



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
June 28, 2023**

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

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. PUBLIC COMMUNICATIONS

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. WORK SESSION

- 4.A **Traffic Impact Study Criteria** – The Planning Commission Will Review and Provide Input on Proposed Traffic Impact Study Criteria for Land Use Applications.

[TIS Staff Report](#)

[Exhibit A: Traffic Impact Study Guidelines](#)

5. CONTINUATIONS

5.A

2346 Park Avenue - Conditional Use Permit - The Peaks Hotel Proposes Changes to an Existing Conditional Use Permit to Install a Tent in the Hotel's Rear Courtyard for Private Events and Hotel Guests. PL-23-05669 (2 min.)

(A) Public Hearing; (B) Continuation to July 26, 2023

[Peaks Hotel CUP Continuation Report](#)

5.B

729 Rossie Hill Drive – Conditional Use Permit – The Applicant is Requesting a Nightly Rental Conditional Use Permit in the Historic Residential Low-Density (HRL) Zoning District. PL-23-05604 (1 min.)

(A) Public Hearing; (B) Continuation to July 12, 2023

[729 Rossie Hill Drive Conditional Use Permit](#)

[Exhibit A: Public Input](#)

5.C

755 Rossie Hill Drive – Conditional Use Permit – The Applicant is Requesting a Nightly Rental Conditional Use Permit in the Historic Residential Low-Density (HRL) Zoning District. PL-23-05605 (1 min.)

(A) Public Hearing; (B) Continuation to July 12, 2023

755 Rossie Hill Drive Continuation Report
Exhibit A: Public Input

6. REGULAR AGENDA

6.A

2200 Monitor Drive (Holiday Village Apartments) and 1776 Kearns Boulevard (Parkside Apartments) – HOPA Affordable Master Planned Development and Conditional Use Permit – The Applicant Proposes Redevelopment of the Holiday Village and Parkside Apartments to Construct 317 Affordable Units in the Residential Development Zoning District and Frontage Protection Zone Overlay. PL-22-05473 and PL-23-05511 (60 mins.)

(A) Public Hearing; (B) Possible Action
HOPA Affordable Master Planned Development Staff Report
Exhibit A: Draft Final Action Letter
Exhibit B: Updated Plans
Exhibit C: Arborist Evaluation
Exhibit D: Phase I Environmental Site Assessment
Exhibit E: Historic Report
Exhibit F: Hales Engineering Traffic Impact Study
Exhibit G: Wall Consultant Group Memo
Exhibit H: Hales Engineering Parking Study
Exhibit I: Applicant Parking Management Plan
Exhibit J: Parking Requirement Evaluation for 1700 Kearns Boulevard
Exhibit K: Park Meadows Plaza Letter of Support
Exhibit L: Public Input

6.B

2644 Aspen Springs Drive - Conditional Use Permit - The Applicant Proposes to Construct a Private Recreation Facility (Swimming Pool) in the Single-Family Zoning District. PL-23-05658 (20 mins.)

(A) Public Hearing; (B) Action
2644 Aspen Springs Drive Staff Report
Exhibit A: 2644 Aspen Springs Drive Draft Final Action Letter
Exhibit B: Aspen Springs Ranch Subdivision Phase 2 Plat
Exhibit C: Architectural Committee Approval Letter
Exhibit D: Applicant Narrative and Proposed Site Plan
Exhibit E: Landscape Plans
Exhibit F: Swimming Pool Water Removal Plan

6.C

2175 Sidewinder Drive - Conditional Use Permit - The Applicant Proposes an Annual Tent Installation in the Summer Months for a Private Event. PL-23-05693 (10 mins).

(A) Public Hearing; (B) Action
2175 Sidewinder Drive Staff Report
Exhibit A: Draft Final Action Letter
Exhibit B: Proposed Plans
Exhibit C: Parking Memo

6.D

7700 Marsac Avenue - Conditional Use Permit - The Applicant is Requesting a Conditional Use Permit to Replace the Existing Salt Storage Shed at 7700

Marsac Avenue, in the Recreation and Open Space (ROS) Zoning District and Sensitive Land Overlay (SLO). PL-23-05637 (15 mins).

(A) Public Hearing; (B) Action

[7700 Marsac Avenue CUP Staff Report](#)

[Exhibit A: Draft Final Action Letter](#)

[Exhibit B: Proposed Plans](#)

[Exhibit C: Signed Lease Agreement](#)

[Exhibit D: Parking Plan](#)

7. ADJOURN

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

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

Planning Commission Staff Report



Subject: Traffic Impact Study Criteria
Author: John Robertson, City Engineer
Date: June 28, 2023
Type of Item: Work Session

Summary

At the request of the Planning Commission, the Engineering Department prepared these Traffic Impact Study Guidelines (“Guidelines”). Traffic Impact Studies (TIS) are generally prepared to ensure safe and reasonable traffic conditions remain in an existing roadway network once development is complete. A TIS is a document prepared by qualified traffic engineering firms that assess the potential effects of a new development, redevelopment, or rezoning projects on the surrounding roadway network and propose mitigations to address adverse impacts on the system created by traffic from the new development.

A TIS will typically consider factors such as:

- Traffic volume
- Study time-period
- Trip generation
- Trip distribution across the network
- Crash Data
- Intersection turning movements
- Transit access, pedestrian, and bicycle activity

In general, a TIS provides a review of:

- Existing conditions
- The proposed development, site access, and circulation
- Effects of new trips on roadways and intersections

The traffic operations are analyzed using the above factors to determine impacts on the levels of service (LOS) of the City’s operational infrastructure and roadway network. LOS is identified using letters A through F and is used to identify the operations of intersections by categorizing traffic flow and assigning quality levels of traffic based on performance measures like vehicle speed, the density of vehicles along a corridor, and delays at intersections. The LOS of an intersection or roadway varies daily, depending on the traffic volumes occurring at any given time of the day. To address the variability of LOS throughout the year, the Guidelines propose a “Study Time Period” to be used for all studies. The design day chosen is a typical Friday during the peak winter period. A Friday during this season was chosen as the design day due

to the combination of typical day-to-day traffic, including school and employment as well as increased weekend visitor traffic.

