AGENDA
EASTERN SUMMIT COUNTY PLANNING COMMISSION
Thursday, October 16, 2025

NOTICE is hereby given that the Eastern Summit County Planning Commission will meet electronically, via Zoom, and at the anchor location of Summit County Courthouse, Council Chambers
60 North Main Street, Coalville, Utah 84017
(All times listed are general in nature, and are subject to change by the Board Chair)

You may attend in person or Join Zoom webinar:
https://summitcountyut.zoom.us/j/99249026124
OR To listen by phone only: Dial 1-301-715-8592,
or 1-253-215-8782, Webinar ID: 992 4902 6124

6:00 P.M. Regular Session

1. Public comments for items not on the agenda or pending applications.
2. Public hearing and possible action regarding a Conditional Use Permit for a 4,040 sq. ft. Accessory Building located on Lot 5 of the Lazy Acres Ranch Estates North Minor Subdivision; 308 Lazy Acres Ln, Marion, Summit County, Utah; Parcel LAREN-5. Applicant: Dirk Rockhill, CDS Drafting and Design. Owner: Josh and Tristan Hannay. Administrative Review. Project # 25-145.
   Amanda Curtis, County Planner.
   25-145 Staff Report.pdf
3. Public hearing and possible action regarding a Final Subdivision Plat for the Promontory Hawks Pass Phase 2 Subdivision (15 Lots with 1 Open Space Parcel), located off Double Deer Drive and Golf Club Link (South of the Nicklaus Clubhouse Complex), Parcel SS-52 (~20.5 acres used for the subdivision), Promontory, Summit County, UT; Applicant: Matthew Idema; Administrative Review. Project #25-061.
   Amir Caus, AICP, Senior Planner.
   Promontory Hawks Pass Phase 2 Subdivision Staff Report.pdf
4. Public hearing and possible action regarding a Conditional Use Permit for a ~4500 sf accessory building with an accessory dwelling unit, located at 300 W 2100 N, Kamas, Summit County, UT; Parcel CD-466-D-1 (1.70 acres); Applicant: Dirk Rockhill, CDS Drafting and Design. Owners: Jeff Peterson; Administrative Review. Project #25-155.
   Mustapha Osman, County Planner.
   Staff Report_Peterson Accessory Building.pdf

5. Public hearing and possible recommendation to the County Council for an amendment to the Eastern Summit County General Plan. The purpose of the amendment is to create Section 8, Sustainable Development, Water Use and Agriculture as required by the Utah State Legislature. Legislative Process. *Ray Milliner, Principal Planner.*
   East Side Staff Report October 16, 2025.pdf
6. Discussion/Update on the housing element of the Eastern Summit County General Plan.

   Peter Barnes, *Community Development Director*,

   Maddy McDonough, *Economic Development and Housing Manager.*

   SR_10.16.25_Eastern.pdf
   Affordable Housing Terms_Oct 25.pdf
   MISSING MIDDLE HOUSING TOOLKIT.pdf
   Olympic-Monograph-Sep2025-Final.pdf
7. Approval of Minutes: August 7, 2025, August 21, 2025, and September 4, 2025.
   Draft ESCPC Minutes 08.07.25.pdf
   Draft ESCPC Minutes 08.21.25.pdf
   Draft ESCPC Minutes 09.04.25.pdf

Commission Items

Director Items

Adjourn

To view staff reports available at the end of the Friday before the meeting please visit www.summitcounty.org.

Individuals needing special accommodations pursuant to the Americans with Disabilities Act regarding this meeting may contact Vicki Geary, Summit County Community Development Department at (435) 336-3123.

Community Development Department
P.O. Box 128
60 North Main Street
Coalville, Utah 84017
summitcounty.org

STAFF REPORT

To:	Eastern Summit County Planning Commission
From:	Amanda Curtis
Date of Meeting:	October 16, 2025
Type of Item:	Conditional Use Permit - Public Hearing, Possible Action
Process:	Administrative Review
File #:	25-145

Proposal

The applicant proposes to construct an Accessory Building that will contain a main level garage with a small exercise room and upper level golf simulator on their property on Lot 5 of the Lazy Acres Ranch Estates North Minor Subdivision, located at 308 W Lazy Acres Ln. The garage, workout room and golf simulator will not be open to the public and will be for the private use of the property owners. The proposed building will be 30.125' tall and 4,040 square feet.

Project Description

Project Name: Josh Hannay Accessory Building
Applicant(s): Dirk Rockhill
Property Owner(s): Josh and Tristan Hannay
Location: 308 W Lazy Acres Ln
Zone District: AG-10
Parcel Number: LAREN-5
Type of Process: Administrative
Final Land Use Authority: Eastern Summit County Planning Commission

Vicinity Map



Background

The Lazy Acres Ranch Estates Minor Subdivision was recorded on August 8, 2006 (Entry No. 786738) and contains 5 residential lots. Each lot contains a single-family dwelling, and most have associated accessory buildings. There are also two agricultural parcels within the subdivision.

A single-family dwelling with an attached garage was constructed on Lot 5 of the subdivision (the property) in 2018. There are currently no other Accessory Buildings on the property.

The Eastern Summit County Development Code (Code) defines Accessory Buildings as: "A building upon the same lot (or in a contiguous lot under the same owners) as the principal building and is: a) clearly incidental to, and customarily found in connection with, such principal building or use; and b) is operated and maintained for the benefit or convenience of the owners, occupants, employees, customers or visitors of the lot with the principal use."

The proposed building will be 30.125' tall and 4,040 square feet. The footprint will be 5,493 square feet. A site plan and building plans can be seen in **Exhibit A and B**. In the AG-10 Zone, Accessory Buildings that exceed 2,000 square feet are conditional uses.

Staff and service providers have reviewed the Conditional Use Permit and have found that as condition, the project complies with all applicable standards.

Analysis and Findings

Chapter 3 - Zone District Requirements

The subject property is located in the AG-10 zone district.

Code Requirement	Analysis	Finding
Setbacks Front = 25' Side = 12' Rear = 12'	Front = Approximately 183' Side = 15' (east side), approximately 113'(west side) Rear = 25'	**COMPLIES**
Height The maximum height allowed is 32' from existing or finished grade, whichever results in a greater measurement.	Proposed Building Height = 30.125'	**COMPLIES**

Section 11-4-2: Lot/Parcel Requirements for Development, Subdivision, and/or Uses

For development purposes and in order to apply for development, a parcel must be a conforming parcel.

Analysis: As stated in Section 11-4-2, a Conforming Parcel can be defined as a lot within a recorded subdivision that was created through a lawful land division process. The proposal is on Lot 5 of the Lazy Acres Ranch Estates North Minor Subdivision, which was recorded on August 8, 2006 (Entry No. 786738). The legal description of Lot 5 is the same as was the original description created by the subdivision. The property is a Conforming Parcel. **COMPLIES**

Section 11-4-7: Conditional Use Permit (CUP) Criteria for Approval
No CUP shall be approved unless the applicant demonstrates that:
CUP Standard 1: The proposed use, as conditioned, shall be appropriate in the particular location, taking into account the nature of the use, its relationship to surrounding uses, and its impact on the natural environment.

Analysis: The proposed use will be accessory to the residence on the property and is therefore appropriately positioned near the home. The massing of the structure is consistent with detached garages, barns, and other Accessory Buildings found in residential subdivisions within the AG-10 zone. The proposed structure is on a flat portion of the land and is not encroaching into any sensitive lands or natural resources as defined in Section 11-2-4 of the Code. **COMPLIES**

Standard 2: The proposed use, as conditioned, shall be in compliance with the development evaluation standards in chapter 2 of the Code.

Analysis: Please see the table below.

Code Requirement	Analysis	Finding
Agriculture		
Non-agricultural development shall not be approved without appropriate plat notes.	No new plat notes need to be added to the Lazy Acres Ranch Estates North Minor Subdivision.	**COMPLIES**
New nonagricultural development within Eastern Summit County shall preserve productive agricultural land to the extent possible and practical.	There is preserved agricultural land within the subdivision. This proposal on a residential lot is not in conflict with agriculture.	**COMPLIES**
Nonagricultural development shall preserve the integrity of existing irrigation patterns and systems. Surface irrigation ditches shall be mapped and easements of record created.	No new easements for irrigation ditches need to be added to the subdivision plat.	**COMPLIES**
Water and Sewage		

New development shall not be approved in accordance with the provisions of chapter 4 of the Code, nor shall a building permit be issued on a previously platted lot, without a memorandum of decision from the State Engineer or a commitment from a private service company to provide water of adequate quantity and quality.	The Marion Waterworks Company is the water service provider for this property. The Secretary of the Marion Waterworks Company issued a will-serve letter for this proposal on August 25, 2025.	**COMPLIES**
No development shall be approved without suitable sewage treatment capacity point of discharge, and dependability for the specific use proposed.	The project involves installing a new septic system which has been reviewed and approved by the Health Department.	**COMPLIES**
All developments either using public or private water systems shall be subject to providing: proof of water rights, wet water, or a statement from the State Engineer's Office	The Marion Waterworks Company is the water service provider for this property. The Secretary of the Marion Waterworks Company issued a will-serve letter for this proposal on August 25, 2025.	**COMPLIES**
Natural Resources		
Development is prohibited on geologic hazard areas.	The project location is not a geographic hazard area.	**COMPLIES**
Development shall not contribute to the acceleration of the erosion of soil and rock and stream sedimentation.	The proposed Accessory Building is not anticipated to accelerate the erosion.	**COMPLIES**
Development shall minimize the highly visible placement of homes on hillsides.	The proposal is not on a hillside.	**COMPLIES**
Development is discouraged in a 100-year floodplain.	The proposal is not within a 100-year floodplain as identified by FEMA.	**COMPLIES**
No development is permitted in wetlands.	There are no wetlands in the project area.	**COMPLIES**
No development is permitted on slopes in excess of 30%.	There are no steep slopes on the property.	**COMPLIES**
Care shall be taken to ensure that development shall not significantly affect in a negative fashion wildlife birthing areas, critical winter range areas and migration corridors.	The proposed development will not affect wildlife birthing areas, critical winter range or migration corridors.	**COMPLIES**

Development shall not be placed on any hillside or ridgetop that causes a structure to extend into the skyline as viewed from public roadways.	The project is not on a ridgeline.	**COMPLIES**
Development activity shall not cause run-off characteristics of a parcel to be more disruptive to perennial, intermittent and ephemeral streams, land uses or drainage systems, than existed prior to the development activity.	Summit County Stormwater Department reviewed the application and did not have any comments	**COMPLIES**
Development shall not contribute significantly to the degradation of air quality in the County, including violation of any applicable State and/or Federal pollution control laws.	The project will not significantly degrade air quality.	**COMPLIES**
Infrastructure/Facilities/ Services		
No development shall cause the traffic volume on any public road to fall below the design capacity of the roadway.	The proposal will not increase traffic to the neighborhood as it is a private amenity for the property owners.	**COMPLIES**
Development that presents an unusual fire hazard which is beyond the capability of the fire district will not be approved.	The proposal does not present an unusual fire hazard. The South Summit Fire District (SSFD) reviewed the proposal and had no negative comments.	**COMPLIES**
Development in remote locations that could affect emergency services will not be approved.	The project location has access to emergency services. SSFD services the area.	**COMPLIES**
Residential development with private roads will not be approved if there is a locked gate at the entrance, unless emergency services have access to the property.	The proposal does not include any new roads.	**COMPLIES**

Standard 3: The applicant shall present evidence to show approval of the landowner for the particular use, unless the land is owned by the applicant and, in such case, the applicant shall submit proof of ownership.

Analysis: According to Summit County records, LAREN-5 is owned by Joshua and Tristan Hannay Trustee. Joshua and Tristan are the owners and have signed the CUP application form. **COMPLIES**

Standard 4: There are reasonable conditions that can be imposed which mitigate the reasonably anticipated detrimental effects of the proposed use.

Analysis: Staff has not identified significant detrimental effects of the proposed use. Reasonable conditions of approval have been included later in this report. **COMPLIES**

Section 11-6-20: Lighting Regulations
All development that includes outdoor lights shall include a lighting plan and shall comply with the following standards.

Analysis: Please see table below.

Code Requirement	Analysis	Finding
Outdoor lighting shall use full cutoff fixtures and shall be installed so that light is directed downward with no light emitted above the horizontal plane of the fixture.	The proposed lighting for the accessory building is a full cutoff fixture and only emits light downward.	**COMPLIES**
Lighting must not be placed at a location, angle, or height that directs illumination or horizontal trespass outside the property boundaries where the light fixtures are located.	All outdoor lighting will direct light downward onto the property.	**COMPLIES**
All outdoor lighting legally existing and installed prior to the effective date of this section and which is not considered exempt shall be immediately abated as a condition for approval upon application for a conditional	The existing single-family dwelling on the property has some lighting that may not be compliant with dark sky ordinances and will be brought into compliance as part of this Conditional Use Permit. As stated in the	**COMPLIES AS CONDITIONED**

use permit.	conditions of approval, the lighting on the single-family dwelling shall be brought into compliance.	

Public Notice, Meetings and Comments

This application was noticed as a public hearing with possible action by the ESCPC. It was published in the Park Record and physically posted . Postcards were mailed to nearby property owners within 1000' of all affected property within the unincorporated County. As of the date this staff report was published, no public comment has been received.

Recommendation

Staff recommends that the ESCPC review the proposed Conditional Use Permit, conduct a public hearing, and approve the application, pursuant to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact:

1. On August 6, 2025, the Summit County Community Development Department received a complete application for a Conditional Use Permit (CUP) at 308 W Lazy Acres Ln (the property).
2. The property is owned by Joshua and Tristan Hannay Trustee. Joshua Hannay signed the CUP application form.
3. The property is identified as Parcel LAREN-5 (1.28 acres).
4. The property is within the Lazy Acres Ranch Estates North Minor Subdivision, recorded on August 8, 2006 (Entry No. 786738).
5. The property is a Conforming Parcel. The property is within the AG-10 Zone District.
6. The purpose of this CUP is to allow an Accessory Building to be located on the property. The Accessory Building will contain a garage and a small private gym for the private use of the property owners.
7. The proposed building will be 4,040 square feet and the footprint will be 5,493 square feet. The building will be 30.125' in height as measured from Natural Grade.
8. The proposed Accessory Building will be incidental to the existing residence on the property, which was built in 2018. This accessory use is appropriately positioned on the lot in relation to the primary use.
9. The massing of the structure is consistent with detached garages, barns, and other Accessory Buildings found in residential subdivisions within the AG-10 zone.
10. The proposed structure is on a flat portion of the land and is not encroaching into any sensitive lands or natural resources as defined in Section 11-2-4: Natural Resources of the Eastern Summit County Development Code.

11. The Marion Waterworks Company is the water service provider for this property. The Secretary of the Marion Waterworks Company issued a will-serve letter for this proposal on August 25, 2025.
12. The proposal will require a septic system. The Health Department has signed off on the Wastewater Permit.
13. The project location is not a geographic hazard area or anticipated to accelerate the erosion. There are no slopes in excess of 30%.
14. The proposal is not on a hillside, ridgeline, 100-year floodplain, or near identified wetlands.
15. The proposed development will not affect wildlife birthing areas, critical winter range or migration corridors.
16. The proposal will not intensify run-off characteristics or significantly degrade air quality.
17. The proposal will not increase traffic to the neighborhood as it is a private amenity for the property owners. The proposal does not include any new roads.
18. The proposal does not present an unusual fire hazard.
19. The project location has access to emergency services. The South Summit Fire District services the area.
20. Proposed outdoor lighting includes full cut-off fixtures that direct light downward onto the property.
21. The existing single-family dwelling on the property has light fixtures that may not meet the requirements of 11-6-20. As stated in Condition of Approval 6, the noncompliant lighting shall be immediately abated.
22. There are reasonable conditions that can be imposed to mitigate the anticipated negative impacts of the proposed use.
23. Staff and service providers have reviewed the project for compliance with all applicable standards.

Conclusions of Law:

1. The proposed use, as conditioned, is appropriate in the particular locations, taking into account the nature of the use, its relationship to surrounding land uses, and its impact on the natural environment.
2. The proposed use, as conditioned, is in compliance with the development evaluations standards in chapter 2 of the Code.
3. The applicant has submitted evidence to show approval of the landowner for the particular use.
3. There are reasonable conditions that have been imposed to mitigate with reasonably anticipated detrimental effects of the proposed use.

Conditions of Approval:

1. There may be no modification to this Conditional Use Permit without prior approval from the Community Development Department.

2. The proposed Accessory Building shall be constructed in accordance with **Exhibits A** and **B** of this Staff Report.
3. The proposed Accessory Building shall be for the private use of the property owners. Any proposed commercial uses of the Accessory Building shall be subject to subsequent review in accordance with the Eastern Summit County Development Code.
4. The Accessory Building shall not be sold separately from the single-family dwelling on the property.
5. All nonconforming lighting on the existing single-family dwelling shall be immediately abated and shall be replaced with full cut-off fixtures like those shown in Exhibit C.
6. All disturbed areas shall be reseeded with native grass seed.
7. All necessary approvals and permits must be obtained, and fees paid, prior to any construction activity including but not limited to the Health Department, South Summit Fire Department, Engineer, Building and County Planning Departments.
8. This Conditional Use Permit shall expire one year from the date of approval unless the Conditional Use Permit activity has begun, or an extension is requested in writing by the applicant and granted by the Community Development Director.

Attachments

Exhibit A –Site Plan
Exhibit B – Building Plans
Exhibit C – Lighting Plan
Exhibit D – Water Letter

Exhibit A - Site Plan

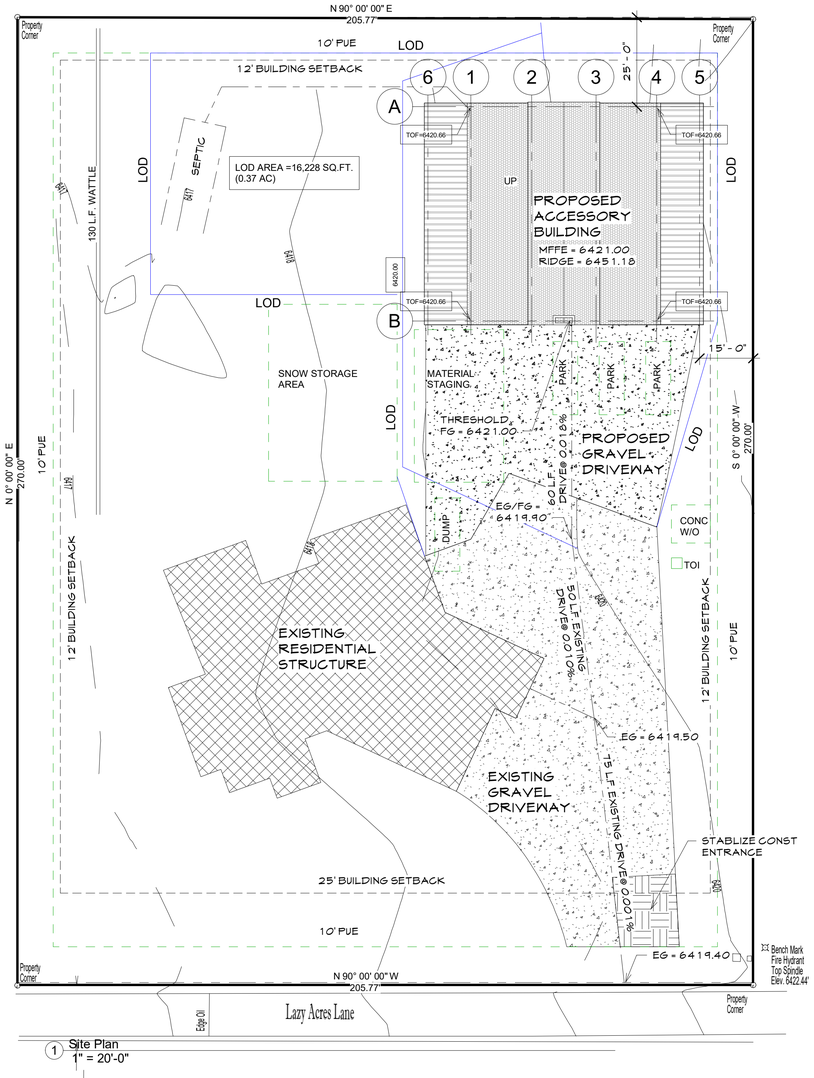
SURVEYOR CERTIFICATE

I, WADE WILDE, A Registered Professional Land Surveyor as prescribed by the laws of the State of Utah and holding License Number 368352, do hereby certify that a Topo Survey of the described property was made under my direction and that the plat hereon is a true and correct representation of said survey.

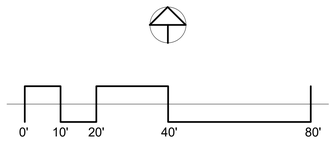
August 18, 2025
Date

Wade Wilde
Wade Wilde

LICENSED LAND SURVEYOR
Wade Wilde
368352
WADE
WILDE
8-18-25
STATE OF UTAH

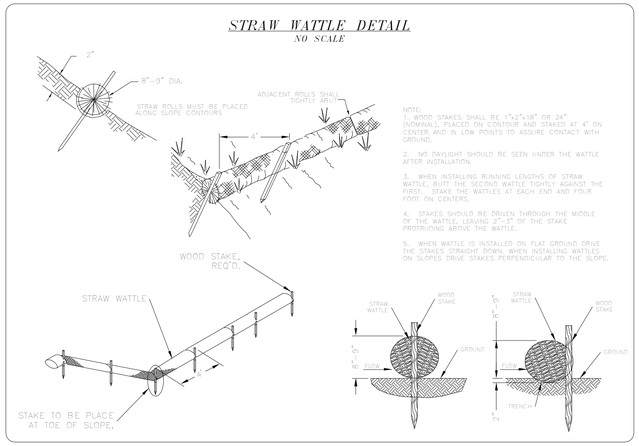


1 Site Plan
1" = 20'-0"

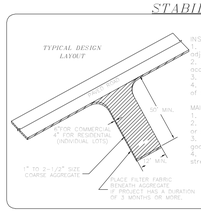


MITIGATION NOTES:
1- CONSTRUCTION PARKING / TRAFFIC MAY NOT BLOCK THE STREET WITHOUT A PERMIT.
2- MUD TRACKED ONTO THE STREET MUST BE CLEANED PRIOR TO THE END OF WORK DAY.
3-THE CONSTRUCTION SITE MUST BE MAINTAINED IN A NEAT MANNER. TRASH AND OTHER DEBRIS MAY NBOT ACCUMULATE OUTSIDE THE DUMPSTER.
4- ROADSIDE PARKING IS NOT ALLOWED FROM NOVEMBER 1ST THRU APRIL 1ST.

STRAW WATTLE DETAIL
NO SCALE



STABILIZED CONSTRUCTION ENTRANCE



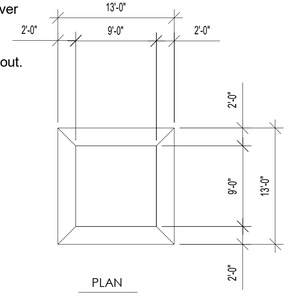
INSTALLATION:
1. Install at any point of ingress or egress at a construction site where adjacent traveled way is paved.
2. Clear and grub area and grade to provide slope shown for driveway, or access/intersection. If adjacent to waterway, use a maximum slope of 2%.
3. Compact subgrade and place filter fabric if required.
4. Place coarse aggregate, 1 to 2 ½ inches size, to a minimum depth of 6 inches for commercial projects, and 4 inches for residential projects.

MAINTENANCE:
1. Inspect daily for loss of gravel or sediment buildup.
2. Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
3. Repair entrance and replace gravel as required to maintain control in good working condition.
4. Expand stabilized area as required to accommodate traffic, and off site street parking and prevent erosion at driveway.

DRIVEWAY / SITE STAKING	REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. LOCATE/STAKE THE DRIVEWAY AT THE STREET AND AT THE ROAD RIGHT-OF-WAY / PROPERTY LINE AND LOCATE/STAKE ALL PROPERTY CORNERS WITH A 4' STEEL POST	ENGINEERING
ROUGH GRADING	REQUIRED PRIOR TO SCHEDULING A FOOTING INSPECTION. SITE EROSION CONTROL MEASURES MUST BE INSTALLED AND DRIVEWAY MUST BE ROUGHLY GRADED ACCORDING TO PLAN	ENGINEERING
FOOTING	SCHEDULE AFTER STEEL IS IN PLACE AND BEFORE THE CONCRETE IS POURED.	BUILDING
FOUNDATION	SCHEDULE AFTER STEEL IS IN PLACE AND BEFORE THE CONCRETE IS POURED.	BUILDING
UNDER SLAB PLUMBING AND HEATING	BEFORE CONCRETE IS POURED OR PLUMBING HAS BEEN BACKFILLED	BUILDING
CERTIFICATE OF ELEVATION AND / OR SURVEY	PERFORMED BY A LICENSED SURVEYOR, REQUIRED PRIOR TO SCHEDULING A FLOOR FRAMING INSPECTION	BUILDING
FLOOR FRAMING INSPECTION	REQUIRED PRIOR TO PLACING FLOOR SHEETING AND INCLUDES FOOTING DRAIN INSPECTION.	BUILDING
SHEAR WALL	AFTER THE BUILDING IS UP TO THE SQUARE AND ALL SHEAR WALLS HAVE BEEN NAILED AND ALL OF THE TIE DOWNS AN SHEAR WALL CONNECTIONS HAVE BEEN INSTALLED.	BUILDING
FIRE SPRINKLERS	REQUIRED PRIOR TO FOUR WAY INSPECTION, WHEN REQUIRED BY THE LOCAL FIRE DISTRICT.	BUILDING
FOUR WAY	THIS INSPECTION IS PERFORMED AFTER ALL ROUGH ELECTRICAL, PLUMBING AND MECHANICAL HAS BEEN INSTALLED. ALL FRAMING IS COMPLETE, SHEAR WALLS PREVIOUSLY INSPECTED, AND TRUSS SPECIFICATIONS ARE ON JOBSITE FOR INSPECTOR TO READ.	BUILDING
WEATHER BARRIER / STUCCO LATH	WEATHER BARRIER SHALL BE INSPECTED PRIOR TO INSTALLING VENEER. APPROVED STUCCO I.C.C. RESEARCH REPORTS ON SITE.	BUILDING
GAS METER SET	REQUIRED BEFORE GAS METER CLEARANCE IS GIVEN TO QUESTAR	BUILDING
MASONRY WALL / BOND BEAM	STEEL IN MASONRY AND BEFORE CONRETE / GROUT IS POURED	BUILDING
INSULATION	PRE-SHEETROCK INSULATION CERTIFICATE REQUIRED	BUILDING
DRYWALL NAILING	THIS IS DONE BEFORE DRYWALL IS TAPED	BUILDING
POWER TO PANEL	BUILDING MUST BE UP WITH PERMANENT ROOF INSTALLED	BUILDING
DRIVEWAY PRE-SURFACING	SITE EROSION CONTROL MEASURES MUST BE INSTALLED AND DRIVEWAY GRADED TO ITS FINAL CONFIGURATION	ENGINEERING
FINAL DRIVEWAY / SITE INSPECTION	REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY AND/OR BOND RELEASE. DRIVEWAY MUST BE SURFACED AND SITE MUS T BE REVEGETATED (INSPECTIONS MAY BE SCHEDULED SEPERATELY)	ENGINEERING
FLOOD PLAIN ELEVATION CERTIFICATE	FEMA ELEVATION CERTIFICATE (IF APPLICABLE) REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY. FORM MUST BE FILED WITH FEMA AND A COPY PROVIDED TO THE ENGINEERING DEPARTMENT	ENGINEERING
FINAL	ALL WORK IS DONE AND BUILDING COMPLETE	BUILDING
CERTIFICATE OF OCCUPANCY	REQUIRED PRIOR TO ANYONE OCCUPYING THE STRUCTURE. A CERTIFICATE OF OCCUPANCY WILL BE ISSUED ONCE THE FINAL CLEARANCES HAVE BEEN OBTAINED BY THE BUILDER AND BROUGHT TO THE BUILDING DEPARTMENTS OFFICE IN COALVILLE. 1) SNYDERVILLE BASIN RESIDENTIAL - FINAL FROM BUILDING DEPARTMENT, FINAL FROM ENGINEERINGDEPARTMENT, FINAL LETTER FROM SNYDERVILLE BASIN WATER REGLAMATION DISTRICT, FINAL WATER CONGURENCY LETTER FROM APPROPRIATE WATER COMPANY, FINAL FROM PARK CITY FIRE DISTRICT IN REGURED SUBDIVISIONS). 2) EASTERN SUMMIT COUNTY - FINAL FROM BUILDING DEPARTMENT, FINAL FROM ENGINEERING DEPARTMENT, FINAL FROM FIRE DISTRICT, AND FINAL FROM HEALTH DEPARTMENT.	BUILDING

CONCRETE WASHOUT NOTES

-Temporary concrete washout facilities are to be inspected by the resident engineer during his/her weekly erosion and sediment control inspection, after a storm event of ½" or greater and at the end of any day when concrete has been poured on the construction site. The inspector is to ensure that there are no leaks, no spills, and that the facilities capacity has not yet been compromised.
-Any overflowing of the washout facilities unto the ground must be cleaned up and removed within 24 hours of its discovery.
-If a rain or snow event is forecasted. A non-collapsing, non-water collecting cover shall be placed over the washout facility and secured to prevent accumulation and overflow of precipitation.
-Contents of each concrete washout facility are not to exceed 75% of its designed capacity. If the contents reach 75% capacity, discontinue pouring concrete into the facility until it has been cleaned out.
-Allow slurry to evaporate or remove from the site in s safe manner (ie. Vacuum truck). All hardened material can then be removed and disposed of properly.
-If a lined basin in used, immediately replace the liner if it becomes damaged.
-Remove temporary concrete washout facilities when they are no longer needed and restore the disturbed areas to their original condition.
-Note the locations for the temporary concrete washout facilities and changes to the facilities on the SWPP



CONCRETE WASHOUT DETAIL

CDS,LLc
CUSTOM DRAFTING & DESIGN
69 WEST 2100 NORTH
LAYTON, UT 84041
435.640.2525 * F- 435.785.4888 * TROCK@ALLWEST.NET

CUP SUBMITTAL
PLAN SET
7.22.25

HANNAY GARAGE PROJECT

308 W LAZY ACRES LN
LOT 5, LAZY ACRES SUBD
SUMMIT COUNTY, UTAH

No.	Description	Date

E:\cdsplans\Documents\PROJECTS 2024\hannay\hannay2.rvt

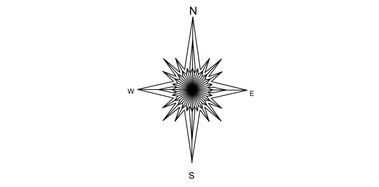
HANNAY
ACC. UNIT
Site Plan

Project number	2024
Date	11.22.24
Drawn by	DKR
Checked by	DKR
Scale	As indicated

C1

8/21/2025 3:52:52 PM

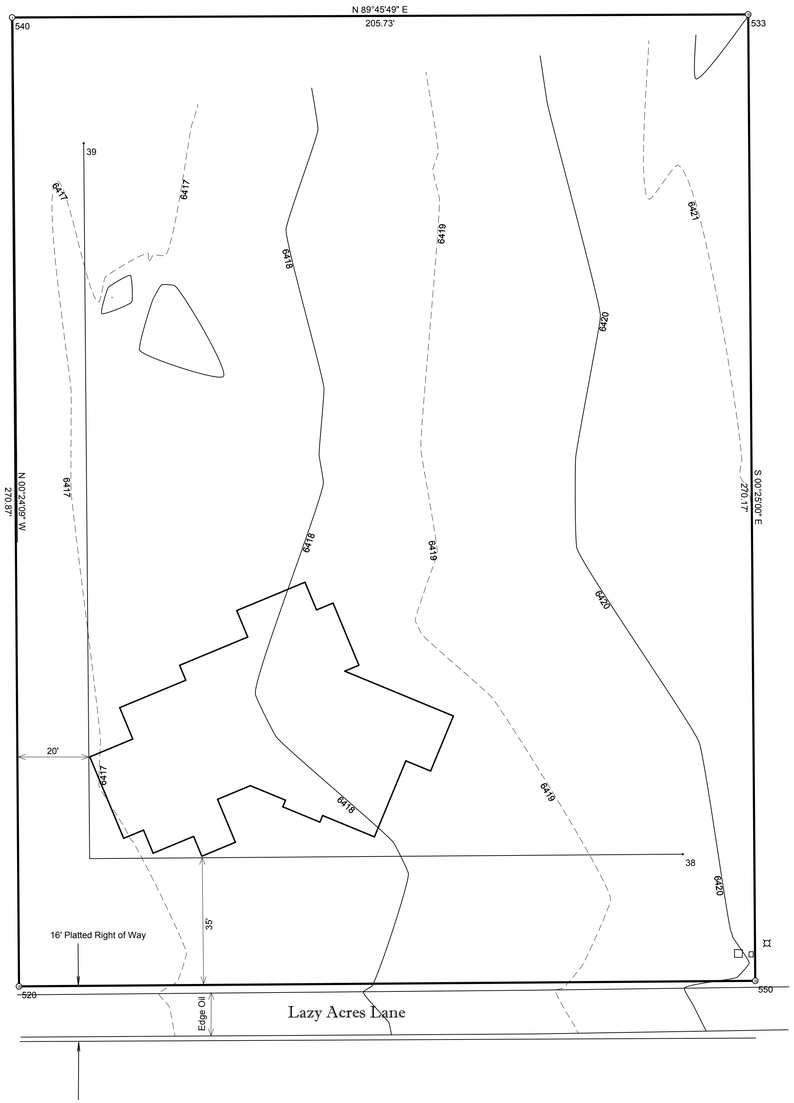
Site Plan
LOT 5
Lazy Acres Ranch Estates North Minor Subdivision.
LAREN-5



GRAPHIC SCALE

20 0 20 40 60 80

1 Inch = 20 Feet



SURVEYOR CERTIFICATE

I, WADE WILDE, A Registered Professional Land Surveyor as prescribed by the laws of the State of Utah and holding License Number 368352, do hereby certify that this SITE PLAN was made under my direction.□

March 11, 2015
Date

Wade Wilde

LICENSED LAND SURVEYOR
368352
WADE
WILDE
STATE OF UTAH

Contour Intervals (Exsiting Grade)

Major = 2'

Minor = 1'

Construction Mitigation Plan

Construction parking/traffic may not block the street without a permit (available from the Engineering Division)

Mud tracked out onto the street must be cleaned prior to the end of the work day

The construction site must be maintained in a neat manner. Trash and other debris may not accumulate outside the dumpster.

Roadside parking is not allowed from November 1 to April 1.

Inspection	Description/Requirements	Contact
Driveway/ Site Staking	Required prior to issuance of a Building Permit. Locate stake the driveway at the street and at the road right of way/property line and locate/stake all property corners with a 4 foot metal post.	Engineering
Rough Grading	Required prior to schelduling a Footing Inspection. Site Erosion Control measures must be installed and driveway must be roughly graded according to plan.	Engineering
Footing	Schedule after steel is in place and before the concrete is poured.	Building
Foundation	Schedule after steel is in plane in the forms and before concrete is placed.	Building
Under Slab Pluming & Heating	Before concrete id poured or plumbing has been backfilled.	Building
Certificate of Elevation and/or Survey	Performed by a licenced surveyor. Required prior to scheduling a Floor Framing Inspection. See requirements below.	Building
Floor Framing Inspection	Required prior to placing floor sheeting and includes Footing Drain inspection.	Building
Shear Wall	After the building is up to "the square" and all shear walls have been nailed and all the tie downs and shear wall connections have been installed.	Building
Fire Sprinklers	Required prior to four-way inspection, when required by the local Fire District.	Building
Four-Way	This ispection is perfomed after all rough electrical, plumbing, and mechanical has been installed. All framing is complete, shear walls previously inspected, and truss specifications are on the job for the inspector to read. Plumbing shall have either an air or water pressure test on them when the inspector arrives.	Building
Weather Barrier/ Stucco Lath	Weather barrier shall be inspected prior to applying veneer. Approved stucco I.C.C. research reports on site.	Building
Gas Meter Set	Required before gas meter clearance is given to Questar.	Building
Masonry wall/ bond beam	Steel in masonry and before concrete/grout is poured.	Building
Insulation	Pre Sheetrock insulation certificate required	Building
Drywall Nailing	This is done before drywall is taped.	Building
Power to Panel	Building must be up with permanent roof installed	Building
Driveway pre-surfacing	Site Erosion Control measures must be installed and driveway graded to it's final configuration	Engineering
Final Driveway and Site Inspection	Required prior to Certificate of Occupancy and/or Bond Release. Driveway must be surfaced and site must be revegetated (inspections may be scheldule separately)	Engineering
Flood Plain Elevation Certificate	FEMA Elevation Certificate (if applicabel) required prior to Certificate of Occupancy. Form must be filed with FEMA and a copy provided to the Engineering Dept.	Engineering
Final	All work is DONE and building complete. Final clearances from the wase water district for sewer, County Health Department for septic, and fire district for sprinkler systems must be on the project for this inspection. Required for Certificate of Occupancy	Building
Certificate of Occupancy	Required prior to anyone occupying the structure. A Certificate of Occupancy will be issued once the final clearances have been obtained by the builder and brought to the Building Department's office in Coalville. 1) Snyderville Basin Residential: Final from Building Department, Final from Engineering Department, Final letter from Snyderville Basin Water Reclamation District, Final water concurrency letter from appropriate water company, Final from Park City Fire District (in required subdvisions). 2) Eastern Summit County: Final from Building Dept., Final from Engineering Department, Final from Fire District and Final from Health Department.	Building

HIGH MOUNTAIN
SURVEYING, LLC
P.O. Box 445
1325 South Hoytsville Road
Coalville, Utah 84017
(435) 336-4210

COMMENTS:

SHEET 1 OF 1

SURVEYED BY: WW
DRAWN BY: WW
PCS FILE:
PROJECT NO: 1012-15
DATE: March 11, 2015

Site Plan
LAREN-5
Lot 5
Lazy Acres Ranch Estates North Minor Subdivision.
Marion, Summit County, Utah

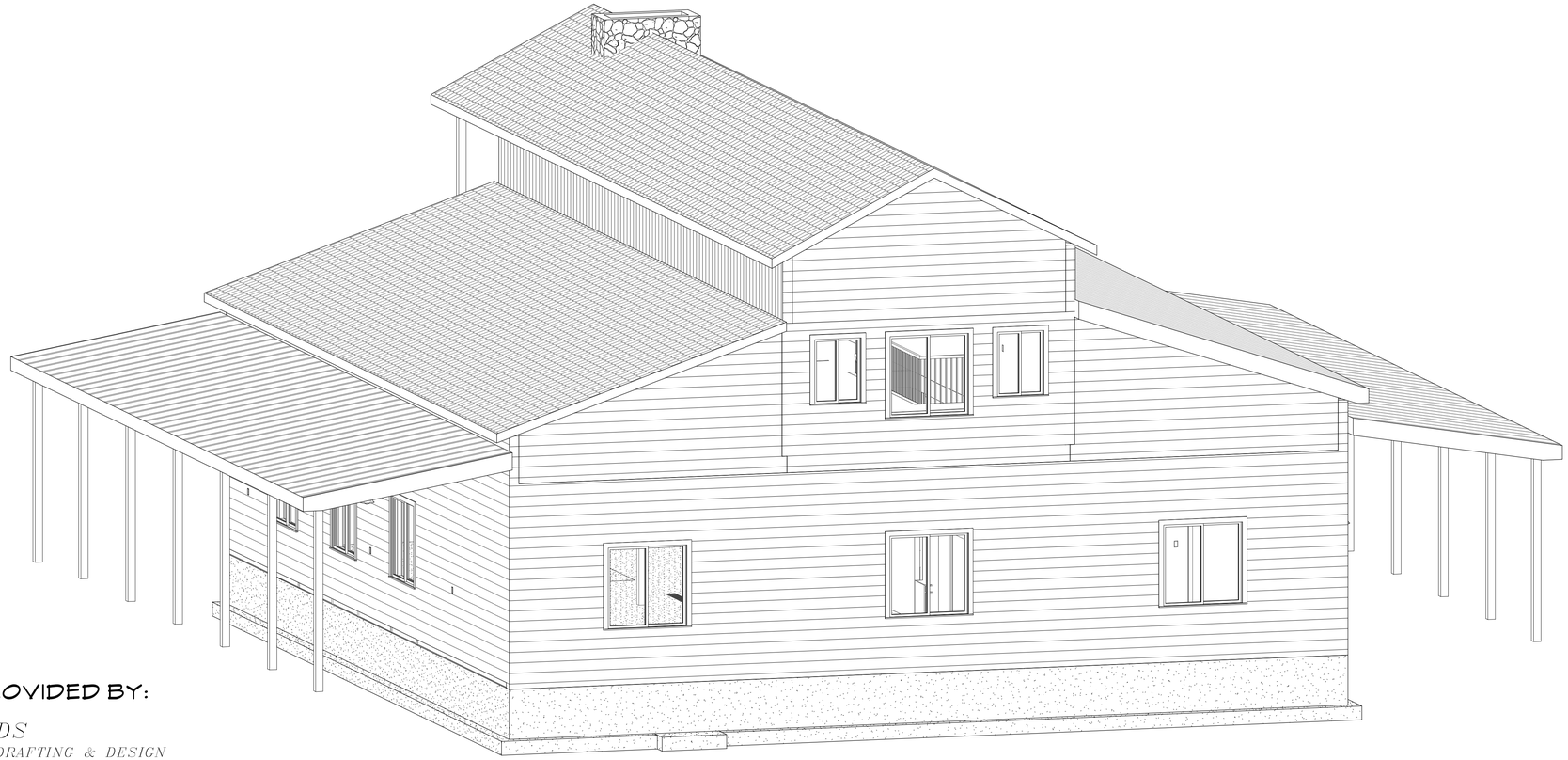
Prepared For: Josh Hannay

Exhibit B - Building Plans

CUSTOM ACCESSORY BUILDING PLAN FOR:

JOSH HANNAY

308 W LAZY ACRES LANE
LOT 5, LAZY ACRES SUBD
MARION, SUMMIT COUNTY, UTAH



1 3D COVER

PLANS PROVIDED BY:

CDS
CUSTOM DRAFTING & DESIGN
1627 N STATE RD -32
P.O. BOX 572
KAMAS, UTAH 84036
PH 435.783.2974 - 435.640.2328
CUSTOM HOUSE PLANS, SITE PLANS, CONSULTING AND DESIGN

ENGINEERING PROVIDED BY:

EPIC ENGINEERING
50 EAST 100 SOUTH
HEBER CITY, UTAH 84032
PH 654-6600

Sheet List		
Order	Sheet Number	Sheet Name
1	CV1	Cover Sheet
2	A1.1	Floor Plans
3	A1.2	Area Plans
4	A1.4	3D Floor
5	A2.1	Roof Plan
6	A3.1	Elevations
7	A3.2	Elevations
8	A4.1	Building Sections
9	A4.2	Building Sections
10	A5.1	Typical Sections
11	A5.2	Details
12	A5.3	Stair/Railing Details
13	S1.1	Foundation Plan
15	S1.2	Structural Framing Plan
16	S2.1	Shear Wall Plan
17	S2.2	Shear Wall Details
18	E1.1	Electrical Plans
19	E1.2	Upper Floor Electrical
20	G1.1	General Notes

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CUSTOM DRAFTING & DESIGN
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KAMAS, UT 84036
435.640.2328 * F- 435.783.4888 * TROCK@ALLWEST.NET

CUP SUBMITTAL
PLAN SET
7.22.25

Area Schedule (Gross Building)	
Name	Area
Garage	2602 SF
Upper Area	978 SF
Covered parking	738 SF
Covered parking	715 SF
Gym	317 SF
Deck	187 SF
Entry	143 SF
Lower Bath	22 SF

SINGLE FAMILY RESIDENTIAL
PRE-MANUFACTURED TRUSSES
SLAB ON GRADE CONSTRUCTION
2"X6" @16" O.C. EXTERIOR FRAMING

GOVERNING JURISDICTION:
SUMMIT COUNTY BUILDING DEPT.
SUMMIT COUNTY PLANNING DEPT.
SUMMIT COUNTY ENGINEERING DEPT
SUMMIT COUNTY HEALTH DEPT.
SUMMIT COUNTY FIRE DISTRICT
MARION WATER DISTRICT
ONSITE SEWER

DESIGN DATA

GOVERNING CODE - 2021 IRC/IBC
BUILDING CLASSIFICATION- RESIDENTIAL

OCCUPANCY CATEGORY	II
IMPORTANCE FACTOR	1
SOIL PROPERTIES:	
SITE CLASS	D
SOIL BEARING PRESSURE	1500PSF
SEISMIC DESIGN:	
SS	0.490
S1	0.150
SDS	0.470
SD1	0.230
SEISMIC DESIGN CATEGORY	D
R	6.5
WIND DESIGN	
BASIC WIND SPEED	115 MPH
EXPOSURE	C
LOADING:	
GROUND SNOW LOAD	105 PSF
ROOF SNOW LOAD	75.6 PSF
REDUCED ROOF SNOW LOAD	75.6 PSF
ROOF DEAD LOAD	12 PSF
FLOOR LIVE LOAD	40 PSF
FLOOR DEAD LOAD	12 PSF
FROST PROTECTION	36"

HANNAY GARAGE PROJECT

308 W LAZY ACRES LN
LOT 5. LAZY ACRES SUBD
SUMMIT COUNTY, UTAH

No.	Description	Date

HANNAY
ACC. UNIT
Cover Sheet

Project number	2024
Date	11.22.24
Drawn by	DKR
Checked by	DKR

CV1

Scale

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Door Schedule

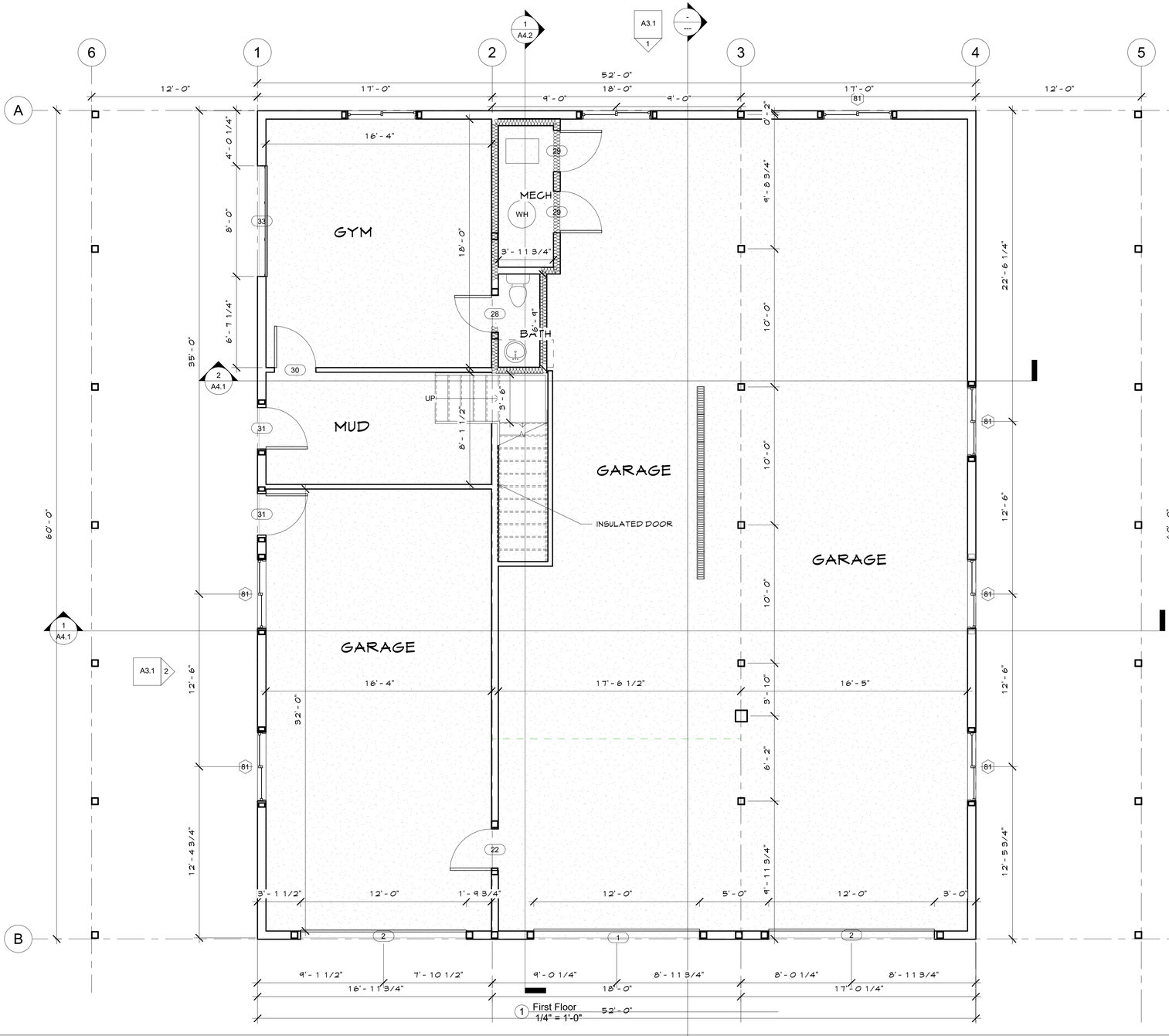
Door Number	Family	Type	Level	Count	Finish / Comments
1	Overhead-Sectional	12' x 10'	First Floor	1	
2	Overhead-Sectional	12' x 14'	First Floor	2	
22	Single-Flush	36" x 80"	First Floor	1	
28	Single-Flush	32" x 80"	First Floor	1	
29	Single-Flush	36" x 80"	First Floor	2	
30	Single-Flush	36" x 80"	First Floor	1	
31	Single-Decorative 2	36" x 80"	First Floor	2	
33	Glass_Panel_Overhead_2705	8' x 8'	First Floor	1	
34	Door-Interior-Single-Full Glass-Wood	36" x 96"	Second Floor	2	

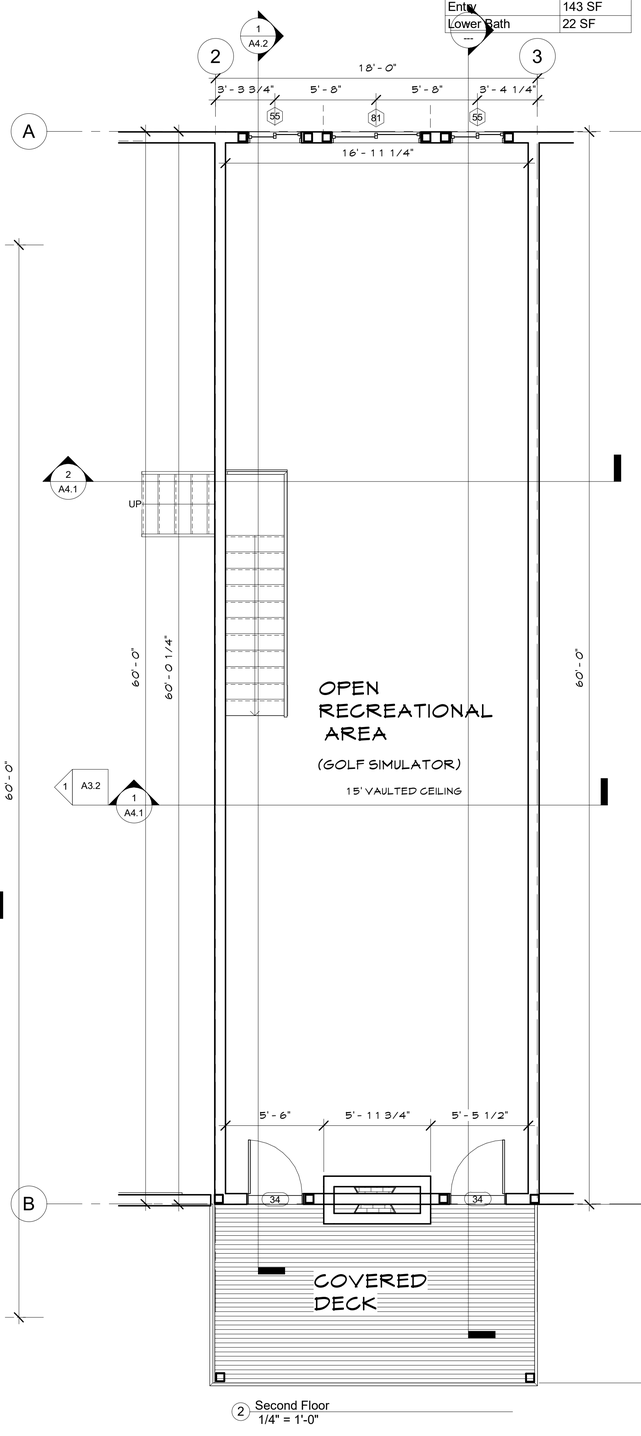
Window Schedule

Type Mark	Family	Type	Width	Height	Level	Count	Comments
55	Slider with Trim		3' - 0"	4' - 0"	Second Floor	2	
81	Slider with Trim		5' - 0"	5' - 0"	<varies>	9	

Area Schedule (Gross Building)

Name	Area
Garage	2602 SF
Upper Area	978 SF
Covered parking	738 SF
Covered parking	715 SF
Gym	317 SF
Deck	187 SF
Entry	143 SF
Lower Bath	22 SF





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PLAN SET
7.22.25

HANNAY GARAGE PROJECT

308 W LAZY ACRES LN
LOT 5, LAZY ACRES SUBD
SUMMIT COUNTY, UTAH

No.	Description	Date

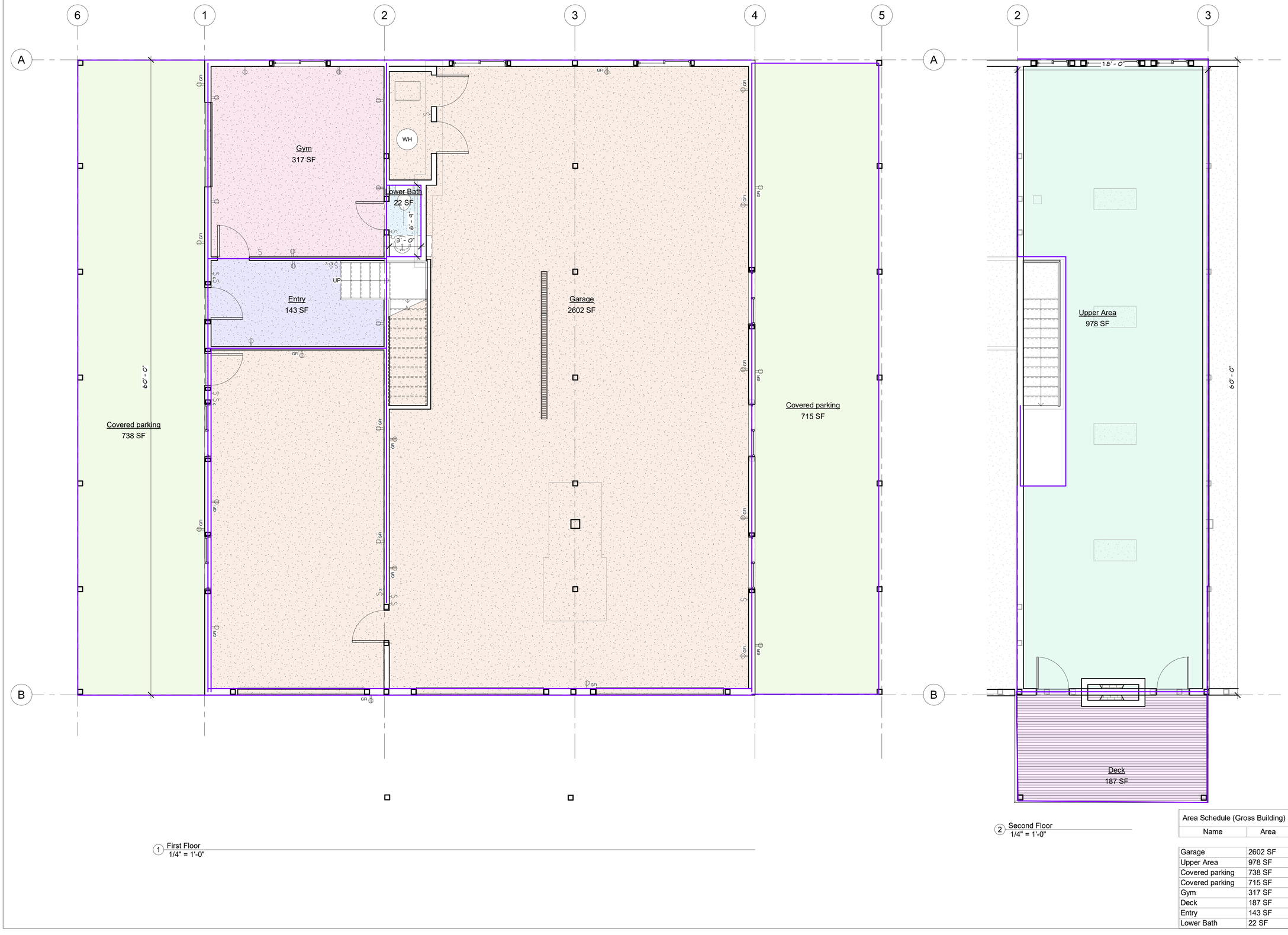
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HANNAY
ACC. UNIT
Floor Plans

Project number	2024
Date	11.22.24
Drawn by	DKR
Checked by	DKR
Scale	1/4" = 1'-0"

A1.1



1 First Floor
1/4" = 1'-0"

2 Second Floor
1/4" = 1'-0"

Area Schedule (Gross Building)	
Name	Area
Garage	2602 SF
Upper Area	978 SF
Covered parking	738 SF
Covered parking	715 SF
Gym	317 SF
Deck	187 SF
Entry	143 SF
Lower Bath	22 SF

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PLAN SET
7.22.25

HANNAY GARAGE PROJECT

308 N LAZY ACRES LN
LOT 5. LAZY ACRES SUBD
SUMMIT COUNTY, UTAH

No.	Description	Date

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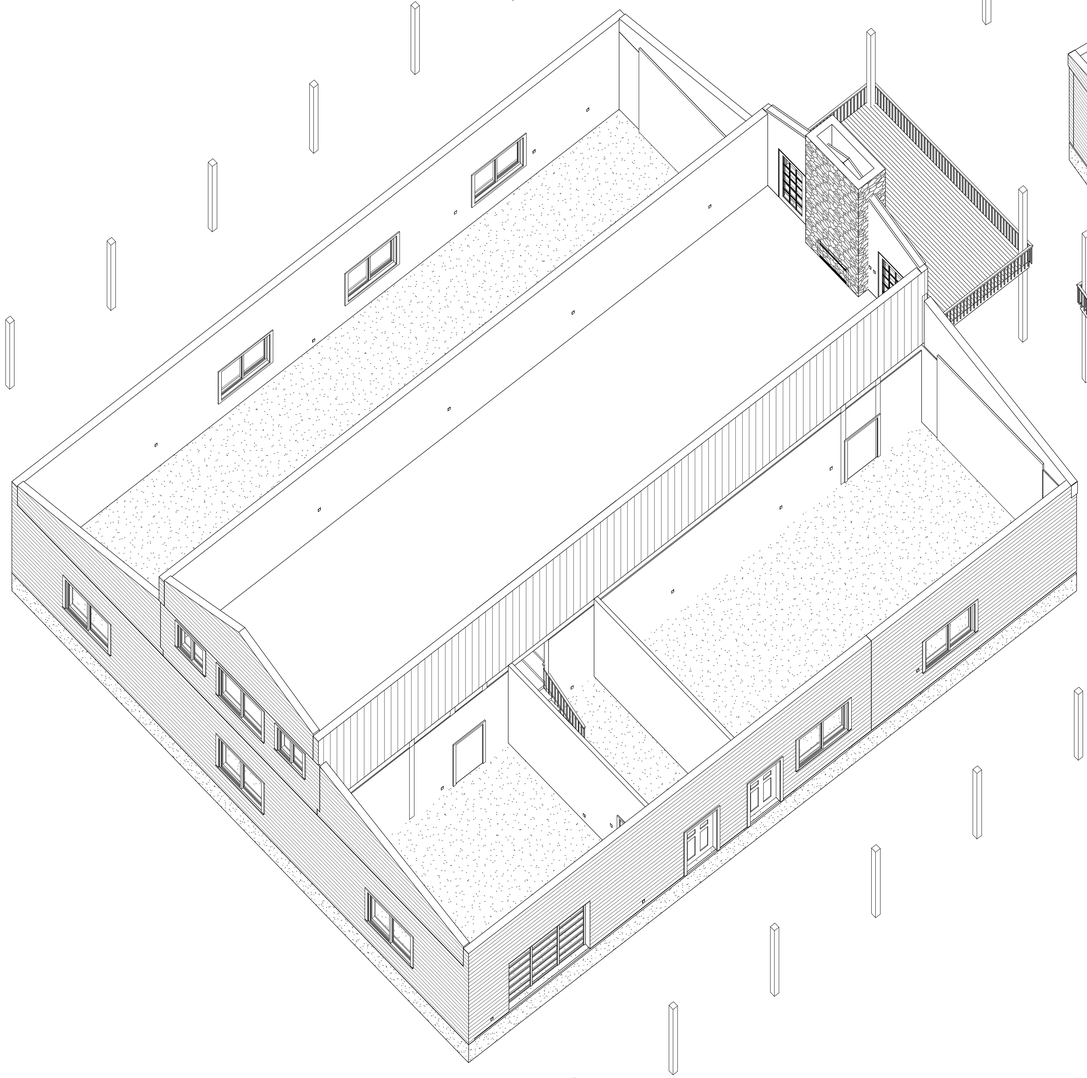
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HANNAY
ACC. UNIT
Area Plans

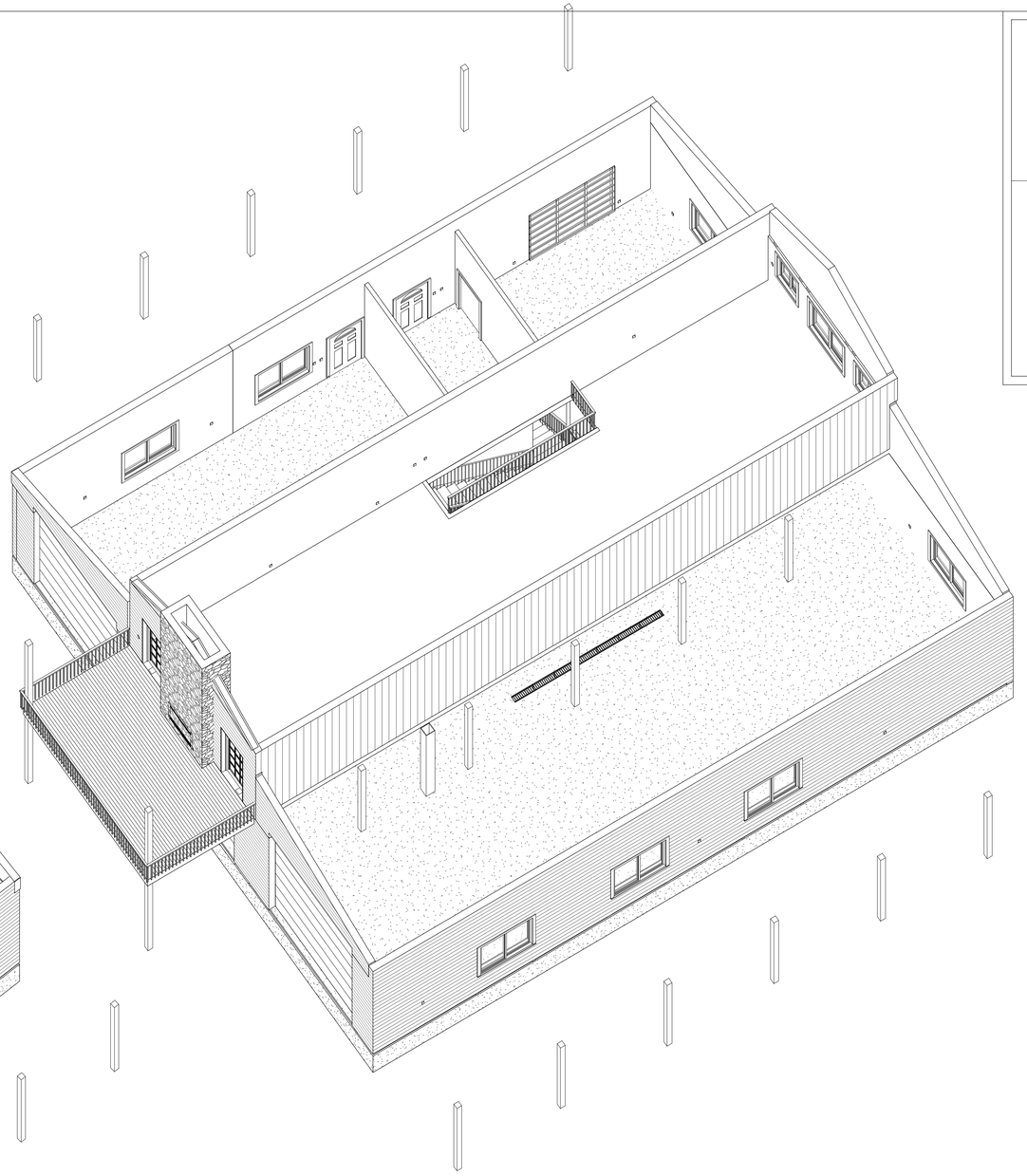
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Date	11.22.24
Drawn by	DKR
Checked by	DKR

A1.2

Scale 1/4" = 1'-0"



2 3D FLOOR NE



1 3D FLOOR SW

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PLAN SET
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HANNAY GARAGE PROJECT

308 N LAZY ACRES LN
LOT 5, LAZY ACRES SUBD
SUMMIT COUNTY, UTAH

No.	Description	Date

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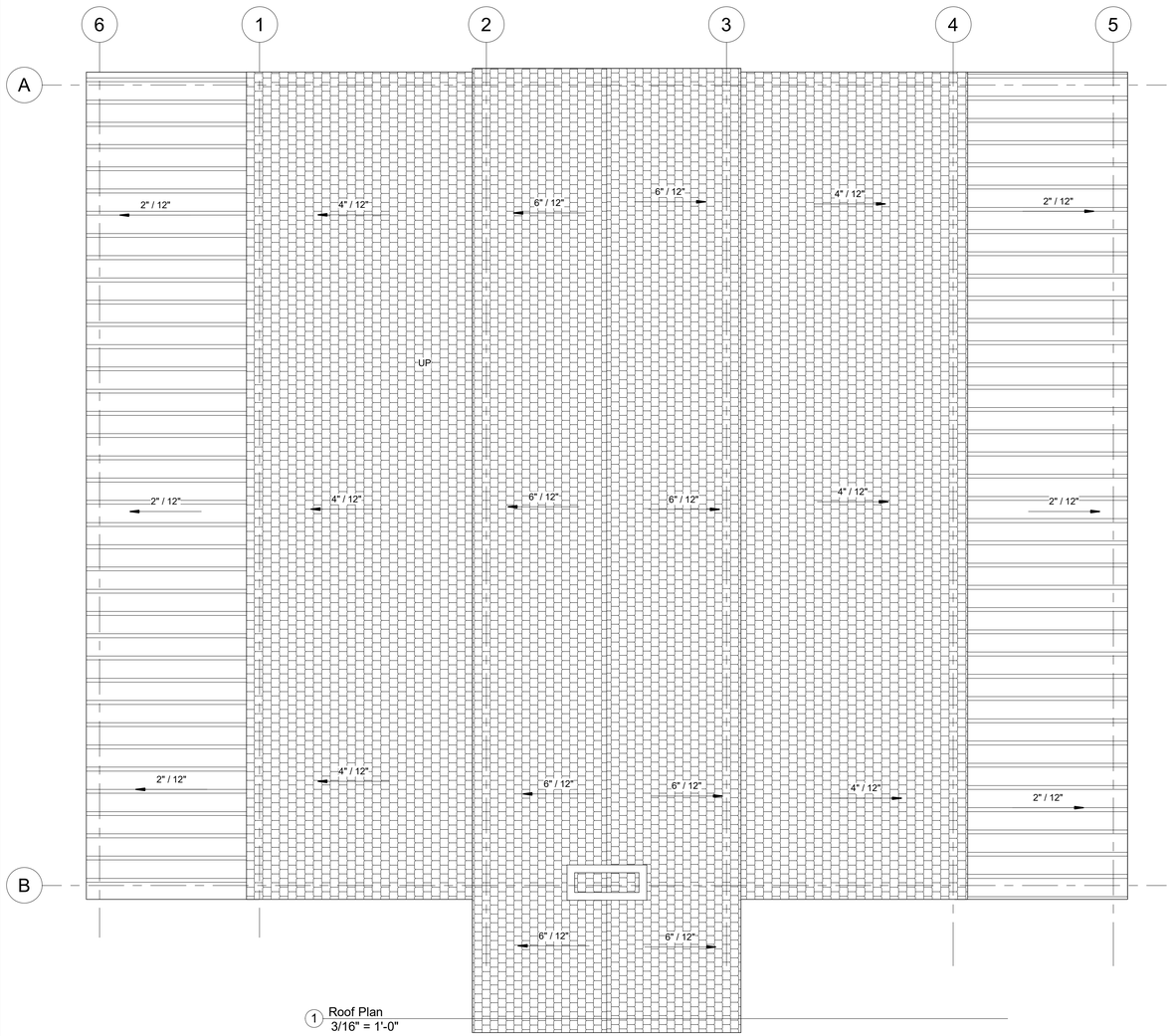
HANNAY
ACC. UNIT
3D Floor

Project number	2024
Date	11.22.24
Drawn by	DKR
Checked by	DKR

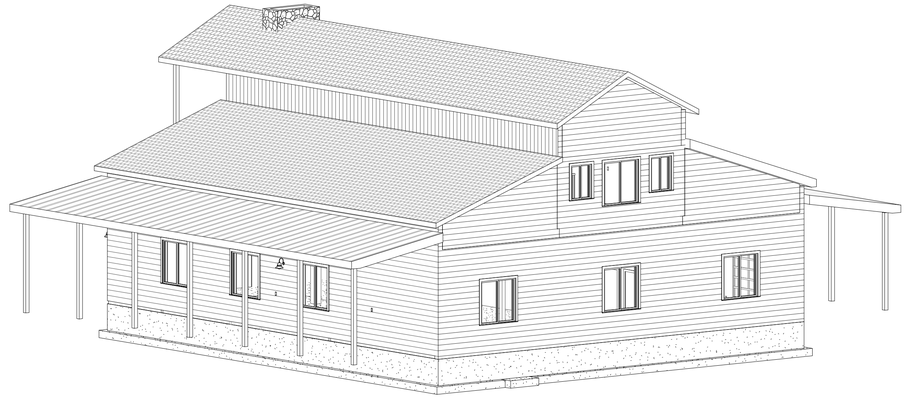
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Scale

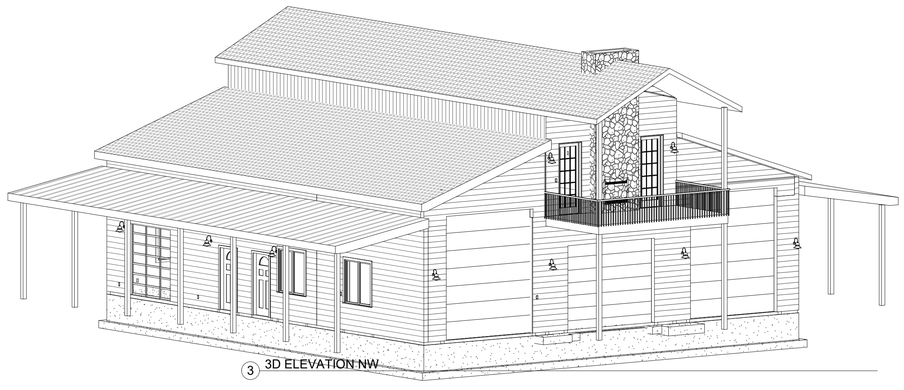
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1 Roof Plan
3/16" = 1'-0"



2 3D ELEVATION SE



3 3D ELEVATION NW

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PLAN SET
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HANNAY GARAGE PROJECT

