



The Regular Meeting of the
Brian Head Planning Commission
Town Hall - 56 North Highway 143 - Brian Head, UT 84719
Zoom Meetings ([Click Here](#))
Zoom Meeting ID# 840 1848 0649
TUESDAY, December 3, 2024 @ 1:00 PM

AGENDA

- A. CALL TO ORDER** **1:00PM**
B. PLEDGE OF ALLEGIANCE
C. DISCLOSURES
D. APPROVAL OF THE MINUTES
September 17, 2024 Planning Commission Meeting
November 4, 2024 Special Planning Commission Meeting
November 5, 2024 Planning Commission Meeting

PUBLIC INPUT/ REPORTS (Limited to three (3) minutes) Non-Agenda Items

E. AGENDA ITEMS:

- 1. ROCKY MOUNTAIN POWER GRADING PERMIT REVIEW FOR 512 NORTH HIGHWAY 143 (SUBSTATION):** Greg Sant, Planning Administrator. The Commission will review a Grading Permit for Rocky Mountain Power Substation located at 512 North Highway 143.
- 2. APPROVAL OF AN AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT AT 339 SPRUCE ST.:** Greg Sant, Planning Administrator. The Commission will consider an amendment to a CUP for fuel tanks and review of existing conditions.
- 3. 2025 PLANNING COMMISSION MEETING SCHEDULE:** Ciera Claridge, Deputy Clerk. The Planning Commission will review and approve the 2025 meeting schedule.

F. ADJOURNMENT

Date: December 3, 2024

Available to Board Members as per Ordinance No. 11-003 authorizes public bodies, including the Town, to establish written procedures governing the calling and holding of electronic meetings at which one or more members of the Council may participate by means of a telephonic or telecommunications conference. In compliance with the Americans with Disabilities Act, persons needing auxiliary communications aids and services for this meeting should call Brian Head Town Hall @ (435) 677-2029 at least three days in advance of the meeting.

CERTIFICATE OF POSTING

I hereby certify that I have posted copies of this agenda in two public and conspicuous places within the Town Limits of Brian Head; to wit, Town Hall and Post Office, and have posted such copy on the Utah Meeting Notice Website and have caused a copy of this notice to be delivered to the Daily Spectrum, a newspaper of general circulation.

Ciera Claridge, Deputy Clerk



ITEM: ROCKY MOUNTAIN POWER BUILDING/GRADING PERMIT

AUTHOR: Greg Sant, Planning Administrator
DEPARTMENT: Planning and Building Department
DATE: December 3, 2024
TYPE OF ITEM: Administrative Action

PROPERTY: 512 N. HIGHWAY 143,
PARCEL #A-1138-0007-0000 AND SA-A-1138-0030-0000

SUMMARY:

Rocky Mountain Power (RMP) has hired Bulloch Dirt Works to prepare their substation site on Highway 143. Planning Commission will review their application for a Grading Permit in order to take Administrative Action.

BACKGROUND:

RMP contacted the Town a few months ago regarding upgrades to their existing substation. The inquiry was general in nature and the Town has been waiting for RMP to make applications for permits. Unfortunately, because of some miscommunications within RMP, they neglected to obtain those permits and are now looking to get a grading permit as soon as possible. On November 18, 2024 we did give them a Tree Removal Permit. On November 22, 2024 RMP (through Bulloch Dirt Works) applied for a Grading Permit.

APPLICATION REQUIREMENTS:

Applicant will submit a Written Description of the Proposed Grading Activity that addresses the following:

1. The grading, excavating, trenching, and clearing being proposed.
2. The timeframe in which the work will be completed.
3. Equipment which will be used to conduct the operation.
4. Quantities to be removed from or brought to the site.
5. Plan for storage and disposal of materials.
6. Measures the applicant will take to mitigate erosion, noise, dust, smell, safety concerns and other potential nuisances during construction. (ord. 22-010, 9-27-22)

BUILDING STANDARDS FOR REVIEW:

1. The proposed uses, structure and site improvements shall conform to the following:
 - a. Town General Plan.
 - b. Zoning regulations and other relevant sections of this title.
 - c. Applicable building codes as adopted by the state.
 - d. General design standards of chapter 12 of this title, and;
 - e. Other applicable laws.
2. The design shall be sensitive to the constraints of topography, soil types, geologic hazards, watercourses and floodplains, visual impacts and preservation of views.
3. Utilities and services shall be available and adequate to meet the needs of the proposed structure and uses. (2010 Code, amd. ord. 15-004, 4-28-2015)

GRADING STANDARDS FOR REVIEW:

All grading, excavating, filling, and clearing operations which are performed under this chapter shall be consistent with section 9-12 of this title (Design Standards), and shall be designed to:

1. Prevent significant erosion and soil stability issues by:
 - a. Minimizing cuts and fills on steep or hazardous terrain.
 - b. Limit clearing of vegetation or disturbances of the soil to areas of proven stability, taking into consideration geologic hazards and soil conditions.
 - c. Ensuring landscaping and restoration within one year of completing the grading work.
 - d. Properly retaining any potentially unsafe slopes.
2. Ensure that the natural runoff capacity of streams, natural or historic runoff drainages, and improved storm drainage ditches or infrastructure shall not be exceeded causing flooding, erosion, or silting.
3. Comply with Standards & Specifications for Public Works Construction for utility construction and trench backfilling as well as the construction requirements and standards set forth in 9-10-2(E) of this title.
4. Preserve the natural aesthetics of a mountain town consistent with the General Plan by:
 - a. Avoiding unnecessary clearing or burying of vegetation
 - b. Ensuring that all excavation work, including spoil piles, do not create an attractive nuisance or hazard to the general public.
 - c. Eliminating scars from cuts and fills, and preserve the natural scenic beauty of the area, such as rounding off sharp angles at the top, toe and sides of cut and fill slopes and matching or blending the natural contours and undulation of the land.
 - d. Preserving trees and other native vegetation where possible and in accordance with fire-safe principles.
 - e. Carefully removing, storing, and replacing a layer of fertile topsoil in disturbed areas for re-vegetation where feasible.