The Planning Department receives applications throughout the year. To provide consistency in traffic volumes to be analyzed, the City will be collecting traffic volumes at five key intersections over multiple Fridays during the winter months. That data will be provided to applicants for their use in their TIS. Additionally, the Guidelines provide adjustment factors to be applied to traffic data collected at intersections that must be analyzed for a specific intersection.

The TIS will also provide recommended mitigations to address poor levels of service occurring on these typical winter days. One of the challenges in addressing traffic congestion in Park City is the fact that typical mitigation efforts cannot be applied. For example, a mitigation effort to address vehicles at an intersection experiencing delay times below a LOS D, would be to add in additional travel lanes such as dedicated left-turn or right-turn pockets. This would require the purchase of property adjacent to the intersection which becomes infeasible due to the cost of land in Park City. Additionally, widened roadways are not consistent with the transportation goals outlined in the General Plan and Long-Range Transportation Plan, PC Forward, that emphasize switching single occupancy trips to transit trips. To address this challenge, the Guidelines highlight the analysis and consideration of transit access and evaluation of non-motorized transportation infrastructure.”

TECHNICAL MEMORANDUM

DATE: June 23, 2023
TO: John Robertson, PE
FROM: Kyle Stahley, PE
Charles Allen, PE, PTOE
SUBJECT: Transportation Impact Study Guidelines

This memorandum includes the transportation impact study guidelines prepared for Park City. The guidelines are based on recommendations from the ITE Recommended Practice manual for *Multimodal Transportation Impact Analysis for Site Development* along with guidance from the UDOT *Traffic Impact Study Requirements*. The guidelines were reviewed and revised by Park City staff and a third-party engineering consultant.

PARK CITY TRANSPORTATION IMPACT STUDY (TIS) GUIDELINES

The following guidelines have been approved by the City Engineer's Office of Park City Municipal Corporation and reviewed by the Planning Commission to provide a framework for when a transportation impact study may be required for new land use developments or redevelopments in Park City. The required contents of the transportation impact study are also provided in these guidelines.

Transportation impact studies should be submitted to the City concurrent with or prior to submittal of the development application as action will not be taken on the application until final approval of the transportation impact study. Along with the transportation impact study, the intake checklist attached at the end of this document should be completed and included with the submittal.

Project Scoping Memo

A scoping memo should be prepared and submitted to the City Engineering department prior to beginning the transportation impact study to clarify the proposed development project details. The scoping memo should include the following items:

- Description of the proposed development's land uses,
- Anticipated construction schedule,
- Preliminary site plan,
- Project location and site access,
- Estimated vehicular trip generation and mode share assumptions,
- Project trip distribution,
- Proposed study intersections,
- Proposed traffic volume growth rates, and
- Any other relevant project-specific information.

Given the unique nature of vehicle traffic and seasonal patterns in Park City, city staff may amend the impact study requirements on a project-by-project basis.

Study Requirement Threshold

A transportation impact study is required when a proposed development or redevelopment will generate 25 or more net new vehicle trips during the weekday AM or PM peak hour or other analysis hour at the discretion of Park City staff.

Table 1 shows the approximate land use size that would generate 25 new vehicle trips during the weekday PM peak hour. In addition to the weekday PM peak hour, the weekday AM peak hour should also be reviewed to estimate the trip generation of the proposed development. Studies are only required to analyze the peak hours in which the proposed project would be anticipated to generate 25 or more vehicle trips. Proposed developments may take credit for the vehicle trips generated by existing land uses to be replaced on the project site.

Table 1. Approximate Size of Development to Generate 25 Weekday PM Peak Hour Trips

Land Use	ITE Land Use Code	Land Use Size
Single Family Detached Housing	210	25 dwelling units
Single Family Attached Housing	215	45 dwelling units
Multifamily Housing (Mid-Rise)	221	60 dwelling units
Hotel	310	40 rooms
General Retail	822	3,000 sf
Office	710	15,000 sf
Sit-Down Restaurant	932	2,500 sf
Fast Food / Fast Casual Restaurant	934	800 sf

Source: ITE *Trip Generation*, 11th Edition

Study Area Intersections

All transportation impact studies will analyze at least five main intersections in Park City, including the following:

- Park Avenue / Kearns Boulevard,
- Bonanza Drive / Kearns Boulevard,
- Comstock Drive / Kearns Boulevard,
- Park Avenue / Deer Valley Drive, and
- Bonanza Drive / Deer Valley Drive.

In addition to the required intersections listed above, the study should also analyze the site access driveway to the public roadway and intersections based on the following criteria:

- Roundabouts or traffic signals impacted by 20 or more new weekday peak hour vehicle trips,
- Stop-controlled intersections impacted by 20 or more combined new weekday peak hour vehicle trips on stop-controlled approaches, and
- Any additional study intersections (including side-street stop-controlled intersections) at the discretion of city staff based on the proposed project's location, size, or land use type.

Study Time Period

The design day for the transportation impact study should reflect a typical Friday during the peak winter (January to mid-March) period. Friday was chosen as the design day due to the combination of typical day-to-day traffic

including school and employment as well as increased weekend visitor traffic. The required study time periods include the highest one hour of adjacent street traffic during the AM (8-10 a.m.) peak and PM (3:30-5:30 p.m.) peak hours.