308 W LAZY ACRES LN
LOT 5, LAZY ACRES SUBD
SUMMIT COUNTY, UTAH

No.	Description	Date

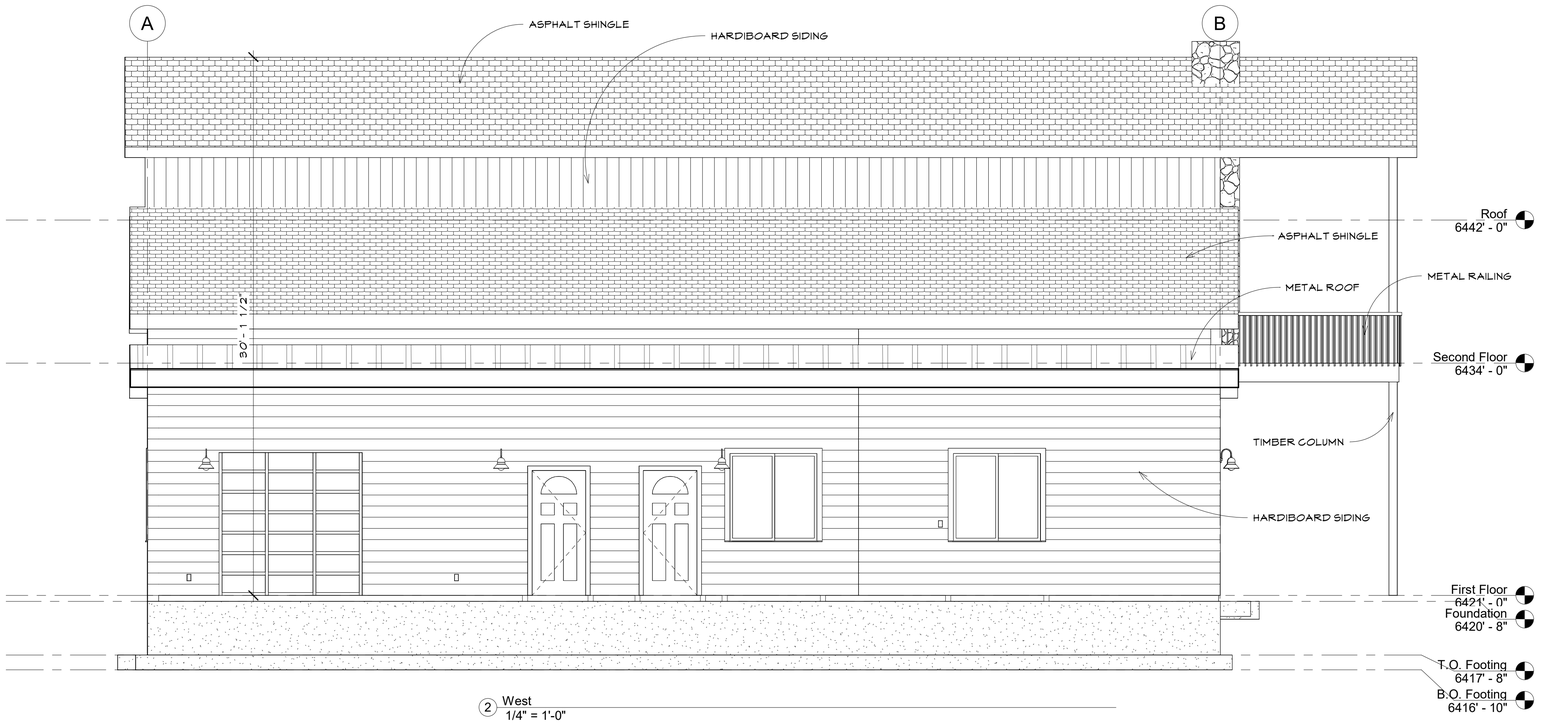
HANNAY
ACC. UNIT
Roof Plan

Project number	2024
Date	11.22.24
Drawn by	DKR
Checked by	DKR

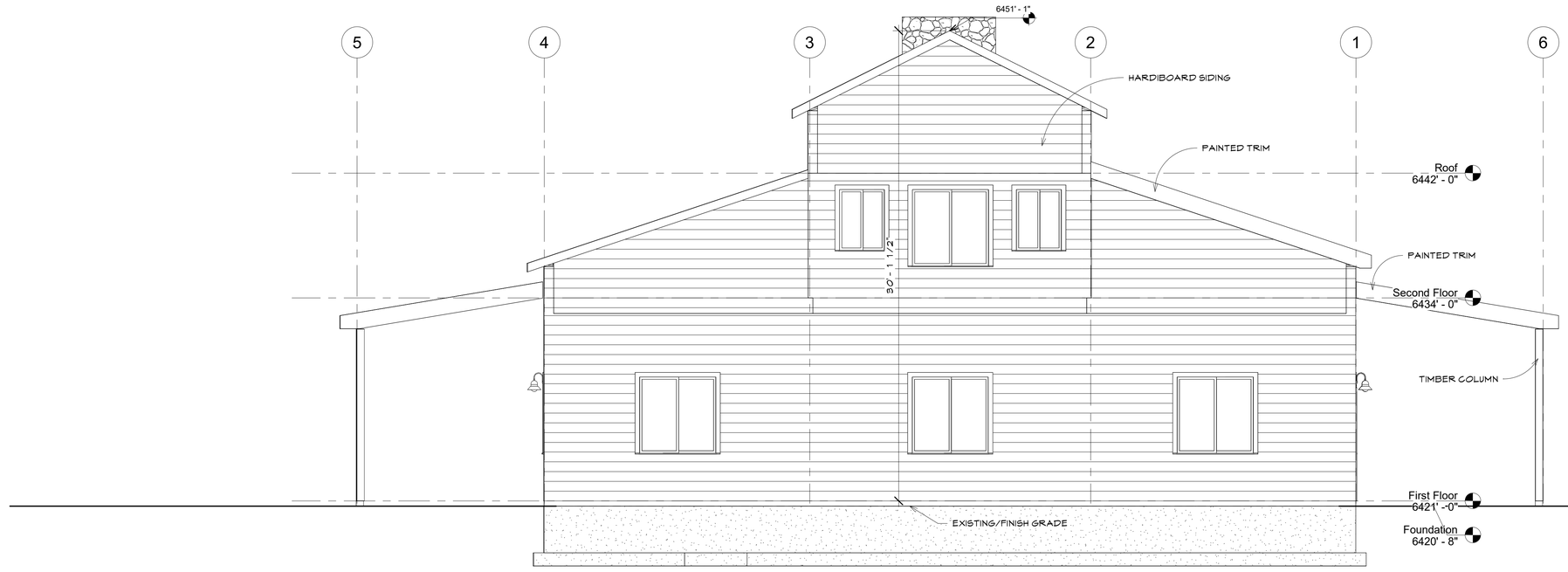
A2.1

Scale	3/16" = 1'-0"

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2 West
1/4" = 1'-0"



1 North
1/4" = 1'-0"

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PLAN SET
7.22.25

HANNAY GARAGE PROJECT

308 W LAZY ACRES LN
LOT 5. LAZY ACRES SUBD
SUMMIT COUNTY, UTAH

No.	Description	Date

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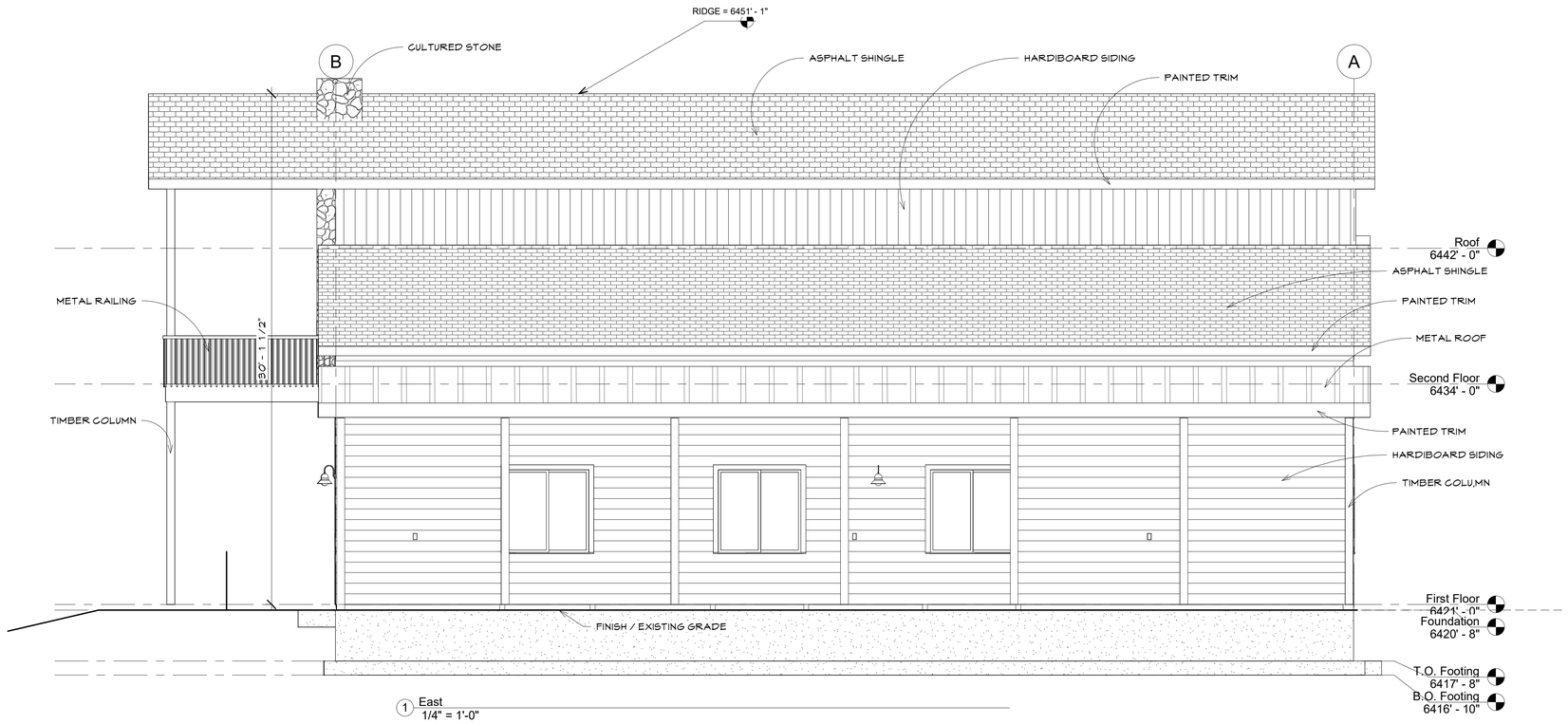
HANNAY
ACC. UNIT
Elevations

Project number	2024
Date	11.22.24
Drawn by	DKR
Checked by	DKR

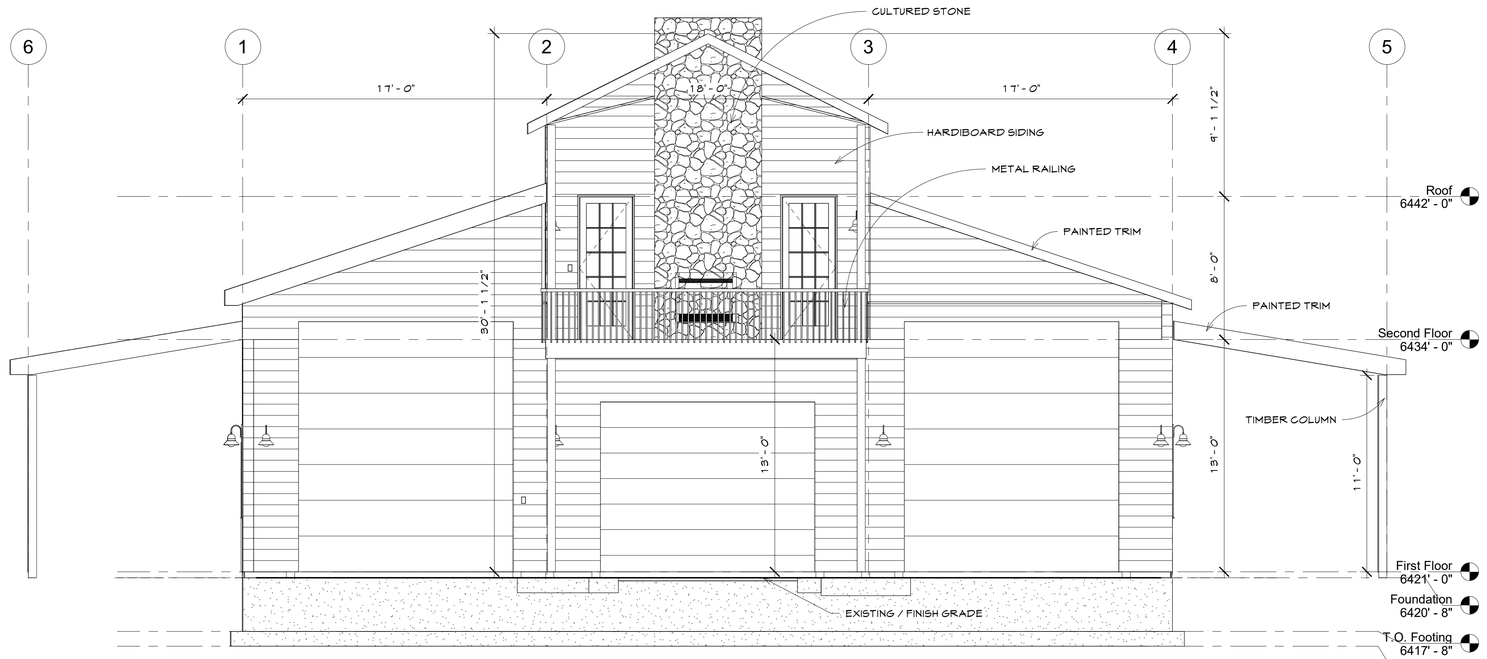
A3.1

Scale	1/4" = 1'-0"

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1 East
1/4" = 1'-0"



2 South
1/4" = 1'-0"

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& DESIGN
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LEHI, UT 84043
435.640.2928 ★ F- 435.785.4888 ★ TROCK@ALLWEST.NET

CUP SUBMITTAL
PLAN SET
7.22.25

HANNAY GARAGE PROJECT

308 N LAZY ACRES LN
LOT 5, LAZY ACRES SUBD
SUMMIT COUNTY, UTAH

No.	Description	Date

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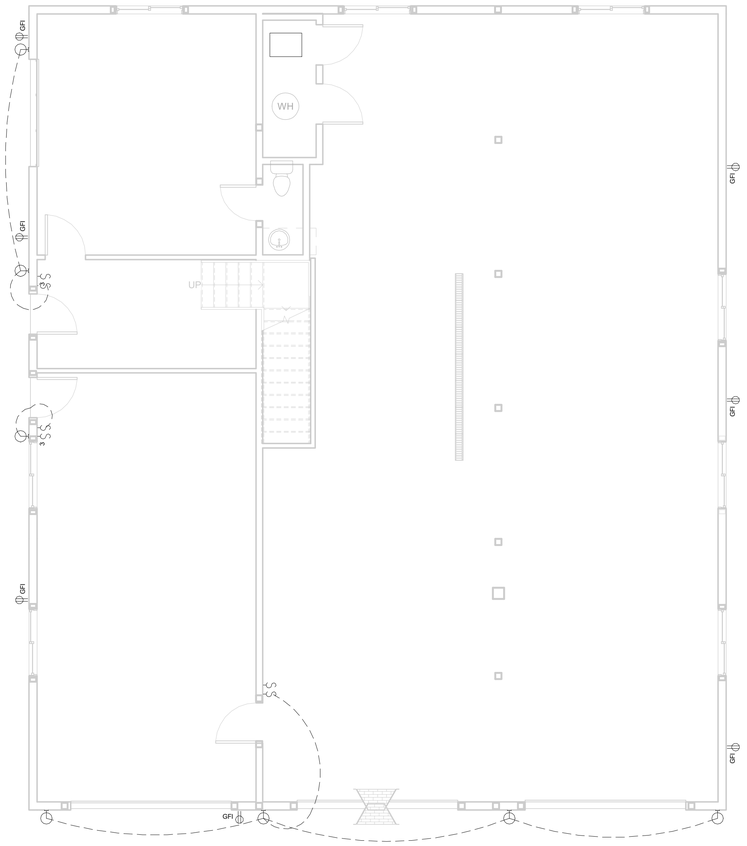
HANNAY
ACC. UNIT
Elevations

Project number	2024
Date	11.22.24
Drawn by	DKR
Checked by	DKR

A3.2

Scale 1/4" = 1'-0"

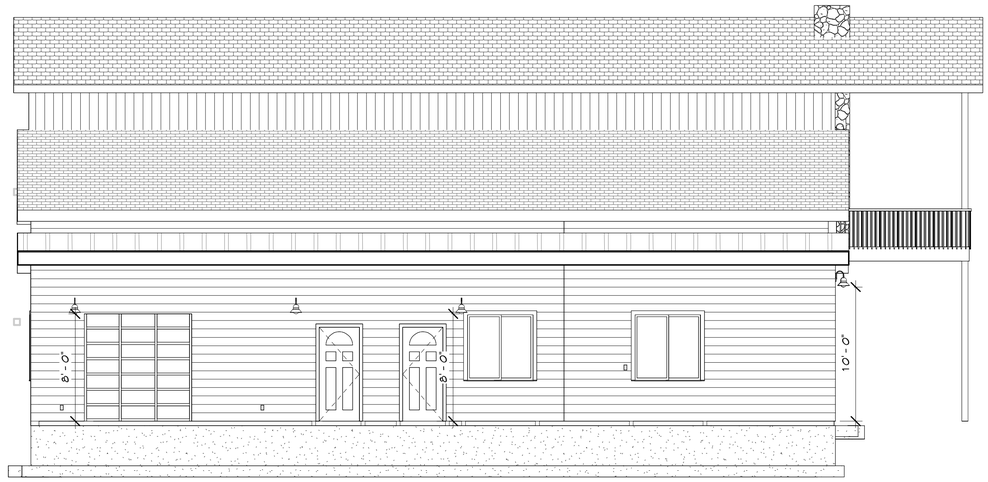
Exhibit C - Lighting Plan



1 Electrical exterior lighting
3/16" = 1'-0"



2 South ext lighting
3/16" = 1'-0"



3 West ext lighting
3/16" = 1'-0"



COASTAL ELEMENTS collection

FORGE
MEDIUM WALL MOUNT LANTERN

12075BK

Inspired by a lighting industry staple dark light, Forge follows a practical outdoor lighting solution to withstand the elements. Whether it is enduring harsh sunrays, extreme cold, or pouring rain, Forge is built to last. Made of durable cast iron, Forge is available in a black and nickel finished Aluminum finish resistant to rust and corrosion with a 5-year warranty.

FINISH: Black
WIDTH: 10"
HEIGHT: 10.2"
LIGHT SOURCE: Socket
WATTAGE: 1-100w Med.

HINKLEY

HINKLEY
2300 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 965-4698
Toll Free: 1 (800) 446-5535

hinkley.com

NOTE:
1- EXTERIOR LIGHTING TO CONFORM WITH DARK SKIES ORDINANCE 11-6-20.
2- EXISTING STRUCTURES WITH EXTERIOR LIGHT FIXTURES TO BE RETRO FITTED W/ EXTERIOR FIXTURES MEETING DARK SKIES ORDINANCE 11-6-20

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CUP SUBMITTAL
PLAN SET
7.22.25

HANNAY GARAGE PROJECT
308 N LAZY ACRES LN
LOT 5, LAZY ACRES SUBD
SUMMIT COUNTY, UTAH

No.	Description	Date

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HANNAY
ACC. UNIT
Exterior lighting plan

Project number	2024
Date	11.22.24
Drawn by	DKR
Checked by	DKR

E1.3

Scale 3/16" = 1'-0"

8/18/2025 9:39:51 AM

Exhibit D - Water Letter

Marion Waterworks Company
P.O. Box 545
Kamas, Ut 84036
(435) 300-5803

August 25, 2025

To whom it may concern:

Joshua Hannay is a stockholder in good standing in Marion Waterworks Company. He is applying to Summit County for permission to build a shop/ garage at his residence in Marion located on Lazy Acres Lane. Marion Waterworks serves this area and we can provide water for this building from his current water service connection. Please accept this letter to satisfy the 'will serve' requirement for the Hannay shop building. Please direct any questions to me at 435-300-5803.

Sincerely,

Kent Peterson
Secretary
Marion Waterworks

Community Development Department
P.O. Box 128
60 North Main Street
Coalville, Utah 84017
summitcounty.org

STAFF REPORT

To:	Eastern Summit County Planning Commission
From:	Amir Caus, AICP, Senior Planner
Date of Meeting:	October 16, 2025
Type of Item:	Final Subdivision Plat – Public Hearing, Possible Action
Process:	Administrative (Recommendation to the County Manager and Final Decision by the County Manager)
File:	25-061

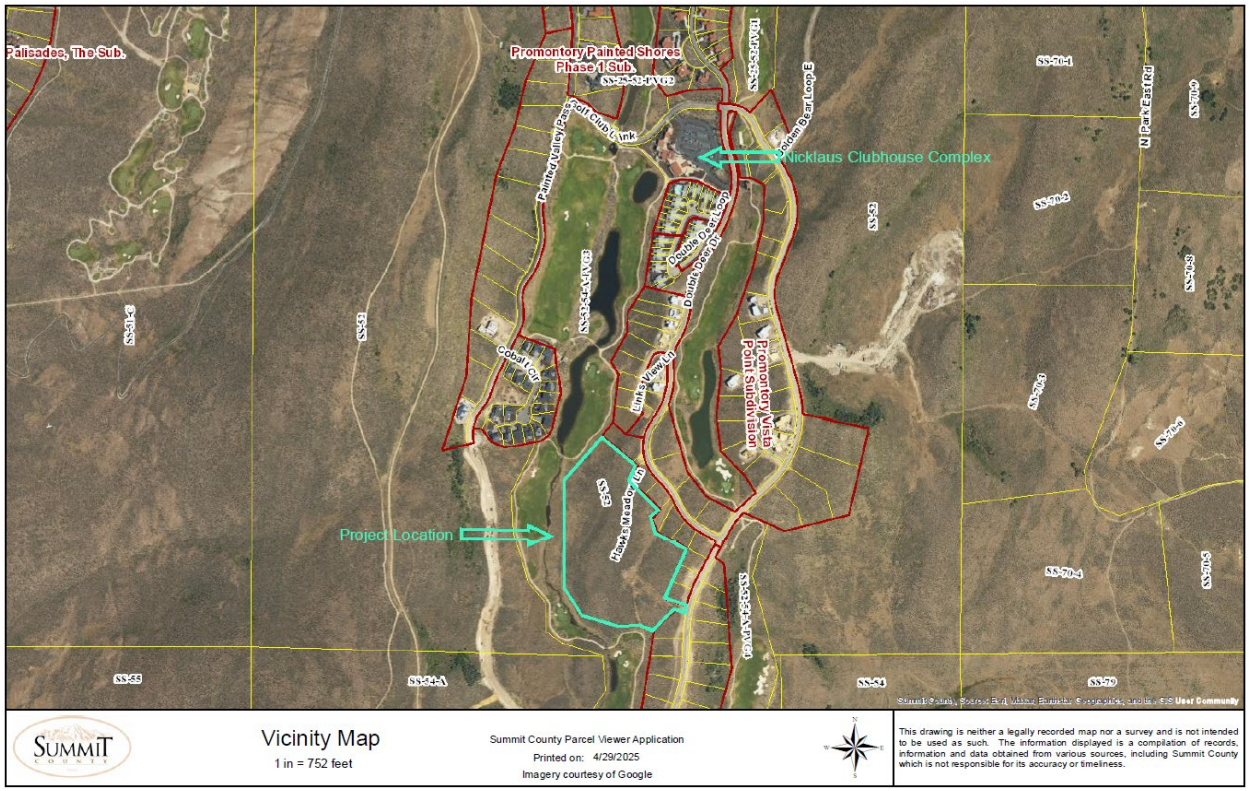
Proposal

The applicant is requesting to allocate 8 units of Estate Base Density and 7 units of Resort Density, with 1 Open Space parcel in the Promontory Specially Planned Area (SPA), located off Double Deer Drive and Golf Club Link (South of the Nicklaus Clubhouse Complex), Parcel SS-52, Promontory, Summit County, UT.

Project Description

Project Name:	Promontory Scenic Valley Phase 2 Final Subdivision Plat
Applicant(s):	Matthew Idema
Property Owner(s):	Promontory Investments Landco LLC
Location:	Parcel SS-52, located off Double Deer Drive and Golf Club Link (South of the Nicklaus Clubhouse Complex), Promontory, Summit County, UT
Zone District:	Promontory SPA
Parcel Number and Size:	SS-52 (391.29 acres) – ~20.5 acres used for the subdivision
Type of Process:	Administrative
Final Land Use Authority:	Summit County Manager

Vicinity Map



Background

The Promontory Development Agreement was approved on January 2, 2001. It provided for 885 estate lots as part of a base density, 716 incentive density lots, two hotels/300 resort units, equestrian facility, up to five golf club houses, and other accessory uses on approximately 6,500 acres with no less than 3,900 acres remaining as passive open space. Of the 1901 total units in the density pool, 1,520 units have been approved. The development parameters for this project are specifically set forth in the Development Agreement.

Analysis and Findings

The applicant is using density from the existing pool of density. All building pads have been located outside of critical lands.

Due to a recent increase in the amount of disturbance per lot and to encourage better practices to design homes with the land rather than modifying land to suit the home, Promontory is implementing a limitation on the amount of grading that can take place within each building pad. While larger building pads do give site flexibility to applicants, the amount of grading will be limited. Promontory has adopted this in their Architectural Guidelines and all subdivisions moving forward will include plat notes for all future subdivisions.

Service Providers

All service provider comments have been addressed.

Promontory Conservancy

Staff has received approval from the Promontory Conservancy for the proposal.

Development Agreement Requirements

The Development Agreement delegates decision making powers to the Board of County Commissioners for all Final Plats. With the change of government that took place, the former Board of County Commissioner's administrative duties diverted to the County Manager and the legislative duties diverted to the County Council. The Final Plat is considered an administrative action. The Eastern Summit County Planning Commission remains as the recommending body.

Resort Units Notice of Restrictive Use

The applicant is proposing to use density from Resort Unit pool of entitlements for 7 of the proposed 15 units. A Notice of Restrictive Use is required to be recorded against each property to further inform future buyers that Resort Units are to be used for short-term occupancy not to exceed six (6) months by any resident in a single calendar year period.

Recommendation

It is Staff's finding that the request meets the applicable standards in the Eastern Summit County Development Code and the Promontory Development Agreement. Staff recommends that the Eastern Summit County Planning Commission review and forward a positive recommendation to the Summit County Manager to approve the proposed Final Subdivision Plat, according to the following Findings of Fact, Conclusions of Law and Conditions of Approval:

1. The Promontory Development Agreement was approved on January 2, 2001.
2. The Promontory Development Agreement provided for 885 estate lots as part of a base density, 716 incentive density lots, two hotels/300 resort units, equestrian facility, up to five golf club houses, and other accessory uses on approximately 6,500 acres with no less than 3,900 acres remaining as passive open space.
3. Of the 1901 total units in the density pool, 1,520 units have been approved.
4. Promontory Investments Landco LLC is the owner of record of Parcel SS-52 (391.29 acres).
5. The applicant is requesting to allocate 8 units of Estate Base Density and 7 units of Resort Density, with 1 Open Space parcel in the Promontory Specially Planned Area (SPA), located off Painted Valley Pass (South of the Nicklaus Clubhouse Complex), Parcel SS-52, Promontory, Summit County, UT.
6. Of the total parcel acreage ~20.5 acres used for the subdivision.

7. The proposed Final Subdivision Plat is legally described as Promontory Hawks Pass Subdivision.
8. The density is established by the Promontory Development Agreement pool of density.
9. Staff have received approval from the Promontory Conservancy for the proposal.
10. Public notice of the public hearing was published in *Summit County News.*
11. Postcard notices announcing the public hearing were mailed to property owners within 1,000 feet of the proposed subdivision.
12. Service providers have reviewed the plat for compliance with applicable standards and no project issues have been identified that could not be mitigated.
13. Staff have reviewed the proposed plat for compliance with the applicable Development Code standards.
14. Staff have reviewed the proposed plat for compliance with the Promontory Development Agreement standards.

Conclusions of Law:

1. The density for the subdivisions is derived from the existing Promontory Development Agreement density pool.
2. The proposal meets the terms of the Promontory Development Agreement.
3. The proposal meets the applicable standards of the Eastern Summit County Development Code.
4. The proposal meets the applicable standards of the Eastern Summit County General Plan.

Conditions of Approval:

1. A Notice of Restrictive Use as identified in Exhibit B shall be recorded against each property to further inform future buyers that Resort Units are to be used for short-term occupancy not to exceed six (6) months by any resident in a single calendar year period.
2. All necessary permits must be obtained, and fees shall be paid prior to the commencement of any construction activity, including but not limited to the Summit County Engineering and the Summit County Building Departments.
3. All service provider requirements shall be met.
4. Prior to recordation, the applicant shall include the grading limitation plat notes as per the Promontory Architectural Guidelines.

Public Notice, Meetings and Comments

This item was publicly noticed as a public hearing with possible action by the Eastern Summit County Planning Commission. Notice of the public hearing was published in Summit County News. Courtesy postcards were mailed to all property owners within 1,000 feet of the subject Parcel.

As of the date of this report, no public comment has been received.

Attachments

Exhibit A – Proposal
Exhibit B – Notice of Restrictive Use

EXHIBIT A.1

8758 Promontory Ranch Road
Park City, UT 84098
801-763-5100

August 19, 2025

Summit County Community Development
Attn: Amir Caus
P.O. Box 128
60 North Main
Coalville, UT 84017
P: (435) 336-3117
acaus@summitcounty.org

RE: HAWKS PASS PHASE II SUBDIVISION PLAT APPLICATION NARRATIVE

Amir,

This correspondence is intended to outline and describe the purpose and intent of Summit County application for the new Horizon Point subdivision within Promontory.

We are submitting a Final Subdivision Plat application and Construction Permit (CP) application for the Hawks Pass Phase II subdivision, which consists of 15 single family lots and one (1) tract of open space for a passive park on 20.46 acres. The nature of this application is related to the following permitting for the following:

- Lots consist of seven (7) Villas, six (6) Estate and two (2) Incentive Density lots, taken from Parcel #SS-52.
- The CP application is being submitted in context with this plat request.
- The civil component of this scope of work is a "ring road" – Hawks Meadow Lane – of new capital infrastructure and a 50-foot private right of way that will serve the Phase II lots.
- These lots will be counted against the 1924 lots associated with our masterplan agreement with Summit County, and compliant with the SPA codified in 2002.
- Upon initial review by the jurisdiction, building envelopes and other appropriate dimensions will be reflected in the final plat for the public hearing for approval.

Promontory appreciates the opportunity to request this new project with Summit County. Should you have any questions or require additional information, please contact us at your earliest convenience.

Thank you,

Matthew D. Idema, P.E.
Director of Development
Promontory Homes

PROMONTORY HAWKS PASS SUBDIVISION PHASE II

GENERAL NOTES:

1. ALL OF THE PROPERTY INCLUDED IN THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PROMONTORY AND ALL AMENDMENTS AND SUPPLEMENTS THERETO ("DECLARATION") RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER IN COALVILLE, UTAH. PURSUANT TO THE DECLARATION, ALL OWNERS OF LOTS WITHIN PROMONTORY ARE MEMBERS OF THE PROMONTORY CONSERVANCY, AN ASSOCIATION OF PROMONTORY PROPERTY OWNERS (THE "ASSOCIATION"). THE USE OF ANY PROMONTORY LOT IS GOVERNED BY THE TERMS OF THE DECLARATION AND SUPPLEMENTAL DECLARATION. EACH LOT IS SUBJECT TO ALL EASEMENTS SET FORTH IN THESE PLAT NOTES AND IN THE DECLARATION AND SUPPLEMENTAL DECLARATION.

2. NO IMPROVEMENTS OR LANDSCAPING MAY BE MADE TO ANY LOT WITHOUT THE REVIEW AND APPROVAL OF THE DECLARANT OR, IF DELEGATED BY DECLARANT, THE ARCHITECTURAL REVIEW COMMITTEE OF PROMONTORY IN ACCORDANCE WITH THE DECLARATION AND THE PROMONTORY DESIGN GUIDELINES ("DESIGN GUIDELINES") AND ANY SUPPLEMENTAL DESIGN GUIDELINES WHICH MAY BE PROMULGATED THERE UNDER FROM TIME TO TIME, WHICH DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES INCORPORATE OR INCLUDE LIGHTING, LANDSCAPING, GRADING, SIGNAGE, AND OTHER GUIDELINES. THE DESIGN GUIDELINES REQUIRE THE ESTABLISHING OF STRICT LIMITS OF DISTURBANCE FOR ANY CONSTRUCTION ACTIVITY. CERTAIN LOTS IN VISUALLY SENSITIVE AREAS MAY BE SUBJECT TO SUPPLEMENTAL DESIGN GUIDELINES FOR SENSITIVE AREAS ("SUPPLEMENTAL DESIGN GUIDELINES AS PROVIDED IN THE "DEVELOPMENT AGREEMENT" (DEFINED IN NOTE 9 BELOW). THE DECLARANT OR ARCHITECTURAL REVIEW COMMITTEE, WHICHEVER HAS DESIGN REVIEW AUTHORITY, IS REFERRED TO AS THE "DESIGN REVIEWER."

3. OWNERS OF PROMONTORY LOTS WILL HAVE NO OWNERSHIP OR MEMBERSHIP INTEREST IN THE PROMONTORY CLUB OR ANY GOLF COURSE SHOWN ON THE PLAT OR OTHER GOLF COURSES OR RECREATIONAL FACILITIES OF THE PROMONTORY CLUB WITHIN PROMONTORY SOLELY BY VIRTUE OF THE OWNERSHIP OF ONE OR MORE PROMONTORY LOTS. FURTHER, LOT OWNERS SHALL HAVE NO RIGHTS, EXPECTATIONS, OR GUARANTEES WITH RESPECT TO THE PHYSICAL CONDITION, LAYOUT OR USE OF ANY GOLF COURSE, OR ANY RIGHT TO USE, OCCUPY OR EXERCISE ANY DEGREE OF CONTROL OVER ANY PORTION OF ANY GOLF COURSE OR ANY IMPROVEMENTS THERETO, BY VIRTUE OF THEIR OWNERSHIP OF ONE OR MORE PROMONTORY LOTS OR THEIR MEMBERSHIP IN THE ASSOCIATION. AT THE DIRECTION OF THE DECLARANT OR THE PROMONTORY CLUB, ANY GOLF COURSE MAY BE USED FOR GOLF TOURNAMENTS ATTENDED BY THE GENERAL PUBLIC WITHOUT ANY PRIOR NOTICE TO OR CONSENT OF LOT OWNERS. DECLARANT HEREBY RESERVES OVER EACH LOT AN EASEMENT PERMITTING GOLF BALLS, GOLF CLUBS, GOLF CART PATHS AND PARTS THEREOF, AS PROVIDED MORE FULLY IN THE DECLARATION. ERRANT GOLF BALLS MAY LAND ON ANY LOT. THE PORTIONS OF LOTS NOT COVERED BY RESIDENTIAL IMPROVEMENTS MAY BE ENTERED INTO BY THE OPERATOR OF THE ADJACENT GOLF COURSE FOR MAINTENANCE PURPOSES AND MAY BE SUBJECT TO IRRIGATION OVER-SPRAY FROM THE GOLF COURSE. UNDER NO CIRCUMSTANCES SHALL ANY OF THE FOLLOWING PERSONS BE HELD LIABLE FOR ANY DAMAGES OR INJURY RESULTING FROM ERRANT GOLF BALLS, GOLF CLUBS, OR PARTS THEREOF, OR THE EXERCISE OF THIS EASEMENT: DECLARANT; THE ASSOCIATION OR ITS BOARD, OFFICERS OR MEMBERS (IN THEIR CAPACITY AS SUCH); THE PROMONTORY CLUB OR ITS BOARD, OFFICERS, OWNERS OR MEMBERS (IN THEIR CAPACITY AS SUCH); ANY SUCCESSOR OR ASSIGN OF THE DECLARANT, THE ASSOCIATION, OR THE PROMONTORY CLUB, SUCCESSORS-IN-TITLE OF THE GOLF COURSE OR ASSIGNS; BUILDERS (IN THEIR CAPACITY AS SUCH); OR ANY OFFICER, DIRECTOR, OR PARTNER OF ANY OF THE FOREGOING, OR ANY OFFICER, DIRECTOR, EMPLOYEE, OR AGENT OF ANY PARTNER.

4. DEVELOPMENT ON EACH LOT WILL BE LIMITED TO SPECIFIC BUILDING DISTURBANCE AREAS, OR "BUILDING ENVELOPES" DESIGNATED PURSUANT TO THE DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES. BUILDING ENVELOPES MAY BE ESTABLISHED IN THE DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES AND MODIFIED BY THE DECLARANT, OR THE ARCHITECTURAL REVIEW COMMITTEE, WITH THE CONSENT OF THE DECLARANT, IN THE EXERCISE OF THE DECLARANT'S (AND IF APPLICABLE ARCHITECTURAL REVIEW COMMITTEE'S) SOLE DISCRETION, PROVIDED SUCH BUILDING ENVELOPE SHALL INCORPORATE ALL APPLICABLE BUILDING SETBACKS UNDER THE DEVELOPMENT AGREEMENT (DEFINED IN NOTE 9 BELOW) AND SHALL COMPLY WITH ANY ADDITIONAL SETBACK REQUIREMENTS PROVIDED FOR IN THIS FINAL PLAT. THE MAXIMUM HEIGHT OF ANY STRUCTURE IS ESTABLISHED BY THE DESIGN GUIDELINES, OR THE SUPPLEMENTAL DESIGN GUIDELINES AS APPLICABLE. MAXIMUM BUILDING HEIGHTS ARE MEASURED VERTICALLY FROM EXISTING NATURAL GRADE. OWNERS OF LOTS SHALL HAVE NO RIGHTS, EXPECTATIONS OR GUARANTEES WITH RESPECT TO THE FINAL LOCATION OF A BUILDING SITE ON ANY LOT, THE PARTICULAR VIEW FROM ANY LOT, THE LOCATION, SCALE, OR HEIGHT OR OTHER DESIGN FEATURES, OR ANY IMPROVEMENTS THAT MAY BE APPROVED FOR CONSTRUCTION ON ANY LOT.

5. [INTENTIONALLY BLANK]

6. IN ADDITION TO THE LIMITATIONS ON BUILDING SIZE, THE DESIGN GUIDELINES AND ANY APPLICABLE SUPPLEMENTAL DESIGN GUIDELINES MAY CONTAIN SPECIFIC LIMITATIONS REGARDING THE AMOUNT AND NATURE OF LANDSCAPING AND IRRIGATION THAT MAY BE PERMITTED OR REQUIRED ON EACH LOT. ALL LANDSCAPE PLANS AND ANY MODIFICATIONS THERETO MUST BE APPROVED BY THE DESIGN REVIEWER.

7. IN ACCORDANCE WITH SUMMIT COUNTY ORDINANCES, BUILDING PERMITS ISSUED BY SUMMIT COUNTY WILL BE REQUIRED FOR ALL DEVELOPMENT ACTIVITY ON A LOT AND IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN PROMONTORY WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR.

8. PROMONTORY IS SERVED BY OR INCLUDED WITHIN THE BOUNDARIES OF MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT (MRWSSD), PARK CITY FIRE SERVICE DISTRICT (PCFSD), SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SBWRD), AND THE SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT (SBSRD). ALL LOTS ARE SUBJECT TO ASSESSMENTS AND FEES OF ALL THE FOREGOING DISTRICTS.

9. PROMONTORY IS GOVERNED BY THE TERMS OF A DEVELOPMENT AGREEMENT FOR THE PROMONTORY SPECIALLY PLANNED AREA, DATED JANUARY 16, 2001, BETWEEN SUMMIT COUNTY AND THE PROMONTORY DEVELOPER ("DEVELOPMENT AGREEMENT"), AS AMENDED. THE DEVELOPMENT AGREEMENT GOVERNS USES AND IMPOSES REGULATIONS APPLICABLE WITHIN PROMONTORY.

10. DECLARANT RESERVES THE RIGHT TO DESIGNATE ANY LOT OR COMBINATION OF LOTS SHOWN ON THE PLAT THAT IS IN EXCESS OF ONE ACRE IN SIZE AS AN "ESTATE LOT." THE MAXIMUM BUILDING FLOOR AREA OF A HOME DESIGNATED AN "ESTATE LOT" WITHIN THIS PLAT IS 8,000 SQUARE FEET AND THE MAXIMUM BUILDING FLOOR AREA OF A HOME DESIGNATED "INCENTIVE DENSITY" WITHIN THIS PLAT IS 8,000 SQUARE FEET; THE MINIMUM FOR AN "ESTATE LOT" IS 3,500 SQUARE FEET AND THE MINIMUM FOR AN "INCENTIVE DENSITY" IS 3,500. THIS MAY BE FURTHER LIMITED BY THE DESIGN GUIDELINES AND ANY APPLICABLE SUPPLEMENTAL DESIGN GUIDELINES. THE MAXIMUM BUILDING FLOOR AREA OF A HOME STRADDLING TWO LOTS, MAY BE INCREASED TO A SQUARE FOOTAGE NOT TO EXCEED 12,000 SQUARE FEET FOR THE COMBINATION OF TWO "ESTATE LOTS" AND 12,000 SQUARE FEET FOR THE COMBINATION OF TWO "INCENTIVE DENSITY" LOTS IF APPROVED BY THE DESIGN REVIEWER, IN THE EXERCISE OF ITS SOLE DISCRETION, IN CONNECTION WITH THE APPROVAL OF A SPECIFIC HOUSE PLAN. WITHIN PROMONTORY, FLOOR AREA IS MEASURED AS NET LIVABLE AREA, BUT FLOOR AREA DOES NOT INCLUDE THE INTERIORS OF WALLS, GARAGES OR UNCONDITIONED STORAGE OR MECHANICAL SPACES.

11. [INTENTIONALLY BLANK]

12. RESORT UNITS ARE LOTS IDENTIFIED ON THIS PLAT BY THE SYMBOL 'R." RESORT UNITS ARE GENERALLY DEFINED AS UNITS WHICH ARE TIGHTLY CLUSTERED AND EITHER SINGLE FAMILY ATTACHED, DETACHED, ZERO LOT LINE OR CONDOMINIUM SETUP ON LOTS THAT ARE GENERALLY EQUAL TO OR LESS THAN ONE HALF OF AN ACRE (UNLESS OTHERWISE APPROVED BY THE COUNTY MANAGER) AND HAVE A MAXIMUM FLOOR AREA OF 2,500 SQUARE FEET (2,500 SQUARE FEET NET LIVABLE AREA). AN OWNER OF A RESORT UNIT SHALL NOT BE ALLOWED TO PURCHASE AN ADJOINING LOT AND COMBINE TWO LOTS FOR THE PURPOSE OF INCREASING MAXIMUM FLOOR AREA. RESORT UNITS SHALL BE USED FOR SHORT-TERM OCCUPANCY NOT TO EXCEED SIX (6) MONTHS BY ANY RESIDENT IN A SINGLE CALENDAR YEAR PERIOD. RESORT UNIT OWNERS ARE INELIGIBLE TO QUALIFY FOR PERMANENT RESIDENT STATUS BASED UPON THE RESORT UNIT OWNERSHIP. IN THE EVENT THAT A COURT OR SIMILAR OFFICIAL GOVERNMENT DECISION MAKING BODY DETERMINES THAT SECTION 4.4.1.6 OF THE DEVELOPMENT AGREEMENT IS NOT ENFORCEABLE AND AFTER SUCH DETERMINATION AN OWNER OF A RESORT UNIT IS VIOLATING SAID SECTION BY USING SUCH UNIT FOR PERMANENT OCCUPANCY, AN IMPACT FEE IN THE AMOUNT OF $10,000 (IN 2001 DOLLARS ADJUSTED ANNUALLY) WILL BE PAYABLE TO THE COUNTY BY THE RESORT UNIT OWNER. SUCH CONVERSION FEE SHALL BE PAYABLE REGARDLESS OF WHETHER THE OCCUPANCY LIMITATION IN SECTION 4.4.1.6 IS HELD TO BE LEGALLY UNENFORCEABLE BY A COURT OF COMPETENT JURISDICTION.

13. THE DEVELOPMENT AGREEMENT REQUIRES THAT A PURCHASER OF A RESIDENTIAL LOT, INCLUDING RESORT UNITS, SHALL PAY $3,000 TO SUMMIT COUNTY AT THE TIME OF LOT PURCHASE FOR AN AGRICULTURAL PRESERVATION CONTRIBUTION. THOSE CONTRIBUTIONS MAY BE HELD BY SUMMIT COUNTY IN TRUST AND USED TO ACQUIRE TITLE TO OR CONSERVE EASEMENTS ON AGRICULTURAL PROPERTIES IN SUMMIT COUNTY OR OTHERWISE TO PRESERVE OR ENHANCE AGRICULTURAL OPERATIONS IN SUMMIT COUNTY.

14. THE DEVELOPMENT AGREEMENT REQUIRES THAT A PURCHASER OF A RESIDENTIAL LOT, INCLUDING RESORT UNITS, SHALL PAY $500 TO SUMMIT COUNTY AT THE TIME OF BUILDING PERMIT FOR AN AFFORDABLE HOUSING PROGRAM CONTRIBUTION. THOSE CONTRIBUTIONS MAY BE HELD BY SUMMIT COUNTY IN TRUST AND USED TO PROVIDE AFFORDABLE HOUSING OUTSIDE OF THE BOUNDARIES OF PROMONTORY.

15. ALL ROADS WITHIN PROMONTORY ARE PRIVATE AND WILL BE MAINTAINED BY THE ASSOCIATION SUBJECT TO THE TERMS OF RECORDATION. PRIVATE DRIVEWAYS SERVING INDIVIDUAL RESIDENCES AND THE LANDSCAPING ON EACH LOT SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE LOT OWNER. GUARDHOUSES, GATES, LANDSCAPING, SIGNAGE AND OTHER SIMILAR FACILITIES MAY BE CONSTRUCTED WITHIN THE ROAD RIGHTS OF WAY OR ADJOINING COMMON AREA PARCELS. PRIVATE DRIVEWAYS AND OTHER IMPROVEMENTS SERVING MORE THAN ONE LOT SHALL BE THE SHARED MAINTENANCE RESPONSIBILITY OF THE OWNERS OF THE LOTS SERVED THEREBY, PROVIDED THE ASSOCIATION MAY, IN ITS SOLE DISCRETION, UNDERTAKE THE MAINTENANCE OF SUCH SHARED FACILITIES AND ESTABLISH SPECIAL ASSESSMENTS APPLICABLE TO THE BENEFITED LOTS TO COVER THE COSTS OF SUCH MAINTENANCE. AT THE TIME OF ANY RESURFACING OF ROADS WITHIN PROMONTORY, THE ASSOCIATION SHALL BE RESPONSIBLE TO ADJUST WASTEWATER MANHOLES TO GRADE, ACCORDING TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SBWRD) STANDARDS. PRIOR NOTIFICATION OF THE ADJUSTMENTS AND INSPECTION BY SBWRD IS REQUIRED. COMMON AREA TRACTS ARE NOT TO BE CONSTRUED TO BE DEDICATED FOR THE USE OF THE GENERAL PUBLIC BUT ARE DECLARED COMMON AREAS FOR THE USE AND ENJOYMENT OF THE ASSOCIATION.

16. ALTHOUGH PROMONTORY IS A PRIVATE COMMUNITY, DECLARANT HAS RETAINED THE RIGHT TO GRANT EASEMENTS FOR PUBLIC TRAILS IN CERTAIN LOCATIONS WITHIN PROMONTORY. IN ADDITION, THE DEVELOPMENT AGREEMENT CONTEMPLATES THAT THE ASSOCIATION WILL CONTRIBUTE $200,000 TOWARD CERTAIN TRAIL CONNECTIONS ACROSS INTERSTATE 80 AND HIGHWAY 248 UPON THE OCCURRENCE OF CERTAIN PRECONDITIONS. THESE CONTRIBUTIONS WILL BE COVERED BY ASSOCIATION ASSESSMENTS.

17. CONSTRUCTION ACTIVITY WILL BE REQUIRED TO COMPLY WITH A CONSTRUCTION MITIGATION PLAN APPROVED BY SUMMIT COUNTY.

18. THE GRADING OF LOTS WILL BE LIMITED BY THE DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES. HOME PLANS MUST UTILIZE EXISTING GRADE TO THE GREATEST EXTENT POSSIBLE IN CONFORMANCE WITH THE DESIGN GUIDELINES.

19. PROMONTORY OR MRWSSD MAY IMPLEMENT A SECONDARY WATER SYSTEM FOR IRRIGATION PURPOSES. PROMONTORY MAY UTILIZE TREATED SEWAGE EFFLUENT IN WATERING GOLF COURSES AND OTHER AREAS USING IRRIGATION WATER IN COMPLIANCE WITH UTAH REGULATORY STANDARDS. DECLARANT HEREBY RESERVES OVER EACH LOT FOR THE BENEFIT OF THE DECLARANT, THE ASSOCIATION AND THE PROMONTORY CLUB AN EASEMENT FOR IRRIGATION, DRAINAGE, STREAM FLOW, WATER OVER-SPRAY (WHICH MAY INCLUDE RAW WATER AND/OR TREATED EFFLUENT) ACROSS ANY PORTION OF ANY LOT FROM THE IRRIGATION SYSTEM SERVING THE GOLF COURSE(S) OR OTHER LANDSCAPING AT PROMONTORY. UNDER NO CIRCUMSTANCES SHALL DECLARANT, THE ASSOCIATION, MRWSSD OR THE OWNER OF THE GOLF COURSE(S) BE HELD LIABLE FOR ANY DAMAGES OR INJURY RESULTING FROM SUCH IRRIGATION, DRAINAGE OR OVER-SPRAY OR THE EXERCISE OF THIS EASEMENT.

20. PROMONTORY CONTAINS EXTENSIVE AREAS OF OPEN SPACE. OPEN SPACE AREAS DESIGNATED ON THE PLAT SHALL BE PRESERVED IN OPEN SPACE CONDITION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT, DESIGN GUIDELINES AND DECLARATION.

21. THE COMMON DRIVEWAY EASEMENTS AS SHOWN ON THIS PLAT ARE FOR THE PURPOSES OF PROVIDING INGRESS AND EGRESS TO THE OWNERS OF THE LOTS SERVED BY SUCH COMMON DRIVEWAY EASEMENTS (AND THEIR RESPECTIVE TENANTS, GUESTS AND INVITEES), ON A NON-EXCLUSIVE BASIS. PARKING ON SUCH COMMON DRIVEWAY EASEMENTS IS PROHIBITED AT ALL TIMES. NO USE MAY BE MADE OF ANY COMMON DRIVEWAY EASEMENT THAT WOULD PRECLUDE OR UNREASONABLY RESTRICT ACCESS TO ANY LOTS SERVED BY SUCH COMMON DRIVEWAY EASEMENTS. FOLLOWING INITIAL CONSTRUCTION, THE ASSOCIATION SHALL BE RESPONSIBLE FOR UPKEEP, MAINTENANCE AND REPAIR OF THE COMMON DRIVEWAY EASEMENT AREAS, THE COST OF WHICH SHALL BE ASSESSED BY THE ASSOCIATION TO ALL OWNERS OF THE LOTS IN THIS SUBDIVISION AS A BENEFITTED ASSESSMENT, IN ACCORDANCE WITH THE TERMS OF THE DECLARATION. AT THE TIME OF ANY RESURFACING OF THE DRIVEWAYS, THE ASSOCIATION SHALL BE RESPONSIBLE TO RAISE MANHOLES TO GRADE, ACCORDING TO SBWRD SPECIFICATIONS.

22. THE ASSOCIATION HAS THE OBLIGATION TO FENCE OUT AND TO AVOID INTERFERENCE WITH ADJACENT RANCHING AND AGRICULTURAL OPERATIONS. NEITHER DEVELOPER NOR ADJACENT AGRICULTURAL OPERATORS SHALL BE LIABLE FOR ANY INJURY CAUSED BY THE FAILURE TO CONTAIN ADJACENT AGRICULTURAL OPERATIONS.

23. ALL LOTS ARE SUBJECT TO A PUBLIC AND PRIVATE NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT. DECLARANT RETAINS THE RIGHT TO GRANT ADDITIONAL UTILITY EASEMENTS WITHIN PROMONTORY. IN ADDITION TO THE EASEMENTS DESCRIBED IN NOTES 28, 29, 31, AND 36. DECLARANT MAY GRANT EASEMENTS FOR UTILITIES WHETHER OR NOT THE EASEMENTS ARE INTENDED TO SERVE PROMONTORY. ALL ROAD RIGHT OF WAY AND OPEN SPACES SHOWN ON THIS PLAT ARE SUBJECT TO DECLARANT'S RIGHT TO GRANT EASEMENTS FOR UTILITIES. ALL LOTS ARE SUBJECT TO A 10 FOOT WIDE PUBLIC AND PRIVATE NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT ALONG ALL LOT LINES. DECLARANT RETAINS THE RIGHT TO GRANT ADDITIONAL UTILITY EASEMENTS WITHIN PROMONTORY. IN ADDITION TO THE EASEMENTS DESCRIBED IN NOTES 28, 29, 31, AND 36. DECLARANT MAY GRANT EASEMENTS FOR UTILITIES WHETHER OR NOT THE EASEMENTS ARE INTENDED TO SERVE PROMONTORY. ALL ROAD RIGHT OF WAY AND OPEN SPACES SHOWN ON THIS PLAT ARE SUBJECT TO DECLARANT'S RIGHT TO GRANT EASEMENTS FOR UTILITIES.

24. DUE TO THE POSSIBLE EXISTENCE IN PROMONTORY OF SUBSURFACE CONDITIONS AFFECTING CONSTRUCTION, A SOILS ENGINEER SHOULD BE CONSULTED FOR BUILDING FOOTING AND FOUNDATION DESIGNS.

25. SBWRD SHALL BE REQUIRED TO MAINTAIN THE COLLECTOR AND PRESSURE MAINS BUT SHALL NOT BE REQUIRED TO MAINTAIN ANY PRIVATE PRESSURE LINES OR EJECTOR PUMPS LOCATED ON INDIVIDUAL LOTS, WHICH LINES AND PUMPS ARE THE RESPONSIBILITY OF THE INDIVIDUAL. SEVERAL AREAS OF PROMONTORY ARE LIKELY TO REQUIRE LIFT STATIONS OR SECTIONS OF LOW PRESSURE SYSTEM LINES THAT UTILIZE A SERIES OF GRINDER PUMPS. THESE LIFT STATIONS SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF THE ASSOCIATION. THE ASSOCIATION SHALL BE REQUIRED TO PAY SBWRD'S ONGOING COST OF MAINTAINING EACH SUCH FACILITY, AS PROVIDED IN THE SBWRD ANNEXATION AGREEMENT. CERTAIN OF THE LOTS IN THIS PLAT MAY BE EXPECTED TO REQUIRE INSTALLATION OF AN EJECTOR PUMP FOR CONNECTION OF A HOME ON THAT LOT TO THE SEWER SYSTEM. SUCH LOTS ARE INDICATED BY THE NOTATION 'EP" ON THE PLAT.

26. OWNERS CONSTRUCTING DRIVEWAYS OVER DRAINAGE SWALES SHALL BE REQUIRED TO INSTALL A CONCRETE CULVERT IN ACCORDANCE WITH THE REQUIREMENTS OF SUMMIT COUNTY.

27. ALL HOMES AND LANDSCAPING ARE REQUIRED TO COMPLY WITH WATER CONSERVATION MEASURES ESTABLISHED BY THE ASSOCIATION, WHICH MAY INCLUDE LOW-FLOW TOILETS, DRIP IRRIGATION SYSTEMS, THE USE OF DROUGHT TOLERANT PLANT MATERIALS AND OTHER REQUIREMENTS, AS ESTABLISHED FROM TIME TO TIME.

28. RANCH CLUB TRAIL, MEADOW HAWK LANE, PROMONTORY RANCH ROAD, NICKLAUS VALLEY ROAD (GOLF CLUB LINK), AND PAINTED VALLEY PASS GENERALLY DESCRIBE THE PROPOSED LOCATION OF ROADS INTENDED TO PROVIDE A LEGAL RIGHT OF ACCESS TO AND FROM THE PLATTED LOTS AND PUBLICLY DEDICATED STREETS. THE LEGAL DESCRIPTIONS OF THESE ROADS MAY BE MODIFIED BY A SUBSEQUENTLY RECORDED PLAT OR INSTRUMENT REFLECTING APPROVAL OF THE COUNTY AND PROVIDING AN ALTERNATIVE OR MODIFIED ROAD LOCATION. ANY SUCH PLAT OR INSTRUMENT SHALL NOT BE DEEMED AN AMENDMENT TO THIS PLAT AND SHALL NOT REQUIRE THE APPLICATION FOR A PLAT AMENDMENT PROCESS OR THE CONSENT OF EXISTING LOT OWNERS OR MORTGAGE HOLDERS.

29. THE DECLARATION CONTAINS ADDITIONAL EASEMENTS FOR DRAINAGE, NATURAL DRAINAGE WAYS, TRAILS UTILITIES AND OTHER MATTERS WHICH MAY AFFECT PORTIONS OF LOTS OUTSIDE OF THE PORTION OF THE LOT COVERED BY RESIDENTIAL IMPROVEMENTS. THESE EASEMENTS ARE IN ADDITION TO EASEMENTS GRAPHICALLY DESCRIBED ON THE PLAT. DECLARANT ALSO RESERVES PERMANENT EASEMENTS ACROSS THE PORTIONS OF LOTS ALONG ROADWAYS AND OUTSIDE OF THE RESERVED ROAD CORRIDOR FOR THE FINISHING OF CUT AND FILL SLOPES REQUIRED TO COMPLETE THE ROADS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY SUMMIT COUNTY. ACCESS TO LOTS ON THE PLAT MAY BE AFFECTED BY CUT AND FILL SLOPES REQUIRED BY THE ROAD. IN CERTAIN INSTANCES, SPECIAL ENGINEERING AND CONSTRUCTION TECHNIQUES MAY BE REQUIRED FOR DRIVEWAYS ACROSS SUCH CUT AND FILL SLOPES. THE LEGAL DESCRIPTIONS OF THESE EASEMENTS MAY BE MODIFIED BY SUBSEQUENTLY RECORDED PLAT OR INSTRUMENT REFLECTING APPROVAL OF THE COUNTY AND PROVIDING AN ALTERNATIVE OR MODIFIED EASEMENT LOCATION. ANY SUCH PLAT OR INSTRUMENT SHALL NOT BE DEEMED TO BE AN AMENDMENT TO THIS PLAT AND SHALL NOT REQUIRE THE APPLICATION OF A PLAT AMENDMENT PROCESS OR THE CONSENT OF EXISTING LOT OWNERS OR MORTGAGE HOLDERS.

30. RESIDENTIAL BUILDING PERMITS, INCLUDING FOOTING AND FOUNDATION PERMITS, WILL NOT BE ISSUED UNTIL DEVELOPER COMPLIES WITH THE REQUIREMENTS OF 4.6.1 OF THE DEVELOPMENT AGREEMENT FOR THE PROMONTORY SPECIALLY PLANNED AREA, DATED JANUARY 16, 2001, REGARDING INFRASTRUCTURE CONSTRUCTION OR BONDING FOR THE SAME.

31. THE FOLLOWING LISTED SERVICE PROVIDERS ARE GIVEN A NON-EXCLUSIVE UTILITY EASEMENTS ACROSS THE 10 FOOT PRIVATE UTILITY AND DRAINAGE EASEMENTS (AS DESCRIBED IN NOTE 23), THE ROADS SHOWN ON THE PLAT, MEADOW HAWK LANE, PROMONTORY RANCH ROAD, PAINTED VALLEY PASS, AND GOLF CLUB LINK (AS DESCRIBED IN NOTE 28), AND SUCH OTHER CORRIDORS AS MAY BE SPECIFIED ON THE PLAT OR BY SEPARATE RECORDED EASEMENT SIGNED BY THE DECLARANT: ROCKY MOUNTAIN POWER; ALLWEST TELECOMMUNICATIONS; EMBRIDGE ENERGY, SBWRD; AND MRWSSD.

32. ROOFING MATERIALS MUST BE NON-COMBUSTIBLE AND APPROVED BY THE PCFSD AND THE DESIGN REVIEWER. NO WOOD SHAKE ROOFING MATERIAL WILL BE PERMITTED. THE EXTERIOR BASE MATERIAL OF EACH STRUCTURE SHALL BE NON-COMBUSTIBLE WITH A MINIMUM HEIGHT OF FOUR FEET FROM FINISHED GRADE.

33. AN ALL-WEATHER FIRE DEPARTMENT ACCESS ROAD IS REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND/OR COMBUSTIBLE CONSTRUCTION BEING INITIATED. THE ALL-WEATHER FIRE DEPARTMENT ACCESS ROAD IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. IN THE EVENT THAT THE ALL-WEATHER FIRE DEPARTMENT ACCESS IS NOT MAINTAINED, PCFSD RESERVES THE RIGHT TO STOP WORK UNTIL REQUIRED ROADS ARE PLACED BACK IN SERVICE.

34. WATER SUPPLIES REQUIRED FOR FIRE PROTECTION ARE TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND/OR COMBUSTIBLE CONSTRUCTION BEING INITIATED. IN THE EVENT THAT THE FIRE PROTECTION WATER SUPPLY IS NOT MAINTAINED, PCFSD RESERVES THE RIGHT TO STOP WORK UNTIL THE REQUIRED WATER SUPPLY FOR FIRE PROTECTION IS PLACED BACK IN SERVICE. WATER SUPPLIES FOR FIRE PROTECTION MUST BE CLEARLY IDENTIFIED IN A MANNER TO PREVENT OBSTRUCTION BY PARKING AND/OR OTHER OBSTRUCTIONS. EACH WATER SUPPLY FOR FIRE PROTECTION MUST BE MARKED WITH AN APPROVED FLAG TO IDENTIFY ITS LOCATION DURING WINTER CONDITIONS. (UFC 901.2 AND 901 4.3)

35. ALL DWELLING, GUEST HOUSES AND OUT BUILDINGS OVER 750 SQUARE FEET MUST BE CONSTRUCTED WITH A FIRE SPRINKLER SYSTEM INSTALLED AS REQUIRED AND APPROVED BY THE PCFSD. IN SOME INSTANCES, PCFSD MAY REQUIRE BUILDING EXTERIORS TO BE FIRE SPRINKLED DEPENDING ON THE FIRE HAZARD RATING, TYPE OF EXISTING VEGETATION, FUEL BREAK CLEARING LIMITS, SLOPE DEGREE AND ORIENTATION OR TYPES OF BUILDING MATERIALS BEING USED.

36. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS ('PUES') IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE. ROCKY MOUNTAIN POWER APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRIC UTILITY SERVICE.

37. PURSUANT TO UTAH CODE ANN. § 54-3-27, THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES THE 10' WIDE NON-EXCLUSIVE UNDERGROUND UTILITY EASEMENT ("P.U.E"), ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

38. ALL LOT OWNERS SERVED BY MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT (THE DISTRICT) WITHIN THIS PLAT AGREE TO ABIDE BY ALL OF THE RULES, REGULATIONS, AND OTHER CONSTRUCTION RELATED STANDARDS AND SPECIFICATIONS OF THE DISTRICT, INCLUDING PAYMENT OF ALL NECESSARY FEES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. LOT OWNERS ALSO RECOGNIZE THAT THE DISTRICT'S SERVICE AREA SPANS A LARGE MOUNTAINOUS AREA WITH EXTREME VERTICAL RELIEF RESULTING IN NUMEROUS PRESSURE REGULATION FACILITIES. AS SUCH, THE OWNERS RECOGNIZE THAT FLUCTUATIONS (ALBEIT INFREQUENT) IN WATER PRESSURE MAY POSE A RISK TO PROPERTIES SERVED BY SAID SYSTEM. OWNERS AGREE TO INSTALL AND BE RESPONSIBLE FOR THE PROPER OPERATION OF ANY NECESSARY PRESSURE REGULATION AND BACKFLOW DEVICES TO PROTECT ANY PLUMBING FACILITIES AND FIRE SPRINKLING SYSTEMS. FURTHER, THE DISTRICT SHALL HAVE THE RIGHT TO INSTALL, REPAIR, MAINTAIN, REPLACE, ENLARGE, EXTEND, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN ANY EASEMENTS IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING WATER SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES AND TREES, THAT MAY HAVE BEEN PLACED WITHIN THE EASEMENTS. THE DISTRICT MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES AND VEGETATION WITHIN THE EASEMENT AT THE LOT OWNER'S EXPENSE, OR THE DISTRICT MAY REMOVE SUCH STRUCTURES AND VEGETATION AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES, INCLUDING TREES AND RETAINING WALLS, BE PLACED WITHIN THE EASEMENTS OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE ACCESS AND USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DISTRICT. THE DISTRICT IS FURTHER GRANTED RIGHTS OF ACCESS TO ANY AND ALL NON-EXCLUSIVE EASEMENTS, INCLUDING EMERGENCY OR NON-EMERGENCY ACCESS ROADS CONTAINED WITHIN THIS PLAT TO ENLARGE AND/OR EXTEND ITS SERVICES TO ANY ADJOINING PROPERTIES AND PLATS.

39. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II), ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THIS PLAT CONTAINS THE PUE AND APPROXIMATES THE LOCATION OF THE PUE, BUT DOES NOT WARRANT ITS PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

a) A RECORDED EASEMENT OR RIGHT-OF WAY,
b) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS,
c) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
d) ANY OTHER PROVISION OF LAW.

40. EMBRIDGE ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. EMBRIDGE ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT EMBRIDGE ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

41. LOTS 10-24 ARE DESIGNATED AS LOW-PRESSURE SEWER SYSTEM LOTS. THE PURCHASERS OF THESE LOTS ARE HEREBY NOTIFIED THAT WASTEWATER SERVICE TO THESE LOTS WILL BE PROVIDED BY A LOW-PRESSURE SEWER SYSTEM. THE PRIVATE LOW-PRESSURE SEWER LATERAL TO THESE LOTS CONSISTS OF A LOW-PRESSURE GRINDER PUMP STATION AND LOW-PRESSURE DISCHARGE LINE AND APPURTENANCES. THE PRIVATE LOW-PRESSURE LATERAL SYSTEM, WHICH IS THE PRIVATE PROPERTY OF EACH LOT OWNER, CONNECTS TO THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT'S (SBWRD) PUBLIC LOW-PRESSURE SEWER SYSTEM. PURCHASERS OF THE LOW-PRESSURE SEWER SYSTEM LOTS SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS OF THE PRIVATE LOW-PRESSURE LATERAL SYSTEM RELATED TO OR ARISING FROM THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE PRIVATE LOW-PRESSURE SEWER LATERAL SYSTEM. SBWRD SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR PRIVATE LOW-PRESSURE SEWER LATERAL SYSTEMS, INCLUDING ANY COSTS ARISING FROM OR RELATING TO INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT AND MATTERS ARISING FROM FREEZING OR INCORRECT INSTALLATION.

42. UPON RECORDATION OF THIS PLAT, PROMONTORY DEVELOPMENT, LLC HEREBY CONSENTS AND AUTHORIZES SNYDERVILLE BASIN WATER RECLAMATION DISTRICT TO RECORD A NOTICE FOR EACH LOW-PRESSURE SEWER SYSTEM LOT WITH THE SUMMIT COUNTY RECORDER'S OFFICE. THE RECORDED NOTICES SHALL SERVE AS NOTIFICATION TO ALL FUTURE LOT OWNERS OF THE RESPONSIBILITIES ASSOCIATED WITH THE PRIVATE LOW--PRESSURE SEWER LATERAL SYSTEM SERVING THE LOT.

43. THE DEVELOPER ACKNOWLEDGES SERVICES FOR THE PROJECT ARE BEING SUPPLIED BY MOUNTAIN REGIONAL WATER DISTRICT FOR WATER AND SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SEWER, AS THOSE ARE THE APPROVED SERVICE PROVIDERS TO THE SITE.

44. THE MAXIMUM GRADE OF ANY DRIVEWAY MAY NOT EXCEED 10 PERCENT. HOWEVER, 12 PERCENT GRADES MAY BE ALLOWED FOR A MAXIMUM OF 250 LINEAL FEET. THE MINIMUM WIDTH OF ANY DRIVEWAY SHALL BE 12 FEET. ALL DRIVEWAYS OVER 150 FEET MUST INCLUDE A PCFD APPROVED TURN-AROUND FOR EMERGENCY VEHICLES WHERE THE DRIVEWAY MEETS THE BUILDING PAD AND EVERY 400 FEET FOR LONG DRIVEWAYS. THE MINIMUM UNOBSTRUCTED VERTICAL CLEARANCE ON ANY DRIVEWAY SHALL BE 13 FEET 6 INCHES.

45. LANDSCAPE EASEMENT. LOTS 22 & 23 ARE ENCUMBERED BY AN 30 FOOT EXCLUSIVE LANDSCAPE EASEMENT IN FAVOR OF PROMONTORY CONSERVANCY. THE PROMONTORY CONSERVANCY MAY USE THE AREA AS A LANDSCAPE BUFFER FOR PLANTING TALL TREES AS A BLOCKADE FOR ERRANT GOLF BALLS FROM THE ADJACENT GOLF COURSE FAIRWAY. OWNERS OF THESE LOTS WILL HAVE NO ABILITY TO LANDSCAPE OR USE THE PART OF THEIR LOT ENCUMBERED BY THE EXCLUSIVE EASEMENT.

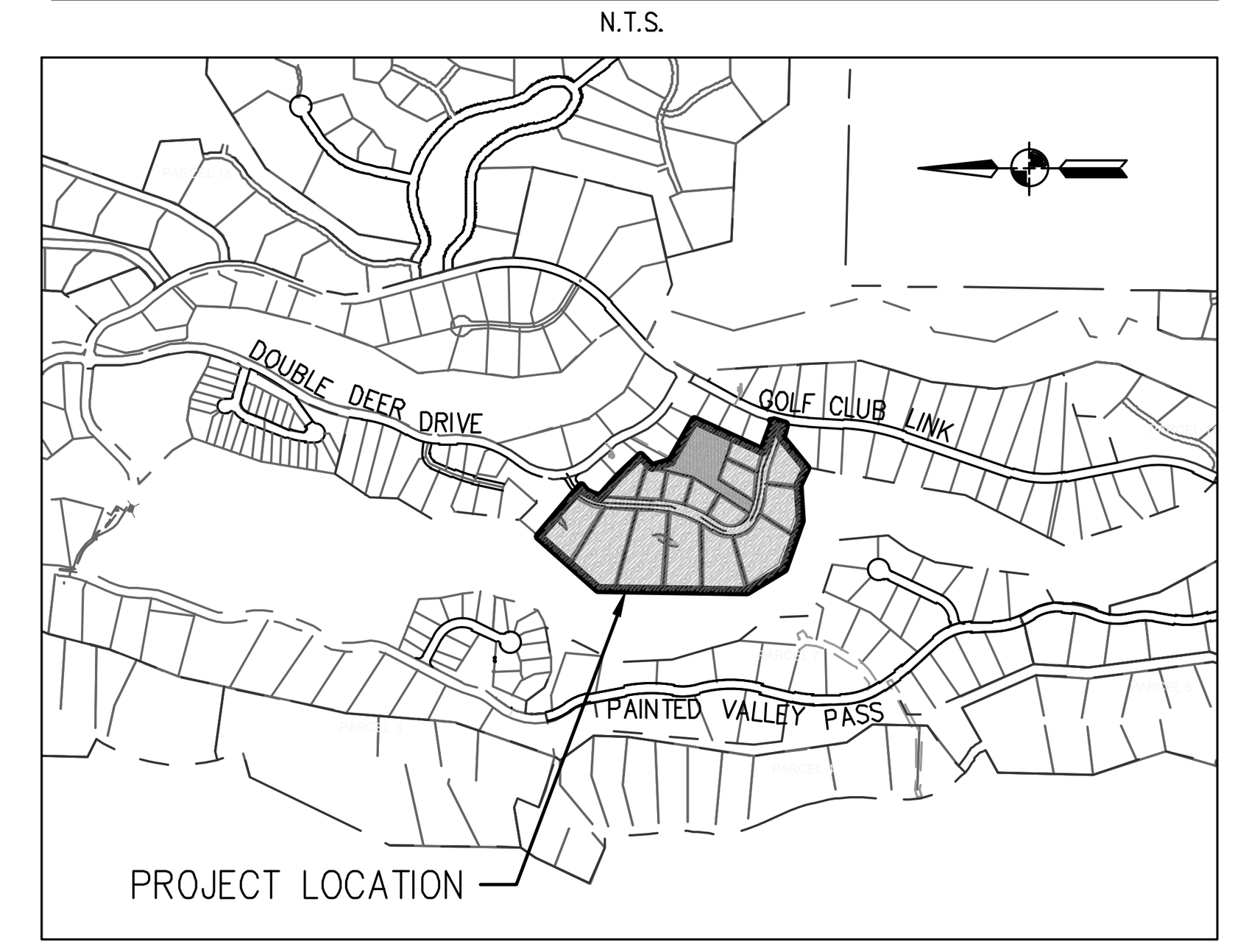
46. RECORD OF SURVEY FILED ON APRIL 22, 2000 AS FILE NO. S-3682 IN THE SUMMIT COUNTY RECORDER'S OFFICE.

SPECIAL NOTES

1. DECLARANT HEREBY GRANTS, FOR THE USE AND BENEFIT OF THE LOTS WITHIN THE PLAT, A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE PARCELS IDENTIFIED AS MEADOW HAWK LANE, KESTRAL WAY, PROMONTORY RANCH ROAD, PAINTED VALLEY PASS, DOUBLE DEER DRIVE AND GOLF CLUB LINK IN THIS PLAT. THE GRANT OF EASEMENT IS SUBJECT TO THE GENERAL NOTE 31.
2. THE ROAD RIGHT-OF-WAY IS SUFFICIENT TO MEET THE MINIMUM REQUIREMENT FOR SNOW STORAGE.
3. 5/8" REBAR AND PLASTIC CAP STAMPED "ATWELL 435-654-9229" TO BE SET AT SUBDIVISION CORNERS AND LOT CORNERS.