ANALYSIS:

The Grading Plan is attached for review. The following Findings of Fact are based on RMP's submittal for the Building/Grading Permit:

The Building Findings of Fact are as follows:

1. The Substation Permit conforms as follows:
 - a. The Proposed Use is consistent with the General Plan.
 - b. The Property is zoned light industrial and a substation is a Permitted Use in this zone.
 - c. The plans for the substation meet federal codes that are approved at the state and federal level.
 - d. The General Design Standards only apply to the screening that is being installed around the perimeter of the site. RMP has verbally agreed to install a decorative concrete wall around the site the design of which will be agreed to at a future time.
2. The site was chosen years ago and everyone agrees that it is not the best location for this use. However, it is in the General Plan, follows the zoning ordinance and is a permitted use. With that said, the decorative concrete wall will ensure that the visual impact is minimized.
3. Utilities are adequate at this site, in fact, the project will ensure that Brian Head has sufficient power infrastructure for years to come.

The Grading Findings of Fact are as follows:

1. The grading, excavating, trenching, and clearing being proposed unfortunately is to clear the entire site of trees. This is required for safety reasons, i.e. trees falling onto the transformers, etc. and in keeping people out of the site. The grades and elevations of the site are already set by the existing substation. The site will be brought to a finished elevation of the existing substation. This will require both cut and fill.
2. The timeframe in which the work will be completed is by Spring of 2025. Grading is anticipated to start immediately and finish grading before there is more snow this season. It is necessary to get the new pad ready for generators to be installed in mid-April 2025. At that time the proposed walls shown will be constructed. These walls will screen the new substation, and generators, as well as provide protection of the public safety.
3. Standard heavy equipment will be used to conduct the operation, including Loaders, Graders, Dump Trucks, and Bulldozers. Smaller equipment will include bobcats, etc.
4. Quantities to be removed from or brought to the site. – The site upon which this work will take place is 1.01 acres. There has been approximately 145 cubic yards of organic material removed from the site to date. There will be approximately 432 cubic yards of cut with approximately 163 cubic yards of imported fill. The site will be graded as to control all drainage and runoff.
5. Plan for storage and disposal of materials. – Most of the cut material will be hauled off. Some material will be used for the ramp at the east corner next to Apple Annies. This ramp will be used as access to the substation. Other materials that will be used from the cut material are rocks and boulders that will be used along the common property line with Apple Annies as a stone retaining wall.
6. Measures the applicant will take to mitigate erosion, noise, dust, smell, safety concerns and other potential nuisances during construction. (ord. 22-010, 9-27-22) – Per the Town Code, the Applicant will be required to mitigate erosion through landscaping and gravel placement, they will be required to follow all noise ordinance standards as well as all dust control measures.
7. Screening – Applicant has verbally agreed to use a decorative concrete wall that will meet Town standards to enclose this project.
8. There are 2 sites that are owned by RMP. This subject site is 1.01 acres, and the existing substation sits on .53 acres and has approximately 50% open space associated with it. Staff would suggest that the property line between the 2 parcels be vacated so that the overall site is 1.54 acres and the open space requirement will be met.

STAFF RECOMMENDATIONS:

After reviewing the plans and meeting with representatives of RMP and Bulloch Dirt Works, it is the recommendation of staff to approve this Grading Plan based on the Findings of Facts and with the following conditions:

1. All work to follow the Grading Plan as submitted.
2. All measures to mitigate erosion, noise, dust smell and safety to be followed as outlined in the LMC.
3. The new site will be screened by a decorative concrete wall, the design of which will be agreed to by both RMP and Brian Head Town. Wall to be completed by the time the generators are installed in the spring of 2025.
4. RMP will vacate the property line between the 2 parcels so that the larger 1.54 acre parcel meets the zoning requirements.

PROPOSED MOTION:

I move to approve the Grading Plan submitted by Rocky Mountain Power for 512 N. Highway 143, with the above recommendations from Staff. (list out the conditions for the motion.

ATTACHMENTS:

A - RMP Description, Grading Plan

B - Soil Report is available at Town Hall or [click here for Soil Report Link](#)

Good afternoon,

Can you help me get a permit for the following?

We are building / expanding the substation at Brian Head.

We need to clear trees and grade our property to the East side of the substation (towards Apple Annies)

We will grade everything to the same grade as the existing substation.

We will grade 20' further than the attached drawing. This is because we need to install a generator pad so we can operate generators to keep Brian Head and surrounding areas in power during the construction process.

So, we will clear and grade 90' to the East from our existing substation fence.

This permit is so we can start the clearing process before the bulk of the winter season snow.

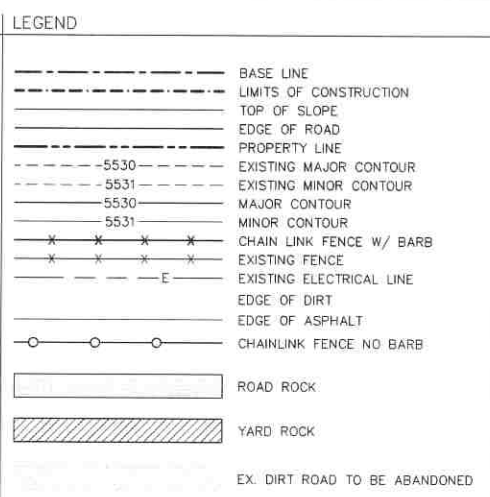
We will submit a final grading and drainage plan prior to the grading process. We would just like to start getting the property cleared of trees / vegetation.