Traffic Data

Existing traffic data will be collected by Park City at the five core signalized intersections (listed above) during the peak winter period and provided to the project developer for each of the required peak study periods. Traffic data at additional locations should be collected by the project developer at each intersection for each required peak period and adjusted using seasonal adjustment factors shown in Table 2. At some intersections, it may be appropriate to increase or decrease specific movements (e.g., those which would or would not be affected by seasonal traffic) by higher percentages than others; however, the total entering intersection volume should be adjusted consistent with the seasonal adjustment factor shown. The methodology used to factor intersection traffic volumes should be described in detail in the transportation impact study.

Proposals to use alternate traffic count data or alternate seasonal adjustment factors should be clearly stated with justifying information in the project scoping memo for approval by City Engineering staff.

Table 2. Traffic Count Adjustment Factors (Estimated Percent of Peak)

Count Season	AM Peak Hour	PM Peak Hour
Winter (11/1-4/1)	100%	100%
Spring (4/1-6/15)	70%	70%
Summer (6/15-9/1)	75%	85%
Fall (9/1-11/30)	75%	80%

Source: UDOT Continuous Count Station Data, 2022

Project Trip Generation

Site-generated trips for all modes of travel (e.g., vehicular, walking, bicycling, and transit) expected for the proposed development should be estimated using trip generation rates and methodologies described in the most recent editions of the ITE *Trip Generation* and ITE *Trip Generation Handbook*. Trip generation rates published in *Trip Generation* for the weekday peak hours may be used if Friday-specific data is not available for the project land uses(s). When available, additional information collected from surveys of similar developments, local mode share data, or US Census data can also be utilized to aid in calculations of trip generation and mode split estimates. Assumptions used to determine the trip generation (including transit and non-motorized transportation mode splits), as well as any supplemental backup data, should be clearly described and documented in the project scoping memo for approval and in the completed transportation impact study.

Project Trip Distribution and Assignment

The project trip distribution should be determined using the best available information for the area with project trips assigned to the roadway network using realistic routing estimates. The methodology and assumptions used to develop the project trip distribution should be outlined and documented in the scoping memo and the completed transportation impact study.

Traffic Volumes

Traffic volumes should be developed for the following analysis scenarios:

- Existing,

- Year of project opening (if different from existing) without project-generated traffic volumes (baseline),
- Year of project opening with project-generated traffic volumes,
- Ten years beyond year of project opening without project-generated traffic volumes, and
- Ten years beyond year of project opening with project-generated traffic volumes.

Any intermediate project phases anticipated to be completed and occupied before project buildout should also be evaluated.

Existing traffic volumes should be based on counted and seasonally adjusted traffic data. Future, without-project traffic volumes should be developed using annual growth rates determined from the Summit County Transportation Demand Model as well as include traffic volumes from other in-process developments that have been submitted with complete applications but yet to be constructed. Park City staff will provide a list of in-process projects to be considered.

Traffic Operations Analysis

Traffic operations at study intersections should be analyzed using the most recent *Highway Capacity Manual* methodology. Peak hour factors should be calculated and applied to the intersection as a whole, whereas heavy vehicle percentages should be applied by approach or individual movement. Each study intersection's level of service (LOS) and average vehicle delay should be reported. The City requires an operational standard for intersections that maintains overall steady traffic conditions with higher densities that may experience congestion on critical approaches, equivalent to LOS D or better.

In addition to vehicular level of service, the 50th and 95th percentile queue lengths and available queue storage should be reported for each intersection. At intersections where the 50th percentile peak hour queue exceeds the available storage, the traffic operations analyses should be reviewed to determine if spillback queueing affects the traffic operations at other intersections within the roadway network.

Context-sensitive mitigation measures should be examined for intersections that exceed the level of service standard or produce queues that affect traffic operations at other intersections. These measures may include, but are not limited to, the implementation of transportation demand management and trip reduction agreements, physical roadway improvements, and/or changes to traffic control or optimization of traffic signal timing.

Software files for all analysis and mitigation scenarios should be submitted to the City Engineers office along with the transportation impact study.

Site Access Analysis

The connection of how each vehicular site access connects to the existing roadway system and the level of service at each access point should be evaluated. Include analysis showing the driveway sight triangles meet sight distance requirements published in the AASHTO *A Policy on Geometric Design of Highways and Streets*. The access points for people walking and biking to the proposed development should be described. The location of commercial vehicle access for loading/unloading and deliveries should be evaluated.

Parking

The parking demand for the proposed project should be estimated and compared to the proposed supply and the requirements specified in the Park City Municipal Code. Reductions to the parking supply requirements described in the Park City Municipal Code may be presented for Planning Commission approval. Coordination with Park City planning department staff should be initiated before submittal of the study for any parking reduction requests.

The location, access, and quantity of on-site bicycle parking that is being provided for both short-term users and secure, long-term use should also be documented.

Traffic Safety

Historical crash data should be summarized at each study intersection for the previous five-year period using records from the Numetric database. Crash patterns should be identified and described along with anticipated changes that could occur with the proposed project's development. For any proposed roadway improvements, a safety analysis using crash modification factors as outlined in the AASHTO *Highway Safety Manual* should be conducted to compare the predictive safety of different types of treatments that could be implemented at the location.

Non-Motorized Transportation

The estimated mode share and number of trips for people walking and bicycling to the proposed development, completed as part of the trip generation, should be documented. The pathways and routes people will use to connect to the non-motorized transportation network (including any planned improvements) should be documented.

Transit Access Analysis

Existing transit lines and service headways within one-quarter mile of the proposed project should be documented. The estimated mode share and number of trips for people walking to transit, completed as part of the trip generation, should be described along with evaluating the safe walking route and estimated distance to access the nearby transit stops from the proposed development.

