y
CL varies

Applied M= 104938 lbs*ft
Applied V= 21175 lbs
I_{nom} = 8637 in4 $I_{r.s.}$= 8128 in4
I_{LVL} = 7273 in4 I_{glb}= 7677 in4

D.Fir #2: Fb= 900 psi; Fv= 180 psi; Fb'= 900 psi; Fv'= 180 psi; E= 1.6E+6 psi; Emin= 5.8E+5 psi

D. Fir Dense #1: Fb= 1550 psi; Fv= 170 psi; E= 1.7E+6 psi; Emin= 6.2E+5 psi; Fb'= 1550 psi; **Estl=** 2.9E+07psi

LVLs: Fb= varies w/ d; Fv= 285 psi; E= 1.90E+06 psi

Glulam Beam 24F-V4: Fb= 2400 psi; Fv= 265 psi; Fv'= 265 psi; E= 1.8E+6 psi; Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	NO
14" dia. Log	#DIV/0!

Steel Equivalent	
S=	42.0 in3
I=	476 in4
W12x72	
W10x88, W14x48	
16" dia. Log	NO
18" dia. Log	NO

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	n/a
14"	n/a

Sawn Timbers
6" x 35
8" x 26
10" x 23
12" x 21

GluLam size
3-1/8" x 45.0
5-1/8" x 28.5
6-3/4" x 24.0
8-3/4" x 22.5

cantilever span computation

Selection: W12x72 STL

Label: MFB10 (transfer beam at terrace)

Roof DL	16 psf	Floor DL	10 psf
Roof LL	102 psf	Floor LL	251 psf
Roof Trib.	0.00 ft	Floor trib.	1.33 ft
length	10.50 ft		
wall load (DL)	15 plf		
uniform w	363 plf		
uniform w LL	335 plf		
xtra gravity M	88725 lbs*ft		
xtra gravity V	16900 lbs		
xtra equiv. LL	5565 plf		

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00
deflection req'mnt
L over 480

Fb'(x)
Cd 1.00
CF varies
Cr 1.00
Compression chord braced
Y/N? Y
CL varies

Applied M= 93726 lbs*ft
Applied V= 18805 lbs
I_{nom} = 3842 in4 $I_{r.s.}$= 3616 in4
Ir_{LVL} = 3235 in4 I_{glb}= 3415 in4

D.Fir #2: Fb= 900 psi; Fv= 180 psi; Fb'= 900 psi; Fv'= 180 psi; E= 1.6E+6 psi; Emin= 5.8E+5 psi

D. Fir Dense #1: Fb= 1550 psi; Fv= 170 psi; E= 1.7E+6 psi; Emin= 6.2E+5 psi; Fb'= 1550 psi; **Estl=** 2.9E+07psi

LVLs: Fb= varies w/ d; Fv= 285 psi; E= 1.90E+06 psi

Glulam Beam 24F-V4: Fb= 2400 psi; Fv= 265 psi; Fv'= 265 psi; E= 1.8E+6 psi; Emin= 930000 psi

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	NO
14" dia. Log	NO

Steel Equivalent	
S=	37.5 in3
I=	212 in4
W12x35	
W8x67, W10x49	
16" dia. Log	NO
18" dia. Log	NO

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	n/a
14"	n/a

Sawn Timbers
6" x 29
8" x 25
10" x 22
12" x 20

GluLam size
3-1/8" x 36.0
5-1/8" x 27.0
6-3/4" x 24.0
8-3/4" x 21.0

simple span computation

Selection: W10x49 STL

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: GB2 (header over garage storage)

Roof DL	16 psf	Floor DL	10 psf		
Roof LL	166 psf	Floor LL	127 psf		
Roof Trib.	0.00 ft	Floor trib.	9.12 ft		
length	7.50 ft	Factor Notes: Cd (duration)			
wall load (DL)	50 plf	Ch (Splits) CF (grading)			
uniform w	1299 plf	Cr (load share)			
uniform w LL	1158 plf	Type of span			
xtra gravity M	0 lbs*ft	simple or cantilever?	simple		
xtra gravity V	0 lbs				
xtra equiv. LL	0 plf				

Fv'(x): Cd 1.00; Ch 1.00 — deflection req'mnt: L over 480

Fb'(x): Cd 1.00; CF varies; Cr 1.00 — Compression chord braced: Y/N? Y; CL varies

	D.Fir #2	D. Fir Dense #1	LVLs	Glulam Beam 24F-V4
	Fb= 900 psi	Fb= 1550 psi	Fb= varies w/ d	Fb= 2400 psi
	Fv= 180 psi	Fv= 170 psi	Fv= 285 psi	Fv= 265 psi
Applied M= 9137 lbs*ft	Fb'= 900 psi	E= 1.7E+6 psi	E= 1.90E+06 psi	Fv'= 265 psi
Applied V= 4873 lbs	Fv'= 180 psi	Emin= 6.2E+5 psi		E= 1.8E+6 psi
I_{nom} = 275 in4	$I_{r.s.}$= 259 in4	Fb'= 1550 psi		Emin= 930000 psi
I_{LVL} = 231 in4	I_{glb}= 244 in4	Estl= 2.9E+07psi		

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	4
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent	
S=	3.7 in3
I=	15 in4
W12x26	
W8x35, W10x26	
16" dia. Log	YES
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	2
11-7/8"	2
14"	1

simple span computation

Sawn Timbers
6" x 9
8" x 8
10" x 7
12" x 7

GluLam size
3-1/8" x 10.5
5-1/8" x 9.0
6-3/4" x 9.0
8-3/4" x 7.5

Selection: W10x26 STL

Label: GB3 (garage door header)

Roof DL	16 psf	Floor DL	10 psf		
Roof LL	102 psf	Floor LL	127 psf		
Roof Trib.	1.33 ft	Floor trib.	2.00 ft		
length	18.67 ft	Factor Notes: Cd (duration)			
wall load (DL)	220 plf	Ch (Splits) CF (grading)			
uniform w	651 plf	Cr (load share)			
uniform w LL	390 plf	Type of span			
xtra gravity M	47233 lbs*ft	simple or cantilever?	simple		
xtra gravity V	7872 lbs				
xtra equiv. LL	937 plf				

Fv'(x): Cd 1.00; Ch 1.00 — deflection req'mnt: L over 480

Fb'(x): Cd 1.00; CF varies; Cr 1.00 — Compression chord braced: Y/N? Y; CL varies

	D.Fir #2	D. Fir Dense #1	LVLs	Glulam Beam 24F-V4
	Fb= 900 psi	Fb= 1550 psi	Fb= varies w/ d	Fb= 2400 psi
	Fv= 180 psi	Fv= 170 psi	Fv= 285 psi	Fv= 265 psi
Applied M= 75611 lbs*ft	Fb'= 900 psi	E= 1.7E+6 psi	E= 1.90E+06 psi	Fv'= 265 psi
Applied V= 13952 lbs	Fv'= 180 psi	Emin= 6.2E+5 psi		E= 1.8E+6 psi
I_{nom} = 4858 in4	$I_{r.s.}$= 4572 in4	Fb'= 1550 psi		Emin= 930000 psi
Ir_{LVL} = 4091 in4	I_{glb}= 4318 in4	Estl= 2.9E+07psi		

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	NO
14" dia. Log	NO

Steel Equivalent	
S=	30.2 in3
I=	268 in4
W12x35	
W8x67, W10x49	
16" dia. Log	NO
18" dia. Log	NO

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	n/a
14"	n/a

simple span computation

Sawn Timbers
6" x 26
8" x 22
10" x 20
12" x 18

GluLam size
3-1/8" x 31.5
5-1/8" x 25.5
6-3/4" x 22.5
8-3/4" x 19.5

Selection: W10x49 STL

Project: The Honigman Residence
Designed by: Bridgwater Consulting Group
Date: May-13
Engineer: Cambria M. Flowers, P.E., S.E.

Label: GB2 (header over garage storage)

Roof DL	16 psf	Floor DL	10 psf
Roof LL	166 psf	Floor LL	100 psf
Roof Trib.	0.00 ft	Floor trib.	3.50 ft
length	9.50 ft		
wall load (DL)	25 plf		
uniform w	410 plf		
uniform w LL	350 plf		
xtra gravity M	0 lbs*ft		
xtra gravity V	0 lbs		
xtra equiv. LL	0 plf		

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00
deflection req'mnt
L over 2500

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

Compression chord braced
Y/N? Y
CL varies

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi
E= 1.6E+6 psi
Emin= 5.8E+5 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

Applied M= 4625 lbs*ft
Applied V= 1948 lbs
I_{nom} = 879 in4 $I_{r.s.}$= 827 in4
I_{LVL} = 740 in4 I_{glb}= 781 in4

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	5
12" dia. Log	YES
14" dia. Log	YES

Steel Equivalent	
S=	1.9 in3
I=	49 in4
W12x26	
W8x35, W10x26	
16" dia. Log	YES
18" dia. Log	YES

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	4
14"	2

simple span computatior

Sawn Timbers
6" x 12
8" x 11
10" x 10
12" x 10

GluLam size
3-1/8" x 15.0
5-1/8" x 13.5
6-3/4" x 12.0
8-3/4" x 10.5

Selection: W10x26 STL

Label: GB3 (garage door header)

Roof DL	16 psf	Floor DL	10 psf
Roof LL	102 psf	Floor LL	127 psf
Roof Trib.	1.33 ft	Floor trib.	2.00 ft
length	18.67 ft		
wall load (DL)	220 plf		
uniform w	651 plf		
uniform w LL	390 plf		
xtra gravity M	47233 lbs*ft		
xtra gravity V	7872 lbs		
xtra equiv. LL	937 plf		

Factor Notes: Cd (duration)
Ch (Splits) CF (grading)
Cr (load share)

Type of span
simple or cantilever? simple

Fv'(x)
Cd 1.00
Ch 1.00
deflection req'mnt
L over 480

Fb'(x)
Cd 1.00
CF varies
Cr 1.00

Compression chord braced
Y/N? Y
CL varies

D.Fir #2
Fb= 900 psi
Fv= 180 psi
Fb'= 900 psi
Fv'= 180 psi
E= 1.6E+6 psi
Emin= 5.8E+5 psi

D. Fir Dense #1
Fb= 1550 psi
Fv= 170 psi
E= 1.7E+6 psi
Emin= 6.2E+5 psi
Fb'= 1550 psi
Estl= 2.9E+07psi

LVLs
Fb= varies w/ d
Fv= 285 psi
E= 1.90E+06 psi

Glulam Beam 24F-V4
Fb= 2400 psi
Fv= 265 psi
Fv'= 265 psi
E= 1.8E+6 psi
Emin= 930000 psi

Applied M= 75611 lbs*ft
Applied V= 13952 lbs
I_{nom} = 4858 in4 $I_{r.s.}$= 4572 in4
Ir_{LVL} = 4091 in4 I_{glb}= 4318 in4

D.Fir: no. of ply	
2x6	n/a
2x8	n/a
2x10	n/a
2x12	n/a
12" dia. Log	NO
14" dia. Log	NO

Steel Equivalent	
S=	30.2 in3
I=	268 in4
W12x35	
W8x67, W10x49	
16" dia. Log	NO
18" dia. Log	NO

LVL: no. of ply	
7-1/2"	n/a
9-1/2"	n/a
11-7/8"	n/a
14"	n/a

simple span computatior

Sawn Timbers
6" x 26
8" x 22
10" x 20
12" x 18

GluLam size
3-1/8" x 31.5
5-1/8" x 25.5
6-3/4" x 22.5
8-3/4" x 19.5

Selection: W10x49 STL

BCI / GP Residential Floor Span Comparison

Joist Depth	Joist Series	L/480 Live Load Deflection Limit			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9 1/2"	***BCI 5000 1.7***	***17'- 1"***	***15'- 7"***	***14'- 9"***	***13'- 9"***
	BCI 6000 1.7	***17'- 8"***	***16'- 2"***	***15'- 3"***	***14'- 3"***
	WI 40	18'- 0"	16'- 5"	15'- 6"	14'- 6"
	GPI 40	18'- 0"	16'- 6"	15'- 7"	14'- 6"
	BCI 6500 1.8	***18'- 5"***	***16'- 10"***	***15'- 11"***	***14'- 10"***
11 7/8"	***BCI 5000 1.7***	***20'- 2"***	***18'- 5"***	***17'- 5"***	***15'- 9"***
	GPI 20	20'- 5"	18'- 8"	17'- 8"	16'- 6"
	BCI 6000 1.7	***21'- 0"***	***19'- 2"***	***18'- 1"***	***16'- 10"***
	WI 40	21'- 5"	19'- 7"	18'- 6"	16'- 7"
	GPI 40	21'- 6"	19'- 8"	18'- 7"	17'- 4"
	BCI 6500 1.8	***21'- 11"***	***20'- 0"***	***18'- 11"***	***17'- 7"***
	WI 60	22'- 7"	20'- 8"	19'- 6"	18'- 2"
	BCI 60 2.0	***23'- 3"***	***21'- 3"***	***20'- 1"***	***18'- 8"***
	GPI 65	23'- 3"	21'- 3"	20'- 0"	18'- 8"
	WI 80	24'- 11"	22'- 8"	21'- 4"	19'- 10"
	BCI 90 2.0	***26'- 3"***	***23'- 11"***	***22'- 6"***	***20'- 11"***
14"	***BCI 5000 1.7***	***22'- 11"***	***21'- 0"***	***19'- 2"***	***17'- 2"***
	BCI 6000 1.7	***23'- 10"***	***21'- 9"***	***20'- 7"***	***18'- 6"***
	WI 40	24'- 4"	22'- 3"	20'- 5"	18'- 3"
	GPI 40	24'- 4"	22'- 3"	21'- 0"	19'- 4"
	BCI 6500 1.8	***24'- 10"***	***22'- 9"***	***21'- 5"***	***20'- 0"***
	WI 60	25'- 9"	23'- 6"	22'- 2"	19'- 9"
	BCI 60 2.0	***26'- 5"***	***24'- 2"***	***22'- 9"***	***21'- 3"***
	GPI 65	26'- 5"	24'- 2"	22'- 9"	20'- 8"
	WI 80	28'- 3"	25'- 9"	24'- 3"	22'- 7"
	BCI 90 2.0	***29'- 9"***	***27'- 1"***	***25'- 6"***	***23'- 8"***
16"	***BCI 6000 1.7***	***26'- 4"***	***24'- 1"***	***22'- 2"***	***19'- 9"***
	BCI 6500 1.8	***27'- 5"***	***25'- 1"***	***23'- 8"***	***21'- 1"***
	WI 60	28'- 6"	26'- 0"	24'- 7"	19'- 9"
	BCI 60 2.0	***29'- 3"***	***26'- 8"***	***25'- 2"***	***21'- 10"***
	GPI 65	29'- 4"	26'- 9"	25'- 3"	20'- 8"
	WI 80	31'- 4"	28'- 6"	26'- 10"	23'- 11"
	BCI 90 2.0	***32'- 11"***	***29'- 11"***	***28'- 2"***	***26'- 2"***

BCI span values taken from *Western EWP Specifiers Guide*, 1/06.
GPI, WI span values per Georgia Pacific Product Guide (6/06).

BCI / LPI Residential Floor Span Comparison (Dec 07)

Depth	Series	Allowable Span Length			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9 1/2"	LPI 18	16'- 6"	15'- 2"	14'- 4"	13'- 4"
	BCI 5000 1.7	***17'- 1"***	***15'- 7"***	***14'- 9"***	***13'- 9"***
	LPI 20Plus	17'- 9"	16'- 2"	15'- 3"	14'- 3"
	BCI 6000 1.7	***17'- 8"***	***16'- 2"***	***15'- 3"***	***14'- 3"***
	BCI 6500 1.8	***18'- 5"***	***16'- 10"***	***15'- 11"***	***14'- 10"***
	LPI 32Plus	18'- 9"	17'- 0"	15'- 11"	14'- 9"
11 7/8"	LPI 18	19'- 9"	18'- 1"	17'- 1"	15'- 6"
	BCI 5000 1.7	***20'- 2"***	***18'- 5"***	***17'- 5"***	***15'- 9"***
	LPI 20Plus	21'- 2"	19'- 3"	18'- 2"	16'- 11"
	BCI 6000 1.7	***21'- 0"***	***19'- 2"***	***18'- 1"***	***16'- 10"***
	BCI 6500 1.8	***21'- 11"***	***20'- 0"***	***18'- 11"***	***17'- 7"***
	LPI 32Plus	22'- 3"	20'- 2"	18'- 11"	17'- 6"
	LPI 36	23'- 1"	21'- 0"	19'- 10"	18'- 5"
	BCI 60 2.0	***23'- 3"***	***21'- 3"***	***20'- 1"***	***18'- 8"***
	BCI 90 2.0	***26'- 3"***	***23'- 11"***	***22'- 6"***	***20'- 11"***
	LPI 56	26'- 5"	24'- 1"	22'- 8"	21'- 1"
14"	***BCI 5000 1.7***	***22'- 11"***	***21'- 0"***	***19'- 2"***	***17'- 2"***
	LPI 20Plus	24'- 1"	22'- 0"	20'- 9"	18'- 6"
	BCI 6000 1.7	***23'- 10"***	***21'- 9"***	***20'- 7"***	***18'- 6"***
	BCI 6500 1.8	***24'- 10"***	***22'- 9"***	***21'- 5"***	***20'- 0"***
	LPI 32Plus	25'- 2"	22'- 10"	21'- 5"	19'- 8"
	LPI 36	26'- 1"	23'- 10"	22'- 5"	20'- 10"
	BCI 60 2.0	***26'- 5"***	***24'- 2"***	***22'- 9"***	***21'- 3"***
	BCI 90 2.0	***29'- 9"***	***27'- 1"***	***25'- 6"***	***23'- 8"***
	LPI 56	29'- 11"	27'- 3"	25'- 8"	23'- 10"
16"	***BCI 6000 1.7***	***26'- 4"***	***24'- 1"***	***22'- 2"***	***19'- 9"***
	BCI 6500 1.8	***27'- 5"***	***25'- 1"***	***23'- 8"***	***21'- 1"***
	LPI 32Plus	27'- 10"	25'- 3"	23'- 8"	19'- 8"
	LPI 36	28'- 10"	26'- 3"	24'- 9"	22'- 1"
	BCI 60 2.0	***29'- 3"***	***26'- 8"***	***25'- 2"***	***21'- 10"***
	BCI 90 2.0	***32'- 11"***	***29'- 11"***	***28'- 2"***	***26'- 2"***
	LPI 56	33'- 0"	30'- 0"	28'- 4"	26'- 3"

Loading 40 psf live load, 10 psf dead load (12 psf dead load for BCI 90 & LPI 56)
L/480 live load deflection limit
Spans are worst case of simple or continuous applications.
Spans are maximum clear distance between supports.
BCI spans taken from Boise Western Specifier Guide, 6/06.
LPI 20Plus/32Plus spans taken from *LPI 20Plus/32Plus Technical Guide*, 2/06.
LPI 18 spans taken from *LPI 18 Product Overview*, 3/06.
LPI 36 spans taken from *LPI 36 Technical Guide*, 2/06.
LPI 56 spans taken from LPI 56 Technical Guide, 2/06.

BCI / RFPI Residential Floor Span Comparison

Joist Depth	Joist Series	L/480 Live Load Deflection Limit			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9 1/2"	RFPI 20	16'- 7"	15'- 2"	14'- 4"	13'- 5"
	BCI 5000 1.7	***17'- 1"***	***15'- 7"***	***14'- 9"***	***13'- 9"***
	RFPI 30	17'- 1"	15'- 8"	14'- 10"	13'- 10"
	BCI 6000 1.7	***17'- 8"***	***16'- 2"***	***15'- 3"***	***14'- 3"***
	RFPI 40	18'- 0"	16'- 5"	15'- 6"	14'- 6"
	RFPI 400	18'- 0"	16'- 5"	15'- 6"	14'- 6"
	RFPI 50	17'- 10"	16'- 4"	15'- 5"	14'- 5"
	BCI 6500 1.8	***18'- 5"***	***16'- 10"***	***15'- 11"***	***14'- 10"***
11 7/8"	RFPI 20	19'- 11"	18'- 2"	16'- 9"	13'- 5"
	BCI 5000 1.7	***20'- 2"***	***18'- 5"***	***17'- 5"***	***15'- 9"***
	RFPI 30	20'- 6"	18'- 9"	17'- 8"	15'- 0"
	BCI 6000 1.7	***21'- 0"***	***19'- 2"***	***18'- 1"***	***16'- 10"***
	RFPI 40	21'- 5"	19'- 7"	18'- 6"	16'- 7"
	RFPI 400	21'- 5"	19'- 7"	18'- 6"	17'- 3"
	RFPI 50	21'- 4"	19'- 6"	18'- 5"	16'- 1"
	BCI 6500 1.8	***21'- 11"***	***20'- 0"***	***18'- 11"***	***17'- 7"***
	RFPI 70	23'- 0"	21'- 0"	19'- 10"	18'- 6"
	BCI 60 2.0	***23'- 3"***	***21'- 3"***	***20'- 1"***	***18'- 8"***
	RFPI 90	25'- 8"	23'- 4"	22'- 0"	20'- 5"
	BCI 90 2.0	***26'- 3"***	***23'- 11"***	***22'- 6"***	***20'- 11"***
14"	***BCI 6000 1.7***	***23'- 10"***	***21'- 9"***	***20'- 7"***	***18'- 6"***
	RFPI 40	24'- 4"	22'- 3"	20'- 5"	18'- 3"
	RFPI 400	24'- 4"	22'- 3"	21'- 0"	17'- 9"
	RFPI 50	24'- 4"	22'- 2"	20'- 2"	16'- 1"
	BCI 6500 1.8	***24'- 10"***	***22'- 9"***	***21'- 5"***	***20'- 0"***
	RFPI 70	26'- 1"	23'- 10"	22'- 6"	18'- 6"
	BCI 60 2.0	***26'- 5"***	***24'- 2"***	***22'- 9"***	***21'- 3"***
	RFPI 90	29'- 1"	26'- 5"	24'- 11"	23'- 2"
	BCI 90 2.0	***29'- 9"***	***27'- 1"***	***25'- 6"***	***23'- 8"***
16"	RFPI 40	26'- 11"	24'- 2"	22'- 0"	19'- 8"
	RFPI 400	27'- 0"	24'- 8"	22'- 3"	17'- 9"
	RFPI 50	27'- 0"	24'- 3"	20'- 2"	16'- 1"
	BCI 6500 1.8	***27'- 5"***	***25'- 1"***	***23'- 8"***	***21'- 1"***
	RFPI 70	29'- 0"	26'- 5"	23'- 2"	18'- 6"
	BCI 60 2.0	***29'- 3"***	***26'- 8"***	***25'- 2"***	***21'- 10"***
	RFPI 90	32'- 2"	29'- 3"	27'- 7"	25'- 7"
	BCI 90 2.0	***32'- 11"***	***29'- 11"***	***28'- 2"***	***26'- 2"***

BCI span values taken from *Western EWP Specifiers Guide*, 1/06.
RFPI span values taken from *Engineered Wood Design Guide,* 11/04.
RFPI 400 design values per RFPI literature, dated 11/06

BCI / TJI Residential Floor Span Comparison

Joist Depth	Joist Series	L/480 Live Load Deflection Limit			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9 1/2"	TJI 110	16'- 5"	15'- 0"	14'- 2"	13'- 2"
	BCI 5000 1.7	*17'- 1"*	*15'- 7"*	*14'- 9"*	*13'- 9"*
	TJI 210	17'- 3"	15'- 9"	14'- 10"	13'- 10"
	BCI 6000 1.7	*17'- 8"*	*16'- 2"*	*15'- 3"*	*14'- 3"*
	TJI 230	17'- 8"	16'- 2"	15'- 3"	14'- 2"
	BCI 6500 1.8	*18'- 5"*	*16'- 10"*	*15'- 11"*	*14'- 10"*
11 7/8"	TJI 110	19'- 6"	17'- 10"	16'- 10"	15'- 5"
	BCI 5000 1.7	*20'- 2"*	*18'- 5"*	*17'- 5"*	*15'- 9"*
	TJI 210	20'- 6"	18'- 8"	17'- 8"	16'- 5"
	BCI 6000 1.7	*21'- 0"*	*19'- 2"*	*18'- 1"*	*16'- 10"*
	TJI 230	21'- 0"	19'- 2"	18'- 1"	16'- 10"
	BCI 6500 1.8	*21'- 11"*	*20'- 0"*	*18'- 11"*	*17'- 7"*
	TJI 360	22'- 11"	20'- 11"	19'- 8"	18'- 4"
	BCI 60 2.0	*23'- 3"*	*21'- 3"*	*20'- 1"*	*18'- 8"*
	TJI 560	26'- 1"	23'- 8"	22'- 4"	20'- 9"
	BCI 90 2.0	*26'- 3"*	*23'- 11"*	*22'- 6"*	*20'- 11"*
14"	TJI 110	22'- 2"	20'- 3"	18'- 9"	16'- 9"
	BCI 5000 1.7	*22'- 11"*	*21'- 0"*	*19'- 2"*	*17'- 2"*
	TJI 210	23'- 3"	21'- 3"	20'- 0"	18'- 4"
	BCI 6000 1.7	*23'- 10"*	*21'- 9"*	*20'- 7"*	*18'- 6"*
	TJI 230	23'- 10"	21'- 9"	20'- 6"	19'- 1"
	BCI 6500 1.8	*24'- 10"*	*22'- 9"*	*21'- 5"*	*20'- 0"*
	TJI 360	26'- 0"	23'- 8"	22'- 4"	20'- 9"
	BCI 60 2.0	*26'- 5"*	*24'- 2"*	*22'- 9"*	*21'- 3"*
	TJI 560	29'- 6"	26'- 10"	25'- 4"	23'- 6"
	BCI 90 2.0	*29'- 9"*	*27'- 1"*	*25'- 6"*	*23'- 8"*
16"	TJI 210	25'- 9"	23'- 6"	22'- 0"	19'- 5"
	BCI 6000 1.7	*26'- 4"*	*24'- 1"*	*22'- 2"*	*19'- 9"*
	TJI 230	26'- 5"	24'- 1"	22'- 9"	20'- 7"
	BCI 6500 1.8	*27'- 5"*	*25'- 1"*	*23'- 8"*	*21'- 1"*
	TJI 360	28'- 9"	26'- 3"	24'- 8"	21'- 5"
	BCI 60 2.0	*29'- 3"*	*26'- 8"*	*25'- 2"*	*21'- 10"*
	TJI 560	32'- 8"	29'- 8"	28'- 0"	25'- 2"
	BCI 90 2.0	*32'- 11"*	*29'- 11"*	*28'- 2"*	*26'- 2"*

BCI span values taken from *Western EWP Specifiers Guide*, 1/06.
TJI span values taken from TJI *#2026 Specifier's Guide,* 12/03.

Steel Beam

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ENERCALC, INC. 1983-2013, Build:6.13.3.31, Ver:6.13.3.31
Lic. # : KW-06009078
Licensee : Canyons Structural Inc

Description : UFB10 (CANTILEVERING BEAM EAST OF LIVING & KITCHEN)

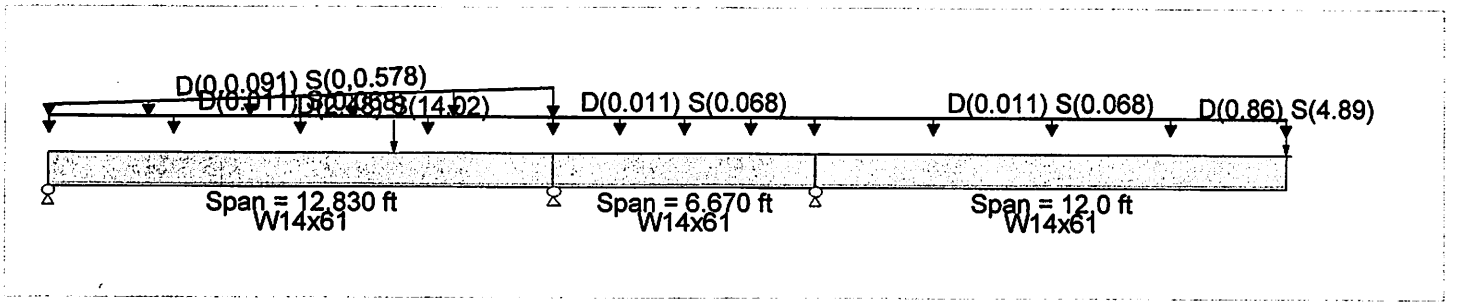
CODE REFERENCES

Calculations per AISC 360-05, IBC 2006, CBC 2007, ASCE 7-05
Load Combination Set : ASCE 7-05

Material Properties

Analysis Method : Allowable Strength Design
Beam Bracing : Beam is Fully Braced against lateral-torsional buckling
Bending Axis : Major Axis Bending
Load Combination ASCE 7-05

Fy : Steel Yield : 50.0 ksi
E: Modulus : 29,000.0 ksi



Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight calculated and added to loads
Load for Span Number 1
Uniform Load : D = 0.0110, S = 0.0680 k/ft, Tributary Width = 1.0 ft
Varying Uniform Load : D(S,E) = 0.0->0.0910, S(S,E) = 0.0->0.5780 k/ft, Extent = 0.0 –>> 12.830 ft, Trib Width = 1.0 ft
Point Load : D = 2.480, S = 14.020 k @ 8.750 ft
Load for Span Number 2
Uniform Load : D = 0.0110, S = 0.0680 k/ft, Tributary Width = 1.0 ft
Load for Span Number 3
Uniform Load : D = 0.0110, S = 0.0680 k/ft, Tributary Width = 1.0 ft
Point Load : D = 0.860, S = 4.890 k @ 12.0 ft

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio =	0.311 : 1	Maximum Shear Stress Ratio =	0.158 : 1
Section used for this span	W14x61	Section used for this span	W14x61
Ma : Applied	79.075 k-ft	Va : Applied	16.483 k
Mn / Omega : Allowable	254.491 k-ft	Vn/Omega : Allowable	104.250 k
Load Combination	+D+S+H	Load Combination	+D+S+H
Location of maximum on span	6.670ft	Location of maximum on span	12.830 ft
Span # where maximum occurs	Span # 2	Span # where maximum occurs	Span # 1

Maximum Deflection

Max Downward L+Lr+S Deflection	0.453 in	Ratio =	636
Max Upward L+Lr+S Deflection	-0.021 in	Ratio =	3,804
Max Downward Total Deflection	0.557 in	Ratio =	517
Max Upward Total Deflection	-0.026 in	Ratio =	3103

Maximum Forces & Stresses for Load Combinations

Load Combination / Segment Length	Span #	Max Stress Ratios M	Max Stress Ratios V	Summary of Moment Values Mmax +	Mmax -	Ma - Max	Mnx	Mnx/Omega	Cb	Rm	Summary of Shear Values Va Max	Vnx	Vnx/Omega
D Only													
Dsgn. L = 12.83 ft	1	0.028	0.027	7.05	-2.94	7.05	425.00	254.49	1.00	1.00	2.77	156.38	104.25
Dsgn. L = 6.67 ft	2	0.061	0.020	-0.00	-15.50	15.50	425.00	254.49	1.00	1.00	2.12	156.38	104.25
Dsgn. L = 12.00 ft	3	0.061	0.017		-15.50	15.50	425.00	254.49	1.00	1.00	1.72	156.38	104.25
+D+L+H													
Dsgn. L = 12.83 ft	1	0.028	0.027	7.05	-2.94	7.05	425.00	254.49	1.00	1.00	2.77	156.38	104.25
Dsgn. L = 6.67 ft	2	0.061	0.020	-0.00	-15.50	15.50	425.00	254.49	1.00	1.00	2.12	156.38	104.25
Dsgn. L = 12.00 ft	3	0.061	0.017		-15.50	15.50	425.00	254.49	1.00	1.00	1.72	156.38	104.25
+D+Lr+H													
Dsgn. L = 12.83 ft	1	0.028	0.027	7.05	-2.94	7.05	425.00	254.49	1.00	1.00	2.77	156.38	104.25
Dsgn. L = 6.67 ft	2	0.061	0.020	-0.00	-15.50	15.50	425.00	254.49	1.00	1.00	2.12	156.38	104.25
Dsgn. L = 12.00 ft	3	0.061	0.017		-15.50	15.50	425.00	254.49	1.00	1.00	1.72	156.38	104.25
+D+S+H													
Dsgn. L = 12.83 ft	1	0.165	0.158	41.96	-18.87	41.96	425.00	254.49	1.00	1.00	16.48	156.38	104.25
Dsgn. L = 6.67 ft	2	0.311	0.091	-0.00	-79.08	79.08	425.00	254.49	1.00	1.00	9.49	156.38	104.25
Dsgn. L = 12.00 ft	3	0.311	0.071		-79.08	79.08	425.00	254.49	1.00	1.00	7.43	156.38	104.25

Steel Beam

Lic. # : KW-06009078

Description : UFB10 (CANTILEVERING BEAM EAST OF LIVING & KITCHEN)

Load Combination / Segment Length	Span #	Max Stress Ratios M	V	Summary of Moment Values Mmax +	Mmax -	Ma - Max	Mnx	Mnx/Omega	Cb	Rm	Summary of Shear Values Va Max	Vnx	Vnx/Omega
+D+0.750Lr+0.750L+H													
Dsgn. L = 12.83 ft	1	0.028	0.027	7.05	-2.94	7.05	425.00	254.49	1.00	1.00	2.77	156.38	104.25
Dsgn. L = 6.67 ft	2	0.061	0.020	-0.00	-15.50	15.50	425.00	254.49	1.00	1.00	2.12	156.38	104.25
Dsgn. L = 12.00 ft	3	0.061	0.017		-15.50	15.50	425.00	254.49	1.00	1.00	1.72	156.38	104.25
+D+0.750L+0.750S+H													
Dsgn. L = 12.83 ft	1	0.131	0.125	33.24	-14.89	33.24	425.00	254.49	1.00	1.00	13.05	156.38	104.25
Dsgn. L = 6.67 ft	2	0.248	0.073	-0.00	-63.18	63.18	425.00	254.49	1.00	1.00	7.65	156.38	104.25
Dsgn. L = 12.00 ft	3	0.248	0.058		-63.18	63.18	425.00	254.49	1.00	1.00	6.00	156.38	104.25
+D+W+H													
Dsgn. L = 12.83 ft	1	0.028	0.027	7.05	-2.94	7.05	425.00	254.49	1.00	1.00	2.77	156.38	104.25
Dsgn. L = 6.67 ft	2	0.061	0.020	-0.00	-15.50	15.50	425.00	254.49	1.00	1.00	2.12	156.38	104.25
Dsgn. L = 12.00 ft	3	0.061	0.017		-15.50	15.50	425.00	254.49	1.00	1.00	1.72	156.38	104.25
+D+0.70E+H													
Dsgn. L = 12.83 ft	1	0.028	0.027	7.05	-2.94	7.05	425.00	254.49	1.00	1.00	2.77	156.38	104.25
Dsgn. L = 6.67 ft	2	0.061	0.020	-0.00	-15.50	15.50	425.00	254.49	1.00	1.00	2.12	156.38	104.25
Dsgn. L = 12.00 ft	3	0.061	0.017		-15.50	15.50	425.00	254.49	1.00	1.00	1.72	156.38	104.25
+D+0.750Lr+0.750L+0.750W+H													
Dsgn. L = 12.83 ft	1	0.028	0.027	7.05	-2.94	7.05	425.00	254.49	1.00	1.00	2.77	156.38	104.25
Dsgn. L = 6.67 ft	2	0.061	0.020	-0.00	-15.50	15.50	425.00	254.49	1.00	1.00	2.12	156.38	104.25
Dsgn. L = 12.00 ft	3	0.061	0.017		-15.50	15.50	425.00	254.49	1.00	1.00	1.72	156.38	104.25
+D+0.750L+0.750S+0.750W+H													
Dsgn. L = 12.83 ft	1	0.131	0.125	33.24	-14.89	33.24	425.00	254.49	1.00	1.00	13.05	156.38	104.25
Dsgn. L = 6.67 ft	2	0.248	0.073	-0.00	-63.18	63.18	425.00	254.49	1.00	1.00	7.65	156.38	104.25
Dsgn. L = 12.00 ft	3	0.248	0.058		-63.18	63.18	425.00	254.49	1.00	1.00	6.00	156.38	104.25
+D+0.750Lr+0.750L+0.5250E+H													
Dsgn. L = 12.83 ft	1	0.028	0.027	7.05	-2.94	7.05	425.00	254.49	1.00	1.00	2.77	156.38	104.25
Dsgn. L = 6.67 ft	2	0.061	0.020	-0.00	-15.50	15.50	425.00	254.49	1.00	1.00	2.12	156.38	104.25
Dsgn. L = 12.00 ft	3	0.061	0.017		-15.50	15.50	425.00	254.49	1.00	1.00	1.72	156.38	104.25
+D+0.750L+0.750S+0.5250E+H													
Dsgn. L = 12.83 ft	1	0.131	0.125	33.24	-14.89	33.24	425.00	254.49	1.00	1.00	13.05	156.38	104.25
Dsgn. L = 6.67 ft	2	0.248	0.073	-0.00	-63.18	63.18	425.00	254.49	1.00	1.00	7.65	156.38	104.25
Dsgn. L = 12.00 ft	3	0.248	0.058		-63.18	63.18	425.00	254.49	1.00	1.00	6.00	156.38	104.25
+0.60D+W+H													
Dsgn. L = 12.83 ft	1	0.017	0.016	4.23	-1.76	4.23	425.00	254.49	1.00	1.00	1.66	156.38	104.25
Dsgn. L = 6.67 ft	2	0.037	0.012	-0.00	-9.30	9.30	425.00	254.49	1.00	1.00	1.27	156.38	104.25
Dsgn. L = 12.00 ft	3	0.037	0.010		-9.30	9.30	425.00	254.49	1.00	1.00	1.03	156.38	104.25
+0.60D+0.70E+H													
Dsgn. L = 12.83 ft	1	0.017	0.016	4.23	-1.76	4.23	425.00	254.49	1.00	1.00	1.66	156.38	104.25
Dsgn. L = 6.67 ft	2	0.037	0.012	-0.00	-9.30	9.30	425.00	254.49	1.00	1.00	1.27	156.38	104.25
Dsgn. L = 12.00 ft	3	0.037	0.010		-9.30	9.30	425.00	254.49	1.00	1.00	1.03	156.38	104.25

Overall Maximum Deflections - Unfactored Loads

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
D+S	1	0.0545	6.821		0.0000	0.000
	2	0.0000	6.821	D+S	-0.0258	3.715
D+S	3	0.5568	12.000		0.0000	3.715

Vertical Reactions - Unfactored

Support notation : Far left is #1 Values in KIPS

Load Combination	Support 1	Support 2	Support 3	Support 4
Overall MAXimum	6.104	7.923	16.922	
D Only	1.216	1.127	3.847	
S Only	4.888	6.796	13.075	
D+S	6.104	7.923	16.922	

Steel Beam

Description : UFB11 (CANTILEVERING BEAM EAST OF STAIR & BEDROOM #2)

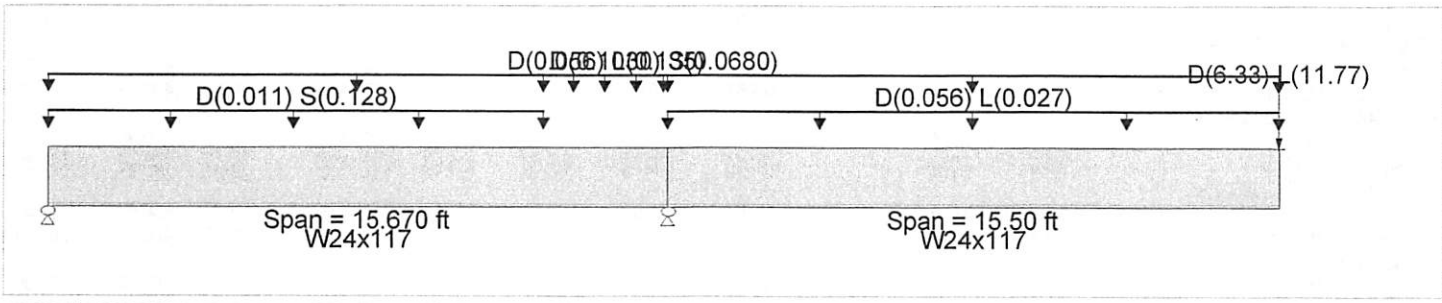
CODE REFERENCES

Calculations per AISC 360-05, IBC 2006, CBC 2007, ASCE 7-05
Load Combination Set : ASCE 7-05

Material Properties

Analysis Method : Allowable Strength Design
Beam Bracing : Beam is Fully Braced against lateral-torsional buckling
Bending Axis : Major Axis Bending
Load Combination ASCE 7-05

Fy : Steel Yield : 50.0 ksi
E: Modulus : 29,000.0 ksi



Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight calculated and added to loads
Loads on all spans...
Uniform Load on ALL spans : D = 0.1030, S = 0.0680 k/ft
Load for Span Number 1
Uniform Load : D = 0.0110, S = 0.1280 k/ft, Extent = 0.0 -->> 12.50 ft, Tributary Width = 1.0 ft
Uniform Load : D = 0.0560, L = 0.1350 k/ft, Extent = 12.50 -->> 15.670 ft, Tributary Width = 1.0 ft
Load for Span Number 2
Uniform Load : D = 0.0560, L = 0.0270 k/ft, Tributary Width = 1.0 ft
Point Load : D = 6.330, L = 11.770 k @ 15.50 ft

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio =	0.388 : 1	Maximum Shear Stress Ratio =	0.085 : 1
Section used for this span	W24x117	Section used for this span	W24x117
Ma : Applied	316.960 k-ft	Va : Applied	22.798 k
Mn / Omega : Allowable	815.868 k-ft	Vn/Omega : Allowable	267.30 k
Load Combination	+D+L+H	Load Combination	+D+L+H
Location of maximum on span	15.670ft	Location of maximum on span	15.670 ft
Span # where maximum occurs	Span # 1	Span # where maximum occurs	Span # 1

Maximum Deflection

Max Downward L+Lr+S Deflection	0.512 in	Ratio =	726
Max Upward L+Lr+S Deflection	-0.050 in	Ratio =	3,795
Max Downward Total Deflection	0.846 in	Ratio =	440
Max Upward Total Deflection	-0.082 in	Ratio =	2303

Maximum Forces & Stresses for Load Combinations

Load Combination / Segment Length	Span #	Max Stress Ratios M	V	Summary of Moment Values Mmax +	Mmax -	Ma - Max	Mnx	Mnx/Omega	Cb	Rm	Summary of Shear Values Va Max	Vnx	Vnx/Omega
D Only													
Dsgn. L = 15.67 ft	1	0.161	0.040		-131.28	131.28	1,362.50	815.87	1.00	1.00	10.61	400.95	267.30
Dsgn. L = 15.50 ft	2	0.161	0.040		-131.28	131.28	1,362.50	815.87	1.00	1.00	10.61	400.95	267.30
+D+L+H													
Dsgn. L = 15.67 ft	1	0.388	0.085		-316.96	316.96	1,362.50	815.87	1.00	1.00	22.80	400.95	267.30
Dsgn. L = 15.50 ft	2	0.388	0.085		-316.96	316.96	1,362.50	815.87	1.00	1.00	22.80	400.95	267.30
+D+Lr+H													
Dsgn. L = 15.67 ft	1	0.161	0.040		-131.28	131.28	1,362.50	815.87	1.00	1.00	10.61	400.95	267.30
Dsgn. L = 15.50 ft	2	0.161	0.040		-131.28	131.28	1,362.50	815.87	1.00	1.00	10.61	400.95	267.30
+D+S+H													
Dsgn. L = 15.67 ft	1	0.171	0.045		-139.45	139.45	1,362.50	815.87	1.00	1.00	12.01	400.95	267.30
Dsgn. L = 15.50 ft	2	0.171	0.044		-139.45	139.45	1,362.50	815.87	1.00	1.00	11.66	400.95	267.30
+D+0.750Lr+0.750L+H													
Dsgn. L = 15.67 ft	1	0.332	0.074		-270.54	270.54	1,362.50	815.87	1.00	1.00	19.75	400.95	267.30
Dsgn. L = 15.50 ft	2	0.332	0.074		-270.54	270.54	1,362.50	815.87	1.00	1.00	19.75	400.95	267.30
+D+0.750L+0.750S+H													
Dsgn. L = 15.67 ft	1	0.339	0.078		-276.67	276.67	1,362.50	815.87	1.00	1.00	20.76	400.95	267.30

Steel Beam

Description : UFB11 (CANTILEVERING BEAM EAST OF STAIR & BEDROOM #2)

Load Combination / Segment Length	Span #	Max Stress Ratios M	V	Summary of Moment Values Mmax +	Mmax -	Ma - Max	Mnx	Mnx/Omega	Cb	Rm	Summary of Shear Values Va Max	Vnx	Vnx/Omega
Dsgn. L = 15.50 ft	2	0.339	0.077		-276.67	276.67	1,362.50	815.87	1.00	1.00	20.54	400.95	267.30
+D+W+H													
Dsgn. L = 15.67 ft	1	0.161	0.040		-131.28	131.28	1,362.50	815.87	1.00	1.00	10.61	400.95	267.30
Dsgn. L = 15.50 ft	2	0.161	0.040		-131.28	131.28	1,362.50	815.87	1.00	1.00	10.61	400.95	267.30
+D+0.70E+H													
Dsgn. L = 15.67 ft	1	0.161	0.040		-131.28	131.28	1,362.50	815.87	1.00	1.00	10.61	400.95	267.30
Dsgn. L = 15.50 ft	2	0.161	0.040		-131.28	131.28	1,362.50	815.87	1.00	1.00	10.61	400.95	267.30
+D+0.750Lr+0.750L+0.750W+H													
Dsgn. L = 15.67 ft	1	0.332	0.074		-270.54	270.54	1,362.50	815.87	1.00	1.00	19.75	400.95	267.30
Dsgn. L = 15.50 ft	2	0.332	0.074		-270.54	270.54	1,362.50	815.87	1.00	1.00	19.75	400.95	267.30
+D+0.750L+0.750S+0.750W+H													
Dsgn. L = 15.67 ft	1	0.339	0.078		-276.67	276.67	1,362.50	815.87	1.00	1.00	20.76	400.95	267.30
Dsgn. L = 15.50 ft	2	0.339	0.077		-276.67	276.67	1,362.50	815.87	1.00	1.00	20.54	400.95	267.30
+D+0.750Lr+0.750L+0.5250E+H													
Dsgn. L = 15.67 ft	1	0.332	0.074		-270.54	270.54	1,362.50	815.87	1.00	1.00	19.75	400.95	267.30
Dsgn. L = 15.50 ft	2	0.332	0.074		-270.54	270.54	1,362.50	815.87	1.00	1.00	19.75	400.95	267.30
+D+0.750L+0.750S+0.5250E+H													
Dsgn. L = 15.67 ft	1	0.339	0.078		-276.67	276.67	1,362.50	815.87	1.00	1.00	20.76	400.95	267.30
Dsgn. L = 15.50 ft	2	0.339	0.077		-276.67	276.67	1,362.50	815.87	1.00	1.00	20.54	400.95	267.30
+0.60D+W+H													
Dsgn. L = 15.67 ft	1	0.097	0.024		-78.77	78.77	1,362.50	815.87	1.00	1.00	6.37	400.95	267.30
Dsgn. L = 15.50 ft	2	0.097	0.024		-78.77	78.77	1,362.50	815.87	1.00	1.00	6.37	400.95	267.30
+0.60D+0.70E+H													
Dsgn. L = 15.67 ft	1	0.097	0.024		-78.77	78.77	1,362.50	815.87	1.00	1.00	6.37	400.95	267.30
Dsgn. L = 15.50 ft	2	0.097	0.024		-78.77	78.77	1,362.50	815.87	1.00	1.00	6.37	400.95	267.30

Overall Maximum Deflections - Unfactored Loads

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
	1	0.0000	0.000	D+L	-0.0816	9.161
D+L+S	2	0.8457	15.500		0.0000	9.161

Vertical Reactions - Unfactored

Support notation : Far left is #1 Values in KIPS

Load Combination	Support 1	Support 2	Support 3
Overall MAXimum	-18.359	48.095	
D Only	-6.553	20.926	
L Only	-11.806	24.422	
S Only	0.973	2.746	
L+S	-10.833	27.169	
D+L	-18.359	45.349	
D+S	-5.579	23.672	
D+L+S	-17.385	48.095	

Steel Beam

Description : UFB11 (CANTILEVERING BEAM WEST OF STAIR & BEDROOM #2)

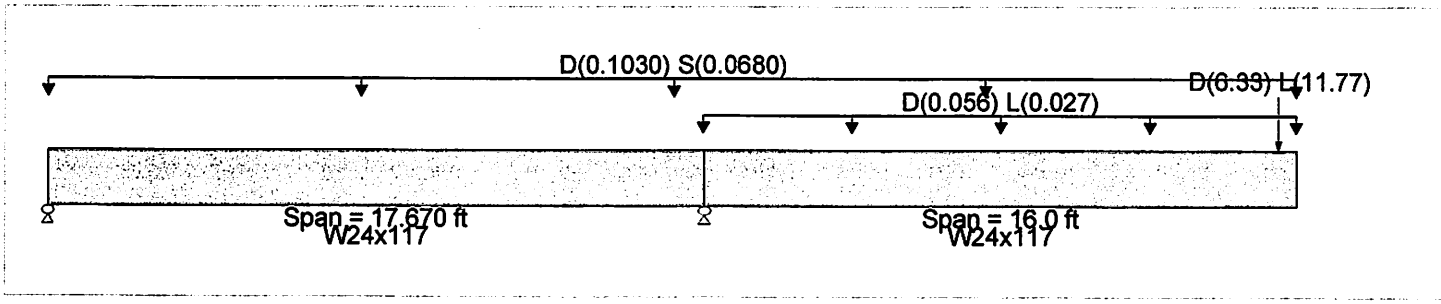
CODE REFERENCES

Calculations per AISC 360-05, IBC 2006, CBC 2007, ASCE 7-05
Load Combination Set : ASCE 7-05

Material Properties

Analysis Method : Allowable Strength Design
Beam Bracing : Beam is Fully Braced against lateral-torsional buckling
Bending Axis : Major Axis Bending
Load Combination ASCE 7-05

Fy : Steel Yield : 50.0 ksi
E: Modulus : 29,000.0 ksi



Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight calculated and added to loads
Loads on all spans...
Uniform Load on ALL spans : D = 0.1030, S = 0.0680 k/ft
Load for Span Number 2
Uniform Load : D = 0.0560, L = 0.0270 k/ft, Tributary Width = 1.0 ft
Point Load : D = 6.330, L = 11.770 k @ 15.50 ft

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio =	0.391 : 1	Maximum Shear Stress Ratio =	0.086 : 1
Section used for this span	W24x117	Section used for this span	W24x117
Ma : Applied	319.346 k-ft	Va : Applied	22.950 k
Mn / Omega : Allowable	815.868 k-ft	Vn/Omega : Allowable	267.30 k
Load Combination	+D+L+H	Load Combination	+D+L+H
Location of maximum on span	17.670ft	Location of maximum on span	17.670 ft
Span # where maximum occurs	Span # 1	Span # where maximum occurs	Span # 1

Maximum Deflection

Max Downward L+Lr+S Deflection	0.574 in	Ratio =	669
Max Upward L+Lr+S Deflection	-0.065 in	Ratio =	3,270
Max Downward Total Deflection	0.948 in	Ratio =	405
Max Upward Total Deflection	-0.106 in	Ratio =	2007

Maximum Forces & Stresses for Load Combinations

Load Combination / Segment Length	Span #	Max Stress Ratios M	Max Stress Ratios V	Summary of Moment Values Mmax +	Mmax -	Ma - Max	Mnx	Mnx/Omega	Cb	Rm	Summary of Shear Values Va Max	Vnx	Vnx/Omega
D Only													
Dsgn. L = 17.67 ft	1	0.164	0.040		-133.46	133.46	1,362.50	815.87	1.00	1.00	10.75	400.95	267.30
Dsgn. L = 16.00 ft	2	0.164	0.040		-133.46	133.46	1,362.50	815.87	1.00	1.00	10.75	400.95	267.30
+D+L+H													
Dsgn. L = 17.67 ft	1	0.391	0.086		-319.35	319.35	1,362.50	815.87	1.00	1.00	22.95	400.95	267.30
Dsgn. L = 16.00 ft	2	0.391	0.086		-319.35	319.35	1,362.50	815.87	1.00	1.00	22.95	400.95	267.30
+D+Lr+H													
Dsgn. L = 17.67 ft	1	0.164	0.040		-133.46	133.46	1,362.50	815.87	1.00	1.00	10.75	400.95	267.30
Dsgn. L = 16.00 ft	2	0.164	0.040		-133.46	133.46	1,362.50	815.87	1.00	1.00	10.75	400.95	267.30
+D+S+H													
Dsgn. L = 17.67 ft	1	0.174	0.044		-142.16	142.16	1,362.50	815.87	1.00	1.00	11.84	400.95	267.30
Dsgn. L = 16.00 ft	2	0.174	0.044		-142.16	142.16	1,362.50	815.87	1.00	1.00	11.84	400.95	267.30
+D+0.750Lr+0.750L+H													
Dsgn. L = 17.67 ft	1	0.334	0.074		-272.87	272.87	1,362.50	815.87	1.00	1.00	19.90	400.95	267.30
Dsgn. L = 16.00 ft	2	0.334	0.074		-272.87	272.87	1,362.50	815.87	1.00	1.00	19.90	400.95	267.30
+D+0.750L+0.750S+H													
Dsgn. L = 17.67 ft	1	0.342	0.077		-279.40	279.40	1,362.50	815.87	1.00	1.00	20.72	400.95	267.30
Dsgn. L = 16.00 ft	2	0.342	0.077		-279.40	279.40	1,362.50	815.87	1.00	1.00	20.72	400.95	267.30
+D+W+H													
Dsgn. L = 17.67 ft	1	0.164	0.040		-133.46	133.46	1,362.50	815.87	1.00	1.00	10.75	400.95	267.30

Steel Beam

Description : UFB11 (CANTILEVERING BEAM WEST OF STAIR & BEDROOM #2)

Load Combination / Segment Length	Span #	Max Stress Ratios M	V	Summary of Moment Values Mmax +	Mmax -	Ma - Max	Mnx	Mnx/Omega	Cb	Rm	Summary of Shear Values Va Max	Vnx	Vnx/Omega
Dsgn. L = 16.00 ft	2	0.164	0.040		-133.46	133.46	1,362.50	815.87	1.00	1.00	10.75	400.95	267.30
+D+0.70E+H													
Dsgn. L = 17.67 ft	1	0.164	0.040		-133.46	133.46	1,362.50	815.87	1.00	1.00	10.75	400.95	267.30
Dsgn. L = 16.00 ft	2	0.164	0.040		-133.46	133.46	1,362.50	815.87	1.00	1.00	10.75	400.95	267.30
+D+0.750Lr+0.750L+0.750W+H													
Dsgn. L = 17.67 ft	1	0.334	0.074		-272.87	272.87	1,362.50	815.87	1.00	1.00	19.90	400.95	267.30
Dsgn. L = 16.00 ft	2	0.334	0.074		-272.87	272.87	1,362.50	815.87	1.00	1.00	19.90	400.95	267.30
+D+0.750L+0.750S+0.750W+H													
Dsgn. L = 17.67 ft	1	0.342	0.077		-279.40	279.40	1,362.50	815.87	1.00	1.00	20.72	400.95	267.30
Dsgn. L = 16.00 ft	2	0.342	0.077		-279.40	279.40	1,362.50	815.87	1.00	1.00	20.72	400.95	267.30
+D+0.750Lr+0.750L+0.5250E+H													
Dsgn. L = 17.67 ft	1	0.334	0.074		-272.87	272.87	1,362.50	815.87	1.00	1.00	19.90	400.95	267.30
Dsgn. L = 16.00 ft	2	0.334	0.074		-272.87	272.87	1,362.50	815.87	1.00	1.00	19.90	400.95	267.30
+D+0.750L+0.750S+0.5250E+H													
Dsgn. L = 17.67 ft	1	0.342	0.077		-279.40	279.40	1,362.50	815.87	1.00	1.00	20.72	400.95	267.30
Dsgn. L = 16.00 ft	2	0.342	0.077		-279.40	279.40	1,362.50	815.87	1.00	1.00	20.72	400.95	267.30
+0.60D+W+H													
Dsgn. L = 17.67 ft	1	0.098	0.024		-80.07	80.07	1,362.50	815.87	1.00	1.00	6.45	400.95	267.30
Dsgn. L = 16.00 ft	2	0.098	0.024		-80.07	80.07	1,362.50	815.87	1.00	1.00	6.45	400.95	267.30
+0.60D+0.70E+H													
Dsgn. L = 17.67 ft	1	0.098	0.024		-80.07	80.07	1,362.50	815.87	1.00	1.00	6.45	400.95	267.30
Dsgn. L = 16.00 ft	2	0.098	0.024		-80.07	80.07	1,362.50	815.87	1.00	1.00	6.45	400.95	267.30

Overall Maximum Deflections - Unfactored Loads

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
	1	0.0000	0.000	D+L+S	-0.1057	10.330
D+L+S	2	0.9477	16.000		0.0000	10.330

Vertical Reactions - Unfactored

Support notation : Far left is #1 Values in KIPS

Load Combination	Support 1	Support 2	Support 3
Overall MAXimum	-16.128	45.148	
D Only	-5.608	20.245	
L Only	-10.520	22.722	
S Only	0.108	2.181	
L+S	-10.412	24.904	
D+L	-16.128	42.967	
D+S	-5.500	22.426	
D+L+S	-16.020	45.148	

Description :

Steel Beam Design : MFB9 (beam over driveway for skirt roof & east study wall abv.)