Thanks for all your help

Draft Print

11/21/2024 7:00:12 AM

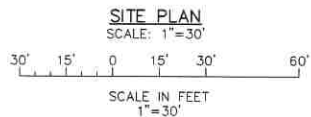
- CIVIL SPECIFICATION SECTIONS
- 02030 FENCE REMOVAL
 - 02110 CLEARING AND GRUBBING
 - 02120 SITE GRADING
 - 02121 GENERAL EXCAVATION AND BACKFILL
 - 02122 TRENCH EXCAVATION AND BACKFILL
 - 02134 ROAD FINISH ROCK
 - 02132 YARD FINISH ROCK
 - 02130 AGGREGATE BASE COURSE
 - 02274 RIP RAP
 - 02275 GEOTEXTILES
 - 02910 SEEDING AND EROSION CONTROL



BASELINE MONUMENT NORTHING & EASTING COORDINATES

1	NORTH BASELINE MONUMENT: N:13697092.38 , E:1105400.26 , ELEV:9582.91
2	INTERSECTION BASELINE MONUMENT: N:13697040.52 , E:1105450.22 , ELEV:9582.91
3	SOUTH BASELINE MONUMENT: N:13696967.07 , E:1105520.99 , ELEV:9588.52
4	WEST BASELINE MONUMENT: N:13696953.71 , E:1105426.74 , ELEV:9583.65
5	EAST BASELINE MONUMENT: N:13696984.96 , E:1105392.55 , ELEV:9574.15

NOTE: THE DRAWING IS BASED UPON UNIVERSAL TRANSVERSE MERCATOR SYSTEM, UTM83-12F, NAD83 DATUM, ZONE 12, US FOOT, CENTRAL MERIDIAN 111D W. THE COORDINATE ARE PROVIDED AS NORTHING AND EASTING.



GENERAL CONTRACTOR NOTES

ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REQUIREMENTS.

THESE DESIGN DRAWINGS PRESENT THE CIVIL CONCEPTS OF THIS PROJECT AND ARE NOT INTENDED TO SERVE AS THE CONTRACTOR'S SHOP DRAWINGS. CERTAIN ITEMS MAY NOT BE COMPLETELY DETAILED ON THESE DRAWINGS. SUCH ITEMS SHALL BE CONSTRUCTED TO THE CODES AND STANDARDS AS NOTED. THE STANDARDS AND REQUIREMENTS OF LOCAL GOVERNING AGENCIES SHALL TAKE PRECEDENCE.

GRADING SHALL BE PERFORMED TO THE PLANS, ELEVATIONS, PROFILES, SECTIONS, DETAILS AND SPECIFICATIONS UNLESS APPROVED IN ADVANCE TO DO OTHERWISE.

THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE OPERATION OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA THROUGHOUT THE CONSTRUCTION PROCESS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ALL EXISTING UTILITIES WHICH ARE DISTURBED "IN KIND" AS PART OF THE CONTRACT.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE PROJECT OBJECTIVES WITH ALL RESPECTIVE UTILITY COMPANIES, AND SHALL REQUEST LOCATES OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.

THE CONTRACTOR SHALL VERIFY THE LOCATION, HEIGHT AND DEPTH OF ALL UTILITIES AND STRUCTURES WITHIN THE PROJECT AREA IF THEY EXIST.

THE PIPE LENGTHS SHOWN ON THESE PLANS ARE ESTIMATED. THE FINAL LENGTHS SHALL BE DETERMINED BY FIELD CONDITIONS.

FOR THE EXACT LOCATION OF EXISTING AND PROPOSED ELECTRICAL EQUIPMENT, FOUNDATIONS, CABLE TRENCHES, CABLES, STRUCTURES, GROUNDING WIRES AND CONDUITS SEE THE ELECTRICAL PLANS. FIELD VERIFY THE LOCATION OF ALL EXISTING ITEMS.

NOTIFY THE PROJECT ENGINEER IF ANY EXISTING UTILITIES (SUCH AS PIPES, CONDUITS, VAULTS, BOXES, RIMS, CLEANOUTS, ETC.) ARE IN CONFLICT WITH THE PROPOSED GRADING OR UTILITY PLAN.

GENERAL CONTRACTOR NOTES

IF UTILITY SHUTDOWNS, INSPECTIONS, AND ACCEPTANCE TESTS ARE REQUIRED THEY SHALL BE COORDINATED IN ADVANCE WITH THE APPROPRIATE PARTIES.

DOWNTIME FOR UTILITIES SHALL BE HELD TO A MINIMUM AND TEMPORARY BYPASSES SHALL BE PROVIDED WHERE NECESSARY TO MAINTAIN PROPER SERVICE. DO NOT INTERRUPT UTILITIES THAT ARE SERVING FACILITIES OCCUPIED BY THE OWNER OR BY OTHERS UNLESS GRANTED IN WRITING BY THE PROJECT MANAGER OR PROJECT ENGINEER, AND ONLY AFTER ARRANGING TO PROVIDE TEMPORARY SERVICES ACCORDING TO THE REQUIREMENTS AS INDICATED.

IF EXISTING PIPELINES ARE TO BE ABANDONED, ALL OPEN ENDS, HOLES, OR OTHER OPENINGS SHALL BE PLUGGED WITH CONCRETE, OR AS SPECIFIED BY THE LOCAL GOVERNING AGENCIES, WHICH SHALL TAKE PRECEDENCE. ALL COSTS INVOLVED WITH THIS WORK SHALL BE INCLUDED IN THE CONTRACT PRICES FOR GRADING WORK.

THE CONTRACTOR SHALL GIVE THE APPROPRIATE INSPECTION AGENCY TWO (2) WORKING DAYS ADVANCE NOTICE WHEN REQUESTING INSPECTIONS.

THE LOCATION OF PROPERTY LINES, EXISTING STRUCTURES, FIXTURES AND UNDERGROUND UTILITIES ARE DRAWN FROM THE BEST AVAILABLE AS-BUILT AND SURVEYED INFORMATION. THIS DOES NOT GUARANTEE THAT THE LOCATION OF EXISTING ITEMS ARE EXACT OR COMPLETE.

SITE CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. THE CONTRACTOR SHALL MAINTAIN ON-SITE, LEGIBLE MATERIAL SAFETY DATA SHEETS FOR ALL HAZARDOUS MATERIALS USED ON-SITE.

ANY OFF-SITE PROPERTY FOUND DAMAGED SHALL BE REPLACED TO THE SATISFACTION OF THE INSPECTOR, DIRECTOR OF THE AFFECTED AGENCY OR THE OWNER OF THE PROPERTY.

THE WORK SCHEDULE SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND WITH ANY LOCAL ORDINANCES.

GENERAL CONTRACTOR NOTES

THE CONTRACTOR SHALL SECURE THE JOB AT THE END OF EACH DAY, ON-DUTY AND OFF-DUTY CONTACTS AND PHONE NUMBERS FOR THE CONTRACTOR SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL COORDINATE WITH THE FACILITY MANAGER TO MANAGE THE PROJECT'S IMPACT TO SECURITY AND SAFETY MATTERS.