Park City Transportation Impact Study (TIS) Intake Checklist

Project Address: _____

Project Land Use(s) and Quantity: _____

TIS Scoping Memo Submittal Date: _____ Approval Date: _____

ITE *Trip Generation* Edition: _____

Weekday AM Peak Hour Net New Trip Generation: _____

Analysis Required: Yes ☐ No ☐

of Study Intersections: _____

Weekday PM Peak Hour Net New Trip Generation: _____

Analysis Required: Yes ☐ No ☐

of Study Intersections: _____

Traffic Operations Analysis Software / Edition: _____

AASHTO *A Policy on Geometric Design of Highways and Streets* Edition: _____

ITE *Parking Generation* Edition: _____

Proposed Parking Supply: _____

Estimated Parking Demand: _____

Crash Records Source / Years: _____

Planning Commission Staff Report



Subject: 2346 Park Avenue – Peaks Hotel
Application: PL-23-05669
Authors: Spencer Cawley, Planner II
Date: June 28, 2023
Type of Item: Administrative –Conditional Use Permit

Recommendation

(I) Open a public hearing, and (II) consider continuing the public hearing to modify the Peaks Hotel Conditional Use Permit for the installation of a tent to July 26, 2023.

Description

Applicant: Park City Peaks Hotel
Sean Rayner, representative

Location: 2346 Park Avenue

Zoning District: Residential Development – Medium Density (RDM)

Adjacent Land Uses: Multi-Unit Dwellings, Single-Family Dwellings, and Saddle View Office Park.

Reason for Review: Tents installed for longer than 14 days and more than five times per year require approval by the Planning Commission consistent with Conditional Use Criteria in LMC § 15-1-10¹

Planning Staff is working with the Applicant to review parking counts and Conditions of Approval as outlined in the June 15, 2022, Final Action Letter.

¹ LMC [§ 15-4-16\(A\)\(7\)](#)

Planning Commission Staff Report



Subject: 729 Rossie Hill Drive
Application: PL-23-05604
Author: Rebecca Ward
Date: June 28, 2023
Type of Item: Conditional Use Permit – Nightly Rental

Recommendation

(I) Open a public hearing, and (II) continue the public hearing on the 729 Rossie Hill Nightly Rental Conditional Use Permit to July 12, 2023.

Description

Applicant: William Hludzinski
Location: 729 Rossie Hill Drive
Zoning District: Historic Residential Low - Density
Adjacent Land Uses: Multi-Unit Dwellings, Recreation and Open Space
Reason for Review: The Planning Commission Reviews and takes Final Action on Conditional Use Permits

Exhibit A – Public Input

Rebecca,

Thank you for the recent information you provided to me regarding the upcoming Conditional Use Permit applications for Nightly Rentals for the new Lilac Hill homes at 729 and 755 Rossie Hill Drive. You were very helpful and I appreciate your responsiveness. This email provides the comments I would like included in the packet for the Planning Commission meeting on June 28, 2023. Please confirm that you received this message and that it will be included in the packet.

My husband and I are full-time residents of Sunspot Condos, which are directly across Deer Valley Drive from Rossie Hill. Although we were sorry to see the original miner's cabins modified, we are thrilled with the way the project has turned out. The decision to create single family residences has increased the neighborhood feel of this lower Deer Valley community.

However, the request to permit nightly rentals is contrary to this neighborhood feel. I've summarized our comments below:

1) **Parking** - The new homes have very limited garage space or off-street parking. Nightly rentals are typically "event" rentals - not family vacations, which means for homes with 4 - 5 bedrooms the number of cars could be significant and most will park on a street that already has parking issues.

2) **Party houses** - As we have already seen throughout our community, nightly rentals are often party houses (for example, recent new builds in Solamere). Many communities in Park City are now moving to minimum stays - often 5 or more nights - to reduce noise and bad behavior. We should learn from those previous mistakes and be proactive about new requests. Let's not have another reason to call out the Park City Police for noise complaints.

3) **Saturation of nightly rentals** - Numerous "grandfathered" nightly rentals already exist in the neighborhood. One of the messages in the recently produced "Sustainable Tourism Plan for Park City" is for residents to feel connected to the community. Another message in the plan is for residents to support tourism. Allowing yet more nightly rental is counter to those efforts.

I appreciate the opportunity to comment on this important issue and I hope the Planning Commission will consider these points and refuse the request to grant nightly rentals for these properties.

Best regards,

Rachel and Scott Sahlman
625 Deer Valley Drive, Unit A2
Park City, UT 84060

Planning Commission Staff Report



Subject: 755 Rossie Hill Drive
Application: PL-23-05605
Author: Rebecca Ward
Date: June 28, 2023
Type of Item: Conditional Use Permit – Nightly Rental

Recommendation

(I) Open a public hearing, and (II) continue the public hearing on the 755 Rossie Hill Nightly Rental Conditional Use Permit to July 12, 2023.

Description

Applicant: William Hludzinski
Location: 755 Rossie Hill Drive
Zoning District: Historic Residential Low - Density
Adjacent Land Uses: Multi-Unit Dwellings, Recreation and Open Space
Reason for Review: The Planning Commission Reviews and takes Final Action on Conditional Use Permits

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

Exhibit A – Public Input

Rebecca,

Thank you for the recent information you provided to me regarding the upcoming Conditional Use Permit applications for Nightly Rentals for the new Lilac Hill homes at 729 and 755 Rossie Hill Drive. You were very helpful and I appreciate your responsiveness. This email provides the comments I would like included in the packet for the Planning Commission meeting on June 28, 2023. Please confirm that you received this message and that it will be included in the packet.

My husband and I are full-time residents of Sunspot Condos, which are directly across Deer Valley Drive from Rossie Hill. Although we were sorry to see the original miner's cabins modified, we are thrilled with the way the project has turned out. The decision to create single family residences has increased the neighborhood feel of this lower Deer Valley community.