VICINITY MAP

N.T.S.



GOVERNING BODY APPROVAL AND ACCEPTANCE

APPROVED THIS _____ DAY OF __________, 20____ ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER THE EASTERN SUMMIT COUNTY DEVELOPMENT CODE, SECTION 11-4-6.

____
SUMMIT COUNTY MANAGER

BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST HALF OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

BEGINNING AT A POINT WHICH IS SOUTH 89°33'14" EAST 2587.88 FEET ALONG THE SECTION LINE AND SOUTH 3685.18 FEET FROM THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN;
THENCE S50°13'34"E 352.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS S43°55'20"E; THENCE 135.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°43'25", WITH A CHORD BEARING AND DISTANCE OF S26°42'58"W 132.61 FEET; THENCE S50°27'51"E 143.67 FEET; THENCE S45°18'13"E 162.90 FEET; THENCE S41°02'36"W 95.63 FEET; THENCE S22°53'43"E 108.94 FEET; THENCE S61°46'09"E 254.82 FEET; THENCE S25°24'29"W 412.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 625.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS S20°41'08"W; THENCE 34.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°09'19", WITH A CHORD BEARING AND DISTANCE OF S67°44'13"E 34.41 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 475.00 FEET; THENCE 70.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°32'33", WITH A CHORD BEARING AND DISTANCE OF S70°25'50"E 70.75 FEET; THENCE S74°42'06"E 45.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THENCE 39.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°15'25", WITH A CHORD BEARING AND DISTANCE OF N60°10'11"E 35.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 925.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS S74°57'32"E; THENCE 75.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°39'31", WITH A CHORD BEARING AND DISTANCE OF S12°42'43"W 75.19 FEET; THENCE N74°42'06"W 71.95 FEET; THENCE S47°31'37"W 220.64 FEET; THENCE N68°59'05"W 115.81 FEET; THENCE S85°19'34"W 158.25 FEET; THENCE N72°12'40"W 287.12 FEET; THENCE N34°55'22"W 234.39 FEET; THENCE N00°15'17"E 812.21 FEET; THENCE N40°25'14"E 432.10 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 20.461 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°33'14" EAST BETWEEN THE SURVEY MONUMENTS AT THE NORTHWEST AND NORTHEAST CORNERS OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

______________________________ BRIAN BALLS, PROFESSIONAL LAND SURVEYOR
__________ DATE
SURVEYOR'S SEAL

OWNER'S DEDICATION

THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE PROMONTORY HAWKS PASS SUBDIVISION PHASE 2, AND DO HEREBY CONSENT TO ITS RECORDATION.

ALSO, THE OWNER HEREBY DEDICATES TO SUMMIT COUNTY, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT, PARK CITY FIRE SERVICE DISTRICT AND MOUNTAIN REGIONAL SPECIAL SERVICE DISTRICT, A NON-EXCLUSIVE EASEMENT OVER ROADS, PRIVATE DRIVEWAYS, PRIVATE TRAILS, TRACTS, INDICATED OPEN SPACE AND AMENITY TRACTS AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING UTILITY INSTALLATION, MAINTENANCE, USE, AND EVENTUAL REPLACEMENT.

EXECUTED THIS__________ DAY OF __________, 2025

PROMONTORY DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

____
BY. KELLI S. BROWN, GENERAL MANAGER

ACKNOWLEDGMENT

STATE OF UTAH____________________ }
COUNTY OF______________________ } S.S.

ON THIS______DAY OF______________, 20___, PERSONALLY APPEARED BEFORE ME, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO ACKNOWLEDGED TO ME THAT SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

____
NOTARY PUBLIC

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY, OF _______, 2025

____
BY: JEFF WARD GIS DIRECTOR
THE SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT

PUBLIC WORKS

THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED.

________ DATE ______________________________ SUMMIT COUNTY PUBLIC WORKS DIRECTOR

QUESTAR GAS COMPANY dba EMBRIDGE ENERGY UTAH

APPROVED THIS _________ DAY OF ___________, 20____

BY-______________________________

TITLE-______________________________

ROCKY MOUNTAIN POWER

SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF ELECTRICAL SERVICE TO THE AREAS SHOWN ON THIS PLAT.

____
AUTHORIZED AGENT OF ROCKY MOUNTAIN POWER

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS ______ DAY OF _________, 20___

____
SUMMIT COUNTY ATTORNEY

COUNTY TREASURER

REVIEWED AND ACCEPTED BY THE OFFICE OF SUMMIT COUNTY TREASURER THIS _____ DAY OF _________ 20___

____
SUMMIT COUNTY TREASURER

S.B.S.R.D

THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED.

____
SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT AUTHORIZED REPRESENTATIVE

MOUNTAIN REGIONAL WATER DISTRICT

ACCEPTED THIS ____ DAY OF ________, 20___ BY THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT WHICH HAS COMMITTED TO PROVIDING WATER SERVICE TO THE LOTS INCLUDED ON THIS PLAT.

____
AUTHORIZED AGENT

PARK CITY FIRE SERVICE DISTRICT

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT.

__________ DATE ______________________________ PARK CITY FIRE MARSHAL

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _______ DAY OF

______________________________, 2025.

BY: ______________________________

SUMMIT COUNTY HEALTH DEPARTMENT

ACCEPTED THIS ______ DAY OF ______, 2025.

____
SUMMIT COUNTY HEALTH DEPARTMENT DIRECTOR

COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE.

_______ DATE ______________________________ SUMMIT COUNTY ENGINEER

RECORDED

ENTRY NO______________________.

STATE OF UTAH COUNTY SUMMIT

DATE__________TIME_________.

RECORDED AND FILED AT THE REQUEST OF:

______________________________.

____
COUNTY RECORDER

Z:\SEG Projects\CURRENT PROJECTS\ATWELL CURRENT PROJECTS\24008620 Promontory Homes Hawks Pass II\DWG\Base\Survey\24008620 Plat.dwg

PROJECT	24008620
SHEET	1 of 2
ISSUE DATE	8/15/2025

ATWELL
866.850.4200 www.atwell.com
55 WEST CENTER • P.O. BOX 176 HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

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DRAWING ALTERATION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENCE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

PROMONTORY
PARK CITY

PROMONTORY HAWKS PASS SUBDIVISION PHASE 2

LOCATED WITHIN THE SOUTH HALF OF SECTION 24 T1S, R4E, S.L.B.&M,
SUMMIT COUNTY, UTAH

EXHIBIT A.3

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	200.00'	135.17'	38°43'25"	132.61'	S26°42'58"W
C2	625.00'	34.42'	3°09'19"	34.41'	N67°44'13"W
C3	475.00'	70.82'	8°32'33"	70.75'	N70°25'50"W
C4	25.00'	39.38'	90°15'25"	35.43'	S60°10'11"W
C5	925.00'	75.21'	4°39'31"	75.19'	N12°42'43"E
C6	225.00'	79.36'	20°12'28"	78.94'	N55°28'44"E
C8	225.00'	170.67'	43°27'43"	166.61'	N23°38'40"E
C9	600.00'	228.88'	21°51'25"	227.50'	N77°05'16"W
C10	600.00'	353.71'	33°46'37"	348.61'	N18°48'07"E
C11	135.00'	77.84'	33°02'10"	76.77'	N19°10'20"E
C12	135.00'	150.05'	63°41'01"	142.45'	N29°11'16"W
C13	350.00'	164.85'	26°59'12"	163.33'	N74°31'22"W
C14	500.00'	74.55'	8°32'33"	74.48'	N70°25'50"W
C15	925.00'	50.14'	3°06'21"	50.14'	S13°29'18"W
C16	925.00'	25.07'	1°33'09"	25.07'	S11°09'32"W
C17	200.00'	18.99'	5°26'27"	18.98'	S4°38'02"W
C18	625.00'	36.98'	3°23'24"	36.97'	N3°36'31"E
C19	625.00'	125.71'	11°31'28"	125.50'	N11°03'57"E
C20	625.00'	136.11'	12°28'39"	135.84'	N23°04'00"E
C21	625.00'	69.65'	6°23'06"	69.61'	N32°29'52"E
C22	110.00'	185.69'	96°43'11"	164.41'	S12°40'10"E
C23	325.00'	21.82'	3°50'48"	21.82'	S62°57'10"E
C24	325.00'	61.49'	10°50'22"	61.39'	S70°17'45"E
C25	325.00'	69.77'	12°18'02"	69.64'	S81°51'57"E
C26	625.00'	92.00'	8°26'03"	91.92'	N83°47'56"W
C27	625.00'	112.00'	10°16'03"	111.85'	N74°26'53"W
C28	250.00'	187.19'	42°53'59"	182.84'	S23°21'48"W
C29	575.00'	80.12'	7°59'01"	80.06'	N5°54'19"E
C30	575.00'	186.10'	18°32'39"	185.29'	N19°10'09"E
C31	575.00'	72.75'	7°14'57"	72.70'	N32°03'57"E
C32	160.00'	117.42'	42°02'48"	114.80'	S14°40'01"W
C33	160.00'	152.68'	54°40'23"	146.95'	S33°41'35"E
C34	375.00'	46.52'	7°06'26"	46.49'	S64°34'59"E
C35	375.00'	130.11'	19°52'46"	129.46'	S78°04'35"E
C36	575.00'	35.67'	3°33'15"	35.66'	N86°14'21"W
C37	575.00'	183.68'	18°18'10"	182.90'	N75°18'38"W
C38	525.00'	78.28'	8°32'33"	78.20'	S70°25'50"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S41°02'36"W	95.63'
L2	S22°53'43"E	108.94'
L3	S74°42'06"E	45.73'
L4	N74°42'06"W	71.95'
L5	S74°42'06"E	2.18'
L6	N74°42'06"W	72.31'
L7	N74°42'06"W	25.04'
L8	N65°34'58"E	24.21'

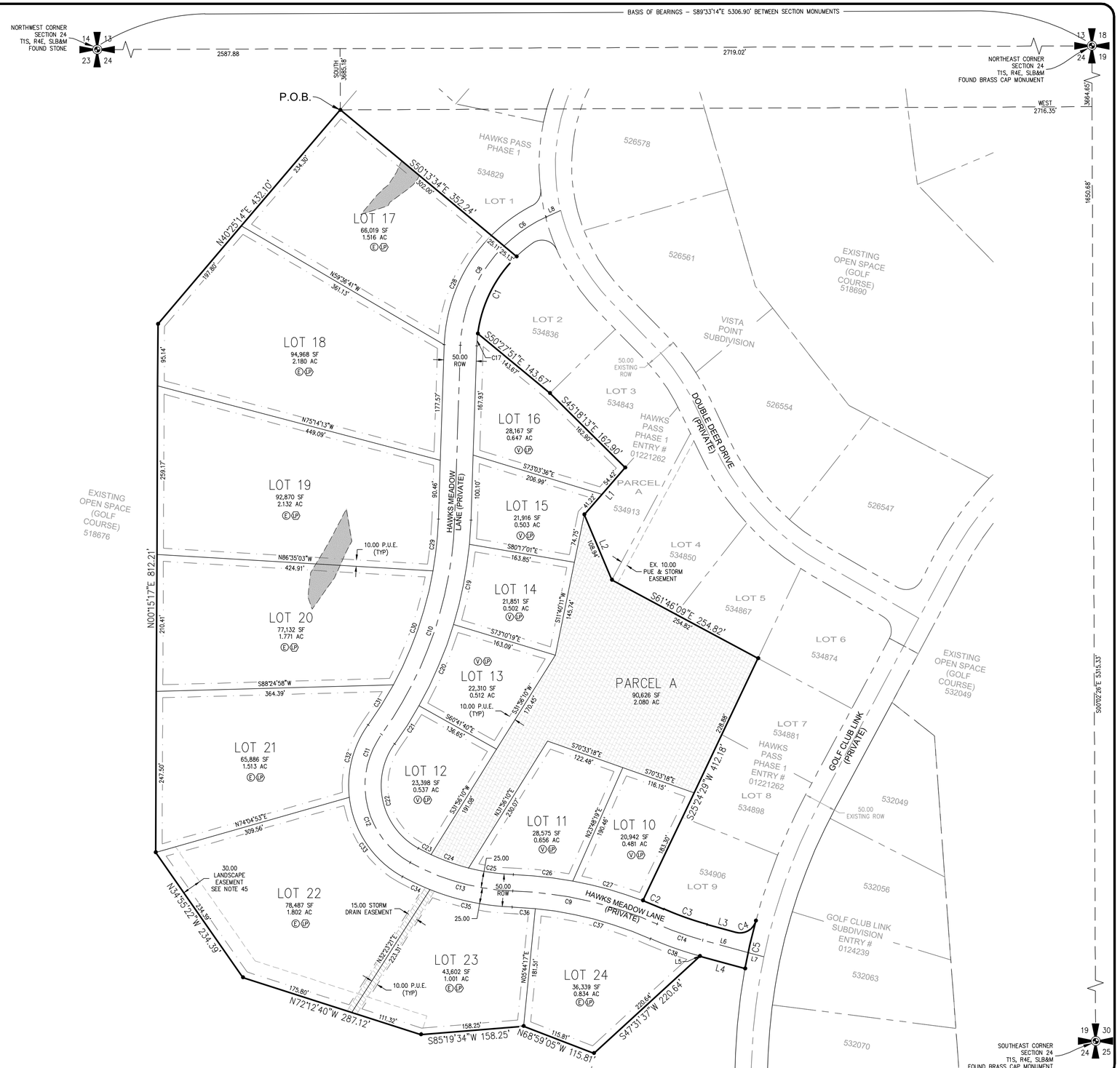
80 0 40 80

1 INCH = 80 FT
(SCALE IN FEET)

ADDRESSES	
LOT #	ADDRESS
10	XXX HAWKS MEADOW LANE
11	XXX HAWKS MEADOW LANE
12	XXX HAWKS MEADOW LANE
13	XXX HAWKS MEADOW LANE
14	XXX HAWKS MEADOW LANE
15	XXX HAWKS MEADOW LANE
16	XXX HAWKS MEADOW LANE
17	XXX HAWKS MEADOW LANE
18	XXX HAWKS MEADOW LANE
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22	XXX HAWKS MEADOW LANE
23	XXX HAWKS MEADOW LANE
24	XXX HAWKS MEADOW LANE
OS A	XXX HAWKS MEADOW LANE

LEGEND

- BOUNDARY LINE
- CENTERLINE
- SECTION LINES
- ADJACENT PROPERTY LINES
- PUBLIC UTILITY EASEMENT LINES
- BUILDING SETBACK LINES
- EASEMENT LINE
- BOUNDARY ANGLE POINT
- (E) ESTATE LOT — SEE GENERAL NOTE 10
- (V) VILLA LOT — SEE GENERAL NOTE XX
- (LP) E-ONE TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 41
- 15' PUBLIC STORM WATER EASEMENT
- OPEN SPACE/PARK AMENITY
- AREA EXCEEDING 30% SLOPES
- SECTION CORNER (14 13 / 23 24)



J:\SLC Projects\CURRENT PROJECTS\ATWELL CURRENT PROJECTS\24008620 Promontory Homes Hawks Pass II\Civil\Dgn\Survey\24008620 Plot.dwg

PROJECT 24008620
SHEET 2 OF 2
ISSUE DATE 8/15/2025

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PROMONTORY PARK CITY

PROMONTORY HAWKS PASS SUBDIVISION PHASE 2

LOCATED WITHIN THE SOUTH HALF OF SECTION 24 T1S, R4E, S.L.B.&M, SUMMIT COUNTY, UTAH

PROMONTORY HAWKS PASS SUBDIVISION PHASE 2

LEGEND

- BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- ADJACENT PROPERTY
- 5610 PROPOSED CONTOURS
- 5570 EXISTING CONTOURS
- LIMITS OF DISTURBANCE
- 2" LPSS SANITARY SEWER LINE (PLAN)
- SANITARY SEWER LINE (PROFILE)
- 8" WTR CULINARY WATER LINE
- CULINARY WATER LINE (PROFILE)
- 18" SD STORM DRAIN LINE (PLAN)
- STORM DRAIN LINE (PROFILE)
- 4" IRR IRRIGATION LINE (PLAN)
- IRRIGATION LINE (PROFILE)
- (lpss) EXISTING SEWER LINE
- (w) EXISTING WATER LINE
- (sd) EXISTING STORM DRAIN LINE
- SEWER LATERAL, D-3
- SINGLE WATER LATERAL W/ FOAM BOARD, D-2
- 3-62 LF 6" CONDUIT BUNDLE 3" SEPARATION
- EXISTING ASPHALT
- PROPOSED ASPAHLT
- PROPOSED OPEN SPACE
- 30% GRADE
- RIPRAP DITCH
- (S) SANITARY SEWER MANHOLE, D-3
- (D) STORM DRAIN MANHOLE, D-1
- STORM DRAIN 4X4 BOX, D-1
- STORM DRAIN PIPE OUTLET, D-2
- PIPE REDUCER
- UTILITY VALVE, D-4
- END CAP W/ THRUST BLOCK, D-2
- STOP & STREET SIGNS, C-1.2
- (FH) FIRE HYDRANT, D-1 *FACE OF HYDRANT TO BE NO CLOSER THAN 7' FROM EDGE OF PAVEMENT TYP.
- OUTLET RIP-RAP
- (EP) E-ONE TYPE SEWAGE EJECTOR PUMP

NOTES

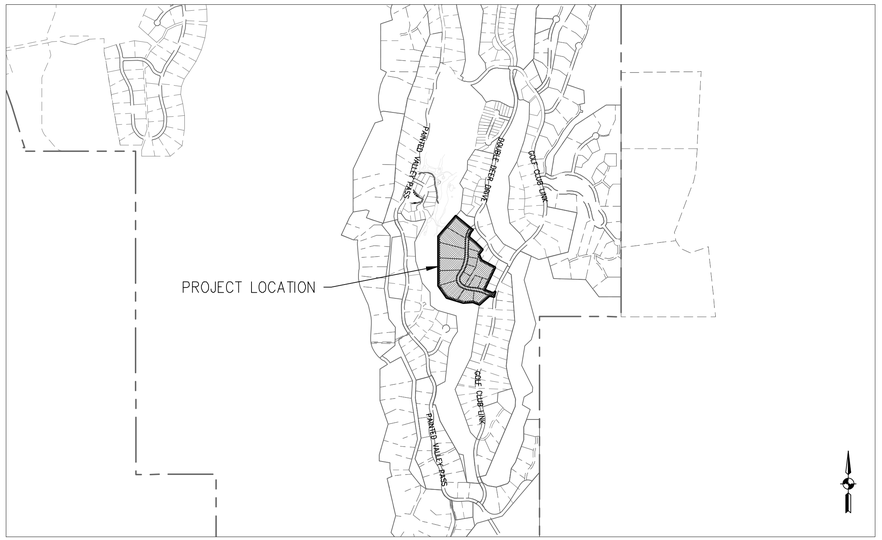
1. LOCATION OF UTILITY SYMBOLS MAY SHIFT FOR SAKE OF READABILITY REFER TO STATION LABELS FOR ACTUAL LOCATION.
2. MAINTAIN CULINARY WATER LINES A MINIMUM 10' FROM SANITARY SEWER LINES.
3. INSTALLATION OF ALL HDPE LINES, FITTINGS AND APPURTENANCES IS TO FOLLOW MANUFACTURER STANDARDS, PRACTICE AND DETAILS.
4. FOR UTILITIES INSTALLED ON PROJECT. CULINARY WATER IS TO HAVE A MINIMUM COVERAGE DEPTH OF 6 FEET, SANITARY SEWER 4 FEET AND STORM DRAIN A MIN 2.5 FEET AND MAX COVERAGE OF 15 FEET.

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST HALF OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

BEGINNING AT A POINT WHICH IS SOUTH 89°33'14" EAST 2669.90 FEET ALONG THE SECTION LINE AND SOUTH 3588.87 FEET FROM THE CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN;
THENCE S50°13'34"E 352.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS S43°55'02"E; THENCE 135.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°43'25", WITH A CHORD BEARING AND DISTANCE OF S26°42'58"W 132.61 FEET; THENCE S50°22'51"E 143.67 FEET; THENCE S45°18'13"E 162.90 FEET; THENCE S41°52'36"W 95.63 FEET; THENCE S22°53'43"E 108.94 FEET; THENCE S61°46'09"E 254.82 FEET; THENCE S25°24'29"W 412.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 625.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS S20°41'08"W; THENCE 34.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°09'19", WITH A CHORD BEARING AND DISTANCE OF S81°44'13"E 34.41 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 475.00 FEET; THENCE 70.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°32'33", WITH A CHORD BEARING AND DISTANCE OF S70°25'50"E 70.75 FEET; THENCE S74°42'06"E 45.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THENCE 39.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°15'25", WITH A CHORD BEARING AND DISTANCE OF N60°10'11"E 35.43 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 925.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS S74°57'32"E; THENCE 75.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°39'31", WITH A CHORD BEARING AND DISTANCE OF S17°24'43"W 75.19 FEET; THENCE N74°42'06"W 71.95 FEET; THENCE S47°31'37"W 220.64 FEET; THENCE N68°59'05"W 115.81 FEET; THENCE S85°19'34"W 158.25 FEET; THENCE N72°12'46"W 287.12 FEET; THENCE N34°56'22"W 234.39 FEET; THENCE N00°51'17"E 812.21 FEET; THENCE N40°25'14"E 432.10 FEET TO THE POINT OF BEGINNING.

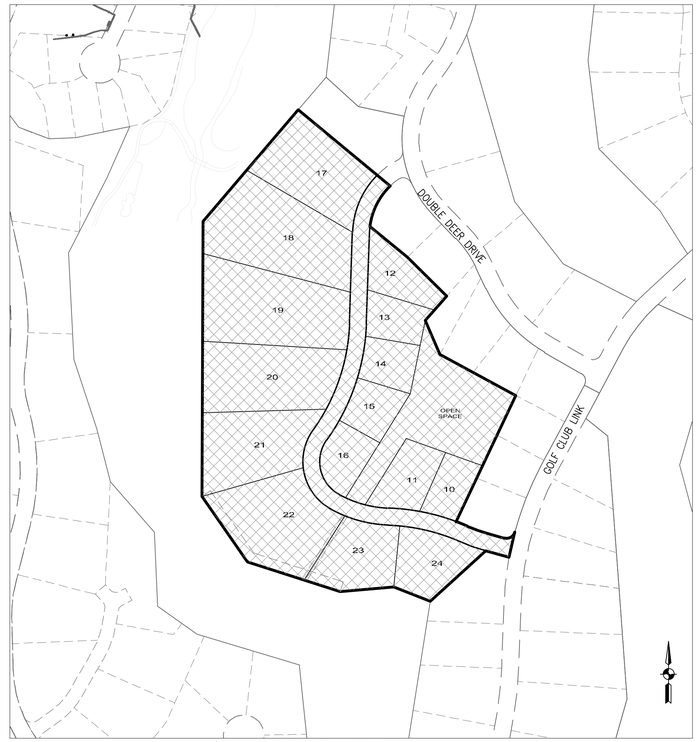
PARCEL CONTAINS 20.461 ACRES



PROJECT OVERVIEW
NTS

SHEET LIST TABLE	
Sheet Number	Sheet Title
C-1.0	COVER
C-1.1	EXISTING CONDITIONS
C-1.2	SHEET INDEX & SIGNAGE
C-1.4	SLOPE ANALYSIS
C-2.1	OVERALL UTILITIES
C-3.1	HAWKS MEADOW LANE PLAN & PROFILE
C-3.2	HAWKS MEADOW LANE PLAN & PROFILE
C-3.3	STORM DRAIN PLAN & PROFILE
C-3.4	STORM DRAIN PLAN & PROFILE
C-4.1	GRADING PLAN
C-4.2	GRADING PLAN
C-5.1	OVERALL SECTION VIEWS
C-5.2	HAWKS MEADOW LANE CROSS-SECTIONS
C-5.3	HAWKS MEADOW LANE CROSS-SECTIONS
C-6.1	SWPPP PLAN
D-1	STREET, STORM & WATER DETAILS
D-2	WATER DETAILS
D-3	SEWER DETAILS
D-4	SWPPP DETAILS

PROJECT CONTACTS							
PARTY	CONTACT NAME	COMPANY	ADDRESS	CITY	STATE	ZIP	PHONE
OWNER	MATTHEW IDEMA	UTAH 7000 CABINS, LLC	8758 NORTH PROMONTORY RANCH ROAD	PARK CITY	UT	84098	801-541-6863
ENGINEER	BRIAN BALLS	ATWELL LLC	PO BOX 176	HEBER CITY	UT	84032	435-654-9229
SURVEYOR	BRIAN BALLS	SUMMIT ENGINEERING	PO BOX 176	HEBER CITY	UT	84032	435-654-9229
WATER	SAM GRENLIE	MOUNTAIN REGIONAL WATER	PO BOX 519	PARK CITY	UT	84098	801-712-8598
SEWER	CORY SHORKEY	SBWRD	2800 HOMESTEAD ROAD	PARK CITY	UT	84098	435-297-2211
PHONE	DEVELOPERS CONTRACT GROUP	LUMEN - CENTURY LINK	1425 W 3100 S	SALT LAKE CITY	UT	84119	800-526-3557
ELECTRIC	HAROLD WILSON	HEBER LIGHT & POWER	31 S 100 W	HEBER CITY	UT	84032	435-654-1581
GAS	BRANDON WELLS	DOMINION ENERGY	6445 SILVER CREEK DRIVE	PARK CITY	UT	84032	435-645-4881
SUMMIT COUNTY INSPECTION	---	SUMMIT COUNTY	60 N MAIN STREET	COALVILLE	UT	84017	435-336-3200
CONTRACTOR	TBD						



ADJACENT PROPERTIES MAP
NTS

NOTES

1. THE PROJECT BENCHMARK ELEVATION IS 6877.27 (PROMONTORY DATUM) AT THE NORTHEAST CORNER OF THE STORM DRAIN GRATE AT THE MAIN ENTRANCE TO THE NICKLAUS CLUBHOUSE FACILITY. CONVERSION TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) IS -4.1 FEET.
2. ALL SUBDIVISION IMPROVEMENTS SHALL CONFORM TO SUMMIT COUNTY (EASTERN) DESIGN STANDARDS, APWA 2017 STANDARDS AND SPECIFICATIONS; SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SBWRD) DEVELOPMENT PROCEDURES, DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS; AND TO CONTRACT DOCUMENTS PREPARED FOR THIS PROJECT.
3. THE CONSTRUCTION OF THE WATER SYSTEM IMPROVEMENTS SHALL CONFORM TO THE UTAH ADMINISTRATIVE CODE R309-550-6(1) NSF STANDARD FOR HEALTH EFFECTS, R309-550-8 (7) PRESSURE AND LEAKAGE TESTING, R309-550-8(9) SEALING PIPE ENDS DURING CONSTRUCTION, R309-550-8(10) DISINFECTING WATER DISTRIBUTION SYSTEMS, R309-550-7 (1) SEPARATION OF WATER MAINS FROM SEWERS AND OTHER POLLUTION SOURCES OR THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT (MRWSSD) PROCEDURES, DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
4. WATER LINE FITTINGS ARE APPROXIMATE. EXACT NUMBERS AND LOCATIONS SHALL BE FIELD DETERMINED AND SHALL BE AS REQUIRED TO ACHIEVE THE SPECIFIED CONSTRUCTION RESULTS.
5. FINISH GRADES ARE AT ROADWAY CENTERLINE, UNLESS OTHERWISE SPECIFICALLY NOTED. ALL ROADWAY SIDE SLOPES ARE TO BE 2:1 SLOPES EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE OR AS DIRECTED BY THE ENGINEER.
6. ATWELL ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
7. CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITY TO AREAS WITHIN THE RIGHT-OF-WAY, UTILITY EASEMENTS, AND DESIGNATED STORAGE, STAGING, ACCESS, CONSTRUCTION AND MATERIAL WASTE AREAS. CONTRACTOR SHALL ABIDE BY EROSION CONTROL REQUIREMENTS AS SET FORTH HEREIN AND AS REQUIRED BY STATE, COUNTY, AND LOCAL LAWS.
8. THE DECLARATION CONTAINS ADDITIONAL EASEMENTS FOR DRAINAGE, NATURAL DRAINAGE WAYS, TRAILS, UTILITIES, AND OTHER MATTERS WHICH MAY AFFECT PORTIONS OF LOTS OUTSIDE OF THE PORTION OF THE LOT COVERED BY RESIDENTIAL IMPROVEMENTS. THESE EASEMENTS ARE IN ADDITION TO EASEMENTS GRAPHICALLY DESCRIBED ON THE PLAT. DECLARANT ALSO RESERVES PERMANENT EASEMENT ACROSS THE PORTIONS OF LOTS ALONG ROADWAYS AND OUTSIDE OF THE RESERVED ROAD CORRIDOR FOR THE FINISHING OF CUT & FILL SLOPES REQUIRED TO COMPLETE THE ROADS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY SUMMIT COUNTY. ACCESS TO LOTS ON THE PLAT MAY BE AFFECTED BY CUT AND FILL SLOPES REQUIRED BY THE ROAD IN CERTAIN INSTANCES, SPECIAL ENGINEERING AND CONSTRUCTION TECHNIQUES MAY BE REQUIRED FOR DRIVEWAYS ACROSS SUCH CUT AND FILL SLOPES. THE LEGAL DESCRIPTION OF THESE EASEMENTS MAY BE MODIFIED BY SUBSEQUENTLY RECORDED PLAT OR INSTRUMENT REFLECTING APPROVAL OF THE COUNTY AND DEEMED TO BE AN AMENDMENT TO THIS PLAT AND SHALL NOT REQUIRE THE APPLICANT OF A PLAT AMENDMENT PROCESS OR THE CONSENT OF EXISTING OWNERS OR MORTGAGE HOLDERS.
9. MINIMUM COVER OVER ALL WATER LINES MUST BE MAINTAINED (6.0' MIN. OR AS DETAILED ON DRAWINGS).
10. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED BUT IN NO CASE MORE THAN 5 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
11. IF SEDIMENT IS TRACKED ONTO PAVED ROADS, THE ROADS AND WORK AREAS WILL BE SWEPT OR FLUSHED WITH WATER TO REMOVE MATERIAL, AS REQUIRED. IF LARGE AMOUNTS OF MATERIAL GET ON THE SURFACES, TO THE POINT WHERE A WATER SPRAY WOULD BE INEFFICIENT, THE MATERIAL WILL BE MANUALLY REMOVED OR A SWEEPER WILL BE USED. TRANSITION ZONES MAY BE ESTABLISHED. WATER WILL NOT BE APPLIED WHEN THE ROADS OR WORK AREAS ARE COVERED WITH SNOW OR ICE OR WHEN THE TEMPERATURE DROPS BELOW FREEZING. IF ACCEPTABLE STANDARDS ARE NOT MET, OPERATIONS WILL CEASE UNTIL CONDITIONS IMPROVE TO THE POINT THAT STANDARDS CAN BE MAINTAINED.

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PROMONTORY
PARK CITY

REVISIONS	DATE	BY
1		
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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ

DRAWN BY: SFS
ISSUE DATE 8/14/2025

PROJECT
PROMONTORY HAWKS PASS SUBDIVISION PH 2

SHEET TITLE
COVER

PROJECT
24008620

SHEET
C-1.0

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LEGEND

- BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- CENTER LINE
- ADJACENT PROPERTY
- EXISTING MINOR CONTOUR
- 5570 EXISTING MAJOR CONTOUR
- EXISTING STORMWATER DITCH
- (pss) EXISTING SEWER LINE
- (w) EXISTING WATER LINE
- (sd) EXISTING STORM DRAIN LINE
- EXISTING ASPHALT
- 30% SLOPES
- EXISTING STORM DRAIN CATCH BASIN & RIP-RAP
- EXISTING FIRE HYDRANT
- EXISTING AIR VAC

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EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEER'S KNOWLEDGE. UTILITIES FOUND IN THE FIELD, THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS, THAT HAVE NOT BEEN IDENTIFIED SHALL BE RAISED, RELOCATED, REMOVED, ETC. AT OWNER'S EXPENSE.

KEY MAP
NTS



A:\SLE Projects\ASGRENT PROJECTS\ATWELL CURRENT PROJECTS\24008620 Promontory Hawks Pass 1\WORK\Base\Survey\24008620 Exhibits.dwg

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PROMONTORY
PARK CITY

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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ

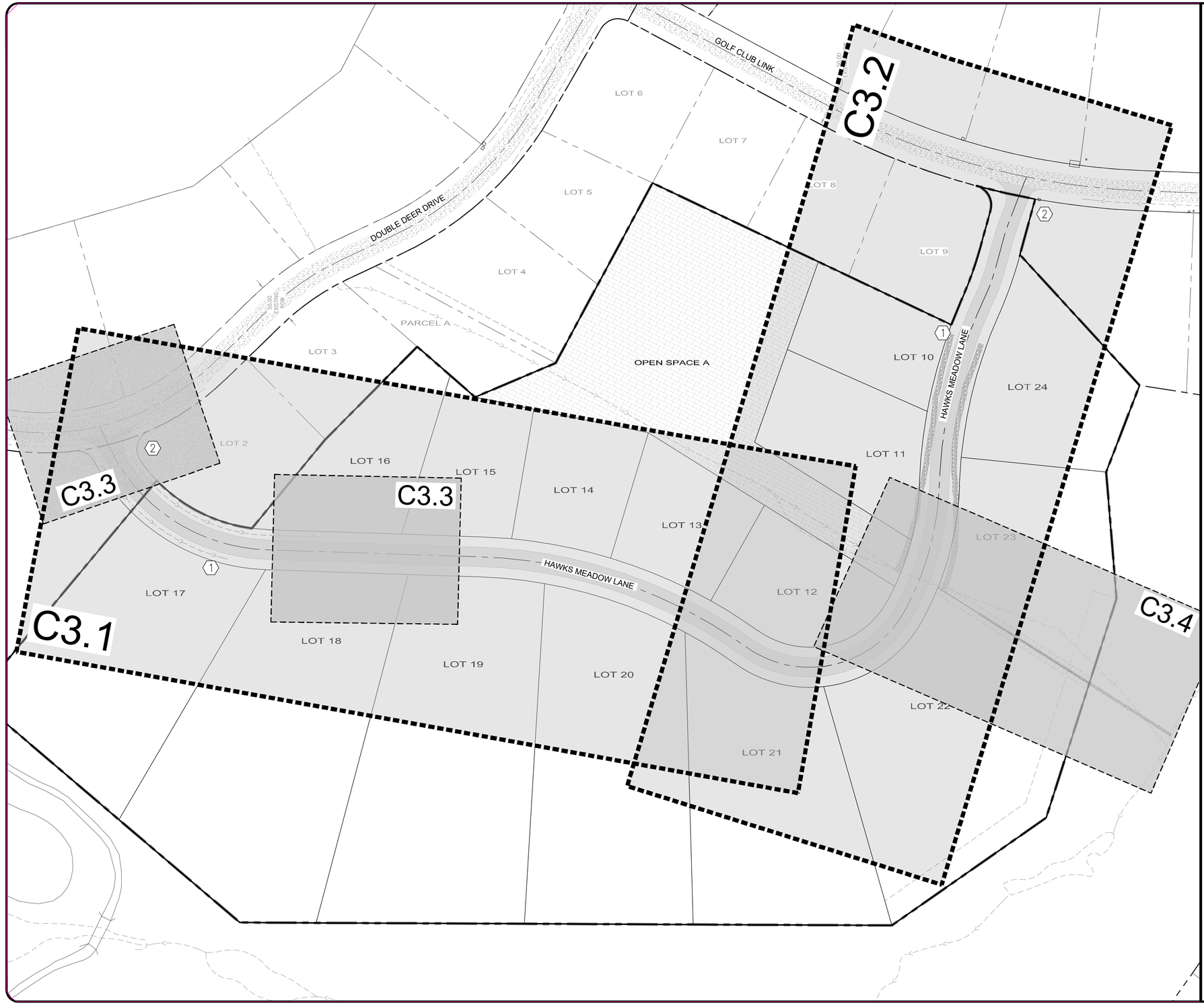
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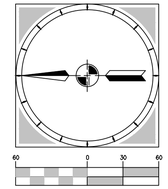
PROJECT
PROMOTORY HAWKS PASS SUBDIVISION PH 2

SHEET TITLE
EXISTING CONDITIONS

PROJECT
24008620

SHEET
C-1.1





#	SIGNAGE KEYNOTES	
1	SPEED LIMIT 20	R2-1 18 X 24
2	STOP	R1-1 30 X 30

REFER TO UDOT STD DWG SN7A AND SN9A FOR SIGN REQUIREMENTS.

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PROMONTORY
PARK CITY

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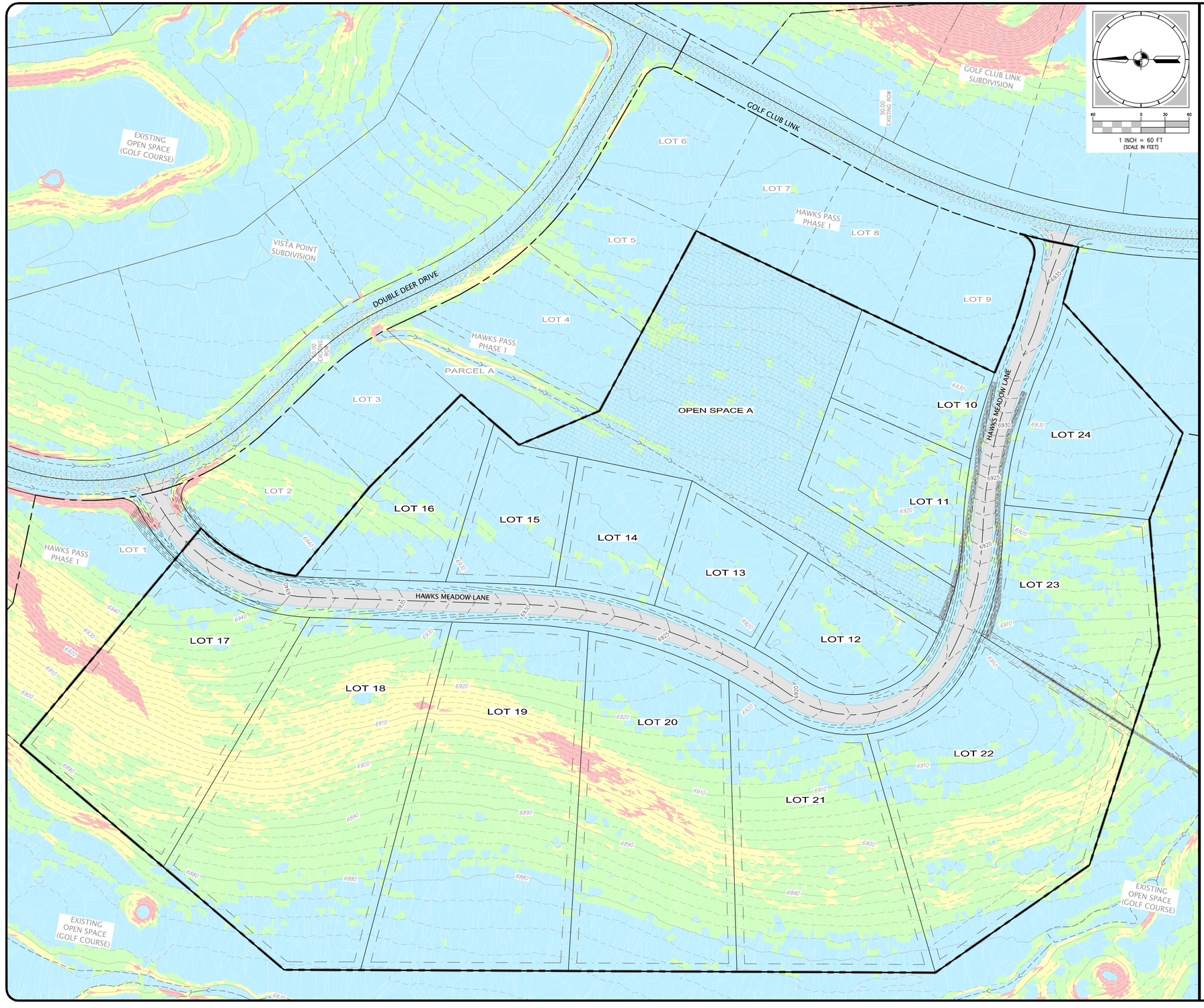
PROJECT
PROMONTORY HAWKS PASS SUBDIVISION PH 2

SHEET TITLE
SHEET INDEX & SIGNAGE PLAN

PROJECT
24008620

SHEET
C-2.1

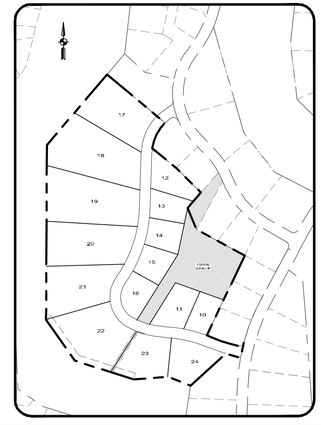
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Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	3413690.98	
2	10.00%	20.00%	1458833.40	
3	20.00%	30.00%	595528.21	
4	30.00%	99999900.00%	451439.42	

KEY MAP
NTS



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PROMONTORY
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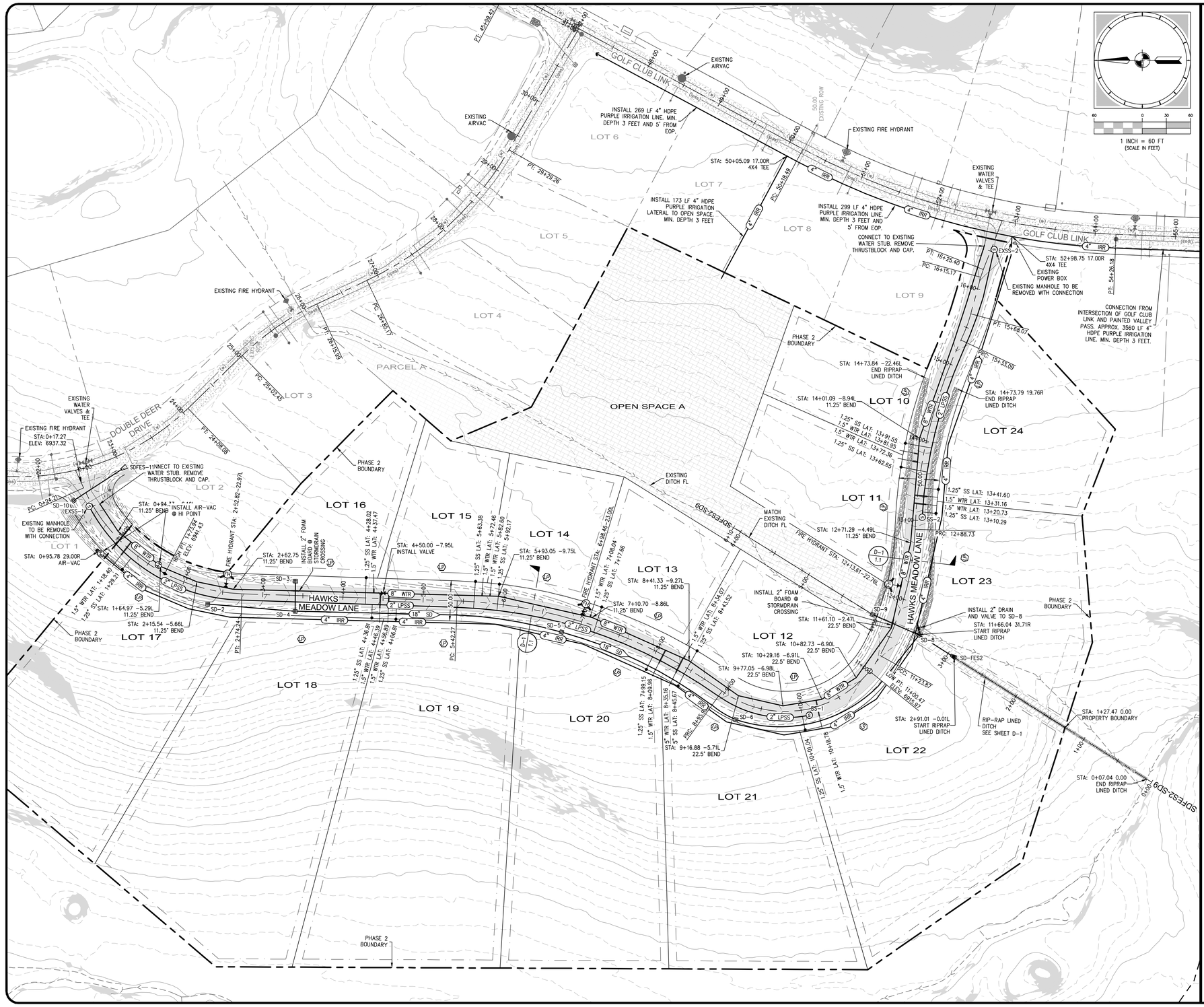
PROJECT
PROMOTORY HAWKS PASS SUBDIVISION PH 2

SHEET TITLE
SLOPE MAP

PROJECT
24008620

SHEET
C-1.4

A:\SEA Projects\Projects\24008620 Promontory Homes Hawk Pass 1\Civil\Current Projects\24008620 Promontory Homes Hawk Pass 1 Utility Extension-24008620_SLOPE_MAP.dwg



LEGEND

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- PROPOSED OPEN SPACE
- 30% GRADE
- RIPRAP DITCH
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- (D) STORM DRAIN MANHOLE, D-1
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- STORM DRAIN PIPE OUTLET, D-2
- PIPE REDUCER
- UTILITY VALVE, D-4
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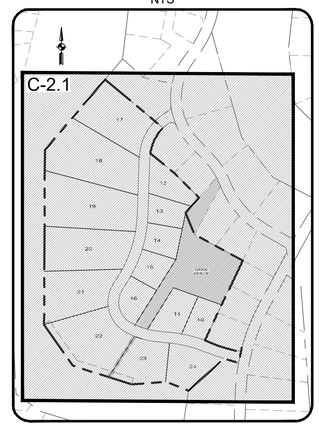
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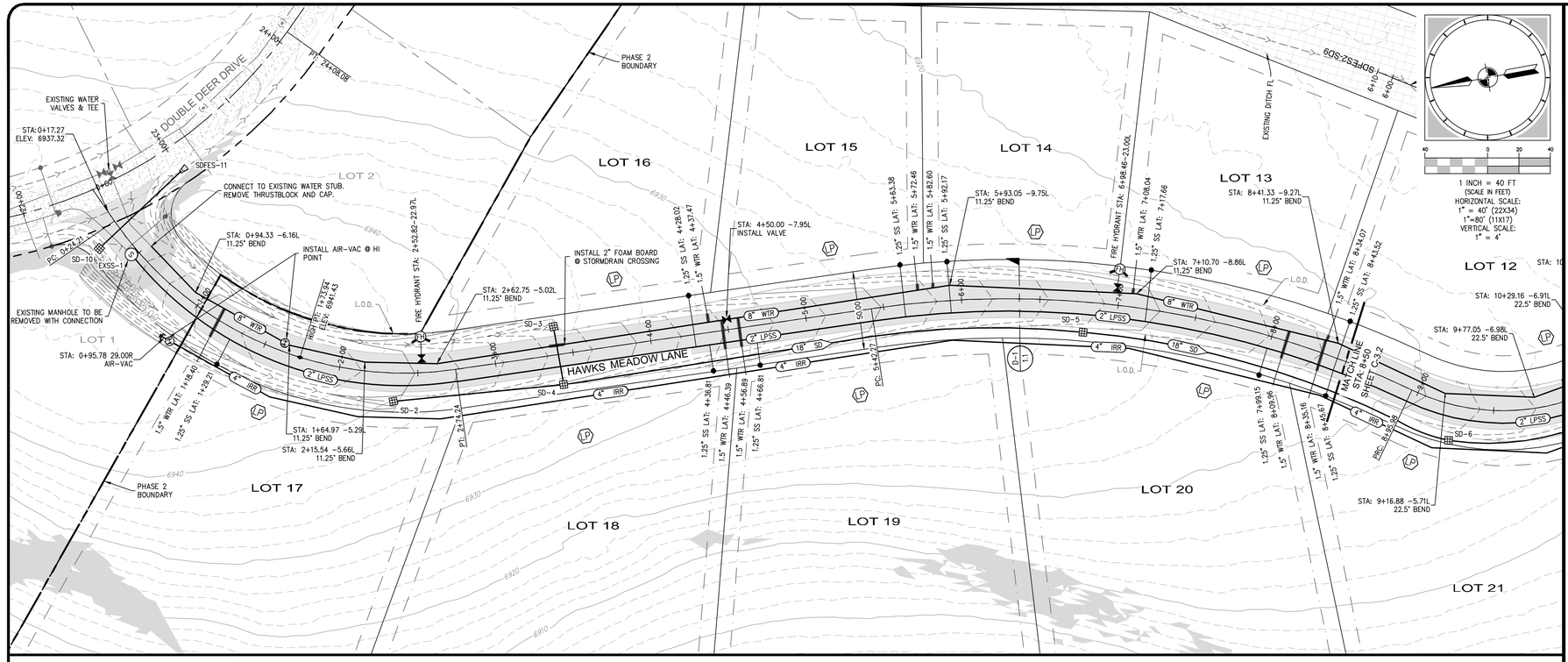
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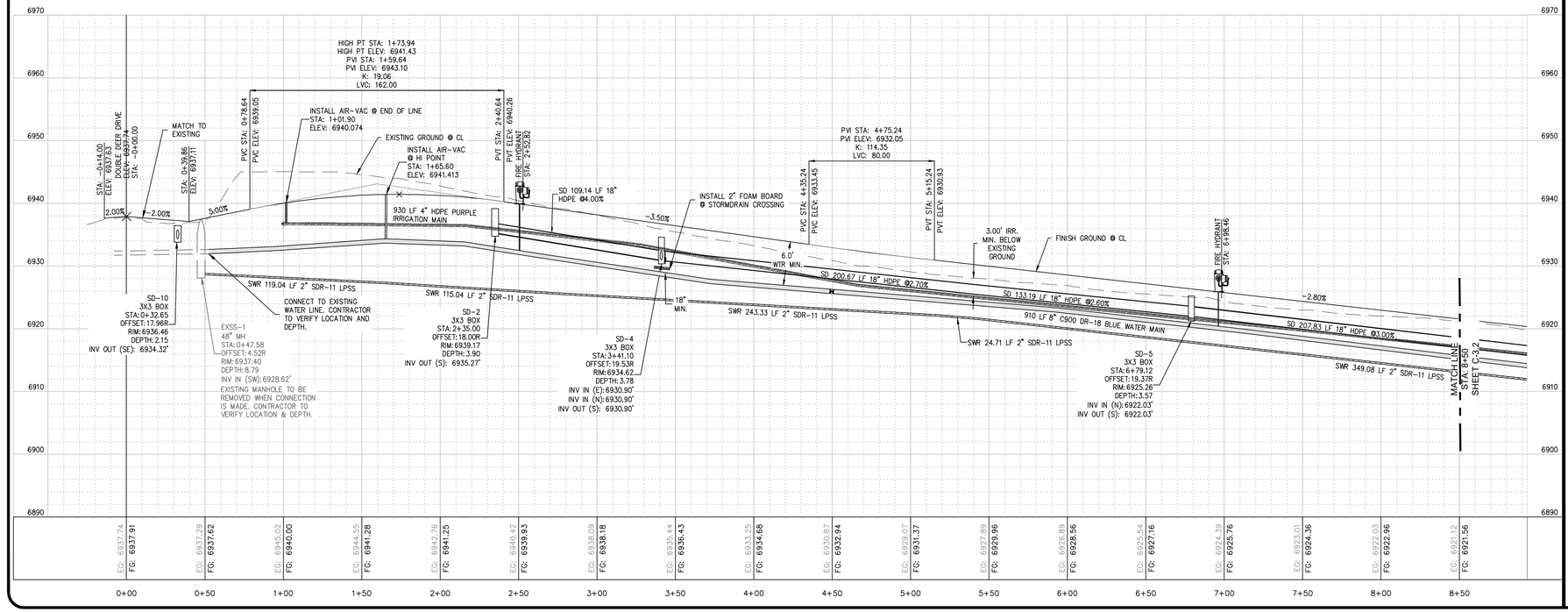
PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ
DRAWN BY: SFS
ISSUE DATE: 6/14/2025

PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2
SHEET TITLE: OVERALL UTILITIES

PROJECT 24008620
SHEET C-2.1

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LEGEND

- BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- ADJACENT PROPERTY
- 5610 PROPOSED CONTOURS
- 5570 EXISTING CONTOURS
- LIMITS OF DISTURBANCE
- 2" LPSS SANITARY SEWER LINE (PLAN)
- SANITARY SEWER LINE (PROFILE)
- 8" WTR CULINARY WATER LINE
- CULINARY WATER LINE (PROFILE)
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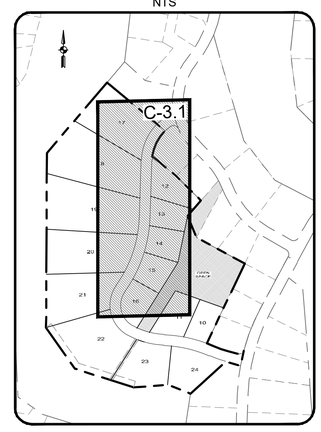
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DESIGN ENGINEER | DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ
DRAWN BY: SFS
ISSUE DATE: 8/14/2025

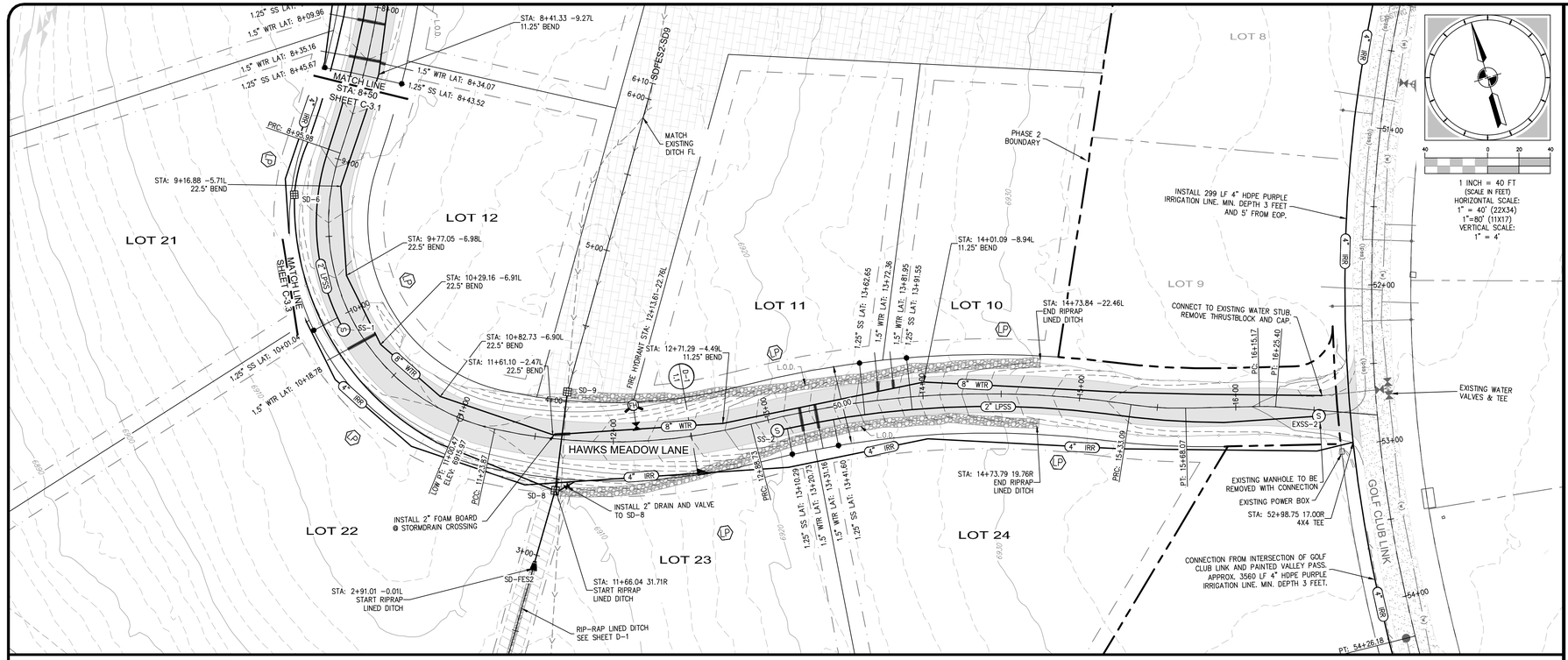
PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2

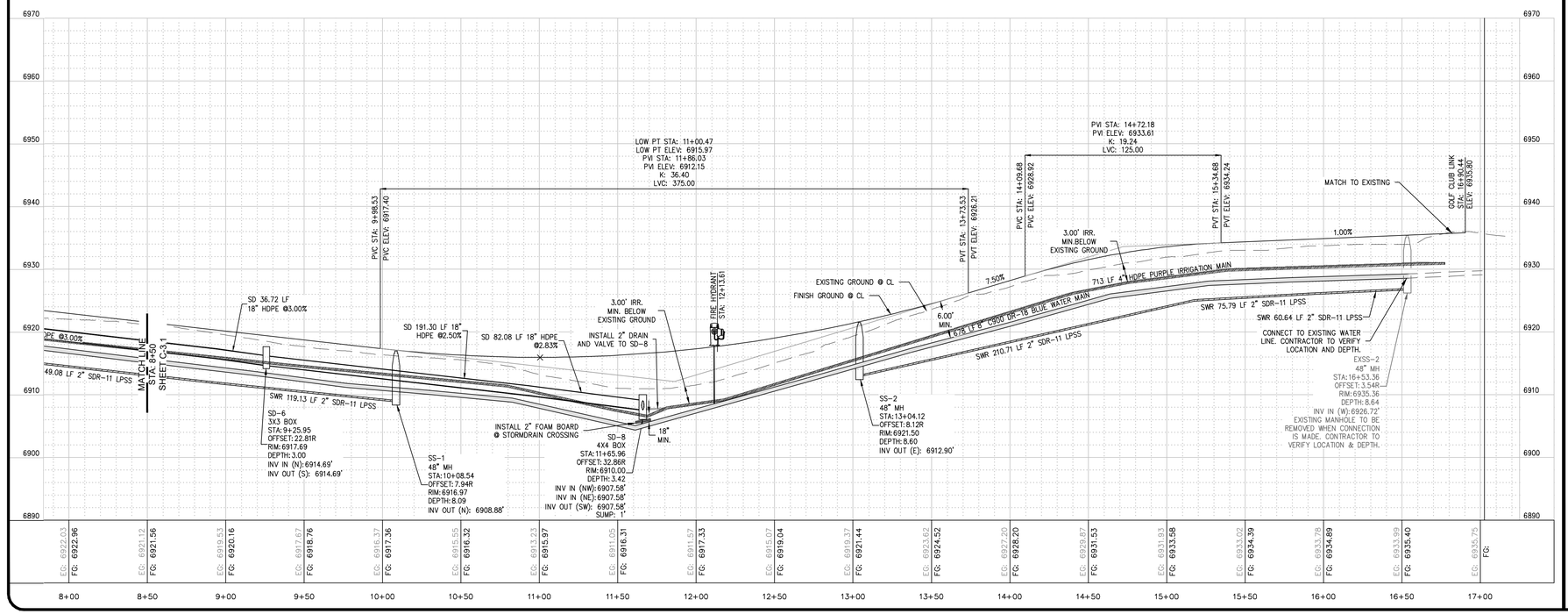
SHEET TITLE: HAWKS MEADOW LANE PLAN & PROFILE STA: 0+00 TO 8+50

PROJECT 24008620

SHEET C-3.1

J:\ASSE Projects\Active\24008620 Promontory Hawks Phase 2 Village\Civil\Design\Exhibits\24008620 UTILITY PLAN.dwg





LEGEND

- BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
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DESIGN ENGINEER DATE

PROJECT ENGINEER: EMB
PROJECT MANAGER: MPJ

DRAWN BY: SFS
ISSUE DATE: 6/14/2025

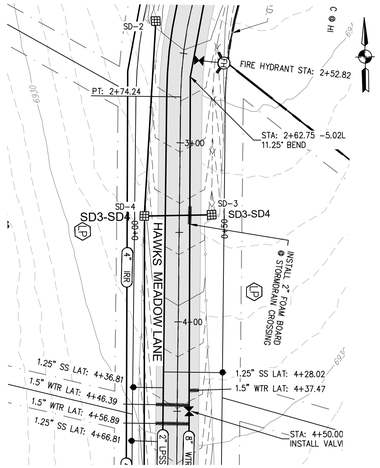
PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2

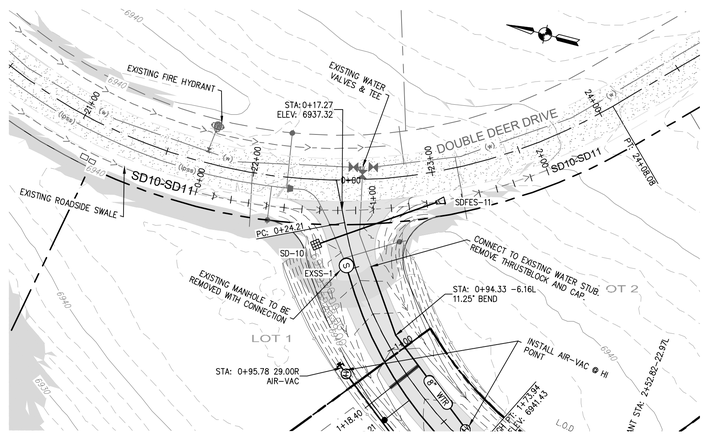
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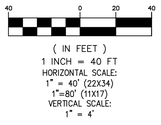
PROJECT 24008620

SHEET C-3.2

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(IN FEET)
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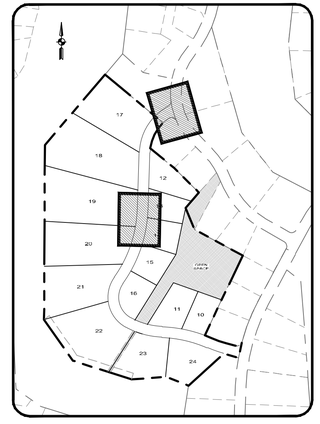
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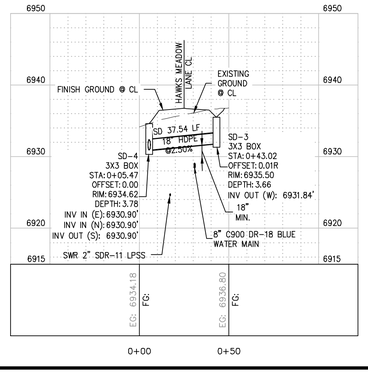
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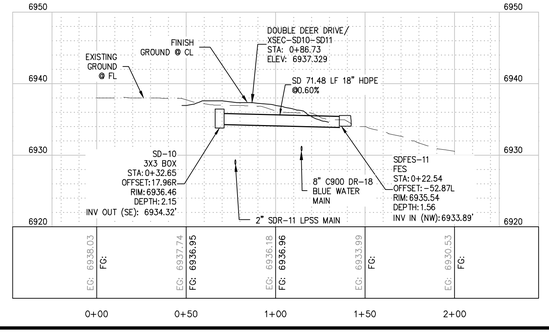
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SD3 TO SD4



SD 10 SDFES11



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PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ

DRAWN BY: SFS
ISSUE DATE: 8/14/2025

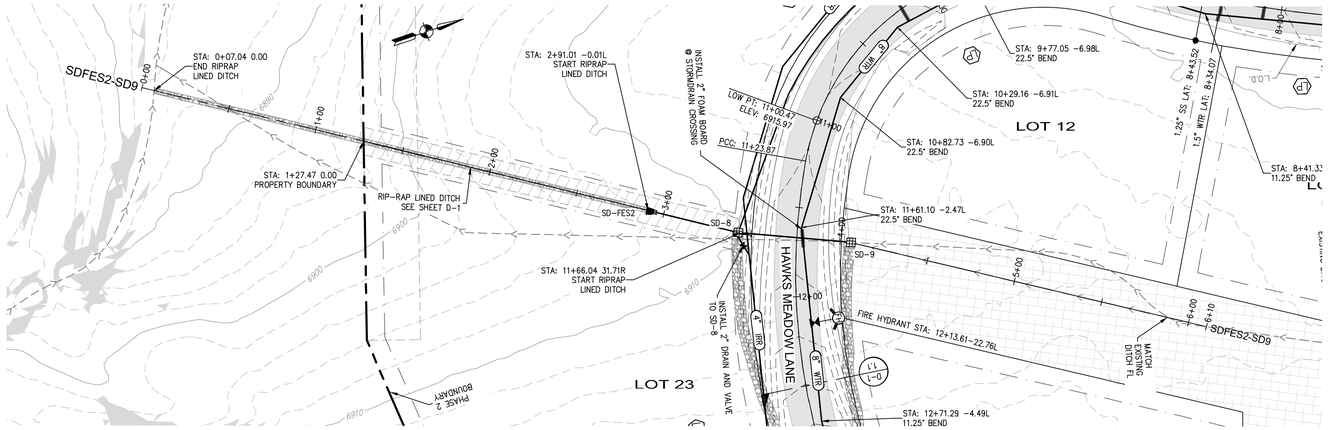
PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2

SHEET TITLE: STORM DRAIN PLAN & PROFILE

PROJECT 24008620

SHEET C-3.3

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(IN FEET)
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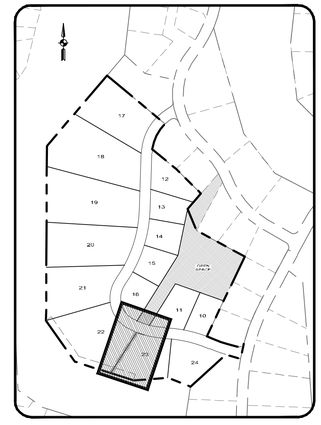
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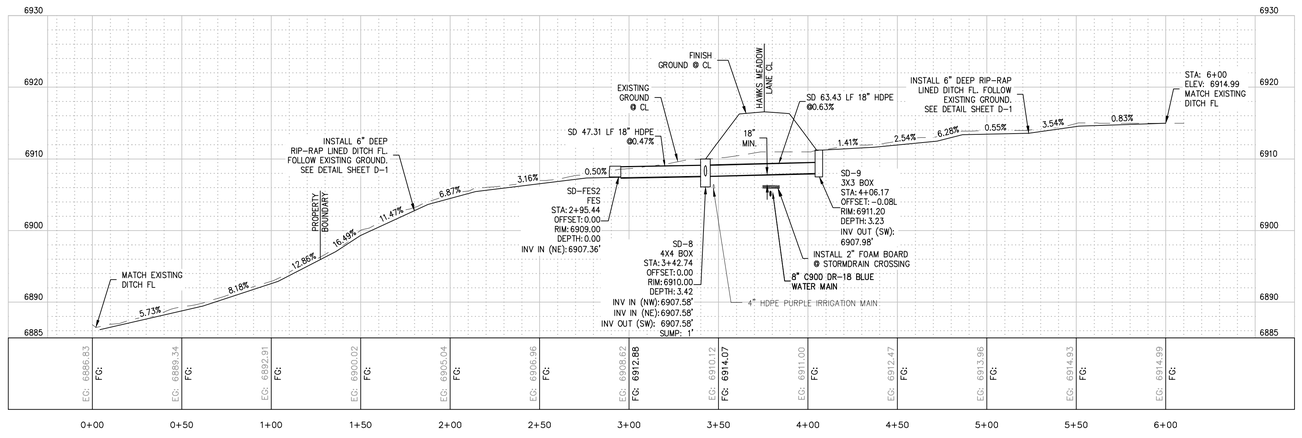
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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ
DRAWN BY: SFS
ISSUE DATE 8/14/2025

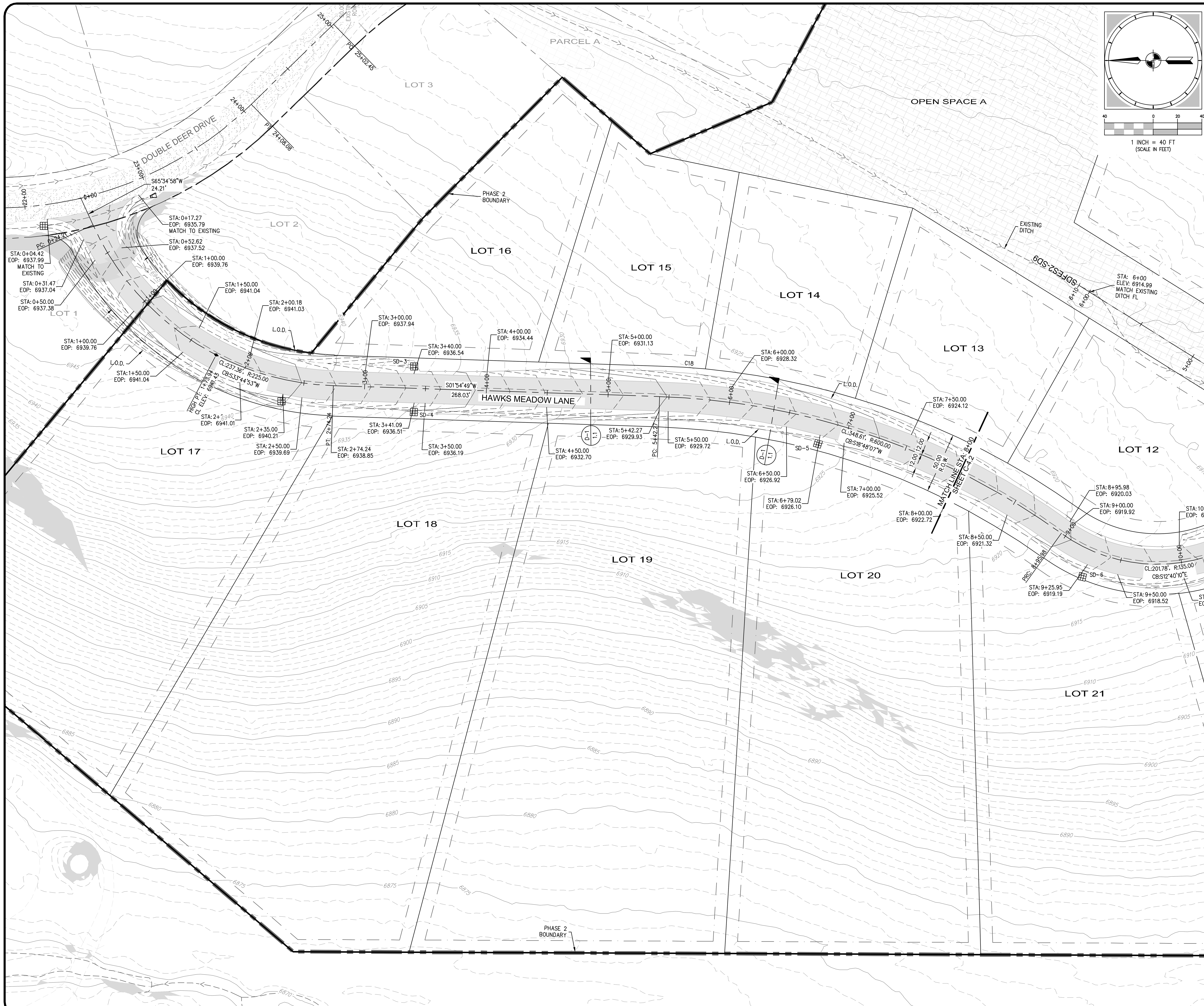
PROJECT
PROMOTORY HAWKS PASS SUBDIVISION PH 2

SHEET TITLE
STORM DRAIN PLAN & PROFILE

PROJECT
24008620

SHEET
C-3.4

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LEGEND

- BOUNDARY
- LOT LINE
- CENTER LINE
- P.U.E.
- EXISTING RIGHT OF WAY LINE
- RIGHT OF WAY LINE
- ADJACENT PROPERTY
- EXISTING MINOR CONTOUR (5570)
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORMWATER DITCH
- LIMITS OF DISTURBANCE (LOD)
- EXISTING ASPHALT
- 30% SLOPES
- RIP-RAP LINED DITCH
- STORM DRAIN CATCH BASIN