ANY REVISIONS MADE TO THE APPROVED PLANS REQUIRE SUBSEQUENT APPROVAL BY THE APPROPRIATE AUTHORITY. PROVIDE A MINIMUM OF ONE (1) SET OF FULL SIZE, REDLINED RECORD DRAWINGS TO THE COMPANY AT THE COMPLETION OF THE PROJECT.

REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOILS, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS, INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF SITE AT AN APPROVED LOCATION.

NO OPEN BURNING OF WASTE MATERIALS SHALL BE PERMITTED ON THE SITE WITHOUT APPROVAL FROM THE OWNER'S REPRESENTATIVE AND APPROPRIATE REGULATORY AGENCIES.

DUST SHALL BE CONTROLLED AT ALL TIMES BY WATERING OR OTHER APPROVED METHODS. DIRT DEBRIS, TRASH OR OTHER CONSTRUCTION MATERIALS SHALL BE CONTAINED WITHIN CONSTRUCTION BOUNDARIES AT ALL TIMES AND SHALL BE CLEANED AND REMOVED DAILY AS NECESSARY. EXCESS EXCAVATED MATERIALS SHALL BE PROMPTLY DISPOSED OF TO AN APPROVED LOCATION AT THE CONTRACTOR'S EXPENSE. EXCAVATED MATERIAL TO BE REUSED AS BACKFILL MAY BE TEMPORARILY STOCKPILED AS INDICATED ON THE GRADING PLAN, BUT SHALL BE WATERED AND/OR COVERED TO PREVENT BLOWING ONTO ADJACENT PROPERTIES. THE CONTRACTOR SHALL ALSO PREVENT CONSTRUCTION DEBRIS FROM ENTERING ANY EXISTING STORM DRAINAGE SYSTEMS BY IMPLEMENTING PREVENTATIVE MEASURES SUCH AS DAMMING OR TEMPORARY CLOSURES (ALSO SEE THE EROSION CONTROL PLAN).

GENERAL CONTRACTOR NOTES

CODES AND STANDARDS:

AMERICAN CONCRETE INSTITUTE ACI 318, CURRENT EDITION

THE ASPHALT INSTITUTE MANUAL SERIES, CURRENT EDITION

AMERICAN WATER WORKS ASSOC. STD. SPECS, CURRENT EDITION

STATE OF UTAH PLUMBING SPECIALTY CODE, CURRENT EDITION

NFPA NATIONAL ELECTRICAL CODE, CURRENT EDITION

LOCAL EROSION AND SEDIMENT CONTROL STANDARDS

I.B.C. WITH ALL AMENDMENTS, CURRENT EDITION

LOCAL D.O.T. STANDARD SPECIFICATIONS, CURRENT EDITION

SPECIFICATIONS FOR HWY. CONSTRUCTION, CURRENT EDITION

FIRE DEPARTMENT REGULATIONS

NATIONAL FIRE PROTECTION ASSOCIATION, CURRENT EDITION

11/21/2024 7:00:00 AM



LAYOUT:

1. THE BASELINES SHALL BE ESTABLISHED AS SHOWN, AND THE EAST-WEST BASELINE SHALL BE PERPENDICULAR TO THE NORTH-SOUTH BASELINE.
2. THE BASIS OF HORIZONTAL AND VERTICAL CONTROL ARE SHOWN ON SHEET 1. THE CONTRACTOR IS RESPONSIBLE FOR SETTING PROJECT BENCHMARKS AS REQUIRED FROM THE SURVEY MONUMENTS, AND SHALL PROTECT ALL MONUMENTS FROM DISTURBANCE THROUGHOUT CONSTRUCTION. IF ANY MONUMENTS ARE DISPLACED THEY SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
3. ALL RADII OF INTERNAL ROADWAYS ARE 5 FEET UNLESS OTHERWISE NOTED.

1. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL OBTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) GENERAL PERMIT OR NOTICE OF INTENT (NOI) TO BE POSTED ON SITE. THE CONTRACTOR SHALL IMPLEMENT THE BEST MANAGEMENT PRACTICES (BMP'S) AS DEFINED IN THE SWPPP.