Calculations per AISC 360-05, IBC 2006, CBC 2007, ASCE 7-05

STEEL Section : **W10x39, Fully Unbraced**
Using Allowable Strength Design with ASCE 7-05 Load Combinations, Major Axis Bending — Fy = 50.0 ksi E = 29,000.0 ksi

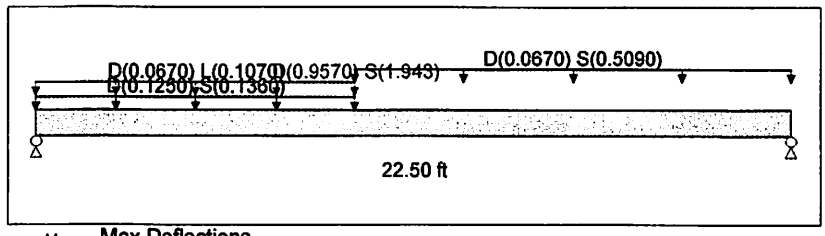
Applied Loads

Beam self weight calculated and added to loads
Unif Load: D = 0.1250, S = 0.1360 k/ft, 0.0 ft to 9.50 ft, Trib= 1.0 ft
Unif Load: D = 0.0670, L = 0.1070 k/ft, 0.0 to 9.50 ft, Trib= 1.0 ft
Unif Load: D = 0.0670, S = 0.5090 k/ft, 9.50 to 22.50 ft, Trib= 1.0 ft
Point: D = 0.9570, S = 1.943 k @ 9.50 ft

Design Summary

Max fb/Fb Ratio = **0.517 : 1**
Mu : Applied 47.536 k-ft at 10.050 ft in Span # 1
Mn / Omega : Allow 91.927 k-ft
Load Comb : +D+S+H

Max fv/FvRatio = **0.122 : 1**
Vu : Applied 7.647 k at 22.500 ft in Span # 1
Vn / Omega : Allow 62.496 k
Load Comb : +D+S+H



Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	2.68	0.80		4.05			
Right Support	1.85	0.21		5.80			

Max Deflections

Downward L+Lr+S	0.518 in	Downward Total	0.728 in
Upward L+Lr+S	0.000 in	Upward Total	0.000 in
Live Load Defl Ratio	520	Total Defl Ratio	370

Steel Beam Design : MFB7 (beam over entry for terrace abv)

Calculations per AISC 360-05, IBC 2006, CBC 2007, ASCE 7-05

STEEL Section : **W10x22, Fully Unbraced**
Using Allowable Strength Design with ASCE 7-05 Load Combinations, Major Axis Bending — Fy = 50.0 ksi E = 29,000.0 ksi

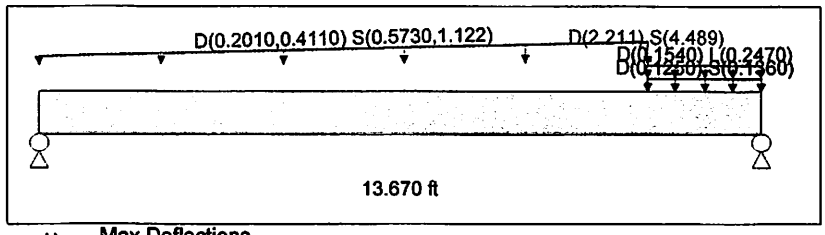
Applied Loads

Beam self weight calculated and added to loads
Unif Load: D = 0.1250, S = 0.1360 k/ft, 11.50 ft to 13.670 ft, Trib= 1.0 ft
Unif Load: D = 0.1540, L = 0.2470 k/ft, 11.50 to 13.670 ft, Trib= 1.0 ft
Point: D = 2.211, S = 4.489 k @ 11.50 ft
Unif Load: D= 0.2010->0.4110, S = 0.5730->1.122 k/ft, 0.0 to 11.50 ft

Design Summary

Max fb/Fb Ratio = **0.775 : 1**
Mu : Applied 35.775 k-ft at 7.929 ft in Span # 1
Mn / Omega : Allow 46.149 k-ft
Load Comb : +D+S+H

Max fv/FvRatio = **0.262 : 1**
Vu : Applied 12.808 k at 13.670 ft in Span # 1
Vn / Omega : Allow 48.960 k
Load Comb : +D+S+H



Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	2.42	0.04		5.94			
Right Support	4.22	0.49		8.59			

Max Deflections

Downward L+Lr+S	0.253 in	Downward Total	0.359 in
Upward L+Lr+S	0.000 in	Upward Total	0.000 in
Live Load Defl Ratio	648	Total Defl Ratio	456

Steel Beam Design : MFB8 (beam over guest bedroom #1 ground terrace)

Calculations per AISC 360-05, IBC 2006, CBC 2007, ASCE 7-05

STEEL Section : **W10x39, Fully Unbraced**
Using Allowable Strength Design with ASCE 7-05 Load Combinations, Major Axis Bending — Fy = 50.0 ksi E = 29,000.0 ksi

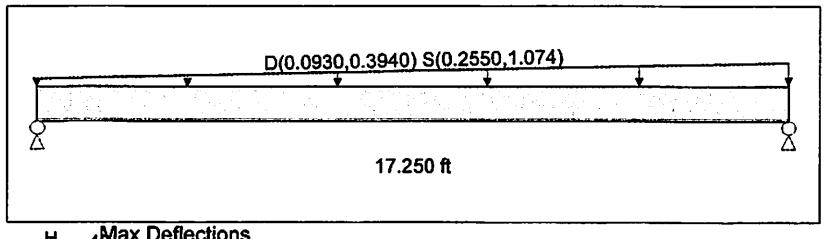
Applied Loads

Beam self weight calculated and added to loads
Unif Load: D= 0.0930->0.3940, S = 0.2550->1.074 k/ft, 0.0 to 17.250 ft

Design Summary

Max fb/Fb Ratio = **0.341 : 1**
Mu : Applied 35.565 k-ft at 9.430 ft in Span # 1
Mn / Omega : Allow 104.266 k-ft
Load Comb : +D+S+H

Max fv/FvRatio = **0.156 : 1**
Vu : Applied 9.779 k at 17.250 ft in Span # 1
Vn / Omega : Allow 62.496 k
Load Comb : +D+S+H



Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	2.01			4.55			
Right Support	2.87			6.91			

Max Deflections

Downward L+Lr+S	0.220 in	Downward Total	0.313 in
Upward L+Lr+S	0.000 in	Upward Total	0.000 in

Multiple Simple Beam

Lic. # : KW-06009078

Steel Beam Design : MFB12 (beam over entry for east living wall abv.)

Calculations per AISC 360-05, IBC 2006, CBC 2007, ASCE 7-05

STEEL Section : **W12x72, Fully Unbraced**
Using Allowable Strength Design with ASCE 7-05 Load Combinations, Major Axis Bending

Fy = 50.0 ksi E = 29,000.0 ksi

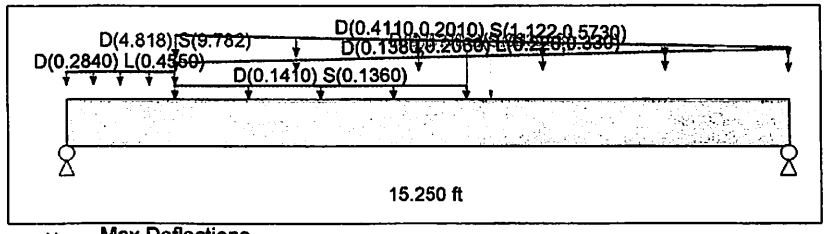
Applied Loads

Beam self weight calculated and added to loads
Unif Load: D = 0.1410, S = 0.1360 k/ft, 2.330 ft to 8.50 ft, Trib= 1.0 ft
Unif Load: D = 0.2840, L = 0.4550 k/ft, 0.0 to 2.330 ft, Trib= 1.0 ft
Point: D = 4.818, S = 9.782 k @ 2.330 ft
Point: D = 4.917, S = 9.983 k @ 8.50 ft
Point: D = 5.907, S = 11.993 k @ 9.0 ft
Unif Load: D= 0.1380->0.2060, L = 0.220->0.330 k/ft, 2.333 to 15.250 ft
Unif Load: D= 0.4110->0.2010, S = 1.122->0.5730 k/ft, 2.333 to 15.250 ft

Design Summary

Max fb/Fb Ratio = **0.658** : 1
Mu : Applied 177.171 k-ft at 8.489 ft in Span # 1
Mn / Omega : Allow 269.461 k-ft
Load Comb : +D+S+H

Max fv/FvRatio = **0.345** : 1
Vu : Applied 36.443 k at 0.000 ft in Span # 1
Vn / Omega : Allow 105.780 k
Load Comb : +D+S+H



Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	13.14	2.38		23.30			
Right Support	11.30	2.23		20.25			

Max Deflections

Downward L+Lr+S	0.273 in	Downward Total	0.411 in
Upward L+Lr+S	0.000 in	Upward Total	0.000 in
Live Load Defl Ratio	669	Total Defl Ratio	445

Steel Beam Design : MFB13 (beam over garage)

Calculations per AISC 360-05, IBC 2006, CBC 2007, ASCE 7-05

STEEL Section : **W14x74, Fully Unbraced**
Using Allowable Strength Design with ASCE 7-05 Load Combinations, Major Axis Bending

Fy = 50.0 ksi E = 29,000.0 ksi

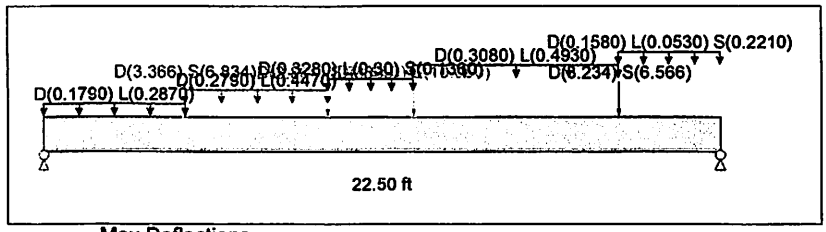
Applied Loads

Beam self weight calculated and added to loads
Unif Load: D = 0.1790, L = 0.2870 k/ft, 0.0 ft to 4.750 ft, Trib= 1.0 ft
Unif Load: D = 0.2790, L = 0.4470 k/ft, 4.750 to 9.50 ft, Trib= 1.0 ft
Unif Load: D = 0.3280, L = 0.30, S = 0.1360 k/ft, 9.50 to 12.330 ft, Trib= 1.0 ft
Unif Load: D = 0.3080, L = 0.4930 k/ft, 12.330 to 19.167 ft, Trib= 1.0 ft
Point: D = 3.366, S = 6.834 k @ 4.750 ft
Point: D = 3.861, S = 7.839 k @ 9.50 ft
Point: D = 4.950, S = 10.050 k @ 12.330 ft
Point: D = 3.234, S = 6.566 k @ 19.167 ft
Unif Load: D = 0.1580, L = 0.0530, S = 0.2210 k/ft, 19.167 to 22.50 ft

Design Summary

Max fb/Fb Ratio = **0.695** : 1
Mu : Applied 198.873 k-ft at 12.300 ft in Span # 1
Mn / Omega : Allow 286.144 k-ft
Load Comb : +D+S+H

Max fv/FvRatio = **0.221** : 1
Vu : Applied 28.286 k at 22.500 ft in Span # 1
Vn / Omega : Allow 127.80 k
Load Comb : +D+S+H



Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	11.25	4.13		15.69			
Right Support	11.56	3.75		16.72			

Max Deflections

Downward L+Lr+S	0.546 in	Downward Total	0.850 in
Upward L+Lr+S	0.000 in	Upward Total	0.000 in
Live Load Defl Ratio	494	Total Defl Ratio	317

Steel Beam Design : MFB9 (beam over guest bed. #1 for south kitchen wall abv.)

Calculations per AISC 360-05, IBC 2006, CBC 2007, ASCE 7-05

STEEL Section : **W10x39, Fully Unbraced**
Using Allowable Strength Design with ASCE 7-05 Load Combinations, Major Axis Bending

Fy = 50.0 ksi E = 29,000.0 ksi

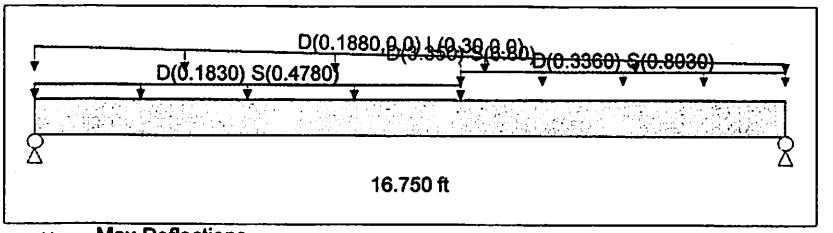
Applied Loads

Beam self weight calculated and added to loads
Unif Load: D = 0.1830, S = 0.4780 k/ft, 0.0 ft to 9.50 ft, Trib= 1.0 ft
Unif Load: D = 0.3360, S = 0.8030 k/ft, 9.50 to 16.750 ft, Trib= 1.0 ft
Point: D = 3.350, S = 6.80 k @ 9.50 ft
Unif Load: D= 0.1880->0.0, L = 0.30->0.0 k/ft, 0.0 to 16.750 ft

Design Summary

Max fb/Fb Ratio = **0.657 : 1**
Mu : Applied 76.030 k-ft at 9.492 ft in Span # 1
Mn / Omega : Allow 115.763 k-ft
Load Comb : +D+S+H

Max fv/FvRatio = **0.238 : 1**
Vu : Applied 14.861 k at 16.750 ft in Span # 1
Vn / Omega : Allow 62.496 k
Load Comb : +D+S+H



Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	4.60	1.68		7.46			
Right Support	5.15	0.84		9.71			

Max Deflections

Downward L+Lr+S	0.408 in	Downward Total	0.610 in
Upward L+Lr+S	0.000 in	Upward Total	0.000 in
Live Load Defl Ratio	492	Total Defl Ratio	329

Steel Beam Design : MFB8 (transfer beam hdr for bed. #1 terrace door/window)

Calculations per AISC 360-05, IBC 2006, CBC 2007, ASCE 7-05

STEEL Section : **W10x39, Fully Unbraced**
Using Allowable Strength Design with ASCE 7-05 Load Combinations, Major Axis Bending

Fy = 50.0 ksi E = 29,000.0 ksi

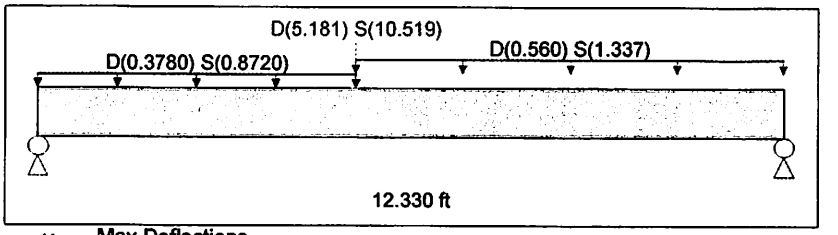
Applied Loads

Beam self weight calculated and added to loads
Unif Load: D = 0.3780, S = 0.8720 k/ft, 0.0 ft to 5.250 ft, Trib= 1.0 ft
Unif Load: D = 0.560, S = 1.337 k/ft, 5.250 to 12.330 ft, Trib= 1.0 ft
Point: D = 5.181, S = 10.519 k @ 5.250 ft

Design Summary

Max fb/Fb Ratio = **0.669 : 1**
Mu : Applied 78.147 k-ft at 5.261 ft in Span # 1
Mn / Omega : Allow 116.766 k-ft
Load Comb : +D+S+H

Max fv/FvRatio = **0.292 : 1**
Vu : Applied 18.278 k at 0.000 ft in Span # 1
Vn / Omega : Allow 62.496 k
Load Comb : +D+S+H



Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	5.92			12.36			
Right Support	5.70			12.20			

Max Deflections

Downward L+Lr+S	0.214 in	Downward Total	0.316 in
Upward L+Lr+S	0.000 in	Upward Total	0.000 in
Live Load Defl Ratio	691	Total Defl Ratio	468

Steel Beam Design : MFB7 (beam over guest bathroom for west kitchen wall abv.)

Calculations per AISC 360-05, IBC 2006, CBC 2007, ASCE 7-05

STEEL Section : **W8x28, Fully Unbraced**
Using Allowable Strength Design with ASCE 7-05 Load Combinations, Major Axis Bending

Fy = 50.0 ksi E = 29,000.0 ksi

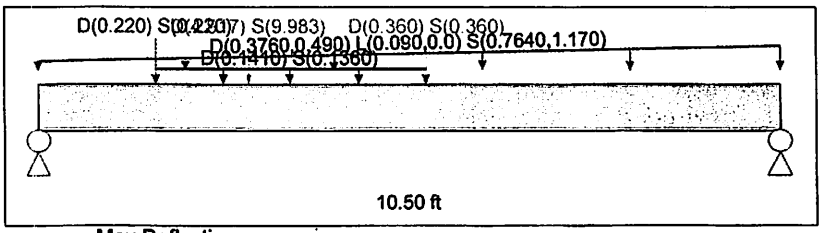
Applied Loads

Beam self weight calculated and added to loads
Unif Load: D = 0.1410, S = 0.1360 k/ft, 1.670 ft to 5.50 ft, Trib= 1.0 ft
Point: D = 0.220, S = 0.220 k @ 1.670 ft
Point: D = 4.917, S = 9.983 k @ 3.0 ft
Point: D = 0.360, S = 0.360 k @ 5.50 ft
Unif Load: D= 0.3760->0.490, L = 0.090->0.0, S = 0.7640->1.170 k/ft, 0.0 to 10.50 ft

Design Summary

Max fb/Fb Ratio = **0.751 : 1**
Mu : Applied 50.977 k-ft at 3.010 ft in Span # 1
Mn / Omega : Allow 67.864 k-ft
Load Comb : +D+S+H

Max fv/FvRatio = **0.416 : 1**
Vu : Applied 19.097 k at 0.000 ft in Span # 1
Vn / Omega : Allow 45.942 k
Load Comb : +D+S+H



Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	6.54	0.32		12.55			
Right Support	4.33	0.16		8.69			

Max Deflections

Downward L+Lr+S	0.224 in	Downward Total	0.338 in
Upward L+Lr+S	0.000 in	Upward Total	0.000 in
Live Load Defl Ratio	561	Total Defl Ratio	372

Steel Beam Design : MFB11 (beam over entry at interior)

Calculations per AISC 360-05, IBC 2006, CBC 2007, ASCE 7-05

STEEL Section : **W12x45, Fully Unbraced**
Using Allowable Strength Design with ASCE 7-05 Load Combinations, Major Axis Bending

Fy = 50.0 ksi E = 29,000.0 ksi

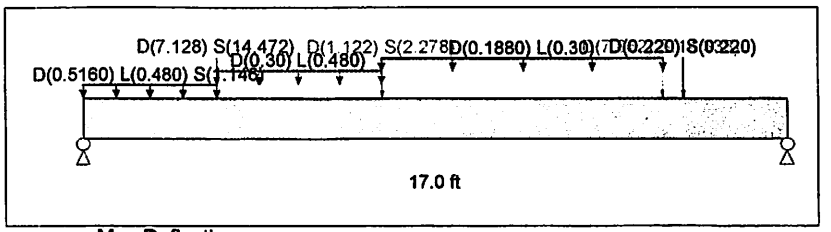
Applied Loads

Beam self weight calculated and added to loads
Unif Load: D = 0.5160, L = 0.480, S = 1.146 k/ft, 0.0 ft to 3.250 ft, Trib= 1.0 ft
Unif Load: D = 0.30, L = 0.480 k/ft, 3.250 to 7.250 ft, Trib= 1.0 ft
Unif Load: D = 0.1880, L = 0.30 k/ft, 7.250 to 14.0 ft, Trib= 1.0 ft
Unif Load: D = 0.4940, L = 0.150, S = 0.6690 k/ft, 14.0 to 17.0 ft, Trib= 0.0 ft
Point: D = 7.128, S = 14.472 k @ 3.250 ft
Point: D = 1.122, S = 2.278 k @ 7.250 ft
Point: D = 7.062, S = 14.338 k @ 14.0 ft
Point: D = 0.220, S = 0.220 k @ 14.50 ft

Design Summary

Max fb/Fb Ratio = **0.742 : 1**
Mu : Applied 95.914 k-ft at 7.253 ft in Span # 1
Mn / Omega : Allow 129.228 k-ft
Load Comb : +D+S+H

Max fv/FvRatio = **0.368 : 1**
Vu : Applied 29.831 k at 0.000 ft in Span # 1
Vn / Omega : Allow 81.070 k
Load Comb : +D+S+H



Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	10.89	3.50		18.94			
Right Support	9.55	2.01		16.09			

Max Deflections

Downward L+Lr+S	0.392 in	Downward Total	0.597 in
Upward L+Lr+S	0.000 in	Upward Total	0.000 in
Live Load Defl Ratio	521	Total Defl Ratio	341

DESIGNER: Cambria M. Flowers, P.E., S.E.

#2 D.Fir Laminated WOOD COLUMNS

Unbraced length: $l_i := (i + 7)\cdot ft - 3\cdot 1.5\cdot in$

Ke effective length factor: $K_e := 1.00$

Allowable compressive stress: $F_c := 1350\cdot psi$ Doug. Fir-Larch #2

Load duration factor: $ldf := 1.00$

Modulus of elasticity: $E_{min} := 580000\cdot psi$ Doug. Fir-Larch #2

Effective length: $l_{e_i} := l_i\cdot K_e$

Limitation on le/d $slender_{i,j} := if\left(\frac{l_{e_i}}{d_j} < 50, 1, 0\right)$

Column Area: $A_{i,j} := b_j\cdot d_j\cdot slender_{i,j}$

Reduction factor for built up columns $C_{nail} := 0.60$

$c := 0.8$

0.8 for sawn lumber
0.85 for round timber piles
0.9 for G.L. timbers

$$F_{cE_{i,j}} := \frac{0.822\cdot(E_{min})}{\left(\frac{l_{e_i}}{d_j}\right)^2}$$

$$Fc_{i,j} := F_c\cdot\left[\frac{1 + \frac{F_{cE_{i,j}}}{F_c}}{2\cdot c} - \sqrt{\left(\frac{1 + \frac{F_{cE_{i,j}}}{F_c}}{2\cdot c}\right)^2 - \left(\frac{\frac{F_{cE_{i,j}}}{F_c}}{c}\right)}\right]\cdot ldf\cdot C_{nail} \qquad \text{(NDS 3.7-1)}$$

Allowable Load: $Pa_{i,j} := Fc_{i,j}\cdot A_{i,j}$

Allowable load at various heights

HEIGHT	2-2x4	3-2x4	4-2x4	5-2x4	2-2x6	3-2x6	4-2x6	5-2x6	6-2x6
l_i =	$\frac{Pa_{i,1}}{lbf}$ =	$\frac{Pa_{i,2}}{lbf}$ =	$\frac{Pa_{i,3}}{lbf}$ =	$\frac{Pa_{i,4}}{lbf}$ =	$\frac{Pa_{i,5}}{lbf}$ =	$\frac{Pa_{i,6}}{lbf}$ =	$\frac{Pa_{i,7}}{lbf}$ =	$\frac{Pa_{i,8}}{lbf}$ =	$\frac{Pa_{i,9}}{lbf}$ =
7.625 ft	3787	5680	7574	9467	10263	15394	20526	25657	30789
8.625	3084	4626	6168	7710	9222	13834	18445	23056	27667
9.625	2541	3812	5083	6354	8153	12229	16305	20381	24458
10.625	2122	3183	4244	5306	7143	10714	14286	17857	21429
11.625	1795	2692	3589	4487	6243	9364	12485	15607	18728
12.625	1535	2303	3071	3839	5465	8197	10929	13662	16394
13.625	1327	1991	2655	3318	4802	7204	9605	12006	14407
14.625	0	0	0	0	4241	6362	8483	10603	12724
15.625	0	0	0	0	3766	5649	7532	9414	11297
16.625	0	0	0	0	3361	5042	6723	8404	10084
17.625	0	0	0	0	3016	4524	6032	7540	9048
18.625	0	0	0	0	2719	4079	5439	6798	8158
19.625	0	0	0	0	2463	3695	4926	6158	7389
20.625	0	0	0	0	2241	3361	4481	5601	6722

Note: Calculations this page are compatible with NDS 2005 and in turn, IBC 2009.

DESIGNER: Cambria M. Flowers, P.E., S.E.

Douglas Fir-Larch Solid WOOD COLUMNS

Unbraced length: $l_i := (i + 6)\cdot ft$

Ke effective length factor: $K_e := 1.00$

Allowable compressive stress: Fc is 1350psi for 4x4 and 4x6, 1000psf for 6x4 and 6x6, 1200psi for 8x8 and up

D.F. #2 for 4x4 and 4x6, D.F. #1 for 6x6 and D.F. Larch Dense #1 for 8x8 and

Load duration factor: $ldf := 1.00$

Modulus of elasticity: $E_{min} := 580000\cdot psi$ Doug Fir-Larch #1 (worst case for 6x6)

Effective length: $l_{e_i} := l_i\cdot K_e$

Limitation on le/d $slender_{i,j} := if\left(\frac{l_{e_i}}{d_j} < 50, 1, 0\right)$

Column Area: $A_{i,j} := b_j\cdot d_j\cdot slender_{i,j}$

$c := 0.8$

0.8 for sawn lumber
0.85 for round timber piles
0.9 for G.L. timbers

$$F_{cE_{i,j}} := \frac{0.822\cdot E_{min}}{\left(\frac{l_{e_i}}{d_j}\right)^2}$$

$$Fcc_{i,j} := Fc_j\cdot\left[\frac{1 + \frac{F_{cE_{i,j}}}{Fc_j}}{2\cdot c} - \sqrt{\left(\frac{1 + \frac{F_{cE_{i,j}}}{Fc_j}}{2\cdot c}\right)^2 - \left(\frac{\frac{F_{cE_{i,j}}}{Fc_j}}{c}\right)}\right]\cdot ldf \quad \text{(NDS 3.7-1)}$$

Allowable Load: $Pa_{i,j} := Fcc_{i,j}\cdot A_{i,j}$

Allowable load at various heights

HEIGHT	4x4	4x6	6x4	6x6	8x8	10x10	12x12	16x16
l_i =	$\frac{Pa_{i,1}}{lbf}$ =	$\frac{Pa_{i,2}}{lbf}$ =	$\frac{Pa_{i,3}}{lbf}$ =	$\frac{Pa_{i,4}}{lbf}$ =	$\frac{Pa_{i,5}}{lbf}$ =	$\frac{Pa_{i,6}}{lbf}$ =	$\frac{Pa_{i,7}}{lbf}$ =	$\frac{Pa_{i,8}}{lbf}$ =
7 ft	8403	21104	11982	26340	71774	115259	168210	302757
8	6810	19217	10022	24795	69915	113606	166668	301322
9	5568	17148	8357	22955	67633	111615	164840	299652
10	4612	15095	7006	20918	64892	109241	162694	297730
11	3870	13205	5925	18829	61692	106445	160196	295537
12	3287	11543	5061	16823	58093	103194	157308	293050
13	2824	10118	4364	14985	54215	99477	153997	290245
14	2450	8907	3797	13349	50217	95315	150234	287096
15	0	7882	0	11916	46259	90771	146006	283576
16	0	7013	0	10671	42467	85946	141317	279658
17	0	6272	0	9592	38924	80969	136198	275317
18	0	5638	0	8657	35669	75970	130710	270530
19	0	5092	0	7843	32712	71069	124941	265282
20	0	4620	0	7134	30042	66355	118997	259566

Notes: Calculations this page are compatible with NDS 2005 and in turn, IBC 2009.

DESIGNER: Cambria M. Flowers, P.E., S.E.

TrusJoist Parallam COLUMNS, 2.0E
long dim in plane of wall (short dim w/ stud size)

Unbraced length: $l_i := (i + 6)\cdot ft$

Ke effective length factor: $K_e := 1.00$

Allowable compressive stress: $F_c := 2900\cdot psi$ 2.0E PSL

Load duration factor: $ldf := 1.00$

Modulus of elasticity: $E := 2000000\cdot psi$ 2.0E PSL

Effective length: $l_{e_i} := l_i\cdot K_e$

Limitation on le/d $slender_{i,j} := if\left(\frac{l_{e_i}}{d_j} < 50, 1, 0\right)$

Column Area: $A_{i,j} := b_j\cdot d_j\cdot slender_{i,j}$

$K_{cE} := 0.273$

$c := 0.1$

$$F_{cE_{i,j}} := \frac{K_{cE}\cdot E}{\left(\frac{l_{e_i}}{d_j}\right)^2}$$

$$Fc_{i,j} := F_c\cdot\left[\frac{1 + \frac{F_{cE_{i,j}}}{F_c}}{2\cdot c} - \sqrt{\left(\frac{1 + \frac{F_{cE_{i,j}}}{F_c}}{2\cdot c}\right)^2 - \left(\frac{\frac{F_{cE_{i,j}}}{F_c}}{c}\right)}\right]\cdot ldf$$

Allowable Load: $Pa_{i,j} := Fc_{i,j}\cdot A_{i,j}\cdot\left[1 + \left(\frac{l_i}{l_1} - 1\right)\cdot\frac{1}{4}\right]$

Allowable load at various heights

HEIGHT	4 x 4	4 x 6	4 x 8	4 x 6	6 x 6	6 x 8
	2x4 wall	2x4 wall	2x4 wall	2x6 wall	2x6 wall	2x6 wall
l_i =	$\frac{Pa_{i,1}}{lbf}$ =	$\frac{Pa_{i,2}}{lbf}$ =	$\frac{Pa_{i,3}}{lbf}$ =	$\frac{Pa_{i,4}}{lbf}$ =	$\frac{Pa_{i,5}}{lbf}$ =	$\frac{Pa_{i,6}}{lbf}$ =
7 ft	8920	13380	17840	23162	34744	46325
8	7487	11230	14973	20362	30544	40725
9	6373	9559	12746	17971	26957	35943
10	5496	8244	10992	15946	23918	31891
11	4796	7194	9592	14232	21348	28463
12	4229	6344	8458	12779	19168	25558
13	3764	5647	7529	11542	17314	23085
14	3378	5068	6757	10484	15727	20969
15	0	0	0	9574	14361	19147
16	0	0	0	8785	13178	17571
17	0	0	0	8099	12148	16197
18	0	0	0	7497	11246	14994

DETERMINE THE ALLOWABLE AXIAL LOAD ON A STEEL COLUMN

*** HSS3-1/2x3-1/2x3/8 ***

Column properties

$Area := 4.09 \cdot in^2$ cross sectional area of column

$r := 1.26 \cdot in$ radius of gyration

$L := 12 \cdot ft$ length of column

$K := 1.0$

$Fy := 46 \cdot ksi$

$E := 29000 \cdot ksi$

Design Procedure

$KLr := K \cdot \frac{L}{r}$ KLr = 114.3

$Cc := \sqrt{\frac{2 \cdot \pi^2 \cdot E}{Fy}}$ Cc = 111.6

$A := \left[1 - \frac{KLr^2}{\left(2 \cdot Cc^2\right)}\right] \cdot Fy$

$B := \left(\frac{5}{3}\right) + \left[\frac{3 \cdot KLr}{(8 \cdot Cc)}\right] - \frac{KLr^3}{\left(8 \cdot Cc^3\right)}$

$FA := \frac{A}{B}$ FA = 11.4 ksi

$Faa := \frac{\left(12 \cdot \pi^2\right) \cdot E}{\left(23 \cdot KLr^2\right)}$ Faa = 11.4 ksi

$Fa := if(KLr < Cc, FA, Faa)$ Fa = 11.4 ksi

$P_{allowable} := Fa \cdot Area$ $P_{allowable}$ = 46.8 kip

$kip \equiv 1000 \cdot lb \quad ksi \equiv 1000 \cdot \frac{lb}{in^2}$

PROJECT: Honigman Residence
DESIGNER: CMF
DATE: May 2013 page____

DETERMINE THE ALLOWABLE AXIAL LOAD ON A STEEL COLUMN

*** HSS5x5x1/4 ***

Column properties

$Area := 4.30 \cdot in^2$ cross sectional area of column

$r := 1.93 \cdot in$ radius of gyration

$L := 14 \cdot ft$ length of column

$K := 1.0$

$Fy := 46 \cdot ksi$

$E := 29000 \cdot ksi$

Design Procedure

$KLr := K \cdot \frac{L}{r}$ $KLr = 87$

$Cc := \sqrt{\frac{2 \cdot \pi^2 \cdot E}{Fy}}$ $Cc = 111.6$

$A := \left[1 - \frac{KLr^2}{\left(2 \cdot Cc^2\right)}\right] \cdot Fy$

$B := \left(\frac{5}{3}\right) + \left[\frac{3 \cdot KLr}{(8 \cdot Cc)}\right] - \frac{KLr^3}{\left(8 \cdot Cc^3\right)}$

$FA := \frac{A}{B}$ $FA = 16.8\,ksi$

$Faa := \frac{\left(12 \cdot \pi^2\right) \cdot E}{\left(23 \cdot KLr^2\right)}$ $Faa = 19.7\,ksi$

$Fa := if(KLr < Cc, FA, Faa)$ $Fa = 16.8\,ksi$

$P_{allowable} := Fa \cdot Area$ $P_{allowable} = 72.4\,kip$

$kip \equiv 1000 \cdot lb \quad ksi \equiv 1000 \cdot \frac{lb}{in^2}$

PROJECT	DATE
Honigman Residence	April, 2013
	DESIGNED BY
Foundation Wall Schedule	CMF

Height	Thickness	VERT	VERT space	HORZ	HORZ spacing
7 or less	8"	#4	24"	#4	24" max
8	8"	#4	18"	#4	5 bars EQ spaced
9	8"	#4	12"	#4	6 bars EQ spaced
10	8"	#5	10"	#4	7 bars EQ spaced
11	10"	#5	12"	#4	8 bars EQ spaced
12	10"	#5	8"	#4	9 bars EQ spaced

Design Criteria:

fc'=2,500psi, provide 3,000psi for quality control
fy=60ksi
Active pressure=40pcf
Restrained top & bot
Backfill to 6" of T.O.W.
Wall height is T.O.S. to T.O.W.
Steel at center of wall

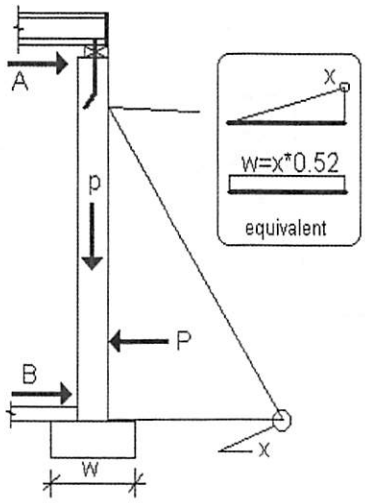
Note: All walls require min one HORZ bar 4" from TOP & BOT.
Other HORZ bars to be spaced equally between the TOP & BOT bars with the spacing not to exceed that listed in the schedule

Anchor Bolts:

Typical anchor bolts UNO to be 1/2 Simpson Titen bolts w/ 3x3x1/4 washers & 8" embed per P/S3.1

DESIGNER: Cambria M. Flowers, P.E., S.E.

6.5ft Net Backfill, 8" wall, rebar at inside face option



fndn_height := 7·ft

Fndn_thick := 8·in

$f_c := 2500 \cdot psi$

$f_y := 60000 \cdot psi$

$\phi := 0.9$

backfill := 6.5·ft

pressure := 40·pcf

b := 12·in Section width

cover := 1.75·in cover (tension side)

horz := 0.5·in #4 horizontal bars

$bar_{dia} := 0.5 \cdot in$ #4 vertical bars

spacing := 24·in bar spacing

$As_{provided} = 0.098\ in^2$

section depth $d = 5.5\ in$

$P := \frac{backfill^2}{2} \cdot pressure$ $P = 845 \frac{lbf}{ft}$ $A := P \cdot \frac{backfill}{3 \cdot fndn_height}$ $A = 262\ plf$

$B := P - A$ $B = 583\ plf$ $x := backfill \cdot pressure$ $x = 260\ psf$

$M := x \cdot 0.52 \cdot ft \cdot \frac{fndn_height^2}{8}$ $M = 828\ lbf \cdot ft$ $M_u := M \cdot 1.7$

$R_n := \frac{M_u}{\phi \cdot b \cdot d^2}$ $R_n = 51.7\ psi$ $\rho := \frac{0.85 \cdot f_c}{f_y} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot R_n}{0.85 \cdot f_c}}\right)$ $\rho = 0.087\ \%$

$As_{req} := \rho \cdot b \cdot d$ $As_{req} = 0.058\ in^2$ $As_{provided} = 0.098\ in^2$ **OK**

6.5ft Net Backfill, 8" wall, rebar at center section option

fndn_height := 7·ft

Fndn_thick := 8·in

cover := Fndn_thick·0.5 − 0.5·in cover (tension side) cover = 3.5 in

$bar_{dia} := 0.5 \cdot in$

spacing := 24·in

backfill := fndn_height − 6·in

$f_c := 2500 \cdot psi$

$\phi := 0.9$

$As_{provided} = 0.098\ in^2$ Reinforcing area provided

$d = 3.75\ in$ Depth of rebar in section (center)

$P := \frac{backfill^2}{2} \cdot pressure$ $P = 845 \frac{lbf}{ft}$ $A := P \cdot \frac{backfill}{3 \cdot fndn_height}$ $A = 262\ plf$

$B := P - A$ $B = 583\ plf$ $x := backfill \cdot pressure$ $x = 260\ psf$

$M := x \cdot 0.52 \cdot ft \cdot \frac{fndn_height^2}{8}$ $M = 828\ lbf \cdot ft$ $M_u := M \cdot 1.7$

$R_n := \frac{M_u}{\phi \cdot b \cdot d^2}$ $R_n = 111.2\ psi$ $\rho := \frac{0.85 \cdot f_c}{f_y} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot R_n}{0.85 \cdot f_c}}\right)$ $\rho = 0.191\ \%$

$As_{req} := \rho \cdot b \cdot d$ $As_{req} = 0.086\ in^2$ $As_{provided} = 0.098\ in^2$ **OK**

7.5ft Net Backfill, 8" wall, rebar at inside face option

fndn_height := 8·ft

Fndn_thick := 8·in

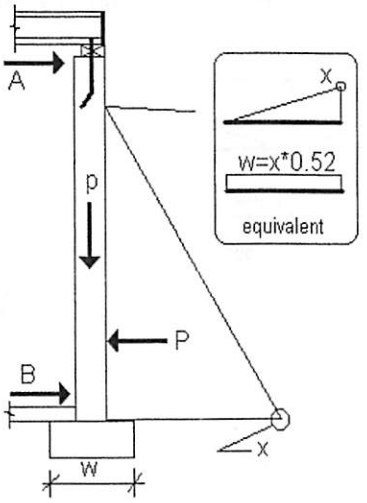
$f_c := 2500 \cdot psi$

$f_y := 60000 \cdot psi$

$\phi := 0.9$

backfill := 7.5·ft

pressure := 40·pcf



b := 12·in Section width

cover := 1.75·in cover (tension side)

horz := 0.5·in #4 horizontal bars

$bar_{dia} := 0.5 \cdot in$ #4 vertical bars

spacing := 24·in bar spacing

$As_{provided} = 0.098\ in^2$

section depth d = 5.5 in

$P := \frac{backfill^2}{2} \cdot pressure$ $P = 1125 \frac{lbf}{ft}$ $A := P \cdot \frac{backfill}{3 \cdot fndn_height}$ A = 352 plf

B := P − A B = 773 plf x := backfill·pressure x = 300 psf

$M := x \cdot 0.52 \cdot ft \cdot \frac{fndn_height^2}{8}$ M = 1248 lbf·ft $M_u := M \cdot 1.7$

$R_n := \frac{M_u}{\phi \cdot b \cdot d^2}$ $R_n = 77.9\ psi$ $\rho := \frac{0.85 \cdot f_c}{f_y} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot R_n}{0.85 \cdot f_c}}\right)$ ρ = 0.132 %

$As_{req} := \rho \cdot b \cdot d$ $As_{req} = 0.087\ in^2$ $As_{provided} = 0.098\ in^2$ **OK**

7.5ft Net Backfill, 8" wall, rebar at center section option

fndn_height := 8·ft

Fndn_thick := 8·in

cover := Fndn_thick·0.5 − 0.5·in cover (tension side) cover = 3.5 in

$bar_{dia} := 0.5 \cdot in$

spacing := 18·in

backfill := fndn_height − 6·in

$f_c := 2500 \cdot psi$ $As_{provided} = 0.131\ in^2$ Reinforcing area provided

$\phi := 0.9$ d = 3.75 in Depth of rebar in section (center)

$P := \frac{backfill^2}{2} \cdot pressure$ $P = 1125 \frac{lbf}{ft}$ $A := P \cdot \frac{backfill}{3 \cdot fndn_height}$ A = 352 plf

B := P − A B = 773 plf x := backfill·pressure x = 300 psf

$M := x \cdot 0.52 \cdot ft \cdot \frac{fndn_height^2}{8}$ M = 1248 lbf·ft $M_u := M \cdot 1.7$

$R_n := \frac{M_u}{\phi \cdot b \cdot d^2}$ $R_n = 167.6\ psi$ $\rho := \frac{0.85 \cdot f_c}{f_y} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot R_n}{0.85 \cdot f_c}}\right)$ ρ = 0.291 %

$As_{req} := \rho \cdot b \cdot d$ $As_{req} = 0.131\ in^2$ $As_{provided} = 0.131\ in^2$ **OK**

8.5ft Net Backfill, 8" wall, rebar at inside face option

fndn_height := 9·ft

Fndn_thick := 8·in

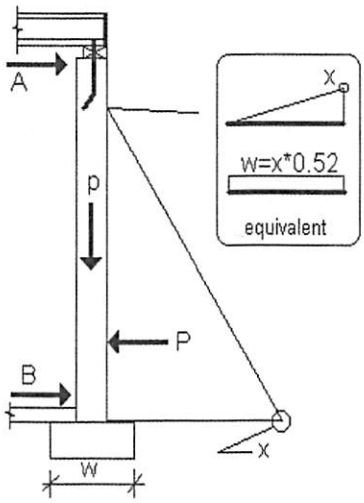
$f_c := 2500 \cdot psi$

$f_y := 60000 \cdot psi$

$\phi := 0.9$

backfill := 8.5·ft

pressure := 40·pcf



$b := 12 \cdot in$ Section width

$cover := 1.75 \cdot in$ cover (tension side)

$horz := 0.5 \cdot in$ #4 horizontal bars

$bar_{dia} := 0.5 \cdot in$ #4 vertical bars

spacing := 18·in bar spacing

$As_{provided} = 0.131\ in^2$

section depth $d = 5.5\ in$

$P := \frac{backfill^2}{2} \cdot pressure$ $P = 1445 \frac{lbf}{ft}$ $A := P \cdot \frac{backfill}{3 \cdot fndn_height}$ $A = 455\ plf$

$B := P - A$ $B = 990\ plf$ $x := backfill \cdot pressure$ $x = 340\ psf$

$M := x \cdot 0.52 \cdot ft \cdot \frac{fndn_height^2}{8}$ $M = 1790\ lbf \cdot ft$ $M_u := M \cdot 1.7$

$R_n := \frac{M_u}{\phi \cdot b \cdot d^2}$ $R_n = 111.8\ psi$ $\rho := \frac{0.85 \cdot f_c}{f_y} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot R_n}{0.85 \cdot f_c}}\right)$ $\rho = 0.191\ \%$

$As_{req} := \rho \cdot b \cdot d$ $As_{req} = 0.126\ in^2$ $As_{provided} = 0.131\ in^2$ **OK**

8.5ft Net Backfill, 8" wall, rebar at center section option

fndn_height := 9·ft

Fndn_thick := 8·in

$cover := Fndn_thick \cdot 0.5 - 0.5 \cdot in$ cover (tension side) $cover = 3.5\ in$

$bar_{dia} := 0.5 \cdot in$

spacing := 12·in

backfill := fndn_height − 6·in

$f_c := 2500 \cdot psi$ $As_{provided} = 0.196\ in^2$ Reinforcing area provided

$\phi := 0.9$ $d = 3.75\ in$ Depth of rebar in section (center)

$P := \frac{backfill^2}{2} \cdot pressure$ $P = 1445 \frac{lbf}{ft}$ $A := P \cdot \frac{backfill}{3 \cdot fndn_height}$ $A = 455\ plf$

$B := P - A$ $B = 990\ plf$ $x := backfill \cdot pressure$ $x = 340\ psf$

$M := x \cdot 0.52 \cdot ft \cdot \frac{fndn_height^2}{8}$ $M = 1790\ lbf \cdot ft$ $M_u := M \cdot 1.7$

$R_n := \frac{M_u}{\phi \cdot b \cdot d^2}$ $R_n = 240.4\ psi$ $\rho := \frac{0.85 \cdot f_c}{f_y} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot R_n}{0.85 \cdot f_c}}\right)$ $\rho = 0.426\ \%$

$As_{req} := \rho \cdot b \cdot d$ $As_{req} = 0.192\ in^2$ $As_{provided} = 0.196\ in^2$ **OK**

9.5ft Net Backfill, 8" wall, rebar at inside face option

fndn_height := 10·ft

Fndn_thick := 8·in

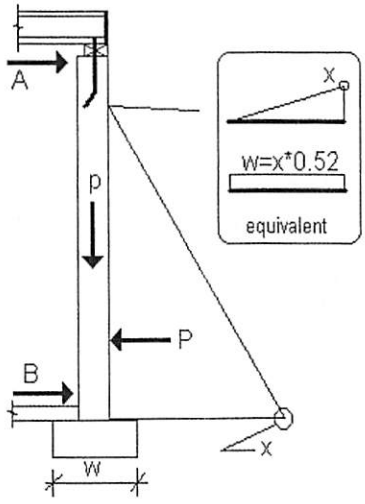
$f_c := 2500 \cdot psi$

$f_y := 60000 \cdot psi$

$\phi := 0.9$

backfill := 9.5·ft

pressure := 40·pcf



b := 12·in Section width

cover := 1.75·in cover (tension side)

horz := 0.5·in #4 horizontal bars

$bar_{dia} := 0.625 \cdot in$ #5 vertical bars

spacing := 18·in bar spacing

$As_{provided} = 0.205\ in^2$

section depth d = 5.438 in

$P := \frac{backfill^2}{2} \cdot pressure$ $P = 1805 \frac{lbf}{ft}$ $A := P \cdot \frac{backfill}{3 \cdot fndn_height}$ A = 572 plf

B := P − A B = 1233 plf x := backfill·pressure x = 380 psf

$M := x \cdot 0.52 \cdot ft \cdot \frac{fndn_height^2}{8}$ M = 2470 lbf·ft $M_u := M \cdot 1.7$

$R_n := \frac{M_u}{\phi \cdot b \cdot d^2}$ $R_n = 157.8\ psi$ $\rho := \frac{0.85 \cdot f_c}{f_y} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot R_n}{0.85 \cdot f_c}}\right)$ ρ = 0.274 %

$As_{req} := \rho \cdot b \cdot d$ $As_{req} = 0.179\ in^2$ $As_{provided} = 0.205\ in^2$ **OK**

9.5ft Net Backfill, 8" wall, rebar at center section option

fndn_height := 10·ft

Fndn_thick := 8·in

cover := Fndn_thick·0.5 − 0.5·in cover (tension side) cover = 3.5 in

$bar_{dia} := 0.625 \cdot in$

spacing := 10·in

backfill := fndn_height − 6·in

$f_c := 2500 \cdot psi$ $As_{provided} = 0.368\ in^2$ Reinforcing area provided

$\phi := 0.9$ d = 3.688 in Depth of rebar in section (center)

$P := \frac{backfill^2}{2} \cdot pressure$ $P = 1805 \frac{lbf}{ft}$ $A := P \cdot \frac{backfill}{3 \cdot fndn_height}$ A = 572 plf

B := P − A B = 1233 plf x := backfill·pressure x = 380 psf

$M := x \cdot 0.52 \cdot ft \cdot \frac{fndn_height^2}{8}$ M = 2470 lbf·ft $M_u := M \cdot 1.7$

$R_n := \frac{M_u}{\phi \cdot b \cdot d^2}$ $R_n = 343.1\ psi$ $\rho := \frac{0.85 \cdot f_c}{f_y} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot R_n}{0.85 \cdot f_c}}\right)$ ρ = 0.627 %

$As_{req} := \rho \cdot b \cdot d$ $As_{req} = 0.278\ in^2$ $As_{provided} = 0.368\ in^2$ **OK**

10.5ft Net Backfill, 10" wall, rebar at inside face option

fndn_height := 11·ft

Fndn_thick := 10·in

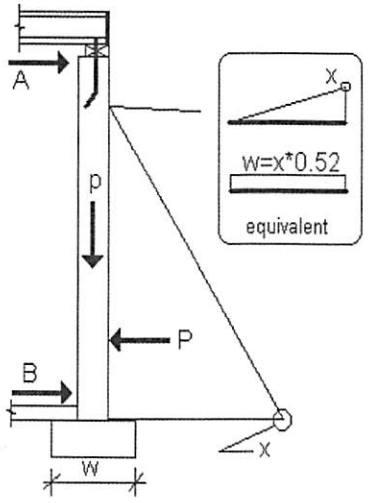
$f_c := 2500 \cdot psi$

$f_y := 60000 \cdot psi$

$\phi := 0.9$

backfill := 10.5·ft

pressure := 40·pcf



$b := 12 \cdot in$ Section width

$cover := 1.75 \cdot in$ cover (tension side)

$horz := 0.5 \cdot in$ #4 horizontal bars

$bar_{dia} := 0.625 \cdot in$ #5 vertical bars

spacing := 18·in bar spacing

$As_{provided} = 0.205\ in^2$

section depth $d = 7.438\ in$

$P := \frac{backfill^2}{2} \cdot pressure$ $P = 2205 \frac{lbf}{ft}$ $A := P \cdot \frac{backfill}{3 \cdot fndn_height}$ $A = 702\ plf$

$B := P - A$ $B = 1503\ plf$ $x := backfill \cdot pressure$ $x = 420\ psf$

$M := x \cdot 0.52 \cdot ft \cdot \frac{fndn_height^2}{8}$ $M = 3303\ lbf \cdot ft$ $M_u := M \cdot 1.7$

$R_n := \frac{M_u}{\phi \cdot b \cdot d^2}$ $R_n = 112.8\ psi$ $\rho := \frac{0.85 \cdot f_c}{f_y} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot R_n}{0.85 \cdot f_c}}\right)$ $\rho = 0.193\ \%$

$As_{req} := \rho \cdot b \cdot d$ $As_{req} = 0.172\ in^2$ $As_{provided} = 0.205\ in^2$ **OK**

10.5ft Net Backfill, 10" wall, rebar at center section option

fndn_height := 11·ft

Fndn_thick := 10·in

$cover := Fndn_thick \cdot 0.5 - 0.5 \cdot in$ cover (tension side) $cover = 4.5\ in$

$bar_{dia} := 0.625 \cdot in$

spacing := 12·in

backfill := fndn_height − 6·in

$f_c := 2500 \cdot psi$

$\phi := 0.9$

$As_{provided} = 0.307\ in^2$ Reinforcing area provided

$d = 4.688\ in$ Depth of rebar in section (center)

$P := \frac{backfill^2}{2} \cdot pressure$ $P = 2205 \frac{lbf}{ft}$ $A := P \cdot \frac{backfill}{3 \cdot fndn_height}$ $A = 702\ plf$

$B := P - A$ $B = 1503\ plf$ $x := backfill \cdot pressure$ $x = 420\ psf$

$M := x \cdot 0.52 \cdot ft \cdot \frac{fndn_height^2}{8}$ $M = 3303\ lbf \cdot ft$ $M_u := M \cdot 1.7$

$R_n := \frac{M_u}{\phi \cdot b \cdot d^2}$ $R_n = 284\ psi$ $\rho := \frac{0.85 \cdot f_c}{f_y} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot R_n}{0.85 \cdot f_c}}\right)$ $\rho = 0.51\ \%$

$As_{req} := \rho \cdot b \cdot d$ $As_{req} = 0.287\ in^2$ $As_{provided} = 0.307\ in^2$ **OK**

11.5ft Net Backfill, 10" wall, rebar at inside face option

fndn_height := 12·ft

Fndn_thick := 10·in

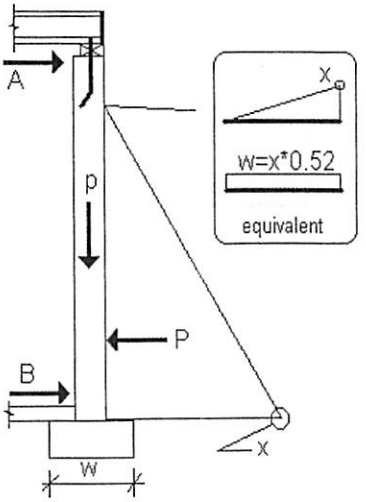
$f_c := 2500 \cdot psi$

$f_y := 60000 \cdot psi$

$\phi := 0.9$

backfill := 11.5·ft

pressure := 40·pcf



b := 12·in Section width

cover := 1.75·in cover (tension side)

horz := 0.5·in #4 horizontal bars

$bar_{dia} := 0.625 \cdot in$ #5 vertical bars

spacing := 12·in bar spacing

$As_{provided} = 0.307\ in^2$

section depth d = 7.438 in

$P := \frac{backfill^2}{2} \cdot pressure$ $P = 2645 \frac{lbf}{ft}$ $A := P \cdot \frac{backfill}{3 \cdot fndn_height}$ A = 845 plf

B := P − A B = 1800 plf x := backfill·pressure x = 460 psf

$M := x \cdot 0.52 \cdot ft \cdot \frac{fndn_height^2}{8}$ M = 4306 lbf·ft $M_u := M \cdot 1.7$

$R_n := \frac{M_u}{\phi \cdot b \cdot d^2}$ $R_n = 147\ psi$ $\rho := \frac{0.85 \cdot f_c}{f_y} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot R_n}{0.85 \cdot f_c}}\right)$ ρ = 0.254 %

$As_{req} := \rho \cdot b \cdot d$ $As_{req} = 0.227\ in^2$ $As_{provided} = 0.307\ in^2$ **OK**

11.5ft Net Backfill, 10" wall, rebar at center section option

fndn_height := 12·ft

Fndn_thick := 10·in

cover := Fndn_thick·0.5 − 0.5·in cover (tension side) cover = 4.5 in

$bar_{dia} := 0.625 \cdot in$

spacing := 8·in

backfill := fndn_height − 6·in

$f_c := 2500 \cdot psi$ $As_{provided} = 0.46\ in^2$ Reinforcing area provided

$\phi := 0.9$ d = 4.688 in Depth of rebar in section (center)

$P := \frac{backfill^2}{2} \cdot pressure$ $P = 2645 \frac{lbf}{ft}$ $A := P \cdot \frac{backfill}{3 \cdot fndn_height}$ A = 845 plf

B := P − A B = 1800 plf x := backfill·pressure x = 460 psf

$M := x \cdot 0.52 \cdot ft \cdot \frac{fndn_height^2}{8}$ M = 4306 lbf·ft $M_u := M \cdot 1.7$

$R_n := \frac{M_u}{\phi \cdot b \cdot d^2}$ $R_n = 370.1\ psi$ $\rho := \frac{0.85 \cdot f_c}{f_y} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot R_n}{0.85 \cdot f_c}}\right)$ ρ = 0.683 %

$As_{req} := \rho \cdot b \cdot d$ $As_{req} = 0.384\ in^2$ $As_{provided} = 0.46\ in^2$ **OK**

12.5ft Net Backfill, 10" wall, rebar at inside face option

fndn_height := 13·ft

Fndn_thick := 10·in

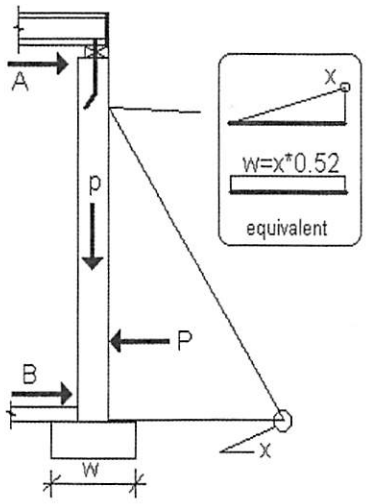
$f_c := 2500 \cdot psi$

$f_y := 60000 \cdot psi$

$\phi := 0.9$

backfill := 12.5·ft

pressure := 40·pcf



$b := 12 \cdot in$ Section width

$cover := 1.75 \cdot in$ cover (tension side)

$horz := 0.625 \cdot in$ #5 horizontal bars

$bar_{dia} := 0.75 \cdot in$ #6 vertical bars

spacing := 12·in bar spacing

$As_{provided} = 0.442\ in^2$

section depth $d = 7.25\ in$

$P := \frac{backfill^2}{2} \cdot pressure$ $P = 3125 \frac{lbf}{ft}$ $A := P \cdot \frac{backfill}{3 \cdot fndn_height}$ $A = 1002\ plf$

$B := P - A$ $B = 2123\ plf$ $x := backfill \cdot pressure$ $x = 500\ psf$

$M := x \cdot 0.52 \cdot ft \cdot \frac{fndn_height^2}{8}$ $M = 5492\ lbf \cdot ft$ $M_u := M \cdot 1.7$

$R_n := \frac{M_u}{\phi \cdot b \cdot d^2}$ $R_n = 197.4\ psi$ $\rho := \frac{0.85 \cdot f_c}{f_y} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot R_n}{0.85 \cdot f_c}}\right)$ $\rho = 0.346\ \%$

$As_{req} := \rho \cdot b \cdot d$ $As_{req} = 0.301\ in^2$ $As_{provided} = 0.442\ in^2$ **OK**

12.5ft Net Backfill, 10" wall, rebar at center section option

fndn_height := 13·ft

Fndn_thick := 10·in

$cover := Fndn_thick \cdot 0.5 - 0.5 \cdot in$ cover (tension side) $cover = 4.5\ in$

$bar_{dia} := 0.75 \cdot in$

spacing := 8·in

backfill := fndn_height − 6·in

$f_c := 2500 \cdot psi$ $As_{provided} = 0.663\ in^2$ Reinforcing area provided

$\phi := 0.9$ $d = 4.5\ in$ Depth of rebar in section (center)

$P := \frac{backfill^2}{2} \cdot pressure$ $P = 3125 \frac{lbf}{ft}$ $A := P \cdot \frac{backfill}{3 \cdot fndn_height}$ $A = 1002\ plf$

$B := P - A$ $B = 2123\ plf$ $x := backfill \cdot pressure$ $x = 500\ psf$

$M := x \cdot 0.52 \cdot ft \cdot \frac{fndn_height^2}{8}$ $M = 5492\ lbf \cdot ft$ $M_u := M \cdot 1.7$

$R_n := \frac{M_u}{\phi \cdot b \cdot d^2}$ $R_n = 512.3\ psi$ $\rho := \frac{0.85 \cdot f_c}{f_y} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot R_n}{0.85 \cdot f_c}}\right)$ $\rho = 0.993\ \%$

$As_{req} := \rho \cdot b \cdot d$ $As_{req} = 0.536\ in^2$ $As_{provided} = 0.663\ in^2$ **OK**

13.5ft Net Backfill, 12" wall, rebar at inside face option

fndn_height := 14·ft

Fndn_thick := 12·in

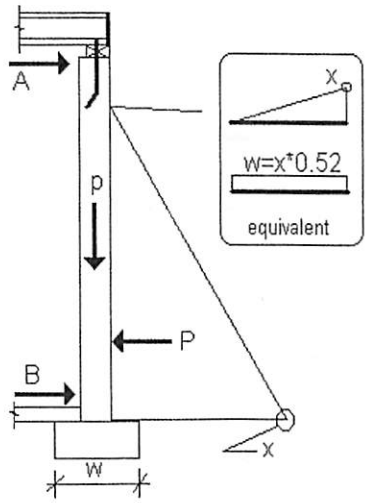
$f_c := 2500 \cdot psi$

$f_y := 60000 \cdot psi$

$\phi := 0.9$

backfill := 13.5·ft

pressure := 40·pcf



b := 12·in Section width

cover := 1.75·in cover (tension side)

horz := 0.625·in #5 horizontal bars

$bar_{dia} := 0.75 \cdot in$ #6 vertical bars

spacing := 12·in bar spacing

$As_{provided} = 0.442\ in^2$

section depth d = 9.25 in

$P := \frac{backfill^2}{2} \cdot pressure$ $P = 3645 \frac{lbf}{ft}$ $A := P \cdot \frac{backfill}{3 \cdot fndn_height}$ $A = 1172\ plf$

$B := P - A$ $B = 2473\ plf$ $x := backfill \cdot pressure$ $x = 540\ psf$

$M := x \cdot 0.52 \cdot ft \cdot \frac{fndn_height^2}{8}$ $M = 6880\ lbf \cdot ft$ $M_u := M \cdot 1.7$

$R_n := \frac{M_u}{\phi \cdot b \cdot d^2}$ $R_n = 151.9\ psi$ $\rho := \frac{0.85 \cdot f_c}{f_y} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot R_n}{0.85 \cdot f_c}}\right)$ $\rho = 0.263\ \%$

$As_{req} := \rho \cdot b \cdot d$ $As_{req} = 0.292\ in^2$ $As_{provided} = 0.442\ in^2$ **OK**

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Title :
Engineer:
Project Desc.:

Project Notes :

Job #

Printed: 26 JAN 2012, 4:42PM

Cantilevered Retaining Wall

ENERCALC, INC. 1983-2011, Build:6.12.01.12, Ver:6.11.12.31

Lic. # : KW-06009078 — Licensee : Canyons Structural Inc

Description : 2' wall

Criteria

Retained Height	=	2.50 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	0.00 : 1
Height of Soil over Toe	=	6.00 in
Water height over heel	=	0.0 ft

Vertical component of active Lateral soil pressure options:
NOT USED for Soil Pressure.
NOT USED for Sliding Resistance.
NOT USED for Overturning Resistance.