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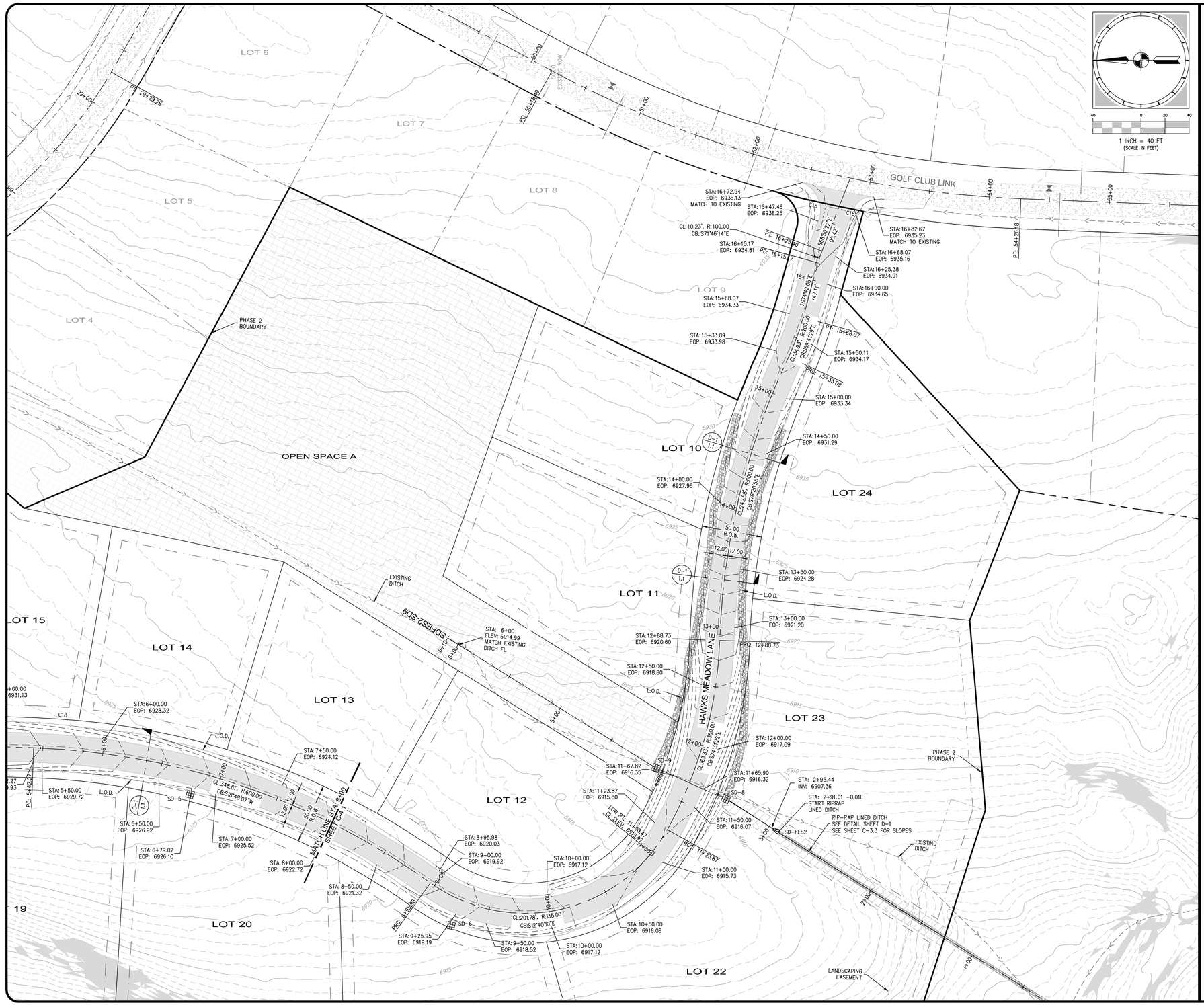
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PROJECT MANAGER: MPJ
DRAWN BY: SFS
ISSUE DATE 8/14/2025

PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2
SHEET TITLE: GRADING PLAN

PROJECT: 24008620
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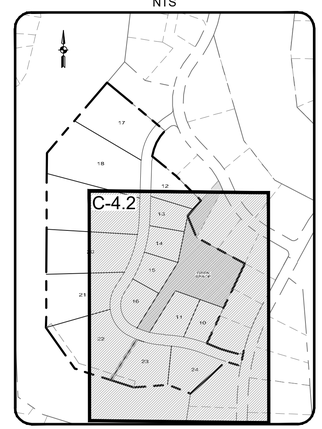
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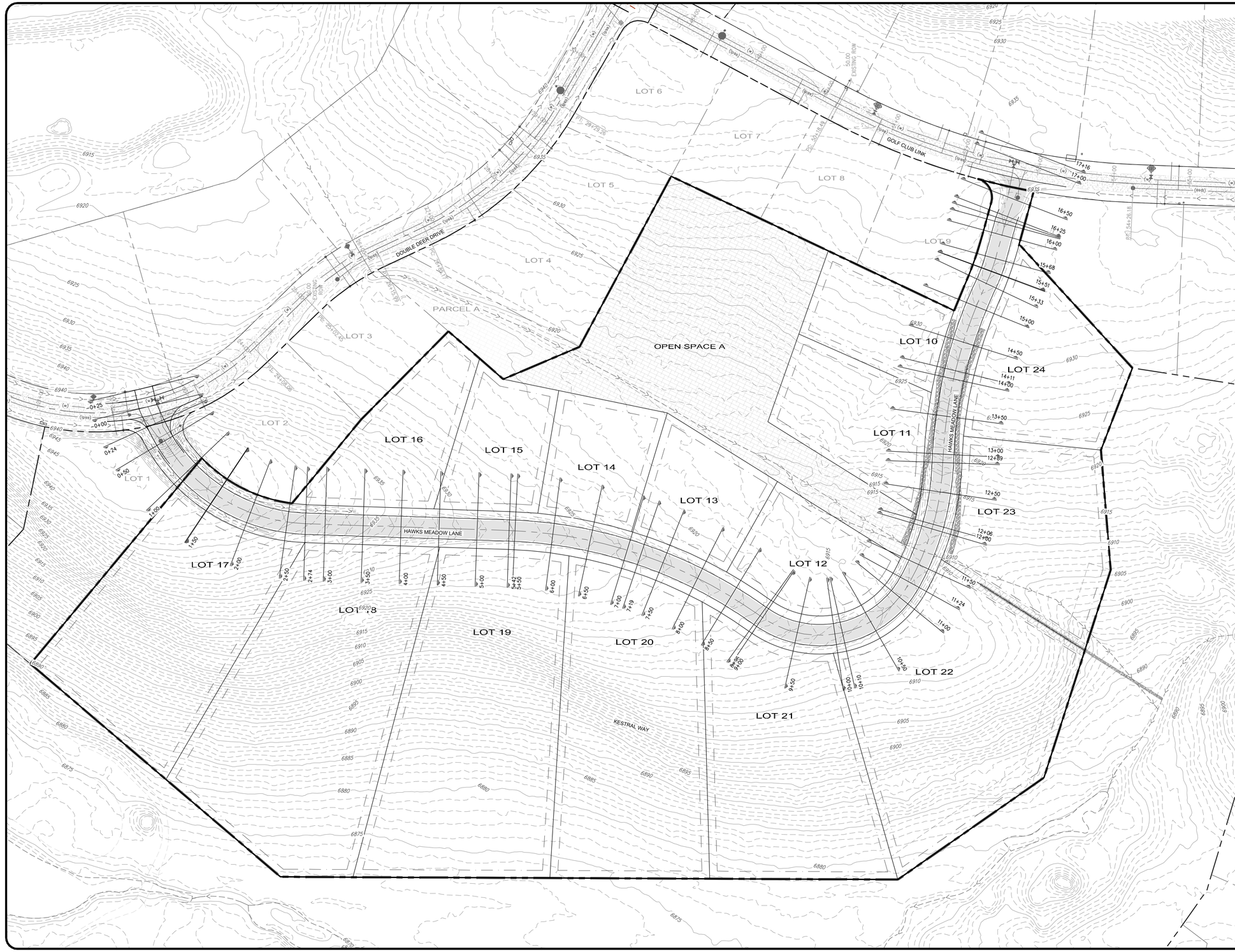
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DRAWN BY: SFS
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PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2
SHEET TITLE: OVERALL UTILITIES

PROJECT 24008620
SHEET C-4.2

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PROJECT MANAGER: MPJ

DRAWN BY: SFS
ISSUE DATE: 8/14/2025

PROJECT
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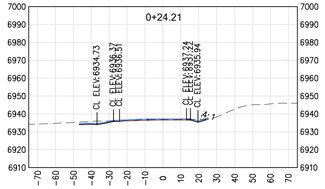
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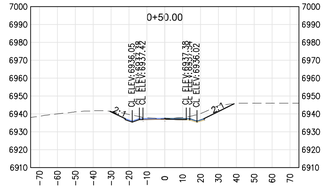
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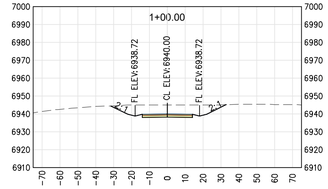
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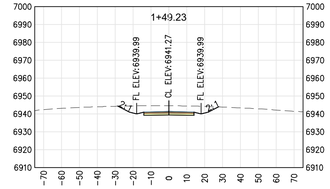
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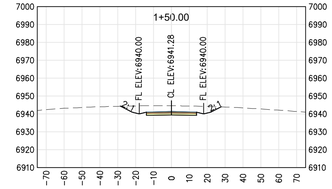
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1"=80' (11X17)
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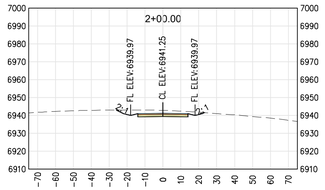


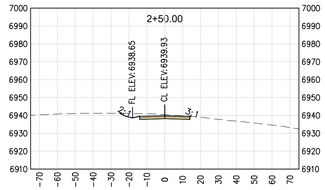


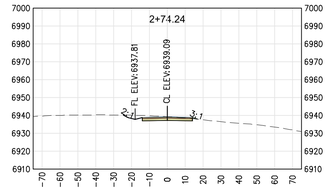


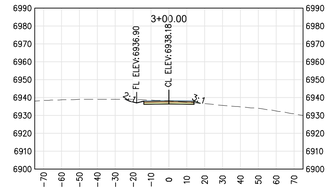


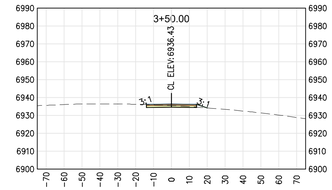


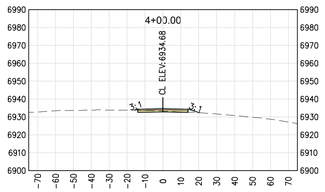


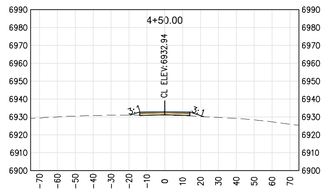


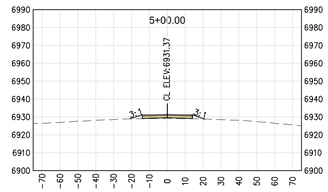


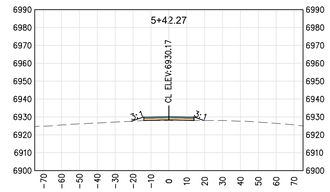


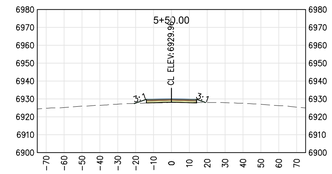


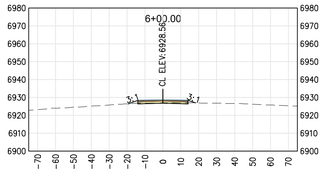


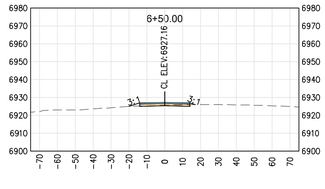


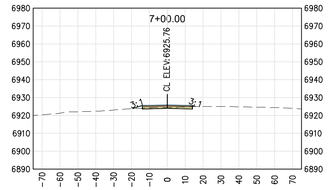


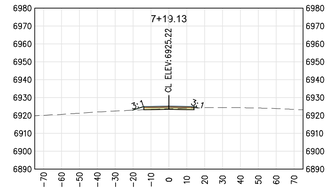


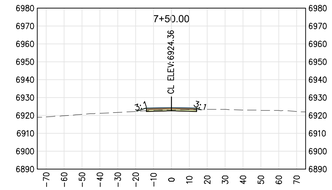


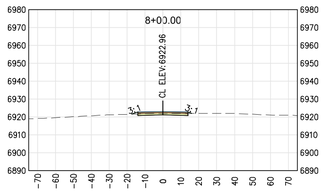


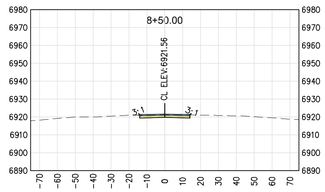


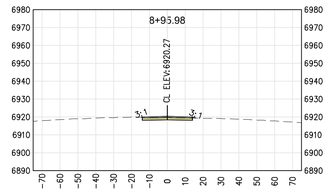


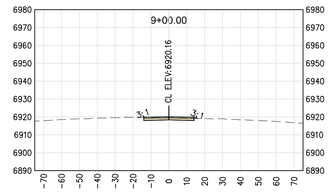


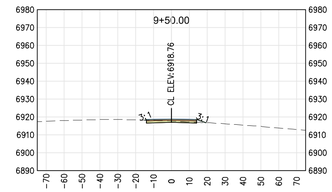


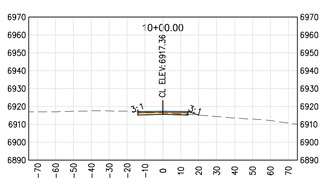


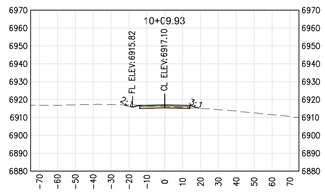


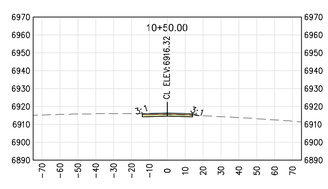


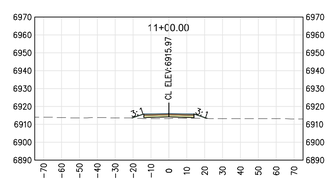


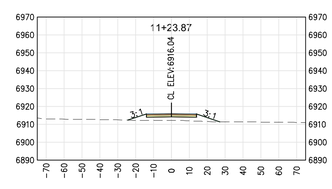












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DESIGN ENGINEER | DATE

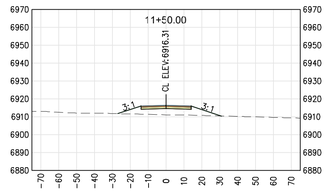
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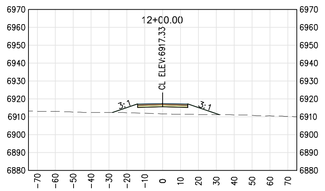
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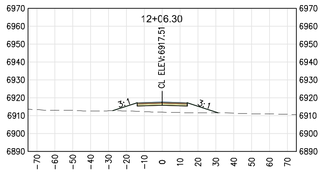
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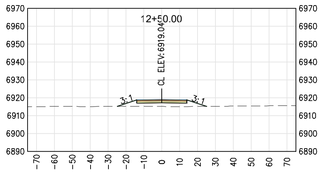
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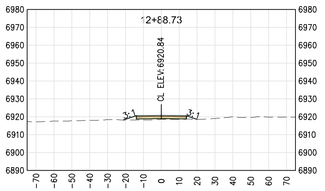
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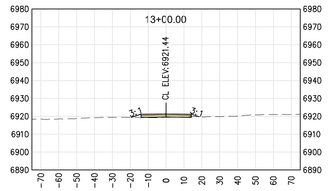


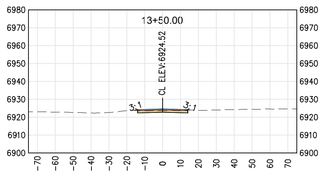


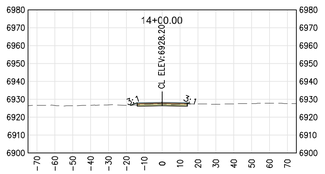


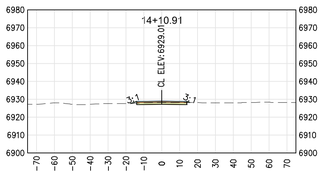


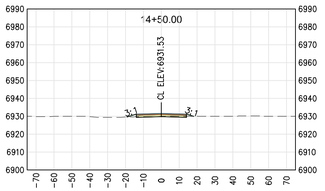


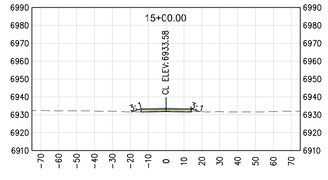


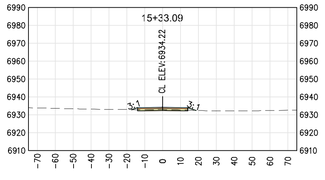


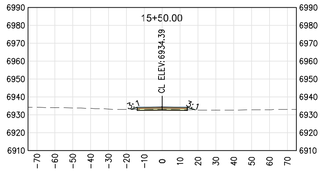


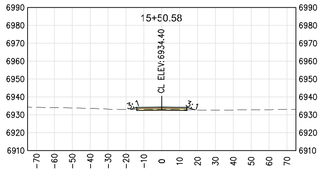


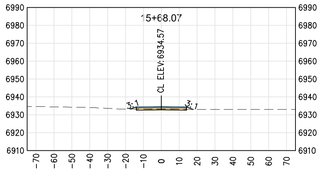


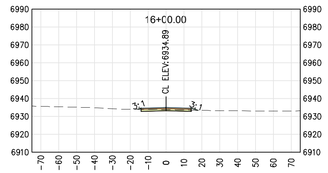


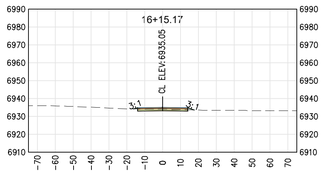


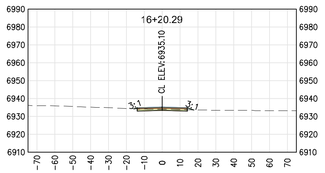


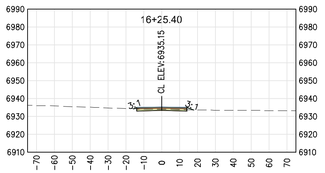


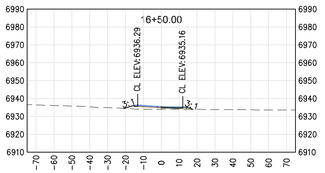












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PROMONTORY
PARK CITY

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DESIGN ENGINEER | DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ

DRAWN BY:

ISSUE DATE: 8/14/2025

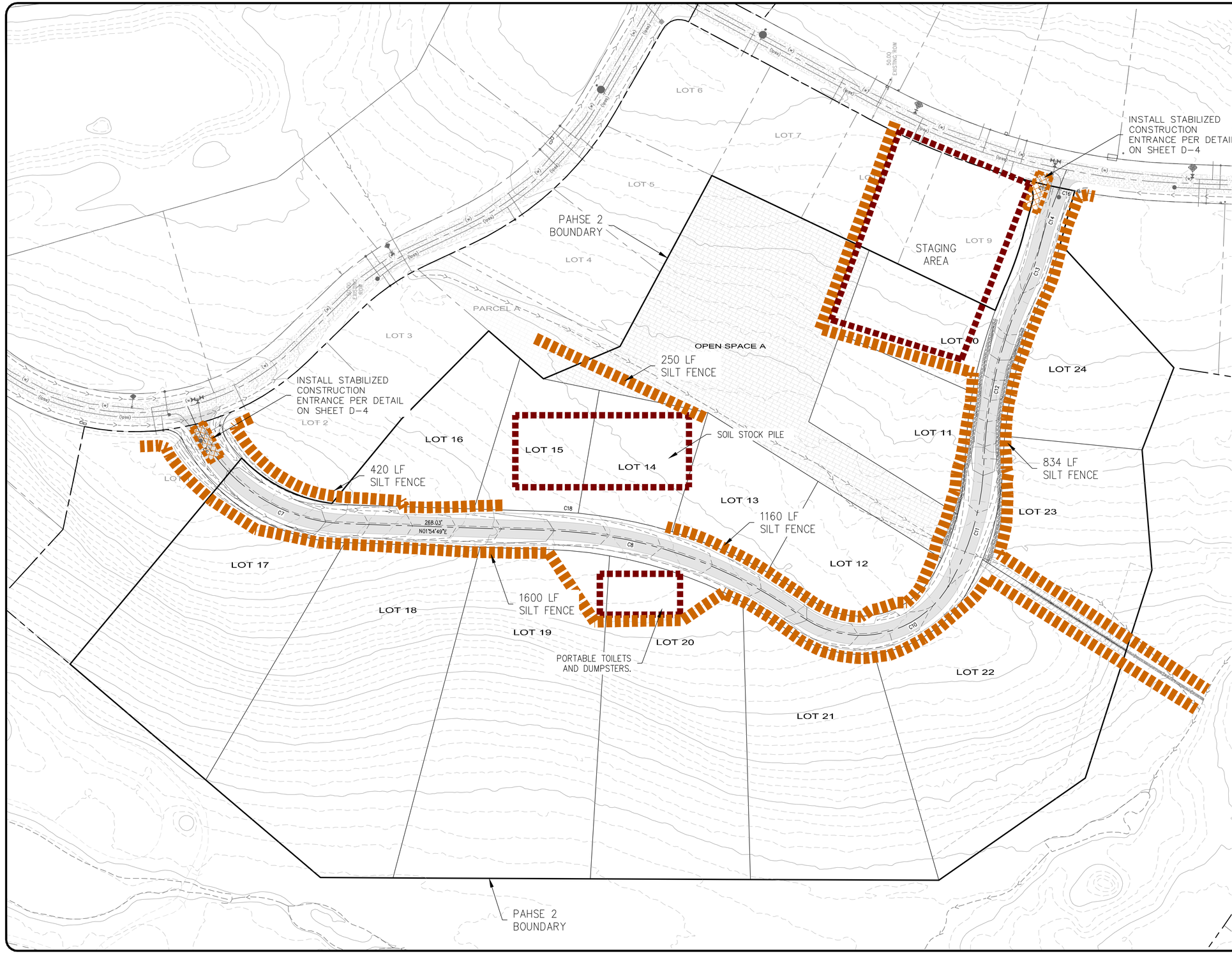
PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2

SHEET TITLE: HAWKS MEADOW LANE CROSS-SECTIONS

PROJECT: 24008620

SHEET: C-5.3

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60 0 30 60
1 INCH = 60 FT
(SCALE IN FEET)

EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEER'S KNOWLEDGE. UTILITIES FOUND IN THE FIELD, THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS, THAT HAVE NOT BEEN IDENTIFIED SHALL BE RAISED, RELOCATED, REMOVED, ETC. AT OWNER'S EXPENSE.

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PARK CITY

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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ

DRAWN BY: SFS
ISSUE DATE: 8/14/2025

PROJECT: PROMONTORY HAWKS PASS SUBDIVISION PH 2

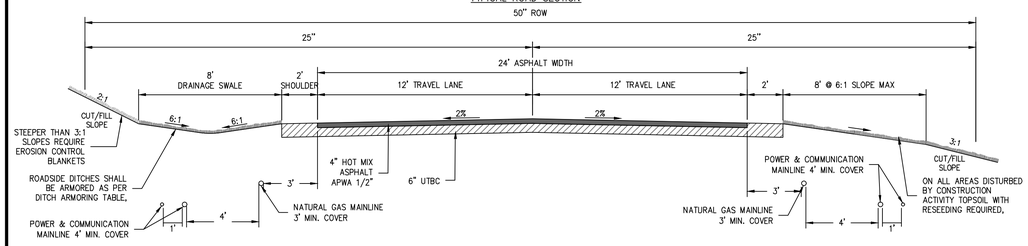
SHEET TITLE: SWPPP PLAN

PROJECT 24008620

SHEET C-6.1

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TYPICAL ROAD SECTION



NATIVE GRASS MIXTURE

	% pure live seed
Perennial Ryegrass	24.09%
Siberian Wheatgrass	19.27%
Bluebunch Wheatgrass	14.30%
Western Wheatgrass	14.60%
Sheep Fescue	9.85%
Lewis Blue Flax	7.63%
California Poppy	7.47%
Other Crop	0.10%
Inert Matter	2.66%
Weed Seed	0.32%

Slope Mix = 1.25 Acres/Bag

SEED MIX FROM: GRANITE SEED COMPANY
1697 W. 2100 N.
LEHI, UT 84043
801.768.4422

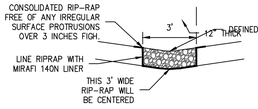
SEED MIX NO: 105044

NOTES:

1. RE-VEGETATION OF NON-IRRIGATED AREAS IS REQUIRED ON OR AFTER OCTOBER 1 (WEATHER DEPENDENT), BUT BEFORE SNOW ACCUMULATES.
2. GRADE AND SHAPE THE AREA TO BE SEEDED SO THAT IT WILL DRAIN PROPERLY AND ACCOMMODATE SEEDING EQUIPMENT.
3. THE SUBSOIL (FILL SLOPE) SHOULD BE SERRATED TO PROVIDE AN INTERFACE BETWEEN MATERIALS.
4. SPREAD TOPSOIL BEFORE SEEDING.
5. TOPSOIL SURFACE TO PROVIDE FOR SEED RETENTION AND GERMINATION.
6. REPLACE SEED ON ANY BARE AREAS, OR ANY AREA SHOWING SIGNS OF EROSION AS NECESSARY.

ROADWAY SLOPE RE-VEGETATION SPECIFICATIONS

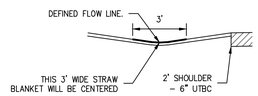
RIP-RAP ARMORED CHANNEL



REVEGETATE ALL DITCHES AND CHANNELS, WHERE SLOPES ARE GREATER THAN 2% LINE CHANNEL WITH STRAW BLANKETS, SLOPES STEEPER THAN 6% REQUIRE RIP RAP ARMORING, STRAW MATTING SHALL BE NORTH AMERICAN GREEN S75 OR APPROVED EQUAL AND SHALL HAVE THE FOLLOWING PROPERTIES

MASS PER UNIT AREA	9 OZ/YDS MIN,
LIGHT PENETRATION	19% MIN,
LONGITUDINAL TENSILE STRENGTH	110 LBS/FT MIN,
TRANSVERSE TENSILE STRENGTH	90 LBS/FT MIN,

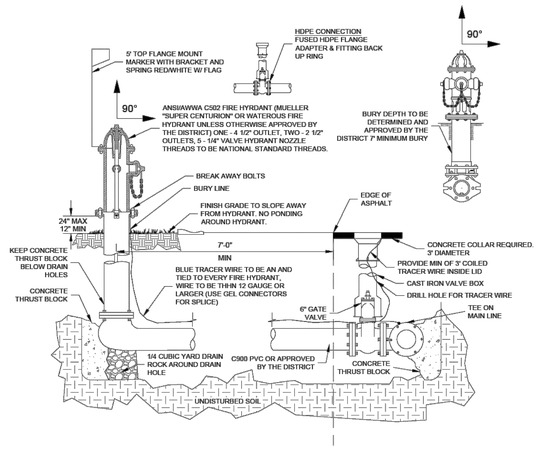
REVEG & FIBER MAT DITCH



ROADSIDE DITCH ARMORING TABLE

SLOPE	MAX VELOCITY	ARMOR
1-2%	2.9 - 4.1	REVEGETATION ONLY W/TOPSOIL (4")
2-6%	4.1 - 8.2	STRAW BLANKET W/TOPSOIL (4")
>6%	>8.2	DITCH RIP-RAP GRADATION
		ROCK SIZE %PASSING 9" 70-100 6" 35-70 2" 2-10

1 ROAD & DITCH DETAILS
Scale: NTS



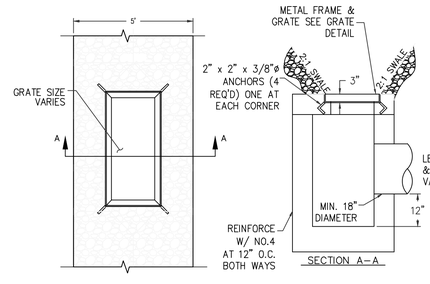
FIRE HYDRANT DETAIL
NTS

NOTES:

1- LOCATION OF HYDRANT AND TEE ON WATER MAINLINE SHALL BE DETERMINED BY THE DISTRICT.
2- HYDRANT SHALL STAND PLUMB WITH PUMPER NOZZLE FACING THE STREET.
3- VALVE TO BE PLACED IN ASPHALT WITH CONCRETE RING.
4- BLUE TRACER WIRE TO BE ATTACHED TO HYDRANT VALVE.
5- HYDRANT AND FITTINGS TO BE POLY WRAPPED.
6- ALL BOLTS SHALL BE FREE OF CONCRETE AND FULLY ACCESSIBLE.
7- DO NOT COVER BARREL DRAIN W/ DIRT OR CONCRETE, USE GRAVEL.
8- IN ROADWAY: 3-FOOT MINIMUM REQUIRED BETWEEN EDGE OF ASPHALT AND CONCRETE COLLAR ON AXILLARY VALVE.

CAD DESIGNER	MOUNTAIN REGIONAL WATER	MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT OF SUMMIT COUNTY, UTAH P.O. BOX 982520, PARK CITY, UT 84098	STANDARD DETAIL *FIRE HYDRANT* SUMMIT COUNTY, UT	DRAWING NO. 5
DATE 9/1/2024				
PROJECT NO. -				

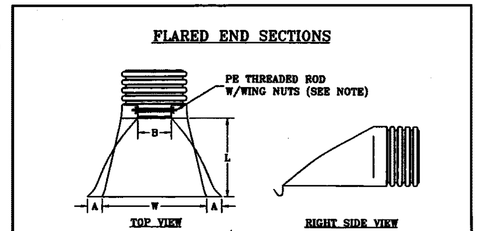
2 FIRE HYDRANT
Scale: NTS



NOTES;
1. ALL FRAMES & GRATES TO BE CAST IRON.
2. CONSTRUCT BOX (WALL THICKNESS) TO MATCH EXISTING OR NEW TYPE OF CURB AS SHOWN.
3. RIPRAP AROUND BOX.

3 CATCH BASIN DETAIL
Scale: NTS

FLARED END SECTIONS



PART Nº	PIPE SIZE	A	B (MAX)	H	L	W
1210-NP	12" 300 mm	6.5" 165 mm	10" 254 mm	6.5" 165 mm	25" 635 mm	29" 735 mm
1210-NP	15" 375 mm	6.5" 165 mm	10" 254 mm	6.5" 165 mm	25" 635 mm	29" 735 mm
1810-NP	18" 450 mm	7.5" 190 mm	15" 380 mm	6.5" 165 mm	32" 812 mm	35" 890 mm
2410-NP	24" 600 mm	7.5" 190 mm	18" 450 mm	6.5" 165 mm	36" 900 mm	45" 1140 mm
3012-NP	30" 750 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm
3612-NP	36" 900 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm

NOTE: PE THREADED ROD W/WING NUTS PROVIDED FOR END SECTIONS 12"-24". 30" & 36" END SECTIONS TO BE WELDED TO PIPE PER MANUFACTURER'S RECOMMENDATIONS.

NOTE: ALL DIMENSIONS ARE NOMINAL

DESIGNED BY	APPROVED BY	DRAWING #	REVISIONS BY	REVISIONS DATE
D.P.H. 10-6-97	N.E.H. 10-6-97	DW-272	E.M.S.	5-11-99

4 FLARED END DETAIL
Scale: NTS

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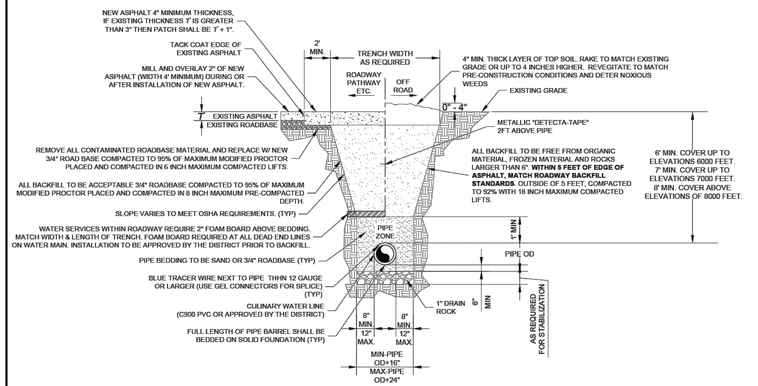
DESIGN ENGINEER DATE

PROJECT ENGINEER: DMB
PROJECT MANAGER: MPJ
DRAWN BY: SFS
ISSUE DATE: 8/14/2025

PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2
SHEET TITLE: STREET, STORM & WATER DETAILS

PROJECT 24008620
SHEET D-1

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NOTES:

1- PAVEMENT SECTION FOR NEWLY CONSTRUCTED ROADS SHALL BE PER APPROVED ROADWAY CONSTRUCTION PLANS.

2- DENSITY TEST REQUIREMENTS FOR WORK WITHIN SUMMIT COUNTY RIGHT OF WAY: ONE TEST PER 150 LINEAR FEET OF TRENCH WITH A MINIMUM OF TWO TESTS PER ROAD CROSSING. TEST RESULTS MUST BE SUBMITTED TO SUMMIT COUNTY ENGINEERS OFFICE WITHIN 24 HOURS, AND IN NO CASE MAY THE TRENCH BE PAVED PRIOR TO APPROVAL FROM SUMMIT COUNTY ENGINEER.

3- BLUE TRACER WIRE IS TO BE RAN INTO THE METER BOX OF EACH SERVICE LATERAL AND SHALL BE RAN TO EACH FIRE HYDRANT.

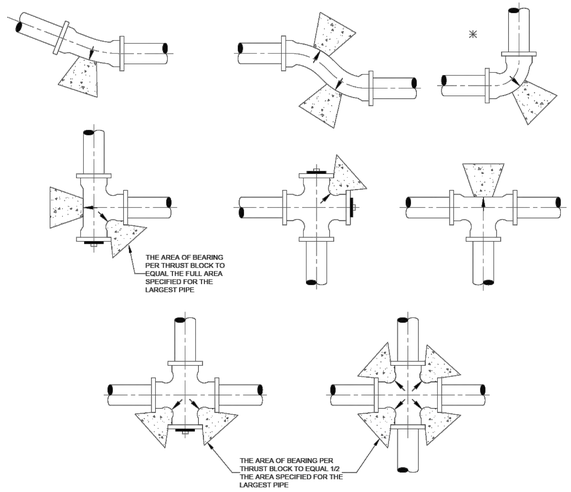
4- OPEN ENDS OF PIPE SHALL BE COVERED DURING THE INSTALLATION PROCESS.

5- THE DISTRICT, AT ITS SOLE DISCRETION, MAY REQUIRE BURY DEPTHS OTHER THAN WHAT IS IDENTIFIED ABOVE. BURY DEPTHS ARE A FUNCTION OF ELEVATION, LOCATION, WATER DEMAND, AND PROXIMITY TO OTHER UTILITIES.

TYPICAL CULINARY WATER MAIN/LATERAL TRENCH DETAIL
NTS

CAD | DESIGNER | DATE: 01/2024 REV: PROJECT NO: - | MOUNTAIN REGIONAL WATER | MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT OF SUMMIT COUNTY, UTAH P.O. BOX 982320, PARK CITY, UT 84098 | STANDARD DETAIL *MAIN/LATERAL TRENCH* SUMMIT COUNTY, UT | DRAWING NO. 1

1 TRENCH DETAIL
Scale: NTS



NOTES:

1- SECURE AN INSPECTION OF PREPARATION PRIOR TO POURING THRUST BLOCK.

2- SECURE AN INSPECTION PRIOR TO BACKFILLING. ALL WORK MUST BE INSPECTED PRIOR TO BACKFILLING.

3- THRUST BLOCKS MUST BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.

4- ALL PIPE JOINTS MUST BE LEFT ACCESSIBLE. ALL FITTINGS ADJACENT TO THRUST BLOCKS SHALL BE WRAPPED WITH 8 MIL. THICK POLYETHYLENE SHEET AND TAPE WRAP.

5- CONCRETE MUST BE ALLOWED TO CURE FOR 5 DAYS PRIOR TO PRESSURIZING WATER LINES.

6- CONCRETE MUST HAVE A MINIMUM OF 3000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS.

7- THRUST BLOCKS MUST BE POURED AS CLOSE AS POSSIBLE TO THE CONFIGURATION SHOWN.

8- BEARING AREAS FOR HORIZONTAL BEND THRUST BLOCKS ARE BASED ON TEST PRESSURE OF 200 P.S.I. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 LBS./SQ.FT. COMPUTATIONS OF BEARING AREAS SHALL BE REQUIRED FOR DIFFERENT TEST PRESSURES AND SOIL BEARING PRESSURES.

9- BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER THIS STANDARD.

10- BEARING AREAS FOR PIPE SIZES OR CONFIGURATIONS NOT SHOWN REQUIRE A SPECIAL DESIGN.

11- * NO 90°BENDS ALLOWED UNLESS APPROVED BY THE DISTRICT.

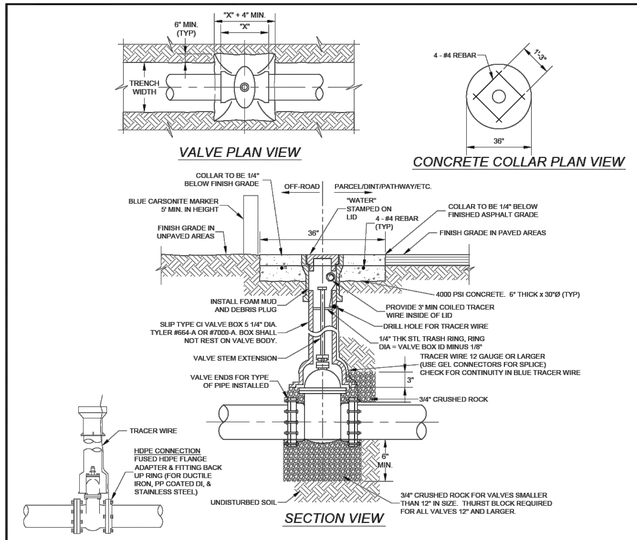
MINIMUM BEARING AREA IN SQ.FT.

PIPE SIZE	TEES, VAL DEAD END	*90 BEND	45 BEND	22.5 BEND	11.25 BEND
4"	2	3	2	2	2
6"	4	5.5	3	2	2
8"	6.5	9.5	5	3	2
10"	10	14	8	5	3
12"	14	20	11	6	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6

DIRECT BEARING HORIZONTAL THRUST BLOCKS DETAIL
NTS

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2 THRUST BLOCK
Scale: NTS



NOTES:

1- ALL BURIED VALVES SHALL BE PROVIDED W/EXTENSION STEM OPERATOR W/2" SQ AWWA NUT WITHIN 4' OF VALVE BOX COVER.

2- CLEAN VALVE BOX OF ALL DEBRIS & SOIL.

3- VALVE BOX TO BE SET PLUMB AND CENTERED ABOVE VALVE NUT.

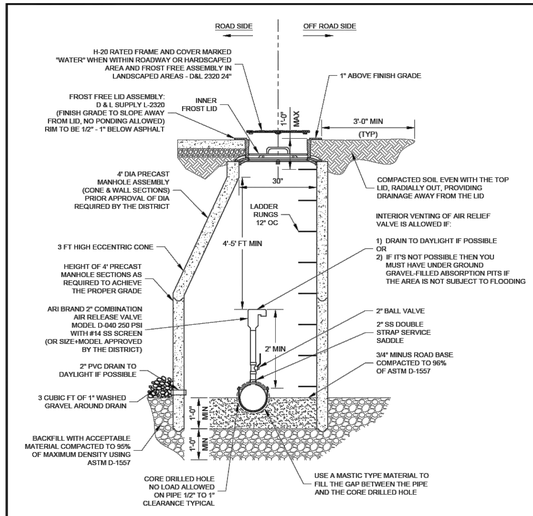
4- ALL VALVES SHALL BE FURNISHED WITH RESTRAINT COLLARS.

5- VALVE SPACING NOT TO EXCEED 800' WITHOUT PRIOR APPROVAL BY THE DISTRICT.

TYPICAL VALVE WITH BOX AND VALVE BOX COLLAR DETAIL
NTS

CAD | DESIGNER | DATE: 01/2024 REV: PROJECT NO: - | MOUNTAIN REGIONAL WATER | MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT OF SUMMIT COUNTY, UTAH P.O. BOX 982320, PARK CITY, UT 84098 | STANDARD DETAIL *VALVE BOX & COLLAR* SUMMIT COUNTY, UT | DRAWING NO. 6

3 VALVE DETAIL
Scale:NTS



NOTES:

1- CONTRACTOR SHALL PROVIDE THE DISTRICT A 6'x6' CONCRETE BLANKET, FOR EACH AIR RELEASE STATION INSTALLED.

2- VENTING PER UTAH ADMIN CODE R309-550-6.

3- IN AREAS OF HIGH GROUND WATER AND PRONE TO FLOOD, VENT SHALL EXTEND TO A MIN OF 12" ABOVE GRADE PER UTAH ADMIN CODE R309-550-6.

TYPICAL COMBINATION AIR RELEASE VALVE DETAIL
NTS

CAD | DESIGNER | DATE: 01/2024 REV: PROJECT NO: - | MOUNTAIN REGIONAL WATER | MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT OF SUMMIT COUNTY, UTAH P.O. BOX 982320, PARK CITY, UT 84098 | STANDARD DETAIL *TYP. COMB. AIR RELEASE VALVE* SUMMIT COUNTY, UT | DRAWING NO. 8

4 AIR RELEASE VALVE
Scale: NTS

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PROMONTORY PARK CITY

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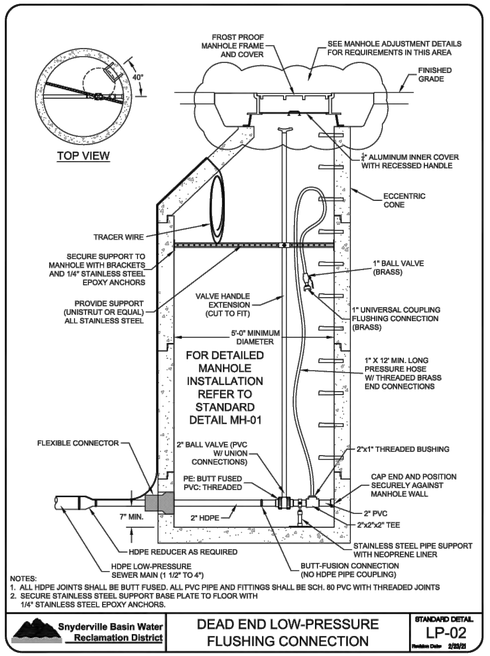
DESIGN ENGINEER | DATE

PROJECT ENGINEER: DMB
PROJECT MANAGER: MPJ
DRAWN BY: SFS
ISSUE DATE: 8/14/2025

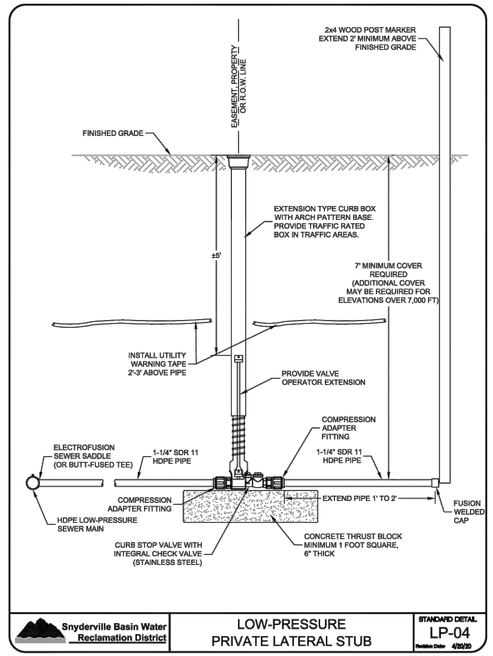
PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2
SHEET TITLE: WATER DETAILS

PROJECT 24008620
SHEET D-2

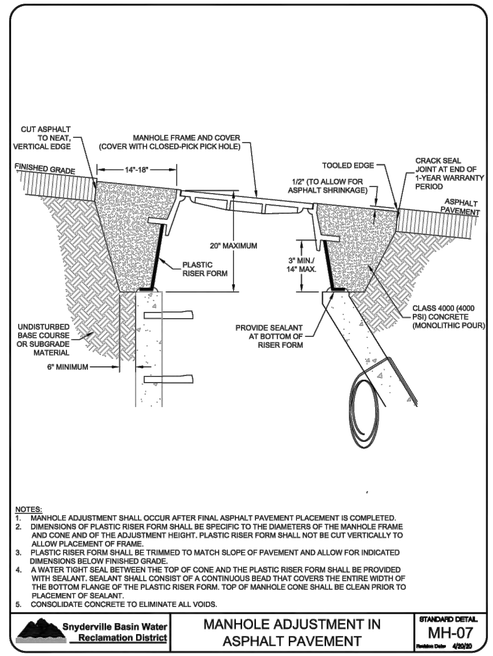
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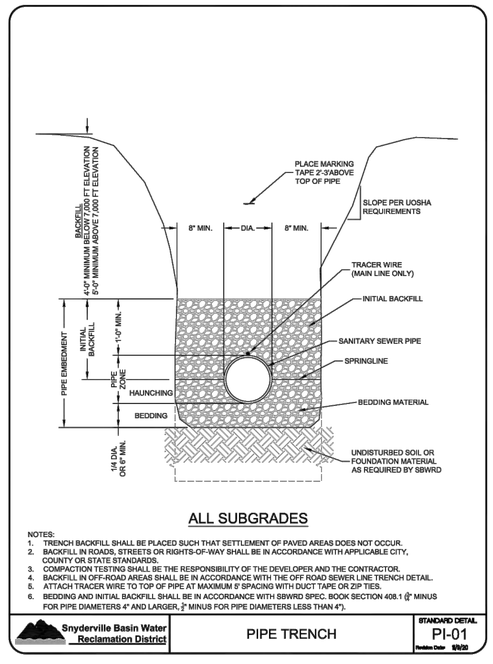
1 DEAD END LOW PRESSURE CONNECTION
Scale: NTS



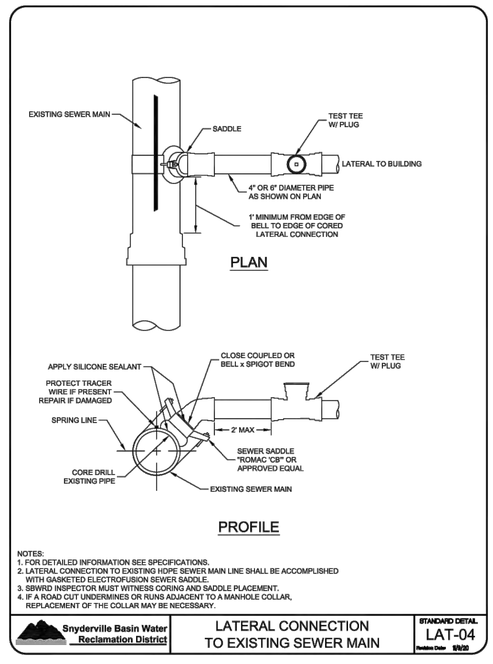
2 LOW-PRESSURE LATERAL
Scale: NTS



3 MANHOLE ADJUSTMENT
Scale: NTS



4 PIPE TRENCH
Scale: NTS



5 LATERAL CONNECTION TO MAIN
Scale: NTS

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866.850.4200 www.atwell.com
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PROMONTORY PARK CITY

REVISIONS	DATE	BY
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DESIGN ENGINEER | DATE

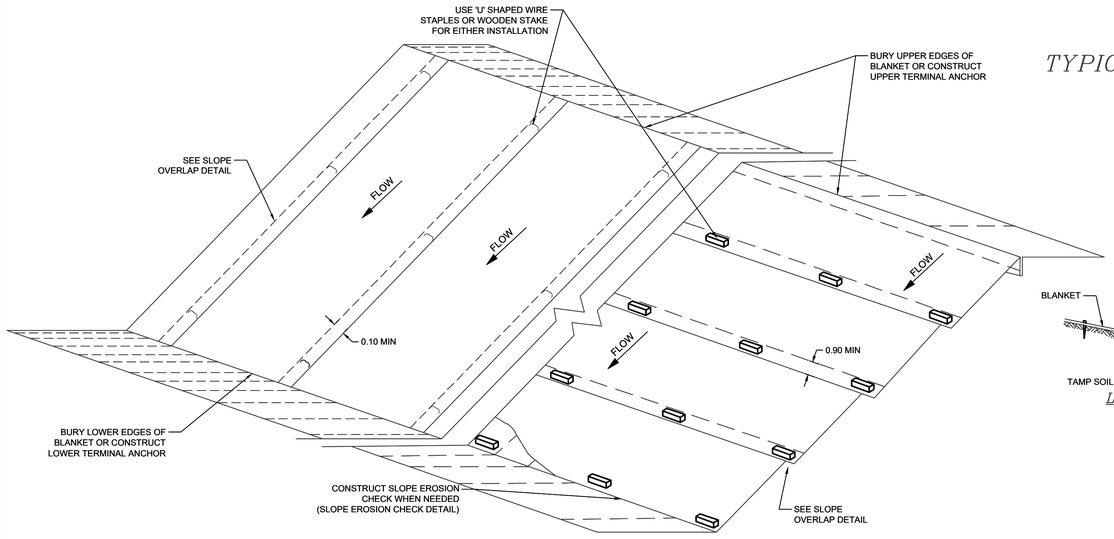
PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ
DRAWN BY: SFS
ISSUE DATE: 8/14/2025

PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2
SHEET TITLE: SEWER DETAILS

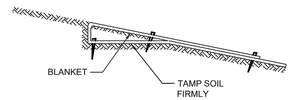
PROJECT 24008620
SHEET D-3

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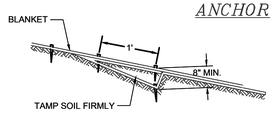
GEOTEXTILES– TYPICAL DESIGN / LAYOUT



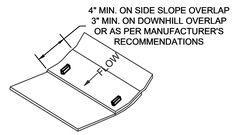
SLOPE INSTALATION



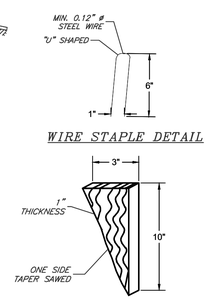
UPPER TERMINAL ANCHOR



LOWER TERMINAL ANCHOR

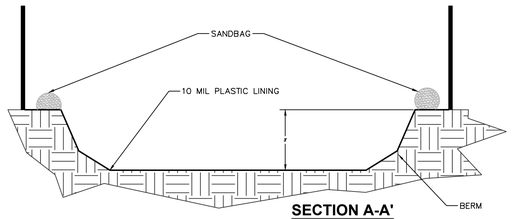


SLOPE OVERLAP

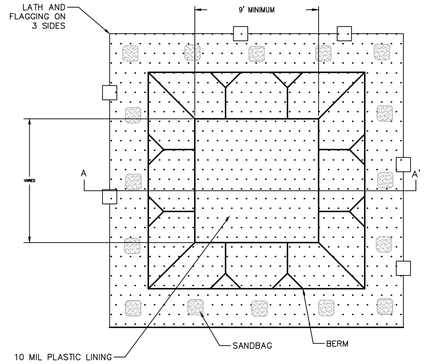


WIRE STAPLE DETAIL

EROSION BLANKET WOODEN STAKE DETAIL

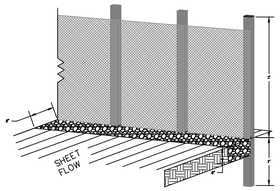


SECTION A-A'
NOT TO SCALE



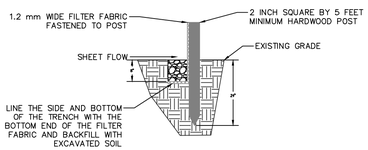
CONCRETE WASHOUT 'C'
BELOW GRADE PIT PLAN
NOT TO SCALE

SILT FENCE

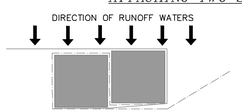


INSTALLATION:
1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5 TO 10 FEET BEYOND THE TOE OF THE SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSION.
4. PLACE POSTS 6 FEET ON CENTER ALONG CONTOUR (OR USE PRE ASSEMBLED UNIT) AND DRIVE 2 FEET (MINIMUM) INTO GROUND. EXCAVATE AN ANCHOR TRENCH (8 INCHES WIDE AND 8 INCHES DEEP) IMMEDIATELY UP-GRADIENT OF POSTS.
5. CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO STAKES WITH STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
6. BACKFILL TRENCH OVER FILTER FABRIC ANCHOR.

MAINTENANCE:
1. INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING FENCE (REPAIR IMMEDIATELY)
3. REPAIR OR REPLACE DAMAGED AREAS OF THE FENCE AND REMOVE ACCUMULATED SEDIMENT.
4. RE-ANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
5. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE FENCE.

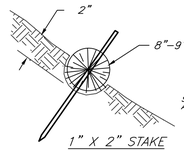


ATTACHING TWO SILT FENCES

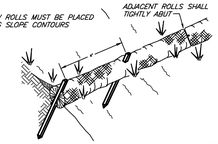


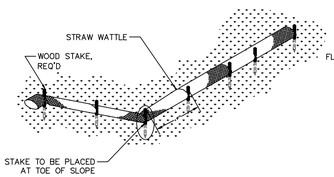
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL
3. DRIVE BOTH POSTS 24 INCHES (MINIMUM) INTO THE GROUND AND BURY FLAP

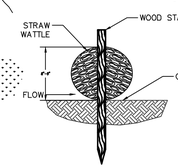
STRAW WATTLE DETAIL

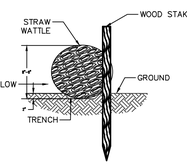


1" X 2" STAKE

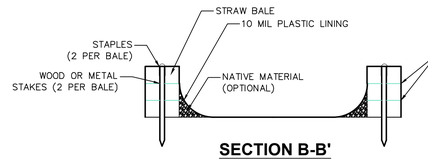




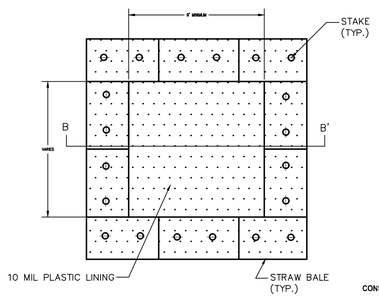




NOTE:
1. WOOD STAKES SHALL BE 1"x2"x18" OR 24" (NOMINAL), PLACED ON CONTOUR AND STAKED AT 4' ON CENTER AND IN LOW POINTS TO ASSURE CONTACT WITH GROUND.
2. NO DAYLIGHT SHOULD BE SEEN UNDER THE WATTLE AFTER INSTALLATION.
3. WHEN INSTALLING RUNNING LENGTHS OF STRAW WATTLE, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTERS.
4. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2"-3" OF THE STAKE PROTRUDING.
5. WHEN WATTLE IS INSTALLED ON FLAT GROUND DRIVE THE STAKES STRAIGHT DOWN. WHEN INSTALLING WATTLES ON SLOPES DRIVE STAKES PERPENDICULAR TO THE SLOPE.



SECTION B-B'
NOT TO SCALE



CONCRETE WASHOUT 'D'
ABOVE GRADE PIT PLAN
(WITH STRAW BALES)
NOT TO SCALE

CONSTRUCTION MITIGATION PLAN NOTES

- SHOW LOCATION FOR STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT, DUMPSTER, PORTABLE TOILETS, MATERIALS STORAGE, AND PARKING ON SITE PLAN.
- CONSTRUCTION PARKING/TRAFFIC MAY NOT BLCK THE STREET WITHOUT A PERMIT (AVAILABLE FROM THE ENGINEERING DIVISION).
- MUD TRACKED OUT ONTO THE STREET MUST BE CLEANED PRIOR TO THE END OF THE WORK DAY.
- THE CONSTRUCTION SITE MUST BE MAINTAINED IN A NEAT MANNER. TRASH AND OTHER DEBRIS MAY NOT ACCUMULATE OUTSIDE THE DUMPSTER.
- ROADSIDE PARKING IS NOT ALLOWED FROM NOVEMBER 1ST TO APRIL 1ST.

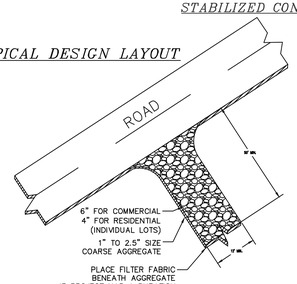
CONCRETE WASHOUT PROTOCOL

- PERFORM WASHOUT OF CONCRETE TRUCKS OFFSITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY
- DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND, INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ONSITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS.

CONCRETE WASHOUT AREAS MAY BE PREFABRICATED CONCRETE WASHOUT CONTAINERS, OR SELF-INSTALLED STRUCTURES (ABOVE-GRADE OR BELOW-GRADE)
- PREFABRICATED CONTAINERS ARE MOST RESISTANT TO DAMAGE AND PROTECT AGAINST SPILLS AND LEAKS. COMPANIES MAY OFFER DELIVERY SERVICE AND PROVIDE REGULAR MAINTENANCE AND DISPOSAL OF SOLID AND LIQUID WASTE
- IF SELF-INSTALLED CONCRETE WASHOUT AREAS ARE USED, BELOW-GRADE STRUCTURES ARE PREFERRED OVER ABOVE-GRADE STRUCTURES AS THEY ARE LESS PRONE TO SPILLS AND LEAKS.
- SELF-INSTALLED ABOVE-GRADE STRUCTURES SHOULD ONLY BE USED IF EXCAVATION IS NOT PRACTICAL

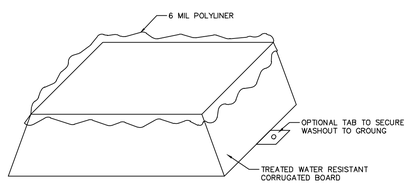
STABILIZED CONSTRUCTION ENTRANCE

TYPICAL DESIGN LAYOUT



INSTALLATION:
1. INSTALL AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE
2. CLEAR AND GRUB AREA AND GRADE TO PROVIDE SLOPE SHOWN FOR DRIVEWAY OR ACCESS/INTERSECTION (IF ADJACENT TO WATERWAY, USE A MAXIMUM SLOPE OF 2%)
3. COMPACT SUBGRADE AND PLACE FILTER FABRIC
4. PLACE COARSE AGGREGATE 1 TO 2.5 INCH SIZE TO A MINIMUM DEPTH OF 6 INCHES FOR COMMERCIAL PROJECTS AND 4 INCHES FOR RESIDENTIAL PROJECTS

MAINTENANCE:
1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP
2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION
4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND OFF SITE STREET PARKING AND PREVENT EROSION AT DRIVEWAY



CONCRETE WASHOUT 'A'
PRE-MANUFACTURED
PAN/BOX WITH LINER
NOT TO SCALE

ATWELL
866.850.4200
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SFS PROMONTORY PARK CITY

REVISIONS	DATE	BY
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7		
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DESIGN ENGINEER: DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ

DRAWN BY: SFS
ISSUE DATE: 6/14/2025

PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2

SHEET TITLE: SWPPP DETAILS

PROJECT: 24008620

SHEET: D-4

J:\ASE Projects\Western Region\Park City\Multi Customer Projects\24008620 Promontory Stages Ph 2\Civil\Engineering\CAD\SWPPP DETAILS.dwg

EXHIBIT B

NOTICE OF RESTRICTIVE USE WITHIN THE PROMONTORY SPECIALLY PLANNED AREA, SUMMIT COUNTY, UTAH

ALL LOTS WITHIN THE PROMONTORY HAWKS PASS SUBDIVISION ARE "RESORT UNITS" AS DEFINED IN SUMMIT COUNTY ORDINANCE 406 ADOPTING THE PROMONTORY SPECIALLY PLANNED AREA.[1] OWNERS OF RESORT UNITS ARE BOUND BY THE FOLLOWING OCCUPANCY AND PROPERTY TAX AND RESTRICTIONS:

Limited Occupancy.[2] Resort Units[3] shall be used for short-term occupancy not to exceed six (6) months by any resident in a single calendar year period. Resort Unit owners are ineligible to qualify for permanent resident status[4] based upon the Resort Unit ownership.

In the event that a court or similar official government decision making body determines that Section 4.4.1.6 [of the Promontory Development Agreement] is not enforceable and after such determination an owner of a Resort Unit is violating said Section by using such unit for permanent Occupancy, an impact fee in the amount of $10,000 will be payable to the County by the Resort Unit Owner. Such Conversion Fee shall be payable regardless of whether the Occupancy Limitation in Section 4.4.1.6 is held to be legally unenforceable by a court of competent jurisdiction.[5]

As of the date of recording of this Notice the above-noted restriction has not been deemed unenforceable by a court or similar official government decision making body.

Promontory Development, LLC

_____
Kelli S. Brown, General Manager

STATE OF UTAH)
:ss.
COUNTY OF SUMMIT)

On this __day of _____ 2025, personally appeared before me Kelli S. Brown whose identity is personally known to me (or proven on the basis of name of document signer satisfactory evidence) and who by me duly sworn, did say that she is the General Manager of Promontory Development, LLC and that said document was signed by her on behalf of said Company by Authority of its Operating Agreement, or resolution and said Kelli S. Brown acknowledged to me that said Company executed the same.

_____
NOTARY PUBLIC

1. The Development Agreement for the Promontory Specially Planned Area" (hereinafter referred to as the "Promontory DA") which was adopted by Summit County Ordinance 406 an "Ordinance Approving and Adopting the Promontory Development Agreement" was recorded against all property within the Promontory Specially Planned Area on February 27, 2001 in the Office of the Summit County Recorder as Entry Number 583272, in Book 1355 starting at Page 1154.
2. § 4.4.1.6, Development Agreement for Promontory Specially Planned Area.
3 §1.48 of the Development Agreement defines "Resort Units" as "... a dwelling located in the immediate vicinity of a hotel or club facility and offered for rent or overnight stay as a part of the operations of the hotel or club facility."
4 § 1.37 defines "Permanent Occupancy" as "the occupancy of a Residential Unit within the Community for more than six months of a calendar year or where the owner has claimed a primary residential property tax benefit under applicable law." "Secondary Occupancy" is defined at§ 1.49 as "occupancy of a Residential Unit which is not Permanent Occupancy."
5 § 4.4.1.14. Also, the foregoing Notice is stated as Note 12 of the Clubhouse Villas Subdivision Plat.

Community Development Department
P.O. Box 128
60 North Main Street
Coalville, Utah 84017
summitcounty.org

STAFF REPORT

To: Eastern Summit County Planning Commission
From: Mustapha Osman
Date of Meeting: October 16, 2025
Type of Item: Conditional Use Permit - Public Hearing, Possible Action
Process: Administrative Review
File #: 25-155

Proposal

The applicant, on behalf of the property owner, is requesting approval of a Conditional Use Permit (CUP) to construct an approximately 4,500-square-foot accessory building that will include an Accessory Dwelling Unit (ADU). The subject property is located at 300 W 2100 N in Kamas, Utah, within the AG-10 zone. The parcel is currently developed with a primary residence and an existing garage.

Project Description

Project Name: Peterson Accessory Building
Applicant(s): Dirk Rockhill
Property Owner(s): Peterson Jeff
Location: 300 W 2100 N, Kamas UT 84036
Zone District: AG-10 Zone
Parcel Number and Size: CD-466-D-1, 1.70 acres
Type of Process: Administrative
Final Land Use Authority: Eastern Summit County Planning Commission

Vicinity Map



Background

On August 18, 2025, the Community Development Department received an application from the Dirk Rockhill (applicant) on behalf of the property owners, Mr. and Mrs. Peterson, requesting approval of a Conditional Use Permit (CUP). The request is to allow the construction of a new accessory building with an accessory dwelling unit (ADU) on their property located at 300 W 2100 N in Kamas, Utah, which is within the AG-10 zone.

The Petersons' property already contains a primary residence as well as an accessory garage. Their proposal is to add a new barn-style accessory building of approximately 4,500 square feet. This structure would include garage and storage space on the main level, along with 960-square-feet dwelling unit, also on the main level. The ADU is intended for the Petersons' own seasonal use during the summer, while their primary residence would be rented to one of their children.

Under Section 11-3-16 of the Eastern Summit County Development Code, accessory buildings and uses that exceed 2,000 square feet require a Conditional Use Permit. This provision exists because larger accessory buildings, depending on their use and design, can have impacts on the surrounding neighborhood. The CUP process ensures that such proposals receive special review and that potential impacts are considered before approval.

The Community Development staff, in coordination with service providers, has reviewed the application and determined that the project, as conditioned, complies with all applicable requirements of the Eastern Summit County Development Code.

Analysis and Findings

Chapter 3 - Zone District and Requirements (11-3-4)

The subject property is in the AG-10 zone district.

Code Requirement	Analysis	Finding
Setbacks Front = 25 feet Side = 12 feet Rear = 12 feet	Front = 91.7' Side = 91.53' (east side), 234.1' (west side) Rear = 31.3'	**COMPLIES**
Height The maximum height for all structures shall be thirty-two feet (32') above natural grade.	Proposed Building Height = 21.44'	**COMPLIES**

Chapter 4 – Development Review Process and Procedures

For development purposes and in to apply for development, a parcel must be a conforming parcel.

Analysis: On November 8, 2005, a Lot of Record of Status was issued confirming the conforming status of Parcel CD-466-D-1. On June 22, 2023, the parcel's legal description was revised through a lawful parcel boundary line adjustment (Entry No. 01206094), which increased the lot size from 0.74 acres to 1.70 acres. Parcel CD-466-D-1 remains a conforming parcel.

Conditional Use Permit Criteria for Approval (11-4-7)

No conditional use permit shall be approved unless the applicant demonstrates that:

Standard 1: The proposed use, as conditioned, shall be appropriate in the particular location, taking into account the nature of the use, its relationship to surrounding uses, and its impact on the natural environment.

Analysis: The proposed Accessory Building is located on a 1.70-acre lot and is properly sited, meeting all setback requirements of Section 11-3-4 of the Eastern Summit County Development Code. Parcel CD-466-D-1 is flat, and the proposed use is consistent with the AG-10 zone and compatible with surrounding uses, without negatively impacting the natural environment. **COMPLIES**

Standard 2: The proposed use, as conditioned, shall be in compliance with the development evaluation standards in chapter 2 of the Code.

Analysis: Staff have reviewed the application for conformance with the standards set forth in Chapter 2 of the Eastern Summit County Development Code and make the following findings.

Code Requirement	Analysis	Finding
Agriculture		
Non-agricultural development shall not be approved without appropriate plat notes and memorandums of understanding.	No plat is required for this project.	**COMPLIES**
New nonagricultural development within Eastern Summit County shall preserve productive agricultural land to the extent possible and practical.	The proposed accessory building is sited on a portion of the property that does not interfere with active or productive agricultural areas.	**COMPLIES**
Nonagricultural development shall preserve the integrity of existing irrigation patterns and systems. Surface irrigation ditches shall be mapped and easements of record created.	There are no existing irrigation ditches on the property.	**COMPLIES**

Water and Sewage		
New residential, commercial and industrial development shall not be approved in accordance with the provisions of chapter 4 of the Code, nor shall a building permit be issued on a previously platted lot, without evidence of a memorandum of decision from the State Engineer demonstrating that water rights of adequate quantity are available on the site and that water pursuant to such water rights can be used on the site by the applicant to serve the proposed uses/lots, or a commitment from a municipality or private service company to provide water of adequate quantity and quality to serve the proposed use/lot.	The applicant has submitted a will-serve letter from Marion WaterWorks Company, dated April 29, 2025, confirming that water service is available for the proposed development.	**COMPLIES**
No new development or building permit for a previously platted lot, for which water and/or sewer service will be provided by a private service provider, will be approved until the service provider has submitted documentation demonstrating that it has the capacity and capability to serve the development/lot and that it is committed to providing the service.	The applicant has submitted a will-serve letter from Marion WaterWorks Company, dated April 29, 2025, confirming that water service is available for the proposed development.	**COMPLIES**
No development shall be approved without suitable sewage treatment capacity point of discharge, and dependability for the specific use proposed.	The proposed Accessory Building with ADU will be served by a new septic system. The Summit County Health Department has reviewed and approved the system.	**COMPLIES**
No building permit, low impact use, conditional use or commercial or industrial development shall be approved without adequate water quantity, quality, pressure and dependability to support the intended use and to provide protection from fire.	Marion WaterWorks has provided a will-serve letter, and the South Summit Fire District has approved the proposal.	**COMPLIES**

Natural Resources		
Development is prohibited on land, which is found, on the basis of engineering and/or geologic data, to be within a geological hazard area.	The development is not located in a geological hazard area.	**COMPLIES**
Development shall not contribute to the acceleration of the erosion of soil and rock and stream sedimentation or cause other significant environmental concerns.	Service Providers reviewed the proposal and did not raise any concerns related to stream sedimentation or erosion.	**COMPLIES**
Development shall minimize the highly visible placement of homes and other structures on hillsides.	The development is sited on a flat lot.	**COMPLIES**
Development shall be strongly discouraged in a 100-year floodplain or in areas where there is a high-water table.	According to FEMA maps, the proposed development is not located within a 100-year floodplain, and no high-water table issues have been identified on the site.	**COMPLES**
Development is prohibited in wetlands unless appropriate mitigation is approved by the Army Corps of Engineers.	According to the National Wetland Inventory map, the proposed Accessory Building is not located within any wetlands, and no mitigation is required.	**COMPLIES**
Development is prohibited on natural grade slopes more than thirty percent (30%)	Parcel CD-466-D-1 is relatively flat, and the proposed accessory building does not involve disturbance or construction on slopes exceeding 30%.	**COMPLIES**
Care shall be taken to ensure that development shall not significantly affect in a negative fashion wildlife birthing areas, critical winter range areas and migration corridors.	The proposed accessory building is sited on a flat portion of the lot with no identified wildlife birthing areas, critical winter range, or migration corridors. No significant impacts to wildlife are anticipated.	**COMPLIES**
Ridgeline development shall not be placed on any hillside or ridgeline in a manner that causes any portion of a structure to extend into the skyline as viewed from a public road.	The proposed development is not on a hillside or ridgetop.	**COMPLIES**

Development activity shall not cause run-off characteristics of a parcel to be more disruptive to perennial, intermittent and ephemeral streams, land uses or drainage systems, than existed prior to the development activity.	Service Providers reviewed the proposal. No concerns were raised regarding run-off.	**COMPLIES**
Development shall not contribute significantly to the degradation of air quality in the County, including violation of any applicable State and/or Federal pollution control laws.	The development is not expected to generate emissions that would degrade air quality.	**COMPLIES**
Infrastructure/Facilities/ Services		
No development shall cause the traffic volume on any public road to fall below the design capacity of the roadway.	The proposed Accessory Building will generate minimal traffic. The existing public roads have sufficient capacity to accommodate the additional trips without exceeding their design limits.	**COMPLIES**
Development that presents an unusual fire hazard which is beyond the capability of the fire district will not be approved.	The South Summit Fire District has reviewed the proposal and determined that it does not present an unusual fire hazard.	**COMPLIES**
Development in remote locations that could affect emergency services will not be approved.	The site is not considered a remote location, and the South Summit Fire District and other emergency service providers can adequately serve the property.	**COMPLIES**
Residential development with private roads will not be approved if there is a locked gate at the entrance, unless emergency services have access to the property.	Parcel CD-466-D-1 is accessed from W 2100 N, a County Class B Road, and does not rely on a private gated road. Emergency services have full access to the property.	**COMPLIES**

Standard 3: The applicant shall present evidence to show approval of the landowner for the particular use, unless the land is owned by the applicant and, in such case, the applicant shall submit proof of ownership.

Analysis: According to Summit County Recorder records, Peterson Jeff is the owner of Parcel CD-466-D-1. Peterson Jeff signed the CUP application form. **COMPLIES**

Standard 4: There are reasonable conditions that can be imposed which mitigate the reasonably anticipated detrimental effects of the proposed use.

Analysis: Conditions of approval are listed below and designed to mitigate reasonably anticipated detrimental effects of the proposed use. **COMPLIES AS CONDITIONED**

Chapter 6 General Regulations

Accessory Dwelling Unit Criteria (11-6-5)

Staff have reviewed the application for compliance with the standards in Section 11-6-5 of the Eastern Summit County Development Code and made the following findings:

Code Requirement	Analysis	Findings
Accessory Dwelling Units shall be limited to a maximum Floor Area of one thousand (1,000) square feet, notwithstanding the definition of Floor Area which is defined as "The total of all square footage of floor space within all floors of a building as measured from the inside of the exterior walls. Does not include attics, crawl spaces, attached garages, loading areas, breezeways, enclosed or unenclosed porches, elevator or stair bulk heads, and decks within a structure."	The proposed ADU is approximately 960 square feet, as measured by the definition of Floor Area.	**COMPLIES**
No more than one (1) Accessory Dwelling Unit or one (1) Internal Accessory Dwelling Unit may be located on a Lot. In no case shall a Lot contain both an Accessory Dwelling Unit and an Internal Accessory Dwelling Unit.	Only one ADU is proposed on the property.	**COMPLIES AS CONDITIONED**
Accessory Dwelling Units shall not be established within Condominiums or Condominium units	The ADU is not within a Condominium or Condominium Unit.	**COMPLIES**

The Accessory Dwelling Unit may not be sold separately from the Single-Family Detached Dwelling Unit or the associated commercial Use.	The ADU is not proposed to be sold separately from the Single-Family Dwelling.	**COMPLIES AS CONDITIONED**
Nightly Rentals are prohibited in Accessory Dwelling Units. Rental terms for the Accessory Dwelling Unit shall be no less than thirty (30) days.	The ADU is not proposed to be used as a Nightly Rental.	**COMPLIES AS CONDITIONED**
In addition to the primary use on the lot, a minimum of one off-street parking space must be provided.	Parking space provided.	**COMPLIES**

Lighting Regulations 11-6-20

Outdoor lighting must be full cutoff fixtures, meaning that the lights are opaque so that light only escapes through the bottom of the fixture.