1. IF STORM WATER STRUCTURES (SUCH AS DITCHES, PONDS, CATCH BASINS, PIPES, ETC.) ARE INCLUDED IN THE DESIGN OF THE PROPOSED SUBSTATION, THEY SHALL BE INSTALLED AND/OR CONSTRUCTED TO A FINISHED STATE AS SOON AS PRACTICAL IN ORDER TO CONVEY RUNOFF DURING CONSTRUCTION AND TO PREVENT EROSION.
3. THE TOP LAYER OF UNSUITABLE ORGANIC TOPSOIL WITHIN THE GRADING LIMITS SHALL BE STRIPPED TO A MINIMUM DEPTH OF SIX (6) INCHES. AFTER THE SITE HAS BEEN GRADED TO SUB-GRADE THE SITE SHALL BE PROOF-ROLLED WITH A LOADED DUMP TRUCK (WITH 90 P.S.I. TIRE PRESSURE). SOILS THAT ARE OBSERVED TO RUT OR DEFLECT GREATER THAN ONE INCH UNDER THE MOVING LOAD OF THE LOADED DUMP TRUCK SHALL BE STRIPPED TO FIRM, UNDISTURBED SOIL AND REPLACED WITH AN APPROVED BACKFILL PER SPECIFICATIONS.
4. EXCAVATED SOIL THAT CANNOT BE USED FOR FILL OR LANDSCAPING SHALL BE DISPOSED OF OFF SITE UNLESS PRE-APPROVED TO STOCKPILE AT AN APPROVED LOCATION. TOPSOIL THAT WILL BE USED FOR SEED BEDDING SOIL SHALL BE TEMPORARILY STOCKPILED. RE-SEED ALL CUT AND FILL SLOPES OUTSIDE OF THE SUBSTATION PER NOTE 18.
5. ELEVATIONS SHOWN ON THE GRADING PLAN ARE FINISHED GRADE ELEVATIONS (UNLESS NOTED OTHERWISE), WHICH IS DEFINED AS THE TOP OF FINISH ROCK WHERE YARD AND ROAD ROCK IS SHOWN. THE SUB-GRADE ELEVATIONS ARE BELOW THE FINISH ROCK, WHICH IS THE TOP OF PIT RUN ROCK. STRUCTURAL BACKFILL, AGGREGATE OR UNDISTURBED EARTH, ALL GRADES SHALL BE COMPACTED AS REQUIRED IN THE SPECIFICATIONS. SEE THE TYPICAL SECTIONS AND DETAILS SHOWN ON SHEET 4.
6. THREE (3) INCH COMPACTED THICKNESS OF BASE ROCK SHALL BE PLACED OVER THE SUBSTATION YARD AREA SUB-GRADE FOR A CONSTRUCTION PAD IF WEATHER WARRANTS.
7. CUT AND FILL SLOPES SHALL BE AT A MAXIMUM SLOPE OF 2:1.
8. NATIVE BACKFILL RG-1 (IF APPROVED FOR USE) AND IMPORTED STRUCTURAL FILL RG-2 SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-1557. SEE SITE GRADING SPECIFICATION, SECTION 02120.
9. FINISH ROCK SHALL NOT BE INSTALLED UNTIL ALL UNDERGROUND CONDUITS, GROUNDING AND UTILITIES ARE INSTALLED AND TRENCHES ARE BACKFILLED.
10. ALL AREAS NOT DESIGNATED AS ROADWAYS WITHIN THE SUBSTATION, AND THE FIVE (5) FOOT SHOULDER ADJACENT TO AND OUTSIDE OF THE SUBSTATION FENCE, SHALL RECEIVE FOUR (4) INCHES OF YARD FINISH ROCK. THERE SHALL BE A MINIMUM OF SIX (6) INCHES OF NATIVE RG-1 OR IMPORTED STRUCTURAL FILL RG-2 TO REPLACE THE SUB-GRADE IF IT IS UNSUITABLE AND CANNOT MEET COMPACTION REQUIREMENTS AFTER PROOF-ROLLING. SEE TYPICAL SECTION ON DETAIL SHEET.
11. ALL AREAS DESIGNATED AS NEW ROADWAY SHALL HAVE SIX (6) INCHES OF AGGREGATE BASE COURSE AND FOUR (4) INCHES OF ROAD FINISH ROCK. SEE TYPICAL SECTION ON DETAIL SHEET.
12. AGGREGATE BASE COURSE AND FINISH ROAD ROCK SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-1557. SEE SPECIFICATIONS FOR DETAILS.
13. THE ACCESS ROAD CONNECTION SHALL BE GRADED AND SURFACED AS DETAILED TO THE LIMITS AS SHOWN ON THE PLANS. APPROACH WORK SHALL BE PERFORMED ACCORDING TO HIGHWAY GENERAL PROVISIONS FOR APRONS AND APPROACHES.
14. FOR GEOTECHNICAL INFORMATION REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEOSTRATA, PROJECT NO. 22033.00, DATED 09/23/2024.
15. CULVERTS SHALL BE TWELVE (12) INCHES IN DIAMETER ASTM C-76 CLASS IV REINFORCED CONCRETE PIPES.
16. CLEAR & GRADE DITCHES AS REQUIRED FOR NEW CULVERTS AND INSTALL RIPRAP AT PIPE ENDS AS DETAILED ON PLANS.
17. DISTURBED SLOPES OUTSIDE OF THE SUBSTATION AREA SHALL HAVE A CULTIVATED SURFACE SOIL OR ADEQUATE GROWING MEDIUM IN A CONDITION FAVORABLE TO SEED GROWTH. REMOVE ALL ROCKS, WEEDS, DEBRIS AND MATTER DETRIMENTAL TO GERMINATION AND GROWTH. THE SEED MIXTURE SHALL INCLUDE A VARIETY OF GRASSES WHICH ARE SUITABLE TO THE LOCAL CLIMATE, AND SHALL BE SUPPLIED BY A STATE CERTIFIED SEED VENDOR. THE SEED AND FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY THE SEED SUPPLIER. IF MULCH IS USED IT SHALL BE FREE OF NOXIOUS WEED SEEDS AND PLANTS, AND IT SHALL BE PROCESSED TO HAVE THE ABILITY TO COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL. THE CONTRACTOR SHALL USE HYDRO-SEEDING TECHNIQUES, OR AN APPROVED EQUIVALENT, TO APPLY THE SEED AND MULCH. IF VEGETATION CANNOT BE ESTABLISHED DUE TO THE CLIMATE CONDITIONS THEN BLANKETS SHALL BE INSTALLED ON SIDE SLOPES THAT ARE VULNERABLE TO EROSION (SEE DETAILS ON SHEET X). ALL SEEDS AND APPLICATION TECHNIQUES SHALL BE PRE-APPROVED.

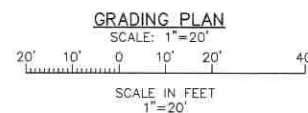
EARTHWORK QUANTITIES SHOWN ARE ESTIMATES ONLY AND ARE IN BANK CUBIC YARDS WITH NO ALLOWANCE FOR SHRINK OR SWELL. THE CONTRACTORS SHALL CALCULATE THEIR OWN ITEMIZED EARTHWORK AND MATERIAL QUANTITIES FOR THIS PROJECT.

QUANTITIES DO NOT INCLUDE EXCAVATED OR FILL MATERIAL FOR FOUNDATION WORK.

PROPERTY AREA	1.01	X	ACRES
LIMITS OF CONSTRUCTION (DISTURBED AREA)	0.28	X	ACRES
TOPSOIL (ORGANICS) REMOVAL	145	X	C.Y.
EXCAVATED NATIVE SOIL USED FOR FILL	113	X	C.Y.
EXPORTED OR STOCKPILED TOPSOIL	32	X	C.Y.
TOTAL EXPORTED TOPSOIL	113	X	C.Y.
TOTAL EXPORTED CUT	432	X	C.Y.
IMPORTED FINISH YARD ROCK & ROAD ROCK	163	X	C.Y.
TOTAL IMPORTED MATERIAL	163	X	C.Y.