Soil Data

Allow Soil Bearing	=	1,500.0 psf
Equivalent Fluid Pressure Method		
Heel Active Pressure	=	45.0 psf/ft
Toe Active Pressure	=	30.0 psf/ft
Passive Pressure	=	320.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Friction Coeff btwn Ftg & Soil	=	0.400
Soil height to ignore for passive pressure	=	12.00 in

Calculations per ACI 318-08, ACI 530-08, IBC 2009, CBC 2010, ASCE 7-05

Design Summary

Wall Stability Ratios

Overturning	=	3.00 OK
Sliding	=	1.82 OK
(Vertical Component NOT Used)		
Total Bearing Load	=	703 lbs
...resultant ecc.	=	2.94 in
Soil Pressure @ Toe	=	609 psf OK
Soil Pressure @ Heel	=	93 psf OK
Allowable	=	1,500 psf
Soil Pressure Less Than Allowable		
ACI Factored @ Toe	=	731 psf
ACI Factored @ Heel	=	112 psf
Footing Shear @ Toe	=	0.8 psi OK
Footing Shear @ Heel	=	4.4 psi OK
Allowable	=	75.0 psi

Sliding Calcs (Vertical Component NOT Used)

Lateral Sliding Force	=	223.3 lbs
less 100% Passive Force	= -	124.4 lbs
less 100% Friction Force	= -	280.0 lbs
Added Force Req'd	=	0.0 lbs OK
....for 1.5 : 1 Stability	=	0.0 lbs OK

Load Factors

Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.600
Seismic, E	1.000

Stem Construction

		Top Stem	2nd
		Stem OK	Bar Lap/Emb
Design Height Above Ftg	ft =	3.00	0.00
Wall Material Above "Ht"	=	Concrete	Concrete
Thickness	in =	6.00	6.00
Rebar Size	=	# 4	# 4
Rebar Spacing	in =	18.00	18.00
Rebar Placed at	=	Edge	Edge
Design Data			
fb/FB + fa/Fa	=	0.000	0.076
Total Force @ Section	lbs =	0.0	219.0
Moment....Actual	ft-l =	0.0	186.5
Moment.....Allowable	ft-l =	2,455.6	2,455.6
Shear.....Actual	psi =	0.0	4.3
Shear.....Allowable	psi =	75.0	75.0
Wall Weight	psf =	75.0	75.0
Rebar Depth 'd'	in =	4.25	4.25
Lap splice if above	in =	18.72	18.72
Lap splice if below	in =	18.72	5.04
Hook embed into footing	in =	18.72	5.04
Concrete Data			
f'c	psi =	2,500.0	2,500.0
Fy	psi =	60,000.0	60,000.0

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Title :
Engineer:
Project Desc.:

Project Notes :

Job #

Printed: 26 JAN 2012, 4:42PM

Cantilevered Retaining Wall

ENERCALC, INC. 1983-2011, Build:6.12.01.12, Ver:6.11.12.31

Lic. # : KW-06009078 — Licensee : Canyons Structural Inc

Description : 2' wall

Footing Dimensions & Strengths

Toe Width	=	0.67 ft
Heel Width	=	1.33
Total Footing Width	=	2.00
Footing Thickness	=	10.00 in
Key Width	=	0.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.00 ft

f'c = 2,500 psi Fy = 60,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel
Factored Pressure	=	731	112 psf
Mu' : Upward	=	149	0 ft-lb
Mu' : Downward	=	48	165 ft-lb
Mu: Design	=	100	165 ft-lb
Actual 1-Way Shear	=	0.78	4.43 psi
Allow 1-Way Shear	=	75.00	75.00 psi

Toe Reinforcing = # 4 @ 18.00 in
Heel Reinforcing = # 4 @ 18.00 in
Key Reinforcing = None Spec'd

Other Acceptable Sizes & Spacings

Toe: Not req'd, Mu < S * Fr
Heel: Not req'd, Mu < S * Fr
Key: No key defined

Summary of Overturning & Resisting Forces & Moments

Item		.....OVERTURNING..... Force lbs	Distance ft	Moment ft-lb		.....RESISTING..... Force lbs	Distance ft	Moment ft-lb
Heel Active Pressure	=	250.0	1.11	277.8	Soil Over Heel	= 228.3	1.59	361.8
Surcharge over Heel	=				Sloped Soil Over Heel	=		
Toe Active Pressure	=	-26.7	0.44	-11.9	Surcharge Over Heel	=		
Surcharge Over Toe	=				Adjacent Footing Load	=		
Adjacent Footing Load	=				Axial Dead Load on Stem	=		
Added Lateral Load	=				* Axial Live Load on Stem	=		
Load @ Stem Above Soil	=				Soil Over Toe	= 36.9	0.34	12.3
					Surcharge Over Toe	=		
					Stem Weight(s)	= 187.5	0.92	172.5
					Earth @ Stem Transitions	=		
					Footing Weight	= 250.0	1.00	250.0
					Key Weight	=		
					Vert. Component	=		
Total	=	223.3	O.T.M. =	265.9	Total	= 702.6 lbs	R.M. =	796.6

Resisting/Overturning Ratio = 3.00
Vertical Loads used for Soil Pressure = 702.6 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

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Title :
Engineer:
Project Desc.:

Project Notes :

Job #

Printed: 26 JAN 2012, 4:42PM

Cantilevered Retaining Wall

ENERCALC, INC. 1983-2011, Build:6.12.01.12, Ver:6.11.12.31

Lic. # : KW-06009078 — Licensee : Canyons Structural Inc

Description : 4' wall

Criteria

Retained Height	=	5.50 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	0.00 : 1
Height of Soil over Toe	=	18.00 in
Water height over heel	=	0.0 ft

Vertical component of active Lateral soil pressure options:
NOT USED for Soil Pressure.
NOT USED for Sliding Resistance.
NOT USED for Overturning Resistance.

Soil Data

Allow Soil Bearing	=	1,500.0 psf
Equivalent Fluid Pressure Method		
Heel Active Pressure	=	45.0 psf/ft
Toe Active Pressure	=	30.0 psf/ft
Passive Pressure	=	320.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Friction Coeff btwn Ftg & Soil	=	0.400
Soil height to ignore for passive pressure	=	12.00 in

Calculations per ACI 318-08, ACI 530-08, IBC 2009, CBC 2010, ASCE 7-05

Design Summary

Wall Stability Ratios

Overturning	=	1.96 OK
Sliding	=	1.94 OK
(Vertical Component NOT Used)		
Total Bearing Load	=	2,050 lbs
...resultant ecc.	=	8.41 in
Soil Pressure @ Toe	=	1,480 psf OK
Soil Pressure @ Heel	=	0 psf OK
Allowable	=	1,500 psf
Soil Pressure Less Than Allowable		
ACI Factored @ Toe	=	1,776 psf
ACI Factored @ Heel	=	0 psf
Footing Shear @ Toe	=	6.1 psi OK
Footing Shear @ Heel	=	10.6 psi OK
Allowable	=	75.0 psi

Sliding Calcs (Vertical Component NOT Used)

Lateral Sliding Force	=	856.9 lbs
less 100% Passive Force	= -	840.0 lbs
less 100% Friction Force	= -	820.2 lbs
Added Force Req'd	=	0.0 lbs OK
....for 1.5 : 1 Stability	=	0.0 lbs OK

Load Factors

Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.600
Seismic, E	1.000

Stem Construction

		Top Stem	2nd
		Stem OK	Stem OK
Design Height Above Ftg	ft =	6.00	0.00
Wall Material Above "Ht"	=	Concrete	Concrete
Thickness	in =	8.00	8.00
Rebar Size	=	# 4	# 4
Rebar Spacing	in =	18.00	18.00
Rebar Placed at	=	Edge	Edge
Design Data			
fb/FB + fa/Fa	=	0.000	0.539
Total Force @ Section	lbs =	0.0	1,035.0
Moment....Actual	ft-l =	0.0	1,969.5
Moment.....Allowable	ft-l =	3,655.6	3,655.6
Shear.....Actual	psi =	0.0	13.8
Shear.....Allowable	psi =	75.0	75.0
Wall Weight	psf =	100.0	100.0
Rebar Depth 'd'	in =	6.25	6.25
Lap splice if above	in =	18.72	18.72
Lap splice if below	in =	18.72	8.40
Hook embed into footing	in =	18.72	8.40
Concrete Data			
f'c	psi =	2,500.0	2,500.0
Fy	psi =	60,000.0	60,000.0

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Title Block Line 6

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Project Desc.:

Project Notes :

Job #

Printed: 26 JAN 2012, 4:42PM

Cantilevered Retaining Wall

ENERCALC, INC. 1983-2011, Build:6.12.01.12, Ver:6.11.12.31

Lic. # : KW-06009078 — Licensee : Canyons Structural Inc

Description : 4' wall

Footing Dimensions & Strengths

Toe Width	=	1.25 ft
Heel Width	=	2.00
Total Footing Width	=	3.25
Footing Thickness	=	12.00 in
Key Width	=	0.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.00 ft

f'c = 2,500 psi Fy = 60,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel
Factored Pressure	=	1,776	0 psf
Mu' : Upward	=	1,179	0 ft-lb
Mu' : Downward	=	295	805 ft-lb
Mu: Design	=	883	805 ft-lb
Actual 1-Way Shear	=	6.15	10.60 psi
Allow 1-Way Shear	=	75.00	75.00 psi

Toe Reinforcing = # 4 @ 18.00 in
Heel Reinforcing = # 4 @ 18.00 in
Key Reinforcing = None Spec'd

Other Acceptable Sizes & Spacings

Toe: Not req'd, Mu < S * Fr
Heel: Not req'd, Mu < S * Fr
Key: No key defined

Summary of Overturning & Resisting Forces & Moments

		.....OVERTURNING..... Force lbs	Distance ft	Moment ft-lb			.....RESISTING..... Force lbs	Distance ft	Moment ft-lb
Heel Active Pressure	=	950.6	2.17	2,059.7	Soil Over Heel	=	806.7	2.58	2,083.9
Surcharge over Heel	=				Sloped Soil Over Heel	=			
Toe Active Pressure	=	-93.8	0.83	-78.1	Surcharge Over Heel	=			
Surcharge Over Toe	=				Adjacent Footing Load	=			
Adjacent Footing Load	=				Axial Dead Load on Stem	=			
Added Lateral Load	=				* Axial Live Load on Stem	=			
Load @ Stem Above Soil	=				Soil Over Toe	=	206.3	0.63	128.9
					Surcharge Over Toe	=			
					Stem Weight(s)	=	550.0	1.58	870.8
					Earth @ Stem Transitions	=			
Total	=	856.9	**O.T.M.** =	1,981.6	Footing Weight	=	487.5	1.63	792.2
					Key Weight	=			
					Vert. Component	=			
					Total =		2,050.4 lbs	**R.M.** =	3,875.8

Resisting/Overturning Ratio = **1.96**
Vertical Loads used for Soil Pressure = 2,050.4 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

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Title Block Line 6

Title :
Engineer:
Project Desc.:

Project Notes :

Job #

Printed: 26 JAN 2012, 4:42PM

Cantilevered Retaining Wall

ENERCALC, INC. 1983-2011, Build:6.12.01.12, Ver:6.11.12.31

Lic. # : KW-06009078 — Licensee : Canyons Structural Inc.

Description : 6' wall

Criteria

Retained Height	=	7.50 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	0.00 : 1
Height of Soil over Toe	=	18.00 in
Water height over heel	=	0.0 ft

Vertical component of active Lateral soil pressure options:
NOT USED for Soil Pressure.
NOT USED for Sliding Resistance.
NOT USED for Overturning Resistance.

Soil Data

Allow Soil Bearing	=	1,500.0 psf
Equivalent Fluid Pressure Method		
Heel Active Pressure	=	45.0 psf/ft
Toe Active Pressure	=	30.0 psf/ft
Passive Pressure	=	320.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Friction Coeff btwn Ftg & Soil	=	0.400
Soil height to ignore for passive pressure	=	12.00 in

Calculations per ACI 318-08, ACI 530-08, IBC 2009, CBC 2010, ASCE 7-05

Design Summary

Wall Stability Ratios

Overturning	=	2.05 OK
Sliding	=	1.44 Ratio < 1.5!
(Vertical Component NOT Used)		
Total Bearing Load	=	3,433 lbs
...resultant ecc.	=	10.39 in
Soil Pressure @ Toe	=	1,654 psf NG
Soil Pressure @ Heel	=	0 psf OK
Allowable	=	1,500 psf
Soil Pressure Exceeds Allowable!		
ACI Factored @ Toe	=	1,984 psf
ACI Factored @ Heel	=	0 psf
Footing Shear @ Toe	=	13.2 psi OK
Footing Shear @ Heel	=	21.4 psi OK
Allowable	=	75.0 psi

Sliding Calcs (Vertical Component NOT Used)

Lateral Sliding Force	=	1,531.9 lbs
less 100% Passive Force	= -	840.0 lbs
less 100% Friction Force	= -	1,378.0 lbs
Added Force Req'd	=	0.0 lbs OK
....for 1.5 : 1 Stability	=	84.8 lbs NG

Load Factors

Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.600
Seismic, E	1.000

Stem Construction

		Top Stem	2nd
		Stem OK	Bar Lap/Emb
Design Height Above Ftg	ft =	8.00	0.00
Wall Material Above "Ht"	=	Concrete	Concrete
Thickness	in =	8.00	8.00
Rebar Size	=	# 5	# 5
Rebar Spacing	in =	14.00	14.00
Rebar Placed at	=	Edge	Edge
Design Data			
fb/FB + fa/Fa	=	0.000	0.717
Total Force @ Section	lbs =	0.0	1,971.0
Moment....Actual	ft-l =	0.0	5,035.5
Moment.....Allowable	ft-l =	7,023.6	7,023.6
Shear.....Actual	psi =	0.0	26.5
Shear.....Allowable	psi =	75.0	75.0
Wall Weight	psf =	100.0	100.0
Rebar Depth 'd'	in =	6.19	6.19
Lap splice if above	in =	23.40	23.40
Lap splice if below	in =	23.40	10.50
Hook embed into footing	in =	23.40	10.50
Concrete Data			
f'c	psi =	2,500.0	2,500.0
Fy	psi =	60,000.0	60,000.0

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Title Block Line 6

Title :
Engineer:
Project Desc.:

Project Notes :

Job #

Printed: 26 JAN 2012, 4:42PM

Cantilevered Retaining Wall

ENERCALC, INC. 1983-2011, Build:6.12.01.12, Ver:6.11.12.31

Lic. # : KW-06009078 — Licensee : Canyons Structural Inc

Description : 6' wall

Footing Dimensions & Strengths

Toe Width	=	1.75 ft
Heel Width	=	2.75
Total Footing Width	=	4.50
Footing Thickness	=	12.00 in
Key Width	=	0.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.00 ft

f'c = 2,500 psi Fy = 60,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel
Factored Pressure	=	1,984	0 psf
Mu' : Upward	=	2,612	0 ft-lb
Mu' : Downward	=	579	2,539 ft-lb
Mu: Design	=	2,033	2,539 ft-lb
Actual 1-Way Shear	=	13.19	21.38 psi
Allow 1-Way Shear	=	75.00	75.00 psi

Toe Reinforcing = # 5 @ 14.00 in
Heel Reinforcing = # 5 @ 14.00 in
Key Reinforcing = None Spec'd

Other Acceptable Sizes & Spacings
Toe: Not req'd, Mu < S * Fr
Heel: Not req'd, Mu < S * Fr
Key: No key defined

Summary of Overturning & Resisting Forces & Moments

Item		.....OVERTURNING..... Force lbs	Distance ft	Moment ft-lb		.....RESISTING..... Force lbs	Distance ft	Moment ft-lb
Heel Active Pressure	=	1,625.6	2.83	4,605.9	Soil Over Heel	= 1,718.8	3.46	5,944.0
Surcharge over Heel	=				Sloped Soil Over Heel	=		
Toe Active Pressure	=	-93.8	0.83	-78.1	Surcharge Over Heel	=		
Surcharge Over Toe	=				Adjacent Footing Load	=		
Adjacent Footing Load	=				Axial Dead Load on Stem	=		
Added Lateral Load	=				* Axial Live Load on Stem	=		
Load @ Stem Above Soil	=				Soil Over Toe	= 288.8	0.88	252.7
					Surcharge Over Toe	=		
					Stem Weight(s)	= 750.0	2.08	1,562.5
					Earth @ Stem Transitions	=		
Total	=	1,531.9	**O.T.M.** =	4,527.8	Footing Weight	= 675.0	2.25	1,518.8
					Key Weight	=		
					Vert. Component	=		
					Total	= 3,432.5 lbs	**R.M.** =	9,277.9

Resisting/Overturning Ratio = **2.05**
Vertical Loads used for Soil Pressure = 3,432.5 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

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Title Block Line 6

Title :
Engineer:
Project Desc.:

Project Notes :

Job #

Printed: 26 JAN 2012, 4:42PM

Cantilevered Retaining Wall

ENERCALC, INC. 1983-2011, Build:6.12.01.12, Ver:6.11.12.31

Lic. # : KW-06009078 — Licensee : Canyons Structural Inc

Description : 8' wall

Calculations per ACI 318-08, ACI 530-08, IBC 2009, CBC 2010, ASCE 7-05

Criteria

Retained Height	=	9.50 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	0.00 : 1
Height of Soil over Toe	=	18.00 in
Water height over heel	=	0.0 ft

Vertical component of active Lateral soil pressure options:
NOT USED for Soil Pressure.
NOT USED for Sliding Resistance.
NOT USED for Overturning Resistance.

Soil Data

Allow Soil Bearing	=	1,500.0 psf
Equivalent Fluid Pressure Method		
Heel Active Pressure	=	45.0 psf/ft
Toe Active Pressure	=	30.0 psf/ft
Passive Pressure	=	320.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Friction Coeff btwn Ftg & Soil	=	0.400
Soil height to ignore for passive pressure	=	12.00 in

Design Summary

Wall Stability Ratios

Overturning	=	2.38 OK
Sliding	=	1.31 Ratio < 1.5!
(Vertical Component NOT Used)		
Total Bearing Load	=	5,727 lbs
...resultant ecc.	=	11.04 in
Soil Pressure @ Toe	=	1,833 psf NG
Soil Pressure @ Heel	=	76 psf OK
Allowable	=	1,500 psf
Soil Pressure Exceeds Allowable!		
ACI Factored @ Toe	=	2,199 psf
ACI Factored @ Heel	=	92 psf
Footing Shear @ Toe	=	19.4 psi OK
Footing Shear @ Heel	=	39.8 psi OK
Allowable	=	75.0 psi

Sliding Calcs (Vertical Component NOT Used)

Lateral Sliding Force	=	2,386.9 lbs
less 100% Passive Force	= -	840.0 lbs
less 100% Friction Force	= -	2,290.0 lbs
Added Force Req'd	=	0.0 lbs OK
....for 1.5 : 1 Stability	=	449.6 lbs NG

Load Factors

Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.600
Seismic, E	1.000

Stem Construction

		Top Stem	2nd
		Stem OK	Bar Lap/Emb
Design Height Above Ftg	ft =	10.00	0.00
Wall Material Above "Ht"	=	Concrete	Concrete
Thickness	in =	10.00	10.00
Rebar Size	=	# 6	# 5
Rebar Spacing	in =	10.00	10.00
Rebar Placed at	=	Edge	Edge
Design Data			
fb/FB + fa/Fa	=	0.000	0.791
Total Force @ Section	lbs =	0.0	3,195.0
Moment....Actual	ft-l =	0.0	10,261.5
Moment.....Allowable	ft-l =	16,636.7	12,971.1
Shear.....Actual	psi =	0.0	32.5
Shear.....Allowable	psi =	75.0	75.0
Wall Weight	psf =	125.0	125.0
Rebar Depth 'd'	in =	7.63	8.19
Lap splice if above	in =	28.08	23.40
Lap splice if below	in =	28.08	10.50
Hook embed into footing	in =	28.08	10.50
Concrete Data			
f'c	psi =	2,500.0	2,500.0
Fy	psi =	60,000.0	60,000.0

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Title Block Line 6

Title :
Engineer:
Project Desc.:

Project Notes :

Job #

Printed: 26 JAN 2012, 4:42PM

Cantilevered Retaining Wall

ENERCALC, INC. 1983-2011, Build:6.12.01.12, Ver:6.11.12.31

Lic. # : KW-06009078 — Licensee : Canyons Structural Inc

Description : 8' wall

Footing Dimensions & Strengths

Toe Width	=	2.00 ft
Heel Width	=	4.00
Total Footing Width	=	6.00
Footing Thickness	=	12.00 in
Key Width	=	0.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.00 ft

f'c = 2,500 psi Fy = 60,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel
Factored Pressure	=	2,199	92 psf
Mu' : Upward	=	3,930	0 ft-lb
Mu' : Downward	=	756	7,190 ft-lb
Mu: Design	=	3,174	7,190 ft-lb
Actual 1-Way Shear	=	19.35	39.83 psi
Allow 1-Way Shear	=	75.00	75.00 psi

Toe Reinforcing = # 6 @ 10.00 in
Heel Reinforcing = # 6 @ 10.00 in
Key Reinforcing = None Spec'd

Other Acceptable Sizes & Spacings

Toe: #4@ 13.25 in, #5@ 20.50 in, #6@ 29.00 in, #7@ 39.25 in, #8@ 48.25 in, #9@ 4
Heel: #4@ 10.75 in, #5@ 16.50 in, #6@ 23.25 in, #7@ 31.75 in, #8@ 41.50 in, #9@ 4
Key: No key defined

Summary of Overturning & Resisting Forces & Moments

		.....OVERTURNING..... Force lbs	Distance ft	Moment ft-lb			.....RESISTING..... Force lbs	Distance ft	Moment ft-lb
Heel Active Pressure	=	2,480.6	3.50	8,682.2	Soil Over Heel	=	3,309.2	4.42	14,615.5
Surcharge over Heel	=				Sloped Soil Over Heel	=			
Toe Active Pressure	=	-93.8	0.83	-78.1	Surcharge Over Heel	=			
Surcharge Over Toe	=				Adjacent Footing Load	=			
Adjacent Footing Load	=				Axial Dead Load on Stem	=			
Added Lateral Load	=				* Axial Live Load on Stem	=			
Load @ Stem Above Soil	=				Soil Over Toe	=	330.0	1.00	330.0
					Surcharge Over Toe	=			
					Stem Weight(s)	=	1,187.5	2.42	2,869.8
					Earth @ Stem Transitions	=			
Total	=	2,386.9	O.T.M. =	8,604.1	Footing Weight	=	900.0	3.00	2,700.0
					Key Weight	=			
					Vert. Component	=			
					Total	=	5,726.7 lbs	R.M. =	20,515.3

Resisting/Overturning Ratio = 2.38
Vertical Loads used for Soil Pressure = 5,726.7 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

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Job #

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Cantilevered Retaining Wall

ENERCALC, INC. 1983-2011, Build:6.12.01.12, Ver:6.11.12.31

Lic. # : KW-06009078 — Licensee : Canyons Structural Inc

Description : 10' wall

Criteria

Retained Height	=	11.50 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	0.00 : 1
Height of Soil over Toe	=	18.00 in
Water height over heel	=	0.0 ft

Vertical component of active Lateral soil pressure options:
NOT USED for Soil Pressure.
NOT USED for Sliding Resistance.
NOT USED for Overturning Resistance.

Soil Data

Allow Soil Bearing	=	1,500.0 psf
Equivalent Fluid Pressure Method		
Heel Active Pressure	=	45.0 psf/ft
Toe Active Pressure	=	30.0 psf/ft
Passive Pressure	=	320.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Friction Coeff btwn Ftg & Soil	=	0.400
Soil height to ignore for passive pressure	=	12.00 in

Calculations per ACI 318-08, ACI 530-08, IBC 2009, CBC 2010, ASCE 7-05

Design Summary

Wall Stability Ratios

Overturning	=	2.73 OK
Sliding	=	1.23 Ratio < 1.5!
(Vertical Component NOT Used)		
Total Bearing Load	=	8,401 lbs
...resultant ecc.	=	10.42 in
Soil Pressure @ Toe	=	1,813 psf NG
Soil Pressure @ Heel	=	355 psf OK
Allowable	=	1,500 psf
Soil Pressure Exceeds Allowable!		
ACI Factored @ Toe	=	2,175 psf
ACI Factored @ Heel	=	426 psf
Footing Shear @ Toe	=	30.0 psi OK
Footing Shear @ Heel	=	59.6 psi OK
Allowable	=	75.0 psi

Sliding Calcs (Vertical Component NOT Used)

Lateral Sliding Force	=	3,421.9 lbs
less 100% Passive Force	= -	840.0 lbs
less 100% Friction Force	= -	3,360.6 lbs
Added Force Req'd	=	0.0 lbs OK
....for 1.5 : 1 Stability	=	932.3 lbs NG

Load Factors

Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.600
Seismic, E	1.000

Stem Construction

		Top Stem	2nd
		Stem OK	Bar Lap/Emb
Design Height Above Ftg	ft =	12.00	0.00
Wall Material Above "Ht"	=	Concrete	Concrete
Thickness	in =	12.00	12.00
Rebar Size	=	# 6	# 6
Rebar Spacing	in =	8.00	8.00
Rebar Placed at	=	Edge	Edge
Design Data			
fb/FB + fa/Fa	=	0.000	0.694
Total Force @ Section	lbs =	0.0	4,707.0
Moment....Actual	ft-l =	0.0	18,223.5
Moment.....Allowable	ft-l =	26,273.2	26,273.2
Shear.....Actual	psi =	0.0	40.8
Shear.....Allowable	psi =	75.0	75.0
Wall Weight	psf =	150.0	150.0
Rebar Depth 'd'	in =	9.63	9.63
Lap splice if above	in =	28.08	28.08
Lap splice if below	in =	28.08	7.56
Hook embed into footing	in =	28.08	7.56
Concrete Data			
f'c	psi =	2,500.0	2,500.0
Fy	psi =	60,000.0	60,000.0

Cantilevered Retaining Wall

ENERCALC, INC. 1983-2011, Build:6.12.01.12, Ver:6.11.12.31

Description : 10' wall

Footing Dimensions & Strengths

Toe Width	=	2.75 ft
Heel Width	=	5.00
Total Footing Width	=	7.75
Footing Thickness	=	12.00 in
Key Width	=	0.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.00 ft

f'c = 2,500 psi Fy = 60,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel
Factored Pressure	=	2,175	426 psf
Mu' : Upward	=	7,443	0 ft-lb
Mu' : Downward	=	1,429	13,584 ft-lb
Mu: Design	=	6,014	13,584 ft-lb
Actual 1-Way Shear	=	30.04	59.58 psi
Allow 1-Way Shear	=	75.00	75.00 psi
Toe Reinforcing	=	# 6 @ 8.00 in	
Heel Reinforcing	=	# 6 @ 8.00 in	
Key Reinforcing	=	None Spec'd	

Other Acceptable Sizes & Spacings

Toe: #4@ 11.25 in, #5@ 17.50 in, #6@ 24.75 in, #7@ 33.75 in, #8@ 44.50 in, #9@ 4
Heel: #4@ 6.50 in, #5@ 10.00 in, #6@ 14.00 in, #7@ 19.00 in, #8@ 25.00 in, #9@ 31
Key: No key defined

Summary of Overturning & Resisting Forces & Moments

		.....OVERTURNING..... Force lbs	Distance ft	Moment ft-lb			.....RESISTING..... Force lbs	Distance ft	Moment ft-lb
Heel Active Pressure	=	3,515.6	4.17	14,648.4	Soil Over Heel	=	5,060.0	5.75	29,095.0
Surcharge over Heel	=				Sloped Soil Over Heel	=			
Toe Active Pressure	=	-93.8	0.83	-78.1	Surcharge Over Heel	=			
Surcharge Over Toe	=				Adjacent Footing Load	=			
Adjacent Footing Load	=				Axial Dead Load on Stem	=			
Added Lateral Load	=				* Axial Live Load on Stem	=			
Load @ Stem Above Soil	=				Soil Over Toe	=	453.8	1.38	623.9
					Surcharge Over Toe	=			
					Stem Weight(s)	=	1,725.0	3.25	5,606.3
					Earth @ Stem Transitions	=			
Total	=	3,421.9	**O.T.M.** =	14,570.3	Footing Weight	=	1,162.5	3.88	4,504.7
					Key Weight	=			
					Vert. Component	=			
					Total =		8,401.3 lbs	**R.M.** =	39,829.8

Resisting/Overturning Ratio = **2.73**
Vertical Loads used for Soil Pressure = 8,401.3 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

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Title :
Engineer:
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Job #

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Cantilevered Retaining Wall

ENERCALC, INC. 1983-2011, Build:6.12.01.12, Ver:6.11.12.31

Lic. # : KW-06009078 — Licensee : Canyons Structural Inc

Description : 12' wall

Criteria

Retained Height	=	13.50 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	0.00 : 1
Height of Soil over Toe	=	18.00 in
Water height over heel	=	0.0 ft

Vertical component of active Lateral soil pressure options:
NOT USED for Soil Pressure.
NOT USED for Sliding Resistance.
NOT USED for Overturning Resistance.

Soil Data

Allow Soil Bearing	=	1,500.0 psf
Equivalent Fluid Pressure Method		
Heel Active Pressure	=	45.0 psf/ft
Toe Active Pressure	=	30.0 psf/ft
Passive Pressure	=	320.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Friction Coeff btwn Ftg & Soil	=	0.400
Soil height to ignore for passive pressure	=	12.00 in

Calculations per ACI 318-08, ACI 530-08, IBC 2009, CBC 2010, ASCE 7-05

Design Summary

Wall Stability Ratios

Overturning	=	3.23 OK
Sliding	=	1.18 Ratio < 1.5!
(Vertical Component NOT Used)		
Total Bearing Load	=	11,610 lbs
...resultant ecc.	=	7.46 in
Soil Pressure @ Toe	=	1,594 psf NG
Soil Pressure @ Heel	=	728 psf OK
Allowable	=	1,500 psf
Soil Pressure Exceeds Allowable!		
ACI Factored @ Toe	=	1,913 psf
ACI Factored @ Heel	=	874 psf
Footing Shear @ Toe	=	41.9 psi OK
Footing Shear @ Heel	=	86.1 psi NG
Allowable	=	75.0 psi

Sliding Calcs (Vertical Component NOT Used)

Lateral Sliding Force	=	4,636.9 lbs
less 100% Passive Force	= -	840.0 lbs
less 100% Friction Force	= -	4,640.0 lbs
Added Force Req'd	=	0.0 lbs OK
....for 1.5 : 1 Stability	=	1,471.3 lbs NG

Load Factors

Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.600
Seismic, E	1.000

Stem Construction

		Top Stem	2nd
		Stem OK	Bar Lap/Emb
Design Height Above Ftg	ft =	14.00	0.00
Wall Material Above "Ht"	=	Concrete	Concrete
Thickness	in =	12.00	12.00
Rebar Size	=	# 8	# 8
Rebar Spacing	in =	10.00	10.00
Rebar Placed at	=	Edge	Edge
Design Data			
fb/FB + fa/Fa	=	0.000	0.825
Total Force @ Section	lbs =	0.0	6,507.0
Moment....Actual	ft-l =	0.0	29,497.5
Moment.....Allowable	ft-l =	35,754.9	35,754.9
Shear.....Actual	psi =	0.0	57.1
Shear.....Allowable	psi =	75.0	75.0
Wall Weight	psf =	150.0	150.0
Rebar Depth 'd'	in =	9.50	9.50
Lap splice if above	in =	47.04	47.04
Lap splice if below	in =	47.04	16.80
Hook embed into footing	in =	47.04	16.80
Concrete Data			
f'c	psi =	2,500.0	2,500.0
Fy	psi =	60,000.0	60,000.0

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Cantilevered Retaining Wall

ENERCALC, INC. 1983-2011, Build:6.12.01.12, Ver:6.11.12.31

Lic. # : KW-06009078 — Licensee : Canyons Structural Inc

Description : 12' wall

Footing Dimensions & Strengths

Toe Width	=	4.00 ft
Heel Width	=	6.00
Total Footing Width	=	10.00
Footing Thickness	=	12.00 in
Key Width	=	0.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.00 ft

f'c = 2,500 psi Fy = 60,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel
Factored Pressure	=	1,913	874 psf
Mu' : Upward	=	14,194	0 ft-lb
Mu' : Downward	=	3,024	24,525 ft-lb
Mu: Design	=	11,170	24,525 ft-lb
Actual 1-Way Shear	=	41.88	86.05 psi
Allow 1-Way Shear	=	75.00	75.00 psi
Toe Reinforcing	=	# 8 @ 10.00 in	
Heel Reinforcing	=	# 8 @ 10.00 in	
Key Reinforcing	=	None Spec'd	

Other Acceptable Sizes & Spacings

Toe: #4@ 7.25 in, #5@ 11.00 in, #6@ 15.75 in, #7@ 21.25 in, #8@ 28.00 in, #9@ 35
Heel: #4@ 4.00 in, #5@ 6.00 in, #6@ 8.50 in, #7@ 11.75 in, #8@ 15.50 in, #9@ 19.5
Key: No key defined

Summary of Overturning & Resisting Forces & Moments

		.....OVERTURNING..... Force lbs	Distance ft	Moment ft-lb			.....RESISTING..... Force lbs	Distance ft	Moment ft-lb
Heel Active Pressure	=	4,730.6	4.83	22,864.7	Soil Over Heel	=	7,425.0	7.50	55,687.5
Surcharge over Heel	=				Sloped Soil Over Heel	=			
Toe Active Pressure	=	-93.8	0.83	-78.1	Surcharge Over Heel	=			
Surcharge Over Toe	=				Adjacent Footing Load	=			
Adjacent Footing Load	=				Axial Dead Load on Stem	=			
Added Lateral Load	=				* Axial Live Load on Stem	=			
Load @ Stem Above Soil	=				Soil Over Toe	=	660.0	2.00	1,320.0
					Surcharge Over Toe	=			
					Stem Weight(s)	=	2,025.0	4.50	9,112.5
					Earth @ Stem Transitions	=			
Total	=	4,636.9	**O.T.M.** =	22,786.6	Footing Weight	=	1,500.0	5.00	7,500.0
					Key Weight	=			
					Vert. Component	=			
					Total =		11,610.0 lbs	**R.M.** =	73,620.0

Resisting/Overturning Ratio = **3.23**
Vertical Loads used for Soil Pressure = 11,610.0 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

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Engineer:
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Project Notes :

Job #

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Cantilevered Retaining Wall

ENERCALC, INC. 1983-2011, Build:6.12.01.12, Ver:6.11.12.31

Lic. # : KW-06009078

Licensee : Canyons Structural Inc

Description : 14' wall

Criteria

Retained Height	=	15.50 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	0.00 : 1
Height of Soil over Toe	=	18.00 in
Water height over heel	=	0.0 ft

Vertical component of active
Lateral soil pressure options:
NOT USED for Soil Pressure.
NOT USED for Sliding Resistance.
NOT USED for Overturning Resistance.

Soil Data

Allow Soil Bearing	=	1,500.0 psf
Equivalent Fluid Pressure Method		
Heel Active Pressure	=	45.0 psf/ft
Toe Active Pressure	=	30.0 psf/ft
Passive Pressure	=	320.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Friction Coeff btwn Ftg & Soil	=	0.400
Soil height to ignore for passive pressure	=	12.00 in

Calculations per ACI 318-08, ACI 530-08, IBC 2009, CBC 2010, ASCE 7-05

Design Summary

Wall Stability Ratios

Overturning	=	2.86 OK
Sliding	=	1.13 Ratio < 1.5!
(Vertical Component NOT Used)		
Total Bearing Load	=	14,783 lbs
...resultant ecc.	=	11.34 in
Soil Pressure @ Toe	=	2,037 psf NG
Soil Pressure @ Heel	=	651 psf OK
Allowable	=	1,500 psf
Soil Pressure Exceeds Allowable!		
ACI Factored @ Toe	=	2,444 psf
ACI Factored @ Heel	=	781 psf
Footing Shear @ Toe	=	34.8 psi OK
Footing Shear @ Heel	=	72.7 psi OK
Allowable	=	75.0 psi

Sliding Calcs (Vertical Component NOT Used)

Lateral Sliding Force	=	6,311.3 lbs
less 100% Passive Force	= -	1,201.1 lbs
less 100% Friction Force	= -	5,918.0 lbs
Added Force Req'd	=	0.0 lbs OK
....for 1.5 : 1 Stability	=	2,352.8 lbs NG

Load Factors

Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.600
Seismic, E	1.000

Stem Construction

		Top Stem	2nd
		As > Max %	Shear NG!
Design Height Above Ftg	ft =	16.00	0.00
Wall Material Above "Ht"	=	Concrete	Concrete
Thickness	in =	12.00	12.00
Rebar Size	=	# 8	# 8
Rebar Spacing	in =	6.00	6.00
Rebar Placed at	=	Edge	Edge
Design Data			
fb/FB + fa/Fa	=	No Good	-2.000
Total Force @ Section	lbs =	0.0	8,595.0
Moment....Actual	ft-l =	0.0	44,659.5
Moment.....Allowable	ft-l =	0.0	0.0
Shear.....Actual	psi =	0.0	75.4
Shear.....Allowable	psi =	75.0	75.0
Wall Weight	psf =	150.0	150.0
Rebar Depth 'd'	in =	9.50	9.50
Lap splice if above	in =	47.04	47.04
Lap splice if below	in =	47.04	10.08
Hook embed into footing	in =	47.04	10.08
Concrete Data			
f'c	psi =	2,500.0	2,500.0
Fy	psi =	60,000.0	60,000.0

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Project Desc.:

Project Notes :

Job #

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Cantilevered Retaining Wall

ENERCALC, INC. 1983-2011, Build:6.12.01.12, Ver:6.11.12.31

Lic. # : KW-06009078 — Licensee : Canyons Structural Inc

Description : 14' wall

Footing Dimensions & Strengths

Toe Width	=	4.50 ft
Heel Width	=	6.50
Total Footing Width	=	11.00
Footing Thickness	=	17.00 in
Key Width	=	0.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.00 ft

f'c = 2,500 psi Fy = 60,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel
Factored Pressure	=	2,444	781 psf
Mu' : Upward	=	22,450	0 ft-lb
Mu' : Downward	=	4,587	34,803 ft-lb
Mu: Design	=	17,863	34,803 ft-lb
Actual 1-Way Shear	=	34.79	72.73 psi
Allow 1-Way Shear	=	75.00	75.00 psi

Toe Reinforcing = # 8 @ 6.00 in
Heel Reinforcing = # 8 @ 6.00 in
Key Reinforcing = None Spec'd

Other Acceptable Sizes & Spacings

Toe: #4@ 6.00 in, #5@ 9.50 in, #6@ 13.25 in, #7@ 18.00 in, #8@ 23.75 in, #9@ 30.
Heel: #4@ 4.25 in, #5@ 6.50 in, #6@ 9.25 in, #7@ 12.50 in, #8@ 16.50 in, #9@ 20.7
Key: No key defined

Summary of Overturning & Resisting Forces & Moments

Item		.....OVERTURNING..... Force lbs	Distance ft	Moment ft-lb		.....RESISTING..... Force lbs	Distance ft	Moment ft-lb
Heel Active Pressure	=	6,438.9	5.64	36,308.3	Soil Over Heel	=	9,377.5	8.25	77,364.4
Surcharge over Heel	=				Sloped Soil Over Heel	=			
Toe Active Pressure	=	-127.6	0.97	-124.1	Surcharge Over Heel	=			
Surcharge Over Toe	=				Adjacent Footing Load	=			
Adjacent Footing Load	=				Axial Dead Load on Stem	=			
Added Lateral Load	=				* Axial Live Load on Stem	=			
Load @ Stem Above Soil	=				Soil Over Toe	=	742.5	2.25	1,670.6
					Surcharge Over Toe	=			
					Stem Weight(s)	=	2,325.0	5.00	11,625.0
					Earth @ Stem Transitions	=			
					Footing Weight	=	2,337.5	5.50	12,856.3
					Key Weight	=			
					Vert. Component	=			
Total	=	6,311.3	O.T.M. =	36,184.2	Total =		14,782.5 lbs	R.M. =	103,516.3

Resisting/Overturning Ratio = 2.86
Vertical Loads used for Soil Pressure = 14,782.5 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

ROCK PROCTECTED SLOPE

Rise := 4·ft

Run := 2·ft

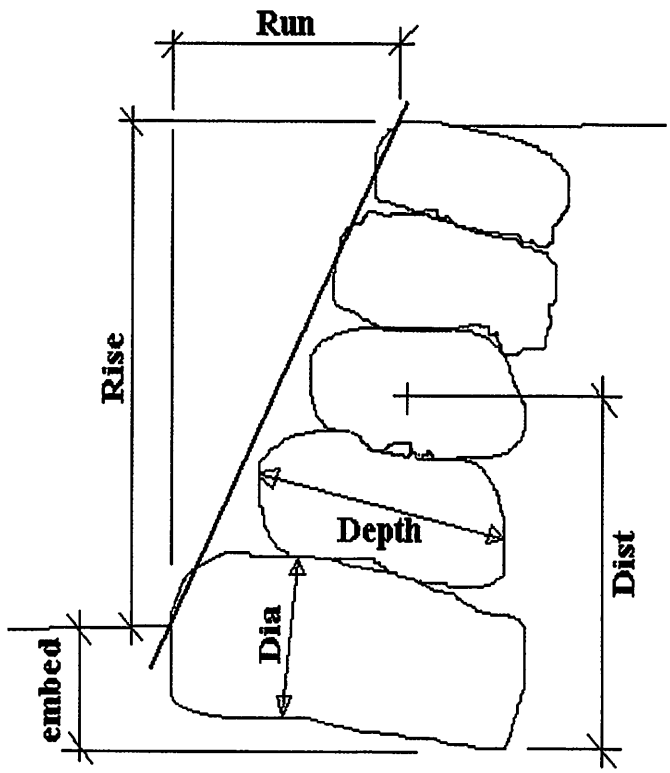
Wall Properties

embed := 12·in

no_rocks := 4

i =	dia_i :=
1	20·in
2	16·in
3	16·in
4	8·in

Total exposed wall height = 4 ft



Summary of Required Rock Dimensions (inches)

i =	$\frac{dia_i}{in}$ =	$\frac{depth_i}{in}$ =
1	20	30
2	16	24
3	16	24
4	8	12

STABILITY OF ROCK PROTECTED SLOPE

rock data

$wt := 150 \cdot pcf$

$rock_weight_i := wt \cdot (dia_i \cdot depth_i \cdot 0.85)$

check sliding

$angle_{repose} := 30 \cdot deg$ The repose angle is based on the type of soil being retained

$active_pressure := 45 \cdot pcf$ $passive_pressure := 280 \cdot pcf$

$angle_{incline} := atan(Slope^{-1})$ $angle_{incline} = 63.435\,deg$

$reduction := \frac{angle_{incline} - angle_{repose}}{90 \cdot deg - angle_{repose}}$ $reduction = 0.557$

$P := active_pressure \cdot \frac{height^2}{2} \cdot reduction$ active lateral soil pressure on each foot length of wall $P = 0.31 \frac{kip}{ft}$

$wall_weight := \sum_i rock_weight_i$ $wall_weight = 1.3 \frac{kip}{ft}$

$friction := 0.5$

$\frac{wall_weight \cdot friction + \frac{passive_pressure \cdot embed^2}{2}}{P} = 2.51$ > 1.5 .. OK

check overturning

$OTM := P \cdot \frac{height}{3}$ $OTM = 0.5 \frac{kip \cdot ft}{ft}$

$RM := \sum_i rock_weight_i \cdot Dist_i$ $RM = 2.9 \frac{kip \cdot ft}{ft}$

$\frac{RM}{OTM} = 5.51$ > 1.5 .. OK

ROCK PROCTECTED SLOPE

Rise := 6·ft

Run := 3·ft

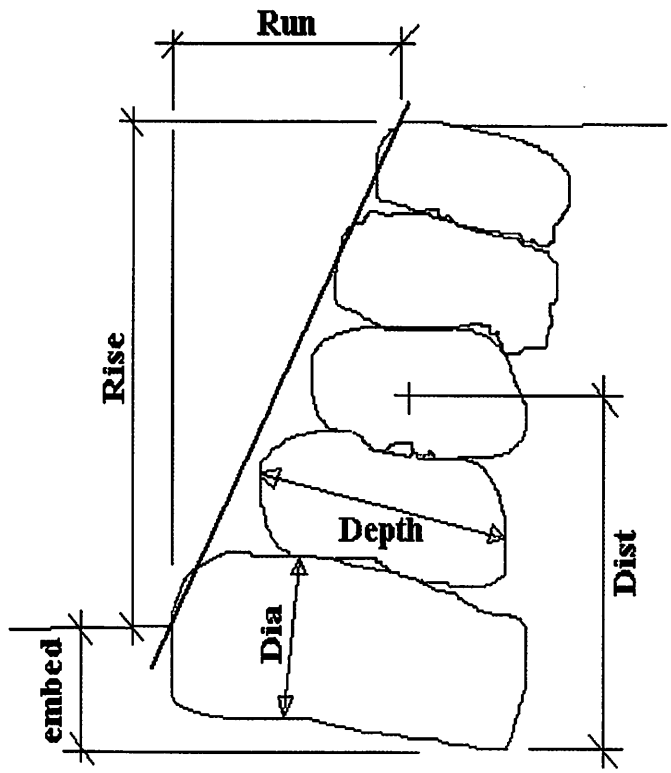
Wall Properties

embed := 12·in

no_rocks := 5

i =	dia_i :=
1	24·in
2	20·in
3	18·in
4	16·in
5	6·in

Total exposed wall height = 6 ft



Summary of Required Rock Dimensions (inches)

i =	$\frac{dia_i}{in}$ =	$\frac{depth_i}{in}$ =
1	24	36
2	20	30
3	18	27
4	16	24
5	6	9

STABILITY OF ROCK PROTECTED SLOPE

rock data

$wt := 150 \cdot pcf$

$rock_weight_i := wt \cdot (dia_i \cdot depth_i \cdot 0.85)$

check sliding

$angle_{repose} := 30 \cdot deg$ The repose angle is based on the type of soil being retained

$active_pressure := 45 \cdot pcf$ $passive_pressure := 280 \cdot pcf$

$angle_{incline} := atan(Slope^{-1})$ $angle_{incline} = 63.435\,deg$

$reduction := \frac{angle_{incline} - angle_{repose}}{90 \cdot deg - angle_{repose}}$ $reduction = 0.557$

$P := active_pressure \cdot \frac{height^2}{2} \cdot reduction$ active lateral soil pressure on each foot length of wall $P = 0.61 \frac{kip}{ft}$

$wall_weight := \sum_i rock_weight_i$ $wall_weight = 2.11 \frac{kip}{ft}$

$friction := 0.50$

$$\frac{wall_weight \cdot friction + \frac{passive_pressure \cdot embed^2}{2}}{P} = 1.95 \qquad > 1.5 \text{ .. OK}$$

check overturning

$OTM := P \cdot \frac{height}{3}$ $OTM = 1.4 \frac{kip \cdot ft}{ft}$

$RM := \sum_i rock_weight_i \cdot Dist_i$ $RM = 6.5 \frac{kip \cdot ft}{ft}$

$\frac{RM}{OTM} = 4.52$ > 1.5 .. OK

ROCK PROCTECTED SLOPE

Rise := 8·ft

Run := 3.5·ft

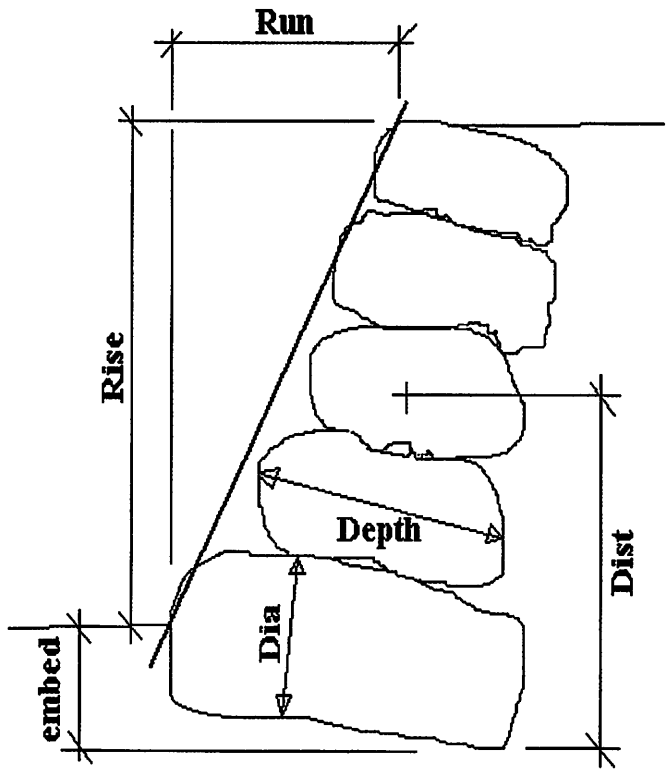
Wall Properties

embed := 16·in

no_rocks := 5

i =	dia_i :=
1	30·in
2	24·in
3	22·in
4	18·in
5	18·in

Total exposed wall height = 8 ft



Summary of Required Rock Dimensions (inches)

i =	$\frac{dia_i}{in}$ =	$\frac{depth_i}{in}$ =
1	30	45
2	24	36
3	22	33
4	18	27
5	18	27

STABILITY OF ROCK PROTECTED SLOPE

rock data

$wt := 150 \cdot pcf$

$rock_weight_i := wt \cdot (dia_i \cdot depth_i \cdot 0.85)$

check sliding

$angle_{repose} := 30 \cdot deg$ The repose angle is based on the type of soil being retained

$active_pressure := 45 \cdot pcf$ $passive_pressure := 280 \cdot pcf$

$angle_{incline} := atan(Slope^{-1})$ $angle_{incline} = 66.371\ deg$

$reduction := \frac{angle_{incline} - angle_{repose}}{90 \cdot deg - angle_{repose}}$ $reduction = 0.606$

$P := active_pressure \cdot \frac{height^2}{2} \cdot reduction$ active lateral soil pressure on each foot length of wall $P = 1.19 \frac{kip}{ft}$