Analysis: Ten exterior light fixtures, five on the front and five on the rear of the building, are proposed. The fixtures are fully cut-off and fully shielded on the top and sides, directing light downwards.

Public Notice, Meetings and Comments

The project was publicly noticed as a public hearing and potential action item before the Eastern Summit County Planning Commission (ESCPC). The notice was published in the Park Record and all required locations. Courtesy postcards were mailed to property owners within 1,000 feet of Parcel CD-466-D-1. As of the date of this Staff Report, no public comments have been received by Planning Staff.

Recommendation

Staff recommends that the ESCPC review the proposed Conditional Use Permit, conduct a public hearing, and approve the application, pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact:

1. On August 18, 2025, Dirk Rockhill, on behalf of the property owner, submitted a Conditional Use Permit (CUP) application for parcel CD-466-D-1.
2. Parcel CD-466-D-1 is a conforming parcel owned by Jeff Peterson.
3. Parcel CD-466-D-1 is a 1.70-acre lot located in the AG-10 zone district.
4. The parcel is currently developed with a primary residence and an accessory building (garage).

5. Per Section 11-3-15 of the Eastern Summit County Development Code, accessory buildings and uses to the principal use exceeding 2,000 square feet are conditional uses in the AG-10 zone district.
6. The applicant proposes constructing an approximately 4,500-square-foot accessory building that will include an Accessory Dwelling Unit (ADU).
7. Accessory Dwelling Units are allowed in the AG-10 zone. The proposed ADU is approximately 960 square feet, as measured by the definition of Floor Area.
8. The proposed building is set back approximately 92 feet from the front property line, 92 feet from the east side property line, 234 feet from the west side property line, and 31 feet from the rear property line, meeting the setbacks required under Section 11-3-4(3) of the Development Code.
9. The proposed building has a height of approximately 22 feet, consistent with Section 11-3-4(3B) of the Development Code.
10. The proposed accessory building with ADU will be served by a new septic system, which has been reviewed and approved by the Summit County Health Department.
11. The applicant submitted a will-serve letter from Marion WaterWorks Company, dated April 29, 2025, confirming water service availability for the proposed development.
12. According to the National Wetland Inventory, the proposed building is not located within any wetlands.
13. FEMA maps indicate the site is not within a 100-year floodplain, and no high-water table issues have been identified.
14. The proposed development will not impact wildlife birthing areas, critical winter range, or migration corridors.
15. The accessory building is a low-impact use that will generate minimal traffic. Existing public roads have sufficient capacity to accommodate the additional trips without exceeding their design limits.
16. Parcel CD-466-D-1 is accessed from W 2100 N, a County Class B Road, and does not rely on a private gated road; emergency services have full access to the property.
17. Parcel CD-466-D-1 is relatively flat, and the proposed accessory building does not involve disturbance or construction on slopes exceeding 30%.
18. Ten exterior light fixtures (five on the front and five on the rear) are proposed on the building. All fixtures comply with Section 11-6-20 of the Eastern Summit County Development Code.
19. Staff and applicable service providers have reviewed the project and found it to be in compliance with all relevant standards and requirements.

Conclusions of Law:

1. The proposed use, as conditioned, is appropriate in the particular location, taking into account the nature of the use, its relationship to surrounding land uses, and its impact on the natural environment.
2. The proposed use, as conditioned, is in compliance with the development evaluations standards in chapter 2 of the Eastern Summit County Development Code.

3. The applicant has submitted evidence to show approval of the landowner for particular use.
4. There are reasonable conditions that have been imposed to mitigate with reasonably anticipated detrimental effects of the proposed use.

Conditions of Approval:

1. The proposal shall be located and constructed in accordance with Exhibits A and B.
2. This Conditional Use Permit may not be modified without prior review from the Community Development Department.
3. The proposed accessory building is for the property owner's private use only; no commercial use is permitted.
4. The Accessory Dwelling Unit (ADU) may not be sold separately from the Single-Family Detached Dwelling Unit.
5. No more than one (1) Accessory Dwelling Unit or one (1) Internal Accessory Dwelling Unit may be located on a lot.
6. Nightly rentals are prohibited in Accessory Dwelling Units. Rental terms for the ADU shall be no less than thirty (30) days.
7. All necessary permits must be obtained, and all applicable fees paid, prior to the commencement of any construction activity, including but not limited to permits from the Summit County Engineering and Building Departments.
8. The applicant must show the location of a stabilized construction entrance on the site plan during the building permit process.
9. All service provider requirements must be met prior to the issuance of a building permit.
10. All exterior lighting must comply with Section 11-6-20 of the Eastern Summit County Development Code.

Attachments

Exhibit A – Site Plan.
Exhibit B – Building Plan.
Exhibit C – Construction Plan Set.

Exhibit A

SURVEYOR CERTIFICATE

I, WADE WILDE, A Registered Professional Land Surveyor as prescribed by the laws of the State of Utah and holding License Number 368352, do hereby certify that a Topo Survey of the described property was made under my direction and that the plat hereon is a true and correct representation of said survey.

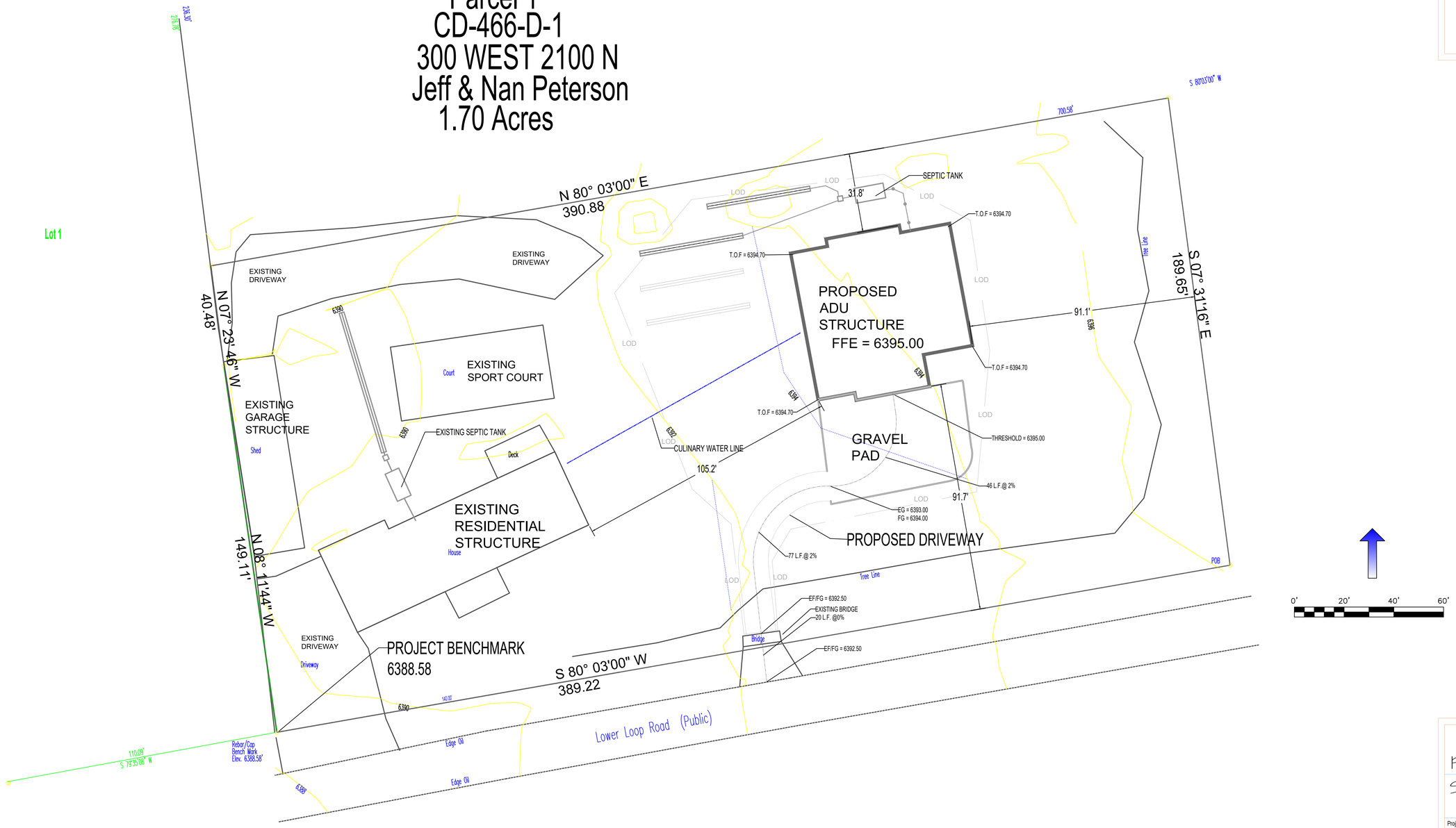
August 18, 2025
Date

Wade Wilde
Wade Wilde

LICENSED LAND SURVEYOR
Wade Wilde
368352
WADE
WILDE
8-18-25
STATE OF UTAH

CDS,LLC
CUSTOM DRAFTING
& DESIGN
69 WEST 200 NORTH
KAMAS, UT 84036
435.640.2528 ✶ F- 435.785.4888 ✶ TROCK@ALLWEST.NET

Parcel 1
CD-466-D-1
300 WEST 2100 N
Jeff & Nan Peterson
1.70 Acres



JEFF AND NAN PETERSON
ADU

300 W 2100 N
MARION, SUMMIT COUNTY, UTAH

PETERSON
SITE

Project number	2415
Date	8.7.25
Drawn by	DKR
Checked by	DKR

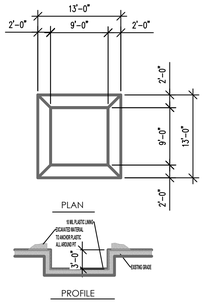
C1.1

DRIVEWAY / SITE STAKING	REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. LOCATE/STAKETHE DRIVEWAY AT THE STREET AND AT THE ROAD RIGHT-OF-WAY / PROPERTY LINE AND LOCATE/STAKE ALL PROPERTY CORNERS WITH A 4' STEEL POST	ENGINEERING
ROUGH GRADING	REQUIRED PRIOR TO SCHEDULING A FOOTING INSPECTION. SITE EROSION CONTROL MEASURES MUST BE INSTALLED AND DRIVEWAY MUST BE ROUGHLY GRADED ACCORDING TO PLAN	ENGINEERING
FOOTING	SCHEDULE AFTER STEEL IS IN PLACE AND BEFORE THE CONCRETE IS POURED.	BUILDING
FOUNDATION	SCHEDULE AFTER STEEL IS IN PLACE AND BEFORE THE CONCRETE IS POURED.	BUILDING
UNDER SLAB PLUMBING AND HEATING	BEFORE CONCRETE IS POURED OR PLUMBING HAS BEEN BACKFILLED	BUILDING
CERTIFICATE OF ELEVATION AND / OR SURVEY	PERFORMED BY A LICENSED SURVEYOR. REQUIRED PRIOR TO SCHEDULING A FLOOR FRAMING INSPECTION	BUILDING
FLOOR FRAMING INSPECTION	REQUIRED PRIOR TO PLACING FLOOR SHEETING AND INCLUDES FOOTING DRAIN INSPECTION.	BUILDING
SHEAR WALL	AFTER THE BUILDING IS UP TO THE SQUARE AND ALL SHEAR WALLS HAVE BEEN NAILED AND ALL OF THE TIE DOWNS AN SHEAR WALL CONNECTIONS HAVE BEEN INSTALLED.	BUILDING
FIRE SPRINKLERS	REQUIRED PRIOR TO FOUR WAY INSPECTION, WHEN REQUIRED BY THE LOCAL FIRE DISTRICT.	BUILDING
FOUR WAY	THIS INSPECTION IS PERFORMED AFTER ALL ROUGH ELECTRICAL, PLUMBING AND MECHANICAL HAS BEEN INSTALLED, ALL FRAMING IS COMPLETE, SHEAR WALLS PREVIOUSLY INSPECTED, AND TRUSS SPECIFICATIONS ARE ON JOBSITE FOR INSPECTOR TO READ.	BUILDING
WEATHER BARRIER / STUCCO LATH	WEATHER BARRIER SHALL BE INSPECTED PRIOR TO INSTALLING VENEER. APPROVED STUCCO I.C.C. RESEARCH REPORTS ON SITE.	BUILDING
GAS METER SET	REQUIRED BEFORE GAS METER CLEARANCE IS GIVEN TO QUESTAR	BUILDING
MASONRY WALL / BOND BEAM	STEEL IN MASONRY AND BEFORE CONRETE / GROUT IS POURED	BUILDING
INSULATION	PRE-SHEETROCK INSULATION CERTIFICATE REQUIRED	BUILDING
DRYWALL NAILING	THIS IS DONE BEFORE DRYWALL IS TAPED	BUILDING
POWER TO PANEL	BUILDING MUST BE UP WITH PERMAMENT ROOF INSTALLED	BUILDING
DRIVEWAUY PRE-SURFACING	SITE EROSION CONTROL MEASURES MUST BE INSTALLED AND DRIVEWAY GRADED TO ITS FINAL CONFIGURATION	ENGINEERING
FINAL DRIVEWAY / SITE INSPECTION	REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY AND/OR BOND RELEASE. DRIVEWAY MUST BE SURFACED AND SITE MUS T BE REVEGETATED (INSPECTIONS MAY BE SCHEDULED SEPERATELY)	ENGINEERING
FLOOD PLAIN ELEVATION CERTIFICATE	FEMA ELEVATION CERTIFICATE (IF APPLICABLE) REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY. FORM MUST BE FILED WITH FEMA AND A COP Y PROVIDED TO THE ENGINEERING DEPARTMENT	ENGINEERING
FINAL	ALL WORK IS DONE AND BUILDING COMPLETE	BUILDING
CERTIFICATE OF OCCUPANCY	REQUIRED PRIOR TO ANYONE OCCUFYING THE STRUCTURE. A CERTIFICATE OF OCCUPANCY NILL BE ISSUED ONCE THE FINAL CLEARANCES HAVE BEEN OBTAINED BY THE BUILDER AND BROUGHT TO THE BUILDING DEPARTMENTS OFFICE IN COALVILLE. 1) SNYDERVILLE BASIN RESIDENTIAL - FINAL FROM BUILDING DEPARTMENT, FINAL FROM ENGINEERINGSDEPARTMENT, FINAL LETTER FROM SNYDERVILLE BASIN WATER REGLAMATION DISTRICT, FINAL WATER CONGURENCY LETTER FROM APPROPRIATE WATER COMPANY, FINAL FROM PARK CITY FIRE DISTRICT (IN REQUIRED SUBDIVISIONS). 2) EASTERN SUMMIT COUNTY - FINAL FROM BUILDING DEPARTMENT, FINAL FROM ENGINEERING DEPARTMENT, FINAL FROM FIRE DISTRICT, AND FINAL FROM HEALTH DEPARTMENT.	BUILDING

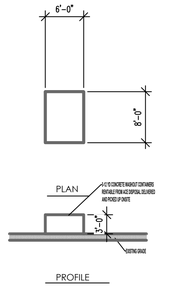
MITIGATION NOTES:
1- CONSTRUCTION PARKING / TRAFFIC MAY NOT BLOCK THE STREET WITHOUT A PERMIT.
2- MUD TRACKED ONTO THE STE MUST BE CLEANED PRIOR TO THE END OF WORK DAY.
3-THE CONSTRUCTION SITE MUST BE MAINTAINED IN A NEAT MANNER. TRASH AND OTHER DEBRIS MAY NBOT ACCUMULATE OUTSIDE THE DUMPSTER.
4- ROADSIDE PARKING IS NOT ALLOWED FROM NOVEMBER 1ST THRU APRIL 1ST.
5-FINAL GRADE MUST SLOPE AWAY FROM BUILDING AT A MINIMUM OF 6" IN 10'

CONCRETE WASHOUT NOTES

-Temporary concrete washout facilities are to be inspected by the resident engineer during his/her weekly erosion and sediment control inspection, after a storm event of ½" or greater and at the end of any day when concrete has been poured on the construction site. The inspector is to ensure that there are no leaks, no spills, and that the facilities capacity has not yet been compromised.
-Any overflowing of the washout facilities unto the ground must be cleaned up and removed within 24 hours of its discovery.
-If a rain or snow event is forecasted. A non-collapsing, non-water collecting cover shall be placed over the washout facility and secured to prevent accumulation and overflow of precipitation.
-Contents of each concrete washout facility are not to exceed 75% of its designed capacity. If the contents reach 75% capacity, discontinue pouring concrete into the facility until it has been cleaned out.
-Allow slurry to evaporate or remove from the site in s safe manner (ie. Vacuum truck). All hardened material can then be removed and disposed of properly.
-If a lined basin in used, immediately replace the liner if it becomes damaged.
-Remove temporary concrete washout facilities when they are no longer needed and restore the disturbed areas to their original condition.
-Note the locations for the temporary concrete washout facilities and changes to the facilities on the SWPP



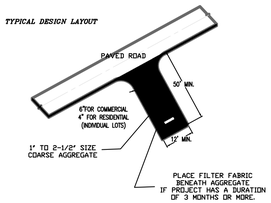
EXCAVATED
CONCRETE WASHOUT DETAIL



PRE-MANUFACTURED
CONCRETE WASHOUT DETAIL

STABILIZED CONSTRUCTION ENTRANCE

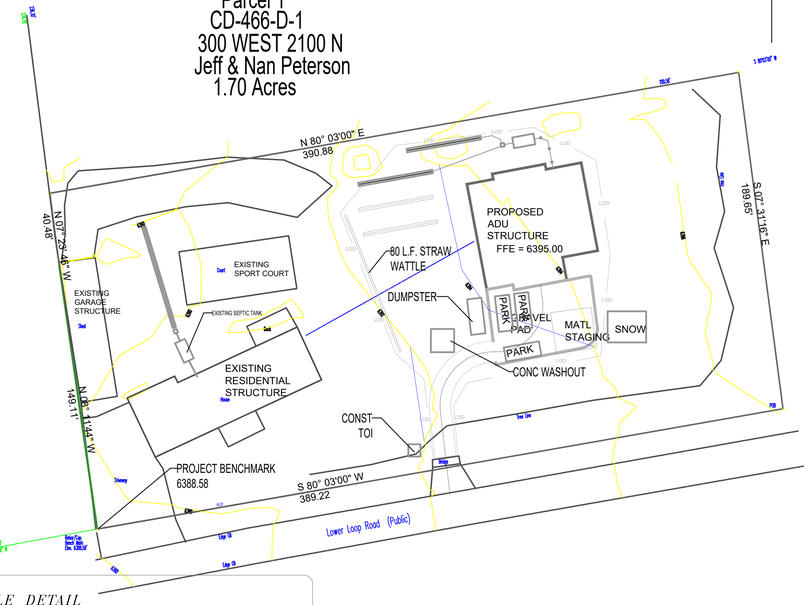
TYPICAL DESIGN LAYOUT

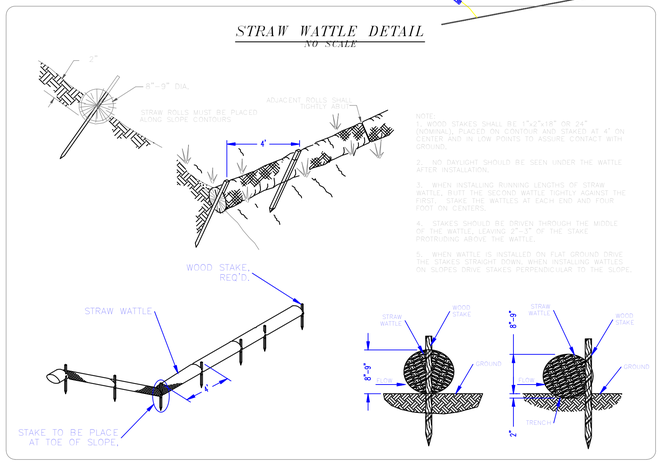


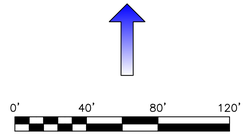
INSTALLATION:
1. Install at any point of ingress or egress at a construction site where adjacent traveled way is paved.
2. Clear and grub area and grade to provide slope shown for driveway, or access/intersection. If adjacent to waterway, use a maximum slope of 2%.
3. Compact subgrade and place filter fabric if required.
4. Place coarse aggregate, 1 to 2 ½ inches size, to a minimum depth of 6 inches for commercial projects, and 4 inches for residential projects.

MAINTENANCE:
1. Inspect daily for loss of gravel or sediment buildup.
2. Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
3. Repair entrance and replace gravel as required to maintain control in good working condition.
4. Expand stabilized area as required to accommodate traffic, and off site street parking and prevent erosion at driveway.

Parcel 1
CD-466-D-1
300 WEST 2100 N
Jeff & Nan Peterson
1.70 Acres







CDS,LLC
CUSTOM DRAFTING
& DESIGN
69 WEST 200 NORTH
KAMAS, UT 84036
435.640.2528 * F- 435.783.4888 * TROCK@ALLWEST.NET

JEFF AND NAN PETERSON
ADU

300 W 2100 N
MARION, SUMMIT COUNTY, UTAH

PETERSON
SITE-MITIGATION

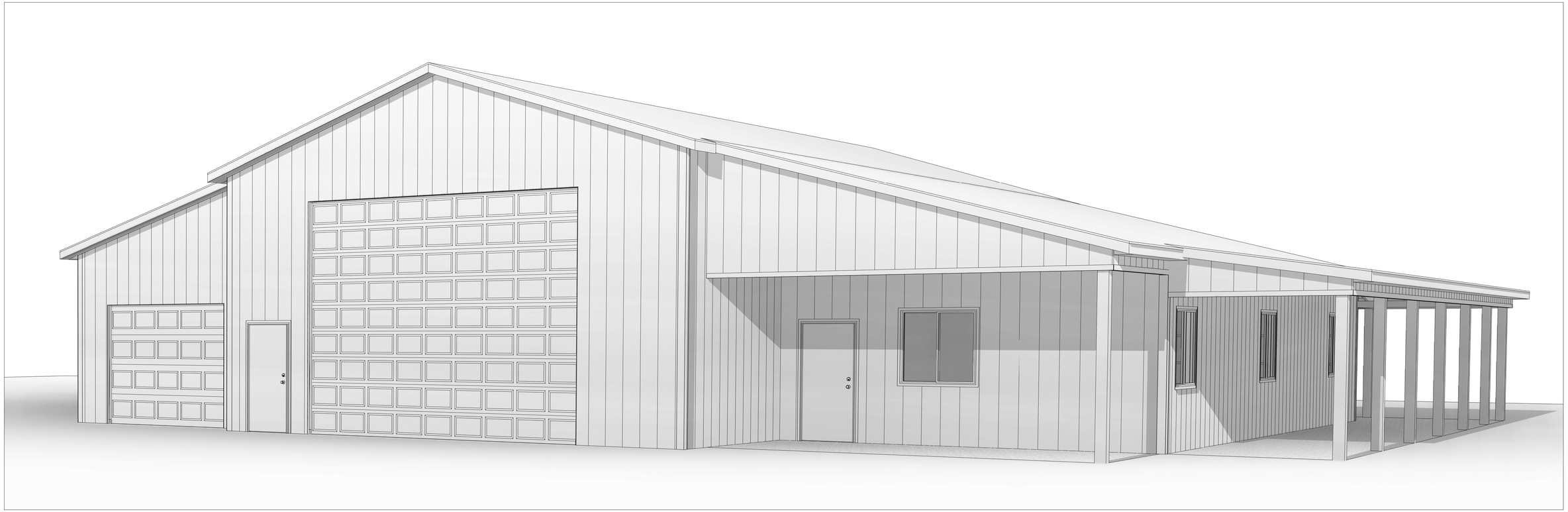
Project number	2415
Date	4.1.25
Drawn by	DKR
Checked by	DKR

C1.3

Exhibit B

ROPER BUILDINGS

JEFF PETERSON BUILDING



BUILDING INFORMATION		
BUILDING INFORMATION: DIMENSIONS: 30' x 65' = 1,950 Sq. Ft. LEAN DIMENSIONS: 15' x 60', 20' x 10' & 20' x 50' & 8' x 68' = 2,644 Sq. Ft. TOTAL SQUARE FOOTAGE: 4,594 Sq. Ft.	**SITE INFORMATION:** ADDRESS: 300 West 2100 North Kamas, UT 84036	**USAGE:** Dwelling

DRAWING INDEX	
S0	Title Page
S1	Foundation Plan
S2	Floor Plan
S3	Framing Plan
S4	Roof Plan
S5	Elevations
S6	Panel Layouts
S7	OSB Layouts
S8	Details
S9	Details
S10	Engineering Notes

ROPER BUILDINGS /
DMLP RESOURCES
PHONE: (801) 689-3630

DATE:
1/13/202563

NORTH

73' - 0"

15' - 0" | 30' - 0" | 10' - 0" | 18' - 0"

2' - 7" | 9' - 10" | 2' - 7" | 6' - 1" | 17' - 10" POST INTERIOR | 6' - 1" | 10' - 0" | 8' - 0"

2' - 6"

10' - 0" | 10' - 0" | 10' - 0" | 10' - 0" | 10' - 0"

65' - 0" | 60' - 0" | 50' - 0" | 70' - 6"

WEST

EAST

F24

4" CONCRETE (NO SLOPE)

4" CONCRETE (SLOPE AWAY FROM BUILDING)

ICF TRENCH FOOTING (BY ROPER)

SLOPE

SAW-CUT CONTROL JOINTS (ALL CONCRETE)

12' - 0" | 8' - 0"

2' - 7" | 9' - 10" POST INTERIOR | 2' - 7" | 6' - 1" | 17' - 10" POST INTERIOR | 6' - 1" | 20' - 0" | 8' - 0"

15' - 0" | 30' - 0" | 73' - 0"

SOUTH (FRONT)

FOUNDATION PLAN
1/4" = 1'-0"

PIERS			
Count	Type	Diameter	Depth
51	F24	2' - 0"	3' - 0"

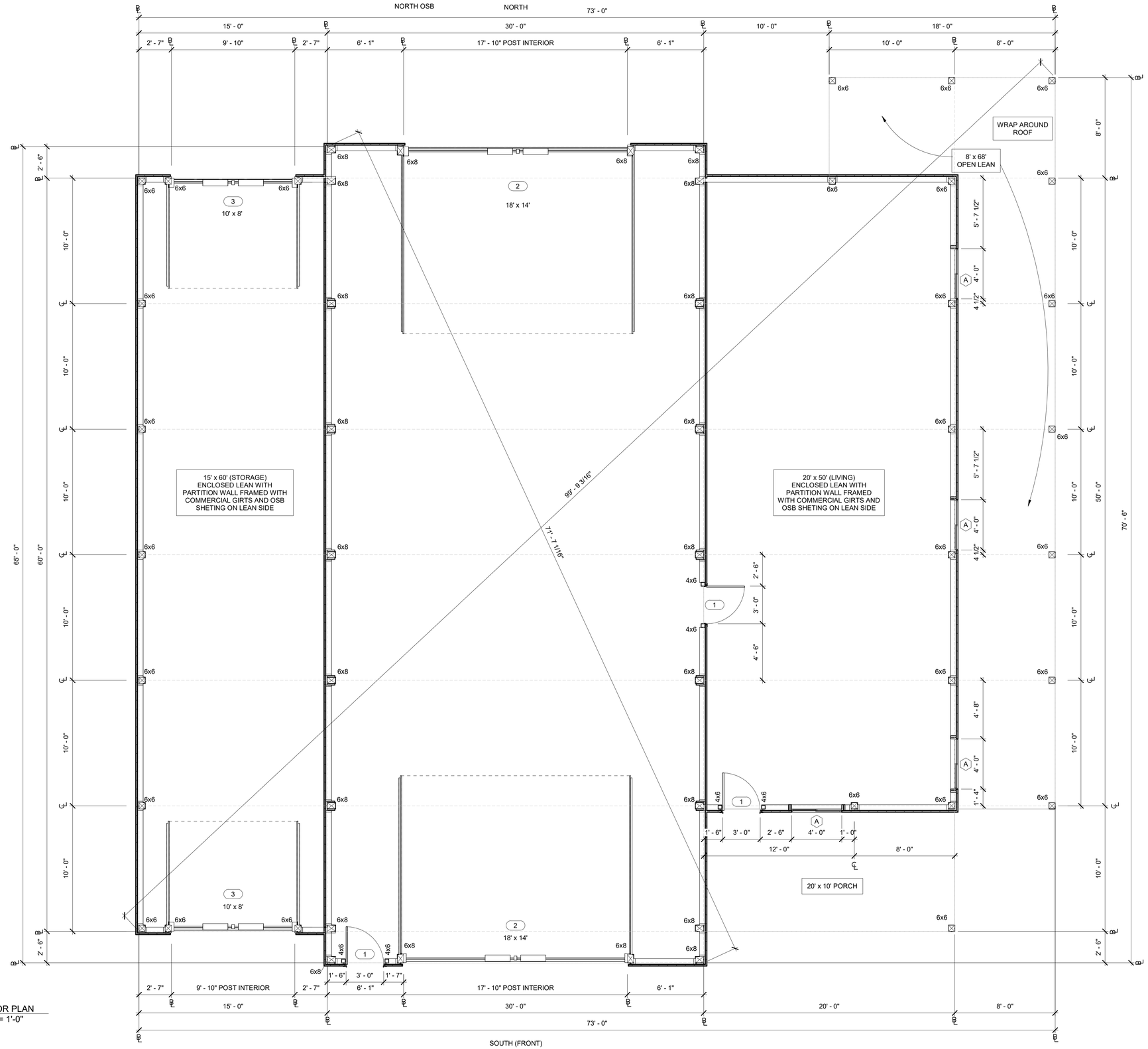
ROPER BUILDINGS / DMLP RESOURCES
(801) 689-3630

JEFF PETERSON BUILDING
300 West 2100 North
Kamas, UT 84036

Date: 1/13/2025
Scale: 1/4" = 1'-0"
Drawn by: CBC
Job: PETERSON.J
Sheet Size: D
22" x 34"

Foundation Plan

S1



FLOOR PLAN
1/4" = 1'-0"

DOORS				
Mark	Count	Description	Width	Height
1	3	M.D.	3' - 0"	6' - 8"
2	2	INSULATED OHD	18' - 0"	14' - 0"
3	2	INSULATED OHD	10' - 0"	8' - 0"

WINDOWS					
Mark	Count	Type	Width	Height	Sill
A	4	SLIDER	4' - 0"	4' - 0"	3' - 4"

INSULATION:
WALLS:
EXTERIOR WALLS: R19
PARTITION WALL: R19
ROOF:
MAIN BUILDING: R19
STORAGE LEAN ROOF: R19
LIVING AREA LEAN: SPRAY FOAM

SPRAY FOAM IS 5" CLOSED CELL

POSTS			
COUNT	SAWN	LAMINATED TRIAD OPTION	TITAN TIMBER OPTION
29	6x6 HF #1	4-PLY 2x6	3-PLY 2x6
22	6x8 HF #1	4-PLY 2x8	4-PLY 2x6

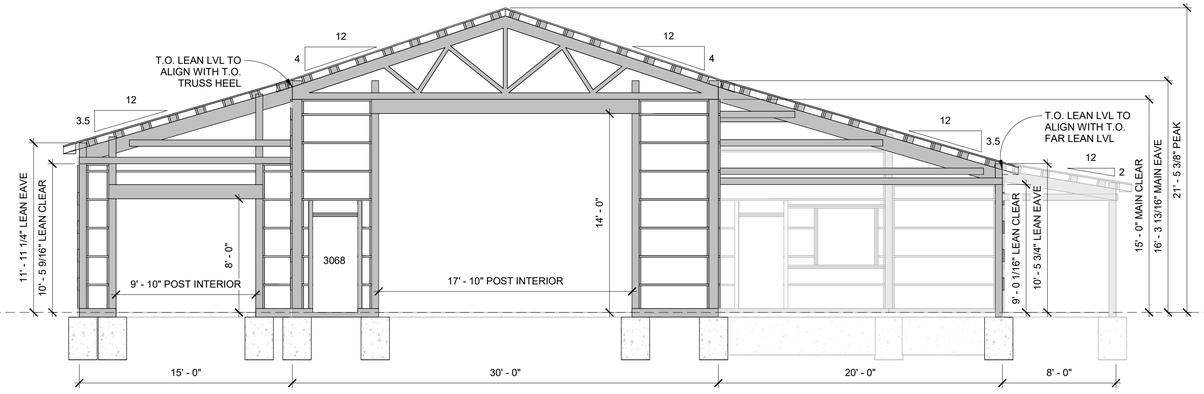
NOTES:
1. EMBED POST INTO CONCRETE PIER. SEE DETAIL SHEET.
2. **WALLS:**
EXTERIOR: COMMERCIAL GIRTS, 7/16" OSB, 29 GA. STEEL PANEL.
PARTITION: COMMERCIAL GIRTS, 7/16" OSB, ON LEAN SIDE.
3. ALL POSTS ARE TREATED HF #1 UNLESS OTHERWISE SPECIFIED.

ROPER BUILDINGS / DMLP RESOURCES
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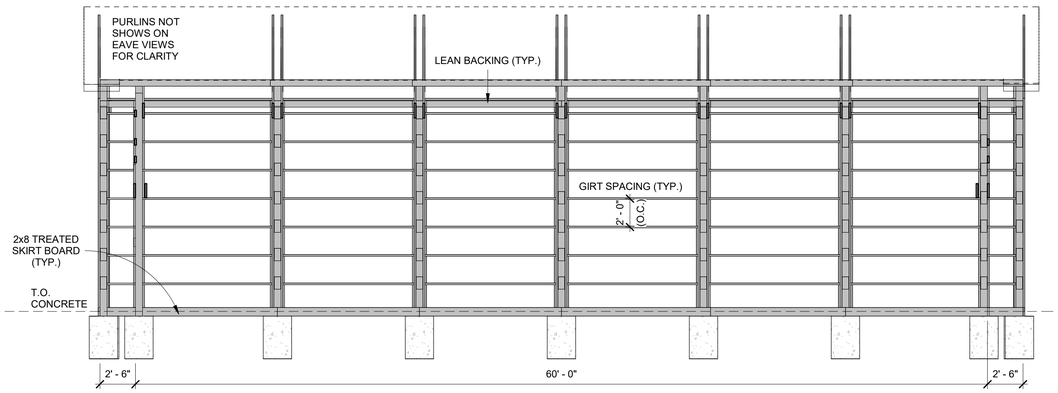
JEFF PETERSON BUILDING
300 West 2100 North
Kamas, UT 84036

Date: 1/13/2025
Scale: 1/4" = 1'-0"
Drawn by: CBC
Job: PETERSON.J
Sheet Size: D
22" x 34"

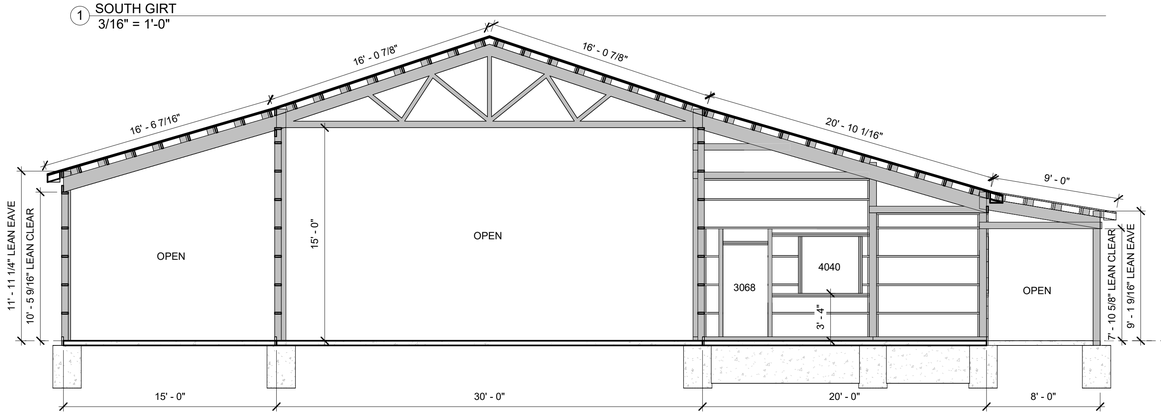
Floor Plan
S2



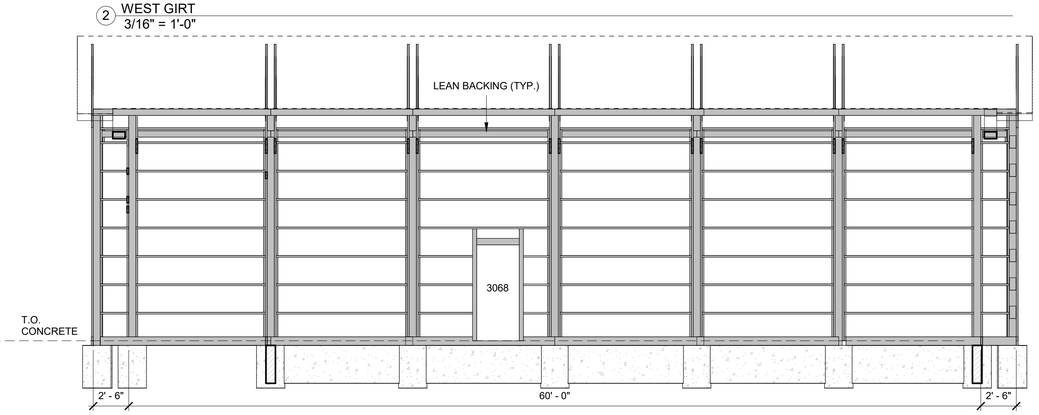
1 SOUTH GIRT
3/16" = 1'-0"



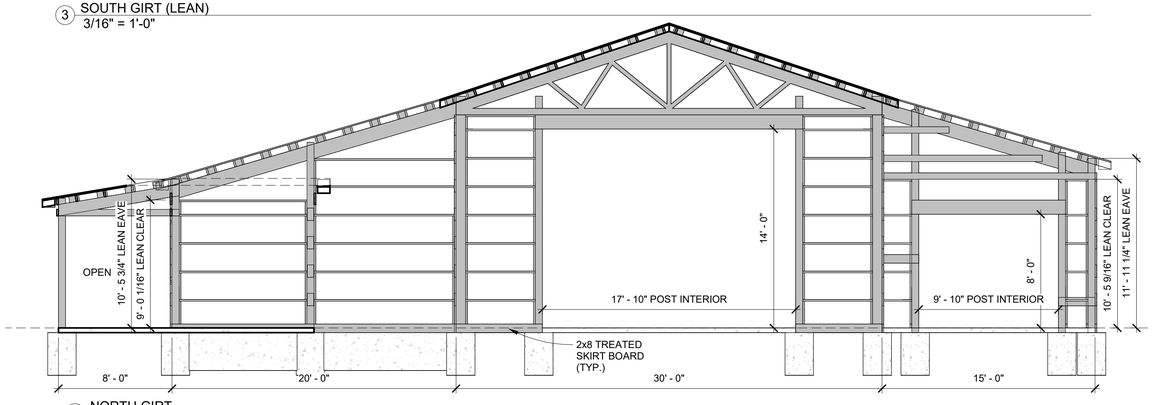
2 WEST GIRT
3/16" = 1'-0"



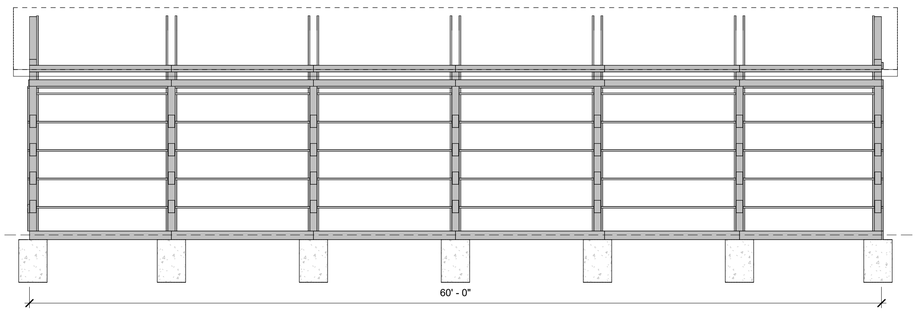
3 SOUTH GIRT (LEAN)
3/16" = 1'-0"



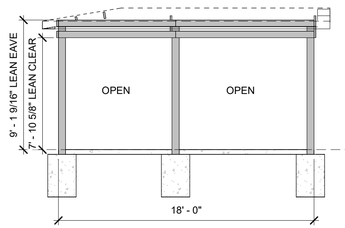
4 EAST GIRT
3/16" = 1'-0"



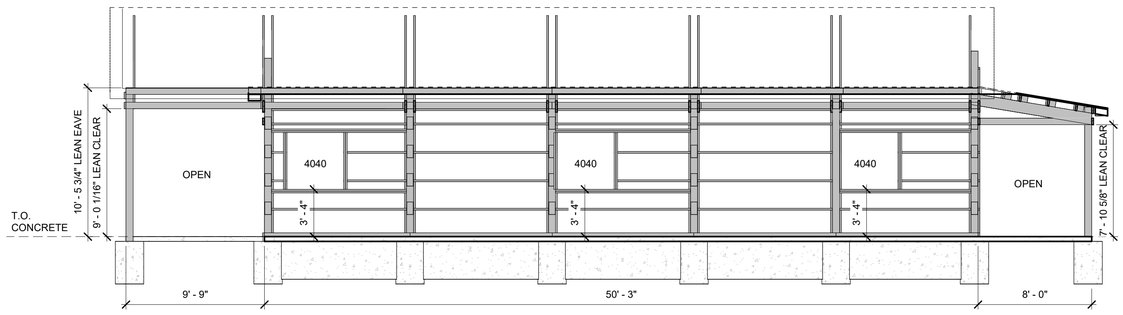
5 NORTH GIRT
3/16" = 1'-0"



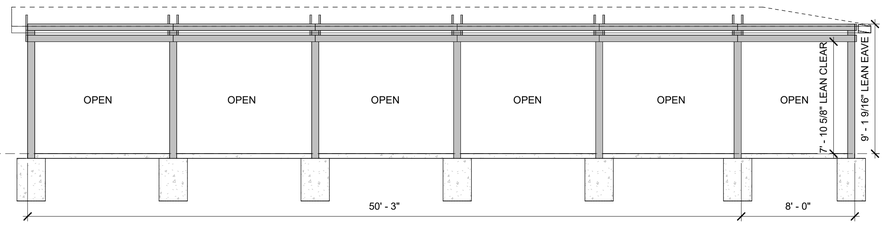
6 WEST GIRT (LEAN)
3/16" = 1'-0"



7 NORTH GIRT (LEAN)
3/16" = 1'-0"



8 EAST GIRT (LEAN)
3/16" = 1'-0"



9 EAST GIRT (FAR LEAN)
3/16" = 1'-0"

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JEFF PETERSON BUILDING
300 West 2100 North
Kamas, UT 84036

Date: 1/13/2025
Scale: 3/16" = 1'-0"
Drawn by: CBC
Job: PETERSON.J
Sheet Size: D
22" x 34"
Framing Plan

S3

NORTH

2x6 DF #2 @ 24" O.C. OVERLAPPED 10" MIN. STARTING 5" MAX. FROM RIDGE LINE.

WEST

EAST

SOUTH (FRONT)

PRE-FAB TRUSS (A2F)

PRE-FAB TRUSS (A1)

1-3/4" x 11-7/8" LVL

1-3/4" x 9-1/2" LVL

2x6 DIAG BRACE

ADDITIONAL PURLINS ATTACHED TO TOP PURLIN FOR ROOF RIDGE SUPPORT

1' - 0"

1' - 0 1/16"

3.5

4

2

Roof Plan
1/4" = 1'-0"

ROOF FRAMING NOTES:

ROOF PITCHES:
MAIN: 4:12 ROOF
(2)EAST & WEST LEANS: 3.5:12 ROOF (CONTINUOUS)
(1) FAR EAST LEANS: 2:12 ROOF (CONTINUOUS)

PURLINS:
2x6 DF #2 AT 24" ON CENTER OVERLAPPED 10" MIN. STARTING 5" MAX. FROM RIDGE LINE.

ADDITIONAL PURLINS ATTACHED TO TOP PURLIN FOR ROOF RIDGE SUPPORT

OVERHANGS:
12" ON ALL ROOF PERIMETERS

ROOF INSULATION:
MAIN BUILDING: R19
STORAGE LEAN ROOF: R19
LIVING AREA LEAN: SPRAY FOAM**

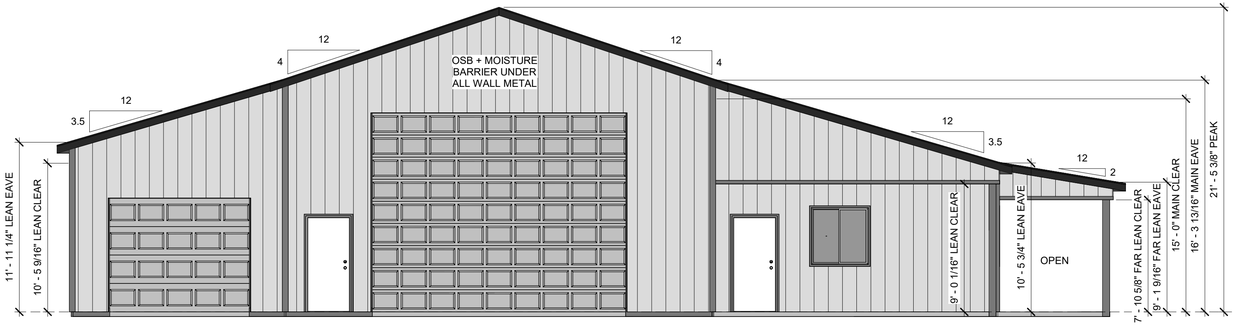
SPRAY FOAM IS 5" CLOSED CELL

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(801) 689-3630

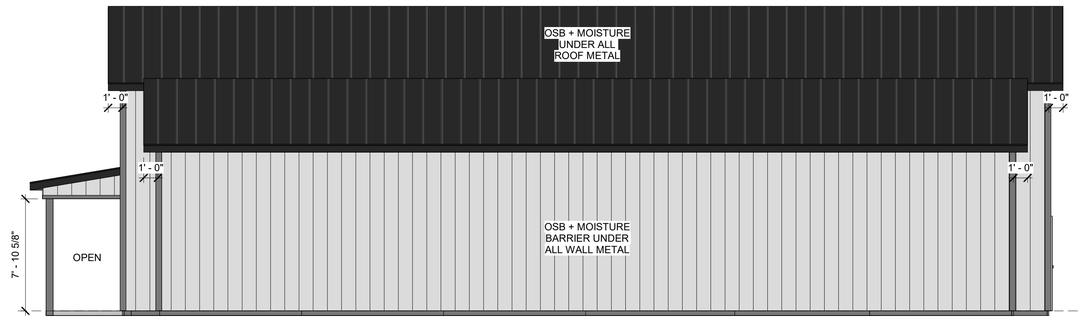
JEFF PETERSON BUILDING
300 West 2100 North
Kamas, UT 84036

Date: 1/13/2025
Scale: 1/4" = 1'-0"
Drawn by: CBC
Job: PETERSON.J
Sheet Size: D
22" x 34"
Roof Plan

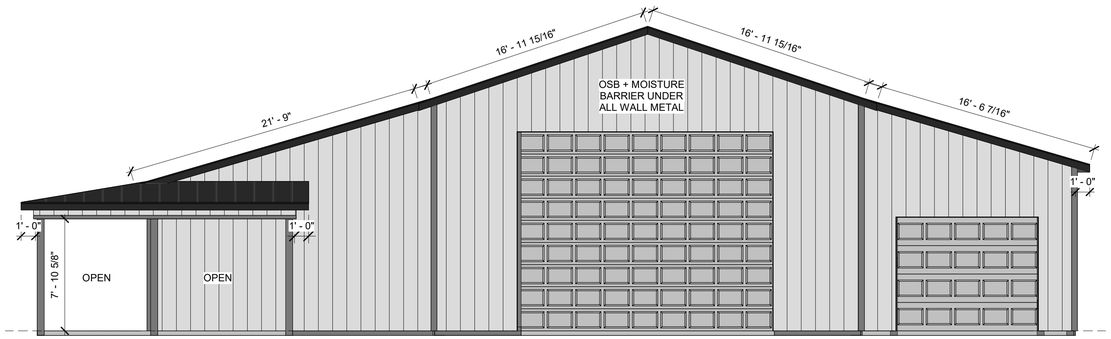
S4



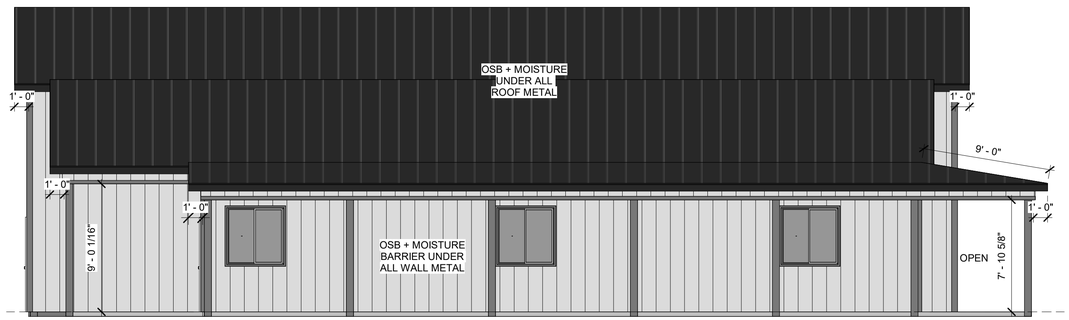
1 SOUTH (FRONT) ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



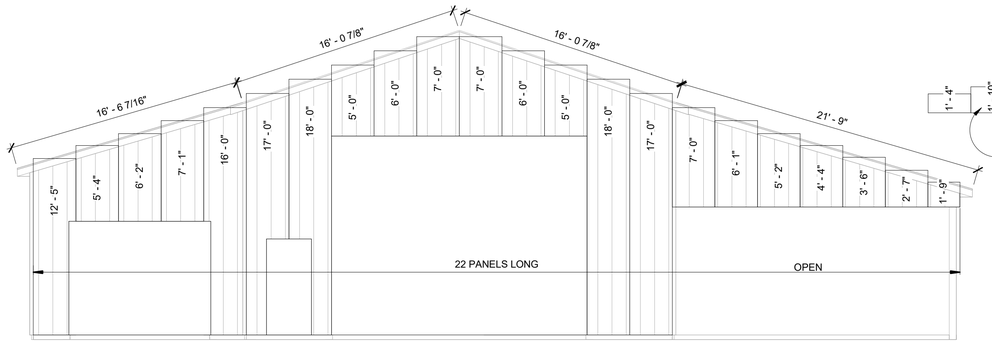
4 EAST ELEVATION
3/16" = 1'-0"

ROPER BUILDINGS / DMLP RESOURCES
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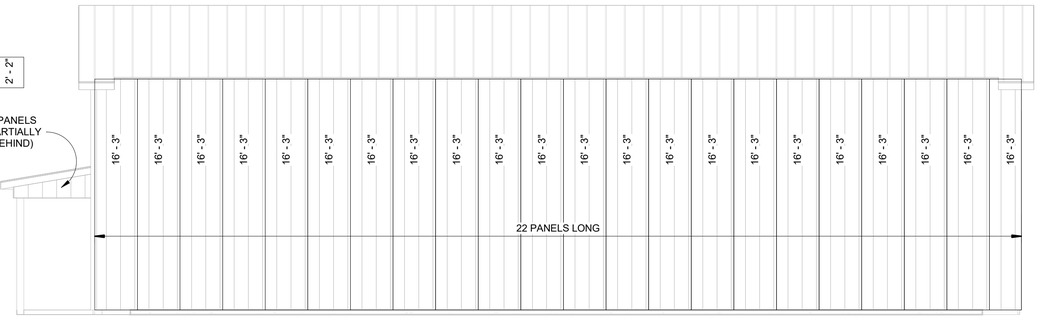
JEFF PETERSON BUILDING
300 West 2100 North
Kamas, UT 84036

Date: 1/13/2025
Scale: 3/16" = 1'-0"
Drawn by: CBC
Job: PETERSON.J
Sheet Size: D
22" x 34"
Elevations

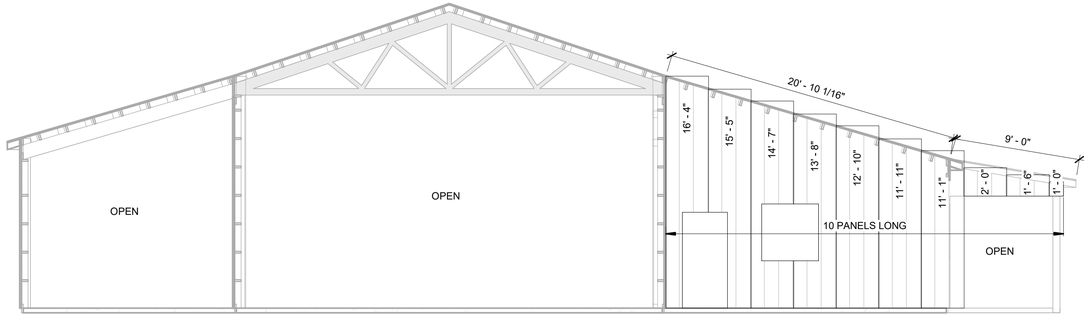
S5



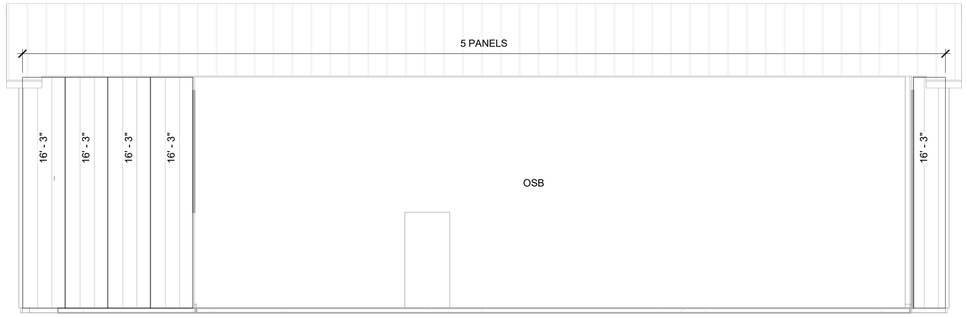
1 SOUTH PANEL
3/16" = 1'-0"



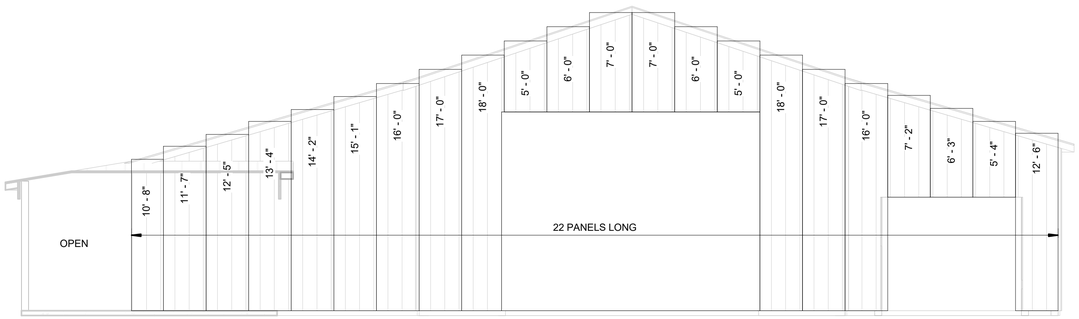
2 WEST PANEL
3/16" = 1'-0"



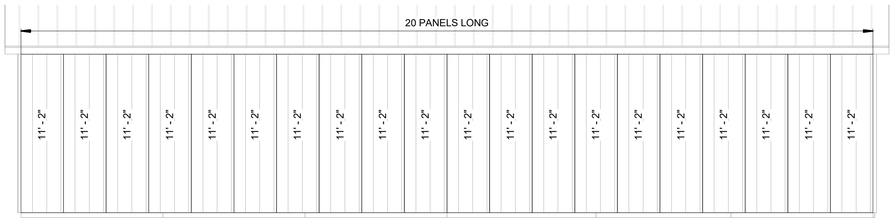
3 SOUTH PANEL (LEAN)
3/16" = 1'-0"



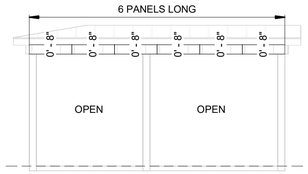
4 EAST PANEL
3/16" = 1'-0"



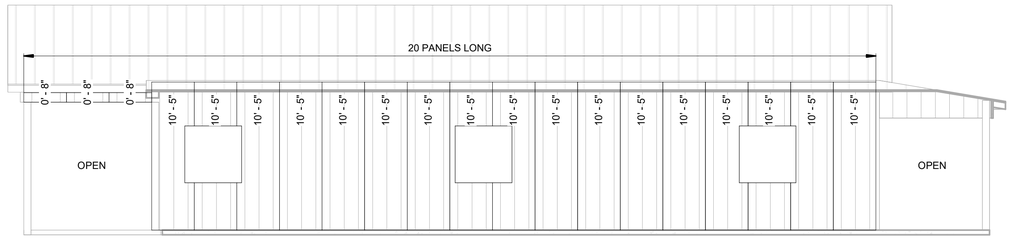
5 NORTH PANEL
3/16" = 1'-0"



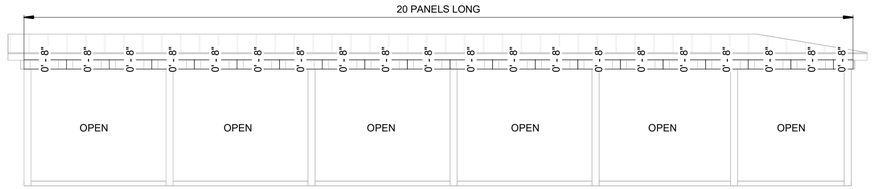
6 WEST PANEL (LEAN)
3/16" = 1'-0"



7 NORTH PANEL (LEAN)
3/16" = 1'-0"



8 EAST PANEL (LEAN)
3/16" = 1'-0"



9 EAST PANEL (FAR LEAN)
3/16" = 1'-0"

PANEL SCHEDULE

Panel Height	Count
8"	29
1' - 0"	1
1' - 4"	1
1' - 6"	1
1' - 9"	1
1' - 10"	1
2' - 0"	1
2' - 2"	1
2' - 7"	1
3' - 6"	1
4' - 4"	1
5' - 0"	4
5' - 2"	1
5' - 4"	2
6' - 0"	4
6' - 1"	1
6' - 2"	1
6' - 3"	1
7' - 0"	5
7' - 1"	1
7' - 2"	1
10' - 5"	17
10' - 8"	1
11' - 1"	1
11' - 2"	20
11' - 7"	1
11' - 11"	1
12' - 5"	2
12' - 6"	1
12' - 10"	1
13' - 4"	1
13' - 8"	1
14' - 2"	1
14' - 7"	1
15' - 1"	1
15' - 5"	1
16' - 0"	3
16' - 3"	27
16' - 4"	1
17' - 0"	4
18' - 0"	4
Grand total: 150	

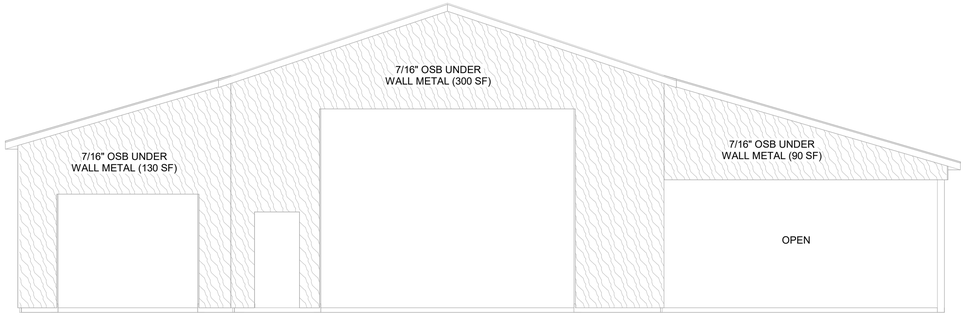
ROPER BUILDINGS / DMLP RESOURCES
(801) 689-3630

JEFF PETERSON BUILDING
300 West 2100 North
Kamas, UT 84036

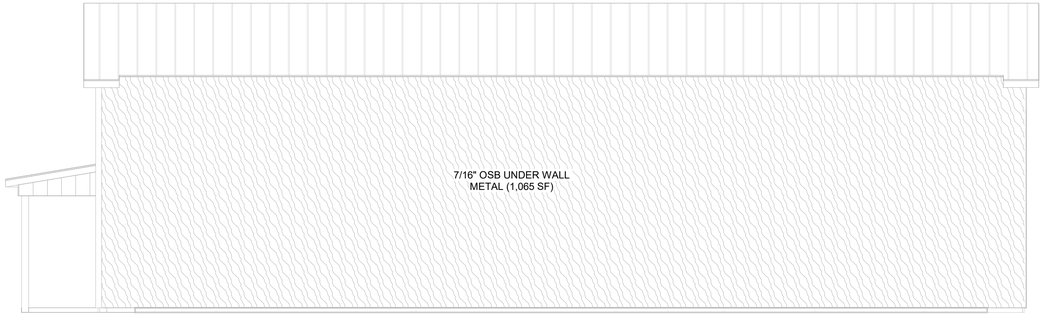
Date: 1/13/2025
Scale: 3/16" = 1'-0"
Drawn by: CBC
Job: PETERSON.J
Sheet Size: D
22" x 34"

Panel Layouts

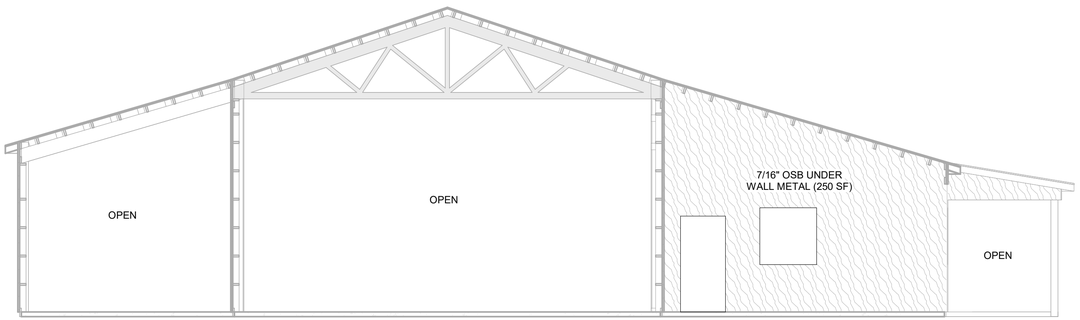
S6



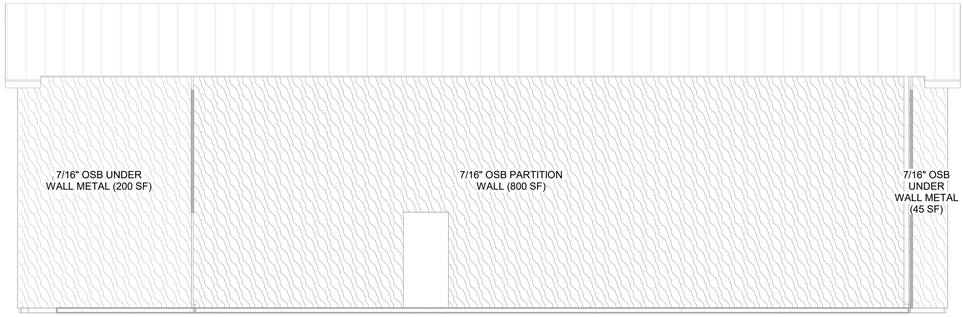
1 SOUTH OSB
3/16" = 1'-0"



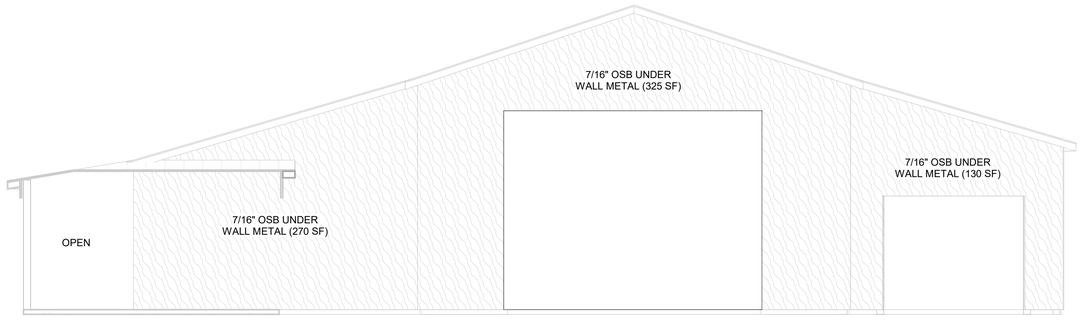
2 WEST OSB
3/16" = 1'-0"



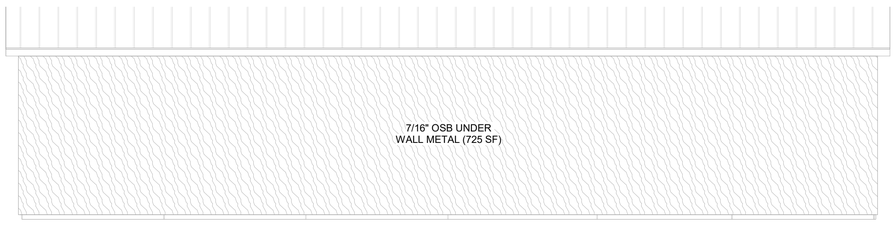
8 SOUTH OSB (LEAN)
3/16" = 1'-0"



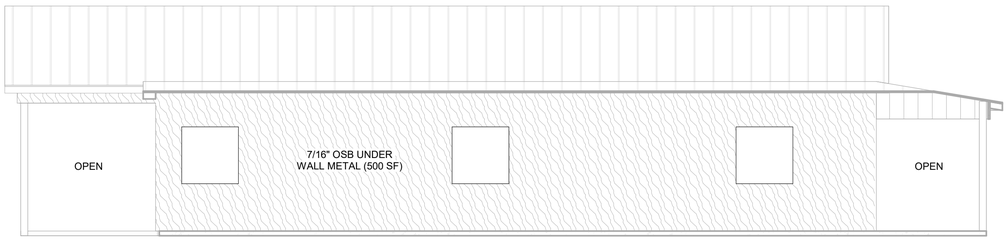
4 EAST OSB
3/16" = 1'-0"



3 NORTH OSB
3/16" = 1'-0"



5 WEST OSB (LEAN)
3/16" = 1'-0"

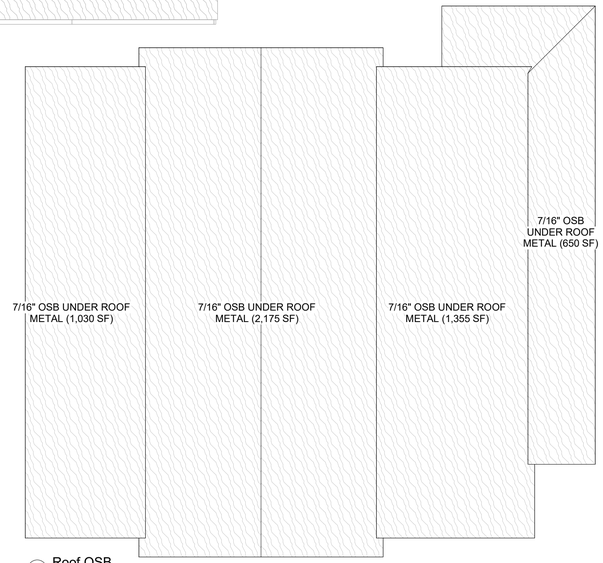


6 EAST OSB (LEAN)
3/16" = 1'-0"

OSB TABLE

WALL OSB: 4,830 SF
ROOF OSB: 5,210 SF

TOTAL OSB: 10,040 SF



7 Roof OSB
1" = 10'-0"

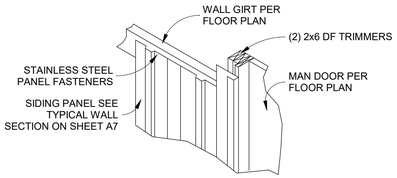
ROPER BUILDINGS / DMLP RESOURCES
(801) 689-3630

JEFF PETERSON BUILDING
300 West 2100 North
Kamas, UT 84036

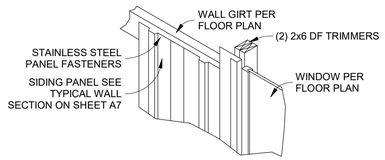
Date: 1/13/2025
Scale:As indicated
Drawn by: CBC
Job: PETERSON.J
Sheet Size: D
22" x 34"

OSB Layouts

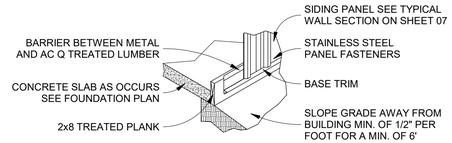
S7



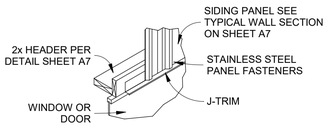
1 MAN DOOR JAMB FLASHING
N.T.S.



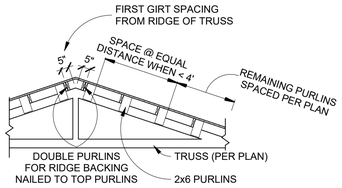
2 WINDOW JAMB FLASHING
N.T.S.