However, the request to permit nightly rentals is contrary to this neighborhood feel. I've summarized our comments below:

1) **Parking** - The new homes have very limited garage space or off-street parking. Nightly rentals are typically "event" rentals - not family vacations, which means for homes with 4 - 5 bedrooms the number of cars could be significant and most will park on a street that already has parking issues.

2) **Party houses** - As we have already seen throughout our community, nightly rentals are often party houses (for example, recent new builds in Solamere). Many communities in Park City are now moving to minimum stays - often 5 or more nights - to reduce noise and bad behavior. We should learn from those previous mistakes and be proactive about new requests. Let's not have another reason to call out the Park City Police for noise complaints.

3) **Saturation of nightly rentals** - Numerous "grandfathered" nightly rentals already exist in the neighborhood. One of the messages in the recently produced "Sustainable Tourism Plan for Park City" is for residents to feel connected to the community. Another message in the plan is for residents to support tourism. Allowing yet more nightly rental is counter to those efforts.

I appreciate the opportunity to comment on this important issue and I hope the Planning Commission will consider these points and refuse the request to grant nightly rentals for these properties.

Best regards,

Rachel and Scott Sahlman
625 Deer Valley Drive, Unit A2
Park City, UT 84060

Planning Commission Staff Report



Subject: 2200 Monitor Drive
(Holiday Village Apartments)
1776 Kearns Boulevard
(Parkside Apartments)
HOPA Affordable Master Planned Development

Applications: PL-22-05473 and PL-23-05511

Author: Rebecca Ward, Assistant Planning Director

Date: June 28, 2023

Type of Item: Affordable Master Planned Development &
Conditional Use Permit

Recommendation

(I) Review the HOPA Affordable Master Planned Development and Multi-Unit Dwelling Conditional Use Permit to redevelop the Holiday Village and Parkside Apartments and construct 317 affordable units, (II) conduct a public hearing, and (III) consider approving the proposal based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

The Applicant proposes:

- Subdividing four Parcels totaling 6.89 acres into seven Lots
- Building a shared underground Parking Structure
- Redeveloping the Holiday Village Apartments (80 existing affordable units) with 217 affordable units
- Redeveloping the Parkside Apartments (42 existing affordable units) with 100 affordable units
- Constructing the project in phases to allow for resident relocation

Description

Applicant: Mountainlands Community Housing Trust (MCHT)
Elliott Workgroup, Applicant Representative

Location: 2200 Monitor Drive (Holiday Village Apartments)
1776 Kearns Boulevard (Parkside Apartments)

Zoning District: Residential Development
Frontage Protection Zone Overlay

Adjacent Land Uses: Church to the north
Park City School District Campus to the east
Park Meadows Plaza Subdivision to the south
Holiday Ranchettes Subdivision to the west

Reason for Review: The Planning Commission reviews, conducts a public hearing, and takes Final Action on Affordable Master Planned Developments¹ and Conditional Use Permits²

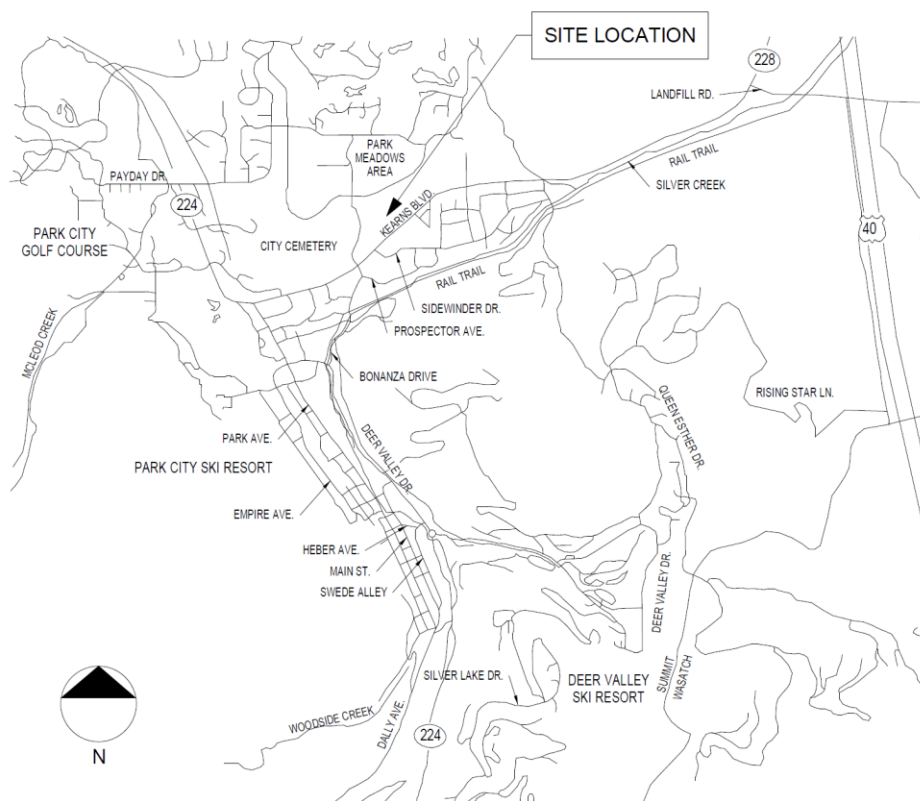
AMPD Affordable Master Planned Development
CUP Conditional Use Permit
LMC Land Management Code

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

Background

The Applicant proposes the HOPA Affordable Master Planned Development (AMPD) and Multi-Unit Dwelling Conditional Use Permit (CUP) to redevelop 6.89 acres—Parcels PCA-2-2302 and PCA-2-2306 (Holiday Village Apartments) and Parcels PCA-2-2307 and PCA-2-2307-A (Parkside Apartments)—north of Kearns Boulevard and east of Monitor Drive, shown on the Applicant's Vicinity Map below:

VICINITY MAP



¹ LMC [§ 15-12-15\(A\)\(5\)](#)