$wall_weight := \sum_i rock_weight_i$ $wall_weight = 3.46 \frac{kip}{ft}$

$friction := 0.50$

$$\frac{wall_weight \cdot friction + \frac{passive_pressure \cdot embed^2}{2}}{P} = 1.67 \qquad > 1.5 \ .. \ OK$$

check overturning

$OTM := P \cdot \frac{height}{3}$ $OTM = 3.7 \frac{kip \cdot ft}{ft}$

$RM := \sum_i rock_weight_i \cdot Dist_i$ $RM = 14.4 \frac{kip \cdot ft}{ft}$

$\frac{RM}{OTM} = 3.89$ $> 1.5 \ .. \ OK$

ROCK PROCTECTED SLOPE

Rise := 10·ft

Run := 4.5·ft

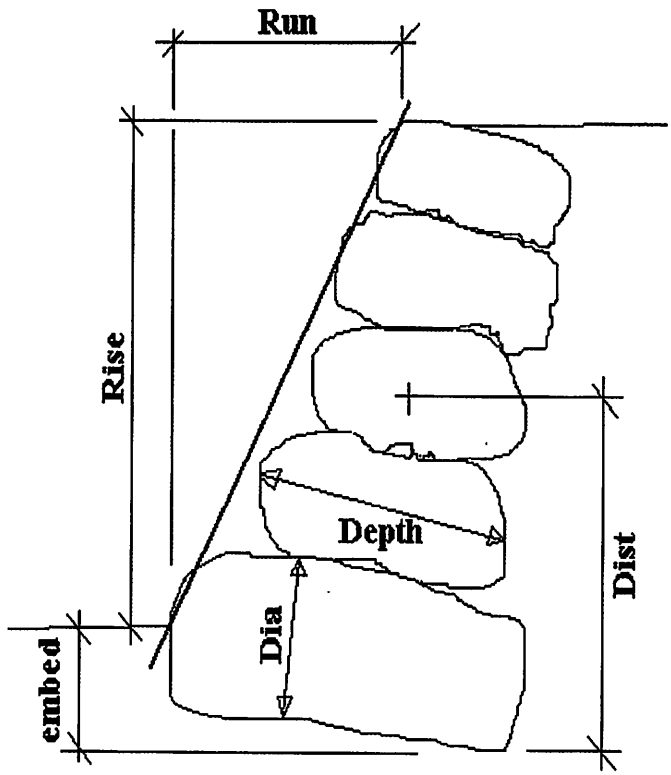
Wall Properties

embed := 22·in

no_rocks := 6

i =	dia_i :=
1	36·in
2	32·in
3	26·in
4	18·in
5	18·in
6	12·in

Total exposed wall height = 10 ft



Summary of Required Rock Dimensions (inches)

i =	$\frac{dia_i}{in}$ =	$\frac{depth_i}{in}$ =
1	36	54
2	32	48
3	26	39
4	18	27
5	18	27
6	12	18

STABILITY OF ROCK PROTECTED SLOPE

rock data

$wt := 150 \cdot pcf$

$rock_weight_i := wt \cdot (dia_i \cdot depth_i \cdot 0.85)$

check sliding

$angle_{repose} := 30 \cdot deg$ The repose angle is based on the type of soil being retained

$active_pressure := 45 \cdot pcf$ $passive_pressure := 280 \cdot pcf$

$angle_{incline} := atan(Slope^{-1})$ $angle_{incline} = 65.772\,deg$

$reduction := \frac{angle_{incline} - angle_{repose}}{90 \cdot deg - angle_{repose}}$ $reduction = 0.596$

$P := active_pressure \cdot \frac{height^2}{2} \cdot reduction$ active lateral soil pressure on each foot length of wall $P = 1.88 \frac{kip}{ft}$

$wall_weight := \sum_i rock_weight_i$ $wall_weight = 5.03 \frac{kip}{ft}$

$friction := 0.50$

$$\frac{wall_weight \cdot friction + \frac{passive_pressure \cdot embed^2}{2}}{P} = 1.59 \qquad > 1.5 \text{ .. OK}$$

check overturning

$OTM := P \cdot \frac{height}{3}$ $OTM = 7.4 \frac{kip \cdot ft}{ft}$

$RM := \sum_i rock_weight_i \cdot Dist_i$ $RM = 24.7 \frac{kip \cdot ft}{ft}$

$\frac{RM}{OTM} = 3.34$ > 1.5 .. OK

ROCK PROCTECTED SLOPE

Rise := 12·ft

Run := 5.5·ft

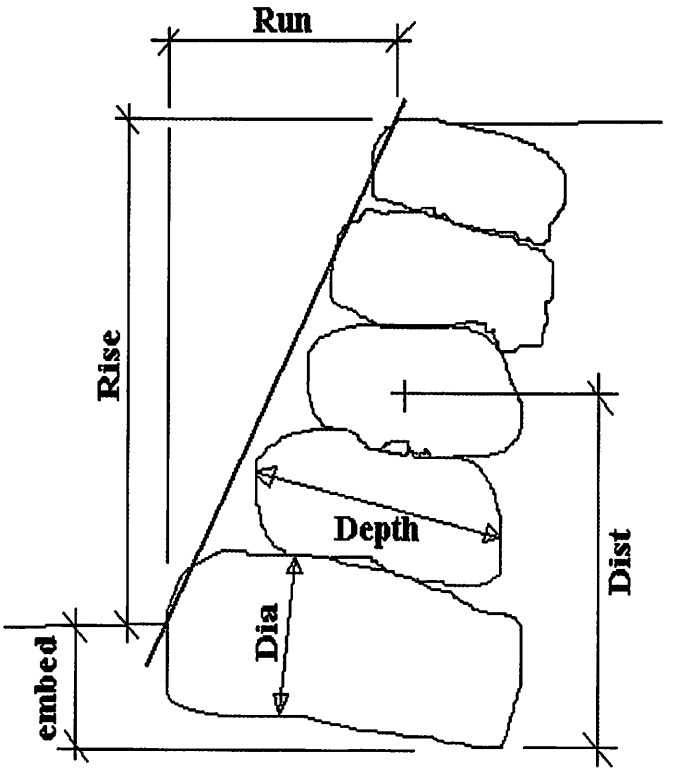
Wall Properties

embed := 30·in

no_rocks := 7

i =	dia_i :=
1	42·in
2	34·in
3	28·in
4	24·in
5	18·in
6	16·in
7	12·in

Total exposed wall height = 12 ft



Summary of Required Rock Dimensions (inches)

i =	$\frac{dia_i}{in}$ =	$\frac{depth_i}{in}$ =
1	42	63
2	34	51
3	28	42
4	24	36
5	18	27
6	16	24
7	12	18

STABILITY OF ROCK PROTECTED SLOPE

rock data

$wt := 150 \cdot pcf$

$rock_weight_i := wt \cdot (dia_i \cdot depth_i \cdot 0.85)$

check sliding

$angle_{repose} := 30 \cdot deg$ The repose angle is based on the type of soil being retained

$active_pressure := 45 \cdot pcf$ $passive_pressure := 280 \cdot pcf$

$angle_{incline} := atan(Slope^{-1})$ $angle_{incline} = 65.376\,deg$

$reduction := \frac{angle_{incline} - angle_{repose}}{90 \cdot deg - angle_{repose}}$ $reduction = 0.59$

$P := active_pressure \cdot \frac{height^2}{2} \cdot reduction$ active lateral soil pressure on each foot length of wall $P = 2.79 \frac{kip}{ft}$

$wall_weight := \sum_i rock_weight_i$ $wall_weight = 6.65 \frac{kip}{ft}$

$friction := 0.50$

$$\frac{wall_weight \cdot friction + \frac{passive_pressure \cdot embed^2}{2}}{P} = 1.51 \qquad > 1.5 \text{ .. OK}$$

check overturning

$OTM := P \cdot \frac{height}{3}$ $OTM = 13.5 \frac{kip \cdot ft}{ft}$

$RM := \sum_i rock_weight_i \cdot Dist_i$ $RM = 38.8 \frac{kip \cdot ft}{ft}$

$\frac{RM}{OTM} = 2.88$ > 1.5 .. OK

ROCK PROCTECTED SLOPE

Rise := 14·ft

Run := 6.5·ft

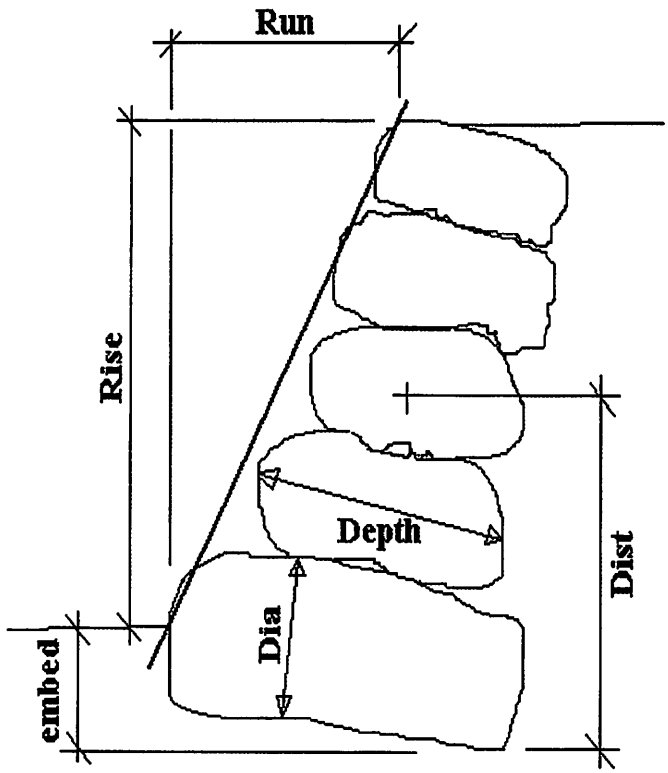
Wall Properties

embed := 32·in

no_rocks := 7

$i =$	$dia_i :=$
1	48·in
2	40·in
3	36·in
4	24·in
5	22·in
6	18·in
7	12·in

Total exposed wall height = 14 ft



Summary of Required Rock Dimensions (inches)

$i =$	$\frac{dia_i}{in} =$	$\frac{depth_i}{in} =$
1	48	72
2	40	60
3	36	54
4	24	36
5	22	33
6	18	27
7	12	18

STABILITY OF ROCK PROTECTED SLOPE

rock data

$wt := 150 \cdot pcf$

$rock_weight_i := wt \cdot (dia_i \cdot depth_i \cdot 0.85)$

check sliding

$angle_{repose} := 30 \cdot deg$ The repose angle is based on the type of soil being retained

$active_pressure := 45 \cdot pcf$ $passive_pressure := 280 \cdot pcf$

$angle_{incline} := atan(Slope^{-1})$ $angle_{incline} = 65.095\,deg$

$reduction := \frac{angle_{incline} - angle_{repose}}{90 \cdot deg - angle_{repose}}$ $reduction = 0.585$

$P := active_pressure \cdot \frac{height^2}{2} \cdot reduction$ active lateral soil pressure on each foot length of wall $P = 3.66 \frac{kip}{ft}$

$wall_weight := \sum_i rock_weight_i$ $wall_weight = 8.94 \frac{kip}{ft}$

$friction := 0.50$

$$\frac{wall_weight \cdot friction + \frac{passive_pressure \cdot embed^2}{2}}{P} = 1.49 \qquad > 1.5 \text{ .. OK}$$

check overturning

$OTM := P \cdot \frac{height}{3}$ $OTM = 20.3 \frac{kip \cdot ft}{ft}$

$RM := \sum_i rock_weight_i \cdot Dist_i$ $RM = 60.1 \frac{kip \cdot ft}{ft}$

$\frac{RM}{OTM} = 2.96$ > 1.5 .. OK

DESIGNER: Cambria M. Flowers, P.E., S.E.

Strip Footing - FC3.0-(north garage wing)

Design properties

Roof

$roof_{trib} := 11.58 \cdot ft$

$Roof_{DL} := 16 \cdot psf$

$Roof_{LL} := 102psf$

Floor

$floor_{trib} := 17.1 \cdot ft$

$Floor_{DL} := 117 \cdot psf$

$Floor_{LL} := 20 \cdot psf$

$Wall_{DL} := 10 \cdot psf$

$wall_height := 11 \cdot ft$

$no_st := 1$ Number of stories

$no_fl := 1$ Number of suspended floors

Foundation

$fndn_height := 19.67 \cdot ft$

$Fndn_thick := 12 \cdot in$

$ftng_width := 36 \cdot in$

$Soil_bearing := 2500 \cdot psf$

Roof Loads	Floor Loads	Foundation Loads
Roof = 1366 plf	Floors = 2453 plf	Fndn = 2852 plf

p = 6671 plf Total pressure applied to soil @ underside of footing

w = 32 in Required footing width

ftng_width = 36 in **Footing width provided ADEQUATE**

Strip Footing - FC2.5 (south garage wall)

Design properties

Roof

$roof_{trib} := 12.5 \cdot ft$

$Roof_{DL} := 16 \cdot psf$

$Roof_{LL} := 102psf$

Floor

$floor_{trib} := 16.85 \cdot ft$

$Floor_{DL} := 117 \cdot psf$

$Floor_{LL} := 20 \cdot psf$

$Wall_{DL} := 10 \cdot psf$

$wall_height := 11 \cdot ft$

$no_st := 2$ Number of stories

$no_fl := 1$ Number of suspended floors

Foundation

$fndn_height := 11 \cdot ft$

$Fndn_thick := 8 \cdot in$

$ftng_width := 30 \cdot in$

$Soil_bearing := 2500 \cdot psf$

Roof Loads	Floor Loads	Foundation Loads
Roof = 1475 plf	Floors = 2528 plf	Fndn = 1063 plf

p = 5067 plf Total pressure applied to soil @ underside of footing

w = 24.3 in Required footing width

ftng_width = 30 in **Footing width provided ADEQUATE**

Strip Footing - FC2.0-(Exterior wall under cantilevered floor)

Design properties

Roof	Floor	Foundation
$roof_{trib} := 14.167 \cdot ft$	$floor_{trib} := 14.8 \cdot ft$	fndn_height := 1·ft
$Roof_{DL} := 16 \cdot psf$	$Floor_{DL} := 25 \cdot psf$	Fndn_thick := 8·in
$Roof_{LL} := 102psf$	$Floor_{LL} := 40 \cdot psf$	ftng_width := 24·in
	$Wall_{DL} := 10 \cdot psf$	Soil_bearing := 2500·psf
	wall_height := 11·ft	
	no_st := 3 Number of stories	
	no_fl := 2 Number of suspended floors	

Roof Loads	Floor Loads	Foundation Loads
Roof = 1672 plf	Floors = 2254 plf	Fndn = 97 plf

p = 4022 plf Total pressure applied to soil @ underside of footing

w = 19.3 in Required footing width

ftng_width = 24 in **Footing width provided ADEQUATE**

Strip Footing - FC1.3-(South wall under terraces)

Design properties

Roof	Floor	Foundation
$roof_{trib} := 0 \cdot ft$	$floor_{trib} := 9.417 \cdot ft$	fndn_height := 10·ft
$Roof_{DL} := 16 \cdot psf$	$Floor_{DL} := 80 \cdot psf$	Fndn_thick := 10·in
$Roof_{LL} := 102psf$	$Floor_{LL} := 102 \cdot psf$	ftng_width := 16·in
	$Wall_{DL} := 10 \cdot psf$	Soil_bearing := 2500·psf
	wall_height := 0·ft	
	no_st := 1 Number of stories	
	no_fl := 1 Number of suspended floors	

Roof Loads	Floor Loads	Foundation Loads
Roof = 0 plf	Floors = 1714 plf	Fndn = 1208 plf

p = 2922 plf Total pressure applied to soil @ underside of footing

w = 14 in Required footing width

ftng_width = 16 in **Footing width provided ADEQUATE**

SQUARE FOOTING FS2.0

SQUARE SIZE $L := 24 \cdot in$

DEPTH $h := 10 \cdot in$

Design criteria

$fc := 2500 \cdot psi$	concrete strength	
$fy := 60 \cdot ksi$	steel yield strength	
$\phi := 0.85$	concrete factor	
$qa := 2500 \cdot psf$	soil bearing capacity	

Column load

total load	$TL := L^2 \cdot qa$	$TL = 10\,kip$
dead load	$DL := TL \cdot 0.20$	$DL = 2\,kip$
live load	$LL := TL \cdot 0.80$	$LL = 8\,kip$

Bearing pressure for strength design

$A := L^2$ $\quad A = 4\,ft^2$

$qu := \dfrac{(1.4 \cdot DL) + (1.7 \cdot LL)}{A}$ $\quad qu = 4100\,psf$

Depth required for two-way or punching shear:

$bpl := 8 \cdot in$	base plate or column square dimension
$d := h - 3.5 \cdot in$	depth of reinforcing
$bo := 4 \cdot (bpl + d)$	$bo = 58\,in$
$lpl := bpl + d$	$lpl = 14.5\,in$
$Vu2 := \left(A - lpl^2\right) \cdot qu$	$Vu2 = 10.4\,kip$

$d2 := \dfrac{Vu2}{\phi \cdot 4 \cdot \sqrt{fc \cdot psi} \cdot bo}$ $\quad d2 = 1.06\,in < d = 6.5\,in$ OK

Depth required for one-way shear:

$a := \dfrac{L}{2} - \dfrac{bpl}{2} - d$ $\quad a = 1.5\,in$

$Vu1 := L \cdot a \cdot qu$ $\quad Vu1 = 1\,kip$

SQUARE CONCRETE COLUMN FOOTING cont'd

$d1 := \dfrac{Vu1}{\phi \cdot 2 \cdot \sqrt{fc \cdot psi} \cdot L}$ $\quad d1 = 0.5\,in < d = 6.5\,in$ OK

Determine the required steel for the footing:

$b := \frac{L}{2} - \frac{bpl}{2}$ $b = 8\,in$

$\Phi := 0.9$ steel factor

$m := \frac{fy}{.85 \cdot fc}$ $m = 28.2$

$Mu := b \cdot L \cdot qu \cdot \frac{b}{2}$ $Mu = 1.8\,kft$

$Ru := \frac{Mu \cdot in^2}{\Phi \cdot L \cdot d^2}$ $Ru = 0.024\,kip$

$\rho min := \frac{200 \cdot psi}{fy}$ $\rho min = 0.0033$

$A_{smin} := \rho min \cdot L \cdot d$ $A_{smin} = 0.52\,in^2$

$\rho := \frac{1}{m} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot Ru \cdot m \cdot in^{-2}}{fy}}\right)$ $\rho = 0.0004$

$A_s := \rho \cdot L \cdot d$ $A_s = 0.063\,in^2$

$A_{smin} := if\left(A_{smin} > A_s \cdot 1.33, A_s \cdot 1.33, A_{smin}\right)$ $A_{smin} = 0.083\,in^2$

$A_s := if\left(A_{smin} > A_s, A_{smin}, A_s\right)$ $A_s = 0.083\,in^2$

$s_4 := ceil\left(\frac{A_s}{0.20 \cdot in^2}\right)$ $s_5 := ceil\left(\frac{A_s}{0.31 \cdot in^2}\right)$ $s_6 := ceil\left(\frac{A_s}{0.44 \cdot in^2}\right)$

Rebar req'd

use $s_4 = 1$ #4 E.W.

use $s_5 = 1$ #5 E.W.

use $s_6 = 1$ #6 E.W.

SQUARE FOOTING FS2.5

SQUARE SIZE $L := 30 \cdot in$

DEPTH $h := 10 \cdot in$

Design criteria

$fc := 2500 \cdot psi$		concrete strength
$fy := 60 \cdot ksi$		steel yield strength
$\phi := 0.85$		concrete factor
$qa := 2500 \cdot psf$		soil bearing capacity

Column load

total load	$TL := L^2 \cdot qa$	$TL = 15.6\,kip$
dead load	$DL := TL \cdot 0.20$	$DL = 3.125\,kip$
live load	$LL := TL \cdot 0.80$	$LL = 12.5\,kip$

Bearing pressure for strength design

$A := L^2$ $\quad A = 6.25\,ft^2$

$qu := \dfrac{(1.4 \cdot DL) + (1.7 \cdot LL)}{A}$ $\quad qu = 4100\,psf$

Depth required for two-way or punching shear:

$bpl := 8 \cdot in$	base plate or column square dimension
$d := h - 3.5 \cdot in$	depth of reinforcing
$bo := 4 \cdot (bpl + d)$	$bo = 58\,in$
$lpl := bpl + d$	$lpl = 14.5\,in$
$Vu2 := \left(A - lpl^2\right) \cdot qu$	$Vu2 = 19.6\,kip$

$d2 := \dfrac{Vu2}{\phi \cdot 4 \cdot \sqrt{fc \cdot psi} \cdot bo}$ $\quad d2 = 1.99\,in < d = 6.5\,in$ OK

Depth required for one-way shear:

$a := \dfrac{L}{2} - \dfrac{bpl}{2} - d$ $\quad a = 4.5\,in$

$Vu1 := L \cdot a \cdot qu$ $\quad Vu1 = 3.8\,kip$

SQUARE CONCRETE COLUMN FOOTING cont'd

$d1 := \dfrac{Vu1}{\phi \cdot 2 \cdot \sqrt{fc \cdot psi} \cdot L}$ $\quad d1 = 1.51\,in < d = 6.5\,in$ OK

Determine the required steel for the footing:

$b := \frac{L}{2} - \frac{bpl}{2}$ $\quad b = 11\,in$

$\Phi := 0.9$ steel factor

$m := \frac{fy}{.85 \cdot fc}$ $\quad m = 28.2$

$Mu := b \cdot L \cdot qu \cdot \frac{b}{2}$ $\quad Mu = 4.3\,kft$

$Ru := \frac{Mu \cdot in^2}{\Phi \cdot L \cdot d^2}$ $\quad Ru = 0.045\,kip$

$\rho min := \frac{200 \cdot psi}{fy}$ $\quad \rho min = 0.0033$

$A_{smin} := \rho min \cdot L \cdot d$ $\quad A_{smin} = 0.65\,in^2$

$\rho := \frac{1}{m} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot Ru \cdot m \cdot in^{-2}}{fy}}\right)$ $\quad \rho = 0.00076$

$A_s := \rho \cdot L \cdot d$ $\quad A_s = 0.149\,in^2$

$A_{smin} := if\left(A_{smin} > A_s \cdot 1.33, A_s \cdot 1.33, A_{smin}\right)$ $\quad A_{smin} = 0.198\,in^2$

$A_s := if\left(A_{smin} > A_s, A_{smin}, A_s\right)$ $\quad A_s = 0.198\,in^2$

$s_4 := ceil\left(\frac{A_s}{0.20 \cdot in^2}\right)$ $\quad s_5 := ceil\left(\frac{A_s}{0.31 \cdot in^2}\right)$ $\quad s_6 := ceil\left(\frac{A_s}{0.44 \cdot in^2}\right)$

Rebar req'd

use $s_4 = 1$ #4 E.W.

use $s_5 = 1$ #5 E.W.

use $s_6 = 1$ #6 E.W.

SQUARE FOOTING FS3.0

SQUARE SIZE $L := 36 \cdot in$

DEPTH $h := 10 \cdot in$

Design criteria

$fc := 2500 \cdot psi$	concrete strength
$fy := 60 \cdot ksi$	steel yield strength
$\phi := 0.85$	concrete factor
$qa := 2500 \cdot psf$	soil bearing capacity

Column load

total load	$TL := L^2 \cdot qa$	$TL = 22.5\,kip$
dead load	$DL := TL \cdot 0.20$	$DL = 4.5\,kip$
live load	$LL := TL \cdot 0.80$	$LL = 18\,kip$

Bearing pressure for strength design

$A := L^2$ $\quad A = 9\,ft^2$

$$qu := \frac{(1.4 \cdot DL) + (1.7 \cdot LL)}{A} \quad qu = 4100\,psf$$

Depth required for two-way or punching shear:

$bpl := 8 \cdot in$	base plate or column square dimension
$d := h - 3.5 \cdot in$	depth of reinforcing
$bo := 4 \cdot (bpl + d)$	$bo = 58\,in$
$lpl := bpl + d$	$lpl = 14.5\,in$
$Vu2 := \left(A - lpl^2\right) \cdot qu$	$Vu2 = 30.9\,kip$

$$d2 := \frac{Vu2}{\phi \cdot 4 \cdot \sqrt{fc \cdot psi} \cdot bo}$$

$d2 = 3.14\,in < d = 6.5\,in$ OK

Depth required for one-way shear:

$$a := \frac{L}{2} - \frac{bpl}{2} - d \quad a = 7.5\,in$$

$Vu1 := L \cdot a \cdot qu$ $\quad Vu1 = 7.7\,kip$

SQUARE CONCRETE COLUMN FOOTING cont'd

$$d1 := \frac{Vu1}{\phi \cdot 2 \cdot \sqrt{fc \cdot psi} \cdot L}$$

$d1 = 2.51\,in < d = 6.5\,in$ OK

Determine the required steel for the footing:

$b := \frac{L}{2} - \frac{bpl}{2}$ $b = 14\,in$

$\Phi := 0.9$ steel factor

$m := \frac{fy}{.85 \cdot fc}$ $m = 28.2$

$Mu := b \cdot L \cdot qu \cdot \frac{b}{2}$ $Mu = 8.4\,kft$

$Ru := \frac{Mu \cdot in^2}{\Phi \cdot L \cdot d^2}$ $Ru = 0.073\,kip$

$\rho min := \frac{200 \cdot psi}{fy}$ $\rho min = 0.0033$

$A_{smin} := \rho min \cdot L \cdot d$ $A_{smin} = 0.78\,in^2$

$\rho := \frac{1}{m} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot Ru \cdot m \cdot in^{-2}}{fy}}\right)$ $\rho = 0.00124$

$A_s := \rho \cdot L \cdot d$ $A_s = 0.291\,in^2$

$A_{smin} := if(A_{smin} > A_s \cdot 1.33, A_s \cdot 1.33, A_{smin})$ $A_{smin} = 0.387\,in^2$

$A_s := if(A_{smin} > A_s, A_{smin}, A_s)$ $A_s = 0.387\,in^2$

$s_4 := ceil\left(\frac{A_s}{0.20 \cdot in^2}\right)$ $s_5 := ceil\left(\frac{A_s}{0.31 \cdot in^2}\right)$ $s_6 := ceil\left(\frac{A_s}{0.44 \cdot in^2}\right)$

Rebar req'd

use $s_4 = 2$ #4 E.W.

use $s_5 = 2$ #5 E.W.

use $s_6 = 1$ #6 E.W.

SQUARE FOOTING FS3.5

SQUARE SIZE $L := 42 \cdot in$

DEPTH $h := 12 \cdot in$

Design criteria

$fc := 2500 \cdot psi$		concrete strength
$fy := 60 \cdot ksi$		steel yield strength
$\phi := 0.85$		concrete factor
$qa := 2500 \cdot psf$		soil bearing capacity

Column load

total load	$TL := L^2 \cdot qa$	$TL = 30.6\,kip$
dead load	$DL := TL \cdot 0.20$	$DL = 6.125\,kip$
live load	$LL := TL \cdot 0.80$	$LL = 24.5\,kip$

Bearing pressure for strength design

$A := L^2$ $\quad A = 12.25\,ft^2$

$qu := \dfrac{(1.4 \cdot DL) + (1.7 \cdot LL)}{A}$ $\quad qu = 4100\,psf$

Depth required for two-way or punching shear:

$bpl := 8 \cdot in$	base plate or column square dimension
$d := h - 3.5 \cdot in$	depth of reinforcing
$bo := 4 \cdot (bpl + d)$	$bo = 66\,in$
$lpl := bpl + d$	$lpl = 16.5\,in$
$Vu2 := \left(A - lpl^2\right) \cdot qu$	$Vu2 = 42.5\,kip$

$$d2 := \frac{Vu2}{\phi \cdot 4 \cdot \sqrt{fc \cdot psi} \cdot bo}$$ $\quad d2 = 3.79\,in < d = 8.5\,in$ OK

Depth required for one-way shear:

$a := \dfrac{L}{2} - \dfrac{bpl}{2} - d$ $\quad a = 8.5\,in$

$Vu1 := L \cdot a \cdot qu$ $\quad Vu1 = 10.2\,kip$

SQUARE CONCRETE COLUMN FOOTING cont'd

$$d1 := \frac{Vu1}{\phi \cdot 2 \cdot \sqrt{fc \cdot psi} \cdot L}$$ $\quad d1 = 2.85\,in < d = 8.5\,in$ OK

Determine the required steel for the footing:

$b := \frac{L}{2} - \frac{bpl}{2}$ $b = 17\,in$

$\Phi := 0.9$ steel factor

$m := \frac{fy}{.85 \cdot fc}$ $m = 28.2$

$Mu := b \cdot L \cdot qu \cdot \frac{b}{2}$ $Mu = 14.4\,kft$

$Ru := \frac{Mu \cdot in^2}{\Phi \cdot L \cdot d^2}$ $Ru = 0.063\,kip$

$\rho min := \frac{200 \cdot psi}{fy}$ $\rho min = 0.0033$

$A_{smin} := \rho min \cdot L \cdot d$ $A_{smin} = 1.19\,in^2$

$\rho := \frac{1}{m} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot Ru \cdot m \cdot in^{-2}}{fy}}\right)$ $\rho = 0.00107$

$A_s := \rho \cdot L \cdot d$ $A_s = 0.382\,in^2$

$A_{smin} := if(A_{smin} > A_s \cdot 1.33, A_s \cdot 1.33, A_{smin})$ $A_{smin} = 0.508\,in^2$

$A_s := if(A_{smin} > A_s, A_{smin}, A_s)$ $A_s = 0.508\,in^2$

$s_4 := ceil\left(\frac{A_s}{0.20 \cdot in^2}\right)$ $s_5 := ceil\left(\frac{A_s}{0.31 \cdot in^2}\right)$ $s_6 := ceil\left(\frac{A_s}{0.44 \cdot in^2}\right)$

Rebar req'd

use $s_4 = 3$ #4 E.W.

use $s_5 = 2$ #5 E.W.

use $s_6 = 2$ #6 E.W.

SQUARE FOOTING FS4.0

SQUARE SIZE $L := 48 \cdot in$

DEPTH $h := 12 \cdot in$

Design criteria

$fc := 2500 \cdot psi$		concrete strength
$fy := 60 \cdot ksi$		steel yield strength
$\phi := 0.85$		concrete factor
$qa := 2500 \cdot psf$		soil bearing capacity

Column load

total load	$TL := L^2 \cdot qa$	$TL = 40\,kip$
dead load	$DL := TL \cdot 0.20$	$DL = 8\,kip$
live load	$LL := TL \cdot 0.80$	$LL = 32\,kip$

Bearing pressure for strength design

$A := L^2$ $\quad A = 16\,ft^2$

$$qu := \frac{(1.4 \cdot DL) + (1.7 \cdot LL)}{A} \quad qu = 4100\,psf$$

Depth required for two-way or punching shear:

$bpl := 8 \cdot in$	base plate or column square dimension
$d := h - 3.5 \cdot in$	depth of reinforcing
$bo := 4 \cdot (bpl + d)$	$bo = 66\,in$
$lpl := bpl + d$	$lpl = 16.5\,in$
$Vu2 := \left(A - lpl^2\right) \cdot qu$	$Vu2 = 57.8\,kip$

$$d2 := \frac{Vu2}{\phi \cdot 4 \cdot \sqrt{fc \cdot psi} \cdot bo}$$

$d2 = 5.16\,in < d = 8.5\,in$ OK

Depth required for one-way shear:

$$a := \frac{L}{2} - \frac{bpl}{2} - d \quad a = 11.5\,in$$

$Vu1 := L \cdot a \cdot qu$ $\quad Vu1 = 15.7\,kip$

SQUARE CONCRETE COLUMN FOOTING cont'd

$$d1 := \frac{Vu1}{\phi \cdot 2 \cdot \sqrt{fc \cdot psi} \cdot L}$$

$d1 = 3.85\,in < d = 8.5\,in$ OK

Determine the required steel for the footing:

$b := \frac{L}{2} - \frac{bpl}{2}$ $\quad b = 20\,in$

$\Phi := 0.9$ steel factor

$m := \frac{fy}{.85 \cdot fc}$ $\quad m = 28.2$

$Mu := b \cdot L \cdot qu \cdot \frac{b}{2}$ $\quad Mu = 22.8\,kft$

$Ru := \frac{Mu \cdot in^2}{\Phi \cdot L \cdot d^2}$ $\quad Ru = 0.088\,kip$

$\rho min := \frac{200 \cdot psi}{fy}$ $\quad \rho min = 0.0033$

$A_{smin} := \rho min \cdot L \cdot d$ $\quad A_{smin} = 1.36\,in^2$

$\rho := \frac{1}{m} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot Ru \cdot m \cdot in^{-2}}{fy}}\right)$ $\quad \rho = 0.00149$

$A_s := \rho \cdot L \cdot d$ $\quad A_s = 0.608\,in^2$

$A_{smin} := if\left(A_{smin} > A_s \cdot 1.33, A_s \cdot 1.33, A_{smin}\right)$ $\quad A_{smin} = 0.809\,in^2$

$A_s := if\left(A_{smin} > A_s, A_{smin}, A_s\right)$ $\quad A_s = 0.809\,in^2$

$s_4 := ceil\left(\frac{A_s}{0.20 \cdot in^2}\right)$ $\quad s_5 := ceil\left(\frac{A_s}{0.31 \cdot in^2}\right)$ $\quad s_6 := ceil\left(\frac{A_s}{0.44 \cdot in^2}\right)$

Rebar req'd

use $s_4 = 5$ #4 E.W.

use $s_5 = 3$ #5 E.W.

use $s_6 = 2$ #6 E.W.

SQUARE FOOTING FS4.5

SQUARE SIZE $L := 54 \cdot in$

DEPTH $h := 12 \cdot in$

Design criteria

$fc := 2500 \cdot psi$		concrete strength
$fy := 60 \cdot ksi$		steel yield strength
$\phi := 0.85$		concrete factor
$qa := 2500 \cdot psf$		soil bearing capacity

Column load

total load	$TL := L^2 \cdot qa$	$TL = 50.6\,kip$
dead load	$DL := TL \cdot 0.20$	$DL = 10.125\,kip$
live load	$LL := TL \cdot 0.80$	$LL = 40.5\,kip$

Bearing pressure for strength design

$A := L^2$ $\quad A = 20.25\,ft^2$

$qu := \dfrac{(1.4 \cdot DL) + (1.7 \cdot LL)}{A}$ $\quad qu = 4100\,psf$

Depth required for two-way or punching shear:

$bpl := 8 \cdot in$	base plate or column square dimension
$d := h - 3.5 \cdot in$	depth of reinforcing
$bo := 4 \cdot (bpl + d)$	$bo = 66\,in$
$lpl := bpl + d$	$lpl = 16.5\,in$
$Vu2 := \left(A - lpl^2\right) \cdot qu$	$Vu2 = 75.3\,kip$

$$d2 := \frac{Vu2}{\phi \cdot 4 \cdot \sqrt{fc \cdot psi} \cdot bo}$$ $\quad d2 = 6.71\,in < d = 8.5\,in$ OK

Depth required for one-way shear:

$a := \dfrac{L}{2} - \dfrac{bpl}{2} - d$ $\quad a = 14.5\,in$

$Vu1 := L \cdot a \cdot qu$ $\quad Vu1 = 22.3\,kip$

SQUARE CONCRETE COLUMN FOOTING cont'd

$$d1 := \frac{Vu1}{\phi \cdot 2 \cdot \sqrt{fc \cdot psi} \cdot L}$$ $\quad d1 = 4.86\,in < d = 8.5\,in$ OK

Determine the required steel for the footing:

$b := \frac{L}{2} - \frac{bpl}{2}$ $b = 23\,in$

$\Phi := 0.9$ steel factor

$m := \frac{fy}{.85 \cdot fc}$ $m = 28.2$

$Mu := b \cdot L \cdot qu \cdot \frac{b}{2}$ $Mu = 33.9\,kft$

$Ru := \frac{Mu \cdot in^2}{\Phi \cdot L \cdot d^2}$ $Ru = 0.116\,kip$

$\rho min := \frac{200 \cdot psi}{fy}$ $\rho min = 0.0033$

$A_{smin} := \rho min \cdot L \cdot d$ $A_{smin} = 1.53\,in^2$

$\rho := \frac{1}{m} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot Ru \cdot m \cdot in^{-2}}{fy}}\right)$ $\rho = 0.00199$

$A_s := \rho \cdot L \cdot d$ $A_s = 0.912\,in^2$

$A_{smin} := if\left(A_{smin} > A_s \cdot 1.33, A_s \cdot 1.33, A_{smin}\right)$ $A_{smin} = 1.212\,in^2$

$A_s := if\left(A_{smin} > A_s, A_{smin}, A_s\right)$ $A_s = 1.212\,in^2$

$s_4 := ceil\left(\frac{A_s}{0.20 \cdot in^2}\right)$ $s_5 := ceil\left(\frac{A_s}{0.31 \cdot in^2}\right)$ $s_6 := ceil\left(\frac{A_s}{0.44 \cdot in^2}\right)$

Rebar req'd

use $s_4 = 7$ #4 E.W.

use $s_5 = 4$ #5 E.W.

use $s_6 = 3$ #6 E.W.

SQUARE FOOTING FS5.0

SQUARE SIZE $L := 60 \cdot in$

DEPTH $h := 15 \cdot in$

Design criteria

$fc := 2500 \cdot psi$	concrete strength
$fy := 60 \cdot ksi$	steel yield strength
$\phi := 0.85$	concrete factor
$qa := 2500 \cdot psf$	soil bearing capacity

Column load

total load	$TL := L^2 \cdot qa$	$TL = 62.5\,kip$
dead load	$DL := TL \cdot 0.20$	$DL = 12.5\,kip$
live load	$LL := TL \cdot 0.80$	$LL = 50\,kip$

Bearing pressure for strength design

$A := L^2$ $\quad A = 25\,ft^2$

$$qu := \frac{(1.4 \cdot DL) + (1.7 \cdot LL)}{A} \quad qu = 4100\,psf$$

Depth required for two-way or punching shear:

$bpl := 8 \cdot in$	base plate or column square dimension
$d := h - 3.5 \cdot in$	depth of reinforcing
$bo := 4 \cdot (bpl + d)$	$bo = 78\,in$
$lpl := bpl + d$	$lpl = 19.5\,in$
$Vu2 := \left(A - lpl^2\right) \cdot qu$	$Vu2 = 91.7\,kip$

$$d2 := \frac{Vu2}{\phi \cdot 4 \cdot \sqrt{fc \cdot psi} \cdot bo}$$

$d2 = 6.91\,in < d = 11.5\,in$ OK

Depth required for one-way shear:

$$a := \frac{L}{2} - \frac{bpl}{2} - d \quad a = 14.5\,in$$

$Vu1 := L \cdot a \cdot qu$ $\quad Vu1 = 24.8\,kip$

SQUARE CONCRETE COLUMN FOOTING cont'd

$$d1 := \frac{Vu1}{\phi \cdot 2 \cdot \sqrt{fc \cdot psi} \cdot L}$$

$d1 = 4.86\,in < d = 11.5\,in$ OK

Determine the required steel for the footing:

$b := \frac{L}{2} - \frac{bpl}{2}$ $\quad b = 26\,in$

$\Phi := 0.9$ steel factor

$m := \frac{fy}{.85 \cdot fc}$ $\quad m = 28.2$

$Mu := b \cdot L \cdot qu \cdot \frac{b}{2}$ $\quad Mu = 48.1\,kft$

$Ru := \frac{Mu \cdot in^2}{\Phi \cdot L \cdot d^2}$ $\quad Ru = 0.081\,kip$

$\rho min := \frac{200 \cdot psi}{fy}$ $\quad \rho min = 0.0033$

$A_{smin} := \rho min \cdot L \cdot d$ $\quad A_{smin} = 2.3\,in^2$

$\rho := \frac{1}{m} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot Ru \cdot m \cdot in^{-2}}{fy}}\right)$ $\quad \rho = 0.00137$

$A_s := \rho \cdot L \cdot d$ $\quad A_s = 0.948\,in^2$

$A_{smin} := if(A_{smin} > A_s \cdot 1.33, A_s \cdot 1.33, A_{smin})$ $\quad A_{smin} = 1.261\,in^2$

$A_s := if(A_{smin} > A_s, A_{smin}, A_s)$ $\quad A_s = 1.261\,in^2$

$s_4 := ceil\left(\frac{A_s}{0.20 \cdot in^2}\right)$ $\quad s_5 := ceil\left(\frac{A_s}{0.31 \cdot in^2}\right)$ $\quad s_6 := ceil\left(\frac{A_s}{0.44 \cdot in^2}\right)$

Rebar req'd

use $s_4 = 7$ #4 E.W.

use $s_5 = 5$ #5 E.W.

use $s_6 = 3$ #6 E.W.

SQUARE FOOTING FS5.5

SQUARE SIZE $L := 66 \cdot in$

DEPTH $h := 15 \cdot in$

Design criteria

$fc := 2500 \cdot psi$		concrete strength
$fy := 60 \cdot ksi$		steel yield strength
$\phi := 0.85$		concrete factor
$qa := 2500 \cdot psf$		soil bearing capacity

Column load

total load	$TL := L^2 \cdot qa$	$TL = 75.6\,kip$
dead load	$DL := TL \cdot 0.20$	$DL = 15.125\,kip$
live load	$LL := TL \cdot 0.80$	$LL = 60.5\,kip$

Bearing pressure for strength design

$A := L^2$ $\quad A = 30.25\,ft^2$

$qu := \dfrac{(1.4 \cdot DL) + (1.7 \cdot LL)}{A}$ $\quad qu = 4100\,psf$

Depth required for two-way or punching shear:

$bpl := 8 \cdot in$	base plate or column square dimension
$d := h - 3.5 \cdot in$	depth of reinforcing
$bo := 4 \cdot (bpl + d)$	$bo = 78\,in$
$lpl := bpl + d$	$lpl = 19.5\,in$
$Vu2 := \left(A - lpl^2\right) \cdot qu$	$Vu2 = 113.2\,kip$

$$d2 := \frac{Vu2}{\phi \cdot 4 \cdot \sqrt{fc \cdot psi} \cdot bo}$$ $\quad d2 = 8.54\,in < d = 11.5\,in$ OK

Depth required for one-way shear:

$a := \dfrac{L}{2} - \dfrac{bpl}{2} - d$ $\quad a = 17.5\,in$

$Vu1 := L \cdot a \cdot qu$ $\quad Vu1 = 32.9\,kip$

SQUARE CONCRETE COLUMN FOOTING cont'd

$$d1 := \frac{Vu1}{\phi \cdot 2 \cdot \sqrt{fc \cdot psi} \cdot L}$$ $\quad d1 = 5.86\,in < d = 11.5\,in$ OK

Determine the required steel for the footing:

$b := \frac{L}{2} - \frac{bpl}{2}$ $b = 29\,in$

$\Phi := 0.9$ steel factor

$m := \frac{fy}{.85 \cdot fc}$ $m = 28.2$

$Mu := b \cdot L \cdot qu \cdot \frac{b}{2}$ $Mu = 65.8\,kft$

$Ru := \frac{Mu \cdot in^2}{\Phi \cdot L \cdot d^2}$ $Ru = 0.101\,kip$

$\rho min := \frac{200 \cdot psi}{fy}$ $\rho min = 0.0033$

$A_{smin} := \rho min \cdot L \cdot d$ $A_{smin} = 2.53\,in^2$

$\rho := \frac{1}{m} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot Ru \cdot m \cdot in^{-2}}{fy}}\right)$ $\rho = 0.00172$

$A_s := \rho \cdot L \cdot d$ $A_s = 1.304\,in^2$

$A_{smin} := if\left(A_{smin} > A_s \cdot 1.33, A_s \cdot 1.33, A_{smin}\right)$ $A_{smin} = 1.734\,in^2$

$A_s := if\left(A_{smin} > A_s, A_{smin}, A_s\right)$ $A_s = 1.734\,in^2$

$s_4 := ceil\left(\frac{A_s}{0.20 \cdot in^2}\right)$ $s_5 := ceil\left(\frac{A_s}{0.31 \cdot in^2}\right)$ $s_6 := ceil\left(\frac{A_s}{0.44 \cdot in^2}\right)$

Rebar req'd

use $s_4 = 9$ #4 E.W.

use $s_5 = 6$ #5 E.W.

use $s_6 = 4$ #6 E.W.

SQUARE FOOTING FS6.0

SQUARE SIZE $L := 72 \cdot in$

DEPTH $h := 15 \cdot in$

Design criteria

$fc := 2500 \cdot psi$		concrete strength
$fy := 60 \cdot ksi$		steel yield strength
$\phi := 0.85$		concrete factor
$qa := 2500 \cdot psf$		soil bearing capacity

Column load

total load	$TL := L^2 \cdot qa$	$TL = 90\,kip$
dead load	$DL := TL \cdot 0.20$	$DL = 18\,kip$
live load	$LL := TL \cdot 0.80$	$LL = 72\,kip$

Bearing pressure for strength design

$A := L^2$ $\quad A = 36\,ft^2$

$$qu := \frac{(1.4 \cdot DL) + (1.7 \cdot LL)}{A} \quad qu = 4100\,psf$$

Depth required for two-way or punching shear:

$bpl := 8 \cdot in$	base plate or column square dimension
$d := h - 3.5 \cdot in$	depth of reinforcing
$bo := 4 \cdot (bpl + d)$	$bo = 78\,in$
$lpl := bpl + d$	$lpl = 19.5\,in$
$Vu2 := \left(A - lpl^2\right) \cdot qu$	$Vu2 = 136.8\,kip$

$$d2 := \frac{Vu2}{\phi \cdot 4 \cdot \sqrt{fc \cdot psi} \cdot bo}$$

$d2 = 10.31\,in <$ $d = 11.5\,in$ OK

Depth required for one-way shear:

$$a := \frac{L}{2} - \frac{bpl}{2} - d \quad a = 20.5\,in$$

$Vu1 := L \cdot a \cdot qu$ $\quad Vu1 = 42\,kip$

SQUARE CONCRETE COLUMN FOOTING cont'd

$$d1 := \frac{Vu1}{\phi \cdot 2 \cdot \sqrt{fc \cdot psi} \cdot L}$$

$d1 = 6.87\,in <$ $d = 11.5\,in$ OK

Determine the required steel for the footing:

$b := \frac{L}{2} - \frac{bpl}{2}$ $b = 32\,in$

$\Phi := 0.9$ steel factor

$m := \frac{fy}{.85 \cdot fc}$ $m = 28.2$

$Mu := b \cdot L \cdot qu \cdot \frac{b}{2}$ $Mu = 87.5\,kft$

$Ru := \frac{Mu \cdot in^2}{\Phi \cdot L \cdot d^2}$ $Ru = 0.122\,kip$

$\rho min := \frac{200 \cdot psi}{fy}$ $\rho min = 0.0033$

$A_{smin} := \rho min \cdot L \cdot d$ $A_{smin} = 2.76\,in^2$

$\rho := \frac{1}{m} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot Ru \cdot m \cdot in^{-2}}{fy}}\right)$ $\rho = 0.0021$

$A_s := \rho \cdot L \cdot d$ $A_s = 1.742\,in^2$

$A_{smin} := if(A_{smin} > A_s \cdot 1.33, A_s \cdot 1.33, A_{smin})$ $A_{smin} = 2.317\,in^2$

$A_s := if(A_{smin} > A_s, A_{smin}, A_s)$ $A_s = 2.317\,in^2$

$s_4 := ceil\left(\frac{A_s}{0.20 \cdot in^2}\right)$ $s_5 := ceil\left(\frac{A_s}{0.31 \cdot in^2}\right)$ $s_6 := ceil\left(\frac{A_s}{0.44 \cdot in^2}\right)$

Rebar req'd

use $s_4 = 12$ #4 E.W.

use $s_5 = 8$ #5 E.W.

use $s_6 = 6$ #6 E.W.

SQUARE FOOTING FS6.5

SQUARE SIZE $L := 78 \cdot in$

DEPTH $h := 18 \cdot in$

Design criteria

$fc := 2500 \cdot psi$	concrete strength
$fy := 60 \cdot ksi$	steel yield strength
$\phi := 0.85$	concrete factor
$qa := 2500 \cdot psf$	soil bearing capacity

Column load

total load	$TL := L^2 \cdot qa$	$TL = 105.6\,kip$
dead load	$DL := TL \cdot 0.20$	$DL = 21.125\,kip$
live load	$LL := TL \cdot 0.80$	$LL = 84.5\,kip$

Bearing pressure for strength design

$A := L^2$ $\quad A = 42.25\,ft^2$

$$qu := \frac{(1.4 \cdot DL) + (1.7 \cdot LL)}{A} \quad qu = 4100\,psf$$

Depth required for two-way or punching shear:

$bpl := 8 \cdot in$	base plate or column square dimension
$d := h - 3.5 \cdot in$	depth of reinforcing
$bo := 4 \cdot (bpl + d)$	$bo = 90\,in$
$lpl := bpl + d$	$lpl = 22.5\,in$
$Vu2 := \left(A - lpl^2\right) \cdot qu$	$Vu2 = 158.8\,kip$

$$d2 := \frac{Vu2}{\phi \cdot 4 \cdot \sqrt{fc \cdot psi} \cdot bo}$$

$d2 = 10.38\,in <$ $d = 14.5\,in$ OK

Depth required for one-way shear:

$$a := \frac{L}{2} - \frac{bpl}{2} - d \quad a = 20.5\,in$$

$Vu1 := L \cdot a \cdot qu$ $\quad Vu1 = 45.5\,kip$

SQUARE CONCRETE COLUMN FOOTING cont'd

$$d1 := \frac{Vu1}{\phi \cdot 2 \cdot \sqrt{fc \cdot psi} \cdot L}$$

$d1 = 6.87\,in <$ $d = 14.5\,in$ OK

Determine the required steel for the footing:

$b := \frac{L}{2} - \frac{bpl}{2}$ $b = 35\,in$

$\Phi := 0.9$ steel factor

$m := \frac{fy}{.85 \cdot fc}$ $m = 28.2$

$Mu := b \cdot L \cdot qu \cdot \frac{b}{2}$ $Mu = 113.4\,kft$

$Ru := \frac{Mu \cdot in^2}{\Phi \cdot L \cdot d^2}$ $Ru = 0.092\,kip$

$\rho min := \frac{200 \cdot psi}{fy}$ $\rho min = 0.0033$

$A_{smin} := \rho min \cdot L \cdot d$ $A_{smin} = 3.77\,in^2$

$\rho := \frac{1}{m} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot Ru \cdot m \cdot in^{-2}}{fy}}\right)$ $\rho = 0.00157$

$A_s := \rho \cdot L \cdot d$ $A_s = 1.777\,in^2$

$A_{smin} := if\left(A_{smin} > A_s \cdot 1.33, A_s \cdot 1.33, A_{smin}\right)$ $A_{smin} = 2.363\,in^2$

$A_s := if\left(A_{smin} > A_s, A_{smin}, A_s\right)$ $A_s = 2.363\,in^2$

$s_4 := ceil\left(\frac{A_s}{0.20 \cdot in^2}\right)$ $s_5 := ceil\left(\frac{A_s}{0.31 \cdot in^2}\right)$ $s_6 := ceil\left(\frac{A_s}{0.44 \cdot in^2}\right)$

Rebar req'd

use $s_4 = 12$ #4 E.W.

use $s_5 = 8$ #5 E.W.

use $s_6 = 6$ #6 E.W.

SQUARE FOOTING FS7.0

SQUARE SIZE $L := 84 \cdot in$

DEPTH $h := 18 \cdot in$

Design criteria

$fc := 2500 \cdot psi$	concrete strength
$fy := 60 \cdot ksi$	steel yield strength
$\phi := 0.85$	concrete factor
$qa := 2500 \cdot psf$	soil bearing capacity

Column load

total load	$TL := L^2 \cdot qa$	$TL = 122.5\,kip$
dead load	$DL := TL \cdot 0.20$	$DL = 24.5\,kip$
live load	$LL := TL \cdot 0.80$	$LL = 98\,kip$

Bearing pressure for strength design

$A := L^2$ $\quad A = 49\,ft^2$

$qu := \dfrac{(1.4 \cdot DL) + (1.7 \cdot LL)}{A}$ $\quad qu = 4100\,psf$

Depth required for two-way or punching shear:

$bpl := 8 \cdot in$	base plate or column square dimension
$d := h - 3.5 \cdot in$	depth of reinforcing
$bo := 4 \cdot (bpl + d)$	$bo = 90\,in$
$lpl := bpl + d$	$lpl = 22.5\,in$
$Vu2 := \left(A - lpl^2\right) \cdot qu$	$Vu2 = 186.5\,kip$

$d2 := \dfrac{Vu2}{\phi \cdot 4 \cdot \sqrt{fc \cdot psi} \cdot bo}$ $\quad d2 = 12.19\,in <$ $d = 14.5\,in$ OK

Depth required for one-way shear:

$a := \dfrac{L}{2} - \dfrac{bpl}{2} - d$ $\quad a = 23.5\,in$

$Vu1 := L \cdot a \cdot qu$ $\quad Vu1 = 56.2\,kip$

SQUARE CONCRETE COLUMN FOOTING cont'd

$d1 := \dfrac{Vu1}{\phi \cdot 2 \cdot \sqrt{fc \cdot psi} \cdot L}$ $\quad d1 = 7.87\,in <$ $d = 14.5\,in$ OK

Determine the required steel for the footing:

$b := \frac{L}{2} - \frac{bpl}{2}$ $b = 38\,in$

$\Phi := 0.9$ steel factor

$m := \frac{fy}{.85 \cdot fc}$ $m = 28.2$

$Mu := b \cdot L \cdot qu \cdot \frac{b}{2}$ $Mu = 143.9\,kft$

$Ru := \frac{Mu \cdot in^2}{\Phi \cdot L \cdot d^2}$ $Ru = 0.109\,kip$

$\rho min := \frac{200 \cdot psi}{fy}$ $\rho min = 0.0033$

$A_{smin} := \rho min \cdot L \cdot d$ $A_{smin} = 4.06\,in^2$

$\rho := \frac{1}{m} \cdot \left(1 - \sqrt{1 - \frac{2 \cdot Ru \cdot m \cdot in^{-2}}{fy}}\right)$ $\rho = 0.00186$

$A_s := \rho \cdot L \cdot d$ $A_s = 2.265\,in^2$

$A_{smin} := if\left(A_{smin} > A_s \cdot 1.33, A_s \cdot 1.33, A_{smin}\right)$ $A_{smin} = 3.012\,in^2$

$A_s := if\left(A_{smin} > A_s, A_{smin}, A_s\right)$ $A_s = 3.012\,in^2$

$s_4 := ceil\left(\frac{A_s}{0.20 \cdot in^2}\right)$ $s_5 := ceil\left(\frac{A_s}{0.31 \cdot in^2}\right)$ $s_6 := ceil\left(\frac{A_s}{0.44 \cdot in^2}\right)$

Rebar req'd

use $s_4 = 16$ #4 E.W.

use $s_5 = 10$ #5 E.W.

use $s_6 = 7$ #6 E.W.