3 BASE GUARD FLASHING
N.T.S.

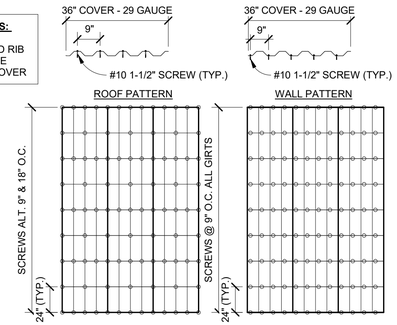


4 WINDOW/DOOR HEADER FLASHING
N.T.S.



5 T.O. ROOF DETAIL
1/4" = 1'-0"

ROOF & WALL PANELS:
29 GA. AG PANELS
FABRAL NAME: GRAND RIB
3 - 3' COVER TRI-STATE
NAME: TUFF RIB - 3' COVER



6 ROPER BUILDINGS SCREW PATTERNS
N.T.S.

ROPER BUILDINGS / DMLP RESOURCES
(801) 689-3630

JEFF PETERSON BUILDING
300 West 2100 North
Kamas, UT 84036

Date: 1/13/2025
Scale:As indicated
Drawn by: CBC
Job: PETERSON.J
Sheet Size: D
22" x 34"
Details

S8

Date: 1/13/2025

Scale:

Drawn by: CBC

Job: PETERSON.J

Sheet Size: D
22" x 34"

Details

S9

JEFF PETERSON BUILDING

300 West 2100 North
Kamas, UT 84036

ROPER BUILDINGS / DMLP RESOURCES
(801) 689-3630

S10

Engineering Notes

Sheet Size: D
22" x 34"

Job: PETERSON.J

Drawn by: CBC

Scale:

Date: 1/13/2025

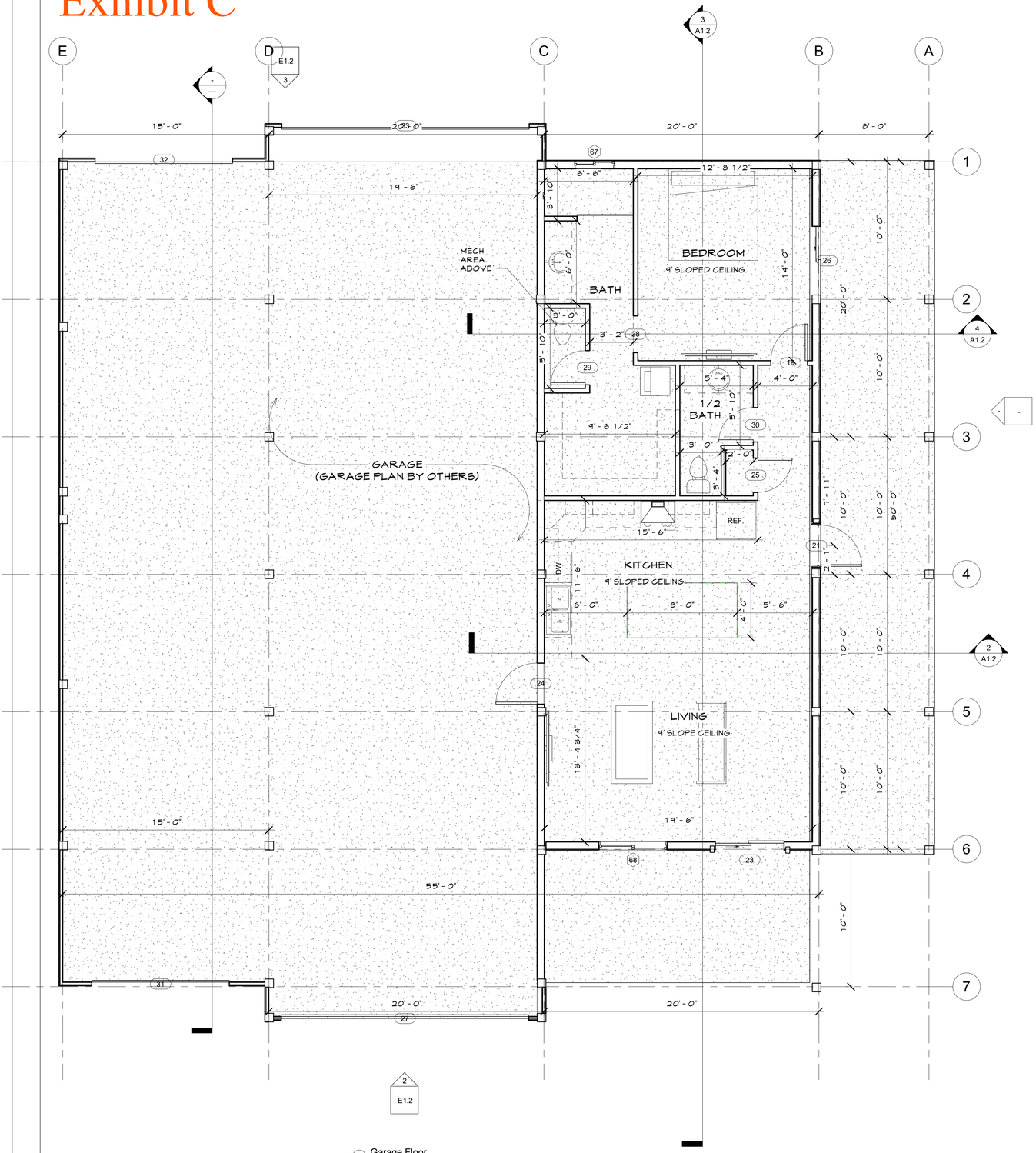
JEFF PETERSON BUILDING

300 West 2100 North
Kamas, UT 84036

ROPER BUILDINGS / DMLP RESOURCES

(801) 689-3630

Exhibit C



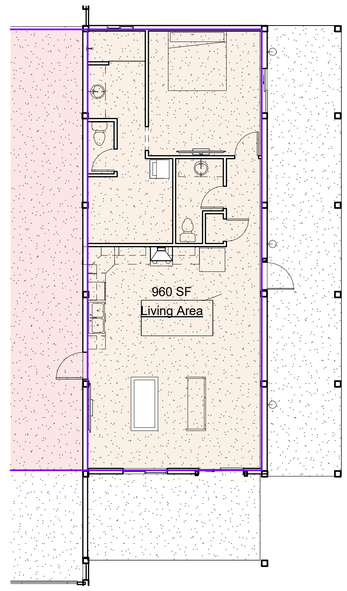
1 Garage Floor
1/4" = 1'-0"

Door Schedule			
Door Number	Family and Type	Count	Finish Comments
18	Single-Flush: 32" x 80"	1	
21	Door-Interior-Single-Full Glass-Wood: 36" x 80"	1	
23	Door-Double-Sliding: 60" x 80"	1	
24	Single-Flush: 36" x 80"	1	
25	Single-Flush: 30" x 80"	1	
26	Door-Double-Sliding: 60" x 80"	1	
27	Overhead-Sectional: 18" x 14'	1	
28	Door-Opening: 32" x 80"	1	
29	Single-Flush: 30" x 80"	1	
30	Single-Flush: 30" x 80"	1	
31	Overhead-Sectional: 10' x 8'	1	
32	Overhead-Sectional: 10' x 8'	1	
33	Overhead-Sectional: 18" x 14'	1	

Grand total: 13

Window Schedule			
Type Mark	Family and Type	Count	Comments
67	Slider with Trim: 36" x 36"	1	
68	Slider with Trim: 60" x 60"	1	

Grand total: 2



2 Garage Floor
1/8" = 1'-0"

Area Schedule (Gross...	
Name	Area
Living Area	960 SF

CDS,LLc
CUSTOM DRAFTING & DESIGN
69 WEST 200 NORTH
KAMAS, UT 84036
435.640.2528 * F- 435.785.4888 * TROCK@ALLWEST.NET

CONSTRUCTION PLAN SET
5.6.25

JEFF AND NAN PETERSON
BARN ADU PROJECTY
300 W 2100 N
MARION, SUMMIT COUNTY. UTAH

No.	Description	Date

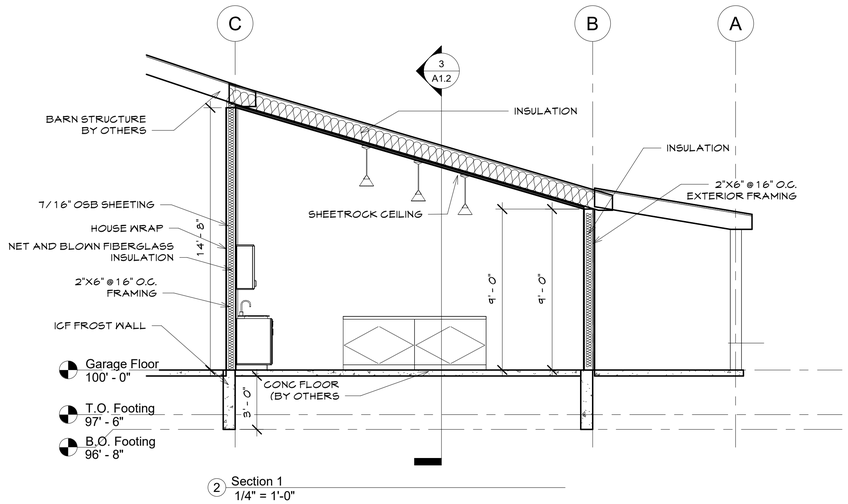
PETERSON
PLAN
Garage Floor Plan

Project number	1968
Date	8.18.25
Drawn by	dkr
Checked by	dkr
Scale	As indicated

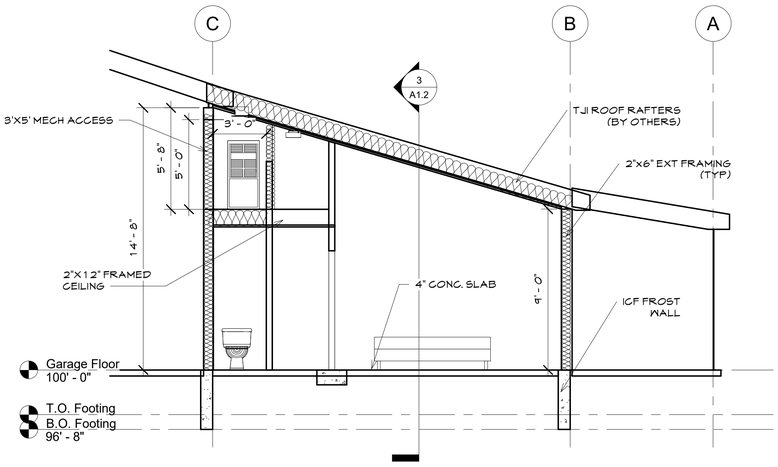
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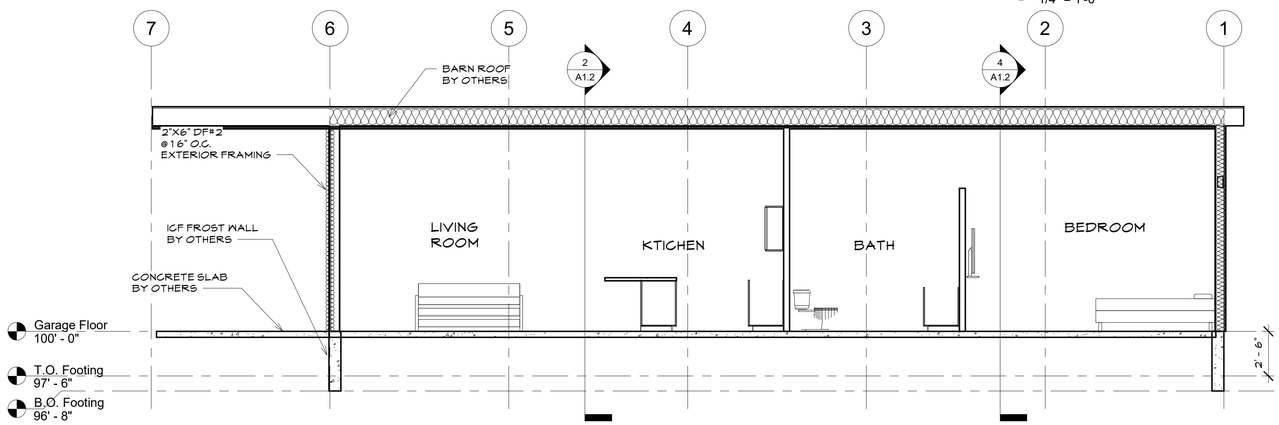
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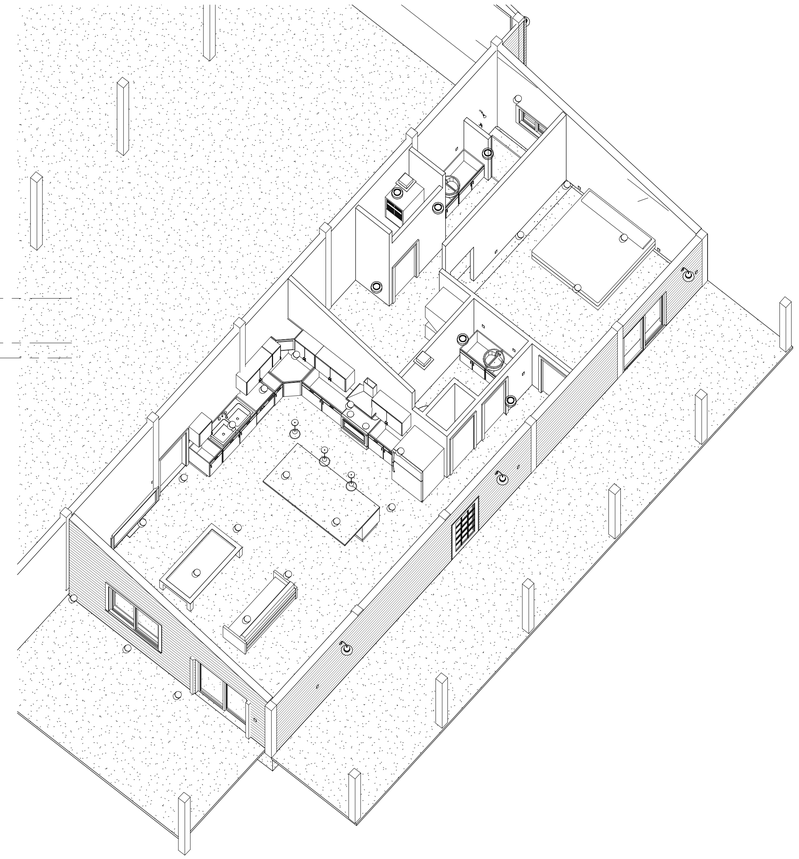
2 Section 1
1/4" = 1'-0"



4 Section 3
1/4" = 1'-0"



3 Section 4
1/4" = 1'-0"



1 3d Floor

CDS,LLc
CUSTOM DRAFTING
& DESIGN
69 WEST 200 NORTH
KAMAS, UT 84036
435.640.2528 * F- 435.783.4888 * TROCK@ALLWEST.NET

CONSTRUCTION PLAN SET
5.6.25

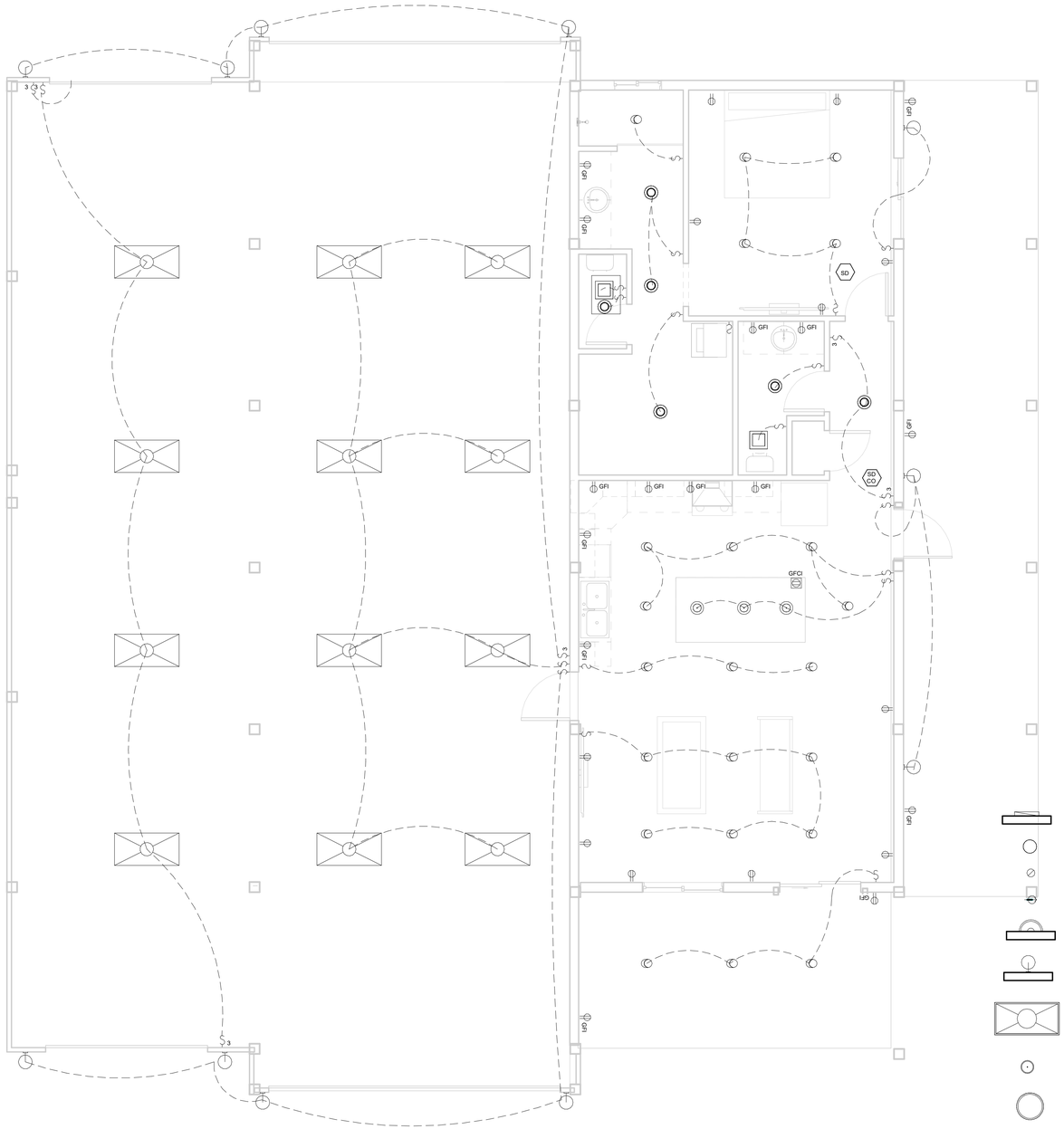
JEFF AND NAN PETERSON
BARN ADU PROJECTY
300 W 2100 N
MARION, SUMMIT COUNTY. UTAH

No.	Description	Date

PETERSON
PLAN
Plans and Sections

Project number	1968
Date	8.18.25
Drawn by	DKR
Checked by	DKR
	A1.2
Scale	1/4" = 1'-0"

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1 First Floor Electrical
1/4" = 1'-0"

ELECTRICAL POWER PANEL

120V, 100 W CEILING MOUNTED LIGHT FIXTURE

120V, 100 W RECESSED LIGHT FIXTURE

120V, 100 W RECESSED ADJUSTABLE SPOT LIGHT

120V, 100 W WALL MOUNTED SCONCE LIGHT

120V, 100 W WALL MOUNTED EXTERIOR LIGHT FIXTURE

120V, CEILING MOUNTED FLOURESCENT TROFFER LIGHT FIXTURE

120V, 100 W CEILING MOUNTED PENDANT LIGHT, SMALL CONE

120V, 100 W CEILING MOUNTED PENDANT LIGHT, LARGE

120 V FLOOR/CEILING MOUNTED OUTLET

120V WALL MOUNTED DUPLEX OUTLET

GFI 120V WALL MOUNTED DUPLEX OUTLET, GFCI PROTECTION

120V WALL MOUNTED ELECTRICAL ROCKER SWITCH

3 120V WALL MOUNTED ELECTRICAL ROCKER SWITCH, 3-WAY

CEILING MOUNTED BATHROOM EXHAUST FAN

SD CEILING MOUNTED SMOKE DETECTOR, HARD WIRED IN A SERIES, BATTERY BACKUP

SD WC02 CEILING MOUNTED SMOKE DETECTOR, HARD WIRED IN A SERIES, BATTERY BACKUP, CO2 COMBO UNIT

WALL MOUNTED ELECTRIC BASEBOARD HEATING ELEMENTS

ELECTRICAL NOTES:
1. ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE 2021 IRC .
2. ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS,GARAGES, BATHS AND OUTSIDE RECEPTACLES SHALL BE GFCI PROTECTED
3.
4.LIGHTS IN CLOSETS MUST COMPLY WITH THE CLEARANCE DIMENSIONS OF IRC E3903.11
5. A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS.
6.ELECTRICAL PANELS MUST COMPLY WITH IRC E3405 FOR 30" x 36" WORKING SPACE AND 6'-6" HEADROOM
7.PROVIDE SMOKE DETECTORS CONFORMING TO IRC SECTION R317. 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.
8. PROVIDE AT LEAST TWO OUTSIDE GRADE LEVEL RECEPTICALS. ONE IN THE FRONT YARD, AND ONE IN THE REAR YARD.
9.
10. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON EACH INHABITABLE LEVEL, OUTSIDE OF EACH ROOM USED FOR SLEEPING PURPOSES, AND WITHIN THE IMMEDIATE VICINITY, OF A DWELLING UNIT EQUIPPED WITH A FUEL BURNING APPLIANCE. CO2 DETECTORS ARE TO BE INTERCONNECTED WITH SMOKE DETECTORS. (R317.1)
11. A 125 VOLT, SINGLE PHASE, 20 AMP RATED GFCI RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 25' OF MECHANICAL EQUIPMENT AND NOT BE CONECTED TO TTHE LOAD SIDE FO THE DISCONNECTING MEANS.
12. ALL 125 VOLT, SINGLE PHASE, 15- OR 20- AMP RECEPTACLES INSTALLED IN GARAGES SHALL HAVE GROUND -FAULT CIRCUIT INTERRUPTER FOR PROTECTION OF PERSONNEL. OUTLETS TO BE ABOVE GARAGE FLOOR 18" (MIN.)
13. ALL 15 AND 20 AMP RECEPTACLES WITHIN THE DWELLINGUNIT SHALL BE TAMPER RESISTANT RECEPTACLES.
14. PROVIDE A UFER GROUND NEAR THE LOCATION OF THE POWER METER FOR GROUNDING.
15. A PERMANENT CERTIFICATE SHALL BE POSTEDON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINATE R VALUES OF INSULATION INSTALLED IN/ON CEILING/ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALLS, CRAWLSPACE WALL, AND/OR FLOOR) AND DUCTS OUTSIDDE TEH CONDITIONED SPACES; U FACTORS OF WINDOWS, AND THE SOLAR HEAT GAIN COEFFICIENT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED.
16. A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS.
17. A MIN. OF (2) 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL AND FLOOR OUTLETS IN KITCHEN.
18. ALL OUTLETS ON KITCHEN COUNTER SPACE GREATER THAN 12" WIDE, SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAT 24", MEASURED HORIZONTALLY FROM RECEPTACLE OUTLETS.
19. AT LEAST ONE OUTLET SHALL BE INSTALLED OUTDOORS AT THE FRONT AND BACK OF THE DWELLING, HAVING DIRECT ACCESS TO GRADE. BUBBLE COVERS ARE REQUIRED IF OUTLETS ARE EXPOSED TO WEATHER. ALL BALCONIES, DECKS, AND PORCHES ACCESSIBLE FROM INSIDE THE DWELLING REQUIRE A RECEPTACLE.
20. A 125 VOLT, SINGLE PHASE, 15 OR 20 AMP RATED GFCI OUTLET SHALL BE INSTALLED WITHIN 25' OF MECH EQUIPMENT. IT SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE DISCONNECTING MEANS.
21. ATTICS, UNDER FLOOR SPACES, UTILITY ROOMS., AND BASEMENTS USED FOR STORAGE OR EQUIPMENT WILL NEED A LIGHTING OUTLET, WITH A SWITCH NEAR THE ENTRANCE TO THE SPACE.
22. ALL RECESSED LIGHTS MUST HAVE THE REQUIRED INSULATION DEPTH, AND BE IC RATED.
23. DISHWASHER OUTLET WILL BE GFCI PROTECTED. IF DISHWASHER IS TO BE "HARD WIRED", GFCI PROTECTION IS STILL REQUIRED AND AA DISCONNECTION MEANS IN COMPLIANCE WITH TABLE E4101.5 WILL NEED TO BE SHOWN.
24. ALL 125 VOLT, SINGLE PHASE, 15 AND 20 AMP RECPTACLES INSTALLED IN LAU SHALL BE GFCI PROTECTED.
25. ALL OUTDOOR LIGHTING IS REQUIRED TO CONFORM TO THE CRITERIA OUTLINED IN SECTION 11-6-20 OF THE EASTERN SUMMITCOUNTY DEVELOPEMENT CODE (ORDINANCE 895). THE CODED CAN BE FOUND AT HTTP://SUMMITCOUNTY.ORG/828/DEVELOPMENT-CODES.

MECHANICAL NOTES:
1. ALL MECHANICAL INSTALLATIONS SHALL COMPLY WITH THE 2021 IRC &IFGC
2. PROVIDE A COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING 68° F AT A POINT 36" ABOVE THE FLOOR IN ALL ROOMS. GENERALLY EQUIPMENT CANNOT BE INSTALLED IN SLEEPING ROOMS OR BATHROOMS.
3. PROVIDE 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. PROVIDE MINIMUM 1 INCH CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE. SHOW 6 INCH CLEARANCE IN FRONT OF THE APPLIANCE.
4. PROVIDE GAS LOGS AND EACH GAS APPLIANCE WITH A SHUTOFF VALVE WITHIN 6' OF THE APPLIANCE.
5. 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.
6. FUEL FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET, NON-DIRECT-VENT WATER HEATERS LOCATED IN A BEDROOM OR BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE.
7. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" ABOVE THE FLOOR IN GARAGES. ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT ANT THAT COMMUNICATE WITH A GARAGE THROUGH OPENINGS SHALL BE CONSIDERED PART OF THE GARAGE.
8. APPLIANCES LOCATED IN A GARAGE OR CARPORT SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES.
9. SUBMIT LAYOUT PLANS, DESIGN CALCULATIONS AND PRODUCT SPECIFICATIONS FOR THE RADIANT HEAT SYSTEM. NO SNOW MELT TUBING OR MESH IS PERMITTED IN THE PUBLIC RIGHT OF WAY WITHOUT A SEPERATE PERMIT FROM THE CITY ENGINEER.
10.INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWLSPACES, ATTICS, UNHEATED GARAGES, ETC.
11.VENT THE DRYER TO THE OUTSIDE. PROVIDE MAKEUP AIR TO LAUNDRY ROOM.
12. IF GAS PIPING SYSTEM IS OVER 4 OUNCES PRESSURE PROVIDE A GAS PIPING SCHEMATIC FOR THE SYSTEM. CLEARLY IDENTIFY THE OPERATING PRESSURE, TYPE OF PIPING MATERIAL, SIZE OF THE GAS PIPE, LENGTHS OF THE PIPING RUNS, CAPACITY OF EACH APPLIANCE IN BTU'S/HOUR OR CUIC FEET OF GAS / HOUR, IDENTIFY THE BRAND AND LOCATION OF EACH REGULATOR AND VENTING OF EACH REGULATOR.
13.PROVIDE 1" CLEARANCE AT REAR AND SIDES OF EQUIPMENT, AND 6" MIN CLEARANCE AT FRONT.
14. DUCT TESTING WILL BE REQUIRED WHERE AIR HANDLERS OR MORE THAN 20% OF THE DUCT WORK IS OUTSIDE OF THE THERMAL ENVELOPE.
15. CONTRACTOR TO PROVIDE A "BLOWER DOOR" TEST PER SECTION N1102.4.1.2 OR CONTRACTOR CAN CHOOSE TO COMPLY WITH N1102.4.1.1.
16. WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES, THE DUCT AND APPLIANCE SHALL BE LOCATED OUTSIDE OF THE BUILDING THERMAL ENVELOPE, OR ENCLOSED AND ISOLATED FROM THE BUILDING ENVELOPE. SUCH ROOMS SHALL BE SEALED AND INSULATED PER TABLE N1102.1.2. THE DOOR INTO THE ROOM SHALL BE FULLY GASKETED WHIGH COULD REQUIRE CHANGES TO DOOR SCHEDULE. AND ANY WATER LINES AND DUCT IN THE ROOM INSULATED PER N1103.

PLUMBING NOTES:
1. ALL PLUMBING INSTALLATIONS SHALL COMPLY WITH 2021 IRC.
2. PROVIDE LOCATION OF GAS AND ELECTRICAL MTERES IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE DAMAGE.
3.PROVIDE TANK TYPE WATER CLOSETS WITH A FLOW RATE OF NOT MORE THAN 1.6 GALLONS PER FLUSH
4.PROVIDE SHOWERHEADS WITH A FLOW RATE OF NOT MORE THAN 2.5 GPM
5.PROVIDE NON-FREEZE TYPE BACKFLOW PREVENTER HOSE BIBS
6.ALL PLUMBING VENTS THROUGH THE ROOF TO BE MINIMUM 3" PIPE
7. PROVIDE EXPANSION TANK ON THE CULINARY WATER SYSTEM.
8.PROVIDE ACCESS FOR WHIRLPOOL TYPE TUBS. NO GROUTED TILE ACCESS
9. PROVIDE 21" CLEARANCE IN FRONT OR WATER CLOSET SHOW A FULL 30" WIDE FINISHED SPACE FOR WATER CLOSET
10. SHOWERS MUST BE FINISHED TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. MATERIAL SHALL BE NON-ABSORBENT.
11. PROVIDE A METAL FAN UNDER THE WATER HEATER OR STEAM SHOWER EQUIPMENT IF LOCATED ON A WOOD FLOOR.
12. WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OFTHE OPERATING WEIGHT.
13. GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES AND WALL ENCLOSING THESE COMPARTMENTS SHALL BE TEMPERED.
14. HOT WATER TO TUBS AND WHIRLPOOLS SHALL HAVE A LIMITING DEVICE TO LIMIT HOT WATER TO 120 DEGREES, MAX.

CDS,LLc
CUSTOM DRAFTING & DESIGN
69 WEST 200 NORTH
KAMAS, UT 84036
435.640.2528 * F- 435.785.4888 * TROCK@ALLWEST.NET

CONSTRUCTION PLAN SET
5.6.25

JEFF AND NAN PETERSON
BARN ADU PROJECTY
300 W 2100 N
MARION, SUMMIT COUNTY. UTAH

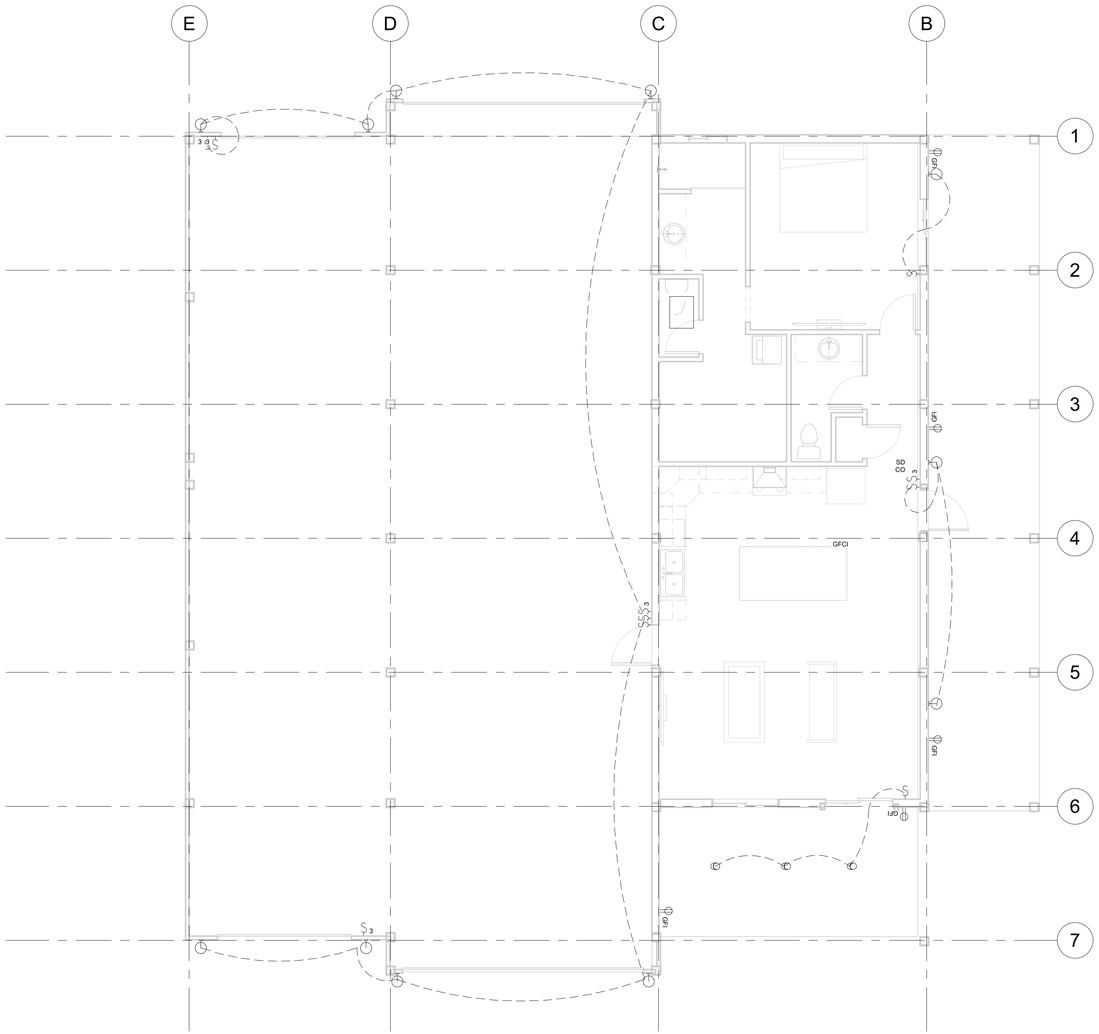
No.	Description	Date

PETERSON
PLAN
First Floor Electrical

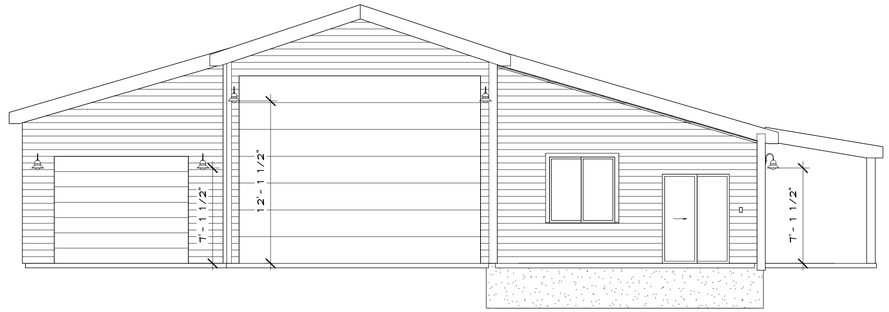
Project number	1968
Date	8.18.25
Drawn by	DKR
Checked by	DKR
Scale	As indicated

E1.1

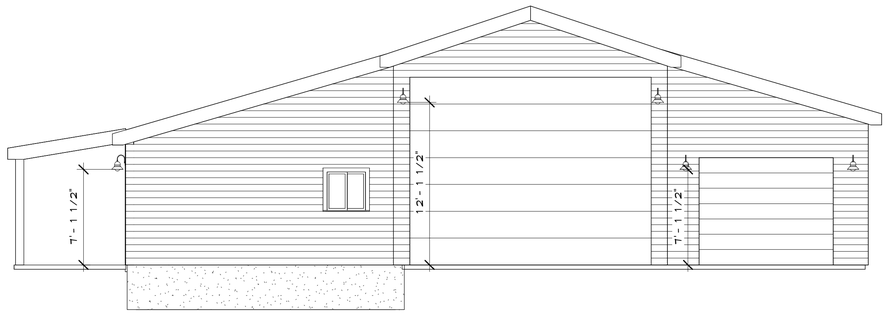
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1 First Floor Electrical exterior
3/16" = 1'-0"



2 FRONT ELEVATION ext lighting
3/16" = 1'-0"



3 REAR ELEVATION1 ext lighting
3/16" = 1'-0"


SPECIFICATION SHEET

Project Name: Type: Quantity: Shop Now

FIXTURE SPECIFICATIONS

Ambiance is a dynamic and beautiful wall wash luminaire, ideal for intelligent lighting affords RGBW downlighting with control of color temperature and intensity. Ideal for use in hotels, restaurants, retail stores, or anywhere mood lighting is desired. Ideal for the ultimate in accent lighting, this luminaire is perfect for use in all commercial and other inviting spaces.

ADDITIONAL FEATURES

Construction: Heavy gauge die-formed galvanized steel mounting housing with integral junction box.
Mounting: Recessed ceiling or where insulation can be kept 3" from all side of housing.
Wiring: 18 AWG wiring must be routed in C-channel.
Ceiling Thickness: 1 1/2" - 2"
Trim Ring: Square trim ring and with (7) 1/2" knockouts, All mounts, snap-on-core. Voltage: 120-277V, 50-60Hz
Control: Dimmable to 10% with 100% - 0.5% dimming. 24VLRDM controller required for use.
Power Factor: > 0.9
Operating Temperature: +4°F to 122°F (-20°C to 50°C)
Operating Temperature for pack & components: Safety not included. Listings: cULus Listed for Wet Location, CSA, ARRA, Assembled in the USA

COLOR	CCT / Dominant Wavelength Range		Lumen Output
	Maximum	Minimum	50 Watts
5000K	5900	5000K	5971lm
4000K	4900	4000K	5771lm
3000K	4000K	3200K	1923 lm
RED	635nm	620n	178 lm
GREEN	532n	502nm	1872 lm
BLUE	465n	459n	578 lm
AMBER	598nm	592nm	1961lm

ORDERING INFORMATION Example: (14134-4-LO-RGBW1K-A-WH-WH)

Model	Size	Color Temperature	Frame	Trim	Reflector	Options
14134	4	RGBW1K	A	WH	WH	C
	Four Inch	RGBW = 5000K	Architectural	White Trim	White	C-Channel Bar
	6	RGBW4K	G	BK	GL	
	Six Inch	RGBW = 4000K	Commercial	Black Trim	Clear	
	8	RGBW5K		PLH	PLH	
	Eight Inch	RGBW = 5000K		Platinum	Platinum	
		RGBA		Hole	Hole	
		RGB = Amber				

Aicon Lighting.com © 2020 ● (877) 700-5266 ● product@aiconlighting.com Rev. 10/12/24 SS

Aicon 14134 Architectural RGBW Recessed LED Light



FORGE
MEDIUM WALL MOUNT LANTERN
1267509K

Inspired by a lighting industry staple task light, Forge showcases a bold, utilitarian look that can withstand the elements. Whether it is ensuring harsh sunrays, extreme cold or continuous salt air, Forge is built to last with an IP65 rating and a 50,000 hour lifespan. Made of durable die-cast aluminum finish resistant to rust and corrosion with a 5 year warranty.

FINISH: Black
WIDTH: 10"
HEIGHT: 16.5"
LIGHT SOURCE: Socket
WATTAGE: 1-100w Med.

HINKLEY

HINKLEY
11500 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 965-4698
Toll Free: 1 (800) 446-5125

hinkley.com

NOTE:
1- EXTERIOR LIGHTING TO CONFORM WITH DARK SKIES ORDINANCE 11-6-20.
2- EXISTING STRUCTURES WITH EXTERIOR LIGHT FIXTURES TO BE RETRO FITTED W/ EXTERIOR FIXTURES MEETING DARK SKIES ORDINANCE 11-6-20

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CUSTOM DRAFTING & DESIGN
69 WEST 200 NORTH
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CONSTRUCTION PLAN SET
5.6.25

JEFF AND NAN PETERSON
BARN ADU PROJECTY
300 W 2100 N
MARION, SUMMIT COUNTY, UTAH

No.	Description	Date

PETERSON
PLAN
Electrical - exterior

Project number	1968
Date	8.18.25
Drawn by	DKR
Checked by	DKR

E1.2

Scale 3/16" = 1'-0"

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Community Development Department
P.O. Box 128
60 North Main Street
Coalville, Utah 84017
summitcounty.org

STAFF REPORT

To:	Eastern Summit County Planning Commission
From:	Ray Milliner, Maddy McDonough, Mustapha Osman, and Megan Nick
Date of Meeting:	October 16, 2025
Type of Item:	General Plan Amendment – Public Hearing, Possible Action
Process:	Legislative Review

Proposal

The purpose of this amendment is to create a Water Element for the Eastern Summit County General Plan.

Background

Utah Code section 17-27a-403 mandates that all Counties implement a Water Use and Preservation element in their General Plans by December 31, 2025. The legislation requires that the element address the following:

1. The effect of permitted development or patterns of development on water demand and water infrastructure.
2. Methods of reducing water demand and per capita consumption for future development.
3. Methods of reducing water demand and per capita consumption for existing development.
4. Opportunities for the County to modify the County's operations to eliminate practices or conditions that waste water.

When creating the document, staff were required to reach out to:

- Public Water Systems.
- Utah Division of Water Resources
- Utah Department of Agriculture
- Local Irrigation or Canal Companies

In 2022, Summit County participated in the Utah Growing Smart workshop, which was funded by the Utah Division of Water Resources. Because of our attendance at the workshop, we received technical assistance from "Western Resource Advocates" who aided in the drafting of this document.

Public comment for the plan was gathered through the “Our Summit” visioning survey, General Plan Community Open Houses, and online surveys, which included feedback related to water conservation and preservation. The draft water element has been reviewed and commented on by all applicable County departments and staff, representatives from Kamas City, Coalville, Oakley, Francis, and Henefer as well as required outreach partners, including the North and South Summit soils districts, State Agencies, water companies and irrigation companies.

The draft Water Element provides a clear framework for how Summit County will manage its water resources moving forward. It looks at where our water comes from, how much we use, and what challenges we face with supply, quality, and conservation. The document outlines goals, policies, and strategies that connect water planning with land use decisions, promote coordination with local providers, and emphasize conservation and efficiency.

While this draft reflects the framework and direction needed for approval, it remains a working document. Additional maps, data, and minor language refinements will be incorporated prior to Council adoption. Given the statutory deadline of December 31, 2025, staff requests that the Planning Commission forward the document to the County Council with a recommendation for adoption, understanding that technical and editorial updates will continue through the final review process. There will be future opportunities for the Planning Commission to revisit and refine the language of this element as other sections of the General Plan are reviewed and updated.

Analysis

There are no specific criteria or requirements for the adoption or amendment of the Eastern Summit County General Plan in the Eastern Summit County Development Code. Nonetheless, Utah Code section 17-27a-403 states that the Planning Commission shall provide public notice and make a recommendation to the County Council for a Comprehensive General plan for the unincorporated area within the county.

Public notice was published for this amendment per the requirements of the Development Code.

The proposed water element will not affect Eastern Summit County in an adverse or unreasonable manner, as the proposed amendment is designed to provide decision makers with information that is critical to understanding the amount of water available for future use, and how to best use it to protect the environment and the citizens of the County. The language will provide necessary data and information that will aid decision makers when making decisions regarding individual properties in the Eastern Summit County and will align with the intent and direction of the existing General Plan by reinforcing established goals and policies.

Recommendation

Staff recommend that the Eastern Summit County Planning Commission review the proposed amendments to the Eastern Summit County General Plan, conduct a public hearing and forward a positive recommendation to the Summit County Council per the findings of fact and conclusions of law written below.

Findings of Fact

1. Utah Code section 17-27a-403 mandates that all Counties implement a Water Use and Preservation element in their General Plans by December 31, 2025.
2. Public comment for the plan was gathered through the "Our Summit" visioning survey, General Plan Community Open Houses, and online surveys.
3. The draft water element has been reviewed and commented on by all applicable County departments and staff, representatives from Kamas City, Coalville, Oakley, Francis, and Henefer as well as required outreach partners, including the North and South Summit soils districts, State Agencies, water companies and irrigation companies.
4. Public notice was published for this amendment per the requirements of the Development Code.
5. The amendment will apply to the entire Eastern Summit County Planning District.
6. The intent of the language is to protect existing water resources in the Basin for use by existing and future residents.
7. The proposed amendment aligns with the intent and direction of the existing General Plan and will enhance its effectiveness by reinforcing established goals and policies.
8. The Eastern Summit County Planning Commission conducted a public hearing on October 16, 2025.

Conclusions of Law:

1. The proposed amendment will not affect the existing character of the surrounding area in an adverse or unreasonable manner.
2. The amendment is consistent with the general plan land use map, the goals, objectives and policies of the general plan.
3. The amendment is consistent with the uses of properties nearby.
4. The property for which the amendment is proposed is suitable for the intensity of use which will be permitted on the property if the amendment is allowed.
5. The removal of the existing restrictions will not affect nearby property.
6. The public health, safety and welfare will not be adversely impacted by the proposed amendment.

Exhibits

Exhibit A. Proposed Ordinance

SUMMIT COUNTY, UTAH
ORDINANCE NO. _____

AN ORDINANCE AMENDING THE EASTERN SUMMIT COUNTY GENERAL PLAN CREATING CHAPTER 8 SUSTAINABLE DEVELOPMENT, WATER USE, AND AGRICULTURE

PREAMBLE

WHEREAS, pursuant to Utah Code Annotated §17-27a-401, each county is required to adopt a General Plan to guide growth and development within its jurisdiction; and

WHEREAS, Utah Code Annotated §17-27a-401(3)(a) requires that the General Plan include a Water Use and Preservation Element addressing current and future water supply, demand, and conservation; and

WHEREAS, the Eastern Summit County Planning Commission has prepared and reviewed a draft Water Element as part of the County's General Plan update, consistent with statutory requirements and the County's long-term sustainability goals; and

WHEREAS, the Planning Commission, following due notice, conducted a public hearing and recommended adoption of the Water Element to the County Council; and

WHEREAS, the Summit County Council has reviewed the proposed Water Element, considered public comment, and finds that its adoption promotes sound planning, responsible water management, and the general welfare of the County's residents; and

WHEREAS, the County is required to adopt an updated Water Element by December 31, 2025, in accordance with state law; and,

NOW, THEREFORE, the County Council of the County of Summit, State of Utah, ordains as follows:

Section 1. **EASTERN SUMMIT COUNTY GENERAL PLAN** The Eastern Summit County General Plan is amended as depicted in Exhibit A.

Section 2. **Effective Date.** This Ordinance shall take effect upon publication.

Enacted this ___ day of _____, 2025.

ATTEST: SUMMIT COUNTY COUNCIL

_____
Evelyn Furse

_____

Summit County Clerk

Tonya Hanson, Chair

APPROVED AS TO FORM

_____
David L. Thomas
Chief Civil Deputy

VOTING OF COUNTY COUNCIL:

Councilmember Hanson	_____
Councilmember Robinson	_____
Councilmember Mckenna	_____
Councilmember Armstrong	_____
Councilmember Harte	_____

EXHIBIT A PROPOSED AMENDMENTS

EASTERN

Section 8: Sustainable Development, Water Use and Agriculture

I. Introduction

In recent years, drought, climate change, and rapid population growth have placed increasing strain on Utah's limited water resources. On April 21, 2022, Governor Spencer J. Cox issued an Executive Order declaring a state of emergency due to drought conditions in Utah. That summer the Great Salt Lake also reached its lowest levels ever recorded[1]. In response to the declaration, the governor's office released an action plan for water, which included better integrating water and land use planning at the local level[2]. As a result of this increasing pressure on the state's water resources, in 2022 the Utah state legislature passed SB 110: Water as Part of a General Plan. SB 110 requires municipalities and counties to develop general plans that consider the effect of development on water demand and water infrastructure, methods of reducing water demand and per capita water use for existing and future development, and potential changes to local government operations to reduce water waste.[3] This section of the Eastern Summit County General Plan meets the intent of both SB 110 and other statutory general plan requirements, including agricultural protection (UT Code § 17-27a-403).[4]

In Summit County, climate change is expected to result in more frequent and severe droughts, thus increasing water scarcity in the County. According to a Woodwell Climate Research Center Climate Risk Assessment Report for Summit County, in the past two decades (2000–2020), central Summit County experienced severe drought less than 20% of the time. By mid-century (2040–2060), severe drought stress will increase to less than 30% of the time.[5] As of August 2025, 100% of Summit County was experiencing drought conditions with 65% experiencing severe or extreme drought, according to the U.S. Drought Monitor.[6]

Summit County also continues to grow – albeit more slowly than much of the State. By 2050, the population is projected to reach 55,373 a 19.5% increase from the County's 2025 population of approximately 44,556. A growth rate of approximately 0.78% per year.[7]

Commented [1]: It's worth making sure that population estimates and growth projections are referencing the same numbers in any chapter of the general plans that has info on population (these numbers are looking a little different than some of the other chapters?)

[1] https://www.usgs.gov/media/before-after/great-salt-lake-comparison-1986-and-2022

[2] https://gopb.utah.gov/waterplan/

[3] https://le.utah.gov/~2022/bills/static/SB0110.html

[4] https://law.justia.com/codes/utah/2017/title-10/chapter-9a/part-4/section-403/

[5] https://drive.google.com/drive/u/0/folders/1t7MOCITiMmhZc9MI2nf-Hj0e4tEBYA0-

[6] https://www.drought.gov/states/utah/county/Summit

[7] https://gardner.utah.edu/utah-demographics/population-projections/state-and-county-projections-tableau/

According to the Mountainland Association of Governments, Eastern Summit is expected to grow more quickly. Through 2050, annual growth rates ranging from 2.12% to 2.97% are anticipated in Coalville City, Kamas City, Henefer Town, Oakley Town, and Francis Town.[8]

According to the Woodwell report's water scarcity index, much of the County faces high water scarcity, driven by unsustainable groundwater pumping in Eastern Summit County and high projected water stress throughout the County, defined as the ratio of water withdrawals to available renewable water.[9] Groundwater risk is measured by the time when groundwater pumping starts to impact environmental streamflow, a point known as the environmental flow limit, due to unsustainable rates of groundwater abstraction and low levels of groundwater recharge. Reaching the environmental flow limit causes discharge from groundwater to streams to decline, reverse in direction, or stop altogether. Approximately 5% of Summit County's population live in the far Eastern region of the County where the environmental flow limit was exceeded in 2012.

Summit County residents have already faced challenges associated with water scarcity. In October 2021, a prolonged drought brought Echo Reservoir and Rockport Reservoir down to 10% and 26% of their total capacity, respectively. Two cities in Eastern Summit County, Henefer and Oakley, put building moratoriums in place due to low water supplies in 2021.[10]

Seated at the headwaters of the Weber Basin, Summit County is committed to ensuring a resilient water future for its residents, businesses, farmers, and visitors while protecting the County's critical rivers, streams, and wildlife, and doing its part to support the Great Salt Lake. To do so, the County will continue to take action to protect water quality and support the strong integration of water conservation and efficiency into land use planning through policy, programming, education, and stakeholder engagement. The following *draft* water element outlines Eastern Summit County's existing water conditions, important actions that have already been taken in Eastern Summit County to improve water resiliency, and new goals and strategies for reducing water demand in existing and new development and in agricultural use.

II. Stakeholder Engagement

This water element – and the identified goals and strategies – were developed with significant input from state agencies, Eastern Summit County water providers, community members, and other stakeholders.

Commented [2]: Consider a visual or a simplified explanation

Commented [3R2]: Our point person at Woodwell has since left but I could reach out to them to ask if they have any visuals to explain these concepts

Commented [4]: Lake Rockport Estates also has a moratorium and only has water 8 months of the year

[8] https://experience.arcgis.com/experience/58a92cbce4b844e38b77bd36618d275f/

[9] https://drive.google.com/drive/u/0/folders/1t7MOCITiMmhZc9MI2nf-Hj0e4tEBYA0-

[10] https://www.kpcw.org/summit-county/2024-12-11/henefer-lifts-3-year-moratorium-on-new-water-hookups

In 2022, the County participated in the inaugural Utah Growing Water Smart workshop[11], a program funded in part by the Utah Division of Water Resources. Several of the actions identified during this collaborative workshop are included in this water element. The County received Growing Water Smart Technical Assistance following the workshop to develop this water element. The County also received guidance on this planning effort from staff at the Utah Division of Water Resources (DWRe). In Fall 2024, Summit County applied for and received funding from DWRe to support mapping and visualization associated with the water element.

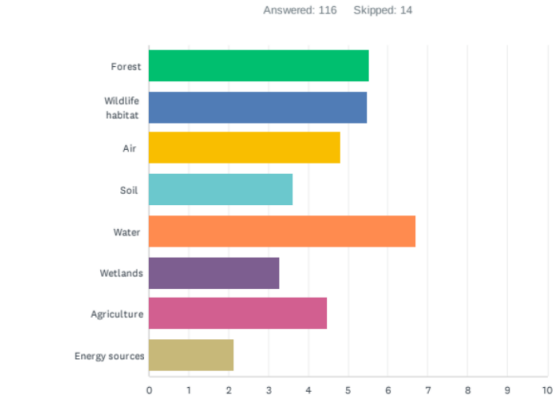
Eastern Summit County community members were also engaged in this process. In 2024, approximately 200 Eastern Summit County residents provided input through an *Our Summit* visioning survey. Additionally, in 2024, the County held two General Plan Community Open Houses to solicit input on General Plan priorities, including those related to water conservation and preservation.

The survey results and Open House feedback - which will also be described in other sections of this General Plan - indicated that respondents are concerned about development pressure, protecting the community's rural character, and water security. When asked what issues respondents were most concerned about when considering Summit County's future, availability of water supply ranked second out of eighteen responses, only behind the preservation of open space. Water ranked #1 - with 45% ranking water first - when asked which resources needed the most attention in order to improve or maintain the quality of life in Eastern Summit County. And 80% of respondents said the rate of growth in Eastern Summit County was too fast or faster than they'd like.

Commented [5]: For both eastern and basin water chapters, could also draw from results of the Community Health Assessment related to water: see p.52 of the CHA(p. 54 of the PDF): https://summitcountyhealth.org/wp-content/uploads/2025/04/SCHD-2024-CHA_for-web-Edited.pdf#page=44

[11] https://water.utah.gov/growing-water-smart/

Q6 Which of the following resources need the most attention in order to improve or maintain the quality of life in Eastern Summit County? Please rank the following in order of importance with the top being the highest priority. Click the up/down arrows to move each item.



Additionally, when presented with strategies for reducing water use, the most popular strategies were incentivizing homeowners to install water efficient irrigation systems (75%), requiring water-wise landscaping for new and existing development (69%), and incentivizing water efficient agricultural irrigation (53%). County staff also solicited feedback on specific strategies and educational opportunities from Utah State University Extension staff in Summit County.

Separately, in May 2024, the Summit County Health Department facilitated group discussions on the impact of a changing climate on personal and community health to gather input for the Community Health Assessment. Key themes that emerged from these discussions included: drought and its impact on crops, livestock, and the local agricultural economy; water anxiety and a sentiment that County and state attitudes concerning water are overly optimistic; and a need to shift towards water wise landscaping and irrigation

In Spring 2025, County staff contacted the twenty-five Eastern Summit County water providers via email and phone calls to complete a short survey with information about their water system, water supply planning, and water conservation efforts.[12]

Commented [6]: Out of curiosity, I thought I've heard that the number of water providers on the east side is closer to 60. Is that number just totally off, or are there some that didn't qualify as needing to be contacted?

Commented [7R6]: Do you know how many there actually are @raymilliner@gmail.com? We only HAD to contact 25, but I'm sure Emily is right

Commented [8R6]: There are for sure more that the 25 we contacted, but they don't rise to the level of Public Provider. Public systems have to have 15 or more connections. There are loads of systems with fewer than 15 connections.

[12] The twenty-four Eastern providers include Woodenshoe Water Company ("Woodenshoe"), Bridge Hollow Water ("Bridge Hollow"), Hoytsville Pipe Water Company ("Hoytsville Pipe"), Coalville City Water Company ("Coalville"), Kamas City Water System ("Kamas"), Cluff Ward Pipeline ("Cluff Ward"), Peoa Pipeline

Staff received responses from five water providers representing 21% of the population served in Eastern Summit County. Additional water provider data was gathered from available Water Conservation Plans, water provider websites, and through the Utah Division of Water Rights. Collated responses and data are available in Appendix X.

Additionally, the County met with key agricultural stakeholders to understand current conditions and future needs. Staff consulted with the Utah Department of Agriculture and Food (UDAF), the Kamas Valley Conservation District, and the Summit Conservation District. These discussions focused on irrigation infrastructure, agricultural water rights, conservation programs, and opportunities to support producers. This outreach helped shape strategies that protect water resources while supporting the long-term viability of agriculture in Eastern Summit County.

A draft water element was sent to internal and external stakeholders for review and analysis. An updated draft was presented to the Eastern Summit County Planning Commission on October 16, 2025. Additionally, the draft plan was available for public review and comment between October 9 and 17 and the polished draft was available for review and comment between October 24 to November 5.

<<Activities conducted following the release of draft water element>>

III. Existing Conditions

In Eastern Summit County, water services are provided by 25 water providers to a population of 11,011 people through 4,692 metered connections. The number of connections per water provider ranges from 2 connections to 773 connections, with the median provider serving 94 connections. The five largest providers are Kamas City with 773 connections, Francis Town Water System with 709 connections, Oakley Town Water System with 591 connections, Pine

("Peoa"), Deep Springs Water Company ("Deep Springs"), Echo Manual Water System ("Echo"), Henefer Town Water System ("Henefer"), Marion Waterworks Company ("Marion"), Weber Meadowview Ranch ("Weber Meadowview"), Woodland Hills Subdivision ("Woodland Hills"), Woodland Mutual Water ("Woodland Mutual"), Wanship Water Company ("WWC"), Oakley Town Water System ("Oakley"), Wanship Mutual Water Company ("Wanship Mutual"), Pine Meadow Mutual Water Company ("Pine Meadow"), Francis Town Water System ("Francis"), Cool Springs Water Mutual Company ("Cool Springs"), Hidden Lake Association ("Hidden Lake"), Lake Rockport Estates Property Owners ("Lake Rockport Estates"), Samak County Estates Water Association ("Samak County Estates"), and Mountain West Pipeline – Coalville ("MWPC").

Meadow Mutual Water Company with 504 connections, and Coalville City Water Co with 414 connections.

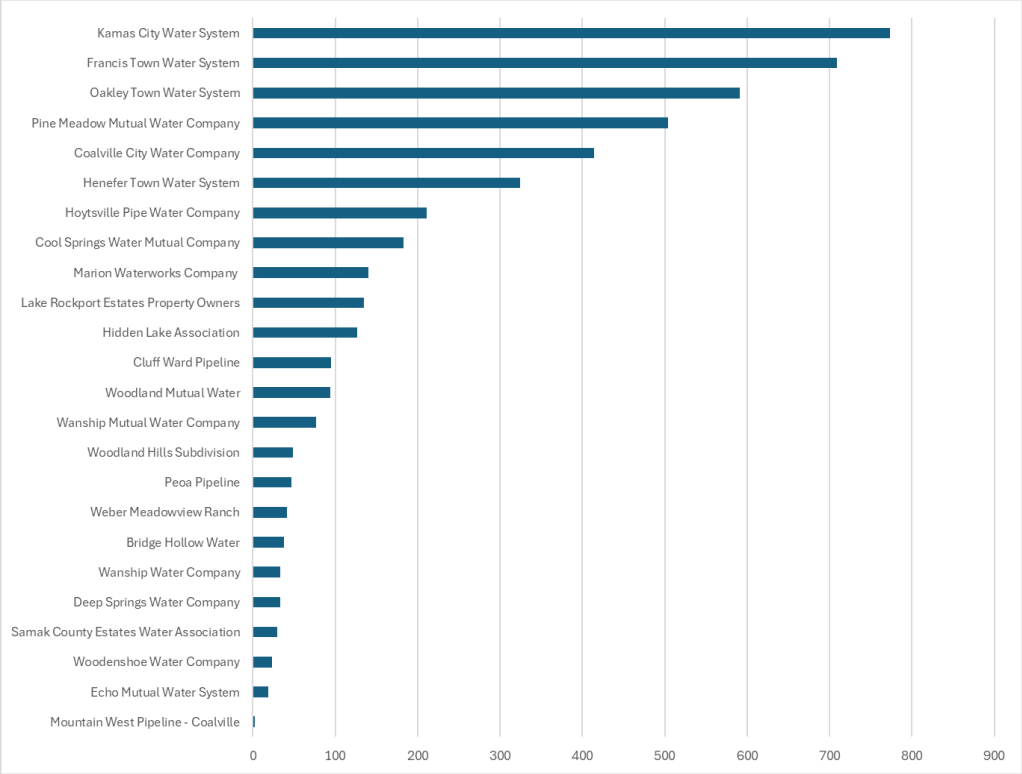


Figure X Eastern Summit County Water Provider Number of Connections

<<Add provider map here>>

Commented [9]: @bpotter@summitcountyutah.gov _Assigned to bpotter@summitcountyutah.gov_

<<Some properties are not hooked up to a community water system and instead receive water service from private wells. >>

Water Rights in Summit County

Water rights are essential for the Summit County government to ensure legal access to water for municipal, agricultural, recreational, and environmental uses. A comprehensive water rights plan assists the County in the management of existing resources efficiently, avoids forfeiture

due to nonuse, and adapts to changing land use and infrastructure needs. A proactive plan also supports long-term sustainability, compliance with state regulations, and equitable distribution of water across County assets.

Understanding and managing water rights in Utah is incredibly complex. Water rights are governed by Utah Code Title 73, which declares all water in the state to be public property (§73-1-1) and establishes beneficial use as the basis, measure, and limit of all rights to use water (§73-1-3). Rights may be lost through abandonment or nonuse over a seven-year period unless a nonuse application is filed (§73-1-4). Water rights are acquired and modified through formal applications to appropriate, change, or exchange water, and must be actively maintained through filings and compliance with deadlines.

It is also important to distinguish water rights from water shares. A water right is a legal entitlement to divert and use water from a specific source, while a water share represents ownership in a water company or irrigation entity and entitles the holder to a portion of the company's water, subject to its rules and infrastructure. Water shares do not automatically confer a standalone water right and often require separate change applications to be used outside their original context (§73-1-11). While a comprehensive water rights analysis is not a component of this Water Plan, Summit County is actively working toward that goal for all County-owned water rights.

Approximately 2,310 acre-feet of water is provided annually in Eastern Summit based on data from 2018-2024. The providers' total annual supply in that same period was 7,004 acre-feet. Much of this excess supply is held by Kamas City which reported a 3,232 acre-feet supply surplus in 2018.

Call out box

Acre foot - An acre foot of water is a measurement used to describe large volumes of water. One acre foot is the amount of water it would take to cover one acre of land in one foot of water. This is 325,851 gallons of water, or enough water for two average US households per year.

In areas of concentrated housing, most water resources are used by the residential sector (92%), followed by the commercial sector (4%), institutional sector (3%), and the industrial sector (1%). In Eastern Summit County, drinking water is sourced from either well water (52%) and spring water (48%). 14 providers rely on well water, 3 providers rely on spring water, and 5

providers have both well water and spring water. Only one water provider - Coalville City - reported having secondary irrigation water. Coalville City uses surface water from Chalk Creek for secondary irrigation (242 acre feet) and plans to have the secondary system fully metered by the 2025 irrigation season. Additionally, one provider – Hoytsville Pipe Water Company – indicated that their customers are required to use secondary irrigation water provided by North Summit Pressurized Irrigation Company from May to October. Per Utah Division of Water Rights, other secondary water providers in Eastern Summit include Wanship Irrigation Company #2, Beaver and Shingle Creek Irrigation Company, and New Washington Irrigation Company.

Gallons per capita per day (GPCD) was reported by three providers for an average of 241 GPCD. This is higher than Utah's 2019 statewide average of 223 GPCD. However, GPCD reporting methodologies often vary between water providers and the State's methodology.[13]

Call out box, place next to "GPCD" above

GPCD - Gallons per Capita per Day - A measurement of the average amount of water used by an individual in an area's population in one day.

III. Future Water Supply and Demand

Available data on future capacity and projected demands in Eastern Summit County is limited. For the six providers that provided their projected water demand and system capacity, five did not anticipate any significant changes in future water demand with one provider, Woodenshoe Water Company, indicating that they are currently at capacity and do not have additional water resources to serve new customers. The exception is Kamas City, with projected water demands of 1,676 acre-feet in 2050, approximately 250% of their annual demand in 2018, which was 633 acre-feet. This increased demand is based on projected population growth and Kamas reports having sufficient available supplies to meet the anticipated demand. Providers did not report any anticipated sector changes (for example, a greater percentage of growth in the commercial sector).

Additionally, in 2021, Pine Meadow requested annexation into Mountain Regional Water Special Service District's - a wholesale and retail provider primarily in the Snyderville Basin - water service area to ensure a long-term sustainable supply of drinking water in the community.[14] Pine Meadow expects to double to approximately 800 connections once Forest

[13] https://water.utah.gov/latest-water-use-numbers-posted-to-revamped-open-water-data-website/

[14] https://pinemeadowwater.com/mountain-regional/mr-annexation-info/

Meadow Ranch is fully built-out and their existing groundwater wells have been replaced due to lowered productivity caused by drought over time. Currently, the two providers have an interconnect where they can share water resources periodically.

Commented [10]: Add in that they don't have outdoor watering

Based on current supply and demand data, half of the providers (12/24) reported having annual supplies that currently exceed annual demands by at least 10%. The remaining providers (11/24)have annual supplies that are nearly equivalent to annual demands.[15] This may indicate some water security risk if these providers experience increased demands or supply limitations.

While Summit County as a whole is projected to grow by 0.78% annually,[16] higher growth rates are anticipated in certain municipalities in Eastern Summit County and without investments in water efficiency for new development and existing customers, this growth will likely result in increased water demands. According to the Mountainland Association of Governments, through 2050, annual growth rates ranging from 1.08% to 1.9% are anticipated for Coalville City, Kamas City, Henefer Town, Oakley Town, and Francis Town.[17]

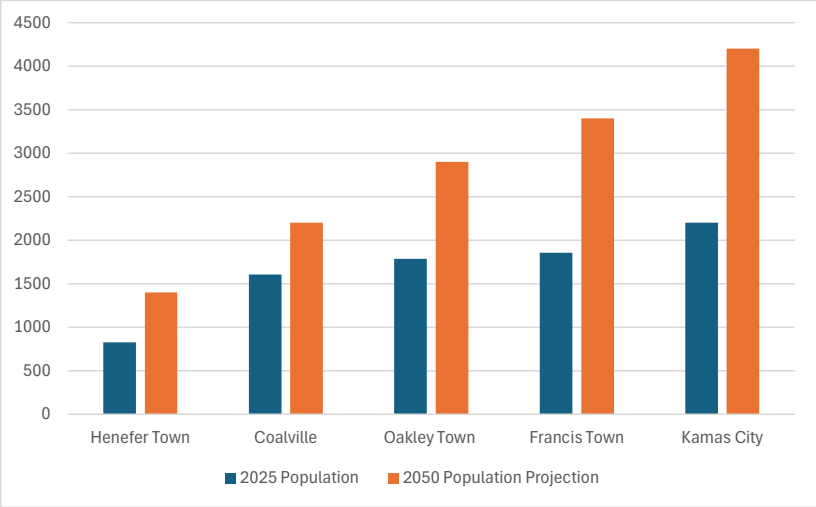


Figure X Eastern Summit County Towns Current and Projected 2050 Population

[15] No annual supply or demand data was available for one provider, Deep Springs Water Co.

[16] https://gardner.utah.edu/utah-demographics/population-projections/state-and-county-projections-tableau/

[17] https://experience.arcgis.com/experience/58a92cbce4b844e38b77bd36618d275f/

An additional factor that may influence growth and water security in Eastern Summit County is the impact of the 2025 Statewide Strategic Housing Plan on Eastern Summit County's current growth and development pattern.[18] Possible tactics under consideration – such as eliminating or limiting impact fees for new Accessory Dwelling Units (ADUs)– may result in additional development pressure in Summit County.[19] While this growth will not necessarily equate to additional water use, if it's allowed to occur without strong water efficiency policy and requirements then it could lead to additional water supply pressure.

Another critical factor affecting future water security is the impact of more persistent multi-year droughts on both supply (i.e., snowpack, groundwater levels) and demand (i.e., more water used for cooling and irrigation when temperatures rise). Residents who rely on well water have experienced lower water quality as wells dry due to drought.[20] If Utah's 2021-2022 drought conditions offer any indication,[21] future droughts could result in serious water security risks. In 2021, Echo Mutual Water Company resorted to shipping water via fire truck from neighboring towns due to very low water flows at their spring. Francis Town and Kamas restricted outdoor irrigation. And Henefer Town and Oakley Town made national headlines when they banned new water hookups citing concerns over drought conditions and the towns' water supplies. Oakley also experienced a severe wildfire in 2020 which nearly drained the City's water tank, a situation that may become more common in the future given the projected increase in wildfire danger in Summit County.[22]

Oakley lifted its building moratorium in November 2023 after completing construction on a new groundwater well which will more than double their available water supply.[23] This project experienced a setback due to a gas explosion at its pump house in April 2025 but has officially come online as of August 2025.[24]

Henefer lifted its building moratorium in December 2024 after beginning the development of a new secondary irrigation system which would supply water from Weber River and irrigation ditches and relieve the burden on the Town's culinary system. Henefer's project was expected to come online in Summer 2025 but work on this project was started without securing the

Commented [11]: At the state level? Local level? Both?

Commented [12]: I have a question: do projected future conditions that may increase the incidence of harmful algae blooms pose a threat to drinking water supply/quality?

[18] The Statewide Strategic Housing Plan was in development at the time this Plan was written.

[19] https://www.utah.gov/pmn/files/1277599.pdf

[20] https://drive.google.com/drive/u/0/folders/1t7MOCITiMmhZc9MI2nf-Hj0e4tEBYA0-

[21] https://www.drought.gov/states/utah

[22] https://drive.google.com/drive/u/0/folders/1t7MOCITiMmhZc9MI2nf-Hj0e4tEBYA0-

[23] https://www.kpcw.org/summit-county/2023-10-02/oakleys-new-well-exceeds-expectations-water-could-flow-into-town-next-spring

[24] https://www.kpcw.org/summit-county/2025-04-07/explosion-at-oakley-wells-pump-house-injures-one-no-water-service-interruption

required permits, so construction was paused at the time of this Plan.[25] In October 2024, Henefer Town Council adopted new water impact fees of $23,000 for single-family homes based on a study of Henefer's current and future infrastructure and supply needs.[26] Some councilmembers expressed concern about how these higher water impact fees might impact housing affordability in the community.

Given the impacts of projected future growth, drought, and wildfire conditions – and the financial and logistical challenges associated with establishing new water supplies - it's critical for Eastern Summit County to invest in long-term, demand-side efficiencies for new and existing development that can improve water resilience.

Wastewater Treatment in Eastern Summit County

Eastern Summit County municipalities, including Kamas, Francis, Oakley, Coalville, and Henefer, collect and treat wastewater at water reclamation facilities before placing it back in local streams and rivers. Properties that are not connected to municipal wastewater lines use private, onsite wastewater treatment systems (or septic systems). Summit County's Environmental Health Department maintains a septic program to ensure the safe design and permitting of septic systems.[27]

Centralized wastewater treatment is often considered beneficial for residents and businesses given the consistency of service and the lower maintenance costs. It also supports Summit County's goal to protect and restore local stream flows. Within city limits, new development is required to tie into public sewer connections.

IV. Water Conservation

Eastern Summit County water providers are small and resources available to dedicate towards proactive water conservation have been limited. Two of the larger water providers – Kamas and Coalville – have Water Conservation Plans, as mandated by Utah's Water Conservation Act which requires Water Conservation Plans for providers with more than 500 connections. Coalville's plan was updated in 2022 and Kamas' plan was last updated in 2019, meaning it is

[25] https://www.kpcw.org/summit-county/2025-04-22/new-henefer-water-system-delayed-for-lack-of-county-permits

[26] https://www.henefer.gov/media/1106

[27] https://summitcountyhealth.org/permitting-new-septic-system/

now past due to be updated.[28] Oakley, Francis, and Pine Meadow Mutual Water Company all exceed 500 connections, but they have yet to adopt Water Conservation Plans as required by the State. Outside of Kamas and Coalville's Water Conservation Plans, details on current water conservation programming are limited and this water element may not be inclusive of all existing conservation efforts amongst Eastern Summit providers.

Both Kamas and Coalville have established water efficiency targets. Coalville's goal is to reduce per capita water use by 5% over 5 years from approximately 246 GPCD to 233 GPCD.[29] Kamas' goal is also to reduce per capita water use by 5% in 5 years – from 258 GPCD in 2019 to 245 GPCD in 2024. In the State's 2019 Regional Water Conservation Report, the Weber River Region – which includes Summit County – has a goal of reducing overall water use by 20% by 2030 and to lower regional GPCD from 250 in 2015 to 200 by 2030.[30] Kamas and Coalville's current water efficiency goals do not put them on track to meet the state's GPCD reduction goal or the overall water use reduction goal.

Kamas and Coalville have invested in water loss control, infrastructure upgrades, and early leak detection. However, due to the extremely cold winters, Kamas asks its residents to keep their water running during the winter months to keep the water lines from freezing, which results in significant water waste.

Kamas, Coalville, and Oakley have inclining block rate structures for culinary water that financially incentivize water conservation by charging more per gallon as consumption increases. As of 2016, the State mandates that retail water providers establish an inclining block rate structure and a 2025 update requires retail providers to consider water conservation when setting rates.[31] Additionally, Oakley, Coalville, and Francis town all have summer watering restrictions in place that limit watering during the heat of the day and/or on certain days of the week. Kamas and Coalville reported educating residents about water conservation through bill stuffers, newspaper articles, brochures, and other media.

Summit County offers discounted rain barrels to Eastern Summit County community members through the RainHarvest program and residents are also eligible for Weber Basin Water Conservancy District's toilet and smart irrigation controller rebates. Between 2018 and 2025, applicants received 45 smart controller rebates and 6 toilet rebates.

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Commented [14R13]: I don't have a problem with this. It's a factual statement.

Commented [15R13]: Agreed!

Commented [16]: What does enforcement infrastructure look like?

[28] Utah's Water Conservation Act mandates that Water Conservation Plans are updated every 5 years.

[29] Current GPCD in Coalville is not available. This figure was estimated based on reported demands divided by the population served.

[30] https://www.hansenallenluce.com/wp-content/uploads/2019/11/RWCG-Final-Report-ES.pdf

[31] https://le.utah.gov/%7E2016/bills/static/SB0028.html#73-10-32.5

Two additional providers – Bridge Hollow Water and Peoa Pipeline – reported that each of their connections receive a water allotment and are fined when that allotment is exceeded.

While none of the providers currently have drought response plans, Coalville reported that it was developing a new water shortages plan.

V. Water Efficient New Development

Summit County is committed to ensuring water resiliency, water quality, and the efficient use of water in new development. Eastern Summit County's current development code is intended to protect the rural nature of the region and to promote and encourage the preservation of agricultural lands. Only low densities are permitted in agricultural areas and the base density in residential areas is one unit per 2.5-acres at its highest. The Village Overlay Zone allows for higher density and compactness in unincorporated communities which results in lower water demand per unit.

Clustered development is also encouraged to protect wetlands, riparian areas, steep slopes, ridgelines, and other environmentally sensitive areas wherever practicable. In some zones, an incentive density is provided for developments with units that are clustered on the development site plan and preserve a percentage of the parcel as meaningful open space. Clustered development reduces water demand per unit, reduces infrastructure needs, and prevents sprawling developments, thus tempering unmitigated growth.