NOTE: THE DRAWING IS BASED UPON UNIVERSAL TRANSVERSE
MERCATOR SYSTEM, UTM83-12F. NAD83 DATUM, ZONE 12, US FOOT,
CENTRAL MERIDIAN 111D W. THE COORDINATE ARE PROVIDED AS
NORTHING AND EASTING.

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
113	CORNER OF YARD ROCK	9590.123	13696927.3541	1105466.7097
117	EDGE OF ROAD & YARD ROCK	9589.290	13696933.4004	1105460.8845
127	W-E & N-S INTERSECTION	9582.918	13697040.5230	1105450.2220
129	SOUTH BASELINE	9588.521	13696967.0684	1105520.9921
125	EAST BASELINE	9574.159	13697088.6878	1105500.2137
114	CORNER OF YARD ROCK	9585.820	13697008.6332	1105551.0713
130	NORTH BASELINE	9582.918	13697092.3769	1105400.2632
126	WEST BASELINE	9583.651	13696984.9559	1105392.5470
118	EDGE OF ROAD & YARD ROCK	9585.172	13697007.7408	1105538.0449
135	EDGE OF ROAD & YARD ROCK	9587.354	13696947.8032	1105447.0080
134	EDGE OF ROAD & YARD ROCK	9584.260	13696954.7415	1105454.2094
136	EDGE OF YARD ROCK	9580.727	13697062.6936	1105498.9865
132	EAST EX/PR FENCE CONNECTION	9582.352	13697059.1295	1105495.4774
137	EDGE OF ROAD & YARD ROCK	9582.210	13697055.6618	1105491.8753
139	EDGE OF ROAD & YARD ROCK	9583.815	13696988.2662	1105421.9171
133	WEST EX/PR FENCE CONNECTION	9583.976	13696984.7891	1105418.3169
138	EDGE OF YARD ROCK	9584.045	13696981.2700	1105414.7643



NOTE:
SEE SHEET 220339.00 FOR
PROFILES, SECTIONS AND DETAILS.

PRELIMINARY

PACIFICORP
A SEATTLE HATHAWAY ENERGY COMPANY

1141

IRON COUNTY, UTAH GRADING PLAN SITE DEVELOPMENT PLAN	220338.00
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5

REVISED 05/02/14 C. HURLEY

FILE LOCATION: I:\Projects\PacificCorp\2317400.02\Drawings\6. Working Drawings\6.2 Civil Drawings\AUTOCAD\22033X.00 SAVED BY: (DHARDY) 11/19/2024 12:44 PM PLOTTED BY: (DEVON HARDY) 11/19/2024 1:43 PM



AUTHOR: GREG Sant, Planning Administrator
DEPARTMENT: Planning & Zoning
DATE: December 3, 2024
TYPE OF ITEM: Administrative Action

SUMMARY:

The Commission will review a proposed revision to the Conditional Use Permit issued to 339 Spruce Street in November of 2020.

BACKGROUND:

The applicant has an active building permit for a garage and a home. This permit was issued on 7/12/2021. Before that, the applicant received approval for a Conditional Use Permit (CUP) on 11/17/2020. That CUP Staff Review is attached and referenced below. New plans were submitted to the building department in late 2021 that changed both the site plan and the design of the home. The revised site plan from that time is attached and was approved by the Planning Commission as part of a CUP amendment on December 7, 2021. Ultimately, construction on site has not proceeded precisely consistent with the site-plan approved for the CUP in December 2021.

The applicant has submitted a new application to revise his CUP that includes a fuel storage shed onsite as well as asking for permission to park one of the two large pieces of equipment on the east driveway, east of the house. Furthermore, the applicant would like to be able to fuel his equipment outside, next to the fuel shed. The submitted site plan reflecting what has taken place and what the applicant is asking for the Planning Commission to approve is attached. The new site plan now includes a fuel shed 10 feet from the home/garage and shows a driveway running along the west side of the property which was previously slated for undisturbed vegetative screening.

Conditions of the Original CUP dated 11/17/2020 were:

1. The applicant will construct a single-family residential structure with a large garage sufficient to store recreational vehicles. The structure will be strictly consistent with all requirements for a single-family residential structure, which will be its ongoing primary use.
2. The Conditional Use Permit is not effective until a Certificate of Occupancy is obtained.
3. Only 2 pieces of heavy equipment are allowed (parked inside a garage).
4. Screening will be applied for all equipment.
 - a. Screening: All outdoor storage of machinery and equipment shall be screened from the public view as seen from any public roadway. Existing trees and landscaping along with building orientation (according to site plan included in Exhibit A) are acceptable methods to minimize the adverse visual impacts.
 - b. Any change to orientation of the buildings from site plan in Exhibit A must be reviewed by Planning Commission to ensure sufficient screening remains.

5. Equipment cannot exceed an idle time of 5 minutes between 10pm and 7am, and no backup alarms will be used on premises.
6. Maintenance, fueling, and repairs to equipment will be done inside the garage.
7. Applicant will not damage snowmobile trail with equipment.
8. Equipment will yield to snowmobile traffic on Spruce.

On 12/7/2021 the Planning Commission reviewed this CUP again because of design changes to the building and site plans. The alteration to the site plan at that time took the main living area, which had been separate from the garage connected by a breezeway, and placed it on top of the garage, reducing the footprint of the structure. Part of the analysis at that time included the following:

“After obtaining a building permit and preparing the garage pad, the applicant realized that the cabin would eliminate too many trees to the south of the property. There is currently an open gap for the power line and eliminating the trees will leave the applicant with no privacy.”

The Findings of Fact at that time were as follows:

1. The single-family home meets the zoning and design guidelines for a single-family residential lot.
2. The property is in the buffer area between Single-family and Light Industrial zones.
3. The home still meets the Land Management Code for Single-family Residential zoning.
4. The home and the undisturbed trees will provide screening to the west and south, while also leaving trees to the east.
5. All conditions of the original Conditional Use Permit still apply.

On December 7, 2021 the Staff recommended and the Planning Commission approved the home to be built on top of the garage. The Staff commented that this is a normal building orientation for single-family homes and the undisturbed trees offer additional screening.