² LMC [§ 15-12-15\(6\)](#)

Holiday Village Apartments

On April 16, 1975, the Planning Commission approved a Planned Unit Development for the construction of 80 affordable units at 2200 Monitor Drive (Parcel PCA-2-2302 and PCA-2-2306), known as the Holiday Village Apartments. The images of the property below are taken from Google Maps:



Parkside Apartments

In 1982, the Planning Commission approved a Conditional Use Permit for the construction of 42 affordable units at 1776 Kearns Boulevard (Parcels PCA-2-2307 and PCA-2-2307-A), known as the Parkside Apartments. The image of the property below is taken from Google Maps:



The image below from the City's Parcel Viewer, highlights the HOPA AMPD acreage in green:



The Planning Commission reviewed the HOPA AMPD on the following dates:

- March 22, 2023 – work session ([Staff Report and Exhibits](#), Item 6A; [Minutes](#))
 - The Commission requested additional information regarding the Applicant's parking management plan, internal and neighborhood pedestrian connectivity, bike parking, current resident modes of transportation, Area Median Income breakdown for residents, existing and proposed open space, common space square footage and uses, existing and proposed unit configurations, available roof space, maximum occupancy, soil mitigation plans, and long-term maintenance plans. The

Commission recommended the Applicant shift the elevator shafts along Monitor Drive to the project interior.

- April 26, 2023 – site visit; public hearing ([Staff Report and Exhibits](#), Item 5C; [Minutes](#), p. 13)
 - The Planning Commission requested current data on traffic and parking, maximum occupancy, covered outdoor bike parking, childcare, property management, sidewalk widths, Kearns Boulevard access, and a community garden. A majority of Planning Commissioners voiced support for the Applicant's proposed parking count of 268 for a traffic impact study baseline.
- May 24, 2023 – public hearing ([Staff Report and Exhibits](#), Item 6A; [Minutes](#), p. 2)
 - The Planning Commission requested information on a bus pullout along Monitor Drive and recommended the Applicant consider a bike share station on site, evaluate emergency underground parking access from Kearns and building height, provide information on childcare within one mile of the property, and provide equitable bike parking for Buildings A and D.

Based on Planning Commission input, the Applicant submitted the following:

- Updated Parking Management Plan
- Internal and neighborhood pedestrian connectivity improvements
- Increased enclosed bike storage and covered outdoor bike parking
- Data outlining current resident modes of transportation
- Area Median Income breakdown for residents
- Existing and proposed open space comparison
- Common space square footages and uses
- Existing and proposed unit configurations
- Available roof space
- Maximum occupancy
- Geotechnical report
- Long-term maintenance plans
- Bike share installation
- Emergency access from Kearns to the underground parking structure
- Childcare centers in the neighborhood
- Equitable bike parking for Buildings A and D

These items are included in the Exhibits and addressed in the Analysis Section below.

Analysis

(I) The HOPA proposal complies with Land Management Code Chapter 15-6.1 *Affordable Master Planned Developments*.

On February 25, 2021, the City Council adopted [Ordinance No. 2021-10](#) to establish AMPDs to:

- Incentivize public, private, and public-private development of affordable units for the workforce of Park City,
- Create developments that include market-rate and affordable units and increase housing opportunities that are affordable to a wide range of incomes,
- Increase building height and density and decrease parking requirements for affordable units if impacts to the community are mitigated,
- Ensure neighborhood compatibility, and
- Encourage mixed-use, walkable, and sustainable development and redevelopment that provides innovative and energy efficient design, including innovative alternatives to reduce impacts of the automobile on the community.³

The Planning Commission must make fourteen findings when reviewing an AMPD, outlined below with analysis:⁴

(1) The HOPA AMPD exceeds the requirement that at least 50% of the Residential Unit Equivalents be affordable – the HOPA AMPD is 100% affordable

The HOPA AMPD exceeds the Land Management Code (LMC) requirements. AMPDs must contain at least ten Residential Unit Equivalents (20,000 square feet).⁵ The HOPA AMPD contains 145 RUEs (291,185 square feet). At least 50% of the Residential Unit Equivalents must be affordable units⁶ – units that are priced to households with incomes at or below 80% of Area Median Income.⁷ The HOPA AMPD proposes 317 affordable units and no market-rate units.

Staff recommends the following Conditions of Approval outlining the requirements of LMC [§ 15-6.1-13](#) *Deed Restrictions* for long-term affordability:

Condition of Approval 7 – Prior to a certificate of occupancy, provisions to ensure continued affordability shall be embodied in legally binding deed restrictions, approved by the City Attorney, and recorded with the County.⁸

Condition of Approval 8 – The deed restrictions shall conform with the requirements outlined in the Park City Affordable Housing Resolution No. 05-2021 or as otherwise determined by the Park City Housing Authority.⁹

Condition of Approval 9 – The deed restrictions shall continue in full force and effect for a period not less than forty years. Upon expiration of

³ LMC [§ 15-6.1-1](#)

⁴ LMC [§ 15-6.1-12](#)

⁵ LMC [§ 15-6.1-2\(A\)](#)

⁶ LMC [§ 15-6.1-2\(B\)](#)

⁷ LMC [§ 15-15-1](#)

⁸ LMC [§ 15-6.1-13\(A\)](#)

⁹ LMC [§ 15-6.1-13\(B\)](#)

the initial forty-year term, or any subsequent term, the City shall have six months in which to determine, based on an independent market study, that the affordable units within the AMPD are no longer necessary to satisfy the affordable or workforce housing needs of the City. The City Council or its successor shall make the final determination of such continuing need, and if the City makes no such determination, the deed restrictions shall automatically renew for one or more additional ten-year terms.¹⁰

Condition of Approval 10 – The property owner shall submit to the City an annual compliance report as amended from time to time by the City or its designee, verifying deed restriction compliance.