The development code ensures watershed protection by prohibiting any development within 1,500ft above and 100ft below each spring used for culinary use or public water supply where the development could possibly pollute the water source. No structure can be located within 40ft of a wetland or within 100ft of a year-round naturally occurring stream, a reservoir, lake or pond.

Stormwater Management in Summit County

In addition to this General Plan, the County has a Stormwater Management Plan reviewed and updated annually, as needed,that outlines the County's stormwater system and goal to reduce the amount of pollutants entering streams, lakes and rivers as a result of runoff from residential, commercial,

industrial and community areas.[32] The Summit County Stormwater Division works diligently to protect waterways by promoting practices that reduce stormwater runoff and pollutants entering waterways. This work includes both regulatory and permitting aspects as well as community education, such as fairs,events and tabling activities.

Groundwater Source Protection in Summit County

In 2019, The Summit County Board of Health adopted a groundwater source protection ordinance to prevent contaminants like chemicals and bacteria from entering public groundwater supplies. The ordinance identifies groundwater source protection zones surrounding a groundwater source of drinking water. New development within these zones is subject to additional review from the relevant public water supplier to help determine whether the development could result in potential pollution or contamination.

VI. Sustainable Development and Water Use Goals, Policies, & Strategies

Goal 1: Accelerate Residential, Commercial, and Institutional Water Efficiency

Objective: Reduce water demand amongst current residential, commercial, and institutional water users and limit water waste to improve long-term County-wide efficiency.

Policy: Summit County will reduce water waste and improve indoor and outdoor water ~~irrigation~~ efficiency at county facilities.

Strategy: Install EPA WaterSense weather-based irrigation controllers at all County facilities.

Strategy: Conduct irrigation audits each Spring to identify leaks and other inefficiencies.

Strategy: Identify and support the implementation of water conservation and efficiency strategies for the county's most water intensive buildings and facilities.

Strategy: Partner with the Summit County|Park City Green Business program to promote and support the County's water conservation efforts in County-owned businesses and facilities.

Commented [17]: Consider adding a strategy addressing buildings and facilities on wells that need metering

Commented [18R17]: I guess this could technically be a result of strategy 3 instead of making a specific reference to it

Commented [19]: indoor and outdoor water efficiency instead of just irrigation to match wording of the Basin?

[32] https://www.summitcountyutah.gov/DocumentCenter/View/19235/SWMP-Unincorporated-Summit-County-2021-Final

Policy: Summit County and water providers will strengthen and formalize coordination and collaboration around water conservation strategies and programs.

Strategy: The County will create a "conservation committee" that meets quarterly to coordinate outreach on available programs, co-create water conservation educational events and programs, and to share lessons learned from program implementation.

Strategy: The conservation committee will consider the development and adoption of a "Regional Water Conservation Plan" to better align water efficiency goals, programming, and resources.

Strategy: Promote Weber Basin Water Conservancy District rebate programs through website, social media, and other outreach methods.

Strategy: Promote the RainHarvest program across Eastern Summit County.

Call out box - Park City & Summit County's Green Business Program

The Green Business program allows businesses in Park City and Summit County to earn bronze, silver, or gold certification levels to showcase their environmental action, including water efficiency. The Summit County Health Department is the first county in the state to receive a Bronze-level Green Business certification.

Goal 2: Improve county-wide drought resilience and preparedness

Objective: To prepare for more severe droughts and support a climate resilient community.

Policy: Summit County will provide support and resources to water providers to develop coordinated drought response plans.

Strategy: Support and resources could include funding for drought plan development and/or a technical workshop supported by consultants. The County will aim to collaborate on this effort with WBWCD and DWRe.

Strategy: The County will encourage water providers to coordinate their drought response tiers and actions with other County water providers to prevent confusion during times of drought.

Commented [20]: Does MAG or the State have any grants that the County and/or municipalities can apply for related to water conservation, drought planning, etc?

Policy: Summit County will provide County-wide drought messaging during drought periods, particularly when water use restrictions are in place.

Strategy: The County will work with water providers to maintain accurate and up-to-date drought conditions and water use restrictions information on the County's website and to conduct outreach on water use restrictions.

Goal 3: Improve understanding of water supply adequacy for new development

Objective: To improve understanding of water resource availability in the unincorporated Snyderville Basin.

Policy: Summit County will improve communication with water providers during the development review process.

Strategy: The County will resume service provider meetings, holding meetings at least quarterly with Eastern water providers to share information about development proposals and solicit input.

Strategy: The County will host trainings to share consistent strategies for ensuring an adequate water supply for new development.

Strategy: The County will explore the feasibility of adopting water concurrency requirements through the development code in Eastern Summit. State law prohibits water concurrency requirements in the Health Code.

Commented [21]: Is it worth adding a policy or objective around revisiting the legality of creating water concurrency for the Eastern County similar to the Basin Plan? Ryan Stack and Nate Brooks would be able to help with this. I included below the wording from the Basin Plan.

"Water Concurrency Ordinance for the Basin that requires water providers to demonstrate sufficient water to support new growth. It applies to all unincorporated areas of the Basin for connections of more than 15 units. Water providers are required to submit a will-serve letter that asserts they have adequate water available to serve new development proposals. The ordinance also requires providers to submit annual water supply, demand, and water loss data and to submit Water Conservation plans to the County to remain in good standing."

Commented [22]: Is it worth specifically saying something like "per state law XXXXX it is currently prohibited to do so in Health Code"

Goal 4: Protect local water resources

Objective: Preserve the County's limited water resources and support the protection of the Great Salt Lake.

Policy: The County will partner with relevant state agencies and organizations to conduct education and outreach to water rights holders in the County around instream flow dedication.

Policy: The County will assess its own water rights portfolio to determine if they have rights available to dedicate to instream flows.

Policy: Review and consider amendments to centralized wastewater treatment tie-in requirements to return more treated, reclaimed water to local streams.

Call out box - Instream Flow Dedication in Utah

Much in the way that some of our water resources are dedicated to agricultural or municipal uses, in Utah, water rights can be dedicated to instream flows in order to keep sufficient water flowing in the river channel throughout the season to support wildlife, the aquatic environment, and water levels in the Great Salt Lake. In 2022, the

Utah Legislature passed HB 33 – Instream Flow Amendments which significantly expanded the scope of Utah's instream flow laws. Under the current law the Division of Wildlife Resources, Division of State Parks, and the Division of Forestry, Fire, and State Lands as well as any person, subject to the approval of a cooperating Division, can apply for instream flow change applications. HB 33 allows any division or person to file a change application seeking to use a water right for "an instream flow within a specified section of a natural or altered stream" or "on sovereign lands" (including the Great Salt Lake). The State Engineer's Office provides pre-consultations for any proposed change application. And environmental organizations like Trout Unlimited, The Nature Conservancy, and Western Resource Advocates may also be a resource to water rights holders that are interested in dedicating their rights as instream flows.

Goal 5: Build Water Efficient New Development

Objective: Reduce water demands in new development to protect County water resources.

Policy: Summit County will adopt a water wise landscaping code in Eastern Summit.

Strategy: Meet state and WBWCD requirements for landscaping codes to reduce irrigation demand in new development and to allow Eastern Summit residents to be eligible for landscape transformation funds.[33]

Strategy: Include water efficient landscaping and irrigation options in the County's voluntary sustainability development application checklist.

Policy: Summit County will update zoning codes to allow for development patterns that are more water efficient.

Strategy: Develop a clustered development overlay zone to allow for and encourage clustered development in infill areas, environmentally sensitive or hazard-prone areas, agricultural areas, and in areas adjacent to towns and non-incorporated communities to promote a gradual transition to more rural development.

Strategy: Revise Village Overlay zoning standards to allow smaller single-family detached housing including reviewing lot size and minimum dwelling size.

[33] https://conservewater.utah.gov/landscape-rebates/

Policy: Summit County will support Eastern Summit communities to include water conservation and preservation strategies in their General Plans, even though this is not currently required by the State.

Policy: Summit County will improve water efficiency of new county-owned facilities.

Strategy: Develop targeted building and development standards for new county-owned facilities that reduce water demand, exceeding current countywide code requirements.

Goal 6: **Promote the Use of Secondary (Non-Culinary) Water for Irrigation in New Development**

Objective: Reduce reliance on culinary water for outdoor irrigation to reduce nonrenewable groundwater reliance and adapt to future water supply constraints.

Policy: Require new subdivisions to dedicate or secure access to secondary water sources for landscape irrigation where feasible.

Strategy: Update Eastern Summit County Development Code to require secondary water connection where service is available and sustainable.

Strategy: Provide incentives for developers to install dual water systems that separate irrigation from culinary supply.

Policy: Integrate secondary water delivery infrastructure into subdivision design standards to support efficient irrigation in both wet and dry years.

Policy: Promote efficient and collaborative management of secondary water systems.

Strategy: Explore public-private partnership for shared secondary water infrastructure across subdivisions.

Strategy: Educate homeowner's associations on secondary water use and system maintenance.

Commented [23]: Comment from Summit Conservation District: Concern over how to ensure that developers maintain or secure adequate secondary water for homes and could the amount of water required for a home be defined.

Goal 5: Strengthen Summit County departmental coordination and collaboration to advance integrated water and land use priorities

Objective: Support the successful implementation of the identified goals, policies and strategies of this water element through robust coordination and collaboration between Summit County departments and key external stakeholders.

Policy: Establish a Water Element Implementation Working Group of representatives from relevant County departments and key external stakeholders that meets regularly.

Strategy: Water Element Implementation Working Group will assign responsibilities for Water Element strategies to various departments and individuals and provide relevant updates on assignments.

Policy: Summit County will assess the need for additional staff capacity and expertise in integrated water and land use planning to drive successful Water Element implementation.

VII. Agricultural Water Goals, Policies and Strategies

Goal 1: Protect Agricultural Water Resources

Objective: Safeguard water rights and delivery infrastructure that serve agricultural operations.

Policy: Prioritize the protection of water rights used for agricultural purposes.

Strategy: Enhance existing Development Code regulations to protect key canals and ditches (e.g. setbacks, maintenance easements, erosion control, existing vegetation protection, ditch lining etc.).

Strategy: Track water right transfers.

Policy: Discourage the conversion of agricultural water to non-agricultural uses.

Strategy: Establish criteria for reviewing developments that may affect agricultural water delivery.

Policy: Protect irrigation canals and ditches from encroachment by development.

Strategy: Create and maintain a GIS inventory of agricultural water rights and delivery systems.

Goal 2: Support Agricultural Water Efficiency and Resilience

Objective: Promote efficient irrigation practices and drought-resilient infrastructure.

Policy: Encourage the use of modern water-saving irrigation technologies.

Strategy: Partner with soil conservation districts and state agencies to offer technical assistance and cost-sharing.

Strategy: Partner with property owners, and state agencies to determine the best technology for each property.

Strategy: Partner with schools, HOAs, nonprofits, and community groups to promote education about water-wise gardening, agriculture, and 4-H programs.

Policy: Support infrastructure upgrades.

Strategy: Work with conservation districts and state agencies to identify pilot projects that demonstrate innovative water-saving approaches.

Strategy: Connect farmers to incentives and grants, such as the Utah Department of Agriculture and Food (UDAF) Agricultural Water Optimization Program and the federal Environmental Quality Incentives Program (EQIP) administered by the Natural Resources Conservation Service (NRCS).

Strategy: Offer technical assistance to farmers to help them navigate the grant application process, develop conservation plans, and implement new technologies. This can be done in partnership with the UDAF, NRCS, and local conservation districts.

Policy: Encourage responsible and sustainable soil management practices to enhance soil health, reduce erosion and improve water filtration.

Strategy: Work with conservation districts and state agencies to identify best practices in soil conservation.

Policy: Recognize and reward water conservation and efficiency efforts by agricultural producers and landowners.

Goal 3: Align Land Use with Agricultural Water Needs

Objective: Ensure land use decisions support the long-term viability of agriculture and its water needs.

Policy: Evaluate land use changes for their potential impacts on agricultural water systems.

Strategy: Update Chapter 2 of the Eastern Summit County Development Code to strengthen protections for agricultural water.

Strategy: Require water impact assessments for rezoning requests or major subdivisions in agricultural areas.

Policy: Encourage clustering or low-impact development near agricultural lands to minimize disruption.

Strategy: Map and analyze existing Agricultural Protection Areas and easements.

Policy: Preserve large contiguous areas of agricultural land where feasible.

Goal 4: Coordinate with Stakeholders to Protect Water Delivery Systems

Objective: Collaborate with local governments, soil conservation districts, canal companies, and other stakeholders to ensure water delivery system integrity.

Policy: Establish a process for identifying and communicating with ditch and canal companies.

Strategy: Create a stakeholder working group to improve coordination and communication.

Strategy: Schedule quarterly coordination meetings between county staff, irrigation companies, and conservation districts.

Policy: Coordinate with cities and towns on planning efforts that may affect agricultural water delivery.

Strategy: Integrate water delivery system protection into interlocal agreements and planning documents.

Policy: Promote best practices for infrastructure maintenance and public health protection.

Strategy: Provide training and resources for developers and landowners near irrigation infrastructure.

Goal 5: Protect and Enhance Water Availability for Agriculture in the Face of Drought and Climate Variability

Objective: Maintain reliable water delivery to agricultural users located downstream from development.

Policy: Require development proposals to demonstrate that water delivery infrastructure serving downstream users will not be impaired, especially during low-flow or drought conditions.

Policy: Support coordination between irrigation companies, soil conservation districts, and landowners to maintain conveyance capacity and improve efficiency in anticipation of changing water availability.

> **Strategy**: Incorporate reviews of downstream agricultural water impacts into the development review process.
>
> **Strategy**: Require mitigation measures such as conveyance upgrades, lined ditches, or flow control devices when development affects existing agricultural water delivery.
>
> **Strategy:** Develop county drought contingency plan.
>
> **Strategy**: Encourage the use of drought-tolerant forage and crop varieties through education and cost-share programs.

Staff Report

MEETING DATE: October 16, 2025

TO: Eastern Summit County Planning Commission

SUBJECT: Housing Strategic Plans, Affordable Housing, and Missing Middle Housing

STAFF/PRESENTERS: Maddy McDonough, Executive Director Summit County Housing Authority

BACKGROUND

On March 12, 2025, the Summit County Council engaged in a facilitated discussion regarding affordable housing. As a result of that conversation, a goal was set to develop 1,500 new affordable units over the course of 10 years (excluding those affordable units at Dakota Pacific and Cline Dahle). Timestamp is 3:16:36.

On June 4, 2025, the Economic Development and Community Development Directors presented a draft version of *Strategic Plan 2035* to the County Council. That plan outlines the goals and strategies designed to fulfill the County Council mentioned above.

The Housing Authority is charged with helping to achieve this goal and enact this plan. The Housing Authority can also set its own goals and define additional priorities.

> *The entire management of the Authority, its affairs and its properties and assets, is vested in the Commissioners, subject only to the provisions of the Act.*
> …
> ***10.1 Strategic Housing Plan:*** *The County Council, with the assistance of the County's Community Development Department and Economic Development & Housing Director, shall review and approve a Strategic Housing Plan for the Housing Authority, which plan shall be implemented by the Board of the Authority.*

- Bylaws of the Housing Authority of Summit County, Utah

Though the Authority works in conjunction with the County, there are certain things that the Authority cannot do, such as rezone property. As such, the Housing Authority has developed a

draft Strategic Plan of its own, utilizing the information from *Strategic Plan 2035*, but which identifies actions that can be taken by the Authority.

On September 26 and October 1, 2025, staff presented updates the County Council.

UPDATES PRESENTED TO COUNCIL

1. Drafted Housing Authority Strategic Plan
    a. The drafted plan identifies goals, strategies, priorities, and associated actions that can be taken by the Housing Authority.
    b. This is being further refined to reflect time-bound and measurable tactics.
2. Land Prioritization Map
    a. Created by Summit County GIS Specialist Trey Olson, the Land Prioritization Map is a tool that can be used to identify lots and parcels most suitable for affordable housing based on a number of criteria that create successful communities and neighborhoods.
    b. A beta version of this map was presented at the Utah Housing Coalition Housing Matters Conference on September 8 where it received acclaim for the innovation.
    c. Ultimately this map can be utilized to inform Future Land Use Maps, regional and neighborhood level planning, and help the County prioritize land acquisition.

ADDITIONAL UPDATES / INFORMATION

1. The Housing Authority has developed an affordable housing glossary, attached, that will be utilized in community engagement and outreach to ensure the community is speaking the same language. Please note the definitions of Affordable Housing, Area Median Income, Affordable Unit Equivalent, Homeless, and Workforce Housing as these come up quite often.
2. Governor Cox has endorsed the Missing Middle Housing Toolkit and staff feels it is likely that we will see strategies aimed at increasing missing middle housing in the State's strategic housing plan, the next iteration of which should be available soon. The Missing Middle Housing Toolkit was developed by the Mountainland Association of Governments (MAG), the Wasatch Front Regional Council (WFRC), the Office of the Property Rights Ombudsman (OPRO), the Utah League of Cities and Towns (ULCT), and the City of Alpine, with technical and consultation support provided by Opticos Design. It is a comprehensive toolkit that all housing operatives should be familiar with. See the included PDF for information on the Missing Middle Housing Toolkit.
3. We are awaiting the release of the State housing plan which may or may not materially impact our operations and planning.
4. *Utah's Olympic-Sized Opportunity* report was released in September 2025 and touches on important topics including the need for affordable housing.

DISCUSSION POINTS

1. What additional information would be helpful to include on future versions of the Land Prioritization Map?
2. Any feedback on the goals, policies, and strategies identified in the housing strategic plans? Do any standout as more important or less important than others?
3. There are several examples of employers wanting to build affordable workforce housing. Would you support a modified code to allow for more workforce and affordable housing options? Perhaps specifically an *affordable housing overlay zone* with associated performance criteria?
4. Are there are any terms that should be added to or clarified in the Affordable Housing Terms list?
5. What other topics related to housing would you like information and/or training on?

Affordable Housing Terms

Draft: October 2025

Accessory Dwelling Unit (ADU)

A smaller, independent residential dwelling unit located on the same lot as a single-family home. More information. Most zones in Summit County limit the size of Accessory Dwelling Units to 1,000 square feet and require the recordation of a Restrictive Use Covenant.

Affordability Gap

The difference between the cost of housing and what low- and moderate-income households can afford.

Affordable Housing

Housing units built or operated under federal, state, or County government programs, including government ownership and subsidized financing; or by the private sector under a government requirement. Affordable housing programs are designed to serve people with varying incomes, typically up to 80 percent of the Area Median Income (AMI).

According to HUD, affordable housing is defined as housing where the gross housing costs, including utilities, do not exceed 30% of a household's gross monthly income.

Area Median Income (AMI)

Area Median Income (AMI) is calculated annually by the U.S. Department of Housing and Urban Development (HUD). The household income for the median/'middle' household in a given region. The middle or median income of an area is utilized to benchmark income levels and highlight the need for programs or services within a given community. The income benchmarks are calculated and adjusted based on family/household size. Therefore a single individual will have a lower income threshold than a family of 4.

General terms/definitions by income level:
Workforce or Attainable Housing = 81% to 120% AMI
Low to Moderate Income = 50% – 80% AMI
Extremely Low to Very Low Income = 30% – 50% AMI

Affordable Unit Equivalent (AUE)

A metric used to standardize different types of affordable housing into simple, comparable values. Each unit type is assigned a value and different conditions lead to the establishment of a required AUE amount. In Summit County, a two-bedroom unit is worth 1 AUE. A one-bedroom is worth less and a 3 bedroom is worth more.

Bond Financing

Involves state or local governments issuing bonds to raise money for building or rehabilitating affordable rental housing or providing low-cost mortgages. These bonds,

often called housing bonds, are typically tax-exempt, meaning investors don't pay federal income tax on the interest they earn, which allows governments to borrow money at lower interest rates. This, in turn, reduces the cost of housing for low- and moderate-income individuals and families.

Brownfield

Abandoned, idled, and underused industrial and commercial facilities where expansion and redevelopment is burdened by real or potential environmental contamination.

Census Tract

A small, relatively permanent statistical subdivision of a county or statistically equivalent entity, delineated for data presentation purposes by a local group of census data users or the geographic staff of a regional census center in accordance with Census Bureau guidelines.

Clustered Development

An optional development technique under zoning and subdivision regulations that allows residential dwellings to be placed on smaller than usual lots that have been grouped or clustered in order to leave some land undivided and available as common area or open space.

Community Development Block Grant (CDBG)

A program that provides annual grants on a formula basis to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

The State of Utah Community Development Block Grant program provides grants to cities of fewer than 50,000 people and counties of fewer than 200,000. The purpose of the small cities program is "to assist in developing viable communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate incomes."

Community Land Trust (CLT)

A non-profit organization that acquires and holds land, often in perpetuity, to provide permanently affordable housing. It separates the ownership of the land from the ownership of the structures built on it. This allows CLT's to offer homes at below-market prices and ensures that the affordability is maintained over time, often through mechanisms like long-term ground leases.

Cost Burdened

When a household spends more than 30% of its income on housing.

Density

A measure of the amount of development on a property. Density is often expressed as the number of residential units per acre of land (or another unit of measure), or the total amount of residential or commercial square footage on a property. When expressed as the ratio of residential or commercial square footage to square footage of lot area, it is called Floor Area Ratio (FAR).

Department of Housing and Urban Development (HUD)

An executive department of the U.S. federal government that provides housing support and promotes fair housing laws.

Easement

A contractual agreement to gain temporary or permanent use of, and/or access through, a property. Permanent easements should be shown on a subdivision record plat.

Fair Housing Act

1968 act (amended in 1974 and 1988) providing the HUD Secretary with fair housing enforcement and investigation responsibilities. A law that prohibits discrimination in all facets of the homebuying process on the basis of race, color, national origin, religion, sex, familial status, or disability.

Fair Market Rent (FMR)

Primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment contracts in the Moderate Rehabilitation Single Room Occupancy program, and to serve as a rent ceiling in the HOME rental assistance program.

Gap Financing

Refers to short-term financing used to bridge the financial gap between the total cost of a project and the available funding, allowing developers to move forward with construction or rehabilitation of affordable housing units. This financing often comes in the form of loans or subsidies that cover the difference, enabling projects to proceed despite funding shortfalls.

Green Infrastructure

An approach to water management that protects, restores, or mimics the natural water cycle. The range of measures that use plant or soil systems, permeable pavement or other permeable surfaces or substrates, stormwater harvest and reuse, or landscaping to store, infiltrate, or evapotranspirate stormwater and reduce flows to sewer systems or to surface waters. More info from the EPA.

Homeless

A person who lacks a fixed and regular nighttime residence. The general public tends to think of “homeless” as persons living on the streets, whereas it can include persons living involuntarily with a friend or family member, living in a car, etc.—anyone without a fixed address.

HOME Program

Provides federal funding to state and local governments to create affordable housing for low-income individuals and families. This program supports a variety of activities, including new construction, rehabilitation of existing homes, and tenant-based rental assistance, with a focus on meeting local housing needs. At least 90% of the units assisted with HOME funds must be for households earning less than 60% of the area median income (AMI), with the remainder for those below 80% of AMI

Housing Choice Voucher

Previously known as Section 8, Housing Choice Voucher is a federal rental assistance program designed to help low-income families, the elderly, and people with disabilities afford safe and decent housing. It allows participants to choose their own rental units from the private market, and the voucher subsidizes a portion of the rent.

Housing First

An innovative approach to ending chronic homelessness in which people are provided rapid access to low-cost apartments, with vital medical, mental health and other support services available on site.

HTRZ

Stands for Housing and Transit Reinvestment Zone. It's a designation in Utah that allows local governments to use a portion of local tax revenue to support development near public transit stations. This initiative aims to encourage mixed-use development, increase affordable housing, improve air quality by reducing vehicle trips, and enhance transportation infrastructure.

Impact Fee

A charge collected to help pay the costs of providing public facilities in designated areas. The fee is generally collected at the time of building permit.

Inclusionary Zoning

A land-use policy that requires developers to include a certain percentage of affordable housing units in new residential developments. These affordable units are typically offered at below-market rates, either through rental or purchase options, to households with low or moderate incomes.

Infrastructure

The built facilities, generally publicly funded, that are required to serve a community's development and operational needs. Infrastructure includes roads, water supply systems, and sewer systems.

Intensity

The degree to which land uses generate traffic, noise, air pollution, and other potential impacts.

Land Use

The types of buildings and activities that exist in an area or on a specific site. Zoning regulates existing and future land uses.

Land Use Development and Management Act (LUDMA)

The governing law for municipalities in Land Use. Authorizes land use regulation to cityor county council. Mandates the creation of planning commission, land use authorities, appeal authorities, and land use general plan.

Low-Income Housing Tax Credit

A federal program that incentivizes developers to build or rehabilitate affordable rental housing for low-income individuals and families. It does this by providing a tax credit, typically claimed over a 10-year period, which reduces the developer's federal income tax liability. In return, developers agree to rent a portion of the units to low-income tenants for a specified period, usually 15 or 30 years.

Market Rate Rent

The prevailing monthly cost for rental housing. It is set by the landlord without restrictions.

Mixed Use Development

The integration of different, usually compatible or mutually supportive, land uses on a site. Uses may share parking and access.

Median Income

This is a statistical number set at the level where half of all households have income above it and half below it. The U.S. Department of Housing and Urban Development Regional Economist calculates and publishes this median income data annually in the Federal Register.

Metropolitan Planning Organization (MPO)

A federally mandated and federally funded transportation policy-making organization that is composed of representatives from local government and governmental transportation authorities. They were created to ensure regional cooperation in transportation planning. MPOs were introduced by the Federal-Aid Highway Act of 1962,

which required the formation of an MPO for any urbanized area (UZA) with a population greater than 50,000. Federal funding for transportation projects and programs are channeled through this planning process. MPOs are meant to ensure that existing and future expenditures of governmental funds for transportation projects and programs are based on a continuing, cooperative, and comprehensive ("3-C") planning process.

Mountainland Association of Governments (MAG)

Designated as the Association of Governments for Summit, Utah, and Wasatch counties. Areas of emphasis include Informed Aging, Community & Economic Development and Planning for Growth.

Multi-Family Dwelling

A dwelling unit in a structure containing three (3) or more dwelling units sharing common horizontal floors/ceilings, but not including hotels and lodges.

Node

A physical focal point of a community activity, often an intersection of roads or a concentration of buildings.

Olean Walker Housing Fund (Utah)

The Olene Walker Housing Loan Fund (OWHLF) supports quality affordable housing options that meet the needs of Utah's individuals and families. We develop housing that is affordable for very low-income, low-income and moderate-income persons as defined by the Department of Housing and Urban Development (HUD). HUD updates program rent and income limits annually.

Overlay Zone

A mapped zone that imposes a set of requirements or restrictions in addition to those of the underlying zoning district (base zone). Land is developed under the conditions and requirements of both the base zone and the overlay zone.

Permanent Supportive Housing

A combination of affordable housing and support services designed to help individuals and families with disabilities or chronic illnesses, particularly those experiencing homelessness, live independently.

Public Housing

Housing owned and managed by a local housing authority, often with rent based on income.

Redevelopment/ Infill

This refers to the rules under which abandoned or underused property is redeveloped. This topic includes inner city redevelopment, single lot infill, and brownfields

redevelopment, as well as the process for obtaining the state and local government authorization to proceed with such work.

Redlining

A discriminatory practice that consists of the systematic denial of services such as mortgages, insurance loans, and other financial services to residents of certain areas based on their race or ethnicity. Redlining disregards an individual's qualifications and creditworthiness to refuse such services solely based on residency in minority neighborhoods, which were also often deemed "hazardous" or "dangerous."

Restrictive Use Covenant

A provision in a real property conveyance that limits the grantee's use of the property. The beneficiaries of a restrictive covenant obtain rights from such covenants, and this may be the parties who agreed to the restrictive covenant or adjunct property owners who benefit from the restrictive covenant.

SRO

Single room occupancy units. The traditional SRO unit is a single room, usually less than 100 square feet, designed to accommodate one person. Amenities such as a bathroom, kitchen or common areas are located outside the unit and are shared with other residents. Often, SROs can be found in renovated hotels or motels.

Subsidized Housing

A type of affordable housing where the cost of rent is reduced, typically through government or private organization assistance, for low-income individuals and families. This assistance can come in the form of direct rent payments to landlords or through programs that calculate rent based on a tenant's income, often around 30% of their monthly income, with the subsidy covering the remaining cost.

Tax Increment Financing (TIF)

A land development financing tool to promote economic development at the local government level by earmarking property tax revenue from increases in assessed values within a designated district for the provision of infrastructure needed within that designated district.

Transfer of Development Right (TDR)

A zoning technique that conserves land by redirecting development that would otherwise occur on the land (the sending area) to a receiving area suitable for denser development. The technique operates so that owners in the sending area can be compensated for their redirected development rights. More.

Transitional Housing

A type of affordable housing that provides temporary shelter and supportive services to individuals and families experiencing homelessness, aiming to help them transition to permanent housing.

Transit-Oriented Development (TOD)

A transit-oriented development is a mixed-use community within a quarter-mile to half mile walking distance of a transit stop and commercial area. TODs have sufficient development density to support frequent transit service and a mix of residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bicycle, or foot.

Town Center

Town centers are similar to downtowns but generally feature less intense development and cover a smaller geographic area. They typically have high- to moderate-intensity residential development, including multi-family buildings and townhouses, and retail (existing or planned). Town centers share the following characteristics: a regional or neighborhood-serving retail node with housing and other uses; medium to high levels of pedestrian and bicyclist activity; medium levels of existing or planned transit service; a street grid that ties into the surrounding streets; continuous building frontage along streets, with some curb cuts; a mix of structured and underground parking as well as surface parking lots.

Vacancy Rate

The percentage of unoccupied units in a particular rental building or complex. A desirable low vacancy rate is generally considered to be 5% and factors for recently-vacated units beings prepared for the next occupants. Generally, in boom times, vacancy rates fall; while in recessions, vacancy rates rise. Low vacancy rates often are a signal for market providers to raise rents.

Workforce Housing

Housing that is typically intended to be affordable to households earning between 80 and 120 percent of the area-wide median income.

MISSING MIDDLE HOUSING TOOLKIT

BACKGROUND INFORMATION

Governor Cox has endorsed the Missing Middle Housing Toolkit and staff feels it is likely that we will see strategies aimed at increasing missing middle housing in the State's strategic housing plan, the next iteration of which should be available soon. The Missing Middle Housing Toolkit was developed by the Mountainland Association of Governments (MAG), the Wasatch Front Regional Council (WFRC), the Office of the Property Rights Ombudsman (OPRO), the Utah League of Cities and Towns (ULCT), and the City of Alpine, with technical and consultation support provided by Opticos Design. It is a comprehensive toolkit that all housing operatives should be familiar with.

DIRECTIONS

- Visit: https://luau.utah.gov/utah-mmh-toolkit/ and watch the introductory video from Governor Cox.
- Read "What is Missing Middle Housing?"
    - Be prepared to explain in 1-3 sentences what missing middle housing is.
- Read "Missing Middle Housing and Home Ownership."
    - Identify which model(s) would be the most appropriate for the Housing Authority.
- Read and complete a study for one community within Summit County utilizing "Missing Middle Housing in My Community."
    - Be prepared to share your analysis.
- Peruse the "Missing Middle Housing Resources and Downloads"
    - Identify 1-3 barriers currently making the development of missing middle housing difficult in Summit County.

VOLUME TWO
September 2025

KEEPERS OF THE FLAME

UTAH'S OLYMPIC-SIZED OPPORTUNITY

Natalie Gochnour | Phil Dean | Jennifer Robinson

Kem C. Gardner POLICY INSTITUTE
THE UNIVERSITY OF UTAH
DAVID ECCLES SCHOOL OF BUSINESS

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KEEPERS OF THE FLAME MONOGRAPHS

At the dawn of the 21st century, Utah leaders placed a time capsule below the front steps of the Utah State Capitol. The historic cache included a leather-bound book with letters to the future from 124 executive, legislative, and judicial branch leaders. Former governor Mike Leavitt's opening letter memorialized the solemn responsibility of Utah leaders to serve as "keepers of the flame." The flame symbolizes all that is great about Utah and the light it shares with the world.

The Kem C. Gardner Policy Institute prepares and shares economic, demographic, and public policy research that helps policymakers keep Utah's flame burning bright. This monograph, the second in a series called "Keepers of the Flame," focuses on the catalyzing impact of the 2034 Olympic and Paralympic Winter Games. Utahns have the opportunity between now and 2034 to build upon the nation's strongest economy to address troubling challenges facing the Beehive State. This is Utah's Olympic-sized opportunity.

Special thanks to the entire team of researchers at the Gardner Institute for their assistance in synthesizing the data and reviewing the contents of this monograph.







INTRODUCTION

At 7 p.m. MST on Friday, February 10, 2034, the opening ceremony for the Olympic and Paralympic Winter Games will begin at Rice-Eccles Stadium on the University of Utah campus in Salt Lake City, Utah. An estimated three billion people from more than 200 countries will watch the event.

FEW SINGLE EVENTS IN UTAH HISTORY COMPARE IN REACH AND SIGNIFICANCE.

The Beehive State will be the global center of attention for 17 days of Olympic competition and pageantry, followed by 10 days of Paralympics.

During this time an estimated 15 billion viewer hours of Olympic coverage will feature extraordinary feats of athletic accomplishment and human excellence…

- A come-from-behind curling team victory.
- A courageous downhill ski racer beating the odds.
- A women's figure skater skating the performance of her life.

While athletic excellence, international friendship, and global connection will be the undeniable focus of the 2034 Olympic and Paralympic Games, the event also poses an extraordinary opportunity for Utahns.

Even with Utah's well-documented exceptional economy, our state is changing fast. And even as Utah prospers, serious challenges pose a threat to Utah's long-term success.

How can Utah leverage the Olympics to sustain the state's nation-leading prosperity in the face of rapid change and mounting challenges?

Fortunately, the 2034 Olympic and Paralympic Winter Games serve as a powerful catalyst to make Utah even better. This catalyzing Olympic pressure is Utah's Olympic-sized opportunity.

This monograph shares data on Utah's economic successes, growth and change, and troubling challenges.

It ends with insights, along with seven ideas, that serve as a starting point for a statewide discussion about how Utah can seize its Olympic-sized opportunity.

OLYMPICS AS A CATALYST

Chemists use a catalyzing agent to speed up a chemical reaction. Catalysts in public policy work in a similar way—they accelerate a desired outcome.

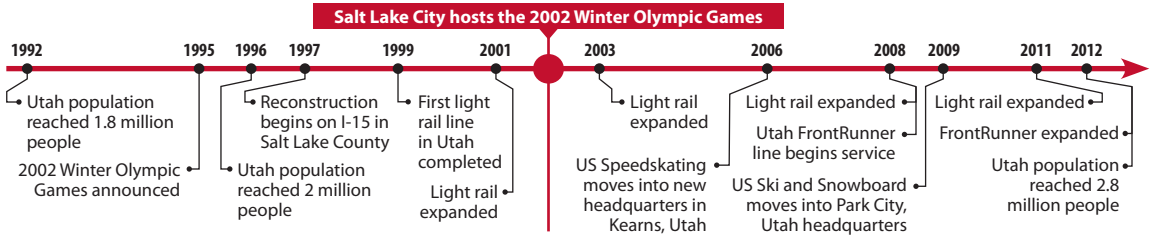
Across the globe, the Olympic and Paralympic Games catalyze host communities to improve. The Olympic spotlight incentivizes and provides a deadline for communities to 1) make strategic investments they otherwise would not or could not make, 2) find new ways to collaborate and break through impasses on tough challenges, and 3) apply creative solutions to complex issues. Importantly, the Olympics also provide resources to manage growth that will occur with or without the Games.

Utahns understand the Olympics' catalyzing impact. The 2002 Olympic Winter Games helped state leaders accelerate and innovate the rebuild of I-15 in Salt Lake County, prioritize construction and expansion of TRAX light rail, turn an up-and-coming winter sports industry into a winter sports capital, and invest in public and private infrastructure beneficial to the Games and the community.

The 2002 Olympic Winter Games resulted in approximately $7.25 billion (2024 dollars) of investment beneficial to the community and the Games. Many point to the 10 years prior to and after the event as important building blocks in Utah's event success.

> *"The spotlight of the 2002 Winter Olympics was so bright it made Utah better in every way. Every corner of the state improved in preparation to host the world and that improvement remained long after the athletes departed."*
>
> **– Gov. Mike Leavitt**

Pre- and Post-2002 Olympic Winter Games Timeline



Source: Kem C. Gardner Policy Institute

Estimated Public and Private Investment Beneficial to the 2002 Olympic Winter Games

(Millions of 2024 Dollars)

	Project/Infrastructure Description	Total Cost
Transportation	I-15 Reconstruction	$2,859.2
	Light Rail North/South Line	$561.9
	Light Rail U of U Line	$213.1
	Intelligent Transportation System	$56.8
	Snowbasin/Trappers Loop Road	$28.4
	Soldier Hollow Access Road	$18.0
	Winter Sports Park Road	$7.9
	Temporary Park and Ride Lots	$64.7
	Permanent Park and Ride Lots	$12.4
	Bus Maintenance Facility	$10.4
	SR248 Reconstruction	$14.9
	I-80 Silver Creek & Kimball Junction	$93.5
	US89 & I-84 (Corina Drive) Interchange	$44.6
	SR173 Railroad Bridge	$9.4
	I-215 & 3500 South Interchange	$3.4
	Venue Loading/Unloading	$20.5
	Transportation Studies	$12.2
	Park City Infrastructure Improvements	$20.5
	Subtotal	**$4,051.9**
Resort Additions, Expansions, or Lease Fees	Snowbasin Facilities	$222.4
	Snowbird Expansion	$9.0
	Park City Expansion	$299.0
	The Canyons Phase 1 Hotel, Lifts & Village	$363.2
	Deer Valley (Deer Crest) Resort	$211.8
	Brighton Resort	$3.6
	Solitude Resort	$179.8
	Zermatt Swiss Resort	$71.9
	Subtotal	**$1,360.9**

	Project/Infrastructure Description	Total Cost
Venues	E-Center Hockey Arena	$104.8
	Delta Center Figure Skating	$9.2
	Oquirrh Park Speed Skating Oval	$64.9
	Utah Olympic Park	$174.6
	Soldier Hollow	$56.1
	Seven Peaks Ice Sheets (Provo)	$23.0
	Ogden Ice Sheet	$10.6
	Accord Practice Sheet	$7.2
	Steiner Center Ice Sheets	$27.0
	U of U Rice-Eccles Stadium	$94.4
	Medals Plaza	$7.0
	Subtotal	**$578.8**
Housing	U of U Olympics Village Phase I & 2	$216.0
	Camp Williams Army Reserve Facilities	$22.8
	Media Housing	$19.8
	Subtotal	**$258.6**
Hotels	Hotel Monaco	$57.5
	Marriott Hotel	$89.9
	Grand America	$332.7
	Stein Erikson Lodge	$53.9
	Subtotal	**$534.1**
Miscellaneous	Telecommunications and UCAN	$318.8
	Forest Service Funds	$18.9
	Soldier Hollow Water/Sewer	$21.4
	Salt Palace Expansion	$84.5
	Alf Engen Museum	$18.0
	Subtotal	$461.6
	TOTAL	**$7,245.9**

Note: All dollar amounts have been adjusted for inflation to 2024 dollars from their original values in 2000. Some amounts include a mix of state and local government and private monies. With the exception of a portion of the ski area expenditures and the $106.1 million sales tax diversion for Olympic facilities, these monies went to projects which are beneficial to hosting the Games, but are not expenditures because of the Games. Long-term investments in transportation infrastructure, hotels, sporting arenas, and recreation facilities are not made exclusively for a 17-day event.
Source: "2002 Olympic Winter Games: Economic, Demographic, and Fiscal Impacts," Governor's Office of Planning and Budget, November 2000.

Utah begins its preparation for the 2034 Olympic and Paralympic Winter Games from an extraordinary starting point.

Utah currently benefits from the most successful economy in the nation. Our economic success story includes seven major achievements. We call them "Utah's Magnificent Seven."

However, in the years leading up to the Games, Utah also faces seven challenges that threaten our long-term success. We call these "Utah's Troubling Seven."

How the state magnifies these achievements and addresses these challenges will determine if Utah achieves its Olympic-sized opportunity.

Utah's Magnificent Seven

Major Achievements in Utah's Economic Success Story

1. Economic dynamism and diversity
2. High household income and low poverty
3. Upward mobility
4. Widespread prosperity
5. Well-trained and educated workforce
6. Fast growing population and youthfulness
7. Social cohesion

Utah's Troubling Seven

Challenges Threaten Utah's Long-term Success

1. Housing affordability and homelessness
2. Traffic congestion
3. Third grade reading proficiency
4. College graduation rates
5. Water and Great Salt Lake
6. Energy supply
7. Behavioral health

THE MAGNIFICENT SEVEN

Utahns have built the most impressive economy in the nation.

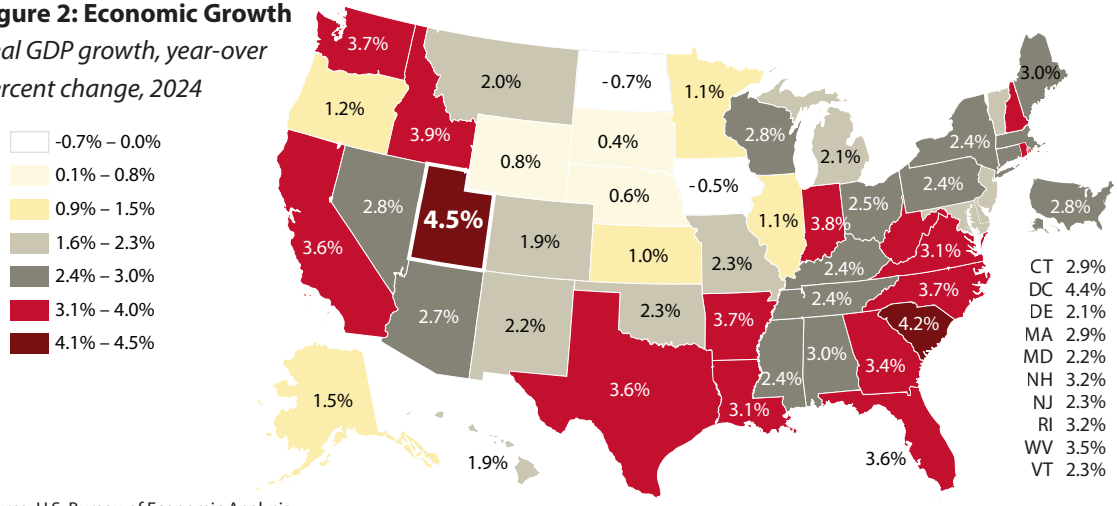
Among other striking accomplishments, Utah leads the nation in real GDP growth, household income (after adjusting for cost-of-living), upward mobility, income equality, population growth, and social capital, all while achieving the lowest poverty rate in the country and the third most well-trained and educated workforce in the country.[1]

Drawing from the terminology used to describe major technology stocks in U.S. equity markets, we call the state's major economic achievements Utah's "Magnificent Seven."[2] These accomplishments exemplify Utah's exceptional economic performance and signal the state's promising future.

1 Economic dynamism and diversity

Utah's nation-leading real GDP growth in 2024 tallied 4.5% year-over growth, more than 1.6 times the national growth rate of 2.8%. Only one other state and the District of Columbia achieved greater than 4% growth over the same period.

Figure 2: Economic Growth
Real GDP growth, year-over percent change, 2024

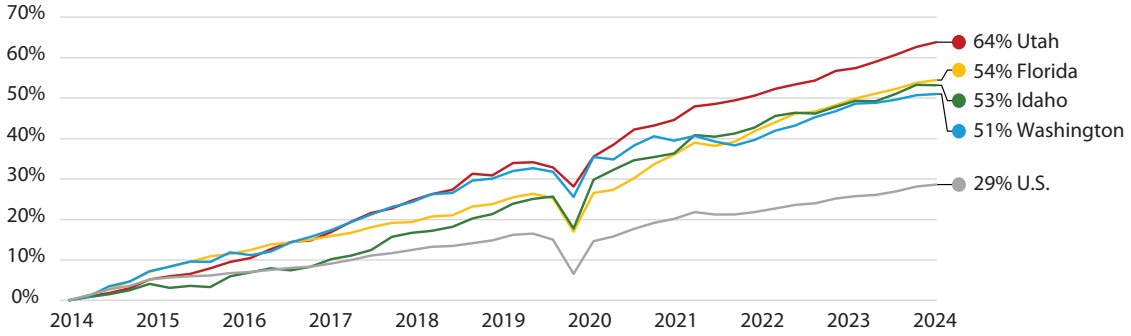


Source: U.S. Bureau of Economic Analysis

Utah's nation-leading economic success extends for well over a decade. Since 2014, Utah's real GDP growth of 64% more than doubled the national average of 29%. Utah's growth far exceeds the next three most rapidly growing economies in the country: Florida (54%), Idaho (53%), and Washington (51%). Utah also ranks among the top six most economically well diversified states in the nation. This economic diversity contributes to Utah's economic stability year to year.

Figure 3: Real GDP Growth

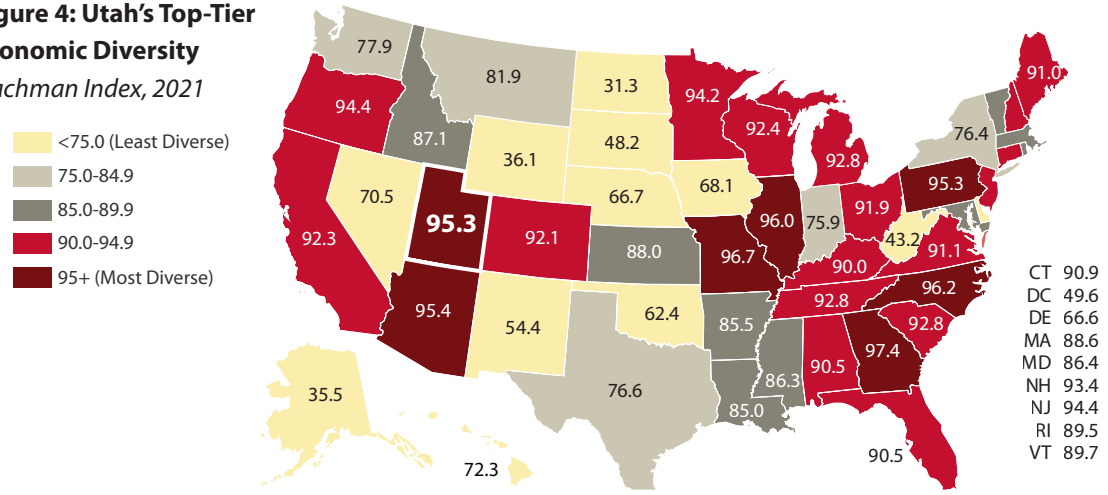
U.S. and top four states, cumulative percent change



Note: Estimates adjusted to 2024 dollars.
Source: Kem C. Gardner Policy Institute analysis of U.S. Bureau of Economic Analysis data

Figure 4: Utah's Top-Tier Economic Diversity

Hachman Index, 2021



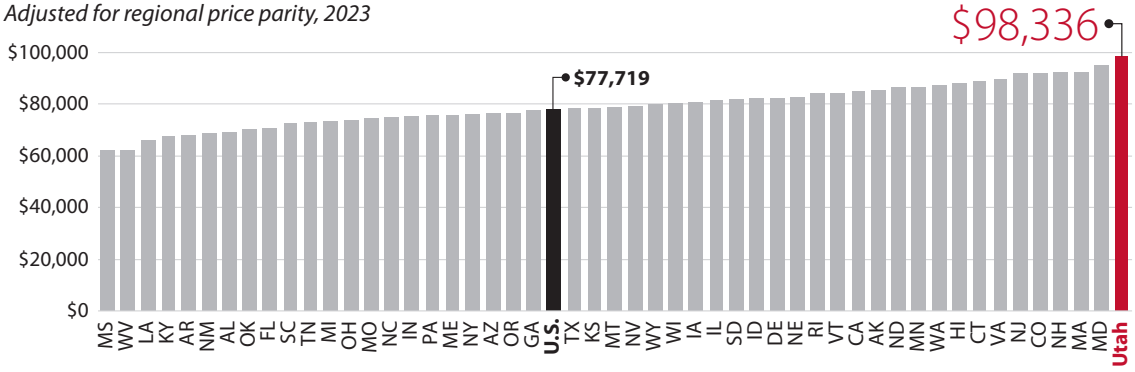
Source: Kem C. Gardner Policy Institute

2 Nation-leading household income, coupled with lowest poverty

Utah's 2023 household income, after adjusting for regional price parity, ranks highest in the nation. Utah's cost-of-living-adjusted household income tallies $98,336 — 27% higher than the U.S. average of $77,719. Utah's three-year average poverty rate from 2021 to 2023 of 6.7% measures lowest in the nation and 4.7 percentage points lower than the U.S. average of 11.4%.

Figure 5: Median Household Income

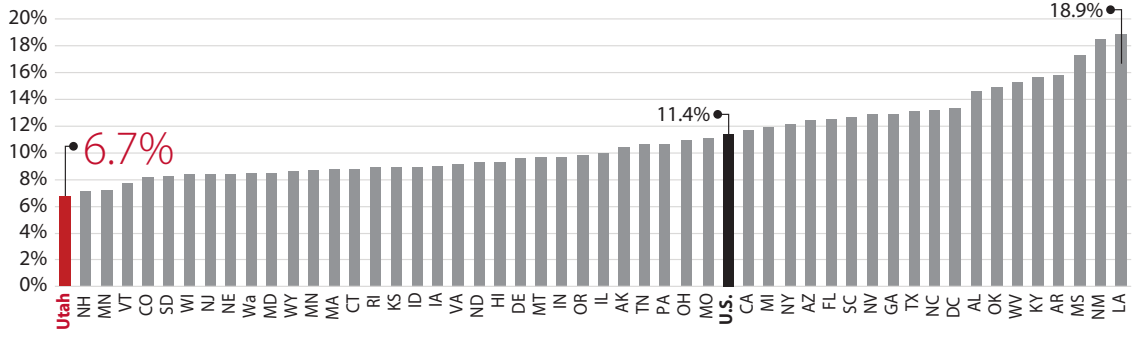
Adjusted for regional price parity, 2023



Source: U.S. Census Bureau and Kem C. Gardner Policy Institute

Figure 6: Poverty Rate

2021-23 average



Source: U.S. Census Bureau, Current Population Survey

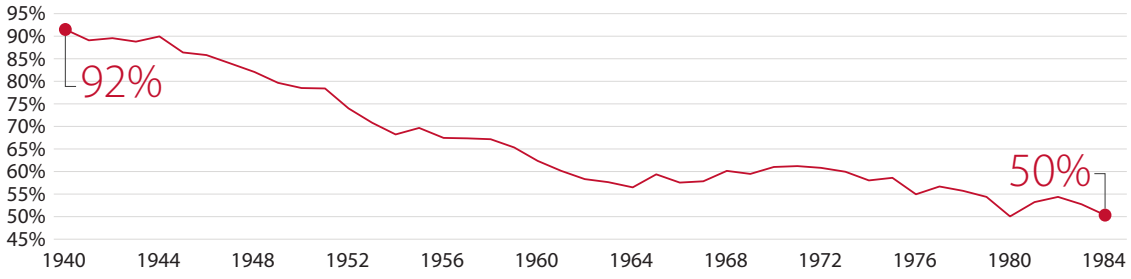
3 Upward mobility

Many define the American dream as the portion of children who in adulthood earn more than their parents. By this definition, the American dream is fading for many. Ninety percent of children who grew up in the 1940s earned more than their parents. Today, half of children achieve this same outcome.

Utah's upward mobility stands out among states. Opportunity Insights at Harvard University estimates that Utah achieves top levels (top four deciles) of upward mobility in every county, one of only three states to achieve this outcome.

Figure 7: The Fading American Dream

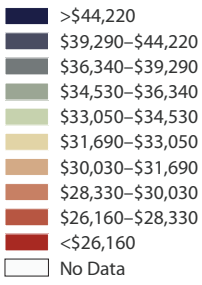
Percent of children earning more than their parents by year of birth

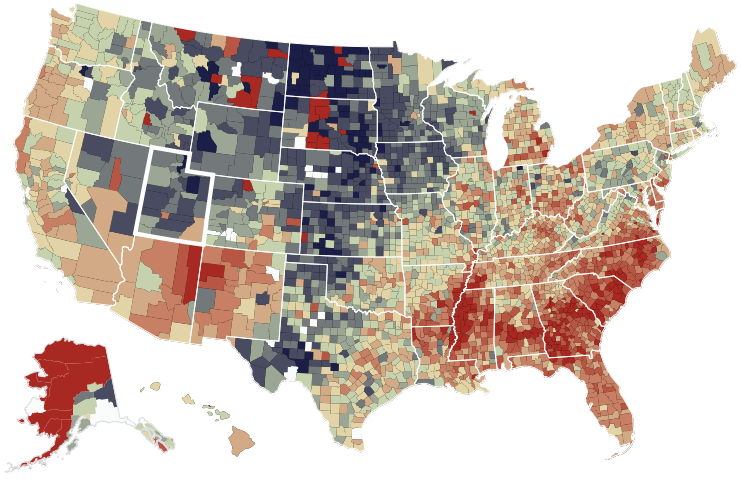


Source: Opportunity Insights

Figure 8: Upward Mobility

Mean income at age 35 for children whose parents earned $27,000, 2018





Source: Opportunity Insights (Chetty, Hendren, Jones, Porter)

4 Widespread prosperity

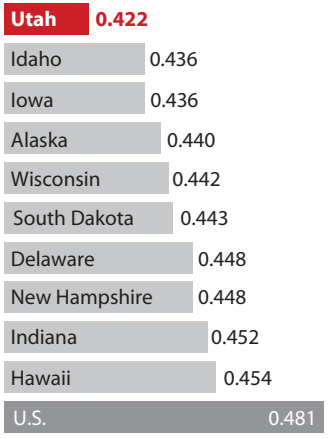
A widespread distribution of income can lead to many positive outcomes such as an increased sense of connection, shared purpose, and strengthened social fabric. These benefits prove particularly gainful when shared prosperity combines with overall higher incomes, low poverty, and economic growth and dynamism.

The Census Bureau estimates that Utah, with a Gini coefficient of 0.422 in 2024, exhibits the most equal distribution of income in the nation. A Gini coefficient of 0 equates with perfect income equality and a coefficient of 1 means perfect inequality.

Economists note that some level of income inequality is necessary to reward innovation, hard work, and risk taking. Utah's innovation index – which includes five core indices of human capital and knowledge creation, business dynamics, business profile, employment and productivity, and economic well-being – ranks highest among states. Utah achieves the triple play of high levels of economic success (economic growth, high incomes, and low poverty), high levels of income equality, and innovation.

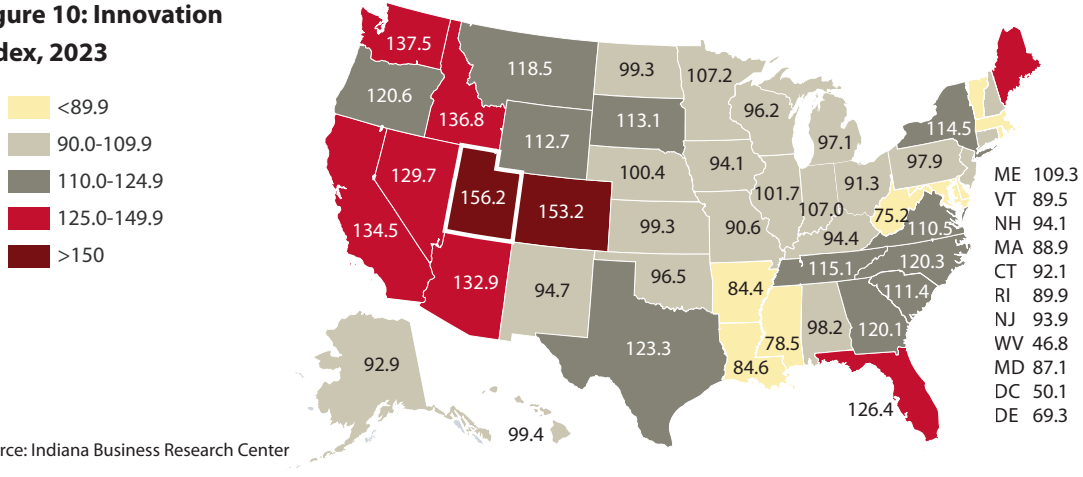
Figure 9: Income Equality (Gini Coefficient), 2024

U.S. and top ten states



Note: A higher Gini coefficient indicates greater income inequality. Axis starts at 0.4 to show differences.
Source: U.S. Census Bureau, American Community Survey

Figure 10: Innovation Index, 2023



Source: Indiana Business Research Center

5 Well-trained and educated workforce

Utah ranks third highest among states in 2023 for the share of adults aged 25-64 with postsecondary training, including trade and technical school training.[3] Utah's public system of higher education includes 16 public colleges and universities (two research universities, four regional universities, two comprehensive community colleges, and eight technical colleges).

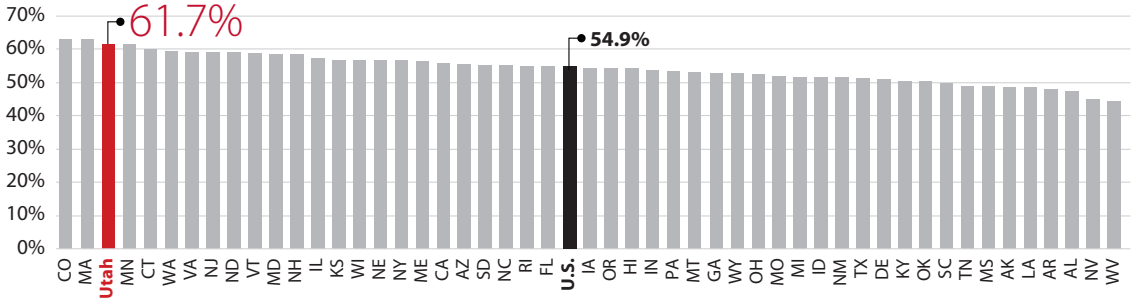
In recent years, Utah lawmakers advanced policies to make higher education more affordable, accessible, and efficient. They passed major reforms to streamline programs, including reinvesting dollars in high-performing programs, capping most bachelor's degrees at 120 credits, and authorizing three-year degree options and accelerated pathways. Together, these actions reduce time to degree, cut student costs, and better align programs with workforce demand.

The results of these and other actions speak for themselves. Utah's well-trained workforce meets the demands of a rapidly growing and changing economy. Utah simply could not be at the top of the economic leaderboard without skilled labor. Rapid technological advancement, the rise of artificial intelligence, and the growing need for career and technical education make a well-trained workforce even more essential.

Utah's well-educated workforce enables a citizenry capable of sustaining a diverse and resilient democracy. Thomas Jefferson famously stated, "Whenever the people are well informed, they can be trusted with their own government."[4] An educated citizenry empowers people with the attributes necessary to participate effectively in the democratic process and a well-functioning society.

Figure 11: Workforce Quality, 2023

Percentage of population ages 25 to 64 with a postsecondary credential



Note: Credentials include degrees, certificates, and high-value certifications.
Source: Lumina Foundation

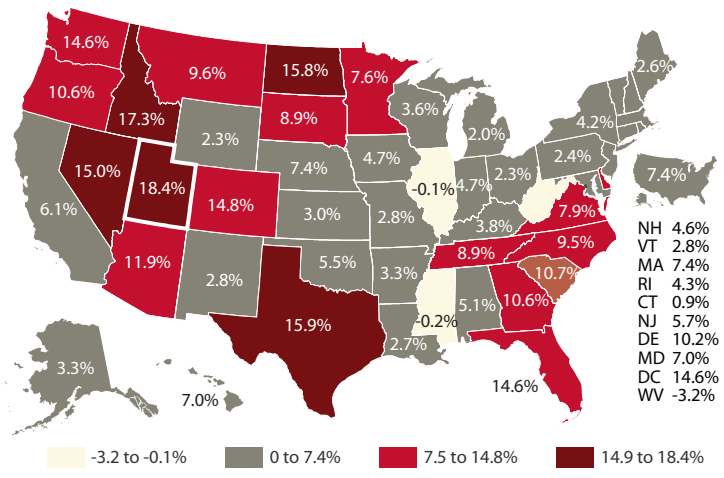
6 Nation's fastest growing and youngest population

In the 2020 Census, Utah's decadal population growth increased at a faster rate than any state in the nation. Over the decade, Utah's population increased by 18.4%, 2.5 times faster than the national increase of 7.4%. Utah's population growth remains strong, increasing by over 7% between 2020-2024.

While not without challenges, population growth provides a "demographic cushion" for the Utah economy. This happens in two major ways. First, businesses benefit from a growing consumer base and supply of labor. Second, a growing population contributes to productivity and economic dynamism by incubating and producing more and better ideas.

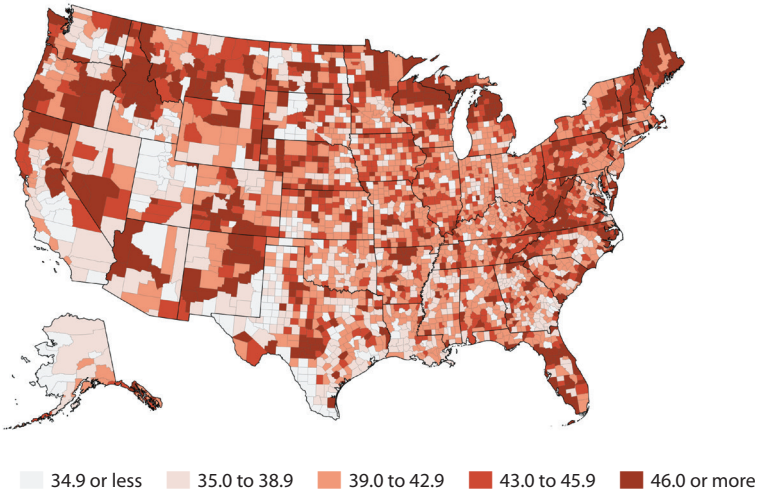
Utah also features the nation's youngest population. Utah's median age of 32.4 in 2024 ranked lowest in the nation and 6.7 years younger than the national average. Youthful populations provide three major benefits to the economy: they are healthier, less expensive, and more tech savvy than their older counterparts.

Figure 12: Population Percent Change, 2010-2020



Source: 2020 Apportionment Data, U.S. Census Bureau

Figure 13: Median Age by County, 2024



Note: Utah's median age of 32.4 ranks youngest in the nation. U.S. median age: 39.1
Source: U.S. Census Bureau

7 Nation-leading social cohesion

Economists often measure social cohesion through a concept known as social capital. Just like physical capital (e.g. public capital such as transportation, water, and utility infrastructure and private capital such as buildings and equipment) and human capital (e.g. a healthy, well-trained and educated population) produce economic value, so does social capital.

Social scientists define social capital as society's ability to form networks of support and mutual cooperation that benefit the individual and the community. A form of civic virtue, social capital includes established networks of trust, institutional effectiveness, goodwill, and fellowship.

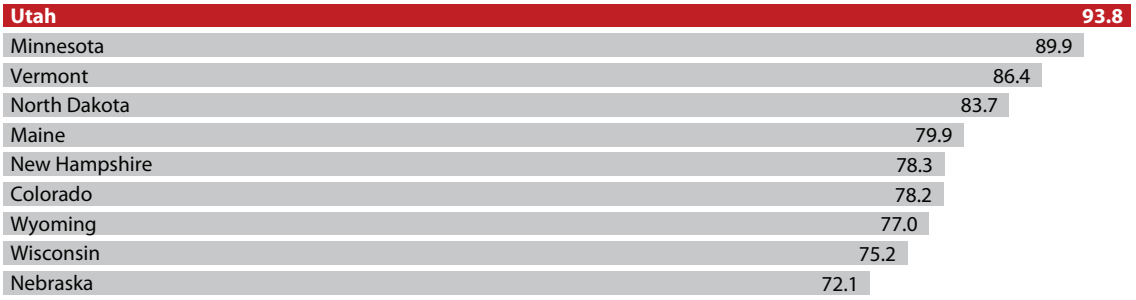
The Utah Foundation assembled over 30 measures related to social capital in the broad categories of family structure, community participation, and economic mobility. Utah exhibited the highest level of social capital in 2021 among the states.

According to the Utah Foundation, "High levels of social capital are associated with better resource allocation and social cohesion, accelerated economic development and mobility, improved education and health outcomes, stronger community engagement and disaster resilience, and reduced reliance on government services."[5]

> *"Utah is a bit like Sweden might be if it were run by the U.S. Chamber of Commerce."*
>
> **– Megan McArdle, *"How Utah Keeps the American Dream Alive"***
> Bloomberg, March 28, 2017.

Figure 14: Social Capital, 2021

Social Capital Index, top ten states



Source: Utah Foundation

UTAH'S GROWTH AND CHANGE

The adage that it is harder to stay on top than to reach the top resonates. As Utah strives to maintain an enviable economic position among states, policymakers must also understand the dynamics and extent of Utah's rapid growth and change.

If you had to pick one word to describe Utah over the past three-plus decades, "growth" emerges as a top contender.

In 1990, Utah's population tallied over 1.7 million residents. Today, Utah is home to over 3.5 million people, more than doubling in 34 years.[6] From 1990 to 2024, Utah's annual average rate of population change increased 2.10%, more than twice the national rate of 0.93%.[7]

Said another way, the Utah of 2025 must provide food, water, housing, transportation, education, public safety, social services, recreation, and more to 1.8 million additional people than just three decades ago. That population equates to the current size of Davis, Salt Lake, and Weber counties combined.

Importantly, there is no new land for Utah to build houses on, no new water sources to draw from, no new airsheds, less agricultural lands to harvest from, and ever more people using largely fixed transportation corridors.

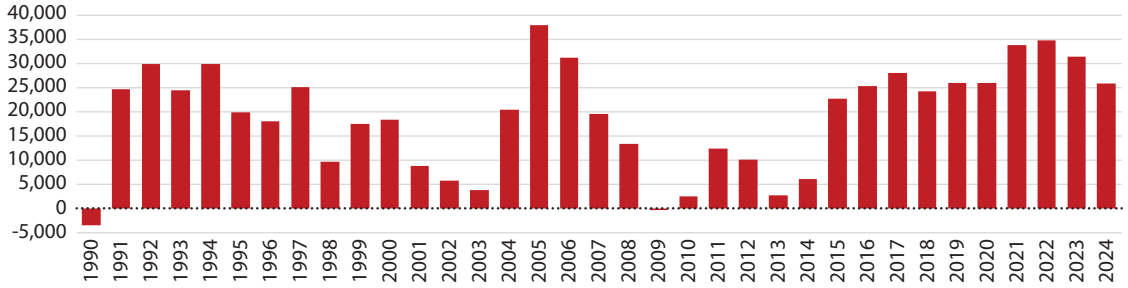
And, growth comes with a hefty price tag. As examples…

- Utah's state water agent estimates Utah faces $40 billion in future water infrastructure costs.[8]
- Utah's long-range transportation plan also identifies nearly $40 billion in unfunded transportation costs.[9]

Select Indicators of a Changing Utah

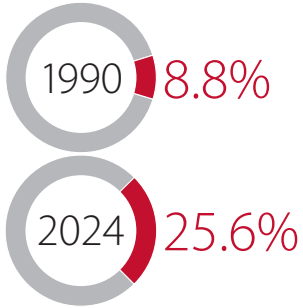
1. **Doubling –** Utah's population more than doubled in the past 34 years, increasing from 1.7 to 3.5 million Utahns.
2. **Twice the national rate –** Utah's population growth rate from 1990 to 2024 more than doubled the nation's.
3. **In-migration –** Utah experienced net in-migration in 33 of the past 35 years.
4. **Racial and ethnic makeup –** Utah's racial and ethnic minority population share increased from nearly one in 10 to one in four from 1990 to 2024.
5. **Declining fertility –** Utah's total fertility rate (a measure of births per woman) now ranks 10th highest in the nation.
6. **No longer LDS majority –** Utah ceased to be a majority LDS state in 2007

Figure 15: Utah Net Migration



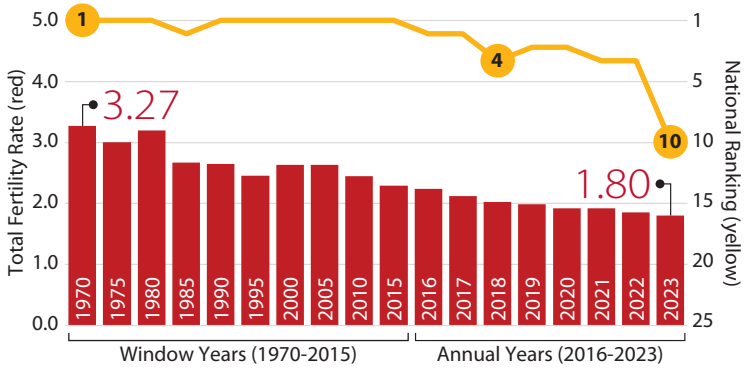
Source: Kem C. Gardner Policy Institute

Figure 16: Utah Racial/ Ethnic Minority Population Shares, 1990 and 2024



Source: U.S. Census Bureau

Figure 17: Utah Total Fertility Rate and Ranking



Source: Kem C. Gardner Policy Institute

Each year the state adds approximately 50,000 more people, a population about the size of Murray City. Utah demographers frequently share the phrase: "Growth is Utah's constant companion."

Net in-migration plays an increasingly dominant role in Utah's growth. Utah serves as a destination pulling people like a magnet from all 50 states and around the world. Utah has now experienced 33 of 35 years of net in-migration.[10]

Utah's only net out-migration during this period occurred in 1990, when an estimated 3,480 more Utahns moved out of Utah than moved in, and in 2009, when a mere 325 more people moved out than moved in. From 1990 to 2020, an estimated 671,000 more people moved into Utah than moved out. That's about the size of Utah's second-largest county (Utah County) at the time of the 2020 Census.

And while an estimated one in four of these migrants were born in Utah, they bring with them out-of-state experiences and sensibilities that contribute to a new Utah.[11] In a nutshell, the Utah most Utahns grew up in completely differs in size and composition.

We see evidence of these changes in Utah's racial and ethnic makeup. In 1990, racial and ethnic minorities comprised an estimated one in ten Utahns. Today, that number stands at more than one in four.

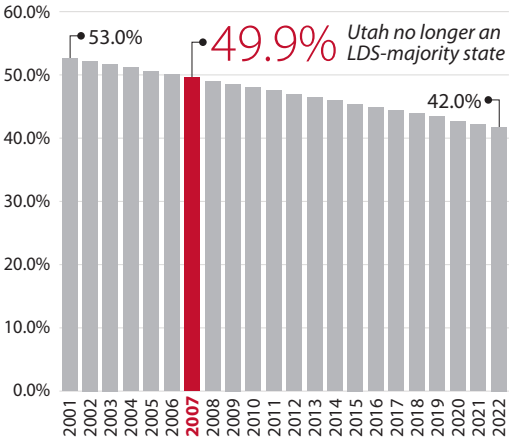
Utah's changing fertility patterns also indicate a rapidly changing state. In 1990, Utah's total fertility rate tallied 2.65 births per woman and ranked highest in the nation. Today, Utah's total fertility rate stands at 1.80 births per woman and ranks tenth in the nation.[12]

Utah's religious makeup is also changing. In 2007 the percent of Utahns who self-identified as a member of the Church of Jesus Christ of Latter-day Saints (LDS) dropped below 50% for the first time since the Mormon pioneers entered the Salt Lake Valley. At 42.0% in 2022, Utah is no longer an LDS majority state.

According to the U.S. Religion Census, from 2010 to 2020, other major faith traditions grew at a rapid pace, notably Muslim (408%), National Baptist Convention (106%), Buddhism/Theravada (80%), non-denominational Christian (68%), and Catholic (33%). The Hindu, Traditional Temples grew at the fastest rate, increasing from 50 to 2,500, a 4,900% growth. From a much larger base population, LDS adherants in Utah over the same period increased by 11%.

Figure 18: Utahns Who Self-Identify as LDS

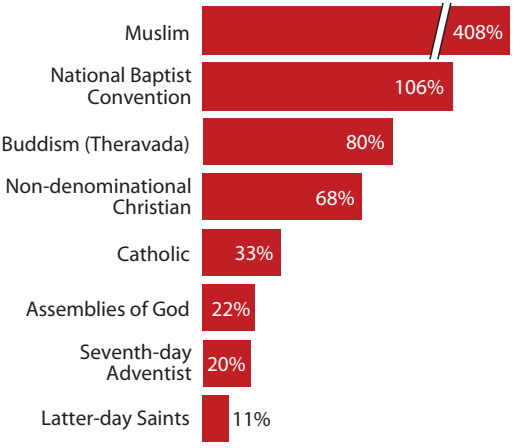
Share of population



Source: Cragun, R. T., Gull, B., & Phillips, R. (2023) Journal of Religion and Demography

Figure 19: Change in Utah Adherents by Major Religion

Percent change, 2010-2020



Source: U.S. Religion Census and Kem C. Gardner Policy Institute

THE TROUBLING SEVEN

With an understanding of the scale and pace of growth and change occurring in Utah, many leaders ask the question, "How can Utah continue to grow and change and still maintain the attributes that make Utah great?" Of particular interest are seven troubling challenges currently facing Utah.