Project Name = Honigman Residence
Date = Mon Apr 15 10:07:26 MDT 2013

Conterminous 48 States
2009 International Building Code
Latitude = 40.6786
Longitude = -111.5154
Spectral Response Accelerations Ss and S1
Ss and S1 = Mapped Spectral Acceleration Values
Site Class B - Fa = 1.0 ,Fv = 1.0
Data are based on a 0.01 deg grid spacing

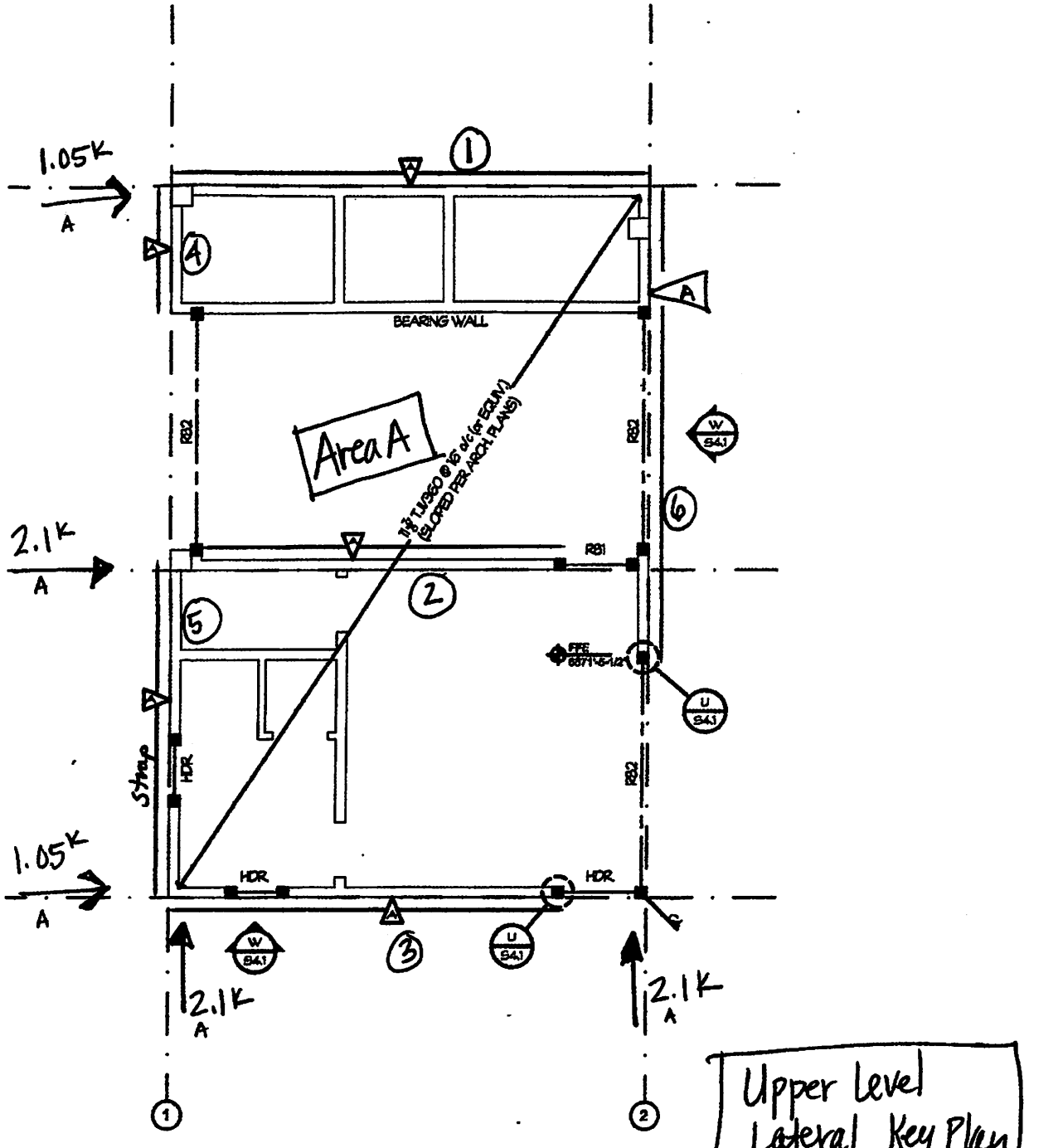
Period (sec)	Sa (g)
0.2	0.700 (Ss, Site Class B)
1.0	0.258 (S1, Site Class B)

Conterminous 48 States
2009 International Building Code
Latitude = 40.6786
Longitude = -111.5154
Spectral Response Accelerations SMs and SM1
SMs = Fa x Ss and SM1 = Fv x S1
Site Class D - Fa = 1.24 ,Fv = 1.883

Period (sec)	Sa (g)
0.2	0.868 (SMs, Site Class D)
1.0	0.487 (SM1, Site Class D)

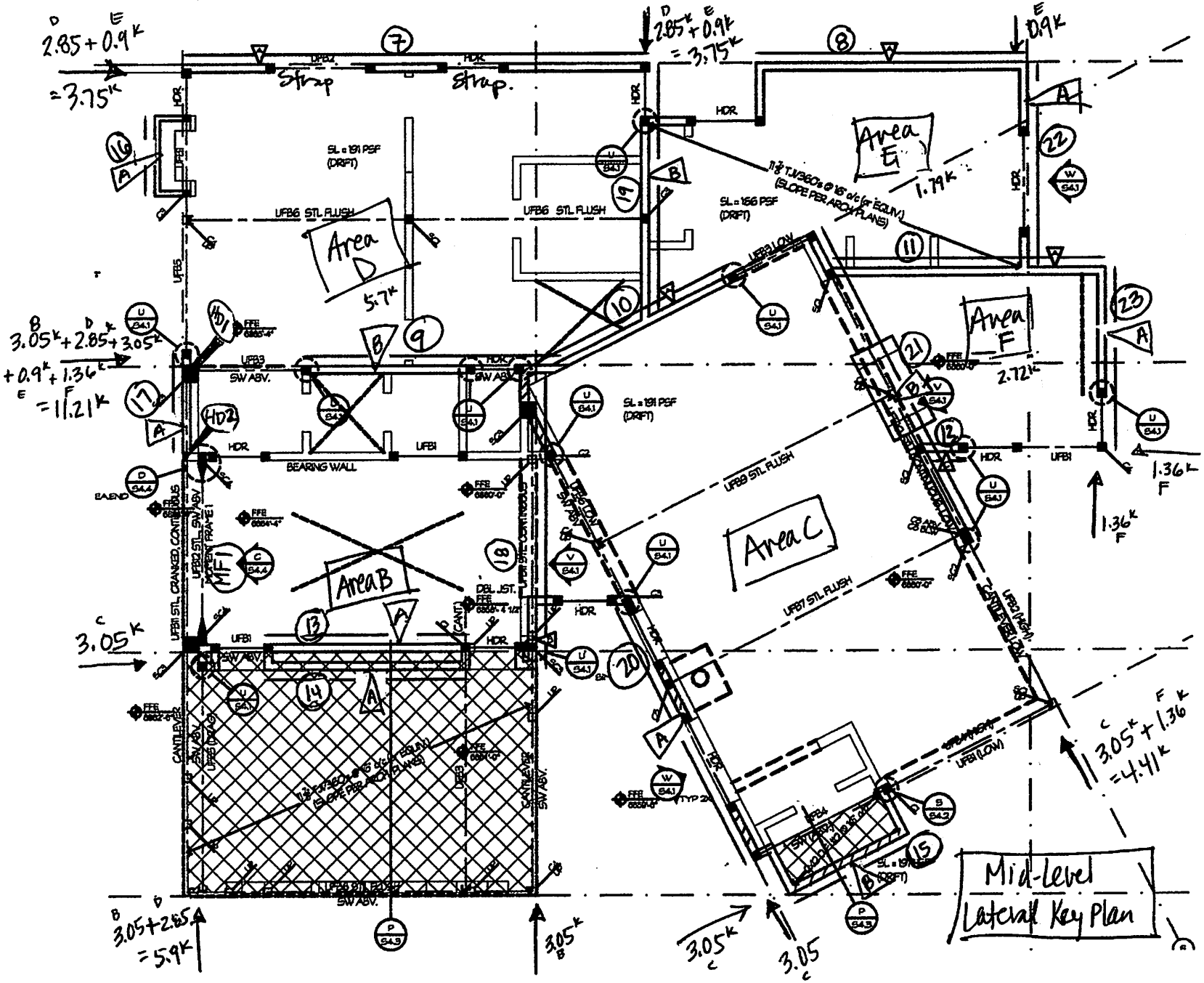
Conterminous 48 States
2009 International Building Code
Latitude = 40.6786
Longitude = -111.5154
Design Spectral Response Accelerations SDs and SD1
SDs = 2/3 x SMs and SD1 = 2/3 x SM1
Site Class D - Fa = 1.24 ,Fv = 1.883

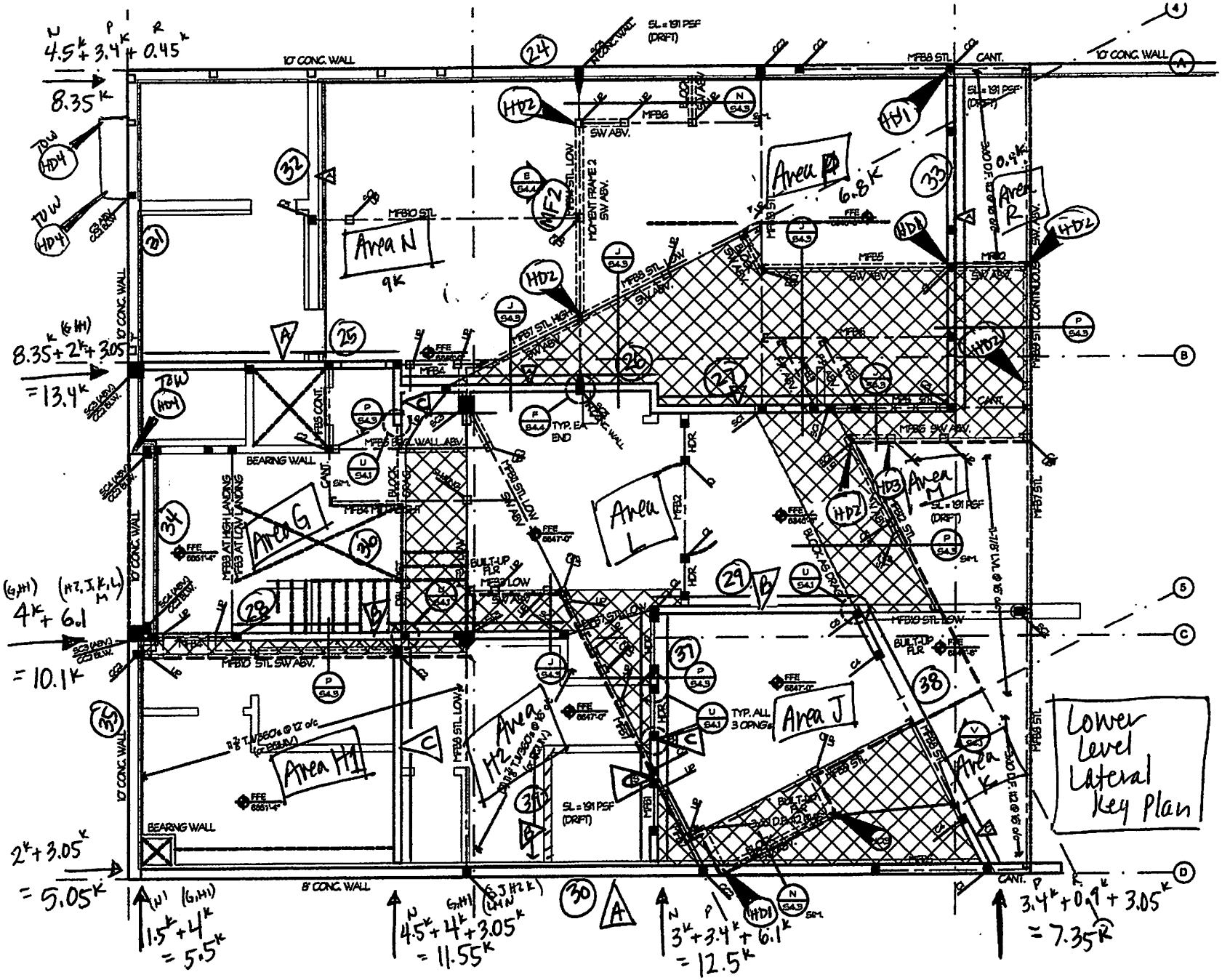
Period (sec)	Sa (g)
0.2	0.579 (SDs, Site Class D)
1.0	0.324 (SD1, Site Class D)

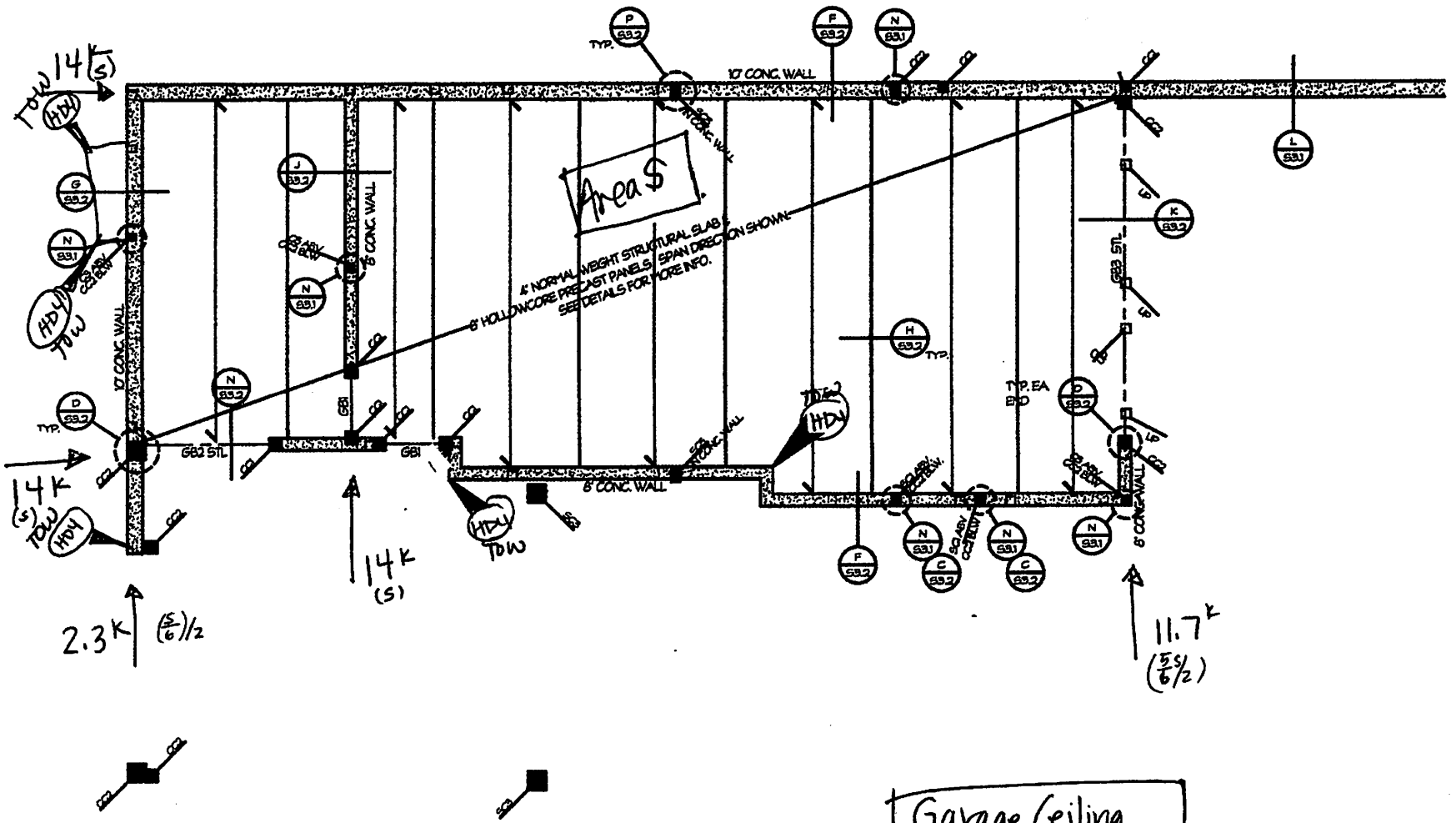


SHEARWALL PLAN

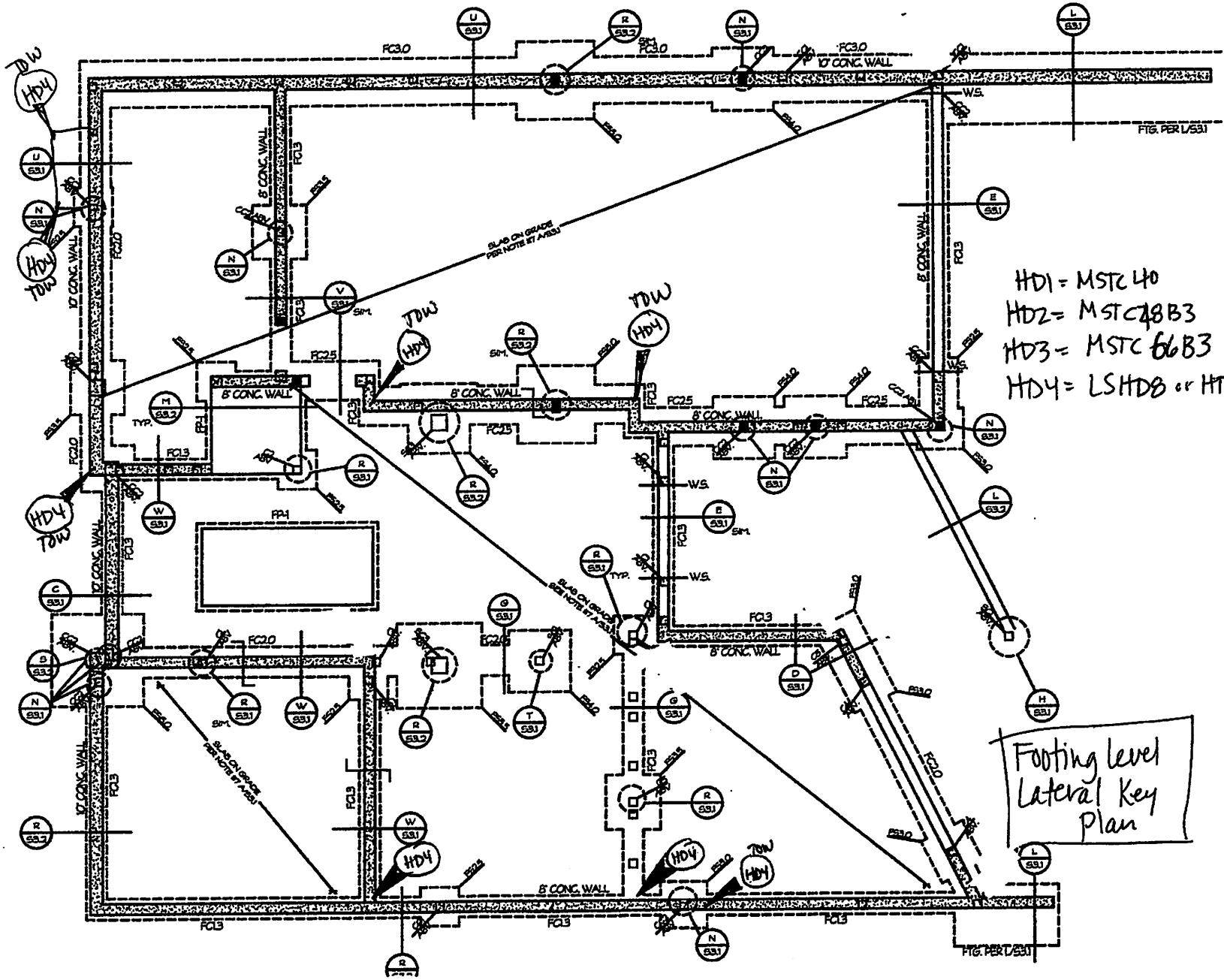
Upper Level
Lateral Key Plan


Area D
Area E
Area F
Area B
Area C
Mid-level Lateral Key Plan
HDR
Strap
UFB6 STL. FLUSH
UFB1
UFB2
UFB3
UFB4
UFB5
UFB7 STL. FLUSH
UFB8 STL. FLUSH
UFB9 STL. FLUSH
UFB10 STL. FLUSH
UFB (LOW)
BEARING WALL
SL = 191 PSF (DRIFT)
SL = 166 PSF (DRIFT)
SW ABV.
CANTILEVER
DBL JST.
2.85 + 0.9 = 3.75
3.05 + 2.85 + 3.05 + 0.9 + 1.36 = 11.21
3.05 + 2.85 = 5.9
5.7
1.79
2.72
1.36
3.05 + 1.36 = 4.41


Area N
9K
Area P
6.8K
Area R
Area G
Area L
Area M
Area H1
Area H2
Area J
Area K
Lower Level Lateral Key Plan
10' CONC. WALL
8' CONC. WALL
BEARING WALL
8.35K
4.5K + 3.4K + 0.45K
8.35K + 2K + 3.05K
= 13.4K
4K + 6.1
= 10.1K
2K + 3.05K
= 5.05K
1.5K + 4K
= 5.5K
4.5K + 4K + 3.05K
= 11.55K
3K + 3.4K + 6.1K
= 12.5K
3.4K + 0.9K + 3.05K
= 7.35K
SL = 191 PSF (DRIFT)
TYP. ALL 3 OPNGS
MF2
HD1
HD2
HD3
HD4



Garage Ceiling Lateral Key Plan


HD1 = MSTC40
HD2 = MSTC48B3
HD3 = MSTC66B3
HD4 = LSHD8 or HTT4
Footing Level Lateral Key Plan
8" CONC. WALL
10" CONC. WALL
SLAB ON GRADE PER NOTE #7 A2.1
FTG. PER L/S3.1
W.S.
TYP.
SIM.

DESIGNER: CMF

SEISMIC SNOW LOAD - flat, warm roof

Snow Load to include in lateral design (ASCE 7-05, pg. 128, Section 12.7.2, #4)

elevation := 6875

$Roof_{snowL} := 102 \cdot psf$ $Roof_{LL} := if\left[Roof_{snowL} > 30 \cdot psf, \left[Roof_{snowL} \cdot (0.2)\right], 0 \cdot psf\right]$ $Roof_{LL} = 20\,psf$

Project:	Honigman Residence
Engineer:	Cambria Flowers, P.E., S.E.
Date:	4/30/2013

Equivalent Lateral Force Procedure per ASCE 7-05 Section 12.8

Mapped maximum considered earthquake spectral response in % of g

Ss =	70.0%	% g	Max ground motion of 0.2sec SPA (5% damping)
Sl =	25.8%	% g	Max ground motion of 1sec SPA (5% damping)

IBC Section 1613.5 Seismic ground motion values (pg. 303)

Site Class	D	Assumed, see ASCE 7-05 sec. 11.4.2, pg. 115
Sms =	0.868	ASCE 7-05 Equation 11.4-1, pg. 115
Fa =	1.24	Site coefficient see ASCE 7-05 pg. 115
Sml =	0.485814	ASCE 7-05 Equation 11.4-2, pg. 115
Fv =	1.88	Site coefficient see ASCE 7-05 pg. 115
Occupancy Category =	II	ASCE 7-05 Table 1-1, pg. 3
Sds =	0.579	ASCE 7-05 Equation 11.4-3, pg. 115
Sdl =	0.324	ASCE 7-05 Equation 11.4-4, pg. 115

ASCE 7-05 Section 11.4.5 Design Response Spectrum (pg. 115)

To =	0.112 sec	ASCE 7-05 pg. 116	Building Height =	9.5 ft	ground to floor
Ts=	0.560 sec	ASCE 7-05 pg. 116		10.5 ft	floor to floor
Ta =	0.261 sec	ASCE 7-05 Equation 12.8-7, pg. 129		10.7 ft	floor to roof
Ct =	0.02	ASCE 7-05 Table 12.8-2, pg. 129			roof to ridge
hn =	30.67 ft			30.7 ft	ft. Total Bldg ht.
Tu =	0.365 sec	ASCE 7-05 Section 12.8.2, pg. 129			
Seismic Design Category=	D				
Cu =	1.4	ASCE 7-05 Table 12.8-2, pg. 129			
TL =	8.0 sec	ASCE 7-05 Figure 22-15, pg. 228 (maximum value)			
R =	6.0	ASCE 7-05 Table 12.2-1, pp. 120-122 (concrete shearwalls)			

Seismic Forces Equivalent Lateral Force Procedure per ASCE 7-05 Section 12.8 (pg. 129)

V =	0.096W	Eq 12.8-1	Cs=	0.096	ASCE 7-05 Eq 12.8-2
Cs=	0.096		Csmax=	0.207	ASCE 7-05 Eq 12.8-3 or 12.8-4
R =	6.0		Csmin=	0.010	ASCE 7-05 Eq 12.8-5
IE =	1.0	Table 11.5-1	CsminEF=	0.022	ASCE 7-05 Eq 12.8-6 (for S1>=0.6%g)
T =	0.261				

Total Seismic loads:

High Roof	28 kips
Roof to Upper-Walls	15 kips
Upper Floor, Low Roof	83 kips
Upper to Mid-Walls	126 kips
Mid Floor	146 kips
Mid to Lower Walls	43 kips
Garage Ceiling	140 kips
Garage Ceiling to Fndn	121 kips
Total Building wt. =	**702 kips**

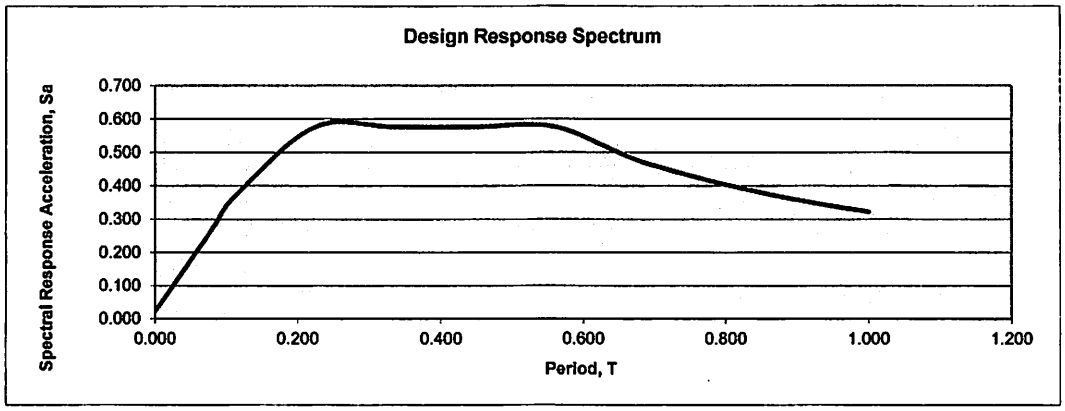
Total Base Shear, V:

V, Seismic: 67 kips

V, Wind: Wind will never control for this complex, because the seismic weight is so high.

Seismic Controls for all wall designs

T	Sa	
0.000	0.023	ASCE 7-05 Section 11.4.5, pg. 115
0.028	0.110	
0.056	0.197	
0.084	0.284	
0.112	0.370	
0.224	0.579	
0.336	0.579	
0.448	0.579	
0.560	0.579	
0.670	0.484	
0.780	0.415	
0.890	0.364	
1.000	0.324	
0.364916384	**0.579**	



Project:	Honigman Residence
Engineer:	Cambria Flowers, P.E., S.E.
Date:	4/30/2013

Vertical Distribution of Forces: A,B,G,H1

k= 1.0 ASCE 7-05 Equation 12.8-12, pg. 130

Level	Key Plan Loc.	wi	hi	wi*hi^k	wi*hi^k/Σwi*hi^k	Cs	Fx	Vx (kips)	ASD REDUCTION
High Roof	A	36 kips	27.0 ft.	968					
Upper	B	27 kips	16.5 ft.	445	0.5	0.096	5.8 kips	5.8 kips	4.2 kips
Main	G,H1	47 kips	9.5 ft.	445	0.2	0.096	2.7 kips	8.5 kips	6.1 kips
Basement Slab	---	7 kips	0.0 ft.	0	0.2	0.096	2.7 kips	11.2 kips	8.0 kips
---	---			0	0.0	0.096	0.0 kips	0.0 kips	0.0 kips
Σ	---	116 kips	--	1858			11.2 kips		

Vertical Distribution of Forces: C,H2,J,K,L,M

k= 1.0 ASCE 7-05 Equation 12.8-12, pg. 130

Level	Key Plan Loc.	wi	hi	wi*hi^k	wi*hi^k/Σwi*hi^k	Cs	Fx	Vx (kips)	
Roof	C	54 kips	27.3 ft.	1486					
Main	H2,J,K,L,M	113 kips	13.0 ft.	1465	0.5	0.096	8.6 kips	8.6 kips	6.1 kips
Basement Slab	---	10 kips	0.0 ft.	0	0.5	0.096	8.4 kips	17.0 kips	12.2 kips
---	---			0	0.0	0.096	0.0 kips	0.0 kips	0.0 kips
---	---			0	0.0	0.096	0.0 kips	0.0 kips	0.0 kips
Σ	---	177 kips	--	2952			17.0 kips		

Vertical Distribution of Forces: D,E,F,N,P,R,S

k= 1.0 ASCE 7-05 Equation 12.8-12, pg. 130

Level	Key Plan Loc.	wi	hi	wi*hi^k	wi*hi^k/Σwi*hi^k	Cs	Fx	Vx (kips)	
Roof	D,E,F	72 kips	30.5 ft.	2208					
Main	N,P,R	71 kips	20.0 ft.	1423	0.4	0.096	14.2 kips	14.2 kips	10.2 kips
Garage Ceiling	S	205 kips	12.0 ft.	2459	0.2	0.096	9.2 kips	23.4 kips	16.7 kips
Basement Slab	---	60 kips	0.0 ft.	0	0.4	0.096	15.8 kips	39.2 kips	28.0 kips
---	---			0	0.0	0.096	0.0 kips	0.0 kips	0.0 kips
Σ	---	409 kips	--	6090			39.2 kips		

	Honigman Residence											
	Horizontal Seismic Force Distribution											
	Engineer: Cambria M. Flowers P.E., S.E.						V= 0.096 *W (Shearwall ASD)					
Location	Area	DL	Seismic SL	Seismic Wt., W,	Level Force, V_L	# of walls	Eave length	Wall Length, L	Wall Height, H	Wall Wt., W_w	Wall Force, Vw	Total Force, Vs	
A	782 ft^2	16 psf	20 psf	28.1 kips	2.7 kips	6	0.0 ft	167.7 ft	11.5 ft	7.7 kips	0.7 kips	3.4 kips	A
B	630 ft^2	25 psf	0 psf	15.8 kips	1.5 kips	5	0.0 ft	125.5 ft	7.0 ft	3.5 kips	0.3 kips	1.8 kips	B
C	790 ft^2	16 psf	20 psf	28.4 kips	2.7 kips	4	0.0 ft	112.4 ft	15.0 ft	25.9 kips	2.5 kips	5.2 kips	C
D	603 ft^2	16 psf	20 psf	21.7 kips	2.1 kips	4	0.0 ft	98.3 ft	11.5 ft	18.8 kips	1.8 kips	3.9 kips	D
E	305 ft^2	16 psf	20 psf	11.0 kips	1.1 kips	2	0.0 ft	34.9 ft	11.5 ft	1.6 kips	0.2 kips	1.2 kips	E
F	176 ft^2	16 psf	20 psf	6.3 kips	0.6 kips	3	0.0 ft	39.8 ft	13.0 ft	12.9 kips	1.2 kips	1.9 kips	F
G	311 ft^2	25 psf	0 psf	7.8 kips	0.7 kips	3	0.0 ft	52.9 ft	13.0 ft	2.8 kips	0.3 kips	1.0 kips	G
H1	289 ft^2	80 psf	20 psf	28.9 kips	2.8 kips	4	0.0 ft	68.0 ft	9.5 ft	3.9 kips	0.4 kips	3.1 kips	H1
H2	260 ft^2	80 psf	20 psf	26.0 kips	2.5 kips	4	0.0 ft	64.5 ft	12.5 ft	4.8 kips	0.5 kips	3.0 kips	H2
J	235 ft^2	25 psf	0 psf	5.9 kips	0.6 kips	2	0.0 ft	30.7 ft	12.5 ft	2.3 kips	0.2 kips	0.8 kips	J
K	217 ft^2	80 psf	20 psf	21.7 kips	2.1 kips	1	0.0 ft	14.7 ft	12.5 ft	1.1 kips	0.1 kips	2.2 kips	K
L	126 ft^2	80 psf	20 psf	12.6 kips	1.2 kips	2	0.0 ft	22.4 ft	13.8 ft	1.9 kips	0.2 kips	1.4 kips	L
M	105 ft^2	80 psf	20 psf	10.5 kips	1.0 kips	0	0.0 ft	0.0 ft	13.0 ft	0.0 kips	0.0 kips	1.0 kips	M
N	637 ft^2	25 psf	0 psf	15.9 kips	1.5 kips	3	0.0 ft	75.7 ft	8.0 ft	3.6 kips	0.3 kips	1.9 kips	N
P	542 ft^2	25 psf	0 psf	13.6 kips	1.3 kips	3	0.0 ft	69.8 ft	2.5 ft	1.0 kips	0.1 kips	1.4 kips	P
R	145 ft^2	25 psf	0 psf	3.6 kips	0.3 kips	0	0.0 ft	0.0 ft	2.5 ft	0.0 kips	0.0 kips	0.3 kips	R
S	1195 ft^2	117 psf	0 psf	139.9 kips	13.4 kips	3	0.0 ft	103.7 ft	12.0 ft	60.4 kips	5.8 kips	19.2 kips	S

CMF 4/30/2013

Honigman Residence

SUMMARY OF LATERAL FORCES

Areas	Level	Mark	Gross L (ft)	opng reduc	Net L (ft)	V(k)	w (plf)	SW Type	Uplift	Uplift LEFT	Jplift RIGHT	Holddowns
A	Upper	1	23	100%	23.0	1.1	46	A	487	n/a	n/a	-
A	Upper	2	19	100%	19.0	2.1	111	A	1179	n/a	n/a	-
A	Upper	3	19	70%	13.3	1.1	79	A	590	n/a	n/a	-
A	Upper	4	6	100%	6.0	0.6	94	A	1003	603	603	MSTC40/MSTC48B3
A	Upper	5	16.33	60%	9.8	1.5	157	A	1004	n/a	n/a	-
A	Upper	6	23	100%	23.0	2.1	91	A	974	n/a	n/a	-
D,E	Mid	7	30.33	58%	17.6	2.4	135	A	834	n/a	n/a	-
D,E	Mid	8	17.67	100%	17.7	1.4	78	A	833	n/a	n/a	-
B,C,D,E,F	Mid	9	16.33	68%	11.1	3.9	348	B	2527	n/a	n/a	-
B,C,D,E,F	Mid	10	13.33	100%	13.3	3.2	237	A	2527	n/a	n/a	-
B,C,D,E,F	Mid	11	17.67	100%	17.7	4.2	237	A	2527	n/a	n/a	-
F	Mid	12	3.75	100%	3.8	1.7	457	C	5484	2545	4255	MSTC48B3/MSTC66B3
B	Mid	13	13.25	100%	13.3	1.8	132	A	1409	n/a	n/a	-
B	Mid	14	13.25	100%	13.3	1.8	132	A	1409	n/a	n/a	-
C	Mid	15	8.67	100%	8.7	3.1	352	B	3342	2766	2766	MSTC40/MSTC48B3
B,D	Mid	16	5.167	100%	5.2	1.3	245	A	3430	986	986	LSTHD8 or HTT4/BOTH
B,D	Mid	17	7.167	100%	7.2	1.8	245	A	2001	974	n/a	LSTHD8 or HTT4/NONE
B	Mid	18	19.833	49%	9.7	3.1	314	B	1742	n/a	n/a	-
D,E	Mid	19	13.25	100%	13.3	3.8	283	B	3020	2137	1987	MSTC48B3/BOTH
C	Mid	20	35.75	77%	27.5	5.3	194	A	2090	n/a	n/a	-
C,F	Mid	21	22.67	74%	16.8	4.4	263	B	2723	n/a	n/a	-
E	Mid	22	13.67	60%	8.2	1.6	195	A	1250	704	704	MSTC40/BOTH
F	Mid	23	8.5	100%	8.5	1.4	160	A	1920	1218	1308	MSTC48B3/BOTH
N,P,R	Ceiling	24	55	100%	55.0	8.4	152	A	1215	n/a	n/a	-
N,P,R,G,H,J,K,L,M	Ceiling	25	18.167	100%	18.2	4.3	239	A	1914	n/a	n/a	-
N,P,R,G,H,J,K,L,M	Ceiling	26	17.5	100%	17.5	4.2	239	A	1914	1062	1062	LSTHD8 or HTT4/BOTH
N,P,R,G,H,J,K,L,M	Ceiling	27	20.25	100%	20.3	4.8	239	A	598	n/a	n/a	-
G,H,J,K,L,M	Lower	28	22.25	100%	22.3	6.2	281	B	2525	n/a	n/a	-
G,H,J,K,L,M	Lower	29	13.75	100%	13.8	3.9	281	B	2876	n/a	n/a	-
G,H,J,K,L,M	Lower	30	57.6	100%	57.6	5.1	88	A	1023	n/a	n/a	-
N,G,H	Ceiling	31	25.67	100%	25.7	2.5	99	CONC.	0	n/a	n/a	-
N,G,H,J,K,L,M	Ceiling	32	18.833	100%	18.8	4.1	220	A	1757	n/a	n/a	-
P,R,H,J,K,L,M	Ceiling	33	23.167	100%	23.2	3.9	170	A	424	n/a	n/a	-
N,G,H	Lower	34	13.33	100%	13.3	1.3	98	CONC.	0	n/a	n/a	-
N,G,H	Lower	35	16.833	100%	16.8	1.7	98	CONC.	0	n/a	n/a	-
N,G,H,J,K,L,M	Lower	36	33.75	48%	16.2	7.4	458	C	2344	1382	n/a	LSTHD8 or HTT4/NONE
N,P,H,J,K,L,M	Lower	37	17.25	45%	7.8	6.7	860	2C	3999	2125	n/a	LSTHD8 or HTT4/NONE
P,R,H,J,K,L,M	Lower	38	20.167	53%	10.7	4.4	416	C	2205	n/a	n/a	-
P,R,H,J,K,L,M	Main	39	8	100%	8.0	2.2	269	B	2776	n/a	n/a	-
B,D	Upper	MF1	11.75	2.878-K MOMENT FRAME (ASD)								
N,P,H,J,K,L,M	Ceiling	MF2	21.25	5.7-K MOMENT FRAME (ASD)								

Highlighted forces were multiplied by the inverse of 2w/h per NDS '08 for walls meeting 3.5:1 ratio, but not 2:1 ratio.

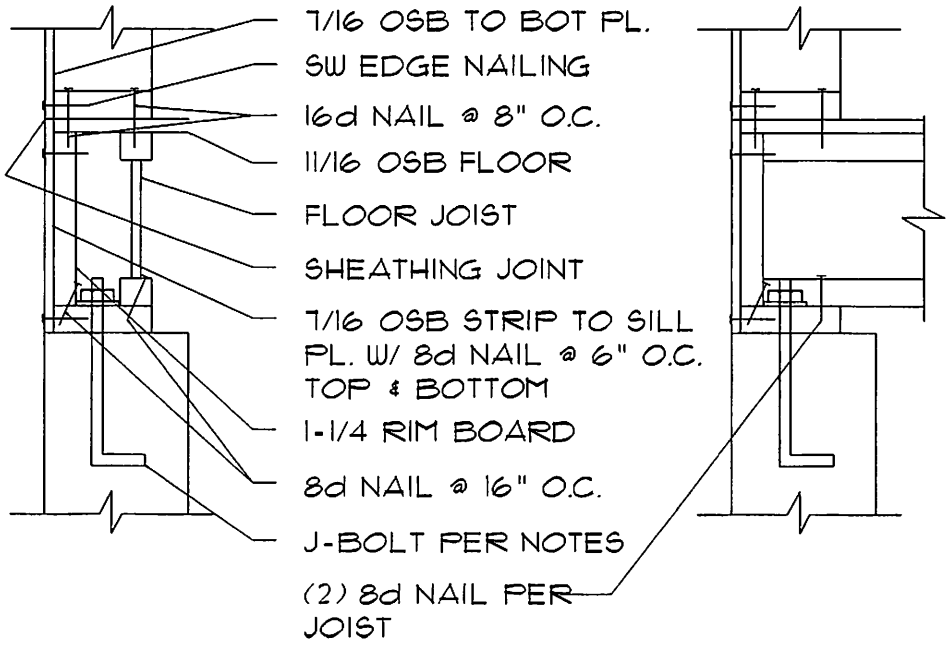
PROJECT	DATE Apr-10
	DESIGNED BY CMF

Shear Wall Schedule

SHEARWALL SCHEDULE

Wall Type	Panel edge nail spacing	16ga. Staple Alternate 1" stud penetration edge spacing	Simpson A35 spacing	
A	6"	4"	1 @ 48" o.c.	260
B	4"	2-1/2"	1 @ 24" o.c.	380
C	3"	not allowed	1 @ 16" o.c.	490

1. OSB Sheathing to be 7/16" and nails to be 8d common
2. Field nailing to 12" o/c
3. For wall above to wall below connections, A35's may be omitted if sheathing does not lap within 2" of wall plates.
4. For roof to wall below connections, A35's may be omitted if H1 clips are placed at ea. Truss/rafter end.
5. For wall to concrete foundation connections see detail on this page
6. For shearwall types "C" & dbl walls use 3" studs at panel edges.



TYPICAL SHEAR TRANSFER

Anchor Calculations

Anchor Designer for ACI 318 (Version 4.2.0.2)

Job Name : Type 'A' SW

Date/Time : 4/21/2010 5:10:49 PM

Calculation Summary - ACI 318 Appendix D For Cracked Concrete

Anchor

Anchor	Steel	# of Anchors	Embedment Depth (in)	Category
1/2" Titen HD	N/A	1	4	1

Concrete

Concrete	Cracked	f'_c(psi)	$\Psi_{c,V}$
Normal weight	Yes	2500.0	1.00

Condition	Thickness (in)	Suppl. Edge Reinforcement
B tension and shear	30	No

Factored Loads

N_{ua} (lb)	V_{uax} (lb)	V_{uay} (lb)	M_{ux} (lb*ft)	M_{uy} (lb*ft)
0	-692	0	0	0

e_x(in)	e_y(in)	Mod/high seismic	Apply entire shear @ front row
0	0	Yes	No

Individual Anchor Tension Loads

N_{ua1} (lb)
0.00

e'_{Nx}(in)	e'_{Ny}(in)
0.00	0.00

Individual Anchor Shear Loads

V_{ua1} (lb)
692.00

e'_{Vx}(in)	e'_{Vy}(in)
0.00	0.00

Tension Strengths

Steel (Φ = 0.65)

N_{sa}(lb)	ΦN_{sa}(lb)	N_{ua}(lb)	$N_{ua}/\Phi N_{sa}$
20130	13084.50	0.00	0.0000

Concrete Breakout (Φ = 0.65 , Φ_{seis} = 0.75)

N_{cb}(lb)	ΦN_{cb}(lb)	N_{ua}(lb)	$N_{ua}/\Phi N_{cb}$
3701.45	1804.46	0.00	0.0000

Pullout (Φ = 0.65 , Φ_{seis} = 0.75)

N_{pn}(lb)	ΦN_{pn}(lb)	N_{ua}(lb)	$N_{ua}/\Phi N_{pn}$
0.00	0.00	0.00	NaN

Side-Face Blowout does not apply

Shear Strengths

Steel (Φ = 0.60)

V_{eq}(lb)	ΦV_{eq}(lb)	V_{ua}(lb)	$V_{ua}/\Phi V_{eq}$
4790	2874.00	692.00	0.2408

Concrete Breakout (case 1) (Φ = 0.70 , Φ_{seis} = 0.75)

V_{cbx}(lb)	ΦV_{cbx}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cbx}$
1698.77	891.85	-692.00	0.7759

V_{cby}(lb)	ΦV_{cby}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cby}$	$V_{ua}/\Phi V_{cb}$
2123.46	1114.82	0.00	0.0000	0.7759

Concrete Breakout (case 2) does not apply to single anchor layout

Concrete Breakout (case 3) (Φ = 0.70 , Φ_{seis} = 0.75)

c_{x1} edge

V_{cby}(lb)	ΦV_{cby}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cby}$
3775.04	1981.90	0.00	0.0000

c_{y1} edge

V_{cbx}(lb)	ΦV_{cbx}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cbx}$
4718.80	2477.37	-692.00	0.2793

c_{x2} edge

V_{cby}(lb)	ΦV_{cby}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cby}$
8441.25	4431.66	0.00	0.0000

c_{y2} edge

V_{cbx}(lb)	ΦV_{cbx}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cbx}$	$V_{ua}/\Phi V_{cb}$
4718.80	2477.37	-692.00	0.2793	0.2793

Pryout (Φ = 0.70 , Φ_{seis} = 0.75)

V_{cp}(lb)	ΦV_{cp}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cp}$
7402.90	3886.52	-692	0.1781

V_{cp}(lb)	ΦV_{cp}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cp}$	$V_{ua}/\Phi V_{cp}$
7402.90	3886.52	0	0.0000	0.1781

Interaction check

T.Max(0) <= 0.2 and V.Max(0.78) <= 1.0 [Sec D.7.2]

Interaction check: PASS

Use 1/2" diameter Titen HD anchor(s) with 4 in. embedment

BRITTLE FAILURE GOVERNS: Governing anchor failure mode is brittle failure. Per 2006 IBC Section 1908.1.16, anchors shall be governed by a ductile steel element in structures assigned to Seismic Design Category C, D, E, or F. Alternatively the minimum design strength of the anchor(s) shall be at least 2.5 times the factored forces or the anchor attachment to the structure shall undergo ductile yielding at a load level less than the design strength of the anchor(s). Designer must exercise own judgement to determine if this design is suitable.

Anchor Calculations

Anchor Designer for ACI 318 (Version 4.2.0.2)

Job Name : Type 'B' SW

Date/Time : 4/21/2010 5:12:00 PM

Calculation Summary - ACI 318 Appendix D For Cracked Concrete

Anchor

Anchor	Steel	# of Anchors	Embedment Depth (in)	Category
1/2" Titen HD	N/A	1	4	1

Concrete

Concrete	Cracked	f'_c(psi)	$\Psi_{c,V}$
Normal weight	Yes	2500.0	1.00

Condition	Thickness (in)	Suppl. Edge Reinforcement
B tension and shear	30	No

Factored Loads

N_{ua} (lb)	V_{uax} (lb)	V_{uay} (lb)	M_{ux} (lb*ft)	M_{uy} (lb*ft)
0	-506	0	0	0

e_x(in)	e_y(in)	Mod/high seismic	Apply entire shear @ front row
0	0	Yes	No

Individual Anchor Tension Loads

N_{ua1} (lb)
0.00

e'_{Nx}(in)	e'_{Ny}(in)
0.00	0.00

Individual Anchor Shear Loads

V_{ua1} (lb)
506.00

e'_{Vx}(in)	e'_{Vy}(in)
0.00	0.00

Tension Strengths

Steel (Φ = 0.65)

N_{sa}(lb)	ΦN_{sa}(lb)	N_{ua}(lb)	$N_{ua}/\Phi N_{sa}$
20130	13084.50	0.00	0.0000

Concrete Breakout (Φ = 0.65 , Φ_{seis} = 0.75)

N_{cb}(lb)	ΦN_{cb}(lb)	N_{ua}(lb)	$N_{ua}/\Phi N_{cb}$
3701.45	1804.46	0.00	0.0000

Pullout ($\Phi = 0.65$, $\Phi_{seis} = 0.75$)

N_{pn}(lb)	ΦN_{pn}(lb)	N_{ua}(lb)	$N_{ua}/\Phi N_{pn}$
0.00	0.00	0.00	NaN

Side-Face Blowout does not apply

Shear Strengths

Steel ($\Phi = 0.60$)

V_{eq}(lb)	ΦV_{eq}(lb)	V_{ua}(lb)	$V_{ua}/\Phi V_{eq}$
4790	2874.00	506.00	0.1761

Concrete Breakout (case 1) ($\Phi = 0.70$, $\Phi_{seis} = 0.75$)

V_{cbx}(lb)	ΦV_{cbx}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cbx}$
1698.77	891.85	-506.00	0.5674

V_{cby}(lb)	ΦV_{cby}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cby}$	$V_{ua}/\Phi V_{cb}$
2123.46	1114.82	0.00	0.0000	0.5674

Concrete Breakout (case 2) does not apply to single anchor layout

Concrete Breakout (case 3) ($\Phi = 0.70$, $\Phi_{seis} = 0.75$)

c_{x1} edge

V_{cby}(lb)	ΦV_{cby}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cby}$
3775.04	1981.90	0.00	0.0000

c_{y1} edge

V_{cbx}(lb)	ΦV_{cbx}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cbx}$
4718.80	2477.37	-506.00	0.2042

c_{x2} edge

V_{cby}(lb)	ΦV_{cby}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cby}$
8441.25	4431.66	0.00	0.0000

c_{y2} edge

V_{cbx}(lb)	ΦV_{cbx}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cbx}$	$V_{ua}/\Phi V_{cb}$
4718.80	2477.37	-506.00	0.2042	0.2042

Pryout ($\Phi = 0.70$, $\Phi_{seis} = 0.75$)

V_{cp}(lb)	ΦV_{cp}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cp}$
7402.90	3886.52	-506	0.1302

V_{cp}(lb)	ΦV_{cp}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cp}$	$V_{ua}/\Phi V_{cp}$
7402.90	3886.52	0	0.0000	0.1302

Interaction check

T.Max(0) <= 0.2 and V.Max(0.57) <= 1.0 [Sec D.7.2]

Interaction check: PASS

Use 1/2" diameter Titen HD anchor(s) with 4 in. embedment

BRITTLE FAILURE GOVERNS: Governing anchor failure mode is brittle failure. Per 2006 IBC Section 1908.1.16, anchors shall be governed by a ductile steel element in structures assigned to Seismic Design Category C, D, E, or F. Alternatively the minimum design strength of the anchor(s) shall be at least 2.5 times the factored forces or the anchor attachment to the structure shall undergo ductile yielding at a load level less than the design strength of the anchor(s). Designer must exercise own judgement to determine if this design is suitable.

Anchor Calculations

Anchor Designer for ACI 318 (Version 4.2.0.2)

Job Name : Type 'C' SW

Date/Time : 4/21/2010 5:13:00 PM

Calculation Summary - ACI 318 Appendix D For Cracked Concrete

Anchor

Anchor	Steel	# of Anchors	Embedment Depth (in)	Category
1/2" Titen HD	N/A	1	4	1

Concrete

Concrete	Cracked	f'_c(psi)	$\Psi_{c,V}$
Normal weight	Yes	2500.0	1.00

Condition	Thickness (in)	Suppl. Edge Reinforcement
B tension and shear	30	No

Factored Loads

N_{ua} (lb)	V_{uax} (lb)	V_{uay} (lb)	M_{ux} (lb*ft)	M_{uy} (lb*ft)
0	-652	0	0	0

e_x(in)	e_y(in)	Mod/high seismic	Apply entire shear @ front row
0	0	Yes	No

Individual Anchor Tension Loads

N_{ua1} (lb)
0.00

e'_{Nx}(in)	e'_{Ny}(in)
0.00	0.00

Individual Anchor Shear Loads

V_{ua1} (lb)
652.00

e'_{Vx}(in)	e'_{Vy}(in)
0.00	0.00

Tension Strengths

Steel (Φ = 0.65)

N_{sa}(lb)	ΦN_{sa}(lb)	N_{ua}(lb)	$N_{ua}/\Phi N_{sa}$
20130	13084.50	0.00	0.0000

Concrete Breakout (Φ = 0.65 , Φ_{seis} = 0.75)

N_{cb}(lb)	ΦN_{cb}(lb)	N_{ua}(lb)	$N_{ua}/\Phi N_{cb}$
3701.45	1804.46	0.00	0.0000

Pullout (Φ = 0.65 , Φ_{seis} = 0.75)

N_{pn}(lb)	ΦN_{pn}(lb)	N_{ua}(lb)	$N_{ua}/\Phi N_{pn}$
0.00	0.00	0.00	NaN

Side-Face Blowout does not apply

Shear Strengths

Steel (Φ = 0.60)

V_{eq}(lb)	ΦV_{eq}(lb)	V_{ua}(lb)	$V_{ua}/\Phi V_{eq}$
4790	2874.00	652.00	0.2269

Concrete Breakout (case 1) (Φ = 0.70 , Φ_{seis} = 0.75)

V_{cbx}(lb)	ΦV_{cbx}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cbx}$
1698.77	891.85	-652.00	0.7311

V_{cby}(lb)	ΦV_{cby}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cby}$	$V_{ua}/\Phi V_{cb}$
2123.46	1114.82	0.00	0.0000	0.7311

Concrete Breakout (case 2) does not apply to single anchor layout

Concrete Breakout (case 3) (Φ = 0.70 , Φ_{seis} = 0.75)

c_{x1} edge

V_{cby}(lb)	ΦV_{cby}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cby}$
3775.04	1981.90	0.00	0.0000

c_{y1} edge

V_{cbx}(lb)	ΦV_{cbx}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cbx}$
4718.80	2477.37	-652.00	0.2632

c_{x2} edge

V_{cby}(lb)	ΦV_{cby}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cby}$
8441.25	4431.66	0.00	0.0000

c_{y2} edge

V_{cbx}(lb)	ΦV_{cbx}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cbx}$	$V_{ua}/\Phi V_{cb}$
4718.80	2477.37	-652.00	0.2632	0.2632

Pryout (Φ = 0.70 , Φ_{seis} = 0.75)

V_{cp}(lb)	ΦV_{cp}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cp}$
7402.90	3886.52	-652	0.1678

V_{cp}(lb)	ΦV_{cp}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cp}$	$V_{ua}/\Phi V_{cp}$
7402.90	3886.52	0	0.0000	0.1678

Interaction check

T.Max(0) <= 0.2 and V.Max(0.73) <= 1.0 [Sec D.7.2]

Interaction check: PASS

Use 1/2" diameter Titen HD anchor(s) with 4 in. embedment

BRITTLE FAILURE GOVERNS: Governing anchor failure mode is brittle failure. Per 2006 IBC Section 1908.1.16, anchors shall be governed by a ductile steel element in structures assigned to Seismic Design Category C, D, E, or F. Alternatively the minimum design strength of the anchor(s) shall be at least 2.5 times the factored forces or the anchor attachment to the structure shall undergo ductile yielding at a load level less than the design strength of the anchor(s). Designer must exercise own judgement to determine if this design is suitable.

Anchor Calculations

Anchor Designer for ACI 318 (Version 4.2.0.2)

Job Name : Type '2A' SW

Date/Time : 4/21/2010 5:13:55 PM

Calculation Summary - ACI 318 Appendix D For Cracked Concrete

Anchor

Anchor	Steel	# of Anchors	Embedment Depth (in)	Category
1/2" Titen HD	N/A	1	4	1

Concrete

Concrete	Cracked	f'_c(psi)	$\Psi_{c,V}$
Normal weight	Yes	2500.0	1.00

Condition	Thickness (in)	Suppl. Edge Reinforcement
B tension and shear	30	No

Factored Loads

N_{ua} (lb)	V_{uax} (lb)	V_{uay} (lb)	M_{ux} (lb*ft)	M_{uy} (lb*ft)
0	-692	0	0	0

e_x(in)	e_y(in)	Mod/high seismic	Apply entire shear @ front row
0	0	Yes	No

Individual Anchor Tension Loads

N_{ua1} (lb)
0.00

e'_{Nx}(in)	e'_{Ny}(in)
0.00	0.00

Individual Anchor Shear Loads

V_{ua1} (lb)
692.00

e'_{Vx}(in)	e'_{Vy}(in)
0.00	0.00

Tension Strengths

Steel (Φ = 0.65)

N_{sa}(lb)	ΦN_{sa}(lb)	N_{ua}(lb)	$N_{ua}/\Phi N_{sa}$
20130	13084.50	0.00	0.0000

Concrete Breakout (Φ = 0.65 , Φ_{seis} = 0.75)

N_{cb}(lb)	ΦN_{cb}(lb)	N_{ua}(lb)	$N_{ua}/\Phi N_{cb}$
3701.45	1804.46	0.00	0.0000

Pullout (Φ = 0.65 , Φ_{seis} = 0.75)

N_{pn}(lb)	ΦN_{pn}(lb)	N_{ua}(lb)	$N_{ua}/\Phi N_{pn}$
0.00	0.00	0.00	NaN

Side-Face Blowout does not apply

Shear Strengths

Steel (Φ = 0.60)

V_{eq}(lb)	ΦV_{eq}(lb)	V_{ua}(lb)	$V_{ua}/\Phi V_{eq}$
4790	2874.00	692.00	0.2408

Concrete Breakout (case 1) (Φ = 0.70 , Φ_{seis} = 0.75)

V_{cbx}(lb)	ΦV_{cbx}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cbx}$
1698.77	891.85	-692.00	0.7759

V_{cby}(lb)	ΦV_{cby}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cby}$	$V_{ua}/\Phi V_{cb}$
2123.46	1114.82	0.00	0.0000	0.7759

Concrete Breakout (case 2) does not apply to single anchor layout

Concrete Breakout (case 3) (Φ = 0.70 , Φ_{seis} = 0.75)

c_{x1} edge

V_{cby}(lb)	ΦV_{cby}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cby}$
3775.04	1981.90	0.00	0.0000

c_{y1} edge

V_{cbx}(lb)	ΦV_{cbx}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cbx}$
4718.80	2477.37	-692.00	0.2793

c_{x2} edge

V_{cby}(lb)	ΦV_{cby}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cby}$
8441.25	4431.66	0.00	0.0000

c_{y2} edge

V_{cbx}(lb)	ΦV_{cbx}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cbx}$	$V_{ua}/\Phi V_{cb}$
4718.80	2477.37	-692.00	0.2793	0.2793

Pryout (Φ = 0.70 , Φ_{seis} = 0.75)

V_{cp}(lb)	ΦV_{cp}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cp}$
7402.90	3886.52	-692	0.1781

V_{cp}(lb)	ΦV_{cp}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cp}$	$V_{ua}/\Phi V_{cp}$
7402.90	3886.52	0	0.0000	0.1781

Interaction check

T.Max(0) <= 0.2 and V.Max(0.78) <= 1.0 [Sec D.7.2]

Interaction check: PASS

Use 1/2" diameter Titen HD anchor(s) with 4 in. embedment

BRITTLE FAILURE GOVERNS: Governing anchor failure mode is brittle failure. Per 2006 IBC Section 1908.1.16, anchors shall be governed by a ductile steel element in structures assigned to Seismic Design Category C, D, E, or F. Alternatively the minimum design strength of the anchor(s) shall be at least 2.5 times the factored forces or the anchor attachment to the structure shall undergo ductile yielding at a load level less than the design strength of the anchor(s). Designer must exercise own judgement to determine if this design is suitable.