(2) The HOPA AMPD complies with the requirements of the Land Management Code

2200 Monitor Drive (Holiday Village Apartments) and 1776 Kearns Boulevard (Parkside Apartments) are within the RD Zoning District. AMPDs are allowed in the Residential Development Zoning District.¹¹ Density for AMPDs is not determined by the underlying Zoning District, but is volume based and determined by the AMPD setbacks, building height, and open space regulations.¹²

(3) The HOPA AMPD, as conditioned, meets the requirements of LMC Chapter 15-6.1

AMPD regulations outline setbacks, building height, facades, and site planning requirements, detailed below:

AMPD Setbacks

The minimum setback around the exterior boundary of an AMPD is 25 feet for property greater than two acres.¹³ The HOPA AMPD acreage is 6.89, requiring a 25-foot perimeter setback. The Applicant proposes a minimum 25-foot perimeter setback. The project is within the Frontage Protection Zone, requiring a 100-foot setback from Kearns Boulevard. The Applicant proposes no structures within the Frontage Protection Zone setback.

¹⁰ LMC [§ 15-6.1-13\(C\)](#)

¹¹ LMC [§ 15-6.1-3\(A\)\(1\)](#)

¹² LMC [§ 15-6.1-6\(A\)](#)

¹³ LMC [§ 15-6.1-7\(A\)](#)



Regarding interior setbacks, this AMPD is unique – generally an AMPD is reviewed as one lot with a perimeter setback and interior flexibility. However, for financing and phasing reasons, the Applicant proposes subdividing the acreage into seven lots. The Residential Development Zoning District requires a 12-foot side setback¹⁴ and a 15-foot rear setback.¹⁵ As mentioned above, the Applicant satisfies the 25-foot perimeter setback and the 100-foot Frontage Protection Overlay setback, so Residential Development Zoning District rear and front setback requirements are exceeded.

The Applicant satisfies the 12-foot internal side setback for Buildings D, E, G, and F. However, the interior setbacks between Buildings A, B, and C, are reduced to ten feet for portions of the façade. LMC [§ 15-2.13-3\(H\)](#) states “[t]he Planning Commission may vary side setbacks in Subdivisions and Master Planned Developments. In no case shall the Planning Commission reduce side setbacks to less than ten feet (10’) between structures except as provided in Section 15-2.13-3(F)(2) [regarding connected structures].”

Additionally, LMC [§ 15-6.1-7\(D\)](#) states the Planning Commission may reduce setbacks within the project boundary to match an abutting zone-required setback provided the project meets the minimum International Building Code and Fire Code requirements,

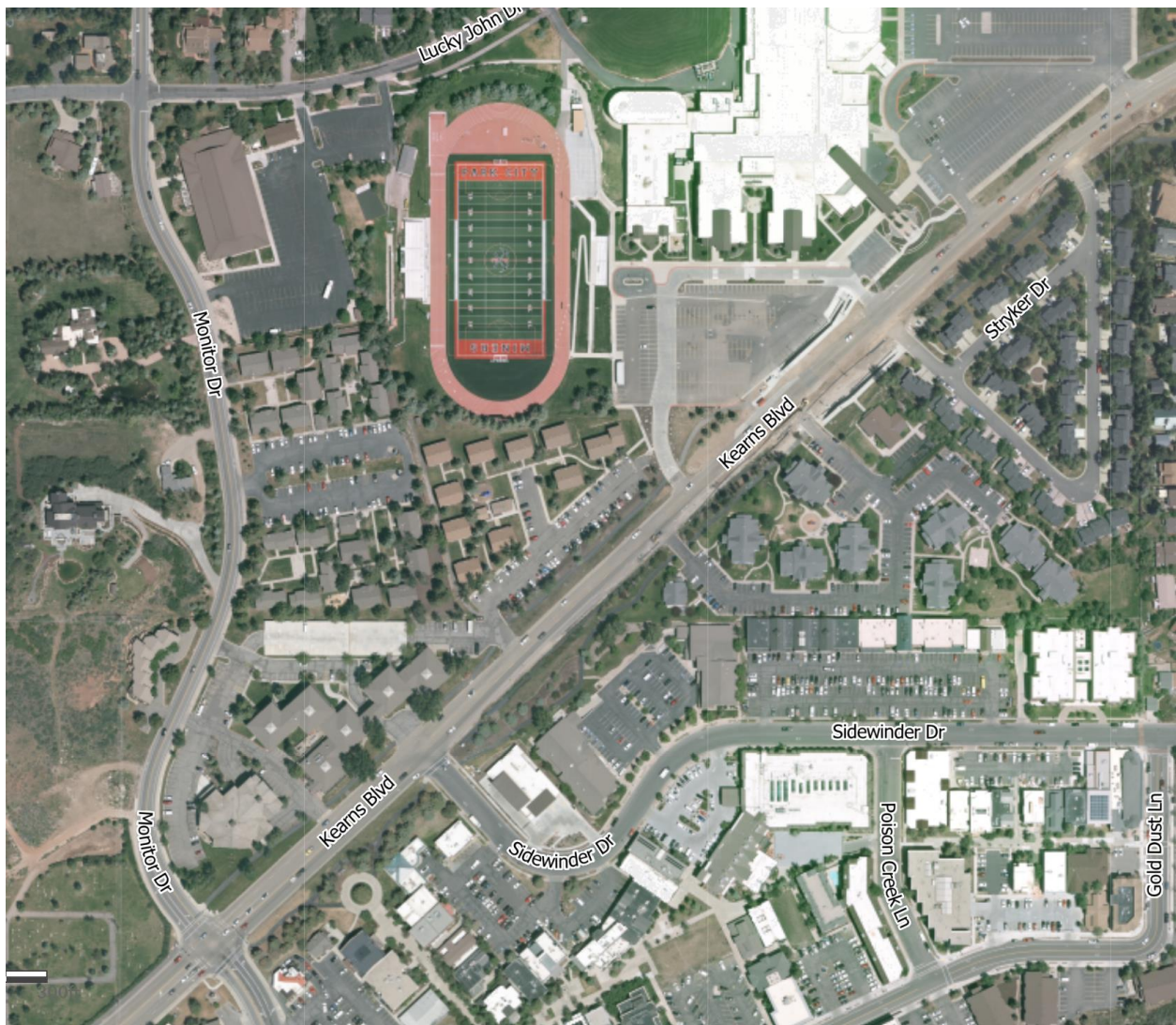
¹⁴ LMC [§ 15-2.13-3\(F\)](#)