Frank Hachman, a distinguished Utah economist was known to say, "A successful state like Utah must be careful not to sniff its own fumes." This somewhat humorous and even colorful idiom contains a wise caution: Be careful not to be caught in an echo chamber of positivity that neglects very real challenges that threaten the future.

We call these challenges Utah's "Troubling Seven."

And while reasonable people may disagree about the right number of challenges and which challenges to include, we selected these seven challenges because of their impact on families, life quality, and future economic success.

Utah's Troubling Seven include housing affordability and homelessness, traffic congestion, third grade reading proficiency, higher education graduation rates, water and the Great Salt Lake, energy supply, and behavioral health.

1 Housing affordability and homelessness

Housing plays a critical role in a state's economic success. Housing not only provides shelter, but it also provides stability and security for families, serves as a major social indicator of a person's health and well-being, and functions as society's primary tool for wealth creation. To realize these benefits, housing must be accessible.

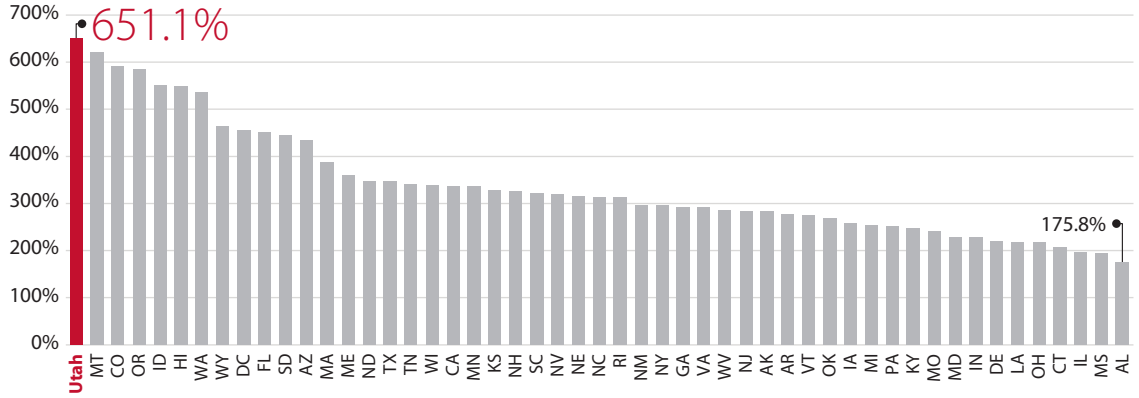
Utah's housing market is no longer affordable for new buyers and continues to appreciate rapidly. Utah's five largest counties currently rank seriously to severely unaffordable according to the median-multiple ratio, a common measure of housing affordability that compares the median sales price of a home to the median household income.[13]

From 1991 to 2024, Utah led the nation in price growth as measured by the percent increase in Federal Housing Finance Agency's (FHFA) housing price index. The quarterly median sales price in Utah of a single-family home for second quarter 2025 ranked tenth highest in the nation at $525,000.

While providing wealth to current homeowners, Utah's expensive housing market denies or significantly delays a whole cohort of (mostly younger) Utahns' access to home ownership and wealth accumulation. Unaffordable housing also constrains economic growth by constraining labor availability.

Figure 20: Housing Price Growth

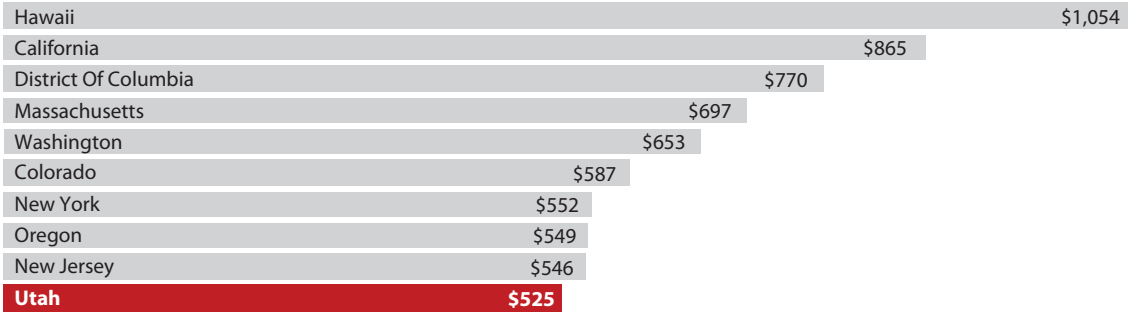
Percent increase in FHFA's housing price index, 1991-2024



Source: Federal Housing Finance Agency Housing Price Index

Figure 21: U.S. Ten Most Expensive Housing Markets

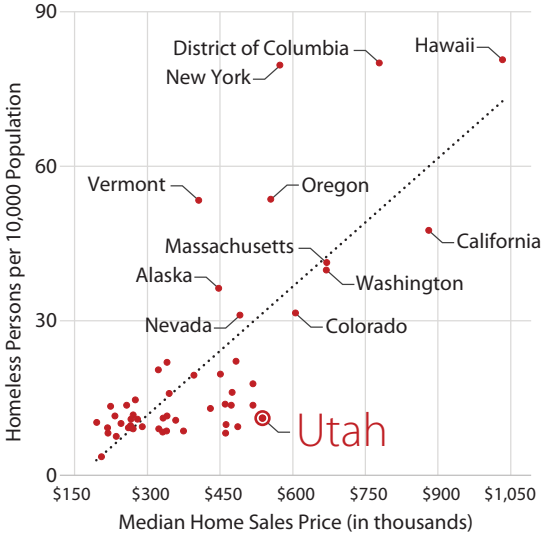
Quarterly median sales price of single-family home, in thousands, 2025 Q2



Source: National Association of Realtors

Figure 22: Homeless Rates and Home Prices, 2024

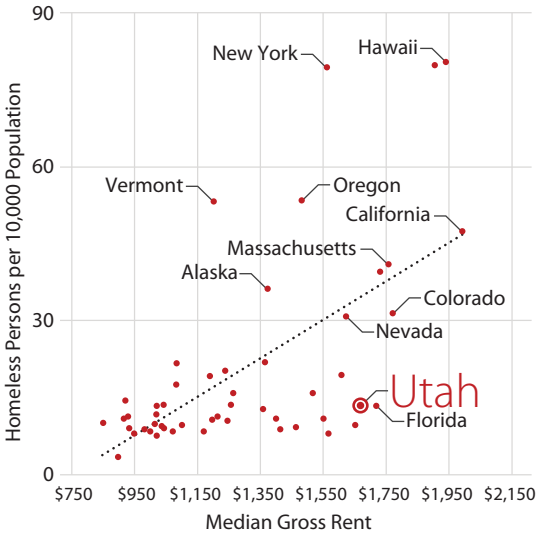
States with higher home prices tend to have higher homelessness rates



Source: Department of Housing and Urban Development, National Association of Realtors

Figure 23: Homeless Rates and Rents, 2024

States with more expensive rent tend to have higher homelessness rates



Source: Department of Housing and Urban Development, National Association of Realtors

Analysts also observe a positive correlation between home prices and rental rates and rates of homelessness.[14]

The 2025 Utah Office of Homeless Services Annual Data Report included sobering findings[15]:

- **New record** – The number of homeless Utahns in 2025 surged to its highest level ever.
- **Rapid increase** – The 2025 point-in-time count identified approximately 4,600 homeless Utahns, an 18% increase from the prior year.
- **Children** – Children now make up 14% of Utah's homeless population.
- **First time homeless** – A total of 10,261 individuals in Utah experienced homelessness for the first time, an increase of 5%.

As added perspective, Utah's homelessness rate of 13 per 10,000 people remains well below the 2024 national rate of 23 per 10,000.

2 Traffic congestion

Mid-sized states and metros like Utah and Salt Lake City offer tremendous quality of life appeal. Among others, the ability to travel from one destination to another without spending significant time stuck in traffic offers one of the most attractive features. Unfortunately, congestion in Utah continues to rise at worrisome levels impairing the life quality of many Utahns.

The Utah Department of Transportation tracks delay on interstates, highways, and arterials. They measure delay as the difference between actual travel time and free-flow travel time.

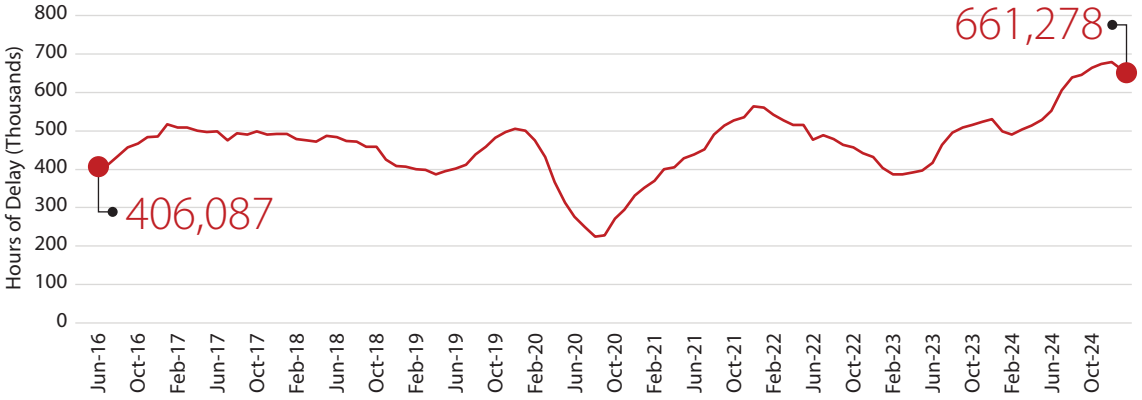
While significant variation occurs in the month-to-month indicators, delay on Utah roads increased on a six-month moving average from 406,087 hours in June 2016 to 661,278 hours in January 2025, a 5.9% annual average rate of change. That's nearly four times faster than Utah's current rate of population growth.

Notably, current delay (again measured as a six-month moving average to adjust for fluctuations) of over 660,000 hours stands at record levels and includes a significant upward trend since winter of 2024.

Perhaps no congestion indicator sounds the alarm bells more than the ability to travel up Little and Big Cottonwood Canyons in Salt Lake County. Taming the "red snake" as locals call it – the miles-long line of red taillights – remains an unsolved Utah challenge that affects tens of thousands of Utahns and visitors each year.

Figure 24: Delay on Utah Roads

Hours of delay, six-month moving average



Source: Utah Dept. of Transportation

3 Public education – third grade reading

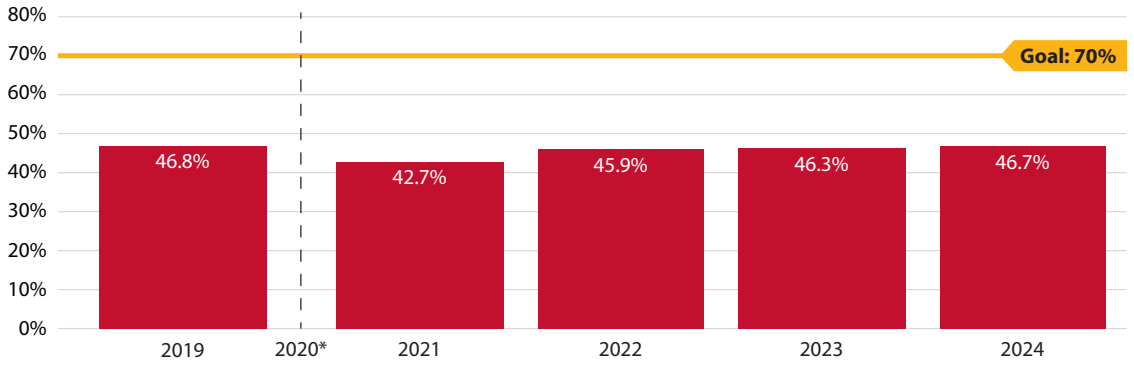
Third grade reading proficiency serves as a leading indicator for future educational success. During this crucial year, students transition from "learning to read" to "reading to learn." Students who struggle with reading in third grade often fall behind in subsequent years. Many never receive a high school diploma, severely limiting career opportunities and earning potential.

The Utah Legislature recognizes the importance of third grade reading and in 2022 established in statute a statewide goal of 70% third grade reading proficiency by 2027.[16] The bill requires many interventions, including, but not limited to the following:

- Adoption of evidence-based "science of reading" curriculum and instruction in all schools
- Professional development in early literacy for all K-3 teachers
- Literacy coaches for schools with low literacy achievement
- Diagnostic assessments
- Creation of a repository of evidence-based strategies for schools and teachers to use

Unfortunately, third grade reading proficiency remains below 50%. In 2024, 46.7% of Utah third graders scored proficient on the Readiness, Improvement, Success, Empowerment (RISE) test, falling well short of the state's goal.

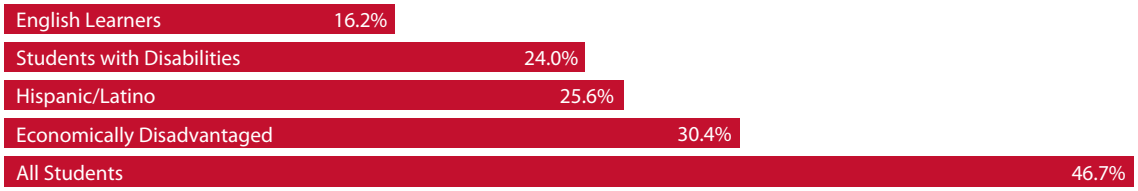
Figure 25: Utah 3rd Grade Reading Proficiency



* Data for 2020 unavaliable due to pandemic.
Note: The share of third graders scoring proficient on the RISE reading test.
Source: Utah State Board of Education

Figure 26: Utah 3rd Grade Reading Proficiency

By student category, 2024



Note: The share of third graders scoring proficient on the RISE reading test.
Source: Utah State Board of Education

Reading outcomes also show wide variations by race and ethnicity, disability, socioeconomic status, and English learners. Less than one-third (30.4%) of socio-economically disadvantaged students read at grade level.

Among race and ethnic groups, results range from 53.9% proficiency for the White population to 18.1% for the American Indian population. Utah's Hispanic population – the state's second-largest racial/ethnic category with 21.6% of Utah's population under age 18 in 2024 – shows reading proficiency of 25.6%.

Similar variations occur geographically, ranging from 66.8% proficiency in the Park City School District to 29.4% in the San Juan School District.

These low proficiencies signal trouble ahead.

4 Higher education – graduation rates

Utahns with higher educational attainment benefit from increased earnings, higher economic mobility, better health, and an improved life outlook.[17] Far too many Utah students fail to finish their formal schooling and obtain the benefits conferred by a degree and the associated skill and knowledge development.

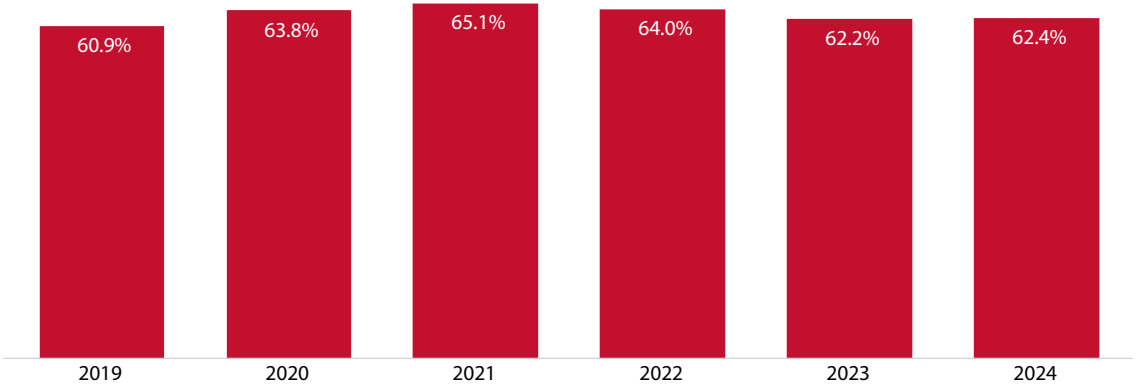
Utah's higher education enrollment rate (measured as the share of Utah high school graduates who enroll within three years) has fallen in two of the past three years, dropping from 65.1% in 2021 to 62.4% in 2024.

Even more, Utah's completion rates significantly lag other states. Six-year completion rates for the 2018 cohort show Utah at 57.5%, ranking Utah 37th among states.

> *"Meeting this moment demands the most well-trained and well-educated workforce in human history. Utah must be ready."*
>
> **- Taylor Randall**
> President, University of Utah

Figure 27: Utah Higher Education Enrollment Rate

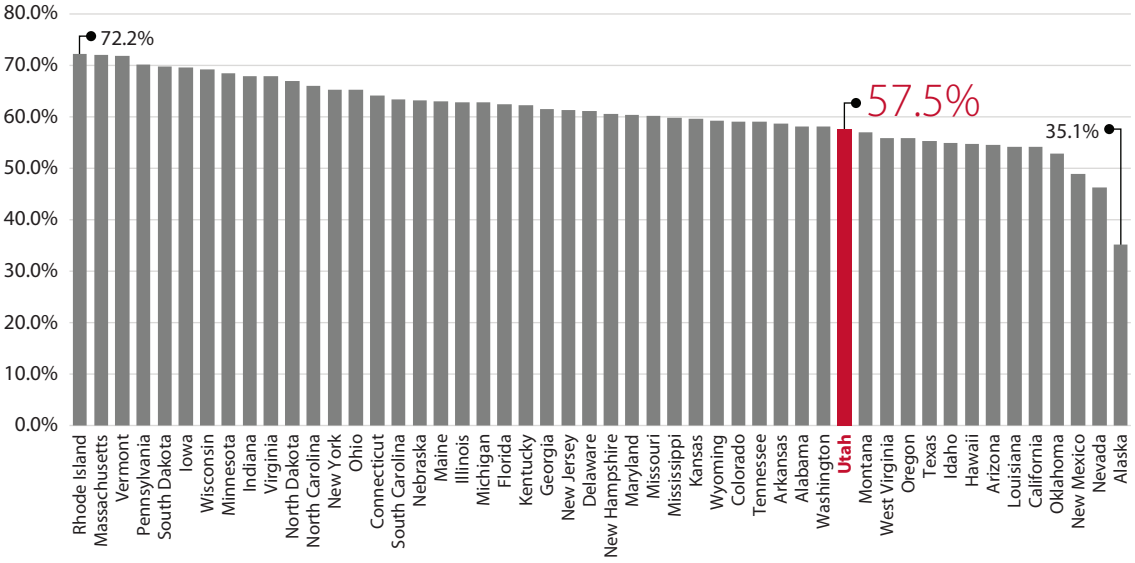
Share of Utah High School Graduates who Enroll in College within 3 Years, 2019-2024



Note: Includes USHE, in-state private, and out-of-state institutions.
Source: Utah System of Higher Education

Figure 27: Higher Education Completion Rates

Six-year, degree-granting, 2018 cohort



Source: National Student Clearinghouse Center

Within the state, completion rates at Utah's public degree-granting institutions range in 2024 from highs of 69% at Snow College and 65% at the University of Utah to a low of 36% at Utah Tech University. Half of Utah's eight degree-granting institutions report completion rates below 50% – Salt Lake Community College, Utah Tech University, Utah Valley University, and Weber State University.

Low graduation rates pose a particularly daunting challenge because of the profound and unrelenting economic changes occurring in our world right now. The economic transition from an analog, industrial economy to a digital, knowledge economy, demands a well-trained and educated populace. States that fail to offer an attractive labor force will be left behind.

"Today's leaders are stewards of this great state. The future is watching."

- Clark Ivory
Kem C. Gardner Policy Institute
Advisory Board Member

5 Water and Great Salt Lake

Great Salt Lake confers substantial economic, environmental, and life quality benefits to Utah, the nation, and the world. Lower water levels put at risk the benefits created by the lake and threaten Utah's long-term economic, ecological, and human health.

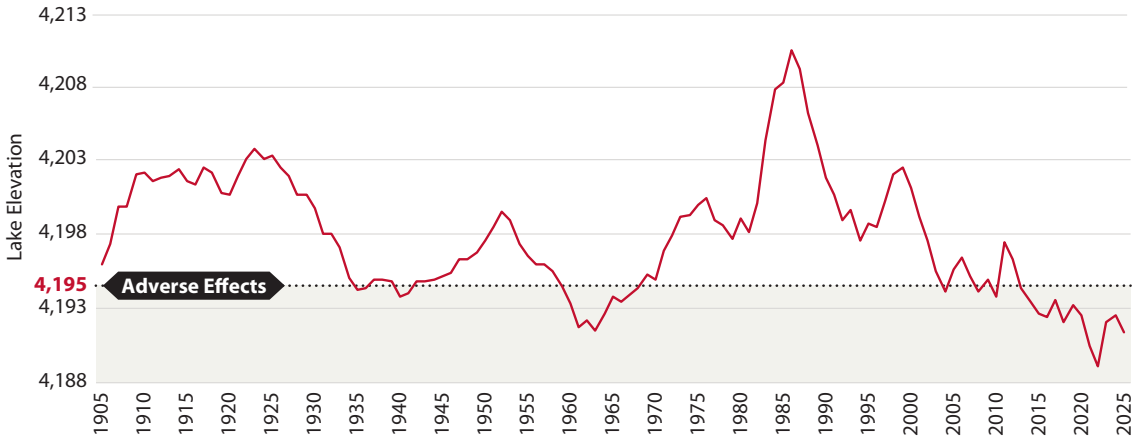
The current elevation of Great Salt Lake remains in what the state categorizes as "adverse effects," where the level negatively impacts the ecosystem, mineral production, recreation, and human health.

State leaders understand the challenge and continue to make substantial progress. The governor, Legislature, water professionals, and researchers have put in place the data, resources, policies, and organizational structure to return the lake to healthier levels. The Utah Legislature changed state water law, invested in new infrastructure and conservation projects, and enacted data-informed regulations on mineral extraction. But more must be done. Wise stewardship of Great Salt Lake requires even greater levels of investment, behavioral change, and collaboration from government, industry, and the public.

Great Salt Lake represents one of Utah's greatest international and national reputational risks, especially as the state approaches the 2034 Olympic and Paralympic Winter Games.

Figure 29: Great Salt Lake Water Level

South arm water-year-end elevation



Note: The causeway berm closed in 1966. Data for 2025 is for September 7, 2025
Source: US Geological Survey historical elevation at Saltair Boat Harbor and Saline, Utah

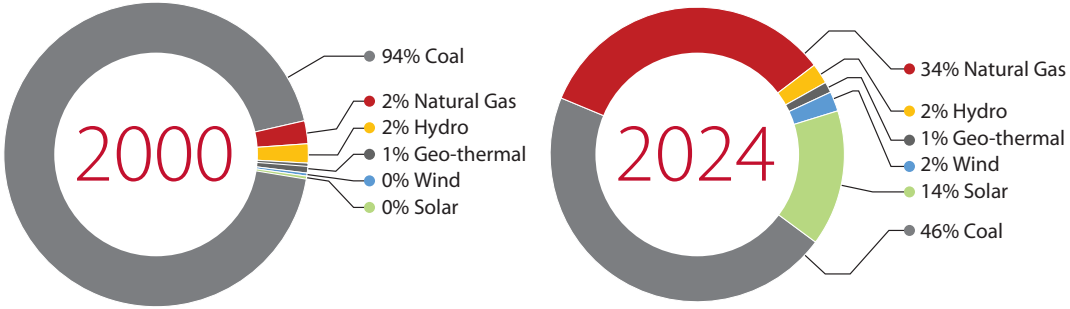
6 Energy supply

Utah leaders endorse a smart, any-of-the-above energy strategy focused on reliable, dispatchable, and affordable supply. Natural gas weighs prominently in Utah's current electric generation mix with 24% of the total. State leaders also recognize the value of clean, renewable energy as part of Utah's diverse energy mix. Solar now contributes approximately 14% of Utah's total electric generation.

Energy experts warn that Utah, like other places, may experience an energy deficit because of increased power demand and constraints on supply. Electricity generation in Utah hit a 27-year low in 2023 (33,497 GWh) and generation and consumption for the past two years approximately equal each other after more than two decades of surplus. Four major factors contribute to energy supply concerns:

- **Population and economic growth** – Utah's population and economy significantly outpace the national average. In 2024 Utah's population increased by 1.5% compared to the national rate of 1.0%. Similarly, in the same year, Utah's economy as measured by GDP increased by 4.5%, compared to a 2.8% increase nationally.
- **Electrification** – Society continues to electrify, particularly in the transportation sector as demand for electric and hybrid vehicles grows. A rigorous study by the U.S. Department of Energy's primary national laboratory found that widespread electrification will likely lead to 20% to 38% increases in U.S. electricity consumption by 2050.[18] Utah will likely follow a similar pattern.

Figure 30: Utah Net Generation Mix



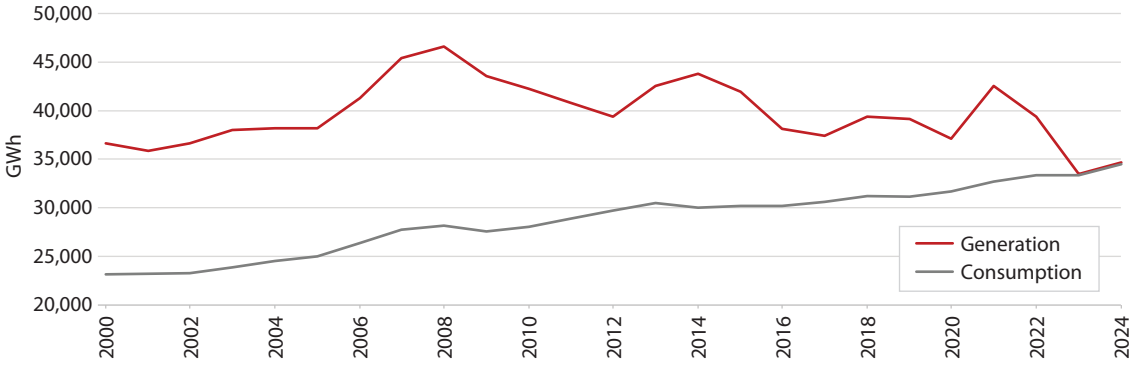
Source: Utah Geological Survey, U.S. Energy Information Administration

- **Artificial intelligence** – Analysts expect energy-intensive industries and artificial intelligence (AI) to transform the energy sector in the coming decade. A recent report by the International Energy Agency projected that global electricity demand from data centers will more than double by 2030, reaching approximately 945 terawatt-hours. This slightly exceeds the entire electricity consumption of Japan, the world's fifth-largest economy. The U.S. will account for approximately half of this growth.[19]
- **Baseload retirement** – Energy-generating plants capable of providing 24/7 electricity continue to be retired. Global Energy Monitor, a nonprofit organization focused on tracking energy infrastructure, estimates that approximately 780 coal units globally have retired since 2000.[20] Utah leaders desire to maintain baseload electricity generation. They worked with the state's major investor-owned utility to extend the life of the Hunter and Huntington Power Plants in Emery County. Utah state leaders are also exploring opportunities to keep the coal-fired Intermountain Power Plant in Millard County functioning.

In 2024, Gov. Cox unveiled Operation Gigawatt, an initiative to double Utah's power production over the next ten years from 34,684 GWh in 2024 to 69,268 GWh in 2034. Plans call for increasing investment in transmission capacity, developing new energy production, and investing in innovation and research.

Utah's diverse energy and mineral portfolio sets Utah apart from other states. Utah faces an exciting opportunity to harness the state's energy strengths in fossil fuels, nuclear, geothermal, wind, solar, salt/hydrogen storage, critical minerals, and other assets to support Utah's long-term prosperity.

Figure 31: Utah Electricity Supply and demand



Source: Utah Geological Survey, U.S. Energy Information Administration

7 Behavioral health

Utah, like places all around the country, faces a growing behavioral health crisis. State leaders feel a sense of urgency to create a more equitable, aligned, and effective behavioral health system in Utah.

Utah's Behavioral Health Master Plan guides state efforts to serve Utahns suffering from mental health and substance use disorders. The plan makes clear the many behavioral health challenges facing Utah:[21]

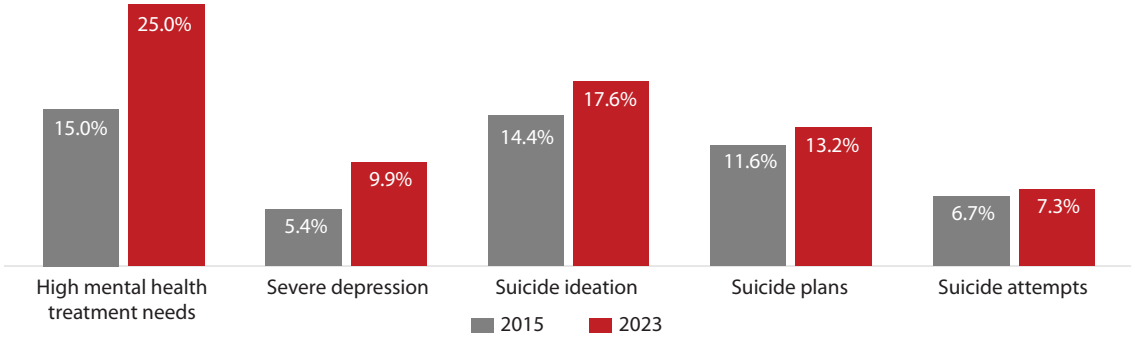
- Utah ranks 11th highest among states in the share of adults with any mental illness.
- The share of Utah young adults with poor mental health more than doubled in the past 10 years.
- Utah ranks 3rd highest for adults with serious mental illness, and 4th highest for adults with serious thoughts of suicide.
- And perhaps most troubling, the share of Utah middle and high school students with mental health needs is rising for a variety of salient indicators.

By addressing these and other behavioral health challenges, Utah can limit significant human suffering and loss, crime, lost productivity, and other individual and societal costs.

The Troubling Seven demand urgent attention. This urgency creates an imperative to act.

Figure 32: Utah Youth Mental Health Indicators

Share of Utah middle and high school students with select mental health needs



Note: Survey responses include students in grades 6, 8, 10, and 12.
Source: Student Health and Risk Prevention: Prevention Needs Assessment Survey. Utah Division of Substance Abuse and Mental Health

INSIGHTS AND IDEAS

On Monday, February 26 and March 19, 2034, when the last applause occurs and the Olympic flame dims at the 2034 Olympic and Paralympic Closing Ceremonies, what will the world have experienced, observed, and learned about the Beehive State?

It's a rousing question with an even more pointed follow-on question:

How can Utah leverage the spotlight and deadline of the 2034 Olympic and Paralympic Winter Games to sustain Utah's elite economy in the face of rapid change and mounting challenges?

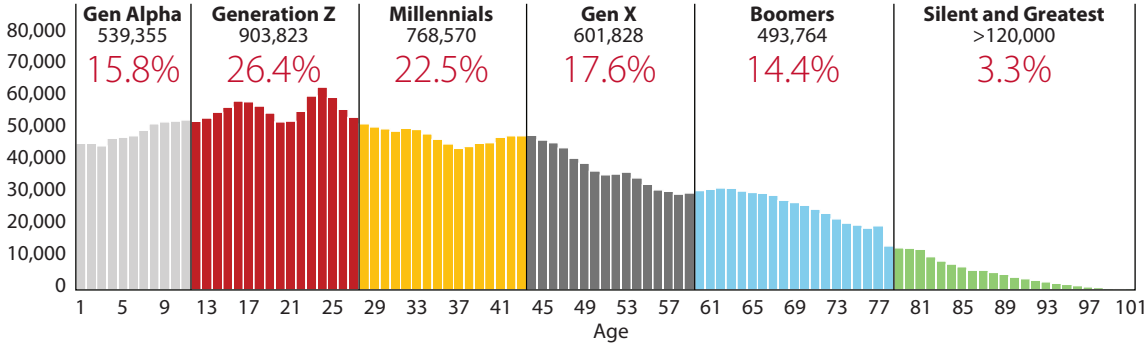
Utahns hold the answer to that question in the individual and collective actions taken between now and 2034. It's helpful to consider several insights and ideas.

INSIGHTS

The Kem C. Gardner Policy Institute offers four overarching insights to help guide Utah and leverage the Games during this period of prosperity, fast-paced change, and troubling challenges.

- **Lead with dignity** – We live during a time of significant polarization and mean-spirited, sometimes even violent, expression and actions. Too often contempt, in all its forms, permeates public policy discussions and prevents progress. To make full use of the intelligence, creativity, ingenuity, and love that have always been the authors of great human achievements, we must infuse greater dignity into our lives. When we treat others with contempt it makes it difficult to prevent and solve problems. When we treat each other with dignity – speaking respectfully, listening carefully, asking for more information, focusing on facts – our differences enrich us, inform us, guide us, and exalt us. This is not only true in public policy, but also in our families, workplaces, communities, and country. Utah will be advantaged if we lead with dignity.[22]
- **Capitalize on Utah's youth** – Today's difficult challenges will benefit from youthful courage, vigor, and imagination. One of Utah's most distinctive characteristics is its youthfulness. At 42%, a higher proportion of Utahns are in the Gen Z generation (born from 1997 to 2012) and Gen Alpha generation (born from 2013 to 2024) than any other state. Nationally, these generations tally 30% of the population. Whether it is youth volunteerism, service corps, educational opportunities, or other forms of youth engagement, Utah would do well to tap into Utah's young changemakers.[23] Think of it like a youthquake.

Figure 33: Generations in Utah, 2023



Source: U.S. Census Bureau, 2023 Population Estimates

- **Focus on long-term community goals** – While this monograph focuses on state-level trends and issues, life occurs within communities. Communities form the building blocks of statewide success. Every community in Utah will benefit from setting and pursuing long-term community goals. A great starting point is an assessment of each community's Magnificent Seven and Troubling Seven, as well as a review of the pace and direction of change. By engaging in long-term reflection and community engagement, each of Utah's 29 counties and 255 cities and towns will seize their Olympic moment and add up to a statewide success.

- **Catalyze private investment** – Utah's private sector comprises 89% of the Utah economy as measured by GDP. Intractable societal challenges like Utah's Troubling Seven scream for private sector innovation. As former Utah Senate President Wayne Neiderhauser once said, "It took me five years to figure this out, but I've concluded that most solutions come from outside of government."

  As an example, Utah can catalyze private innovation and investment by creating an impact fund. Impact funds seek to generate both a beneficial societal impact *and* a positive financial return. Limited partnerships and philanthropists invest in these funds to spur innovation and serve the common good. The Sorenson Impact Institute at the University of Utah specializes in impact investment and could sponsor and lead this fund, while simultaneously training thousands of colleges students to become the next generation of leaders in global finance from right here in Utah.

IDEAS

In addition to these insights, seizing Utah's Olympic-sized opportunity will require well-crafted and complementary ideas combined with the leadership and wherewithal to turn ideas into action.

As a starting point, the Kem C. Gardner Policy Institute offers seven consequential ideas associated with each of the Troubling Seven. These ideas serve as a conversation starter for a statewide dialogue that will benefit from more ideas, large and small. Utah's public policy table will then become "bigger and rounder" as ideas are explored, developed, heard, debated, prioritized, and implemented.

Let's begin the conversation!

STARTING SEVEN

Starting point for a statewide dialogue:

1. **Housing Affordability**
   Create statewide community land trust.
2. **Traffic Congestion**
   Prioritize connected autonomous vehicles.
3. **Third Grade Reading**
   Place a reading pro in K-3 classrooms.
4. **Higher Education Graduation Rates**
   Expand catalyst centers into SLC.
5. **Great Salt Lake**
   Conserve 250 KAF to 500 KAF annually.
6. **Energy Supply**
   Invest in a state energy research fund.
7. **Behavioral Health**
   Align behavioral health efforts and investments with Utah's strategic plan.

1

Housing Affordability

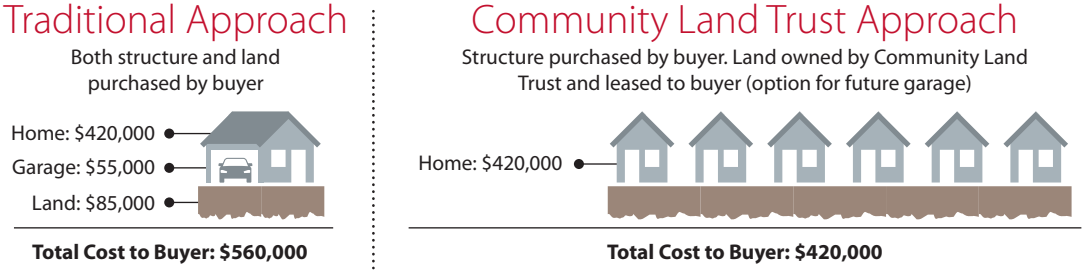
Create statewide community land trust

Community land trusts offer a quick and effective way to lower housing costs. A state-wide community land trust would do the following:

- **Land donations** – Accept land for affordable housing from public, private, and nonprofit entities, including state agencies (e.g. Utah Department of Transportation), federal land within municipal boundaries, municipalities, school districts, special service districts, faith institutions, and philanthropic organizations.
- **Long-term ground lease** – Separate the land and building ownership with a long-term (usually 99 years), renewable ground lease.
- **Pricing and debt savings** – Remove the per-unit land cost from the pricing and permanent debt.
- **Deed restrictions** – Deed restrict the land to affordable housing (such as a small cottage home with no garage) and include resale restrictions to keep homes affordable across generations.

As an illustration, 20 acres of deed-restricted land with a land value of $500,000 per acre developed at 6 dwelling units per acre, no garage (but an option for one in the future), and reasonable building requirements would yield 100 units (on a net buildable acre adjusted basis) with an estimated per unit savings of $140,000 ($85,000 for the cost of land and $55,000 by eliminating the garage). This means a $560,000 home would sell for $420,000, representing a substantial savings to a buyer and accelerating home ownership for thousands of Utahns.

Figure 34: Illustrative Example of a Statewide Community Land Trust



Source: Kem C. Gardner Policy Institute

2

Traffic Congestion

Prioritize connected autonomous vehicle advancements

Utah transportation leaders made the decision in the early 1990s to place fiber conduit under every new transportation project. While today this seems like an obvious choice, three decades ago it was an act of faith. Fast forward to today and Utah is the only state with a connected signal system. Even more, the fiber under Utah roads will facilitate Utah's emergence as a leader in connected autonomous vehicles.[24] Expected benefits include convenience, efficiency, and safety. When you combine Utah's connected autonomous vehicle readiness with record levels of investment in the state's multi-modal system (roads, transit, and active) – including over $24 billion and 2,616 projects in Utah's current State Transportation Improvement Program – Utah will be on the move.

3

Third Grade Reading Proficiency

Place a reading pro in K-3 classrooms

A review of education literature reveals an effective early literacy intervention — put reading pros in classrooms.[25] Paraprofessionals, in classroom with low literacy rates, would focus on reading—delivering small-group lessons, practicing decoding and fluency, and reinforcing skills aligned with the science of reading. To be effective, paraprofessionals should complete targeted science of reading training before entering the classroom and collaborate closely with the students' teacher.

Having two adults in every classroom allows for both full-class coverage and individualized instruction—at a lower cost than hiring a second certified teacher or significantly reducing class size. It gives students access to high-impact tutoring with more time to read, more chances to get help, and more opportunities to build confidence.

Utah invested in research-backed approaches through LETRS training and statewide coaching. Adding trained reading paraprofessionals extends that investment—offering daily, embedded support where students need it most. Research shows that schools embedding trained reading assistants achieve stronger early literacy gains, especially for students needing the most support. Paraprofessional tutoring produces larger gains than parent or volunteer tutoring, tutoring during school hours yields greater impact than after-school programs, and reading tutoring is most effective when delivered in the early grades. And students who read proficiently by third grade are far more likely to succeed in later grades, avoid remediation, and graduate on time.

4

Higher Education Graduation Rates

Expand catalyst centers into Utah's capital city

The Salt Lake City School District (SLCSD) proposes a new career-oriented learning center called "Ignite Campus." Through innovative programs in health sciences, information technology, advanced manufacturing, and public service—as well as emerging fields shaped by industry and community need—the center will prepare students to take their next steps on college and career pathways that lead to family-supporting jobs and further education that will improve graduation rates.

As background, catalyst centers deliver advanced, industry-aligned career and technical programs to high school students. Built on the nationally recognized Center for Advanced Professional Studies (CAPS) model launched in Blue Valley, Kansas in 2009, these centers enroll students part-time in real-world, project-based coursework co-designed with business, government, and nonprofit partners.

Utah programs include the Davis Catalyst Center, Wasatch CAPS, Provo CAPS, Park City's PCCAPS, Nebo CAPS, Basin CAPS, and the recently launched Cache CAPS serving Box Elder, Cache, Logan, and Rich school districts. State grant funding through HB 447 (2025) supported the launch of Cache CAPS and helps districts create or expand similar centers statewide.

The proposed Ignite Campus will equip learners not only with career-ready certifications and college credit, but also with the problem-solving skills, collaboration, and civic responsibility essential for success in the modern workforce and society. Designing the center as a regional hub would also open specialized pathways to students from surrounding and rural districts. Such an investment strengthens pipelines into high-demand industries and signals the state's commitment to innovative education and higher graduation rates across Utah.

5

Water and Great Salt Lake

Conserve 250 KAF to 500 KAF water annually

Great Salt Lake Commissioner Brian Steed frequently says, "We are all in this together." A healthy Great Salt Lake will require a suite of interventions from every Utahn. A "silver buckshot" approach includes water conservation (municipal, industrial, and agricultural), adaptive management of water within the lake, control of water-intensive invasive plant species, and policy tools to better manage water in wet and dry years.

A variety of tools exist to increase water conservation efforts by 250 to 500 thousand-acre-feet (KAF) annually from municipal, industrial, and agricultural sources. Some of the more promising conservation levers include the following:

- **Greater incentives** – Incentivize water rights holders to file change applications for conserved water to flow to the lake.
- **Secondary metering donations** – Dedicate a portion of conservancy district conserved water from secondary metering to the lake via change applications.
- **Pricing** – Utilize market forces to better align supply and demand. Economists estimate that for every 10% increase in water rates, water consumption declines by 2.5%-7.5%.
- **Agricultural water leases** – Facilitate additional purchases of voluntary and temporary water leases that can be delivered to the lake from ranchers and farmers. The Office of the Great Salt Lake Commissioner compensates producers at market rates and adapts each lease to the needs of the producer (partial-season, single season, desired crop rotation or switches, and irrigation schedule).
- **Water donations** – Seek additional donations of water rights. Compass Mineral and Morton Salt donated 255,298 acre-feet of permanent water rights to the state as part of newly signed voluntary agreements. In addition, The Church of Jesus Christ of Latter-day Saints permanently donated 20,000 acre-feet (about the size of Little Dell Reservoir) to permanently flow into Farmington Bay.
- **Voluntary agreements** – Seek additional voluntary agreements. Four voluntary agreements with Compass Minerals, Morton Salt, North Shore Limited Partnership, and Earth's Elements ensure that these companies reduce water diversions at low lake levels.

By embracing a future-changing conservation mindset, Utah can return Great Salt Lake to healthy levels.

6

Energy

Invest in a state energy research fund

The simultaneous emergence of technological breakthroughs, high demand, and a favorable federal regulatory environment in Washington, D.C. has led some to call this "the energy decade." Utah possesses a full energy portfolio – oil, gas, coal, wind, solar, geothermal, and more – and faces a strategic opportunity to benefit from the increased focus on energy, especially at a time when many federal functions shift to states.

Utah already stands at the forefront of energy research, with expertise in geothermal, coal, and nuclear technologies. For example, the world's most advanced field laboratory for geothermal research is in Milford, Utah (the Frontier Observatory for Research in Geothermal Energy, otherwise known as FORGE.) FORGE develops, tests, and accelerates breakthroughs in enhanced geothermal systems technologies.

Utah Gov. Cox set a statewide goal through his Operation Gigawatt initiative to double Utah's power output by 2035. The plan explicitly promotes the development of advanced nuclear technologies, including small modular reactors (SMRs) and micro-reactors. The proposed energy research fund could help accelerate energy advancements in nuclear and other "all of the above" energy opportunities that serve Utah.

7

Behavioral Health

Align behavioral health efforts and investments with Utah's strategic plan

"The world doesn't need more ideas. It needs better execution of ideas."

This common management couplet applies to the state's behavioral health challenge. By aligning behavioral health efforts and investments with Utah's strategic plan, Utah can make measurable progress toward improving our behavioral health.

Behavioral health solutions require a multifaceted approach. The Utah Behavioral Health Commission, Utah's central authority for coordinating behavioral health initiatives, is developing a five-year strategic plan that addresses high-priority behavioral health issues for Utah. This plan will serve as a basis for aligning private and public payers, health systems, providers, other stakeholders, and policymakers to ensure that Utah's behavioral health systems are accessible, aligned, effective, and efficient.

The plan will include tactics and performance measures that reflect Utah's full continuum of behavioral health services and supports. These extend from prevention and reducing stigma, to emotional resiliency, to crisis/acute/stabilization services, to improving the availability of services and supports for individuals with serious and complex behavioral health needs and their families.

This unified approach can strengthen the system, improve coordination, reduce silos, and help ensure all Utahns have better behavioral health.

Utah's Continuum of Behavioral Health Services and Supports



Note: This continuum was developed as a part of the 2020 Roadmap for Improving Utah's Behavioral Health System and was used in the development of the Utah Behavioral Master Plan.
Source: Utah Hospital Association

UTAH CELEBRATES THE 2034 OLYMPIC AND PARALYMPIC WINTER GAMES ANNOUNCEMENT

JULY 24, 2024



Photo Credit: Ben Fonnesbeck

AFTERWORD

In Spring 2024, the Kem C. Gardner Policy Institute hosted an Olympic and Paralympic Winter Games panel that included current and past Olympic leaders, including Mitt Romney, Fraser Bullock, Lane Beattie, Rep. Jon Hawkins, and Sen. Mike McKell.

At a pivotal moment in the dialogue, Fraser Bullock, the president and CEO of the bid committee, emphasized two ways to approach the legacy of hosting the Games.

The first approach is "What do we get?"

The second, and more inspiring approach, is "What can we give?"

This call to service resonates with many Utahns, especially during this time of need.

Utah, along with other states and countries around the world, enters the next decade facing serious challenges, laced with uncertainty. Public unrest, international war and conflict, mental illness, social isolation, technological change/artificial intelligence, a changing climate, and more cause uneasiness and pain. We yearn for greater peace and togetherness.

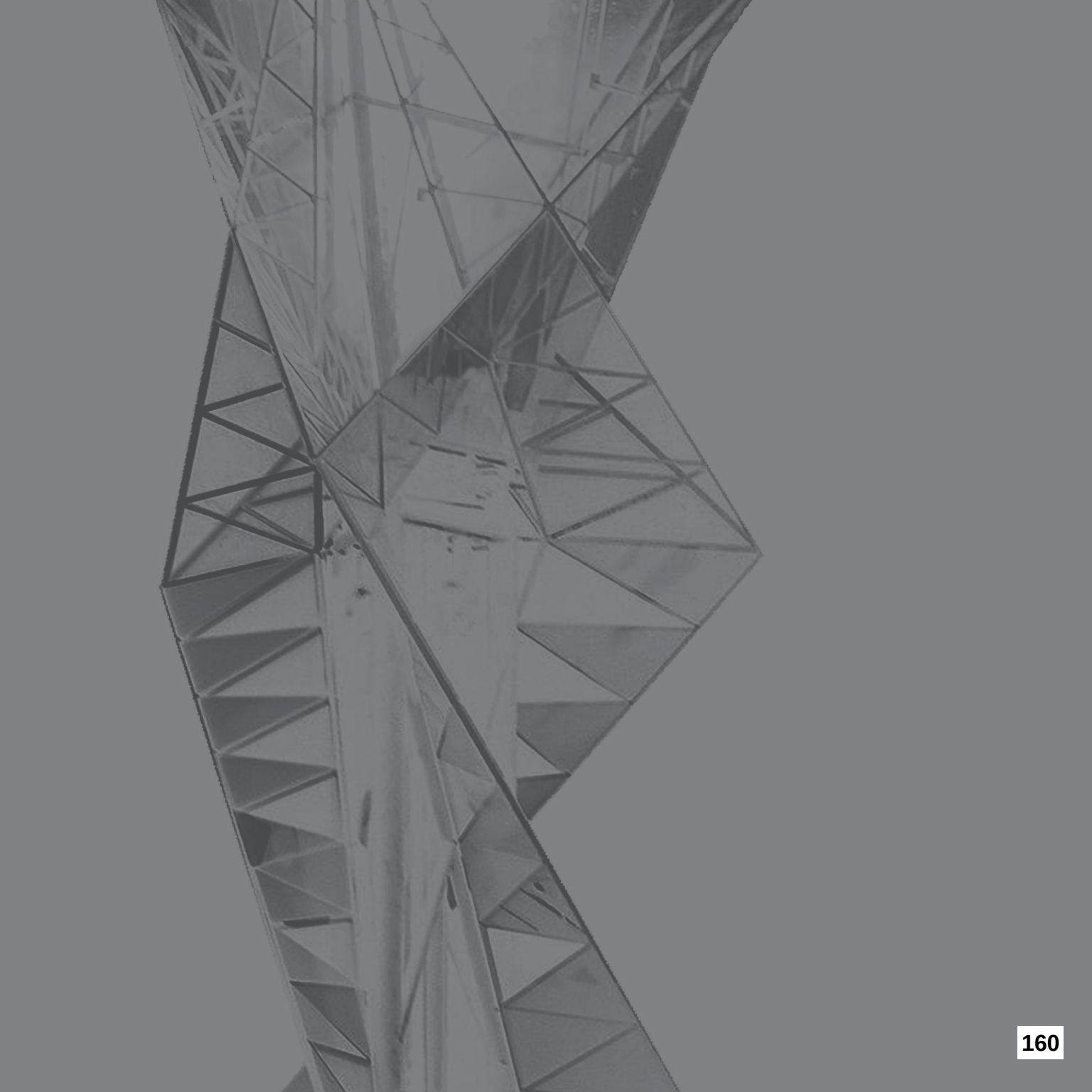
The English poet John Donne famously captured human connection, global citizenship, and the call to service when he wrote *No Man is an Island.* He said:

No man is an island, entire of itself; every man is a piece of the continent, a part of the main; if a clod be washed away by the sea, Europe is the less…any man's death diminishes me, because I am involved in mankind, and therefore never send to know for whom the bell tolls; it tolls for thee.[26]

The 2034 Olympic and Paralympic Winter Games serve as a powerful catalyst to not only make Utah better, but the world better. This catalyzing Olympic pressure is Utah's Olympic-sized opportunity.

Endnotes

1. See detail in this monograph for the timeframe, measure, and source of these accomplishments.
2. The "Magnificent Seven" technology stocks in U.S. equity markets include Alphabet, Amazon, Apple, Broadcom, Meta Platforms, Microsoft, and NVIDIA.
3. The measure used here is the share of adults with a post-secondary credential, including a certificate, certification, or degree.
4. Library of Congress, Thomas Jefferson Papers. See https://www.loc.gov/collections/thomas-jefferson-papers/articles-and-essays/selected-quotations-from-the-thomas-jefferson-papers/
5. Utah Foundation, "Foundations and Frameworks: A Primer on Social Capital and Why it Matters," p. 1, June 2025.
6. Utah Population Committee.
7. *Ibid.*
8. Comments made by Joel Ferry, BUILD Coordinating Council, July 22, 2025.
9. Utah's 2030-2050 Unified Transportation Plan. See https://unifiedplan.org/funding-the-plan/.
10. Utah Population Committee.
11. See "Keepers of the Flame: The New Utah," Kem C. Gardner Policy Institute, October 2023.
12. Kem C. Gardner Policy Institute analysis of National Center for Health Statistics.
13. "State of the State's Housing Market: 2024-2025," James Wood, Kem C. Gardner Policy Institute, July 2025.
14. Other factors such as substance abuse disorder and behavioral health also play an important role.
15. 2025 Annual Data Report: Key Findings, Utah Office of Homeless Services, Department of Workforce Services, August 2025.
16. See S.B. 127 Early Literacy Outcomes Improvement, Sen. Ann Millner and Rep. Brad Last, 2022 General Session.
17. Kem C. Gardner Policy Institute, The Benefits of Higher Education to Utah, February 2025.
18. See U.S. Department of Energy, National Renewable Energy Laboratory's most recent Electrification Futures Study at https://www.nrel.gov/news/detail/program/2018/analysis-demand-side-electrification-futures.
19. See Energy and AI, International Energy Agency, April 2025 at https://www.iea.org/news/ai-is-set-to-drive-surging-electricity-demand-from-data-centres-while-offering-the-potential-to-transform-how-the-energy-sector-works
20. See "Where Coal is Retiring, and Hanging On, In the U.S.," New York Times, February 6, 2025.
21. See Utah Behavioral Health Assessment and Master Plan, Utah Behavioral Health Coalition, January 2024.
22. The University of Utah partners with UNITE, an organization founded by Special Olympics Chairman and University of Utah Impact Scholar Dr. Timothy P. Shriver. Through this partnership, the university helped develop, assess, improve, and promote The Dignity Index, an eight-point scale designed by UNITE that measures what we do when we disagree. Learn more at www.diginity.us.com.
23. The One Utah Service Fellowship serves as a great example of engaging Utah's youth for the betterment of the state. Approved in the 2025 General Legislative Session, these fellowships place recent high school graduates from all backgrounds into service-oriented fellowships with local nonprofits, government agencies, and community organizations statewide. Eight Utah institutions of higher learning partner with the program, with over 600 fellows currently serving in 26 of Utah's 29 counties.
24. The authors make a distinction here between "autonomous vehicles" (analogous to a personal computer), and "connected autonomous vehicles" (analogous to a personal computer connected to the Internet).
25. See the following studies on reading improvements: Paraprofessional Instructional Assistants Raise the Reading Performance of Latina/o First Graders in a Low-Income District (https://journals.sagepub.com/doi/full/10.1177/07419325221134919?utm); The Effects of Paraeducator-Implemented Interventions on Student Literacy Skill Acquisition: A Review (https://journals.sagepub.com/doi/10.1177/07419325241234080?icid=int.sj-abstract.citing-articles.1&utm); and The Impressive Effects of Tutoring on PreK-12 Learning (https://www.nber.org/system/files/working_papers/w27476/w27476.pdf).
26. See https://allpoetry.com/No-man-is-an-island



UTAH'S NEXT OLYMPIC MOMENT

Kem C. Gardner POLICY INSTITUTE
THE UNIVERSITY OF UTAH
DAVID ECCLES SCHOOL OF BUSINESS

10 YEARS OF IMPACT 2015-2025

MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

SUMMIT COUNTY SERVICES BUILDING

110 N MAIN STREET, KAMAS, UT, 84036

THURSDAY, AUGUST 7, 2025

Meeting also conducted via Zoom.

DRAFT

Welcome/Attendance

Bill Wilde
David Darcey
Marion Wheaton
Bridget Hayes
Seth Bowen
Helen Strachan
Ray Milliner
Jennifer Leslie
Tiffanie N. Robinson
Eve Furse
Brian Craven

1. **Regular Session** (6:00 PM)

   1) **Pledge of Allegiance** (6:01 PM)

   2) ***Public comment for items not on the agenda or pending applications.*** (6:01 PM)

      Commission Vice Chair Wheaton opened the meeting for public comment.
      No members of the public came forward to speak.
      Commission Vice Chair Wheaton closed the meeting for public comment. (6:01 PM)

   3) ***Public hearing and action regarding the proposed seven-lot Creek View Farms Preliminary Subdivision; 650 Border Station; Parcel HRUN-1. Applicant: Lance Arnout. Owner: Tracy Breinholt.***

Administrative Review. Project #25-117. Jennifer Leslie, County Planner. (6:01 PM)

Attachment: Cover Page

Attachment: Creek View Farms Preliminary Subdivision Staff Report

Planner Jennifer Leslie introduced the Preliminary Subdivision application and focused on the condition of approval regarding building envelopes. Applicant Lance Arnout supported. (6:02 PM)

Commissioner Bille Wilde and Commissioner David Darcey asked questions about water planning, to which Tracy Breinholt, the owner, and Lance Arnout, the applicant, responded. (6:06 PM)

Commissioner Bridget Hayes pointed out a correction in the condition of approval and requested that it be corrected. Commissioner Hayes also asked a general question about the process if there were water/septic issues, to which Planner Leslie responded. (6:09 PM)

Commissioner Vice Chair Marion Wheaton asked what would happen if there was a water change that led to lower density; could lots be eliminated? What would happen? Planner Leslie responded. (6:10 PM)

Commissioner Darcey sought clarification for conditions needed in the document from Planner Leslie and pointed out a correction for a typo. Planner Leslie responded. (6:11 PM)

Commissioner Bowen requested clarification regarding Exhibit C. Planner Leslie responded. (6:12 PM)

Applicant Lance Arnout offered additional clarification. (6:13 PM)

Commission Vice Chair Wheaton inquired about the aerial views that showed potential irrigation ditches. Planner Leslie, Owner Breinholt, and Applicant Arnout responded. (6:14 PM)

Commission Vice Chair Wheaton opened the public hearing. (6:16 PM)

Russell Judd was called to speak. (6:16 PM)

Randy Timm was called to speak. (6:19 PM)

Laura Coghlin was called to speak. (6:22 PM)

Commission Vice Chair Wheaton closed the public hearing. (6:24 PM)

Commissioner Wilde commented on water and property rights. (6:24 PM)

Commissioner Bowen commented on water. (6:27 PM)

Commissioner Hayes commented and asked a question about the runoff of water, to which Applicant Arnout, Owner Breinholt, and Justin

Shepard responded. (6:29 PM)

Commissioner Darcey asked a question about water. Planner Leslie responded along with Owner Breinholt. (6:30 PM)

Commissioner Hayes asked if the wells could be combined into one well instead of separate wells. Applicant Arnaut replied. (6:34 PM)

Commission Vice Chair Wheaton had multiple questions, as well as questions on the new process and the updated law. Commissioners commented and asked questions. Planner Milliner explained the new process. (6:35 PM)

Commission Vice Chair Wheaton asked questions about easement access and septic tanks, to which Planner Leslie, Owner Breinholt, Justin Shepard and Applicant Arnout responded. (6:39 PM)

Applicant Lance Arnout spoke about septic and introduced himself. Justin Shepard, Stacy Ferguson, and Brad Williams introduced their selves as well. (6:48 PM)

Commissioner Darcey clarified the code for the Planning Commission. (6:49 PM)

David Darcey made a motion to approve the proposed seven-lot Creek View Farms Preliminary Subdivision with the finding of facts and conclusions of law and conditions of approval as stated in the staff report. (6:51 PM). Bridget Hayes seconded, and the motion failed, (2-3).
David Darcey voted AYE
Bridget Hayes voted AYE
Bill Wilde voted NAY
Marion Wheaton voted NAY
Seth Bowen voted NAY

Planner Leslie asked for clarification on the vote. Civil Deputy Attorney Helen Strachan gave advice about what to do. (6:51 PM)

Commissioner Wilde spoke about what he needs to approve the application. (6:54 PM)

Bill Wilde made a motion to approve the seven-lot Subdivision preliminary Subdivision Application with the finding of facts, conclusions of law, and conditions of approval in the staff report, with the additional condition that all seven lots are hooked to the Cluff Ward Water System. (6:56 PM). David Darcey seconded, and the motion carried, (4-1).
Bill Wilde voted AYE
David Darcey voted AYE
Marion Wheaton voted AYE
Bridget Hayes voted AYE
Seth Bowen voted NAY

3) ***Public hearing and action regarding a Conditional Use Permit for 4 Elks Ranch Event Center, on parcel SS-78-13, located at 6951 W. Browns Canyon Road. Applicant: Mark Rodeheaver. Owner: 4R Ranch, LLC, Administrative Review. Project #24-177. Tiffanie N. Robinson, Senior Planner.*** (6:57 PM)

Attachment: Cover Page

Attachment: EXHIBIT C - SS-78-13 Wastewater Permit APPROVED

Attachment: 4 Elks Ranch Event Center CUP ESCPC PH Staff Report Project 24-177

Planner Tiffanie Robinson presented the proposed Conditional Use permit to the Commissioners. Planner Robinson noted an error in the staff report that would be corrected. (6:57 PM)

Commissioner Hayes asked about the types of events to be hosted as well as the hours of operation. Applicant Mark Rodeheaver and Planner Robinson responded. (7:04 PM)

Commission Vice Chair Wheaton asked a question about parking spots and asked about a possible addition to the condition of approvals. Applicant Mark Rodeheaver, Planner Robinson, and Civil Attorney Helen Strachan responded. (7:05 PM)

Commission Vice Chair Wheaton opened the public hearing at 7:10 PM.
No members of the public came forward to speak.
Commission Vice Chair Wheaton closed the public hearing at 7:10 PM.

David Darcey made a motion to approve a Conditional Use Permit for 4 Elks Ranch Event Center per the application, according to the findings of facts, conclusions of law, and conditions of approval, with the additional conditional approval that they will identify overflow parking on the site plan. (7:12 PM). Seth Bowen seconded, and all voted in favor, (5-0).

4) ***Public hearing and recommendation to the County Council for amendments to the Eastern Summit County Development Code Sections 11-7 General Regulations, 11-6-17 Closure Due to Inaction, 11-2-10 Commercial Zoning District, 11-4-10 Zoning Variances and Appendix A Definitions. The purpose of the amendments is to replace the Board of Adjustment with an Administrative Law Judge and to bring the process by which Variances are reviewed into compliance with Utah State Law. Legislative Process. Project #25-098. Ray Milliner, Principal Planner.*** (7:13 PM)

Attachment: Cover Page

Attachment: Staff Report June 6 2025

Principal Planner Milliner introduced proposed code amendments to replace the Board of Adjustment with an administrative law judge. (7:13

PM)

Commissioner Wilde asked a clarifying question about the new process. Planner Milliner responded. (7:18 PM)

Commissioner Hayes asked who appoints the Judge, and is the Judge a singular person, or is there a pool of people or a panel of people, and added a few corrections in the Staff report. Planner Milliner responded. (7:24 PM)

Commission Vice Chair Wheaton opened the public hearing at 7:26 PM.
No members of the public came forward to speak.
Commission Vice Chair Wheaton closed the public hearing at 7:26 PM.

Bill Wilde made a motion to forward a positive recommendation to the Summit County Council per the findings of facts and conclusions of law for the code amendments in Chapter 11 of the Eastern Summit County Development Code. (7:26 PM). Bridget Hayes seconded, and all voted in favor, (5-0).

5) ***Approval of Minutes: July 17, 2025.*** (7:26 PM)

Attachment: Cover Page

Attachment: Draft ESCPC Minutes 07.17.25

Bridget Hayes made a motion to approve the Minutes from July 17, 2025, as included in the staff report. (7:27 PM). Bill Wilde seconded, and all voted in favor, (5-0).

2. **Commission Items** (7:27 PM)

Commissioner Hayes requested an update on Commission Trainings and requested an additional training on motions. Planner Milliner responded. (7:27 PM)

3. **Director Items** (7:28 PM)

Planner Ray Milliner updated the Commissioners that the Agrotourism language is going to the Council for approval. The next ESCPC Meeting is scheduled for August 20, with the planned agenda items. (7:28 PM)

4. **Adjournment** (7:30 PM)

David Darcey made a motion to adjourn. Bill Wilde seconded, and all voted in favor, (5-0).

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MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

SUMMIT COUNTY COURTHOUSE

60 NORTH MAIN STREET, COALVILLE, UT, 84017

THURSDAY, AUGUST 21, 2025

Meeting also conducted via Zoom.

DRAFT

Welcome/Attendance (6:00 PM)

Bill Wilde	Peter Barnes
David Darcey	Helen Strachan
Don Sargent	Amir Caus
Marion Wheaton	Jennifer Leslie
Alex Peterson	Melissa Mendez
Bridget Hayes	Brian Craven
Seth Bowen	

Regular Session (6:00 PM)

1) ***Pledge Of Allegiance*** (6:00 PM)

2) ***Public comment for items not on the agenda or pending applications.*** (6:01 PM)

Commission Chair Peterson opened the public comment. (6:01 PM)
No members of the public came forward to speak.
Commission Chair Peterson closed the public comment. (6:01 PM)

3) ***Public hearing and action regarding a Conditional Use Permit for a 6,575 sf animal rescue in Browns Canyon; 4291 N Frosty Ln; Parcel SS-72-5. Applicant: John Davis. Owner: David Swartz. Administrative review. Project 24-023. Jennifer Leslie, County Planner.*** (6:01 PM)

Attachment: Cover Page

Attachment: Sage Hill Farms CUP Staff Report

Attachment: 24-023 ESCPC Presentation Sage Hill Farm

Planner Jennifer Leslie presented a conditional use permit for an animal rescue in Browns Canyon. Project 24-023. (6:02 PM)

David Swartz, the owner of Sage Mountain Farm, along with Todd Potasky from Blackdog Builders, Inc., appeared to answer questions. David Swartz clarified that the name of the business is Sage Mountain and that it operates as a 501(c)(3) nonprofit organization. (6:07 PM)

Commissioners inquired about the lighting plan, animal waste, and the private road where the animal rescue is located. Planner Leslie and owner David Swartz responded. (6:08 PM)

Commission Chair Peterson opened the public hearing. (6:12 PM)
No members of the public came forward to speak.
Commission Chair Peterson closed the public hearing. (6:12 PM)

Commissioner Bowen inquired about ridgeline restrictions; Planner Leslie responded. (6:13 PM)

Marion Wheaton made a motion to approve the application pursuant to the finding of facts, conclusions of law and conditions of approval. (6:14 PM). Bill Wilde seconded, and all voted in favor, (7-0).

4) ***Review and revocation of a Conditional Use Permit (CUP) for a Recycling Facility, Class II, and Nursery/Greenhouse located at 7550 W. Lower Bowl Road, Parcel SS-70-11. Applicant/Business Owner: Kylee Mimbach. Property Owner: GT500KR LLC, Kristen Clayton as Registered Agent. Amir Caus, Senior Planner.*** (6:14 PM)

Attachment: Cover Page

Attachment: Mimbach Staff Report 8-21-25.pdf

Attachment: REVOCATION REPORT EXHIBITS COMBINED.pdf

Attachment: Cannon Law Group

Civil Deputy Attorney Helen Strachan explained the intent to revoke the Conditional Use Permit. The Commissioners agreed to hold a hearing. Chair Peterson asked for clarification on the procedure, and there were no objections. (6:15 PM)

Senior Planner Amir Caus reviewed and proposed revocation of the conditional permit for a Class II Recycling Facility and a Nursery/Greenhouse. Code Enforcement Officer Scott Buchan was

present to support the presentation and answer any questions. (6:23 PM)

Commissioners asked clarifying questions about the process, violations, and materials accepted at the site. Senior Planner Caus and Civil Deputy Attorney Strachen responded. (6:45 PM)

Attorney Kyle Reeder from Cannon Law Group, along with property owners Jared and Kristen Clayton, responded to the staff report. (6:51 PM)

A lengthy discussion ensued. (7:00 PM)

David Darcey made a motion to revoke the approved Mimbach Conditional Use Permit according to the following findings of fact and conclusions of law as stated in the staff report. (7:45 PM). Seth Bowen seconded, and all voted in favor, (7-0).

Commission Items (7:46 PM)

No Commission items brought forward. (7:47 PM)

Director Items (7:47 PM)

Community Development Director, Peter Barnes, addressed the Commissioners with the future agenda. (7:47 PM)

Adjournment (7:50 PM)

Marion Wheaton made a motion to adjourn. David Darcey seconded.

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MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

SUMMIT COUNTY SERVICES BUILDING-AUDITORIUM

110 NORTH MAIN STREET , KAMAS, UTAH, 84036

THURSDAY, SEPTEMBER 4, 2025

Meeting also conducted via Zoom.

Draft

Welcome/Attendance (6:02 PM)

Alex Peterson	Helen Strachan
David Darcey	Ray Milliner
Bille Wilde	Amir Caus
Don Sargent	Laura Kuhrmeyer
Seth Bowen	Melissa Mendez
	Brian Craven

Regular Session (6:02 PM)

1) ***Pledge of Allegiance*** (6:02 PM)

2) ***Public comments for items not on the agenda or pending applications.*** *(6:02 PM)*

Commission Chair Peterson opened the public comment at 6:02 PM.
No members of the public came forward to speak.
Commission Chair Peterson closed the public comment at 6:02 PM.

3) ***Public hearing and action regarding a Conditional Use Permit (CUP) for a Nursery to be located at 3487 N Crystal Creamery Drive. Parcel JBH-5. Applicant: Jon Wiberg. Owner: Jon and Jennifer Wiberg. Administrative Process.***
Project #25-054.Laura Kuhrmeyer, County Planner. (6:03 PM)

Attachment: Cover Page

Attachment: Project 25-054 Nursery CUP Staff Report ESCPC 9.4.25

Planner Laura Kuhrmeyer presented a Conditional Use Permit (CUP) for a Nursery. (6:03 PM)

Commissioner Darcey sought clarification on several points regarding the findings of fact. First, what was the outcome with the contracting yard? Was it denied? Additionally, can a Conditional Use Permit be granted for the same parcel of land that contains a primary residence? Finally, are there any plans for the greenhouse? Planner Kuhrmeyer and applicant/ owner Jon Wiberg responded. (6:06 PM)

Commissioner Bowen inquired about the potential for this nursery to be open to the public. Applicant and Owner Jon Wiberg provided a response. (6:11 PM)

Commission Chair Peterson opened the public comment at 6:12 PM.
No members of the public came forward to speak.
Commission Chair Peterson closed the public comment at 6:12 PM.

Commissioner Darcey clarified that in Finding of Facts number 1, it should say "Nursery" instead of "Contracting Yard." Planner Kuhrmeyer responded. (6:13 PM)

David Darcey made a motion to approve the public comment. (6:14 PM). Bille Wilde seconded, and all voted in favor, (5-0). Absent: Marion Wheaton, Bridget Hayes.

Commission Chair Peterson reopened public comment at 6:15 pm.
Zach Morley was called to speak on Zoom.
Commission Chair Peterson closed the public comment at 6:16 pm.

Applicant and Owner Jon Wiberg responded to the public comment and Commissioner Darcey's questions. (6:17 PM)

Bille Wilde made a motion to approve the Wiberg Nursery application pursuant to the findings of facts, conclusions of law and conditions of approval. (6:20 PM). Seth Bowen seconded, and the motion carried, (4-1).
Alex Peterson voted AYE
Bille Wilde voted AYE
Don Sargent voted AYE
Seth Bowen voted AYE
David Darcey voted NAY
Absent: Marion Wheaton
Bridget Hayes

4) ***Public hearing and action regarding a Conditional Use Permit to establish a Promontory soil repository site to be located off Painted Valley Pass, Promontory, Summit County, UT; Parcel SS-66 (782.61 acres); Applicant: Matthew Idema representing Promontory***

Development LLC (Francis Najafi); Administrative Process. Project #25-042. Amir Caus, AICP, Senior Planner. (6:22 PM)

Attachment: Cover Page

Attachment: Promontory - Soil Repository CUP - July 3, 2025 Eastern Summit County Planning Commission Meeting.pdf

Senior Planner Amir Caus a Conditional Use Permit to establish a Promontory soil repository site. (6:22 PM)

Matthew Idema, Director of Development at Promontory, and Shawn Potter, General Counsel at Promontory Development, introduced themselves and opened the floor for questions from the Commissioners. (6:25 PM)

Commissioner Bowen asked about noxious weeds and the hours of operation. Director Idema responded. (6:26 PM)

Commissioner Darcey asked, "Is this a big dirt pile?" Exhibit A3 contains the cut fill summary and the construction access design data. If I understand correctly, this is how big the dirt pile will be. What is the Concrete Wash area? Do you keep the topsoil on site? Director Idema responded. (6:28 PM)

Commissioner Sargent applauded the application. (6:33 PM)

Commission Chair Peterson inquired whether any remediation had been performed on the old site. Director Idema and Attorney Potter responded. (6:34 PM)

Commissioner Darcey had one more question regarding Exhibit A3, which details the volume of material being processed. If I understand it correctly, the exhibit specifies both a minimum and maximum height for the dirt pile. Additionally, condition of approval number 2 states that if offsite visibility from county and state roads is compromised, the applicant must cease operations until a suitable solution is implemented to address the issue. Where did that requirement originate? Director Idema responded. (6:38 PM)

Commission Chair Peterson opened the public comment at 6:42 PM.
No members of the public came forward to speak.
Commission Chair Peterson closed the public comment at 6:42 PM.

Bille Wilde made a motion to approve Promontory soil repository site pursuant to the findings of facts, conclusions of law and conditions of approval. (6:43 PM).The motion did not receive a second.

Debate ensued with Commissioners. (6:43 PM)

Bille Wilde made a motion to approve Promontory soil repository site striking item 2 in the conditions of approval pursuant to the findings of facts, conclusions of law and conditions of approval.

(6:48 PM). David Darcey seconded, and all voted in favor, (5-0). Absent: Marion Wheaton, Bridget Hayes.

Commission Items (6:48 PM)

No Commission Items were brought forward. (6:48 PM)

Director Items (6:48 PM)

Planner Ray Millner updated the Commissioners about the revocation and presented the upcoming agenda. (6:48 PM)

Adjournment (6:54 PM)

Seth Bowen made a motion to adjourn. David Darcey seconded.

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