Anchor Calculations

Anchor Designer for ACI 318 (Version 4.2.0.2)

Job Name : Type '2B' SW

Date/Time : 4/21/2010 5:15:04 PM

Calculation Summary - ACI 318 Appendix D For Cracked Concrete

Anchor

Anchor	Steel	# of Anchors	Embedment Depth (in)	Category
1/2" Titen HD	N/A	1	4	1

Concrete

Concrete	Cracked	f'_c(psi)	$\Psi_{c,V}$
Normal weight	Yes	2500.0	1.00

Condition	Thickness (in)	Suppl. Edge Reinforcement
B tension and shear	30	No

Factored Loads

N_{ua} (lb)	V_{uax} (lb)	V_{uay} (lb)	M_{ux} (lb*ft)	M_{uy} (lb*ft)
0	-506	0	0	0

e_x(in)	e_y(in)	Mod/high seismic	Apply entire shear @ front row
0	0	Yes	No

Individual Anchor Tension Loads

N_{ua1} (lb)
0.00

e'_{Nx}(in)	e'_{Ny}(in)
0.00	0.00

Individual Anchor Shear Loads

V_{ua1} (lb)
506.00

e'_{Vx}(in)	e'_{Vy}(in)
0.00	0.00

Tension Strengths

Steel (Φ = 0.65)

N_{sa}(lb)	ΦN_{sa}(lb)	N_{ua}(lb)	$N_{ua}/\Phi N_{sa}$
20130	13084.50	0.00	0.0000

Concrete Breakout (Φ = 0.65 , Φ_{seis} = 0.75)

N_{cb}(lb)	ΦN_{cb}(lb)	N_{ua}(lb)	$N_{ua}/\Phi N_{cb}$
3701.45	1804.46	0.00	0.0000

Pullout (Φ = 0.65 , Φ_{seis} = 0.75)

N_{pn}(lb)	ΦN_{pn}(lb)	N_{ua}(lb)	$N_{ua}/\Phi N_{pn}$
0.00	0.00	0.00	NaN

Side-Face Blowout does not apply

Shear Strengths

Steel (Φ = 0.60)

V_{eq}(lb)	ΦV_{eq}(lb)	V_{ua}(lb)	$V_{ua}/\Phi V_{eq}$
4790	2874.00	506.00	0.1761

Concrete Breakout (case 1) (Φ = 0.70 , Φ_{seis} = 0.75)

V_{cbx}(lb)	ΦV_{cbx}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cbx}$
1698.77	891.85	-506.00	0.5674

V_{cby}(lb)	ΦV_{cby}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cby}$	$V_{ua}/\Phi V_{cb}$
2123.46	1114.82	0.00	0.0000	0.5674

Concrete Breakout (case 2) does not apply to single anchor layout

Concrete Breakout (case 3) (Φ = 0.70 , Φ_{seis} = 0.75)

c_{x1} edge

V_{cby}(lb)	ΦV_{cby}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cby}$
3775.04	1981.90	0.00	0.0000

c_{y1} edge

V_{cbx}(lb)	ΦV_{cbx}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cbx}$
4718.80	2477.37	-506.00	0.2042

c_{x2} edge

V_{cby}(lb)	ΦV_{cby}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cby}$
8441.25	4431.66	0.00	0.0000

c_{y2} edge

V_{cbx}(lb)	ΦV_{cbx}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cbx}$	$V_{ua}/\Phi V_{cb}$
4718.80	2477.37	-506.00	0.2042	0.2042

Pryout (Φ = 0.70 , Φ_{seis} = 0.75)

V_{cp}(lb)	ΦV_{cp}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cp}$
7402.90	3886.52	-506	0.1302

V_{cp}(lb)	ΦV_{cp}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cp}$	$V_{ua}/\Phi V_{cp}$
7402.90	3886.52	0	0.0000	0.1302

Interaction check

T.Max(0) <= 0.2 and V.Max(0.57) <= 1.0 [Sec D.7.2]

Interaction check: PASS

Use 1/2" diameter Titen HD anchor(s) with 4 in. embedment

BRITTLE FAILURE GOVERNS: Governing anchor failure mode is brittle failure. Per 2006 IBC Section 1908.1.16, anchors shall be governed by a ductile steel element in structures assigned to Seismic Design Category C, D, E, or F. Alternatively the minimum design strength of the anchor(s) shall be at least 2.5 times the factored forces or the anchor attachment to the structure shall undergo ductile yielding at a load level less than the design strength of the anchor(s). Designer must exercise own judgement to determine if this design is suitable.

Anchor Calculations

Anchor Designer for ACI 318 (Version 4.2.0.2)

Job Name : Type '2C' SW

Date/Time : 4/21/2010 5:16:10 PM

Calculation Summary - ACI 318 Appendix D For Cracked Concrete

Anchor

Anchor	Steel	# of Anchors	Embedment Depth (in)	Category
1/2" Titen HD	N/A	1	4	1

Concrete

Concrete	Cracked	f'_c(psi)	$\Psi_{c,V}$
Normal weight	Yes	2500.0	1.00

Condition	Thickness (in)	Suppl. Edge Reinforcement
B tension and shear	30	No

Factored Loads

N_{ua} (lb)	V_{uax} (lb)	V_{uay} (lb)	M_{ux} (lb*ft)	M_{uy} (lb*ft)
0	-652	0	0	0

e_x(in)	e_y(in)	Mod/high seismic	Apply entire shear @ front row
0	0	Yes	No

Individual Anchor Tension Loads

N_{ua1} (lb)
0.00

e'_{Nx}(in)	e'_{Ny}(in)
0.00	0.00

Individual Anchor Shear Loads

V_{ua1} (lb)
652.00

e'_{Vx}(in)	e'_{Vy}(in)
0.00	0.00

Tension Strengths

Steel (Φ = 0.65)

N_{sa}(lb)	ΦN_{sa}(lb)	N_{ua}(lb)	$N_{ua}/\Phi N_{sa}$
20130	13084.50	0.00	0.0000

Concrete Breakout (Φ = 0.65 , Φ_{seis} = 0.75)

N_{cb}(lb)	ΦN_{cb}(lb)	N_{ua}(lb)	$N_{ua}/\Phi N_{cb}$
3701.45	1804.46	0.00	0.0000

Pullout (Φ = 0.65 , Φ_{seis} = 0.75)

N_{pn}(lb)	ΦN_{pn}(lb)	N_{ua}(lb)	$N_{ua}/\Phi N_{pn}$
0.00	0.00	0.00	NaN

Side-Face Blowout does not apply

Shear Strengths

Steel (Φ = 0.60)

V_{eq}(lb)	ΦV_{eq}(lb)	V_{ua}(lb)	$V_{ua}/\Phi V_{eq}$
4790	2874.00	652.00	0.2269

Concrete Breakout (case 1) (Φ = 0.70 , Φ_{seis} = 0.75)

V_{cbx}(lb)	ΦV_{cbx}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cbx}$
1698.77	891.85	-652.00	0.7311

V_{cby}(lb)	ΦV_{cby}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cby}$	$V_{ua}/\Phi V_{cb}$
2123.46	1114.82	0.00	0.0000	0.7311

Concrete Breakout (case 2) does not apply to single anchor layout

Concrete Breakout (case 3) (Φ = 0.70 , Φ_{seis} = 0.75)

c_{x1} edge

V_{cby}(lb)	ΦV_{cby}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cby}$
3775.04	1981.90	0.00	0.0000

c_{y1} edge

V_{cbx}(lb)	ΦV_{cbx}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cbx}$
4718.80	2477.37	-652.00	0.2632

c_{x2} edge

V_{cby}(lb)	ΦV_{cby}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cby}$
8441.25	4431.66	0.00	0.0000

c_{y2} edge

V_{cbx}(lb)	ΦV_{cbx}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cbx}$	$V_{ua}/\Phi V_{cb}$
4718.80	2477.37	-652.00	0.2632	0.2632

Pryout (Φ = 0.70 , Φ_{seis} = 0.75)

V_{cp}(lb)	ΦV_{cp}(lb)	V_{uax}(lb)	$V_{uax}/\Phi V_{cp}$
7402.90	3886.52	-652	0.1678

V_{cp}(lb)	ΦV_{cp}(lb)	V_{uay}(lb)	$V_{uay}/\Phi V_{cp}$	$V_{ua}/\Phi V_{cp}$
7402.90	3886.52	0	0.0000	0.1678

Interaction check

T.Max(0) <= 0.2 and V.Max(0.73) <= 1.0 [Sec D.7.2]

Interaction check: PASS

Use 1/2" diameter Titen HD anchor(s) with 4 in. embedment

BRITTLE FAILURE GOVERNS: Governing anchor failure mode is brittle failure. Per 2006 IBC Section 1908.1.16, anchors shall be governed by a ductile steel element in structures assigned to Seismic Design Category C, D, E, or F. Alternatively the minimum design strength of the anchor(s) shall be at least 2.5 times the factored forces or the anchor attachment to the structure shall undergo ductile yielding at a load level less than the design strength of the anchor(s). Designer must exercise own judgement to determine if this design is suitable.

Envelope Drift Report

Story Number		X Direction Joint Label	X Direction Drift (in)	X Direction Lc	X Direction % of Ht.	Y Direction Joint Label	Y Direction Drift (in)	Y Direction Lc	Y Direction % of Ht.	Z Direction Joint Label	Z Direction Drift (in)	Z Direction Lc	Z Direction % of Ht.
1	max	N3	.247	8	.206								
	min	N3	-.247	9	.206								

Envelope Member AISC LRFD 2nd Code Checks

Label	Code Chk	Loc (ft)	Lc	Shear Chk	Loc (ft)	Dir	Lc	LRFD Eqn.	Message
M1	.129	0	9	.020	0	y	9	H1-1b	
M2	.129	0	8	.020	0	y	8	H1-1b	
M3	.166	10.958	8	.049	0	y	9	H1-1b	

Sections

Section Label	Database Shape	Material Label	Area (in)^2	SA(yy)	SA(zz)	I y-y (in^4)	I z-z (in^4)	J (Torsion) (in^4)	T/C Only
COL	W12X35	STL	10.3	1.2	1.2	24.5	285	.74	
LOWERBEAM	W10X30	STL	8.84	1.2	1.2	16.7	170	.62	

Member Data

Member Label	I Joint	J Joint	K Joint	X-Axis Rotate (degrees)	Shape / Section Set	Material Set	Phys Memb	TOM	End Releases I-End xyz xyz	End Releases J-End xyz xyz	End Offsets I-End (in)	End Offsets J-End (in)	Inactive Code	Length (ft)
M1	N3	N1			COL	STL	Y							10
M2	N4	N2			COL	STL	Y							10
M3	N3	N4			LOWERB..	STL	Y				M1	M2		12

Envelope Member Section Torsion

Member Label	Section		Torque (k-ft)	Lc	Torsion Shear (ksi)	Lc	y-y Warp Shear (ksi)	Lc	z-z Warp Shear (ksi)	Lc	z-Bot Warp Bend (ksi)	Lc	z-Top Warp Bend (ksi)	Lc
M1	1	max	0	1	0	1	0	1	0	1	0	1	0	1
		min	0	1	0	1	0	1	0	1	0	1	0	1
	2	max	0	1	0	1	0	1	0	1	0	1	0	1
		min	0	1	0	1	0	1	0	1	0	1	0	1
	3	max	0	1	0	1	0	1	0	1	0	1	0	1
		min	0	1	0	1	0	1	0	1	0	1	0	1
M2	1	max	0	1	0	1	0	1	0	1	0	1	0	1
		min	0	1	0	1	0	1	0	1	0	1	0	1
	2	max	0	1	0	1	0	1	0	1	0	1	0	1
		min	0	1	0	1	0	1	0	1	0	1	0	1
	3	max	0	1	0	1	0	1	0	1	0	1	0	1
		min	0	1	0	1	0	1	0	1	0	1	0	1
M3	1	max	0	1	0	1	0	1	0	1	0	1	0	1
		min	0	1	0	1	0	1	0	1	0	1	0	1
	2	max	0	1	0	1	0	1	0	1	0	1	0	1
		min	0	1	0	1	0	1	0	1	0	1	0	1
	3	max	0	1	0	1	0	1	0	1	0	1	0	1
		min	0	1	0	1	0	1	0	1	0	1	0	1

Envelope Member Stresses

Member Label	Section		Axial (ksi)	Lc	Shear y-y (ksi)	Lc	Shear z-z (ksi)	Lc	Bending y-top (ksi)	Lc	Bending y-bot (ksi)	Lc	Bending z-top (ksi)	Lc	Bending z-bot (ksi)	Lc
M1	1	max	.4	9	.647	9	0	1	4.845	16	5.319	9	0	1	0	1
		min	-.298	16	-.589	16	0	1	-5.319	9	-4.845	16	0	1	0	1
	2	max	.422	9	.647	9	0	1	2.422	16	2.66	9	0	1	0	1
		min	-.298	16	-.589	16	0	1	-2.66	9	-2.422	16	0	1	0	1
	3	max	.445	9	.647	9	0	1	0	1	0	1	0	1	0	1
		min	-.298	16	-.589	16	0	1	0	1	0	1	0	1	0	1
M2	1	max	.4	8	.561	11	0	1	5.319	8	4.616	11	0	1	0	1
		min	-.248	11	-.647	8	0	1	-4.616	11	-5.319	8	0	1	0	1
	2	max	.422	8	.561	11	0	1	2.66	8	2.308	11	0	1	0	1
		min	-.235	11	-.647	8	0	1	-2.308	11	-2.66	8	0	1	0	1

Envelope Member Stresses, (continued)

Member Label	Section		Axial (ksi)	Lc	Shear y-y (ksi)	Lc	Shear z-z (ksi)	Lc	Bending y-top (ksi)	Lc	Bending y-bot (ksi)	Lc	Bending z-top (ksi)	Lc	Bending z-bot (ksi)	Lc
	3	max	.445	8	.561	11	0	1	0	1	0	1	0	1	0	1
		min	-.221	11	-.647	8	0	1	0	1	0	1	0	1	0	1
M3	1	max	.228	9	1.574	9	0	1	6.212	16	6.676	9	0	1	0	1
		min	-.209	16	-1.172	16	0	1	-6.676	9	-6.212	16	0	1	0	1
	2	max	.038	3	1.174	9	0	1	1.155	3	0	16	0	1	0	1
		min	0	16	-1.174	8	0	1	0	16	-1.155	3	0	1	0	1
	3	max	.228	8	.975	11	0	1	5.991	11	6.676	8	0	1	0	1
		min	-.199	11	-1.574	8	0	1	-6.676	8	-5.991	11	0	1	0	1

Envelope Member Section Forces

Member Label	Section		Axial (k)	Lc	Shear y-y (k)	Lc	Shear z-z (k)	Lc	Torque (k-ft)	Lc	Moment y-y (k-ft)	Lc	Moment z-z (k-ft)	Lc
M1	1	max	4.119	9	2.021	9	0	1	0	1	0	1	20.213	9
		min	-3.068	16	-1.841	16	0	1	0	1	0	1	-18.41	16
	2	max	4.352	9	2.021	9	0	1	0	1	0	1	10.106	9
		min	-3.068	16	-1.841	16	0	1	0	1	0	1	-9.205	16
	3	max	4.585	9	2.021	9	0	1	0	1	0	1	0	1
		min	-3.068	16	-1.841	16	0	1	0	1	0	1	0	1
M2	1	max	4.119	8	1.754	11	0	1	0	1	0	1	17.542	11
		min	-2.551	11	-2.021	8	0	1	0	1	0	1	-20.213	8
	2	max	4.352	8	1.754	11	0	1	0	1	0	1	8.771	11
		min	-2.416	11	-2.021	8	0	1	0	1	0	1	-10.106	8
	3	max	4.585	8	1.754	11	0	1	0	1	0	1	0	1
		min	-2.281	11	-2.021	8	0	1	0	1	0	1	0	1
M3	1	max	2.012	9	4.119	9	0	1	0	1	0	1	18.067	9
		min	-1.847	16	-3.068	16	0	1	0	1	0	1	-16.812	16
	2	max	.34	3	3.073	9	0	1	0	1	0	1	0	16
		min	-.006	16	-3.073	8	0	1	0	1	0	1	-3.127	3
	3	max	2.012	8	2.551	11	0	1	0	1	0	1	18.067	8
		min	-1.759	11	-4.119	8	0	1	0	1	0	1	-16.213	11

Envelope Member Deflections

Member Label	Section		x-Translate (in)	Lc	y-Translate (in)	Lc	z-Translate (in)	Lc	x-Rotate (radians)	Lc	(n) L/y Ratio	Lc	(n) L/z Ratio	Lc
M1	1	max	.002	9	.247	9	0	1	0	1	NC		NC	
		min	-.001	16	-.247	8	0	1	0	1	NC		NC	
	2	max	0	9	.15	9	0	1	0	1	4543.368	9	NC	
		min	0	16	-.147	16	0	1	0	1	4988.248	16	NC	
	3	max	0	1	0	1	0	1	0	1	NC		NC	
		min	0	1	0	1	0	1	0	1	NC		NC	
M2	1	max	.002	8	.247	9	0	1	0	1	NC		NC	
		min	0	11	-.247	8	0	1	0	1	NC		NC	
	2	max	0	8	.146	11	0	1	0	1	5235.198	11	NC	
		min	0	11	-.15	8	0	1	0	1	4543.368	8	NC	
	3	max	0	1	0	1	0	1	0	1	NC		NC	
		min	0	1	0	1	0	1	0	1	NC		NC	
M3	1	max	.247	8	.004	11	0	1	0	1	NC		NC	
		min	-.247	9	-.006	8	0	1	0	1	NC		NC	
	2	max	.247	8	0	16	0	1	0	1	NC		NC	
		min	-.247	9	-.014	3	0	1	0	1	NC		NC	
	3	max	.247	8	.005	16	0	1	0	1	NC		NC	
		min	-.247	9	-.006	9	0	1	0	1	NC		NC	

Load Combinations

Num	Description	Env	WS	PD	SRSS	CD	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor
1	IBC 16-1	y		y		1	DL	1.4						
2	IBC 16-2	y		y		1	DL	1.2	LL	1.6	SL	.5		

Load Combinations (continued)

Num	Description	Env	WS	PD	SRSS	CD	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor
3	IBC 16-3a	y		y		1	DL	1.2	SL	1.6	LL	.5		
4	IBC 16-3b	y		y		1	DL	1.2	SL	1.6	WL	.8		
5	IBC 16-3c	y		y		1	DL	1.2	SL	1.6	WL	-.8		
6	IBC 16-4a	y		y		1	DL	1.2	WL	1.6	LL	.5	SL	.5
7	IBC 16-4b	y		y		1	DL	1.2	WL	-1.6	LL	.5	SL	.5
8	IBC 16-5a	y		y		1	DL	1.2	EL	1	LL	.5	SL	.2
							DL	.13						
9	IBC 16-5b	y		y		1	DL	1.2	EL	-1	LL	.5	SL	.2
							DL	.13						
10	IBC 16-7a	y		y		1	DL	.9	EL	1	DL	-.13		
11	IBC 16-7b	y		y		1	DL	.9	EL	-1	DL	-.13		
12	IBC 16-6a	y		y		1	DL	.9	WL	1.6				
13	IBC 16-6b	y		y		1	DL	.9	WL	-1.6				
14	unfactored loads	y		y		1	DL	1	SL	1	LL	1		
15	unfactored dead	y		y		1	DL	1						
16	unfactored seismic	y		y		1	EL	1						

Envelope Reactions

Joint Label		X Force (k)	Lc	Y Force (k)	Lc	Z Force (k)	Lc	X Moment (k-ft)	Lc	Y Moment (k-ft)	Lc	Z Moment (k-ft)	Lc
N1	max	2.012	9	4.585	9	0.000	1	NC		NC		0.000	1
	min	-1.847	16	-3.068	16	0.000	1	NC		NC		0.000	1
N2	max	1.759	11	4.585	8	0.000	1	NC		NC		0.000	1
	min	-2.012	8	-2.281	11	0.000	1	NC		NC		0.000	1
Reaction Totals :	max	3.682	11	4.844	3	0.000	1						
	min	-3.682	16	0	16	0.000	1						

Basic Load Case Data

BLC No.	Basic Load Case Description	Category Code	Category Description	Gravity X	Gravity Y	Gravity Z	Load Type Totals Joint	Point	Direct Dist.	Area	Surf.
1	seismic loads	EL	Earthquake Load						1		
2	snow	SL	Snow Load						1		
3	roof and floor D	DL	Dead Load						1		
4	live load	LL	Live Load								
5	gravity	DL	Dead Load		-1						

Boundary Conditions

Joint Label	X Translation (k/in)	Y Translation (k/in)	Z Translation (k/in)	MX Rotation (k-ft/rad)	MY Rotation (k-ft/rad)	MZ Rotation (k-ft/rad)
N1	Reaction	Reaction	Reaction	Fixed	Fixed	
N2	Reaction	Reaction	Reaction	Fixed	Fixed	
N3	Story 1					
N4						

Steel Design / NDS Parameters

Member Label	Section Set	Length (ft)	Lb y-y le2 (ft)	Lb z-z le1 (ft)	L_comp le_bend (ft)	K y-y	K z-z	Cm y-y CH	Cm z-z	Cb B	Sway y	Sway z	R
M1	COL	10				1.	1.						0.
M2	COL	10				1.	1.						0.
M3	LOWERBEAM	12				1.	1.						0.

Member Direct Distributed Loads, Category : EL, BLC 1 : seismic loads

Member Label	Direction	Start Magnitude (k/ft, F)	End Magnitude (k/ft, F)	Start Location (ft or %)	End Location (ft or %)
M3	x	.336	.336	0	0

Member Direct Distributed Loads, Category : SL, BLC 2 : snow

Member Label	Direction	Start Magnitude (k/ft, F)	End Magnitude (k/ft, F)	Start Location (ft or %)	End Location (ft or %)
M3	Y	-.136	-.136	0	0

Member Direct Distributed Loads, Category : DL, BLC 3 : roof and floor D

Member Label	Direction	Start Magnitude (k/ft, F)	End Magnitude (k/ft, F)	Start Location (ft or %)	End Location (ft or %)
M3	Y	-.093	-.093	0	0

Materials (General)

Material Label	Young's Modulus (ksi)	Shear Modulus (ksi)	Poisson's Ratio	Thermal Coef. (per 10^5 F)	Weight Density (k/ft^3)	Yield Stress (ksi)
STL	29000	11154	.3	.65	.49	50

Joint Coordinates

Joint Label	X Coordinate (ft)	Y Coordinate (ft)	Z Coordinate (ft)	Joint Temperature (F)	Detach from Diaphragm
N1	0	0	0	0	No
N2	12	0	0	0	No
N3	0	10	0	0	No
N4	12	10	0	0	No

Envelope Joint Displacements

Joint Label		X Translate (in)	Lc	Y Translate (in)	Lc	Z Translate (in)	Lc	X Rotate (radians)	Lc	Y Rotate (radians)	Lc	Z Rotate (radians)	Lc
N1	max	0.000	16	0.000	16	0.000	1	0	1	0	1	2.586e-3	9
	min	0.000	9	0.000	9	0.000	1	0	1	0	1	-2.536e-3	16
N2	max	0.000	8	0.000	11	0.000	1	0	1	0	1	2.515e-3	11
	min	0.000	11	0.000	8	0.000	1	0	1	0	1	-2.586e-3	8
N3	max	.247	8	.001	16	0.000	1	0	1	0	1	8.789e-4	11
	min	-.247	9	-.002	9	0.000	1	0	1	0	1	-1.042e-3	8
N4	max	.247	8	0	11	0.000	1	0	1	0	1	1.042e-3	9
	min	-.247	9	-.002	8	0.000	1	0	1	0	1	-9.321e-4	16

Seismic Design for Special Moment Resisting Frames Based on AISC Seismic - LRFD

INPUT DATA & DESIGN SUMMARY

COLUMN SECTION => **W12X35**

A	d	t_w	b_f	t_f	S_x	I_x	r_x	r_y	Z_x	k
10.3	12.5	0.30	6.56	0.52	45.6	285	5.26	1.54	51	0.82

BEAM SECTION => **W10X30**

A	d	t_w	b_f	t_f	S_x	I_x	r_x	r_y	Z_x	k
8.84	10.5	0.30	5.81	0.51	32.4	170	4.39	1.37	37	0.81

STRUCTURAL STEEL YIELD STRESS F_y = 50 ksi

THE FACTOR GRAVITY LOAD ON THE BEAM w_u = 1 klf

THE FACTOR AXIAL LOAD ON THE COLUMN P_u = 4.6 kips

BEAM LENGTH BETWEEN COL. CENTERS L = 12 ft

AVERAGE STORY HEIGHT OF ABOVE & BELOW h = 10 ft

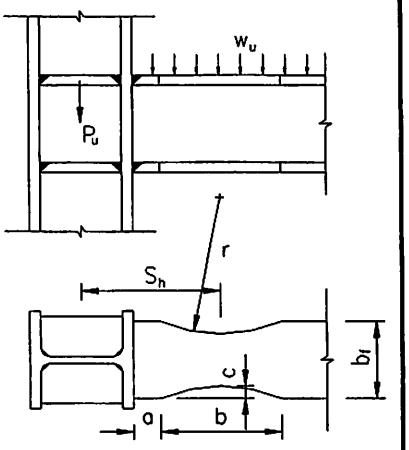
REDUCED SECTION DIMENSIONS a = 3 in, [0.5~0.75b_f]

b = 8 in, [0.65~0.85d_b]

c = 1 in, [< 0.25b_f]

THE SMRF DESIGN IS ADEQUATE.

(Continuity column stiffeners 9/16 x 6 with 1/4" fillet weld to web & CP to flanges. A doubler plate is required with thickness of 3/16 in.)



ANALYSIS

$r = (4c^2 + b^2) / 8c$ = 8.5 in

$S_h = d_c/2 + a + b/2$ = 13.3 in

CHECK BEAM LOCAL BUCKLING LIMITATIONS (AISC Seismic 02 Tab. I-8-1)

$b_f / (2t_f)$ = 5.70 < $0.3 (E_s / F_y)^{0.5}$ = 7.22 **[Satisfactory]**

[$52 / (F_y)^{0.5}$ for AISC Seismic 97, Tab. I-9-1]

Where E_s = 29000 ksi

h / t_w = 29.60 < $2.45 (E_s / F_y)^{0.5}$ = 59.00 **[Satisfactory]**

[$418 / (F_y)^{0.5}$ for FEMA Sec. 3.3.1.2]

CHECK COLUMN LOCAL BUCKING LIMITATIONS (AISC Seismic 02 Tab. I-8-1)

$b_f / (2t_f)$ = 6.31 < $0.3 (E_s / F_y)^{0.5}$ = 7.22 **[Satisfactory]**

[$52 / (F_y)^{0.5}$ for AISC Seismic 97, Tab. I-9-1]

h / t_w = 36.20 <

$3.14(E_s/F_y)^{0.5}(1-1.54P_u/\phi_bP_y)$ = 74.47 , for P_u/ϕ_bP_y < 0.125

[$520 / (F_y)^{0.5}(1-1.54P_u/\phi_bP_y)$ for AISC Seismic 97, Tab. I-9-1]

$1.12(E_s/F_y)^{0.5}(2.33-P_u/\phi_bP_y)$ = N/A , for P_u/ϕ_bP_y > 0.125

{ MAX[$191 / (F_y)^{0.5}(2.33-P_u/\phi_bP_y)$, $253 / (F_y)^{0.5}$] for AISC Seismic 97, Tab. I-9-1}

[Satisfactory] Where ϕ_b = 0.9 , $P_y = F_yA$ = 515 kips

CHECK BEAM - COLUMN RATIO REQUIREMENT (AISC Seismic 02 Sec. 9.6, Pg. 16)

$\Sigma M_{pc}^* / (\Sigma M_{pb}^*)$ = 1.20 > 1.00 **[Satisfactory]**

Where $\Sigma M_{pc}^* = N_c Z_c (F_{yc} - P_u / A_g)$ = 211 ft-kips

N_c = 1 , (if only one column below, input 1)

$\Sigma M_{pb}^* = N_b (M_{RBS} + M_v)$ = 176 ft-kips, at center of column

N_b = 1 , (if double side connection of beams, input 2)

$M_v = V_{RBS} S_h = [2M_{RBS} / (L-2S_h) + w_u(L-2S_h)/2] S_h$ = 37 ft-kips

$M_{RBS} = C_{pr}R_yF_{yb}Z_{RBS}$ = 139 ft-kips

R_y = 1.1 (AISC Seismic Tab. I-6-1)

$Z_{RBS} = Z_b - 2c\,t_f (d - t_f)$ = 26 in^3

C_{pr} = 1.15 (FEMA Sec. 3.5.5.1)

CHECK BENDING MOMENT AT THE COLUMN FACE (FEMA Sec. 3.5.5.1)

$M_f = M_{RBS} + [2M_{RBS} / (L - 2S_h) + w_u(L - 2S_h)/2] (a + b/2)$

= 159 ft-kips < $R_yF_{yb}Z_b$ = 168 ft-kips **[Satisfactory]**

CHECK CONTINUITY PLATE REQUIREMENT (FEMA Sec. 3.3.3.1)

$t_{cf} = MIN\{ b_{bf} / 6 , 0.4[1.8b_{bf}\,t_{bf}(F_{yb}R_{yb}) / (F_{yb}R_{yb})]^{0.5} \}$ = 0.92 in > actual t_{cf}

(The continuity plates required.)

$t_{st} = t_{bf}$ for interior connection, or (t_{bf} /2) for exterior connection = 0.51 in, USE 0.56 in, (9/16 in)

b_{st} = 6 in < $95 / (F_{yst})^{0.5} t_{st}$ = 8.91 in, (LRFD Sec. K1.9)

[Satisfactory]

$\phi_c P_{n,st} = \phi_c F_{cr} A =$ 275.3 kips

Where $\phi_c =$ 0.85 $h_{st} = d_c - 2k =$ 10.86

$K =$ 0.75 $K h_{st} / r_{st} <$ 200 (LRFD B2) **[Satisfactory]**

$I = t_{st} (2b_{st} + t_{wc})^3 / 12 =$ 87 in^4 $\lambda_c =$ 0.029 (LRFD E2-4, Pg 6-47)

$A = 2b_{st}t_{st} + 25(t_{wc})^2 =$ 9 in^2 $F_{cr} =$ 35.99 ksi (LRFD Sec.E2, Pg 6-47)

$r_{st} = (I / A)^{0.5} =$ 3.11 in $F_{yst} =$ 36 kips, plate yield stress

$P_{u,st} = R_{yb} F_{yb} b_{fb} t_{fb} =$ 163.0 kips < $\phi_c P_{n,st}$ **[Satisfactory]**

(Cont'd)

The best fillet weld size (LRFD Sec.J2.2b)

$w =$ 1/4 in > $w_{MIN} =$ 0.125 in

< $w_{MAX} =$ 0.25 in

[Satisfactory]

The required weld length between A36 continuity plates and column web (FEMA Fig 3-6)

$L_w = 0.6t_{st}L_{nst}F_y / [(2)\ \phi\ F_w\ (0.707\ w)]$ = (0.5625 x 7.9) x 36 / [(2) 0.75 (0.6x70)(0.707x1/4)] = 6.06 in

Where $L_{net} = d_c - 2(k_c + 1.5) =$ 7.9 < $2(L_{net} - 0.5)$ **[Satisfactory]**

(Use complete joint penetration groove welds between continuity plates & column flanges.)

CHECK PANEL ZONE THICKNESS REQUIREMENT (AISC Sec. 9.3 & FEMA Sec. 3.3.3.2)

$t_{ReqD} = MAX\ (t_1, t_2) =$ 0.47 in

$t_1 = C_y M_c (h - d_b) / [0.9\ (0.6)\ F_{yc} R_{yc} d_c (d_b - t_{fb})\ h] =$ 0.47 in

Where $C_y = S_b / (C_{pr} Z_{RBS}) =$ 0.91

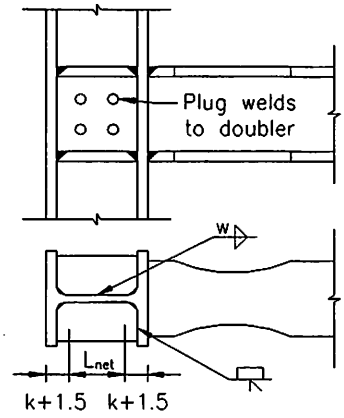
$S_b = 2I_b / d_b =$ 28 in^2

$I_b = I_x - (2\ c\ t_{fb})(0.5d_b - 0.5t_{fb})^2 =$ 145 in^4

$M_c = \Sigma M_{pb}^* =$ 176 ft-kips

$t_2 = (d_z + w_z) / 90 = (d_b - 2t_{st} + d_c - 2k) / 90 =$ 0.22 in

Since $t_{wc} =$ 0.30 in < t_{ReqD}, a doubler plate is required with thickness of 3/16 in.



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2. AISC: "Manual of Steel construction, LRFD, 2th", American Institute of Steel Construction, 1998.
3. Alan Williams: "Seismic and Wind Forces, Structural Design Examples", International Code Council, 2003.
4. SEAOC: "2000 IBC Structural/Seismic Design Manual - Volume 3", International Code Council, 2003.
5. AISC: "Seismic Provisions for Structural Steel Buildings", American Institute of Steel Construction, May 1, 2002.

Canyons
Structural Consulting

PROJECT : Honigman Residence
CLIENT : Bridgwater Consulting Group
JOB NO. : MF1 DATE : 5/1/2013

PAGE :
DESIGN BY : CMF
REVIEW BY :

Beam Connection Based on AISC-ASD 9th Edition

INPUT DATA & DESIGN SUMMARY

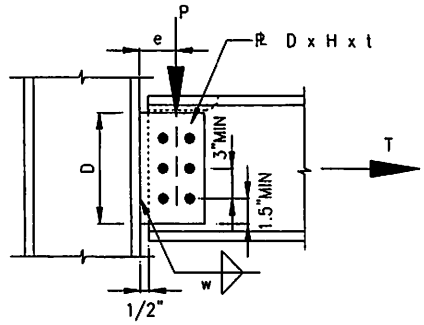
WF BEAM SECTION	=>	W10x30	
GRAVITY SERVICE LOAD	P =	1.5	kips
LATERAL TENSION LOAD, ASD	T =	2.878	kips
PLATE THICKNESS	t =	0.5	in
PLATE MATERIAL (A36, A529-42, A529-50,A572-65)	ASTM =	A36	
TRIAL WELD SIZE	w =	0.1875	in (3/16 in)
BOLT DIAMETER	ϕ =	0.75	in (3/4 in)
BOLT MATERIAL (A307, A325, A490)	ASTM =	A325	
HOLE TYPE (STD, NSL, OVS, SSL, LSL)	=>	STD	

STD = Standard round holes (d + 1/16 ")
NSL = Long or short-slotted hole normal to load direction
OVS = Oversize round holes
SSL = Short-slotted holes holes
LSL = Long-slotted holes

CONNECTION TYPE (SC, N, X) => X

SC = Slip critical connection
N = Bearing-type connection with threads included in the shear plane
X = Bearing-type connection with threads excluded from the shear plane

IS TOP FLANGE COPED ? (1=Yes, 0=No,) => 0 No



USE PLATE 3" x 3 1/2" x 1/2" WITH WELD 3/16" EACH SIDE TO COLUMN AND 1 ROW OF TOTAL (1) - 3/4" BOLTS AT BEAM END.

ANALYSIS

DATA FOR ROLLED SECTION CHOSEN

A	d	t_w	b_f	t_f	S_x
8.84	10.5	0.3	5.81	0.51	32.4

CHECK CAPACITY OF BOLTS

Allow shear per bolt	=	13.3	kips / bolt					
$3/4(P^2 + T^2)^{0.5}$ =	2	kips						
No. of bolts required	=	0.2						
Bolt spacing required	=	2.25	in		Bolt spacing used	=	3.0	in
Edge spacing required	=	1.13	in		Edge spacing used	=	1.5	in
Bolt group capacity	=	13	kips	>	$3/4(P^2 + T^2)^{0.5}$ =	2	kips	
				>	P =	2	kips	[Satisfactory]

CHECK CAPACITY OF WELDING (70XX)

e	=	2	in	
Plate thickness	=	0.50	in	
Weld size,w	=	0.19	in	
Min allowable weld	=	0.19	in	[Satisfactory]
Max allowable weld	=	0.44	in	[Satisfactory]
t_e	=	0.13	in	
D	=	3.0	in	
$I = 2 (t_e D^3 / 12)$	=	0.6	in^4	
Vertical shear = $P / A_w = P / 2 D t_e$	=	1.9	ksi	
Bending stress = $P e / I$	=	5.0	ksi	
Tension stress = $T / A_w = T / 2 D t_e$	=	3.6	ksi	
Resultant Stress = $3/4 [(P/A_w)^2 + (P e/ I + T/A_w)^2]^{0.5}$ =		6.6	ksi	
Resultant Stress = $[(P/A_w)^2 + (P e/ I)^2]^{0.5}$ =		5.4	ksi	
Allow shear Fv = 0.3 x 70	=	21.0	ksi	> 6.6 ksi [Satisfactory]

CHECK PLATE FOR SHEAR CAPACITY

P / A	=	1.0	ksi	<	0.4	x	36	=	14.4	ksi [Satisfactory]

CHECK PLATE FOR TENSION CAPACITY

(3/4) T / A	=	1.4	ksi	<	0.6	x	36	=	21.6	ksi [Satisfactory]

CHECK NET SHEAR FRACTURE

F_u	=	58	ksi					
$P_{allow} = 0.3 F_u [D - n (d_s + 1/8)] t$	=	18	kips	>	1.5	kips	[Satisfactory]	

CHECK NET TENSION FRACTURE

F_u	=	58	ksi					
$T_{allow} = (4/3) 0.5 F_u [D - n (d_s + 1/8)] t$	=	41	kips	>	2.878	kips	[Satisfactory]	

CHECK BLOCK SHEAR (WEB TEAR-OUT)
(Applies only if top flange is coped for P)

l_h	=	1.1	in					
l_v	=	1.1	in					
F_u	=	58	ksi					
$R_{bs,P} = 0.3 A_v F_u + 0.5 A_t F_u = (0.3 l_v + 0.5 l_h) t_w F_u$								[Satisfactory]
		148						
$R_{bs,T} = 4/3 (0.5 l_v + (2) 0.3 l_h) t_w F_u$	=	29	>	T =	3	kips		

[Satisfactory]

MOMENT FRAME 2

Envelope Drift Report

Story Number		X Direction Joint Label	X Direction Drift (in)	X Direction Lc	X Direction % of Ht.	Y Direction Joint Label	Y Direction Drift (in)	Y Direction Lc	Y Direction % of Ht.	Z Direction Joint Label	Z Direction Drift (in)	Z Direction Lc	Z Direction % of Ht.
1	max	N3	.755	8	.434								
	min	N3	-.662	11	.38								

Envelope Member AISC LRFD 2nd Code Checks

Label	Code Chk	Loc (ft)	Lc	Shear Chk	Loc (ft)	Dir	Lc	LRFD Eqn.	Message
M1	.407	0	3	.073	0	y	3	H1-1b	
M2	.405	0	3	.074	0	y	3	H1-1b	
M3	.904	20.441	3	.510	0	y	3	H1-1b	

Sections

Section Label	Database Shape	Material Label	Area (in)^2	SA(yy)	SA(zz)	I y-y (in^4)	I z-z (in^4)	J (Torsion) (in^4)	T/C Only
COL	W12X96	STL	28.2	1.2	1.2	270	833	6.86	
LOWERBEAM	W12X50	STL	14.7	1.2	1.2	56.3	394	1.78	

Member Data

Member Label	I Joint	J Joint	K Joint	X-Axis Rotate (degrees)	Shape / Section Set	Material Set	Phys Memb	TOM	End Releases I-End xyz xyz	End Releases J-End xyz xyz	End Offsets I-End (in)	End Offsets J-End (in)	Inactive Code	Length (ft)
M1	N3	N1			COL	STL	Y							14.5
M2	N4	N2			COL	STL	Y							14.5
M3	N3	N4			LOWERB...	STL	Y				M1	M2		21.5

Envelope Member Section Torsion

Member Label	Section		Torque (k-ft)	Lc	Torsion Shear (ksi)	Lc	y-y Warp Shear (ksi)	Lc	z-z Warp Shear (ksi)	Lc	z-Bot Warp Bend (ksi)	Lc	z-Top Warp Bend (ksi)	Lc
M1	1	max	0	1	0	1	0	1	0	1	0	1	0	1
		min	0	1	0	1	0	1	0	1	0	1	0	1
	2	max	0	1	0	1	0	1	0	1	0	1	0	1
		min	0	1	0	1	0	1	0	1	0	1	0	1
	3	max	0	1	0	1	0	1	0	1	0	1	0	1
		min	0	1	0	1	0	1	0	1	0	1	0	1
M2	1	max	0	1	0	1	0	1	0	1	0	1	0	1
		min	0	1	0	1	0	1	0	1	0	1	0	1
	2	max	0	1	0	1	0	1	0	1	0	1	0	1
		min	0	1	0	1	0	1	0	1	0	1	0	1
	3	max	0	1	0	1	0	1	0	1	0	1	0	1
		min	0	1	0	1	0	1	0	1	0	1	0	1
M3	1	max	0	1	0	1	0	1	0	1	0	1	0	1
		min	0	1	0	1	0	1	0	1	0	1	0	1
	2	max	0	1	0	1	0	1	0	1	0	1	0	1
		min	0	1	0	1	0	1	0	1	0	1	0	1
	3	max	0	1	0	1	0	1	0	1	0	1	0	1
		min	0	1	0	1	0	1	0	1	0	1	0	1

Envelope Member Stresses

Member Label	Section		Axial (ksi)	Lc	Shear y-y (ksi)	Lc	Shear z-z (ksi)	Lc	Bending y-top (ksi)	Lc	Bending y-bot (ksi)	Lc	Bending z-top (ksi)	Lc	Bending z-bot (ksi)	Lc
M1	1	max	2.201	3	2.364	3	0	1	5.033	16	18.281	3	0	1	0	1
		min	-.181	16	-.651	16	0	1	-18.281	3	-5.033	16	0	1	0	1
	2	max	2.231	3	2.364	3	0	1	2.517	16	9.141	3	0	1	0	1
		min	-.181	16	-.651	16	0	1	-9.141	3	-2.517	16	0	1	0	1
	3	max	2.26	3	2.364	3	0	1	0	1	0	1	0	1	0	1
		min	-.181	16	-.651	16	0	1	0	1	0	1	0	1	0	1
M2	1	max	1.838	3	.212	11	0	1	18.442	3	1.642	11	0	1	0	1
		min	.174	11	-2.385	3	0	1	-1.642	11	-18.442	3	0	1	0	1
	2	max	1.868	3	.212	11	0	1	9.221	3	.821	11	0	1	0	1
		min	.181	16	-2.385	3	0	1	-.821	11	-9.221	3	0	1	0	1

Envelope Member Stresses, (continued)

Member Label	Section		Axial (ksi)	Lc	Shear y-y (ksi)	Lc	Shear z-z (ksi)	Lc	Bending y-top (ksi)	Lc	Bending y-bot (ksi)	Lc	Bending z-top (ksi)	Lc	Bending z-bot (ksi)	Lc
	3	max	1.897	3	.212	11	0	1	0	1	0	1	0	1	0	1
		min	.181	16	-2.385	3	0	1	0	1	0	1	0	1	0	1
M3	1	max	.941	3	16.514	3	0	1	9.703	16	30.968	3	0	1	0	1
		min	-.259	16	-1.361	16	0	1	-30.968	3	-9.703	16	0	1	0	1
	2	max	.941	3	2.206	9	0	1	29.319	3	0	16	0	1	0	1
		min	-.001	16	-1.361	16	0	1	0	16	-29.319	3	0	1	0	1
	3	max	.941	3	-1.305	11	0	1	3.811	11	32.3	3	0	1	0	1
		min	-.083	11	-13.79	3	0	1	-32.3	3	-3.811	11	0	1	0	1

Envelope Member Section Forces

Member Label	Section		Axial (k)	Lc	Shear y-y (k)	Lc	Shear z-z (k)	Lc	Torque (k-ft)	Lc	Moment y-y (k-ft)	Lc	Moment z-z (k-ft)	Lc
M1	1	max	62.069	3	13.772	3	0	1	0	1	0	1	199.691	3
		min	-5.114	16	-3.792	16	0	1	0	1	0	1	-54.981	16
	2	max	62.904	3	13.772	3	0	1	0	1	0	1	99.846	3
		min	-5.114	16	-3.792	16	0	1	0	1	0	1	-27.49	16
	3	max	63.739	3	13.772	3	0	1	0	1	0	1	0	1
		min	-5.114	16	-3.792	16	0	1	0	1	0	1	0	1
M2	1	max	51.832	3	1.237	11	0	1	0	1	0	1	17.934	11
		min	4.905	11	-13.893	3	0	1	0	1	0	1	-201.446	3
	2	max	52.667	3	1.237	11	0	1	0	1	0	1	8.967	11
		min	5.114	16	-13.893	3	0	1	0	1	0	1	-100.723	3
	3	max	53.502	3	1.237	11	0	1	0	1	0	1	0	1
		min	5.114	16	-13.893	3	0	1	0	1	0	1	0	1
M3	1	max	13.839	3	62.069	3	0	1	0	1	0	1	166.821	3
		min	-3.812	16	-5.114	16	0	1	0	1	0	1	-52.272	16
	2	max	13.839	3	8.291	9	0	1	0	1	0	1	0	16
		min	-.02	16	-5.114	16	0	1	0	1	0	1	-157.937	3
	3	max	13.839	3	-4.905	11	0	1	0	1	0	1	173.997	3
		min	-1.216	11	-51.832	3	0	1	0	1	0	1	-20.532	11

Envelope Member Deflections

Member Label	Section		x-Translate (in)	Lc	y-Translate (in)	Lc	z-Translate (in)	Lc	x-Rotate (radians)	Lc	(n) L/y Ratio	Lc	(n) L/z Ratio	Lc
M1	1	max	.013	3	.662	11	0	1	0	1	NC		NC	
		min	-.001	16	-.755	8	0	1	0	1	230.424	8	NC	
	2	max	.007	3	.458	9	0	1	0	1	1265.773	9	NC	
		min	0	16	-.391	16	0	1	0	1	3366.849	16	NC	
	3	max	0	1	0	1	0	1	0	1	NC		NC	
		min	0	1	0	1	0	1	0	1	NC		NC	
M2	1	max	.011	3	.664	11	0	1	0	1	NC		NC	
		min	.001	16	-.752	8	0	1	0	1	NC		NC	
	2	max	.006	3	.349	11	0	1	0	1	NC		NC	
		min	0	16	-.513	8	0	1	0	1	1263.641	8	NC	
	3	max	0	1	0	1	0	1	0	1	NC		NC	
		min	0	1	0	1	0	1	0	1	NC		NC	
M3	1	max	.755	8	.003	11	0	1	0	1	NC		NC	
		min	-.662	11	-.058	3	0	1	0	1	NC		NC	
	2	max	.753	8	0	16	0	1	0	1	NC		NC	
		min	-.663	11	-.848	3	0	1	0	1	307.568	3	NC	
	3	max	.752	8	.013	16	0	1	0	1	NC		NC	
		min	-.664	11	-.043	3	0	1	0	1	NC		NC	

Load Combinations

Num	Description	Env	WS	PD	SRSS	CD	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor
1	IBC 16-1	y		y		1	DL	1.4						
2	IBC 16-2	y		y		1	DL	1.2	LL	1.6	SL	.5		

Load Combinations (continued)

Num	Description	Env	WS	PD	SRSS	CD	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor
3	IBC 16-3a	y		y		1	DL	1.2	SL	1.6	LL	.5		
4	IBC 16-3b	y		y		1	DL	1.2	SL	1.6	WL	.8		
5	IBC 16-3c	y		y		1	DL	1.2	SL	1.6	WL	-.8		
6	IBC 16-4a	y		y		1	DL	1.2	WL	1.6	LL	.5	SL	.5
7	IBC 16-4b	y		y		1	DL	1.2	WL	-1.6	LL	.5	SL	.5
8	IBC 16-5a	y		y		1	DL	1.2	EL	1	LL	.5	SL	.2
							DL	.13						
9	IBC 16-5b	y		y		1	DL	1.2	EL	-1	LL	.5	SL	.2
							DL	.13						
10	IBC 16-7a	y		y		1	DL	.9	EL	1	DL	-.13		
11	IBC 16-7b	y		y		1	DL	.9	EL	-1	DL	-.13		
12	IBC 16-6a	y		y		1	DL	.9	WL	1.6				
13	IBC 16-6b	y		y		1	DL	.9	WL	-1.6				
14	unfactored loads	y		y		1	DL	1	SL	1	LL	1		
15	unfactored dead	y		y		1	DL	1						
16	unfactored seismic	y		y		1	EL	1						
17	unfactored live	y		y		1	SL	1	LL					

Envelope Reactions

Joint Label		X Force (k)	Lc	Y Force (k)	Lc	Z Force (k)	Lc	X Moment (k-ft)	Lc	Y Moment (k-ft)	Lc	Z Moment (k-ft)	Lc
N1	max	13.839	3	63.739	3	0.000	1	NC		NC		0.000	1
	min	-3.812	16	-5.114	16	0.000	1	NC		NC		0.000	1
N2	max	1.216	11	53.502	3	0.000	1	NC		NC		0.000	1
	min	-13.839	3	5.114	16	0.000	1	NC		NC		0.000	1
Reaction Totals :	max	7.584	11	117.241	3	0.000	1						
	min	-7.584	8	0	16	0.000	1						

Basic Load Case Data

BLC No.	Basic Load Case Description	Category Code	Category Description	Gravity X	Gravity Y	Gravity Z	Load Type Totals Joint	Direct Point	Direct Dist.	Area	Surf.
1	seismic loads	EL	Earthquake Load						1		
2	snow	SL	Snow Load					3	1		
3	roof and floor D	DL	Dead Load					3	5		
4	live load	LL	Live Load						4		
5	gravity	DL	Dead Load		-1						

Boundary Conditions

Joint Label	X Translation (k/in)	Y Translation (k/in)	Z Translation (k/in)	MX Rotation (k-ft/rad)	MY Rotation (k-ft/rad)	MZ Rotation (k-ft/rad)
N1	Reaction	Reaction	Reaction	Fixed	Fixed	
N2	Reaction	Reaction	Reaction	Fixed	Fixed	
N3	Story 1					
N4						

Steel Design / NDS Parameters

Member Label	Section Set	Length (ft)	Lb y-y le2 (ft)	Lb z-z le1 (ft)	L_comp le_bend (ft)	K y-y	K z-z	Cm y-y CH	Cm z-z	Cb B	Sway y	Sway z	R
M1	COL	14.5				1.	1.						0.
M2	COL	14.5				1.	1.						0.
M3	LOWERBEAM	21.5				1.	1.						0.

Member Direct Distributed Loads, Category : EL, BLC 1 : seismic loads

Member Label	Direction	Start Magnitude (k/ft, F)	End Magnitude (k/ft, F)	Start Location (ft or %)	End Location (ft or %)
M3	x	.371	.371	0	0

Member Direct Distributed Loads, Category : SL, BLC 2 : snow

Member Label	Direction	Start Magnitude (k/ft, F)	End Magnitude (k/ft, F)	Start Location (ft or %)	End Location (ft or %)
M3	Y	-.254	-.254	4.75	21.5

Member Direct Distributed Loads, Category : DL, BLC 3 : roof and floor D

Member Label	Direction	Start Magnitude (k/ft, F)	End Magnitude (k/ft, F)	Start Location (ft or %)	End Location (ft or %)
M3	Y	-.157	-.157	4.75	21.5
M3	Y	-.263	-.15	0	4.75
M3	Y	-.223	-.375	4.75	11.75
M3	Y	-.375	-.375	11.75	17.75
M3	Y	-.223	-.223	17.75	21.5

Member Direct Distributed Loads, Category : LL, BLC 4 : live load

Member Label	Direction	Start Magnitude (k/ft, F)	End Magnitude (k/ft, F)	Start Location (ft or %)	End Location (ft or %)
M3	Y	-.42	-.24	0	4.75
M3	Y	-.355	-.6	4.75	11.75
M3	Y	-.6	-.6	11.75	17.75
M3	Y	-.355	-.355	17.75	21.5

Materials (General)

Material Label	Young's Modulus (ksi)	Shear Modulus (ksi)	Poisson's Ratio	Thermal Coef. (per 10^5 F)	Weight Density (k/ft^3)	Yield Stress (ksi)
STL	29000	11154	.3	.65	.49	50

Joint Coordinates

Joint Label	X Coordinate (ft)	Y Coordinate (ft)	Z Coordinate (ft)	Joint Temperature (F)	Detach from Diaphragm
N1	0	0	0	0	No
N2	21.5	0	0	0	No
N3	0	14.5	0	0	No
N4	21.5	14.5	0	0	No

Envelope Joint Displacements

Joint Label		X Translate (in)	Lc	Y Translate (in)	Lc	Z Translate (in)	Lc	X Rotate (radians)	Lc	Y Rotate (radians)	Lc	Z Rotate (radians)	Lc
N1	max	0.000	16	0.000	16	0.000	1	0	1	0	1	5.632e-3	9
	min	0.000	3	0.000	3	0.000	1	0	1	0	1	-4.634e-3	16
N2	max	0.000	3	0.000	16	0.000	1	0	1	0	1	4.053e-3	11
	min	0.000	11	0.000	3	0.000	1	0	1	0	1	-6.274e-3	8
N3	max	.755	8	.001	16	0.000	1	0	1	0	1	1.018e-3	11
	min	-.662	11	-.013	3	0.000	1	0	1	0	1	-7.037e-3	3
N4	max	.752	8	-.001	16	0.000	1	0	1	0	1	4.992e-3	3
	min	-.664	11	-.011	3	0.000	1	0	1	0	1	-2.258e-3	16

Seismic Design for Special Moment Resisting Frames Based on AISC Seismic - LRFD

INPUT DATA & DESIGN SUMMARY

COLUMN SECTION => W12X96

A	d	t_w	b_f	t_f	S_x	I_x	r_x	r_y	Z_x	k
28.2	12.7	0.55	12.20	0.90	131	833	5.43	3.09	147	1.50

BEAM SECTION => W12X50

A	d	t_w	b_f	t_f	S_x	I_x	r_x	r_y	Z_x	k
14.6	12.2	0.37	8.08	0.64	64.2	391	5.18	1.96	72	1.14

STRUCTURAL STEEL YIELD STRESS F_y = 50 ksi

THE FACTOR GRAVITY LOAD ON THE BEAM w_u = 3.011 klf

THE FACTOR AXIAL LOAD ON THE COLUMN P_u = 63.7 kips

BEAM LENGTH BETWEEN COL. CENTERS L = 21.5 ft

AVERAGE STORY HEIGHT OF ABOVE & BELOW h = 14 ft

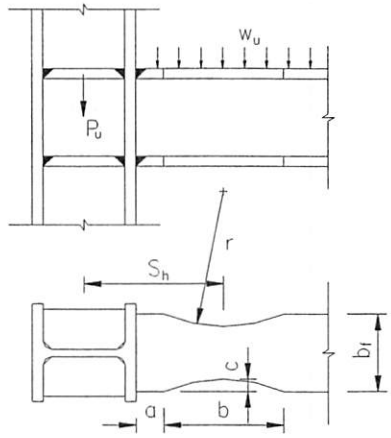
REDUCED SECTION DIMENSIONS a = 5 in, [0.5~0.75b_f]

b = 9 in, [0.65~0.85d_b]

c = 1.5 in, [< 0.25b_f]

THE SMRF DESIGN IS ADEQUATE.

(Continuity column stiffeners 11/16 x 6 with 5/16" fillet weld to web & CP to flanges. A doubler plate is required with thickness of 5/16 in.)