A public hearing for this revision was advertised for November 4 & 5, 2024, and was held on each of those dates. The Planning Commission heard comments from the public and made a site visit to see some of the issues first hand. The Commission tabled the item at that time.

Since November 5, staff has been working with applicant and some of the neighbors to modify the proposed site plan and conditions to try to satisfy the needs of each. The attached proposed CUP represents the outcome of that informal negotiation process.

ANALYSIS:

Staff have reviewed all previous revisions to this CUP, and the current Findings of Fact as they relate to the original CUP are:

1. The home is consistent with all requirements for a single-family residential structure and that will be its ongoing primary use. – **Currently Conforming**
2. The CUP is not effective until a Certificate of Occupancy is obtained. – **Indeterminate.** There has been a code enforcement complaint levied that the applicant has been operating his business from the property during construction, which has continued over the past couple of years. The applicant denies this claim and maintains that all equipment on the property is for the purpose of construction. It is difficult for staff to ascertain if the applicant is using equipment on site for construction or for water hauling and snow removal.

3. Only 2 pieces of heavy equipment are allowed on site, and they must be parked inside the garage. See discussion on condition #2. There have been more pieces of equipment on site, but it is reasonable to believe that such equipment has been used for ongoing construction. However, applicant is now asking to be able to park one of these pieces of equipment on the east driveway, behind the fuel shed and behind the house. After visiting the site, it is staff's opinion that it would be screened from both the neighbors and the public road.
4. Screening will be applied for all equipment. – Currently this is an issue. Since the last review by the Planning Commission on 12/7/2021 most of the trees have been removed from the west side of the property. The property corners have now been marked and it is apparent that all of the trees on the west side of the property have been removed. One reason for this is that the driveway that now encircles the home is not on the original site plan. The new portion on the west is within the defensible area surrounding the home (30' per WUI, first 15' cleared except for shorter bushes/shrubs, next 15' thinned). Furthermore, the new site plan shows this as the snow storage area. Applicant has committed to planting large 6 foot tall trees along the west property line at the front property line and at the gap behind the house. The applicant has also suggested using fake trees to enhance the screening.
5. Equipment cannot exceed an idle time of 5 minutes. – Currently the Town has not had any complaints about idle time.
6. Maintenance, fueling, and repairs to equipment will be done inside the garage. – Storing fuel in a garage that is under a home does not meet the building code. Because of this, the applicant built a shed for the storage of the fuel. This shed is shown on the new site plan and is another reason for the amendment to this CUP. The shed did not require a building permit since it is smaller than 200 square feet. The applicant is now asking to change the CUP to allow that the fueling happen outside, next to the fuel shed.
7. Currently conforming
8. Currently conforming

STAFF RECOMMENDATION:

Given that the applicant proceeded with development inconsistent with the CUP, it may be appropriate to revoke the CUP all together. The Town is only required to allow a conditional use to proceed if the applicant is willing to abide by reasonable conditions mitigating foreseeable detrimental impacts of the use. By developing inconsistent with the CUP approved site plan, the applicant has displayed an unwillingness to abide by the conditions. According to §9-11-2(D) of the LMC, "the violation of any condition, safeguard, or commitment of record by the applicant shall be sufficient grounds for revocation of conditional use approval." In this case, the removal of trees which were slated on the approved site plan to be screening for the conditional use without modifying the site plan and receiving approval from the commission ahead of time would be a clear violation of the CUP and grounds for revocation.

Alternatively, the Commission may consider granting a revised CUP (or new CUP if the existing one is considered expired) if the Commission determines that the reasonably anticipated detrimental impacts can still be effectively mitigated via new conditions. If this is the case, Staff recommends the conditions in the attached proposed revised CUP.

PROPOSED MOTION:

I move to approve the revised conditional use permit for winter-only snow removal home occupation at 339 Spruce St with conditions as presented by staff.

ATTACHMENTS:

A - Proposed revised Conditional Use Permit

B - Revised site plan from 2024

CONDITIONAL USE PERMIT

APPLICANT: Mike Carr
PROPERTY: 339 West Spruce
ZONE: R 1 Single-Family residential
USE: Home Occupation
DATE APPROVED: December 3, 2024

Property Legal Description

LOT 5, BLK D, MOUNTAIR EVERGREEN ESTATES, UNIT A

Use: Home Occupation using garage and yard space.

Use Description: Home occupation for snow removal with outdoor equipment storage.

In accordance with §9-11-2 of the Brian Head Town Code, the following conditions are required to be met for the above-referenced use at the above-referenced location in order to assure compatibility and harmonious relationships between the proposed use and the surrounding properties and the town in general. Conditional use approval may be revoked upon failure to comply with all conditions set forth in this conditional use permit.

Reasonably anticipated detrimental effects:

1. Traffic congestion
2. Air and noise pollution
3. Visual impact to neighbors
4. Impact on the character of the neighborhood

Recommended conditions for mitigation of anticipated detrimental effects:

1. The applicant will use the residential structure and lot as a base of operations for a winter-only private snow removal business between October 15 and May 15.
2. The Conditional Use Permit is not effective until a Certificate of Occupancy is obtained for the single-family residential structure currently under construction.
3. Only 2 pieces of heavy equipment are allowed. One must be stored in the garage, and the other may be stored in the driveway area designated on the attached site plan in a manner that is effectively screened by the residential structure from view of the right-of-way and neighboring lots. If only one piece of equipment is kept on the property, it shall be stored in the garage.
4. The attached Exhibit A is a detailed site plan showing the fuel shed location, the allowed outdoor equipment parking area and the following screening:
 - a. Screening: All outdoor storage of machinery and equipment shall be screened from the public view as seen from any public roadway. Existing and replacement trees and landscaping along with building orientation (according to site plan included in Exhibit A) are acceptable methods to minimize the adverse visual impacts. The fuel shed will be clad to match the residential structure and a false wall also matching cladding of the residential structure will be installed between the shed and the residential structure to provide additional screening of equipment.