ANALYSIS

$r = (4c^2 + b^2) / 8c$ = 7.5 in

$S_h = d_c/2 + a + b/2$ = 15.9 in

CHECK BEAM LOCAL BUCKLING LIMITATIONS (AISC Seismic 02 Tab. I-8-1)

$b_f / (2t_f)$ = 6.31 < $0.3 (E_s / F_y)^{0.5}$ = 7.22 **[Satisfactory]**

[$52 / (F_y)^{0.5}$ for AISC Seismic 97, Tab. I-9-1]

Where E_s = 29000 ksi

h / t_w = 26.81 < $2.45 (E_s / F_y)^{0.5}$ = 59.00 **[Satisfactory]**

[$418 / (F_y)^{0.5}$ for FEMA Sec. 3.3.1.2]

CHECK COLUMN LOCAL BUCKING LIMITATIONS (AISC Seismic 02 Tab. I-8-1)

$b_f / (2t_f)$ = 6.78 < $0.3 (E_s / F_y)^{0.5}$ = 7.22 **[Satisfactory]**

[$52 / (F_y)^{0.5}$ for AISC Seismic 97, Tab. I-9-1]

h / t_w = 17.64 <

$3.14(E_s/F_y)^{0.5}(1-1.54P_u/\phi_bP_y)$ = 69.78 , for $P_u/\phi_bP_y < 0.125$

[$520 / (F_y)^{0.5}(1-1.54P_u/\phi_bP_y)$ for AISC Seismic 97, Tab. I-9-1]

$1.12(E_s/F_y)^{0.5}(2.33-P_u/\phi_bP_y)$ = N/A , for $P_u/\phi_bP_y > 0.125$

{ MAX[$191 / (F_y)^{0.5}(2.33-P_u/\phi_bP_y)$, $253 / (F_y)^{0.5}$] for AISC Seismic 97, Tab. I-9-1}

[Satisfactory] Where ϕ_b = 0.9 , $P_y = F_yA$ = 1410 kips

CHECK BEAM - COLUMN RATIO REQUIREMENT (AISC Seismic 02 Sec. 9.6, Pg. 16)

$\Sigma M_{pc}^* / (\Sigma M_{pb}^*)$ = 1.74 > 1.00 **[Satisfactory]**

Where $\Sigma M_{pc}^* = N_c Z_c (F_{yc} - P_u / A_g)$ = 585 ft-kips

N_c = 1 , (if only one column below, input 1)

$\Sigma M_{pb}^* = N_b (M_{RBS} + M_v)$ = 336 ft-kips, at center of column

N_b = 1 , (if double side connection of beams, input 2)

$M_v = V_{RBS} S_h = [2M_{RBS} /(L-2S_h)+w_u(L-2S_h)/2] S_h$ = 74 ft-kips

$M_{RBS} = C_{pr}R_yF_{yb} Z_{RBS}$ = 262 ft-kips

R_y = 1.1 (AISC Seismic Tab. I-6-1)

$Z_{RBS} = Z_b - 2c\, t_f (d - t_f)$ = 50 in^3

C_{pr} = 1.15 (FEMA Sec. 3.5.5.1)

CHECK BENDING MOMENT AT THE COLUMN FACE (FEMA Sec. 3.5.5.1)

$M_f = M_{RBS} + [2M_{RBS} / (L - 2S_h) + w_u(L - 2S_h)/2] (a + b/2)$

= 306 ft-kips < $R_yF_{yb} Z_b$ = 330 ft-kips **[Satisfactory]**

CHECK CONTINUITY PLATE REQUIREMENT (FEMA Sec. 3.3.3.1)

$t_{cf} = MIN\{ b_{bf} / 6 , 0.4[1.8b_{bf} t_{bf} (F_{yb}R_{yb}) / (F_{yb}R_{yb})]^{0.5} \}$ = 1.22 in > actual t_{cf}

(The continuity plates required.)

$t_{st} = t_{bf}$ for interior connection, or (t_{bf} /2) for exterior connection = 0.64 in, USE 0.69 in, (11/16 in)

b_{st} = 6 in < $95 / (F_{yst})^{0.5} t_{st}$ = 10.89 in, (LRFD Sec. K1.9)

[Satisfactory]

$\phi_c P_{n,st} = \phi_c F_{cr} A =$ 357.1 kips

Where $\phi_c =$ 0.85 $h_{st} = d_c - 2k =$ 9.7

$K =$ 0.75 $K h_{st} / r_{st} <$ 200 (LRFD B2) **[Satisfactory]**

$I = t_{st} (2b_{st} + t_{wc})^3 / 12 =$ 108 in^4 $\lambda_c =$ 0.027 (LRFD E2-4, Pg 6-47)

$A = 2b_{st}t_{st} + 25(t_{wc})^2 =$ 12 in^2 $F_{cr} =$ 35.99 ksi (LRFD Sec.E2, Pg 6-47)

$r_{st} = (I / A)^{0.5} =$ 3.05 in $F_{yst} =$ 36 kips, plate yield stress

$P_{u,st} = R_{yb} F_{yb} b_{fb} t_{fb} =$ 284.4 kips < $\phi_c P_{n,st}$ **[Satisfactory]**

(Cont'd)

The best fillet weld size (LRFD Sec.J2.2b)

$w =$ 5/16 in > $w_{MIN} =$ 0.1875 in

< $w_{MAX} =$ 0.4375 in

[Satisfactory]

The required weld length between A36 continuity plates and column web (FEMA Fig 3-6)

$L_w = 0.6t_{st}L_{nst}F_y / [(2)\ \phi\ F_w\ (0.707\ w)]$ = (0.6875 x 6.7) x 36 / [(2) 0.75 (0.6x70)(0.707x5/16)] = 5.05 in

Where $L_{net} = d_c - 2(k_c + 1.5) =$ 6.7 < $2(L_{net} - 0.5)$ **[Satisfactory]**

(Use complete joint penetration groove welds between continuity plates & column flanges.)

CHECK PANEL ZONE THICKNESS REQUIREMENT (AISC Sec. 9.3 & FEMA Sec. 3.3.3.2)

$t_{ReqD} = MAX\ (t_1, t_2) =$ 0.80 in

$t_1 = C_y M_c (h - d_b) / [0.9\ (0.6)\ F_{yc} R_{yc} d_c (d_b - t_{fb})\ h] =$ 0.80 in

Where $C_y = S_b / (C_{pr} Z_{RBS}) =$ 0.94

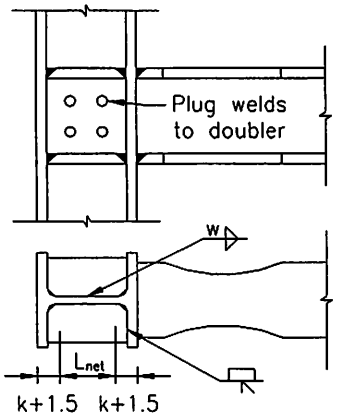
$S_b = 2I_b / d_b =$ 54 in^2

$I_b = I_x - (2\ c\ t_{fb})(0.5d_b - 0.5t_{fb})^2 =$ 327 in^4

$M_c = \Sigma M_{pb}^* =$ 336 ft-kips

$t_2 = (d_z + w_z) / 90 = (d_b - 2t_{st} + d_c - 2k) / 90 =$ 0.23 in

Since $t_{wc} =$ 0.55 in < t_{ReqD}, a doubler plate is required with thickness of 5/16 in.



Techincal References:

1. FEMA 350: "Recommended Seismic Design Criteria for New Steel Moment-frame Buildings.", SAC Joint Venture, 2000.
2. AISC: "Manual of Steel construction, LRFD, 2th", American Institute of Steel Construction, 1998.
3. Alan Williams: "Seismic and Wind Forces, Structural Design Examples", International Code Council, 2003.
4. SEAOC: "2000 IBC Structural/Seismic Design Manual - Volume 3", International Code Council, 2003.
5. AISC: "Seismic Provisions for Structural Steel Buildings", American Institute of Steel Construction, May 1, 2002.

Canyons
Structural Consulting

PROJECT : Honigman Residence
CLIENT : Bridgwater Consulting Group
JOB NO. : MF2 DATE : 5/1/2013

PAGE :
DESIGN BY : CMF
REVIEW BY :

Beam Connection Based on AISC-ASD 9th Edition

INPUT DATA & DESIGN SUMMARY

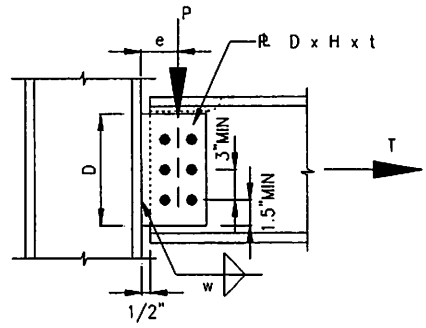
WF BEAM SECTION	=>	W12x50	
GRAVITY SERVICE LOAD	P =	47	kips
LATERAL TENSION LOAD, ASD	T =	5.7	kips
PLATE THICKNESS	t =	0.75	in
PLATE MATERIAL (A36, A529-42, A529-50,A572-65)	ASTM =	A36	
TRIAL WELD SIZE	w =	0.5	in (1/2 in)
BOLT DIAMETER	ϕ =	0.75	in (3/4 in)
BOLT MATERIAL (A307, A325, A490)	ASTM =	A325	
HOLE TYPE (STD, NSL, OVS, SSL, LSL)	=>	STD	

STD = Standard round holes (d + 1/16 ")
NSL = Long or short-slotted hole normal to load direction
OVS = Oversize round holes
SSL = Short-slotted holes holes
LSL = Long-slotted holes

CONNECTION TYPE (SC, N, X)	=>	X	

SC = Slip critical connection
N = Bearing-type connection with threads included in the shear plane
X = Bearing-type connection with threads excluded from the shear plane

IS TOP FLANGE COPED ? (1=Yes, 0=No,)	=>	0	No



USE PLATE 6" x 6 1/2" x 3/4" WITH WELD 1/2" EACH SIDE TO COLUMN AND 2 ROW OF TOTAL (4) - 3/4" BOLTS AT BEAM END.

ANALYSIS

DATA FOR ROLLED SECTION CHOSEN

A	d	t_w	b_f	t_f	S_x
14.7	12.2	0.37	8.08	0.64	64.7

CHECK CAPACITY OF BOLTS

Allow shear per bolt	=	13.3	kips / bolt					
$3/4(P^2 + T^2)^{0.5}$ =	36	kips						
No. of bolts required	=	3.5						
Bolt spacing required	=	2.25	in		Bolt spacing used	=	3.0	in
Edge spacing required	=	1.13	in		Edge spacing used	=	1.5	in
Bolt group capacity	=	53	kips	>	$3/4(P^2 + T^2)^{0.5}$ =	36	kips	
				>	P =	47	kips	[Satisfactory]

CHECK CAPACITY OF WELDING (70XX)

e	=	3.5	in		
Plate thickness	=	0.75	in		
Weld size,w	=	0.50	in		
Min allowable weld	=	0.25	in	[Satisfactory]	
Max allowable weld	=	0.69	in	[Satisfactory]	
t_e	=	0.35	in		
D	=	6.0	in		
$I = 2 (t_e D^3 / 12)$	=	12.7	in^4		
Vertical shear = $P / A_w = P / 2 D t_e$	=	11.1	ksi		
Bending stress = $P e / I$	=	12.9	ksi		
Tension stress = $T / A_w = T / 2 D t_e$	=	1.3	ksi		
Resultant Stress = $3/4 [(P/A_w)^2 + (P e/ I + T/A_w)^2]^{0.5}$ =		13.5	ksi		
Resultant Stress = $[(P/A_w)^2 + (P e/ I)^2]^{0.5}$ =		17.0	ksi		
Allow shear Fv = 0.3 x 70	=	21.0	ksi	> 17.0 ksi	[Satisfactory]

CHECK PLATE FOR SHEAR CAPACITY

P / A	=	10.4	ksi	<	0.4	x	36	=	14.4	ksi	[Satisfactory]

CHECK PLATE FOR TENSION CAPACITY

(3/4) T / A	=	1.0	ksi	<	0.6	x	36	=	21.6	ksi	[Satisfactory]

CHECK NET SHEAR FRACTURE

F_u	=	58	ksi					
$P_{allow} = 0.3 F_u [D - n (d_s + 1/8)] t$	=	55	kips	>	47	kips	[Satisfactory]	

CHECK NET TENSION FRACTURE

F_u	=	58	ksi					
$T_{allow} = (4/3) 0.5 F_u [D - n (d_s + 1/8)] t$	=	123	kips	>	5.7	kips	[Satisfactory]	

CHECK BLOCK SHEAR (WEB TEAR-OUT)
(Applies only if top flange is coped for P)

l_h	=	3.4	in					
l_v	=	3.4	in					
F_u	=	58	ksi					
$R_{bs,P} = 0.3 A_v F_u + 0.5 A_t F_u = (0.3 l_v + 0.5 l_h) t_w F_u$								[Satisfactory]
$R_{bs,T} = 4/3 (0.5 l_v + (2) 0.3 l_h) t_w F_u$	=	155 / 106		>	T =	6	kips	[Satisfactory]

BD-13-18358

- VB ~~137.32~~	137.32	• 2578 =	354,010.96
- finished basement	33.71	• 1663 =	56,059.73
- unfinished basement	26.22	• 1663 =	43,577.64
- fire sprinkler	4.37	• 4635 =	20,254.95
- garage	40.34	• 911 =	36,749.74
- deck	21.81	• 394 =	8,593.14
		valuation=	519,532.42

- valuation: 519,532.42

- bldg permit = 3,896.49
- plan check = 2532.72
- state fee = 38.96

- residential water = 2578 sf (1501-3000) = $7,145
- outdoor water = 6963 sf (6001-8000) $11,525

- parks = 5,780
- police = 910
- street = 470

} (2578+1663+911) 5152 sf = 7500 sf bracket

- total = 32,298.17 (500 plan check deposit)

+ LOD = 6963 • .75 = 5222.25

canyons STRUCTURAL CONSULTING

Solutions you can live with!

REVISED STRUCTURAL CALCULATIONS

HONIGMAN RESIDENCE

JULY 2013

3099 MOUNTAIN RIDGE COURT
MOUNTAIN RIDGE SUBDIVISION–LOT 13
PARK CITY, UTAH 84060

PROJECT ARCHITECT OR DESIGNER

BRIDGWATER CONSULTING GROUP

RECEIVED
JUL 17
PARK CITY MUNICIPAL CORP

JUL 23 2013

BUILDING DEPT

940 EAST ELM AVE., SALT LAKE CITY, UT 84106
PH 801.486.6848 FX 801.466.3327
WWW.CANYONSSTRUCTURAL.COM

CAMBRIA M.
FLOWERS
STATE OF UTAH

Engineering Criteria

PROJECT INFORMATION:

Project Name	The Honigman Residence
Project Location:	3099 Mountain Ridge Court (Mountain Ridge Subdivision, Lot 13) Park City, Utah 84060
Project Designed by:	Bridgwater Consulting Group

DESIGN CRITERIA:

Governing Code:	IBC 2009
Type of Construction:	Wood load bearing and shear walls; moment frames; site retaining
Wind Speed & Exposure:	90Mph 3sec gust - B exposure
Seismic Design Criteria:	D
Snow (roof & terrace):	102 psf—flat, warm elevation = 6,875 ft Ce=1.0 I=1.0 Ct=1.0 (warm

CONSTRUCTION MATERIALS:

Concrete at 28 days	Footings and foundation walls are designed for 2500 psi Provide 3000 psi concrete for quality control No special inspections or testing required
Reinforcing Grade:	60 ksi
Masonry	Fc min. = 1900 psi
Structural Steel	
Wide Flange Sections	A992 Steel (Fy=50ksi)
Other Shapes	A572 Steel (Fy=50 ksi)
Tube Steel Columns	A500 Gr. B Steel (Fy=46ksi)
Steel Plates	A36 (Fy=36ksi)
Cold-formed Steel	33-ksi minimum for all studs and tracks
Bolts	For steel use A325; for lumber use A307 (grade 2)
Nominal Lumber Beams	Doug. Fir-Larch #2 (Fb=900psi, Fc=1350psi, Fv=180psi, E=1.6E6psi)
Rough Sawn & Log Beams	Doug. Fir-Larch Dense #1 (Fb=1550psi, Fc=1100psi, Fv=170psi, E=1.7E6psi)
Microlam (LVL) Beams	TrusJoist Macmillan Products (Fb=varies w/ depth, Fc=750psi, Fv=285psi, E=1.9E6psi)
GL Beams	Douglas Fir-Larch 24F-V4 for simple bending about X axis Or Douglas Fir-Larch 24F-V8 for double bending about X axis (if indicated) (Fb=2400psi, Fc=650psi, Fv=265psi, E=1.8E6psi)
Studs	Doug. Fir-Larch Stud Grade (Fb=650psi, Fc=900psi, Fv=180psi, E=1.4E6psi)
Built-up Columns	Doug. Fir-Larch #2 (Fb=900psi, Fc=1350psi, Fv=180psi, E=1.6E6psi)
Posts & Timbers	Doug. Fir-Larch Dense #1 (Fb=1400psi, Fc=1200psi, Fv=170psi, E=1.7E6psi)
Plywood/OSB SW's	7/16" OSB
Plywood/OSB Roof	9/16", 40/20 good up to 305psf LL if supports <or=16" o/c
Plywood/OSB Roof	9/16", 40/20 good up to 205psf LL if supports <or=20" o/c
Plywood/OSB Roof	9/16", 40/20 good up to 130psf LL if supports <or=24" o/c
Plywood/OSB Floor	3/4", 40/20 good up to 198psf LL if supports @ <or=19.2"o/c

SOILS CRITERIA:

Bearing Pressure	2500 psf (per GSH Geotechnical Inc. soils report 3-28-13)
Min. Bearing Depth	3'-6"
Min. Footing Width	16"

Certificate of Occupancy

Park City Municipal Corporation
Department of Building Safety

This Certificate is issued pursuant to the requirements of Section 111 of the International Building Code, certifying that at the time of issuance the structure identified below was in compliance with the various ordinances of the City regulating building construction. All tenant improvements shall require a permit. All occupancies shall have appropriate approvals or licenses.

Permit Number: BD-13-18358

Permit Use: SFD

Occupancy Group: R3

Type of Construction: VB

Fire Sprinklers: Yes

Occupant Load:

Address: 3099 Mountain Ridge Court

Park City, Utah

Building Official: Chad Root

Issued By: Jennifer Barclay

Date: October 22, 2014

BUILDING PERMIT

PARK CITY
DEPARTMENT OF BUILDING SAFETY

INSPECTION RECORD
445 MARSAC AVE PARK CITY UTAH 84060
OFFICE PHONE (435)615-5100

ADDRESS 3099 MOUNTAIN RIDGE CT.	PERMIT # BD-13-18358
CONTRACTOR TOPMARK INDUSTRIES	DATE ISSUED 7/29/2013
CONTRACTOR TEL # MARK 435-640-5981	ELECTRICAL CONTRACTOR
PLUMBING CONTRACTOR	MECHANICAL CONTRACTOR

TYPE OF PERMIT	SFD	MULTI RES	COMM	GRADING	OTHER		
CLASS OF WORK	NEW	ADDITION	ALTERATION	REPAIR	DEMO	OTHER	

THE FOLLOWING INSPECTIONS ARE REQUIRED BY LAW
CALL IN BY 4PM FOR NEXT DAY INSPECTIONS
INSPECTION LINE (435)615-5103
OR ONLINE AT WWW.PARKCITY.ORG

SITE	DATE	INSPECTOR	ROUGH INSP	DATE	INSPECTOR
SOILS			ROUGH PLUMBING	11-DC-13	cd
TEMP ELECTRIC			ROUGH ELECTRICAL		
			ROUGH MECHANICAL		
			ROUGH FRAMING		
			GAS LINE INSPECTION	P.T. 6/18	DK
FOUNDATION			FIRE SPRINKLERS	04/03/14	cd
L.O.D.			SHEAR WALL	1-27-14	RM
SETBACKS			ROOF FRAME/SHEET	12/30/13	D.K
FOOTINGS	8/27/13	DK	ROOF DRY IN		
FOUNDATION	8-27-13	RM	WEATHER BARRIER		
RETAINING WALL			DESIGN REVIEW(PLNG)		
STRUCTURAL SLAB			INSULATION	4/23/14	D.K
			DRYWALL	5/2/14	D.K
SUB-ROUGH			MISC. (OVER)		
SUB-ROUGH PLUMB			GAS TURN ON		
SUB-ROUGH MECH			SHOWER PAN(S)		
SUB-ROUGH ELEC			MASONRY/STUCCO		
STRUCTURAL SLAB			FIRE WALLS		

FINAL	DATE	INSPECTOR	FINAL	DATE	INSPECTOR
ELECTRICAL			FINAL DESIGN(PLANNING)	10-14	SS.
PLUMBING	9-2-14	EM	LANDSCAPING(PLANNING)	10-66	SS
MECHANICAL			PUBLIC IMPROVE (ENG)	10-22	Steve
FINAL BUILDING			CERTIFICATE OF OCC.	10-22	SB
FIRE SPRINKLER					

THIS CARD MUST BE POSTED ON THE JOB SITE AT ALL TIMES
OR INSPECTIONS **WILL NOT** TAKE PLACE

THIS INSPECTION CARD MUST BE RETURNED TO THE BUILDING DEPARTMENT **PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY**
SEE REVERSE SIDE FOR INSPECTOR COMMENTS

BUILDING PERMIT

Partial ~~Foundation~~ 2nd Cert 12x12 #4 Ftg. x2 TOP - okay.

Partial Masonry (Retaining Wall) 12/30/13 D.K

2/6/14 Partial Masonry D.K

5/22/14 Perm. Power. GVR

6/11/14 D.K Partial shower Pan

6/12/14 DK (Tile Backer)

DATE: 10/9/2014

FOLLOW-UP: ___/___/___

CITY ENGINEER'S OFFICE
PIMPS
(PUBLIC IMPROVEMENTS INSPECTION)

GENERAL CONTRACTOR: _____

SUB- CONTRACTOR: _____

ADDRESS: 3099 Mountain Ridge Ct **PERMIT #:** BD-13-18358

HAVE ALL REQUIREMENTS NOTED ON PLANS BEEN ADDRESSED? (✓) Yes ( ) No	HAVE ALL ENCROACHMENTS AGREEMENTS BEEN COMPLETED? (✓) Yes ( ) No

COMMENTS:

( ) NOTIFY CONTRACTOR ( ) OK TO FILE ( ) OTHER ACTION_____ ( ) REVIEWED BY CITY ENGINEER _____

NON-ACCEPTANCE NOTIFICATION: ( ) CONTRACTOR ( ) OWNER	METHOD OF NOTIFICATION: ( ) IN PERSON ( )E-MAIL ( ) US MAIL ( ) PHONE

APPROVAL DATE: 10/8/2014
INSPECTED BY: Steven Arhart

NOT ACCEPTABLE: ___/___/___
INSPECTED BY: _____
NON ACCEPTANCE will be made until all LANDSCAPING IS COMPLETED.

ASPHALT	WATER METER	STORM DRAIN SYSTEM	CURB & GUTTER
A R TEXTURE	A R TOP LID	**CATCH BASINS**	A R LOW SPOTS
A R REQUIRED DEPTH	A R LOWER FROST LID	A R SILT TRAP	A R EXPANSION JOINTS
A R # OF LIFTS	A R FRAME ASSEMBLY	A R FREE OF MUD & DEBRIS	A R CONTRACTION JOINTS
A R CURB LIP TIE-IN	A R TOP LID ELEVATION	A R BICYCLE SAFE GRATE	A R SHAPE
A R OTHER TIE-IN PTS.	A R Line Size	A R CONCRETE CONDITION	A R FINISH
A R PROPER DRAINAGE (HI) (LOW)	A R Meter Set Depth	A R FORMS *(REMOVED/DISPOSED)*	A R HANDICAP ACCESS
A R OTHER_____	A R Horizontal from TBC	A R INLET/OUTLET FLARED	A R TIE-IN & TERMINATION
	A R Vertical from TBC	A R RIP RAP	A R WATERWAY
	A R (+/-) Relative to Final Grade	A R SLOPES_____	
(A/Accept R/Reject)	(A/Accept R/Reject)	(A/Accept R/Reject)	(A/Accept R/Reject)

MANHOLES	SIDEWALK	OTHER	OTHER (continued)
A R GRADE OF ASPHALT AT LID	A R SLOPE	A R STREET LIGHT HEIGHT_____	A R GUARD RAILS
A R LABELED (SEWER,WATER,STORM)	A R BACKING	A R STREET LIGHT WATTAGE_____	A R R.O.W. LANDSCAPING
A R LADDER IF REQUIRED	A R JOINTS	A R STREET SIGNS	A R SNOW STORAGE
A R STABLE RING ASSEMBLY	A R FINISH	A R TRAFFIC LIGHTS	A R ALL EASEMENTS GRANTED
	A R SIZE.	A R SNOW STAKE MARKERS	A R INSPECTION FEES CURRENT
	A R TIE-IN& TERMINATION	A R RE-VEGETATION	
		A R MONUMENTS	
		A R ALL SURFACE DRNAGE	
(A/Accept R/Reject)	(A/Accept R/Reject)	(A/Accept R/Reject)	(A/Accept R/Reject)

This Inspection Report Reflects The Conditions Observed At The Time The Inspection Was Made.

B-13-18358

SNYDERVILLE BASIN
WATER RECLAMATION DISTRICT

2800 HOMESTEAD RD, PARK CITY, UT 84098 WWW.SBWRD.ORG T 435-649-7993 F 435-649-8040

AUTHORIZATION TO USE

Property Located in: City ✓ County _____

Tax I.D. #: MR-13 SBWRD Account #: 12083

Subdivision/Project MOUNTAIN RIDGE Plat: _____ Lot: 13

Property Address: 3099 MOUNTAIN RIDGE CT

Name and address to which billing is to be sent:

Suzy Honigman
3099 Mountain Ridge Court
Park City, UT 84060

Person requesting approval: _____

Telephone #: _____ Fax #: _____

Address: _____

Wastewater Approval is: Granted X Disapproved _____

By: _____ Date: 8/11/14
Snyderville Basin Water Reclamation District

Comments: _____

_____

Processed by: Lisa Account Activation Date: 8-11-14

Faxed: _____ Customer File: _____

e-Mailed: ✓ (markapappas@comcast.net) Billing File: _____

Picked up: _____

RECEIVED
PARK CITY MUNICIPAL CORP
AUG 27 2014
BUILDING DEPT

SNYDERVILLE BASIN
WATER RECLAMATION DISTRICT
2800 HOMESTEAD RD, PARK CITY, UT 84098 WWW.SBWRD.ORG T 435-649-7993 F 435-649-8040

FOR DISTRICT USE ONLY

Building Type: (✓)Single Fam. Res. ( )Condo/Duplex ( )Hotel ( )Restaurant ( )Comm./Ind.

Water Usage _____ # of Units _____ Water Meter #: _____

LAM Impact Fee Paid Receipt #: 3.098740 Date 7/22/13 Water Co PARK

_____ Floor Plan Check Required ( )Yes ( )No

N Private Lateral Inspected and Connected Date 8/9/14

N Main Plugs Removed

✓ Public Wastewater System Approved

NA Pretreatment Approved

✓ Engineering Fees Paid

✓ Supplementary Engineering Fees Paid

Comments: _____

_____

_____

_____

Title Company: _____

Name: _____

Closing Date: _____

Amount: _____

PARK CITY COMPLIANCE INSPECTION REPORT

445 M[illegible]SAC AVE., P.O. BOX 1480, PARK CITY, [illegible]H 84060
PHONE (435) 615-5100

Property Address 3099 Mountain Ridge Ct Lot No. _____ Date 9-2-14

Contractor TOP MARK Time _____

Permit No. BD-13-18358

Reason for Inspection ☛ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☛ RES.
☐ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☐ footings	☐ masonry	☐ insulation	☐ pressure test
☐ foundation	☐ columns	☐ drywall	☐ water meter
☐ retain wall	☐ frame	☐ susp. ceiling	☐ laterals
☐ slab	☐ rough	☐ trusses	☛ final
☐ rebar	☐ nailing	☐ power	☐ other

RESULTS OF INSPECTION see comments for explanation

☛ WORK APPROVED ☐ WORK INCOMPLETE ☐ WORK IN VIOLATION ☐

☐ make necessary corrections ☐ prior violations not corrected
☐ reinspection required ☐ prior violations corrected
☐ reinspection fee required prior to reinspection ☐ items listed below will be inspected at next regular inspection

☐ UNABLE TO MAKE INSPECTION ☐ Cannot locate structure or unit. ☐ Building inaccessible/locked. ☐ Need Revised Plans Approved. ☐ Approved plans not available.

☐ Issued Stop Work Order, Do Not Proceed With Work
☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS

Received Snyderville Fire
Received elevator cond TEST

Exterior Lite Installed

OK to close

Finish Landscaping Keep water shed
on property

Need Planning sign off

067919

Signed _____ 948
Park City Building Inspector

PARK CITY COMPLIANCE INSPECTION REPORT

445 M[illegible]SAC AVE., P.O. BOX 1480, PARK CITY, [illegible]AH 84060

PHONE (435) 615-5100

Property Address 3099 Mtn Ridge Lot No. Date 8-28-14

Contractor Top Mark Time

Permit No. BD-13-18358

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☒ RES.

☒ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
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☐ slab	☐ rough	☐ trusses	☒ final
☐ rebar	☐ nailing	☐ power	☐ other

RESULTS OF INSPECTION

see comments for explanation

☐ WORK APPROVED
☒ WORK INCOMPLETE
☐ WORK IN VIOLATION
☐

☐ make necessary corrections
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COMMENTS

Reinspect All Items OK except
Exterior Lite south East deck
Items 1 thru 4 and #13 Usnifx
in OFFICE

7902

Signed [signature] 950

Park City Building Inspector

PARK CITY COMPLIANCE INSPECTION REPORT

445 MARSAC AVE., P.O. BOX 1480, PARK CITY, 1060
PHONE (435) 615-5100

Property Address 3099 MTN Ridge Ct. Lot No. _____ Date 8/21/14

Contractor Top Mark Ind. Time _____

Permit No. BD-13-18358

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☒ RES.
☒ BLDG. ☒ MECH. ☐ SPECIAL
☒ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☒ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☐ footings	☐ masonry	☐ insulation	☐ pressure test
☐ foundation	☐ columns	☐ drywall	☐ water meter
☐ retain wall	☐ frame	☐ susp. ceiling	☐ laterals
☐ slab	☐ rough	☐ trusses	☒ final
☐ rebar	☐ nailing	☐ power	☐ other

RESULTS OF INSPECTION — see comments for explanation

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☐ WORK INCOMPLETE
☒ WORK IN VIOLATION
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COMMENTS

- final -

1- Snyderville letter
2. Planning & Engineering sign off
3- grade & ground cover
4- Public Improvement
5- Red line Changes to plans (Mech Room) ✓- Planning
6- Seal All Exterior lights
7. Exterior back deck needs handrail & 36" landing
8- Complete all low Voltage
9- Seal all Exterior penetrations
10- A/C disconects missing
11- Complete all access panels
12- Complete electrical outlets & Cover plates
13- Submit Elevator load test
14- Complete top cap flashing at Roof
15- (3) plumbing vents on Roof must be 36" tall.
16- Complete all fire Escutcheons
17- GFCI protection Required at disposal and dish washer
18- Missing outlet at Island Kitchen
19- Missing Exterior light South East deck
20- Air gap missing at mech Room 1" (both mech Rms)
21- Main Elec panel Seal hole at top
22- Mech Room Secure piping & Wiring
23- Complete Shower glass
24- Seal & grout mech holes
25- Fire Caulk garage penetrations
26- fire sprinkler Wrench In box
27- Install drip leg & test T at boiler / gas Regulator

* Completed flow test

068329

Signed D.K
Park City Building Inspector

951

952

QUESTAR Gas

Thank you for submitting the meter set information.

Your confirmation number is: 54496
An email with the confirmation number
has been sent to: pabdullah@parkcity.org

Submit another Clearance Request

Return to www.questargas.com

#27

Buzz,

I spoke with the contractor and John about the test. We agreed that the test tee in the boiler will work for the down stream test tee. They still need the sediment trap.

George

PARK CITY COMPLIANCE INSPECTION REPORT

445 MAIN C AVE., P.O. BOX 1480, PARK CITY, UT 84060

PHONE (435) 615-5100

Property Address 3099 Mountain Ridge Lot No. _____ Date 06-24-19

Contractor Top Notch Time 11:50

Permit No. BD-13-18358

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☒ RES.
☐ ~~BLDG.~~ ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☐ footings	☐ masonry	☐ insulation	☐ pressure test
☐ foundation	☐ columns	☐ drywall	☐ water meter
☐ retain wall	☐ frame	☐ susp. ceiling	☐ laterals
☐ slab	☐ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☐ ~~other~~

RESULTS OF INSPECTION

see comments for explanation

☐ ~~WORK~~ APPROVED

☐ WORK INCOMPLETE

☐ WORK IN VIOLATION

☐

☐ make necessary corrections
☐ reinspection required
☐ reinspection fee required prior to reinspection
☐ prior violations not corrected
☐ prior violations corrected
☐ items listed below will be inspected at next regular inspection

☐ UNABLE TO MAKE INSPECTION
☐ Cannot locate structure or unit.
☐ Building inaccessible/locked.
☐ Need Revised Plans Approved.
☐ Approved plans not available.

☐ Issued Stop Work Order, Do Not Proceed With Work
☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS

Shower pan.

Rubber Shower pan. pass.

GTO - 2 lb set.

Ok for Gas Turn on.

Ok for Temp Heat.

055610

Signed _____ Park City Building Inspector

954

PARK CITY COMPLIANCE INSPECTION REPORT

445 MARS[illegible] AVE., P.O. BOX 1480, PARK CITY, UTA[illegible]4060
PHONE (435) 615-5100

Property Address 3099 MT. Ridge Ct. Lot No. _____ Date 6/18/14

Contractor Top Mark Ind. Time _____

Permit No. BD-13-18358

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☒ RES.
☐ BLDG. ☒ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☒ PLBG. ☐ PREINSPECTION ☐ HOUSING

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☐ footings	☐ masonry	☐ insulation	☒ pressure test
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☐ retain wall	☐ frame	☐ susp. ceiling	☐ laterals
☐ slab	☐ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☐ other

RESULTS OF INSPECTION
see comments for explanation

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☐ WORK IN VIOLATION
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COMMENTS

Gas line Pressure test only

Pressure test 30 lbs for 24+ hr.

(No Schematic drawing)

062317

Signed D.K

955

Park City Building Inspector

PARK CITY COMPLIANCE INSPECTION REPORT

445 MAR[illegible] AVE., P.O. BOX 1480, PARK CITY, UTA[illegible]84060
PHONE (435) 615-5100

Address 3099 MT. Ridge ct. Lot No. _____ Date 6/12/14

Contractor Top Mark Ind. Time _____

Permit No. BD-13-18358

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☒ RES.
☒ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

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☐ retain wall	☐ frame	☐ susp. ceiling	☐ laterals
☐ slab	☐ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☐ other

RESULTS OF INSPECTION
see comments for explanation

☒ WORK APPROVED
☐ WORK INCOMPLETE
☐ WORK IN VIOLATION
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☐ Approved plans not available.

☐ Issued Stop Work Order, Do Not Proceed With Work
☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS

Re-inspected all Tile backer

Approved

061919

Signed _____
Park City Building Inspector

956

PARK CITY COMPLIANCE INSPECTION REPORT

445 MARSAC AVE., P.O. BOX 1480, PARK CITY, UTAH 84060
PHONE (435) 615-5100

Property Address 3099 MT Ridge ct. Lot No. _____ Date 6/11/14

Contractor Top Mark ind. Time _____

Permit No. BD-13-18358

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☒ RES.
☒ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☒ PLBG. ☐ PREINSPECTION ☐ HOUSING

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☐ slab	☐ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☒ other

RESULTS OF INSPECTION see comments for explanation

☒ WORK APPROVED ☐ WORK INCOMPLETE ☐ WORK IN VIOLATION ☐

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☐ Issued Stop Work Order, Do Not Proceed With Work
☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS

- Shower Pan -

(2) Top level only Kerdi system
1 - Main level

Pre-slope 1/4" per ft.

Approved

* Master Not Ready

061904

Signed DK

Park City Building Inspector

957

PARK CITY COMPLIANCE INSPECTION REPORT

445 MARSAC [illegible], P.O. BOX 1480, PARK CITY, UTAH 84[illegible]
PHONE (435) 615-5100

Property Address 3099 MT Ridge ct Lot No. _____ Date 6/10/14

Contractor Top Mark Ind. Time _____

Permit No. BD-13-18358

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☒ RES.
☐ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☒ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☐ footings	☐ masonry	☐ insulation	☐ pressure test
☐ foundation	☐ columns	☐ drywall	☐ water meter
☐ retain wall	☐ frame	☐ susp. ceiling	☐ laterals
☐ slab	☐ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☒ other

RESULTS OF INSPECTION
see comments for explanation

☐ WORK APPROVED
☒ WORK INCOMPLETE
☐ WORK IN VIOLATION
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☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS

- Shower Pan -

No Yellow Card on Site!

Pans Incomplete no Water In them

Re-inspect Required

063998

Signed D.K

Park City Building Inspector

958

Jennifer Barclay

From: Jennifer Barclay
Sent: Friday, May 30, 2014 3:10 PM
To: Lamphier, Joyce (Joyce.Lamphier@rockymountainpower.net); Park City Clearance (ParkCityClearance@rockymountainpower.net)
Subject: Power to Panel

Power to Panel

3099 Mountain Ridge Ct.

200 amp

120/240 v

Single phase

BD-13-18358

Please Respond, Thank you

Jennifer Barclay
Analyst II
jbarclay@parkcity.org
(435) 615-5102

PARK CITY COMPLIANCE INSPECTION REPORT

445 MARSAC AVE., P.O. BOX 1480, PARK CITY, UTAH 84060

PHONE (435) 615-5100

Property Address 3099 Mountain Ridge Lot No. Date 5/22/14

Contractor Top Mark Time

Permit No. BP-13-18358

Reason for Inspection ☐ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☒ RES.
☐ BLDG. ☐ MECH. ☐ SPECIAL
☒ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☐ footings	☐ masonry	☐ insulation	☐ pressure test
☐ foundation	☐ columns	☐ drywall	☐ water meter
☐ retain wall	☐ frame	☐ susp. ceiling	☐ laterals
☐ slab	☐ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☒ power	☐ other

RESULTS OF INSPECTION

see comments for explanation

☒ WORK APPROVED ☐ WORK IN VIOLATION

☐ WORK INCOMPLETE ☐

☐ make necessary corrections ☐ prior violations not corrected
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☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS

Permanent Power

Power agreement in file

200 AMP

120/240

062191

Signed GTR

Park City Building Inspector

960

PARK CITY COMPLIANCE INSPECTION REPORT

445 MARSAC AVE., P.O. BOX 1480, PARK CITY, UTAH 84060

PHONE (435) 615-5100

Property Address 3099 MT. Ridge Ct. Lot No. Date 5/2/14

Contractor Top Mark Ind. Time

Permit No. BD-13-18358

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☒ RES.
☒ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

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☐ slab	☐ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☐ other

RESULTS OF INSPECTION

see comments for explanation

☒ WORK APPROVED (1) ☐ WORK IN VIOLATION

☒ WORK INCOMPLETE (2) ☐

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COMMENTS

(1) All DryWall Is 5/8" Type X (whole house complete) Approved drywall ok to Tape.

(2) All Tile backer Must be fastned Every 6" O.C (use a black or gray Epoxy Screw) - Re-inspect

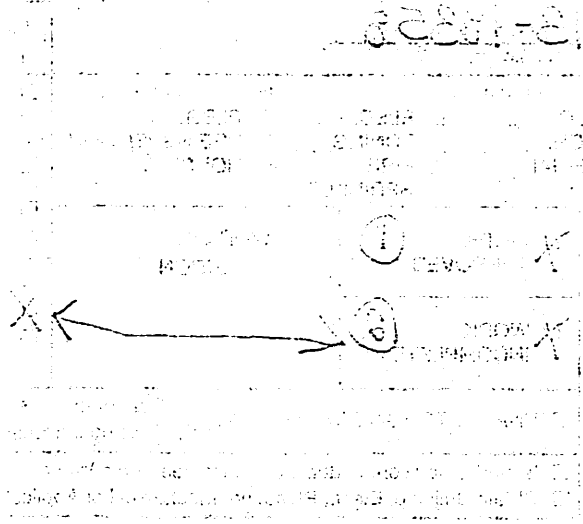
(2) Note: Get approval for Mech Room that is not on Plans

061961

Signed D.K

Park City Building Inspector

961



SUMMIT COUNTY BUILDING DEPARTMENT

PRE-SHEETROCK INSULATION CERTIFICATE

BD-13-18358

Owners' Name: Top Mark Industries Building Permit No. _____

Building Address: 3099 Mountain Ridge Ct

Subdivision: Park Meadows Lot# 13

Insulation Contractor: Superior Insulation

Business Address: 895 West 2600 South SLC UT
Street/PO Box City State

Insulation Contractor's Signature: Kelly Faver Superior Insulation

Project description and type of insulation and R-values installed on this project
(fill in applicable spaces)

Residential one story: ___ Residential two story: X Commercial: ____

Insulation material used: Fiberglass X Cellulous ___ Other (specify) _____

R-Values:
Exterior walls: 23 Garage common wall: 23 Knee walls@ attic: 23 Vaulted ceiling: 50

Floor between unfinished basement and main level: — Floor over garage: 38

Number of insulation chutes installed over exterior walls (common/scissor truss) ____

Number of Expanded Poly Styrene (EPS) baffles used in vaulted ceiling: ____

Other items used in lieu insulation chutes and/or EPS baffles. Number: ____

Items used: _____

_____

Failure of the contractor to properly fill out and sign this form will result in a failed insulation inspection

PARK CITY COMPLIANCE INSPECTION REPORT

445 M[illegible]SAC AVE., P.O. BOX 1480, PARK CITY, U[illegible]H 84060

PHONE (435) 615-5100

Property Address 3099 Mountain Ridge Ct. Lot No. _____ Date 4/23/14

Contractor Top Mark Ind. Time _____

Permit No. BD-13-18358

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☒ RES.
☒ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☐ footings	☐ masonry	☒ insulation	☐ pressure test
☐ foundation	☐ columns	☐ drywall	☐ water meter
☐ retain wall	☐ frame	☐ susp. ceiling	☐ laterals
☐ slab	☐ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☐ other

RESULTS OF INSPECTION see comments for explanation

☒ WORK APPROVED (1) ☐ WORK IN VIOLATION

☒ WORK INCOMPLETE (2) ☐

☐ make necessary corrections ☐ prior violations not corrected
☐ reinspection required ☒ prior violations corrected
☐ reinspection fee required prior to reinspection ☐ items listed below will be inspected at next regular inspection

☐ UNABLE TO MAKE INSPECTION ☐ Cannot locate structure or unit. ☐ Building inaccessible/locked. ☐ Need Revised Plans Approved. ☐ Approved plans not available.

☐ Issued Stop Work Order, Do Not Proceed With Work
☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS

- Insulation -

Insulation & Vapor barrier Complete!

(1) Ext Walls R-23
Vault Ceiling's R-50
floor over garage - R-38

OK to DRYwall

Prior ~~Drywall~~ Insulation Violations Corrected

(2) Note: Get approval for New Mech. Room (not on plans)

062446

Signed D.K

964

Park City Building Inspector

965

PARK CITY COMPLIANCE INSPECTION REPORT

445 MARSAC AVE., P.O. BOX 1480, PARK CITY, UTAH 84060

PHONE (435) 615-5100

Property Address 3099 Mountain Cr Lot No. _____ Date 04-18-14

Contractor _____ Time 10:30

Permit No. BD-13-183538

Reason for Inspection ☒ ~~CALLED~~ ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM.
☒ ~~RES.~~

☒ ~~BLDG.~~ ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☐ footings	☐ masonry	☒ ~~insulation~~	☐ pressure test
☐ foundation	☐ columns	☐ drywall	☐ water meter
☐ retain wall	☐ frame	☐ susp. ceiling	☐ laterals
☐ slab	☐ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☐ other

RESULTS OF INSPECTION

see comments for explanation

☒ ~~WORK~~ APPROVED
☐ WORK INCOMPLETE
☐ WORK IN VIOLATION
☐

☐ make necessary corrections
☐ reinspection required
☐ reinspection fee required prior to reinspection
☐ prior violations not corrected
☐ prior violations corrected
☐ items listed below will be inspected at next regular inspection

☐ UNABLE TO MAKE INSPECTION
☐ Cannot locate structure or unit.
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☐ Approved plans not available.

☐ Issued Stop Work Order, Do Not Proceed With Work
☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS

Closed cell insulation

Closed cell only. Not ceiling only - thanks

062520

Signed _____ 966

Park City Building Inspector

PARK CITY COMPLIANCE INSPECTION REPORT

445 MARSAC AVE., P.O. BOX 1480, PARK CITY, UTAH 84060
PHONE (435) 615-5100

Property Address 3099 Mountain Ridge Lot No. Date 4-22-14

Contractor Top Mark Time

Permit No. BO-13-18358

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☐ RES.
☐ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☐ footings	☐ masonry	☐ insulation	☐ pressure test
☐ foundation	☐ columns	☐ drywall	☐ water meter
☐ retain wall	☐ frame	☐ susp. ceiling	☐ laterals
☐ slab	☐ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☐ other

RESULTS OF INSPECTION see comments for explanation

☐ WORK APPROVED
☒ WORK INCOMPLETE
☐ WORK IN VIOLATION
☐

☒ make necessary corrections
☒ reinspection required
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COMMENTS

Insulation

1- New mechanical room not on plan shall be on plan (approved) & insulate walls

2- Balance ok insulation @ ☆ Cover (except add vapor barrier @ shear wall to osb on stair wall adjacent to outdoor Terrace T-5

@ ☆ to dry wall accept as noted above (#1&2)

061884

Signed John

Park City Building Inspector

PARK CITY COMPLIANCE INSPECTION REPORT

445 MARSAC AVE., P.O. BOX 1480, PARK CITY, UTAH 84060
PHONE (435) 615-5100

Property Address 3099 Mtn Ridge Dr Lot No. _____ Date 4/14/14

Contractor TOP MARK INDUSTRIES Time 10:30

Permit No. BD-13-18358

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind: ☐ COMM. ☒ RES. — ☒ BLDG. ☒ MECH. ☐ SPECIAL — ☒ ELEC. ☐ ZONING ☐ FIRE SPRINKLER — ☒ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☐ footings	☐ masonry	☐ insulation	☐ pressure test
☐ foundation	☐ columns	☐ drywall	☐ water meter
☐ retain wall	☐ frame	☐ susp. ceiling	☐ laterals
☐ slab	☐ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☐ other

RESULTS OF INSPECTION — see comments for explanation

☐ WORK APPROVED ☐ WORK IN VIOLATION

☒ WORK INCOMPLETE ☐ F2

☐ make necessary corrections ☒ prior violations not corrected F2
☐ reinspection required ☒ prior violations corrected
☐ reinspection fee required prior to reinspection ☐ items listed below will be inspected at next regular inspection

☐ UNABLE TO MAKE INSPECTION ☐ Cannot locate structure or unit. ☐ Building inaccessible/locked. ☐ Need Revised Plans Approved. ☐ Approved plans not available.

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COMMENTS

4 Way reinspection —

① Sentry dead span fee charge —
② Red Iron charge —
③ Check welders test + cert for file —

All items of prior inspection completed —

Steel Beams + mount fram — cantilevered wedges + doors as per plan — correct size + placement approved

Fire Sprinkler layout as per plan —

Fram. as per plan —

Roof fram — as per plan — pressure 210# (RICH)

Elect: Light as per code. [added several nail plates]

paint boots + chases.

Plumbing [Rich] added nail plates water pressure DWV

Mechinal — radiant floor + air handlers —

Smoke alarms are wired in — Radon plug as per code —

OK to insulate —

062608

Signed _____ 968

Park City Building Inspector

BD-13-18358

Patricia Abdullah

From: Rich Novasio
Sent: Friday, April 11, 2014 7:09 PM
To: Building_Mail
Subject: 3099

Who ever gets the 4-way inspection at 3099 Mountain Ridge for Top Mark. Be aware of the plans, This is the one I mentioned in the weekly meeting. My inspection states it was not a complete inspection, I gave up after # 11 of violations. Please spend some time in the plans and beware of point loads and steel and added space not on the plans. This is a complicated build!!

R

PARK CITY COMPLIANCE INSPECTION REPORT

445 MARSAC AVE., P.O. BOX 1480, PARK CITY, UTAH 84060
PHONE (435) 615-5100

Property Address 3099 Mountain Ridge Lot No. Date 04-09-14

Contractor Top Mark Time 9:22

Permit No. BD-13-18358

Reason for Inspection ☑ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☒ RES.
☐ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☒ FIRE SPRINKLER
☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☐ footings	☐ masonry	☐ insulation	☒ pressure test
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☐ slab	☒ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☒ other

RESULTS OF INSPECTION
see comments for explanation

☒ WORK APPROVED
☐ WORK INCOMPLETE
☐ WORK IN VIOLATION
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☐ Need Revised Plans Approved.
☐ Approved plans not available.

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☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS

Fire Sprinkler

Fire Sprinkler layout

1. Flat roof [illegible] of Elevator
2.

062451

Signed

Park City Building Inspector

970

PARK CITY COMPLIANCE INSPECTION REPORT

445 MA[illegible]C AVE., P.O. BOX 1480, PARK CITY, U[illegible] 84060
PHONE (435) 615-5100

Property Address 3099 Mountain Ridge Lot No. _____ Date 04-08-14

Contractor Top mark Time 10:20

Permit No BD-13-18358

Reason for Inspection ☑ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☐ RES.
☐ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☐ footings	☐ masonry	☐ insulation	☐ pressure test
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☐ rebar	☐ nailing	☐ power	☑ other

RESULTS OF INSPECTION — see comments for explanation

☐ WORK APPROVED
☑ WORK INCOMPLETE
☐ WORK IN VIOLATION
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☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS

4-way

1. Fire Head Bottom of Elevator Shaft.
2. Paint Cast landing 2nd floor does not match up - NEED Bracket
3. Squash block DBL CVC front Bdrm.
4. Improperly installed Bracket Cover Bdrm
5. Draft Stop over 10'
6. Draft stop garage @ 10'
7. Nail plates - for roof chain
8. Justify DEAD space being used as storage Not on plans
9. RED Line Changes - and Hvac.

Not Complete

Dw- ok
H2O ok

Ok for MAD. HEAT ok for Lg - Concrete

52840

Signed _____ Park City Building Inspector

971

Park City Municipal Corporation
445 Marsac Avenue
Park City, UT 84060
Office number: 435-615-5100
Inspection Line: 435-615-5103

DEPARTMENT OF BUILDING SAFETY

SUB-PERMIT APPLICATION

Building Permit #: BD-13-18358

Address: 3099 Mountain Ridge Crt.

Property Owner: _____ Phone: _____

Contractor: JSheet Metal

Phone: 801 556-4505 State Contractor Lic #: 5796294-5501

Journeyman # (if applicable): _____

Business Lic. # (if applicable): _____

Type of work (circle one): ELECTRICAL **MECHANICAL** PLUMBING

Description or purpose of work:

Valuation of work $ 9875 —

Install Air Conditioning System & Ducting

Sq. feet_____ BTU'S_____ AMPS_____ UNITS 2

SIGNATURE OF UNDERSTANDING AND AGREEMENT:

I hereby certify that the setback distances proposed by this permit application are accurate, and do not violate applicable ordinances, rules or regulations of Park City Municipal Corporation or covenants, easements or restrictions of record; that all measurements shown, and allegations made are accurate; that I have read and agree to abide by all conditions printed on this application and that I assume full responsibility for compliance with the State of Utah Building Code (I.B.C), Park City's Municipal and Land Use Ordinance and all other applicable Ordinances, for work under this permit.

Plans Subject to Field Inspection

SIGNED _____

PRINTED Jeremy Crannell

DEPARTMENT USE ONLY

Sub-Permit Number: ME-14-00046

Receipt Number: 1404102-1

Date: 2/10/14

OTC INFORMATION

CE's: ☒ N/A ☐ 2X Fee:_____

VALID LIC: ☐ N/A ☒ CK TYPE: 5350

VALUE INCLUDED: ☒ YES ☐ NO

Sub-total 181.25

1% State Surcharge 1.81

TOTAL FEE $ 183.06

Revised 6/11/2013

PARK CITY COMPLIANCE INSPECTION REPORT

445 MARSAC AVE., P.O. BOX 1480, PARK CITY, UTAH 84060
PHONE (435) 615-5100

Property Address 3099 MT. Ridge Ct Lot No. _____ Date 2/6/14

Contractor Top Mark Time _____

Permit No. BD-13-18358

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☒ RES.
☒ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☐ footings	☒ masonry	☐ insulation	☐ pressure test
☐ foundation	☐ columns	☐ drywall	☐ water meter
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☐ slab	☐ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☐ other

RESULTS OF INSPECTION
see comments for explanation

☒ WORK APPROVED ☐ WORK INCOMPLETE ☐ WORK IN VIOLATION ☐

☐ make necessary corrections ☐ prior violations not corrected
☐ reinspection required ☐ prior violations corrected
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☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS - Partial Masonry -

Chimney - North Side (house / Back Side. Retaining)

2 layers Felt ok
Brick ties ok
Stone ledge ok

Approved ok Cont.

Note: No Yellow Card No more inspections

058006

Signed D.K
Park City Building Inspector

973

Park City Municipal Corporation
445 Marsac Avenue
Park City, UT 84060
Office number: 435-615-5100
Inspection Line: 435-615-5103

DEPARTMENT OF BUILDING SAFETY

SUB-PERMIT APPLICATION

Building Permit #: BD-13-19612

Address: 3042 Oak Run Lane, Park City

Property Owner: Klein Phone: 435 901-8194

Contractor: TJ Electric, Inc

Phone: 801 263-0188 State Contractor Lic #: 89-249403-5501

Journeyman # (if applicable): 2212-249-5501

Business Lic. # (if applicable): _____

Type of work (circle one): (ELECTRICAL) MECHANICAL PLUMBING

Description or purpose of work: Valuation of work $ 25,000-

Wire house as per print, rough-finish service & heat tape

Sq. feet_____ BTU'S_____ AMPS 260 UNITS_____

SIGNATURE OF UNDERSTANDING AND AGREEMENT:

I hereby certify that the setback distances proposed by this permit application are accurate, and do not violate applicable ordinances, rules or regulations of Park City Municipal Corporation or covenants, easements or restrictions of record; that all measurements shown, and allegations made are accurate; that I have read and agree to abide by all conditions printed on this application and that I assume full responsibility for compliance with the State of Utah Building Code (I.B.C), Park City's Municipal and Land Use Ordinance and all other applicable Ordinances, for work under this permit.

Plans Subject to Field Inspection

SIGNED _____

PRINTED Scott Stapp

DEPARTMENT USE ONLY

Sub-Permit Number: EL-14-00046

Receipt Number: 1403607

Date: 2/5/14

OTC INFORMATION

CE's: ☒ N/A ☐ 2X Fee:_____

VALID LIC: ☐ N/A ☒ CK TYPE: 5700

VALUE INCLUDED: ☒ YES ☐ NO

Sub-total 391.25

1% State Surcharge 3.91

TOTAL FEE $ 395.16

Revised 6/11/2013

Park City Municipal Corporation
445 Marsac Avenue
Park City, UT 84060
Office number: 435-615-5100
Inspection Line: 435-615-5103

DEPARTMENT OF BUILDING SAFETY

SUB-PERMIT APPLICATION

Building Permit #: BD-13-18358

Address: 3099 Mountain Ridge Court

Property Owner: Top Mark Inv. Phone: 435-640-5981

Contractor: Hearth & Home

Phone: 801-364-4231 State Contractor Lic #: 5600 337 5501

Journeyman # (if applicable): _____

Business Lic. # (if applicable): _____

Type of work (circle one): ELECTRICAL MECHANICAL PLUMBING

Description or purpose of work: 2- Fireplaces

Valuation of work $ 5,000.

Sq. feet_____ **BTU'S** 45,000 **AMPS**_____ **UNITS**_____

SIGNATURE OF UNDERSTANDING AND AGREEMENT:

I hereby certify that the setback distances proposed by this permit application are accurate, and do not violate applicable ordinances, rules or regulations of Park City Municipal Corporation or covenants, easements or restrictions of record; that all measurements shown, and allegations made are accurate; that I have read and agree to abide by all conditions printed on this application and that I assume full responsibility for compliance with the State of Utah Building Code (I.B.C), Park City's Municipal and Land Use Ordinance and all other applicable Ordinances, for work under this permit.

Plans Subject to Field Inspection

SIGNED _____

PRINTED Levi Cosper

DEPARTMENT USE ONLY

Sub-Permit Number: ME14-00036

Receipt Number: 1403002-1

Date: 1/30/14

OTC INFORMATION

CE's: ☐ N/A ☐ 2X Fee:_____

VALID LIC: ☐ N/A ☒ CK TYPE: 5291

VALUE INCLUDED: ☒ YES ☐ NO

Sub-total 111.25

1% State Surcharge 1.11

TOTAL FEE $ 112.36

Revised 6/11/2013

PARK CITY COMPLIANCE INSPECTION REPORT

445 MARSAC AVE., P.O. BOX 1480, PARK CITY, UTAH 84060
PHONE (435) 615-5100

Property Address 3099 Mt Ridge Ct Lot No. _____ Date 1-23-14

Contractor Top Mark Time _____

Permit No. BD-13-18358

Reason for Inspection ☐ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☑ RES.

☑ BLDG. ☐ MECH. ☐ SPECIAL ☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER ☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☐ footings	☐ masonry	☐ insulation	☐ pressure test
☐ foundation	☐ columns	☐ drywall	☐ water meter
☐ retain wall	☐ frame	☐ susp. ceiling	☐ laterals
☐ slab	☐ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☐ other

RESULTS OF INSPECTION

see comments for explanation

☑ WORK APPROVED ☐ WORK IN VIOLATION

☑ WORK INCOMPLETE ☐

☐ make necessary corrections ☐ prior violations not corrected
☐ reinspection required ☐ prior violations corrected
☐ reinspection fee required prior to reinspection ☐ items listed below will be inspected at next regular inspection

☐ UNABLE TO MAKE INSPECTION ☐ Cannot locate structure or unit. ☐ Building inaccessible/locked. ☐ Need Revised Plans Approved. ☐ Approved plans not available.