- b. Any change to the site plan or landscaping in Exhibit A which may impact the effectiveness of screening must be reviewed by Planning Commission to ensure sufficient screening remains. This includes all existing trees on the east side of the property which will all remain and the replacement trees on the west side of the property.
 - c. The driveway which was installed on the west side of the property will be removed and the area revegetated with a variety of plants, shrubs and trees – including at least 15 mature evergreen trees (minimum 2” caliper and 6-8’ height) in a manner consistent with the attached landscaping plan on Exhibit A. Applicant has a current landscape bond as part of his building permit, and such bond will not be released until two years after the new trees and landscaping are completed to ensure the new landscaping survives. All landscaping must be completed by June 30, 2025.
 - d. New landscaping shall be irrigated to ensure the survival of the new trees. In the event of a loss of any of these new trees, they shall be replaced in a reasonable time frame. The Applicant understands that failure to do so will result in a violation of the CUP conditions.
- 5. Equipment cannot exceed an idle time of 5 minutes between 10pm and 7am, and no backup alarms will be used on premises.
 - 6. Maintenance and repairs to equipment will be done inside the garage. Fuel shall be stored in the storage shed as approved on the attached site plan, and fueling may be done in the driveway adjacent to the fuel shed and comply with all local, state and federal laws and regulations for fuel storage.
 - 7. The Applicant will not damage snowmobile trail with equipment.
 - 8. Equipment will yield to snowmobile traffic on Spruce.

Doug Deutschlander
Planning Commission Chairperson

Mike Carr
Property Owner



ENGINEERING, INC.
485 North Aviation Way
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Phone (435) 867-6478
Fax (435) 867-4372
www.gemengineeringinc.com



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FOR THE YEAR 2024. IT IS THE RESPONSIBILITY
OF THE PROFESSIONAL TO MAINTAIN
CURRENT STATUS. ANY PROFESSIONAL
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RENEWED BY THE PROFESSIONAL.
RENEWAL FOR ANY SUBSEQUENT
ANNUAL PERIOD USE OF SEAL
FOR ANY OTHER PURPOSE IS
UNLAWFUL. THE SEAL IS THE
PROPERTY OF THE PROFESSIONAL
AND MUST BE KEPT IN A SAFE PLACE.

TITLE:
MEADOW LAKE ESTATES CABIN

LOCATION:
339 W SPRUCE STREET, BRIAN HEAD, UT

The drawings are the property of
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REV NO.	DATE	DESCRIPTION
1	7/28/23	WALL REVISIONS
2	6/28/24	DECK REVISIONS

PROJ MGR. RWC
DESIGNER. RWC
DRAWN BY. KND

SCALE: REFER TO PLAN
JOB NO.: 0X-0770-S-458

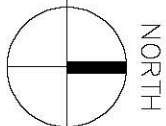
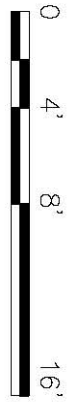
DRAWING TITLE:
SITE PLAN

SHEET NO.
SP



SITE PLAN

1/8" = 1'-0"





ITEM: 2025 PLANNING COMMISSION MEETING SCHEDULE

AUTHOR: Ciera Claridge, Deputy Clerk
DEPARTMENT: Administration
DATE: December 3, 2024
TYPE OF ITEM: Legislative Action

SUMMARY:

The Commission will approve their 2025 Meeting Schedule.

BACKGROUND:

During the last meeting of the year, the Planning Commission will review and approve the upcoming year meeting schedule. Once the schedule is approved, it is available to the public.

ANALYSIS:

The Planning Commission meetings are scheduled as follows:

- The first and third Tuesday of each month with the exception of December in which only the first meeting is held.
- Meetings begin at 1:00 p.m. unless otherwise noticed.
- The meeting location is the Brian Head Town Hall Council Chambers located at 56 North SR. 143, Brian Head, UT 84719.

Attached is the proposed 2025 meeting scheduled with the meeting dates highlighted in yellow. Holidays are highlighted in Purple. It is noted that there are three meetings that are held immediately following a holiday:

- Martin Luther Holiday – January 20th
- President's Holiday – February 17th
- Labor Day – September 1st

The Planning Commission will need to decide whether to hold those meetings, cancel the meetings, or move the meeting date.

STAFF RECOMMENDATION:

Staff has no recommendation on this agenda item.

PROPOSED MOTION:

I move to approve the 2025 meeting schedule as presented (or if there are changes, please note the changes specifically).

ATTACHMENTS:

A – 2025 meeting schedule.



BRIAN HEAD PLANNING COMMISSION MEETING SCHEDULE

2025

LOCATION:

Brian Head Town Hall Council Chambers:
56 North Highway 143, Brian Head Utah, 84719

TIME:

All Meetings are Scheduled to Begin At 1:00 P.M. (MST) or Shortly Thereafter *Unless Otherwise Noticed.*

DATES:

All Meetings are Scheduled for the Following Dates on the 1st & 3rd Tuesday of Each Month *Unless Otherwise Noticed:*

JANUARY: 7th & 21st
FEBRUARY: 3rd & 17th
MARCH: 4th & 18th
APRIL: 1st & 15th
MAY: 6th & 20th
JUNE: 3rd & 17th

JULY: 1st & 15th
AUGUST: 5th & 19th
SEPTEMBER: 2nd & 16th
OCTOBER: 7th & 21st
NOVEMBER: 4th
DECEMBER: 2nd

THERE WILL BE ONE PLANNING COMMISSION MEETING SCHEDULED FOR THE MONTH OF NOVEMBER AND DECEMBER 2025 ON THE 1ST TUESDAY OF THESE MONTHS:

Dated this 3rd day in December

In compliance with the Americans with Disabilities Act, persons needing auxiliary communications aids and services for this meeting should call the Brian Head Town Hall @ 435-677-2029 giving at least three (3) days notice prior to the meeting.

CERTIFICATE OF POSTING

I hereby certify that on January 3rd, 2025 I posted copies of this 2025 Meeting Schedule in two public and conspicuous places within the Town limits of Brian Head, to wit: Town Hall, Post Office, and The Mall and have caused a copy of this notice to be delivered to the Daily Spectrum and have posted it on the Utah Public Meeting Notice Website.

Ciera Claridge, Deputy Clerk

2025

January							February							March							April						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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														30	31												
May							June							July							August						
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September							October							November							December						
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28	29	30					26	27	28	29	30	31		23	24	25	26	27	28	29	28	29	30	31			
														30													

Yellow: Meetings

Purple: Holidays