☐ Issued Stop Work Order, Do Not Proceed With Work
☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS

1- Lath ok @ South & East Elevations Stone Lath

Engineer to Justify Hold Downs per 1-22-14 insp rt.

065524

Signed _____
Park City Building Inspector

977

PARK CITY COMPLIANCE INSPECTION REPORT

445 MA[illegible]C AVE., P.O. BOX 1480, PARK CITY, U[illegible] 84060
PHONE (435) 615-5100

Property Address 3099 Mountain Ridge Lot No. Date 1-22-14

Contractor Top Mark Time 9:11

Permit No. BD-13-18358

Reason for Inspection ☑ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☑ RES.
☑ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

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☐ rebar	☑ nailing	☐ power	☑ other

RESULTS OF INSPECTION see comments for explanation

☑ WORK APPROVED ☐ WORK INCOMPLETE ☐ WORK IN VIOLATION ☐

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COMMENTS

Shear

Shear / Nailing

1. Engineer TO justify hold down anchor bolts.
2.

Ok To Tyrell

060292

Signed [signature] Park City Building Inspector

978

PARK CITY COMPLIANCE INSPECTION REPORT

445 MAR[illegible]C AVE., P.O. BOX 1480, PARK CITY, UT[illegible]84060
PHONE (435) 615-5100

Property Address 3099 MT. Ridge Ct. Lot No. _____ Date 12/30/13

Contractor Top Mark Ind. Time _____

Permit No. BD-13-18358

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☒ RES.
☒ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
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☐ rebar	☒ nailing	☐ power	☒ other

RESULTS OF INSPECTION see comments for explanation

☒ WORK APPROVED ☐ WORK INCOMPLETE ☐ WORK IN VIOLATION ☐

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COMMENTS

Flat Roof 6" & 12" Approved Per plan

All Parapet Walls lagged No straps per detail H on S4.1

Approved OK to DRY-IN!

Roof Framing Not Ready at time of Inspection? Inspect at 4-Way Masonry (Partial)

Front North Retaing Wall now has Mesh/Chicken Wire Approved! OK to Continue

060137

Signed D.K

Park City Building Inspector

979

PARK CITY COMPLIANCE INSPECTION REPORT

445 MARSAC AVE., P.O. BOX 1480, PARK CITY, UTAH 84060
PHONE (435) 615-5100

Property Address 3099 Mountain Ridge Ct. Lot No. _____ Date 12/27/13

Contractor Top Mark ind. Time _____

Permit No. BD-13-18358

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☒ RES.

☒ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
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RESULTS OF INSPECTION
see comments for explanation

☐ WORK APPROVED
☒ WORK INCOMPLETE
☒ WORK IN VIOLATION
☐

☐ make necessary corrections
☒ reinspection required
☐ reinspection fee required prior to reinspection
☐ prior violations not corrected
☐ prior violations corrected
☐ items listed below will be inspected at next regular inspection

☐ UNABLE TO MAKE INSPECTION
☐ Cannot locate structure or unit.
☐ Building inaccessible/locked.
☐ Need Revised Plans Approved.
☐ Approved plans not available.

☐ Issued Stop Work Order, Do Not Proceed With Work
☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS

Retaining Wall requires Mesh/Chicken Wire as well as 9-Wire

060111

Signed D.K

Park City Building Inspector

981

PARK CITY COMPLIANCE INSPECTION REPORT

445 MARS[illegible] AVE., P.O. BOX 1480, PARK CITY, UTA[illegible]4060
PHONE (435) 615-5100

Property Address 3099 Mountain Ridge Lot No. _____ Date 10/10/13

Contractor _____ Time 1:30

Permit No. BD-13-18358

Reason for Inspection ☑ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☑ RES. ☐ BLDG. ☐ MECH. ☐ SPECIAL ☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER ☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☐ footings	☐ masonry	☐ insulation	☑ pressure test
☐ foundation	☐ columns	☐ drywall	☐ water meter
☐ retain wall	☐ frame	☐ susp. ceiling	☐ laterals
☐ slab	☑ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☑ other

RESULTS OF INSPECTION see comments for explanation

☑ WORK APPROVED ☐ WORK INCOMPLETE ☐ WORK IN VIOLATION ☐

☐ make necessary corrections ☐ prior violations not corrected
☐ reinspection required ☐ prior violations corrected
☐ reinspection fee required prior to reinspection ☐ items listed below will be inspected at next regular inspection

☐ UNABLE TO MAKE INSPECTION ☐ Cannot locate structure or unit. ☐ Building inaccessible/locked. ☐ Need Revised Plans Approved. ☐ Approved plans not available.

☐ Issued Stop Work Order, Do Not Proceed With Work
☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS MUD HEAT.

Ground level per plan 100 pts.

partial

partial

056263

Signed _____ 982
Park City Building Inspector

Municipal Corporation
445 Marsac Avenue
Park City, UT 84060
Office number: 435-615-5100
Inspection Line: 435-615-5103

DEPARTMENT OF BUILDING SAFETY

SUB-PERMIT APPLICATION

Building Permit #: 18358

Address: 3099 Mt Ridge Court, Park City, UT. 84060

Property Owner: Mrs. Hungman Phone: _____

Contractor: Most Valuable Plumbing & Htg Inc.

Phone: 435-513-0604 State Contractor Lic #: 7195940-5501

Journeyman # (if applicable): 285717-5518

Business Lic. # (if applicable): _____

Type of work (circle one): ELECTRICAL (MECHANICAL) PLUMBING

Description or purpose of work: Radiant heating system

Valuation of work $ 25,000.00

Sq. feet 3214 BTU'S 110,000 AMPS _____ UNITS _____

SIGNATURE OF UNDERSTANDING AND AGREEMENT:

I hereby certify that the setback distances proposed by this permit application are accurate, and do not violate applicable ordinances, rules or regulations of Park City Municipal Corporation or covenants, easements or restrictions of record; that all measurements shown, and allegations made are accurate; that I have read and agree to abide by all conditions printed on this application and that I assume full responsibility for compliance with the State of Utah Building Code (I.B.C), Park City's Municipal and Land Use Ordinance and all other applicable Ordinances, for work under this permit.

Plans Subject to Field Inspection

SIGNED _____

PRINTED Ryan Mosher

DEPARTMENT USE ONLY

Sub-Permit Number: ME-13-00385

Receipt Number: B31108

Date: 11-7-13

OTC INFORMATION

CE's: ☐ N/A ☐ 2X Fee: _____

VALID LIC: ☐ N/A ☐ CK TYPE: _____

VALUE INCLUDED: ☐ YES ☐ NO

Sub-total 391.25

1% State Surcharge 3.91

TOTAL FEE $ 395.16

Revised 6/11/2013

PARK CITY COMPLIANCE INSPECTION REPORT

445 MARSAC AVE., P.O. BOX 1480, PARK CITY, UTAH 84060
PHONE (435) 615-5100

Property Address 3098 Mountain Ridge Lot No. _____ Date 12-59

Contractor Top mark Time 1:30

Permit No. BD-13-18358

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☒ RES.
☒ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☒ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☐ footings	☐ masonry	☐ insulation	☒ pressure test
☐ foundation	☐ columns	☐ drywall	☐ water meter
☐ retain wall	☐ frame	☐ susp. ceiling	☐ laterals
☐ slab	☒ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☐ other

RESULTS OF INSPECTION
see comments for explanation

☒ WORK APPROVED
☐ WORK INCOMPLETE
☐ WORK IN VIOLATION
☐

☐ make necessary corrections
☐ reinspection required
☐ reinspection fee required prior to reinspection
☐ prior violations not corrected
☐ prior violations corrected
☐ items listed below will be inspected at next regular inspection

☐ UNABLE TO MAKE INSPECTION ☐ Cannot locate structure or unit. ☐ Building inaccessible/locked. ☐ Need Revised Plans Approved. ☐ Approved plans not available.

☐ Issued Stop Work Order, Do Not Proceed With Work
☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS Rough plumbing

Ref plan

059876

Signed _____ Park City Building Inspector

984

Park City Municipal Corporation
445 Marsac Avenue
Park City, UT 84060
Office number: 435-615-5100
Inspection Line: 435-615-5103

DEPARTMENT OF BUILDING SAFETY

SUB-PERMIT APPLICATION

Building Permit #: BD-13-18358

Address: 3099 MT. RIDGE CoRT

Property Owner: HONEMAN Phone: _____

Contractor: MVPH

Phone: (435) 513-0604 State Contractor Lic #: 7195940-5501

Journeyman # (if applicable): 285717-5518

Business Lic. # (if applicable): —

Type of work (circle one): ELECTRICAL MECHANICAL (PLUMBING)

Description or purpose of work: Subrough, Rough, and Finish

Valuation of work $ 12,000.00

Sq. feet_____ **BTU'S**_____ **AMPS**_____ **UNITS**_____

SIGNATURE OF UNDERSTANDING AND AGREEMENT:

I hereby certify that the setback distances proposed by this permit application are accurate, and do not violate applicable ordinances, rules or regulations of Park City Municipal Corporation or covenants, easements or restrictions of record; that all measurements shown, and allegations made are accurate; that I have read and agree to abide by all conditions printed on this application and that I assume full responsibility for compliance with the State of Utah Building Code (I.B.C), Park City's Municipal and Land Use Ordinance and all other applicable Ordinances, for work under this permit.

Plans Subject to Field Inspection

SIGNED _____

PRINTED Ryan K. Mosher

DEPARTMENT USE ONLY

Sub-Permit Number: PB13-00363

Receipt Number: 1330402

Date: 11/4/2013

OTC INFORMATION

CE's: ☒ N/A ☐ 2X Fee: _____

VALID LIC: ☐ N/A ☒ CK TYPE: 5210

VALUE INCLUDED: ☐ YES ☒ NO

Sub-total 209.25

1% State Surcharge 2.09

TOTAL FEE $ 211.34

Revised 6/11/2013

PARK CITY COMPLIANCE INSPECTION REPORT

445 MARSAC AVE., P.O. BOX 1480, PARK CITY, UTAH 84060
PHONE (435) 615-5100

Property Address 3099 Mountain Ridge Lot No. _____ Date 10-29-13

Contractor TCP mark Time 9:33

Permit No. BP-13-18358

Reason for Inspection ☑ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☑ RES.
☐ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☑ footings	☐ masonry	☐ insulation	☐ pressure test
☐ foundation	☐ columns	☐ drywall	☐ water meter
☐ retain wall	☐ frame	☐ susp. ceiling	☐ laterals
☐ slab	☐ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☐ other

RESULTS OF INSPECTION
see comments for explanation

☑ WORK APPROVED
☐ WORK INCOMPLETE
☐ WORK IN VIOLATION
☐

☐ make necessary corrections
☐ reinspection required
☐ reinspection fee required prior to reinspection
☐ prior violations not corrected
☐ prior violations corrected
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☐ UNABLE TO MAKE INSPECTION
☐ Cannot locate structure or unit.
☐ Building inaccessible/locked.
☐ Need Revised Plans Approved.
☐ Approved plans not available.

☐ Issued Stop Work Order, Do Not Proceed With Work
☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS Footing/foundation

12x12 #4 ew. - 42 TCP.

059852

Signed _____
Park City Building Inspector

986

PARK CITY COMPLIANCE INSPECTION REPORT

445 MARSAC AVE., P.O. BOX 1480, PARK CITY, UTAH 84060
PHONE (435) 615-5100

Property Address 3099 Mountain Ridge Lot No. Date 10/3-13

Contractor Top Mark Time 9:

Permit No. BD-13-18358

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT

Inspection Kind
☐ COMM. ☐ RES.
☐ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flus/p
☐ footings	☐ masonry	☐ insulation	☐ pres
☒ foundation	☐ columns	☐ drywall	☐ wate
☐ retain wall	☐ frame	☐ susp. ceiling	☐ latera
☐ slab	☐ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☒ other

RESULTS OF INSPECTION
see comments for explanation

☐ WORK APPROVED
☐ WORK INCOMPLETE
☐ WORK IN VIOLATION
☐

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☐ reinspection fee required prior to reinspection
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☐ Need Revised Plans Approved.
☐ Approved plans not available.

☐ Issued Stop Work Order, Do Not Proceed With Work
☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS

foundations

#4 @ 12" oc - Vert #4 12" oc Hort

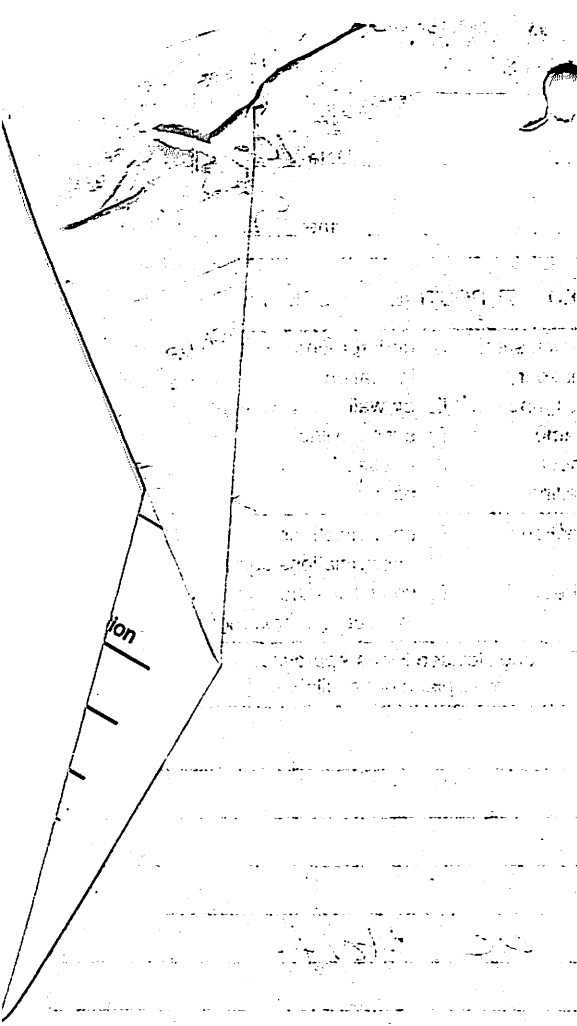
Remaining foundations

060085

Signed

Park City Building Inspector

987



PARK CITY COMPLIANCE INSPECTION REPORT

445 MARSAC AVE., P.O. BOX 1480, PARK CITY, UTAH 84060
PHONE (435) 615-5100

Property Address 3099 Mountain Ridge ct. Lot No. _____ Date 9/17/13

Contractor Top Mark Ind. Time _____

Permit No. BD-13-18358

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM.
☒ RES.

☒ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☐ footings	☐ masonry	☐ insulation	☐ pressure test
☒ foundation	☐ columns	☐ drywall	☐ water meter
☐ retain wall	☐ frame	☐ susp. ceiling	☐ laterals
☐ slab	☐ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☐ other

RESULTS OF INSPECTION
see comments for explanation

☒ WORK APPROVED ☐ WORK IN VIOLATION
☐ WORK INCOMPLETE ☐

☐ make necessary corrections ☐ prior violations not corrected
☐ reinspection required ☐ prior violations corrected
☐ reinspection fee required prior to reinspection ☐ items listed below will be inspected at next regular inspection

☐ UNABLE TO MAKE INSPECTION ☐ Cannot locate structure or unit. ☐ Building inaccessible/locked. ☐ Need Revised Plans Approved. ☐ Approved plans not available.

☐ Issued Stop Work Order, Do Not Proceed With Work
☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS

letter of Survey letter Worst spot 3" low S.E Corner.
Back North West Corner 3/4" High.

Walls.	V.	H.
7' or less	#4 bar	24" Each Way
8'	#4	18" o.c. #4. 12"
10'	#5	10" #4 12"
12'	#5	8" #5 12"
14' Max-	#6	12" #5 12"

Partial Inspection
Back OK
Front Not Inspected → Re-taining Wall

Steel Moment frame poured into Walls
" Rebar framed for Seismic Stress "

OK to Pour.

54432

Signed D.K
Park City Building Inspector

989

PARK CITY COMPLIANCE INSPECTION REPORT

445 MAR AVE., P.O. BOX 1480, PARK CITY, UTA 4060
PHONE (435) 615-5100

Property Address 3099 Mountain Ridge CT. Lot No. _____ Date 8/27/13

Contractor Top Mark Time _____

Permit No. BD-13-18358

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☒ RES.
☒ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☒ footings	☐ masonry	☐ insulation	☐ pressure test
☐ foundation	☐ columns	☐ drywall	☐ water meter
☐ retain wall	☐ frame	☐ susp. ceiling	☐ laterals
☐ slab	☐ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☐ other

RESULTS OF INSPECTION see comments for explanation

☒ WORK APPROVED ☐ WORK INCOMPLETE ☐ WORK IN VIOLATION ☐

☐ make necessary corrections ☐ prior violations not corrected
☐ reinspection required ☐ prior violations corrected
☐ reinspection fee required prior to reinspection ☐ items listed below will be inspected at next regular inspection

☐ UNABLE TO MAKE INSPECTION ☐ Cannot locate structure or unit. ☐ Building inaccessible/locked. ☐ Need Revised Plans Approved. ☐ Approved plans not available.

☐ Issued Stop Work Order, Do Not Proceed With Work
☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS

- Footing's -

All Sizes and Rebar approved as per plan.

Submit Soil report / as well as Soil Safety report for back Wall Cut Vertically.

Submit letter of Survey 24 hr. prior to foundation Inspection.

056691

Signed DK

990

Park City Building Inspector

X

X

X

PARK CITY COMPLIANCE INSPECTION REPORT

445 MARSAC AVE., P.O. BOX 1480, PARK CITY, UTAH 84060

PHONE (435) 615-5100

Property Address 3099 Mtn Ridge Ct Lot No. Date 8-15-13

BP MARK

Contractor Time

Permit No. BD-13-18358

Reason for Inspection ☐ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☐ BLDG. ☐ ELEC. ☐ PLBG.
☑ RES. ☐ MECH. ☐ ZONING ☐ PREINSPECTION
☐ SPECIAL ☐ FIRE SPRINKLER ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☐ footings	☐ masonry	☐ insulation	☐ pressure test
☐ foundation	☐ columns	☐ drywall	☐ water meter
☐ retain wall	☐ frame	☐ susp. ceiling	☐ laterals
☐ slab	☐ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☑ other

RESULTS OF INSPECTION

see comments for explanation

☑ WORK APPROVED ☐ WORK INCOMPLETE ☐ WORK IN VIOLATION ☐

☐ make necessary corrections ☐ prior violations not corrected
☐ reinspection required ☐ prior violations corrected
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☐ UNABLE TO MAKE INSPECTION ☐ Cannot locate structure or unit. ☐ Building inaccessible/locked. ☐ Need Revised Plans Approved. ☐ Approved plans not available.

☐ Issued Stop Work Order, Do Not Proceed With Work
☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS

TEMP POWER 40 Amp

SCW WAIVER IN OFFICE-

Grounding rod is in ok

= 120-240 @ 50 Amp-

ok to Lock up -

Signed

Park City Building Inspector

992

0567751

Sherry Snyder

From: Sherry Snyder
Sent: Thursday, August 15, 2013 9:09 AM
To: joyce.lamphier@rockymountainpower.net; ParkCityClearance@PacifiCorp.com
Cc: Jennifer Barclay
Subject: Temp. Power

3099 Mountain Ridge Ct.

120/240 Volts

50 Amp

Single phase

Top Mark Industries

BD-13-18358

Please respond back.

Thanks!

Sherry Snyder
Park City Building Department
Permit Tech
Office: 435-615-5104
FAX: 435-658-8948

PARK CITY BUILDING DEPARTMENT

POWER HOOKUP AGREEMENT

DATE: 8/15/13

PERMIT: BD-13-18358

ADDRESS: 3099 Mountain Ridge Ct.

We hereby request a power hookup for the above named address and guarantee that the above structure will not be occupied until a final inspection has been conducted and authorization is given by the Building Inspector. We authorize Park City to disconnect the power to such property for non-compliance to the Building Code.

PRINT NAME: MARK PAPPAS

SIGNATURE: Pappas

PARK CITY COMPLIANCE INSPECTION REPORT

445 MAR[illegible]C AVE., P.O. BOX 1480, PARK CITY, UTA[illegible]84060

PHONE (435) 615-5100

Property Address 3099 Mountain Ridge Ct Lot No. _____ Date 7-16-13

Contractor Top Mark Time 11:28

Permit No. BD-13-18358

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☒ RES.
☐ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading ☐ footings ☐ foundation ☐ retain wall ☐ slab ☐ rebar
☐ struct. steel ☐ masonry ☐ columns ☐ frame ☐ rough ☐ nailing
☐ underground ☐ insulation ☐ drywall ☐ susp. ceiling ☐ trusses ☐ power
☐ flush test ☐ pressure test ☐ water meter ☐ laterals ☐ final ☒ other LOD

RESULTS OF INSPECTION
see comments for explanation

☒ WORK APPROVED
☐ WORK INCOMPLETE
☐ WORK IN VIOLATION
☐

☐ make necessary corrections
☐ reinspection required
☐ reinspection fee required prior to reinspection
☐ prior violations not corrected
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☐ items listed below will be inspected at next regular inspection

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☐ Cannot locate structure or unit.
☐ Building inaccessible/locked.
☐ Need Revised Plans Approved.
☐ Approved plans not available.

☐ Issued Stop Work Order, Do Not Proceed With Work
☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS

LOD appears to be per plan

Contractor told to protect the drain Next to Job site before excavation begins -

037334

Signed _____
Park City Building Inspector

996

PARK CITY COMPLIANCE INSPECTION REPORT

445 MAR[illegible]C AVE., P.O. BOX 1480, PARK CITY, UT[illegible]84060
PHONE (435) 615-5100

Property Address 3099 Mountain Ridge Ct Lot No. _____ Date 7-16-13

Contractor Top Mark Time 11:28

Permit No. BD-13-18358

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☒ RES.
☐ BLDG. ☐ MECH. ☐ SPECIAL
☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER
☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☐ footings	☐ masonry	☐ insulation	☐ pressure test
☐ foundation	☐ columns	☐ drywall	☐ water meter
☐ retain wall	☐ frame	☐ susp. ceiling	☐ laterals
☐ slab	☐ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☒ other LOD

RESULTS OF INSPECTION
see comments for explanation

☒ WORK APPROVED
☐ WORK INCOMPLETE
☐ WORK IN VIOLATION
☐

☐ make necessary corrections
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☐ Issued Stop Work Order, Do Not Proceed With Work
☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS

LOD appears to be per plan

Contractor told to protect the drain Next to Jobsite before excavation begins -

037334

Signed _____
Park City Building Inspector

997

Project Description

The existing Mountain Ridge Subdivision, approved in 1990, includes plat notes limiting both the house size and the building height. The homeowner requests a plat amendment to modify the additional limitations on building height and maximum floor area.

The Single Family zone currently has a maximum Building Height of 28 feet as measured from existing grade. Per the plat note, the Building Height is limited to 25 feet as measured from existing grade. The Single Family zone does not have a maximum house size, so long as the construction meets the Setbacks and building height requirements. However, the Plat limits the floor area for this lot to a maximum of 1,886 square feet for the main level and a total of 3,247 square feet (both exclusive of garage up to 600 square feet).

The owners, Heidi and David Maya, are currently residents of the State of Florida and have two of three grown children living in California. At some point in the next 3-5 years, they would like to make Park City their permanent home. In order to accommodate their family with any future growth during visits, they would require an extra bedroom. This home is for their family and there are no plans to ever rent it or allow guests while we are not present.

The homeowner would like to increase the maximum floor area for Lot 13 from 3,247 square feet to 4,000 square feet and increase the platted building height from 25 feet to the zone height of 28 feet in order to accommodate one (1) new bedroom. The increased floor area would be consistent with 8 of the 21 lots. The increased height would be consistent with the zoning height. The footprint is not proposed to expand.

Commented [LK1]: Jeff, can you make sure I have this number right? I tried to use the calculations from the original plans and add in the two new additions, but if we can get updated plans with the stairs and "open to below" clearly shown, I can get a more accurate number.

The attached drawings show that the proposed addition would not be visible from most vantage points and that it would comply with zoning regulations.

While the subdivision is bordered by Open Space to the west, the Lot is not located within the Sensitive Lands Overlay and thus is not subject to the Sensitive Land Overlay Regulations in Land Management Code Chapter 15-2.21.

The proposal complies with Single Family (SF) Zoning Requirements in Land Management Code (LMC) 15-2.11.

Zoning Requirement	Analysis of Proposal
Density – The maximum density for Subdivisions is three units per acre.	**Complies.** The proposal does not change density in the subdivision.
Front Setback – The minimum Front Setback is 20 feet. New Front-Facing Garages for Single Family and Duplex Dwellings must maintain a minimum of 25 feet from the Front Lot Line.	**Complies.** The proposal does not include a request to change any Setbacks or building pad envelopes.
Rear Setback – The minimum Rear Setback is 15 feet.	**Complies.** The proposal does not include a request to change any Setbacks or building pad envelopes.
Side Setbacks – The minimum Side Setbacks are 12 feet each.	**Complies.** The proposal does not include a request to change any Setbacks or building pad envelopes.
Building Height – The maximum zone height is 28 feet from Existing Grade. A gable, hip, barrel, or similar pitched roof may extend up to 5 feet	**Complies.** The proposal requests that the maximum building height be set to the zone height.

above the zone height, if the roof pitch is 4:12 or greater.	

The proposal complies with all notes and requirements on the Mountain Ridge Subdivision with the exception of requesting changes to the Building Height and Maximum Floor Areas.

Mountain Ridge Subdivision Requirements	Analysis of Proposal
Front Setback – Per the Plat, the minimum Front Setback is determined by a platted building envelope.	**Complies.** The proposal does not include a request to change any Setbacks or building pad envelopes.
Rear Setback – Per the Plat, the minimum Rear Setback is determined by a platted building envelope.	**Complies.** The proposal does not include a request to change any Setbacks or building pad envelopes.
Side Setbacks – Per the Plat, the minimum Side Setbacks are determined by a platted building envelope.	**Complies.** The proposal does not include a request to change any Setbacks or building pad envelopes.
Building Height – Per the Plat, buildings shall not be erected to a height greater than 25 feet as measured from natural, existing grade at the building site. The ridge of a gable, hip, gambrel, or similarly pitched roof may extend up to f5 feet above the 25-foot limit to a maximum of 30 feet.	**Change Requested.** The proposal requests to increase the maximum building to the zone height, by removing the plat note relating to building height.
Maximum Floor Area – Per the Plat, the minimum/maximum building sizes are listed on the plat in a table.	**Change Requested.** The proposal requests to increase the maximum floor area for this lot from 3,427 square feet to 4,200 square feet.

The proposal complies with LMC 15-7.1-3(B) in that there is Good Cause for the Plat Amendment and no Public Street, Right-of-Way, or easement is vacated or amended.

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

There is Good Cause for the Plat Amendment as the proposal will allow homeowners to construct an addition that is in compliance with the zoning requirements, the new proposed maximum floor area is consistent with many of the other lots in the subdivision. Additionally, no non-conformities will be created and no changes in density will result from the proposed Plat Amendment. Further, the applicant will replace any disturbed vegetation, and the amendment will not result in increased density.

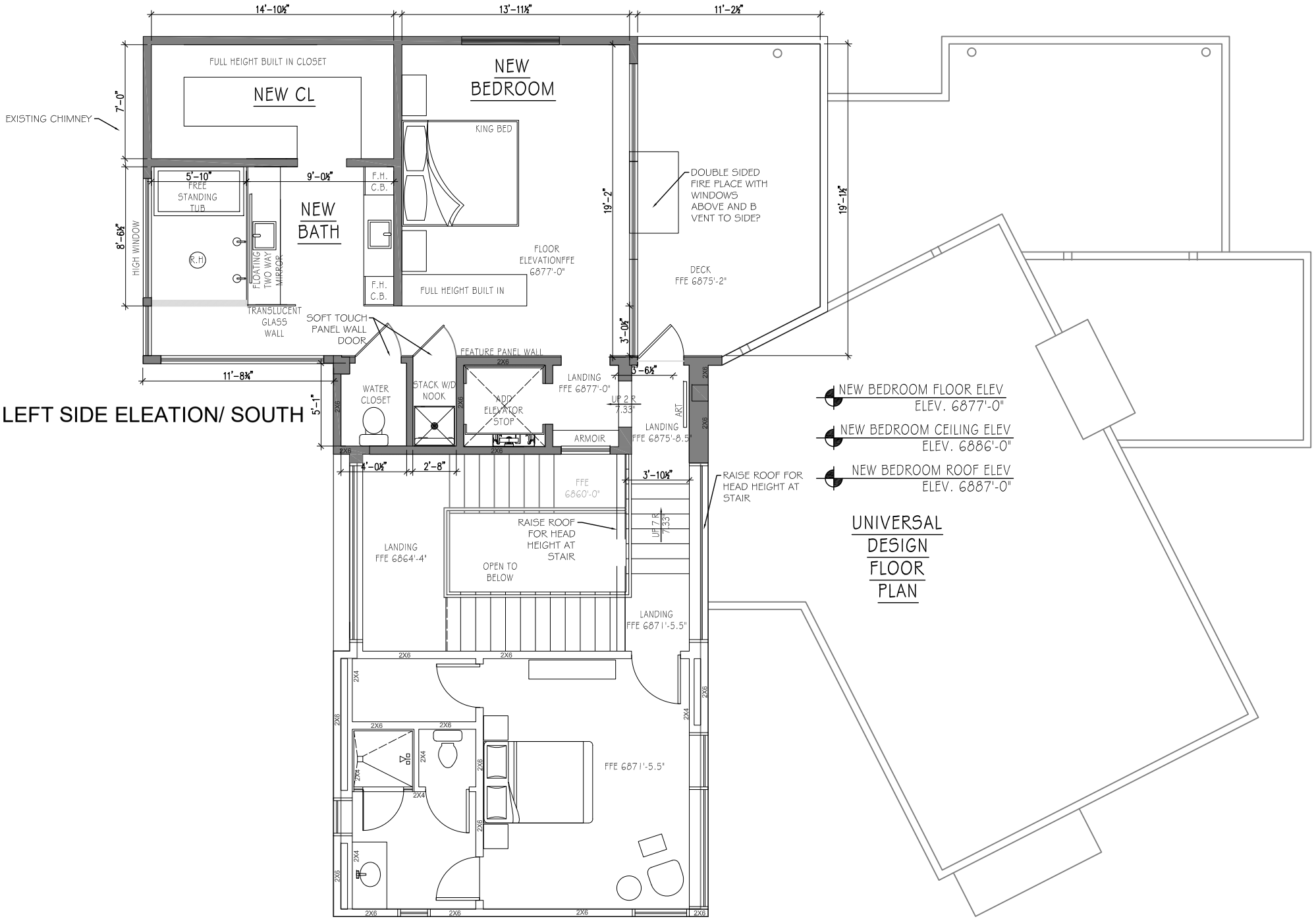
The proposal does not affect any Public Street, Right-of-Way, or easement.

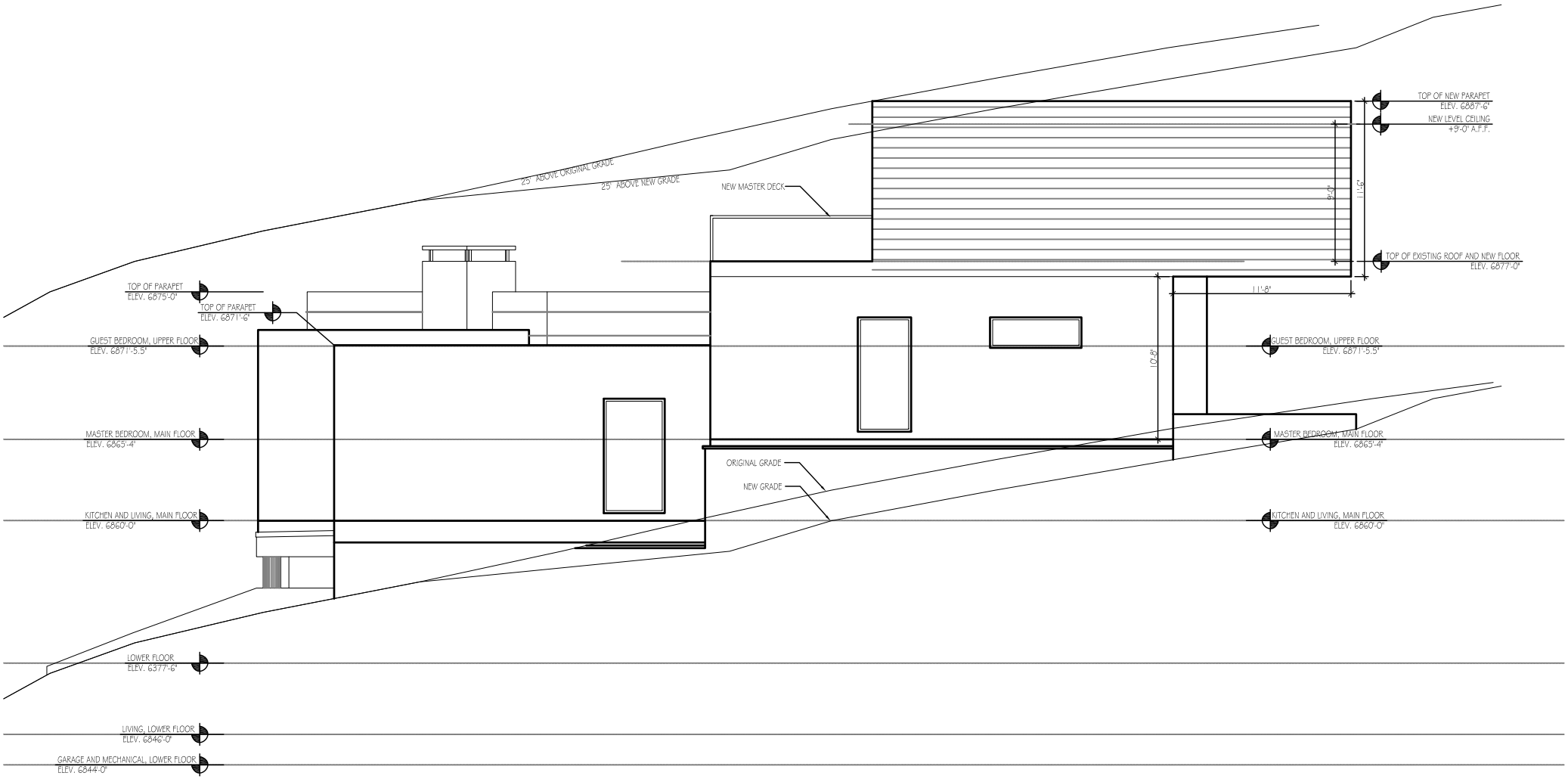
3099

WARNING

RIGHT SIDE ELEVATION/ NORTH

LEFT SIDE ELEATION/ SOUTH




25' ABOVE ORIGINAL GRADE
25' ABOVE NEW GRADE
NEW MASTER DECK
TOP OF NEW PARAPET
ELEV. 6887'-6"
NEW LEVEL CEILING
+9'-0" A.F.F.
8'-3"
11'-6"
TOP OF EXISTING ROOF AND NEW FLOOR
ELEV. 6877'-0"
11'-8"
TOP OF PARAPET
ELEV. 6875'-0"
TOP OF PARAPET
ELEV. 6871'-6"
GUEST BEDROOM, UPPER FLOOR
ELEV. 6871'-5.5"
GUEST BEDROOM, UPPER FLOOR
ELEV. 6871'-5.5"
10'-8"
MASTER BEDROOM, MAIN FLOOR
ELEV. 6865'-4"
MASTER BEDROOM, MAIN FLOOR
ELEV. 6865'-4"
ORIGINAL GRADE
NEW GRADE
KITCHEN AND LIVING, MAIN FLOOR
ELEV. 6860'-0"
KITCHEN AND LIVING, MAIN FLOOR
ELEV. 6860'-0"
LOWER FLOOR
ELEV. 6377'-6"
LIVING, LOWER FLOOR
ELEV. 6846'-0"
GARAGE AND MECHANICAL, LOWER FLOOR
ELEV. 6844'-0"

1005

TOP OF PARAPET
ELEV. 6879'-0"
GUEST BEDROOM, UPPER FLOOR
ELEV. 6871'-5.5"
MASTER BEDROOM, MAIN FLOOR
ELEV. 6865'-4"
KITCHEN AND LIVING, MAIN FLOOR
ELEV. 6860'-0"
LOWER FLOOR
ELEV. 6377'-6"
LIVING, LOWER FLOOR
ELEV. 6348'-0"
GARAGE AND MECHANICAL, LOWER FLOOR
ORIGINAL GRADE
NEW GRADE
NEW DECK
NEW DECK FLOOR
ELEV. 6875'-2"
TOP OF PARAPET
ELEV. 6881'-10"
11'-0"
11'-8"
TOP OF NEW PARAPET
ELEV. 6887'-6"
ADD FLOOR TO CEILING
WINDOW IN BBATHROOM
TOP OF PARAPET
ELEV. 6881'-10"
NEW BEDROOM FLOOR
ELEV. 6877'-0"
GUEST BEDROOM, UPPER FLOOR
ELEV. 6871'-5.5"
MASTER BEDROOM, MAIN FLOOR
ELEV. 6865'-4"
KITCHEN AND LIVING, MAIN FLOOR
ELEV. 6860'-0"

TO: Park City Planning Commission
FROM: Alison Child and Michele Paulsen, Mountain Ridge Homeowner's Association
DATE: October 6, 2021
RE: Plat Amendment Request, 3099 Mountain Ridge Court

The Mountain Ridge HOA does exist however we have no dues, typically no meetings and we have only been active for architectural review.

Ironically, a few years ago when the original owner of this property built the house, our architectural review committee denied the plans because it did not meet our architectural guidelines. The owner brought in a high-powered attorney and threatened to sue us personally if we did not approve the plans. Because we had no money to defend our association, they went ahead and built the home without our approval. As a result of that experience, we opted not to continue registering the association with any entity. It seemed like a waste of time and money since we didn't have a war chest to defend ourselves.

But some owners do run things by us if they are aware of our existence. We do have a checking account and pay about $5 a year to Summit County to pay property taxes on our open space easements. Crazy I know.

Michele Paulsen and I have been acting as the architectural review committee and we do have concerns regarding this plat amendment request.

To give you a little background, this subdivision was pretty controversial in its day. Bob Richer was the developer and the only way the City would approve it was to allow it with very restrictive heights and sizes. Every lot was evaluated to determine appropriate height and square footage restrictions. Nobody wanted to see a subdivision with houses built setback line to setback line like they are in upper Risner Ridge. Protection of the ridgeline, preservation of vegetation and open space were the priorities.
All owners have complied with these restrictions. Allowing an increase in height and square footage opens us up to similar requests in the future.

If an amendment to this Plat is approved, it would set a precedence that would be difficult for our HOA to fight. We hope that the Planning Commission does not approve this plat amendment request.

Alison Child
3001 Meadows Drive

Michele Paulsen
3018 Mountain Ridge Court

From: Arthur Bingham <abingham@boxwoodadv.com>
Sent: Thursday, October 7, 2021 4:06 PM
To: Spencer Cawley
Cc: Pamela W. Bingham
Subject: [External] Neighbor Opposition to Mountain Ridge Subdivision Plat Amendment

[CAUTION] This is an external email.

Mr. Cawley:

My wife Pam and I have lived at 3104 Mountain Ridge Court (Lot 20) for 4 years. We were attracted to the Mountain Ridge Court subdivision because of the maturity of housing stock and development, the sensible grouping of homes and scale of the houses. Our home is situated in the front of the subdivision with Mountain Ridge CT street, the house on Lot 13 and ridge of Quarry Mountain rising behind. While building styles may be different, the siting and size of the homes are generally comparable across the subdivision and particularly the group of houses from Lots 11 to Lot 14.

While we have lived in our home, one new house was built on Lot 15 and there have been several building remodel project sand exterior landscaping work, all of which have followed the limitation on building structures and Lot development. We oppose this request for a Plat Amendment to the Mountain Ridge Subdivision Plat, Permit # PL-21-04950 for 3099 Mountain Ridge Court, for good and sound reasons, including 1) preserving current scale of homes in the group of Lots 11 to 14, 2) maintaining the light and view lines leading to Quarry Mountain of the homes in front of Lot 13, 3) avoiding a increase in building size density in the subdivision that would encourage re-construction or demolition and new build of larger home in the Lots 11 to 14 and generally in the subdivision, 4) maintenance of the current open space for wildlife that regularly travel through the subdivision to and from Park Meadows and Quarry Mountain, and 5) the destruction of the natural rise of the slope to Quarry Mountain.

People have purchased and built homes in this subdivision, which was originally created approximately 30 years ago, because of its stability of land planning and the character of the existing houses. We oppose this permit application for a Plat Amendment because it would allow a home out of character with the rest of the subdivision, impinge upon the open spaces and wildlife and encourage a general tendency for other homes in this neighborhood to be increased in size, fundamentally altering the subdivision plan made at its foundation.

Thank you

Arthur and Pamela Bingham

M: 917 821-3809
Email: abingham@boxwoodadv.com

MEMORANDUM

Date: March 15, 2021

To: Washington School House, LLC

From: Hales Engineering

Subject: Washington School House Inn Parking Study

UT21-1830

This memorandum discusses the parking study completed for the Washington School House Inn in Park City, Utah. The study identifies the parking supply included in the site plan, the parking supply rates required by the City and parking demand rates identified by the Institute of Transportation Engineers (ITE). A discussion of the anticipated parking demand for special events on the property is also included.

Project Description

The Washington School House is located at 543 Park Avenue. A vicinity map of the project site is shown in Figure 1, and a full site plan is found in Appendix A. The Washington School House operates as a boutique bed and breakfast. It serves a limited number of guests that seek a small, private, and exclusive destination. The Washington School House has been recognized in the media, including Travel + Leisure, as a destination draw for Park City.

The owners of the property applied for a conditional use permit to change the Washington School House's current operations as a Bed and Breakfast Inn to a Hotel Minor land use under Park City code. The hotel will have 12 rooms. The property site plan identifies a total of 12 stalls (11 stalls located in a lot across Park Avenue and authorized by easement and 1 parking stall planned for the west end of the property on Woodside Avenue). A driveway on the property offers 2 additional stalls that do not meet the City's off-street parking dimensions.

Figure 1: Site vicinity map of the project in Park City, Utah

Park City Parking Code

The Park City code specifies parking rates for various land use types. According to section 15-3-6B of the code, the City requires "1 space per room or suite, and one space per 200 sf of separately leasable commercial space." This property doesn't include any separately leasable commercial space. Based on these requirements, the Washington School House is required to provide a total of 12 off-street parking spaces. This requirement will be met with the 11 current off-street parking spaces and the 1 proposed parking space.

ITE Parking Demand Rates

While the planned usage of the Washington School House is unique and smaller than a typical hotel, it is comparable to the Institute of Transportation Engineers (ITE), *Parking Generation*, 5th Edition, 2019, business hotel land use. The average parking demand rate for a business hotel (ITE land use 312 is 0.72 parking stalls per hotel room, with an 85th percentile demand rate of 0.83 stalls per room and a maximum observed rate of 0.85 parking stalls per room. This is based on 11 study sites across the United States since the year 1980, with an average parking supply of 1.1 spaces per room. The number of stalls needed based on each of these rates for the proposed project is shown in Table 1.

Table 1: ITE Parking Generation

Park City - Washington School House Inn ITE Parking Generation (LU 312)		
Rate Type	Rate (stalls/dwelling unit)	Stalls
Average	0.72	9
85th Percentile	0.83	10
Maximum	0.85	11
ITE Parking Generation, 5th Edition, 2019		
Source: Hales Engineering, February 2021		

It is typically recommended that the parking demand be increased by 10% to provide an adequate parking supply for the property. If the 85th percentile parking demand of 10 stalls is used, then a parking supply of 11 stalls is advisable. A summary of the parking rates from the existing site plan, the Park City code, and ITE data can be found in Table 2.

Table 2: Parking Rate Comparison

Park City - Washington School House Inn Parking Rate Comparison		
Source	Rate (stalls / room)	# of Stalls
Park City Parking Code	1.00	12
ITE 85th Percentile Parking Demand	0.83	10
Existing Site Parking (off-street)	1.00	12
ITE Parking Generation, 5th Edition, 2019		
1. Two driveway parking spaces exist and have not been included in these numbers		
Source: Hales Engineering, February 2021		

The proposed site plan, which includes 12 off-street parking spaces, exceeds the recommended ITE parking supply. Moreover, the property owner reports, based on experience with the bed and breakfast, that only about 25% of guests require parking during their stay. This results in use of about 3 of the available parking spaces. The remaining guests arrive via transit, ridesharing services, or private transportation services and use these same services during their stay. Guests using transportation services are picked up and dropped off in a pull out located in front of the Washington School House.

Special Events

The Hotel (Minor) land use would allow the Washington School House to host small, private events. These special events are anticipated to include small corporate retreats, and small, private celebrations for weddings or other milestone events.

The property owners have indicated that no more than 60 guests would be permitted on the property for special events. This is due to the private, exclusive nature of the property and the small nature of the gathering spaces. This number includes up to 34 overnight guests (which is the Washington School House's full occupancy, based on sleeping areas available in the 12 guest rooms). The balance of special event guests would arrive from offsite.

As described above, the property owner stated that most overnight guests utilize ridesharing services for transportation to and from the Washington School House. Approximately 25% of overnight guests bring their own vehicles and require parking. If 25% of the overnight guests use parking spaces, then only 3 of the 12 spaces on the property are being used by these guests. That leaves more than adequate parking capacity for non-overnight, special event guests (estimated at 26 for special events when the Washington School House is completely rented out), the majority of which will also likely use ridesharing or other transportation services. Guests arriving by rideshare, or other transportation service, will be picked up and dropped off in the pull out in front of the Washington School House. The Washington School House will manage parking during special events through use of a valet service.

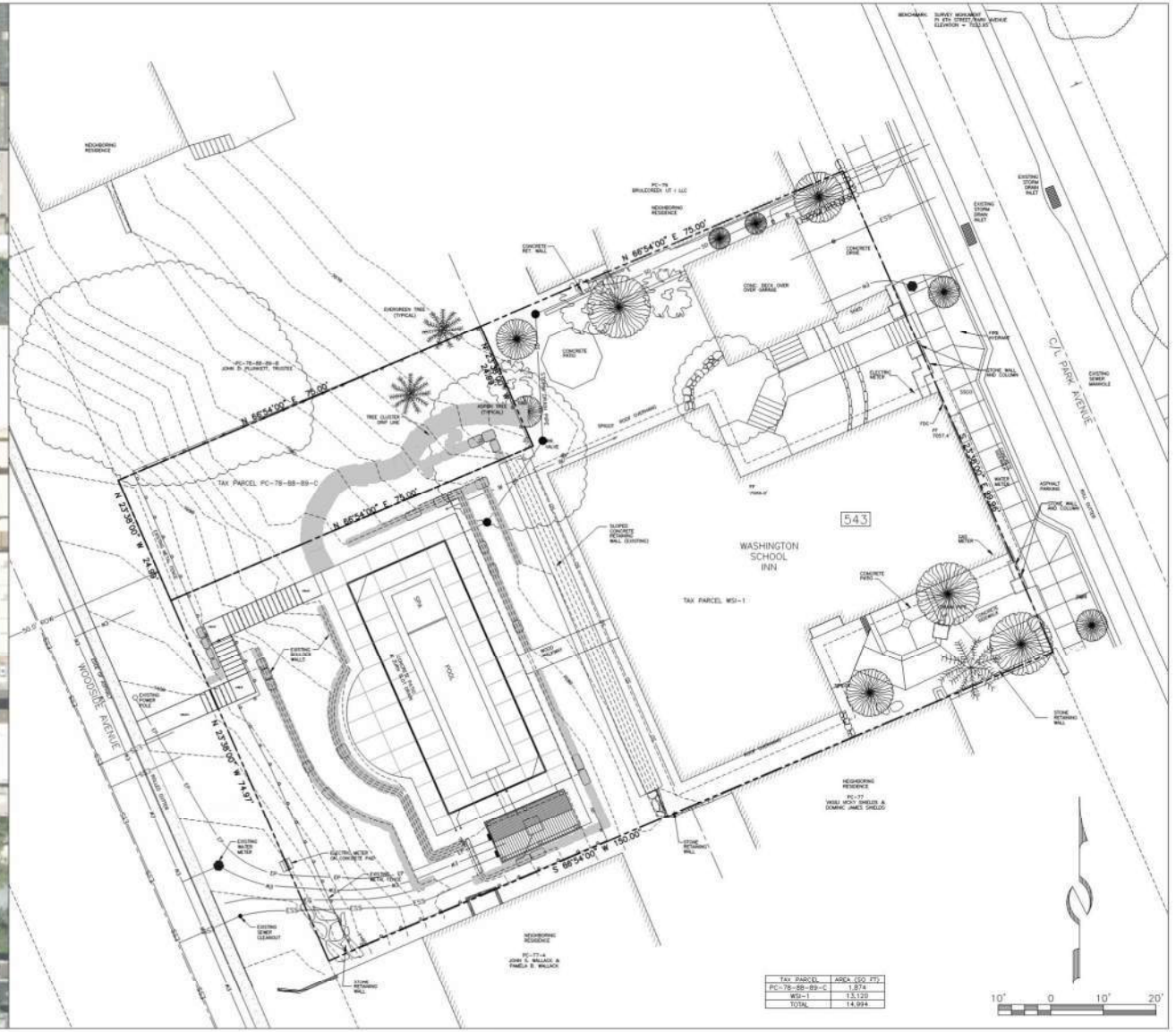
Conclusions and Recommendations

Hales Engineering makes the following conclusions for parking at the proposed Washington School House Hotel in Park City, Utah:

- The proposed site plan for the Washington School House Hotel identifies a total of 12 off-street parking spaces, with 2 additional spaces available in the driveway at the property. This equals a parking supply of 1 parking space per room.
- Section 15-3-6B of the Park City code would require 12 parking spaces for the Washington School House property under the "Hotel (minor)" land use. This translates to a parking supply rate of 1.0 parking space per room.
- The ITE 85th percentile parking demand rate for a business hotel is 0.83 parking stalls per room, translating to 10 parking stalls. With a 10% increase to parking demand, a parking supply of 11 parking stalls is recommended.
    - The current site plan meets the number of parking spaces required in the Park City code and exceeds the number recommended by the ITE data.
    - Based on past parking usage at the property, overnight guests will only use approximately 3 of the 12 available spots.
- The Washington School House is a small, private, exclusive destination that is meant to provide a high level of service to a limited number of guests. It may host small, private, special events under the new "Hotel (minor)" land use.
    - The events will largely cater to overnight guests, with a limited number of additional special event guests who are not staying at the Hotel.
    - Based on past experience, most guests at the Hotel will use ridesharing services and do not require on-site parking. It is not anticipated that parking demand will exceed the 12 supplied parking spaces during special events.

APPENDIX A

Site Plan



(435) 649-9467

CONSULTING ENGINEERS (AND PLANNERS) SURVEYORS

357 Main Street P.O. Box 2864 Park City, Utah 84060-2864

STAFF: MICHAEL DEMKOWICZ
RYAN BETZ

DATE: 2/12/20

2020 EXISTING CONDITIONS & VICINITY
543 PARK AVENUE
WASHINGTON SCHOOL INN

FOR: TRIP BENNETT
JOB NO.: 20-7-17
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SHEET 1 OF 2

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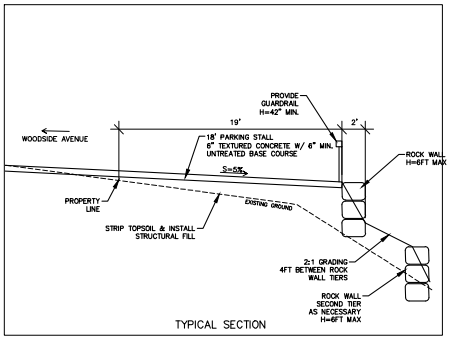

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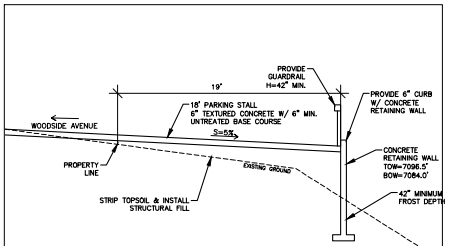

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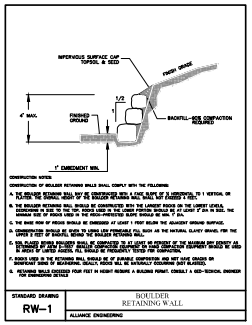
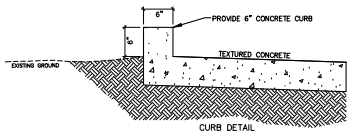
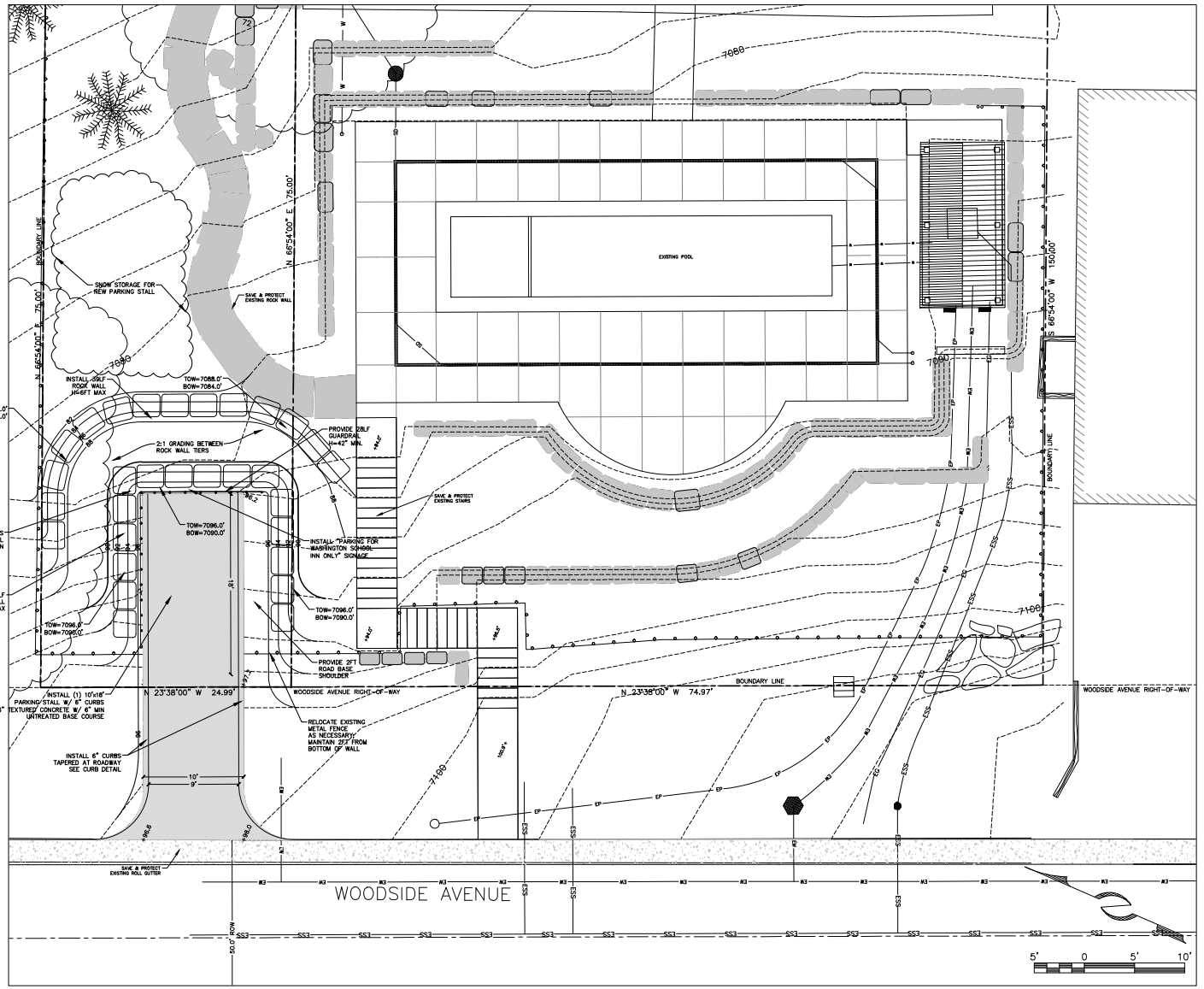




CURB DETAIL

DETAILS



(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
MICHAEL DEMKOWICZ
RYAN BETZ

DATE: 2/12/20

2020 IMPROVEMENTS
543 PARK AVENUE
WASHINGTON SCHOOL INN

FOR: TRIP BENNETT
JOB NO.: 20-7-17
FILE: X:\ParkCitySurvey\dwg\7-4-10\2017 improvements\WSI-civil.dwg

SHEET 2 OF 2

1014