¹⁵ LMC [§ 15-2.13-3\(D\)](#)

maintains the general character of the surrounding neighborhood in terms of mass, scale, and spacing between structures, and meets open space criteria.

The Building and Park City Fire District reviewed the project for conformance as part of the Development Review Committee process on February 7, 2023, March 7, 2023, and June 6, 2023. The properties to the west are zoned Single-Family. However, the Single-Family area is west of the project and is buffered by the 25-foot perimeter setback.

The properties directly to the south are zoned General Commercial. The General Commercial Zoning District side setback is ten feet and the Applicant requests this interior ten-foot setback for Buildings A, B, and C to conform with the adjacent General Commercial Zoning District and the commercial and residential development to the south of the property shown in the image below.¹⁶ The Applicant exceeds open space requirements and respects the requirements of the Frontage Protection Zone.



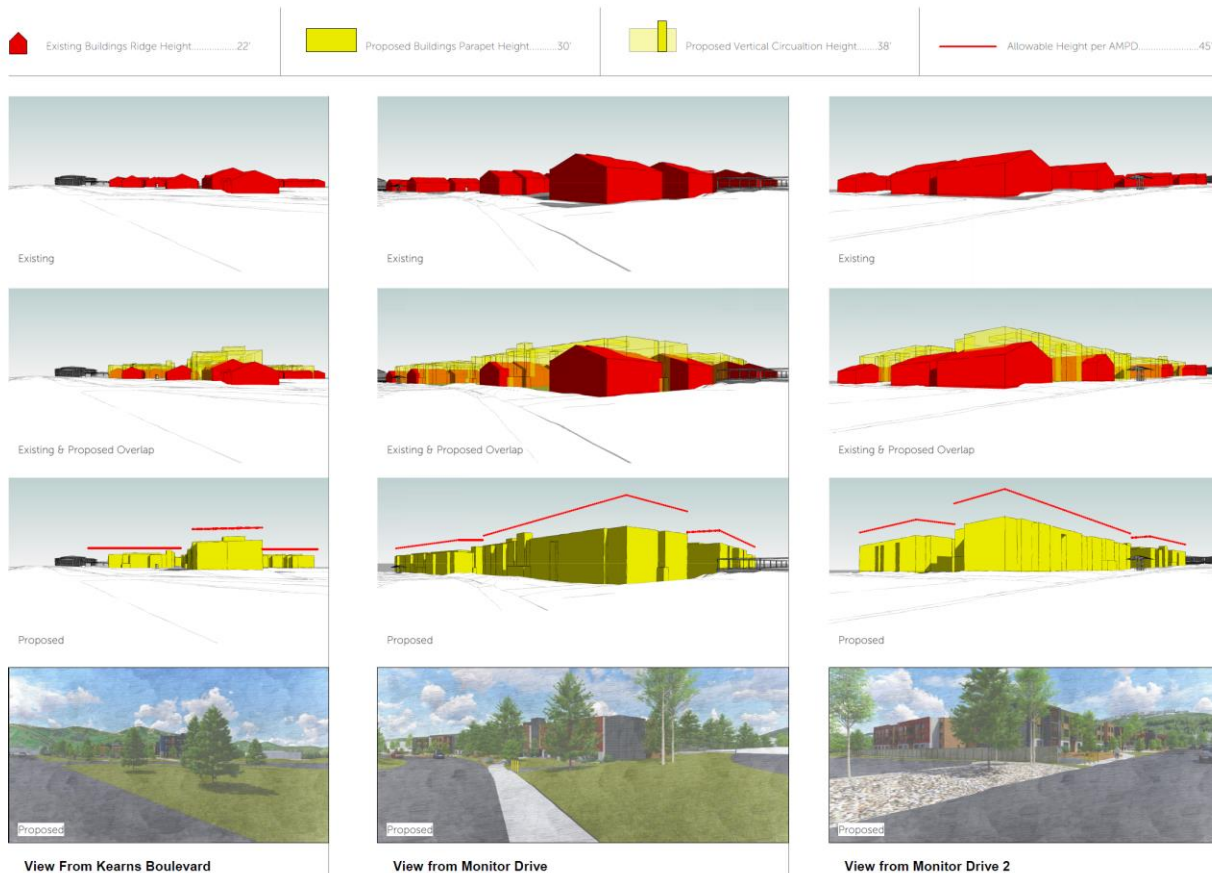
¹⁶ LMC [§ 15-2.18-3\(E\)](#)

AMPD Building Height

Maximum building height for an AMPD is 45 feet from existing grade and requires the following:

- A ten-foot stepback on all perimeter building façade planes from the underlying Zoning District building height¹⁷
- Infrastructure is in place or can be updated to meet increased demand
- Building façade variation compliance¹⁸

The maximum building height required in the Residential Development Zoning District for the building façade perimeters is 28 feet measured from existing grade with a five-foot exception for mechanical equipment screening.¹⁹ The HOPA AMPD is below the allowed 45-foot building height after the ten-foot stepback from the building façade perimeter. The Applicant's submittal illustrates the existing building ridge height of 22 feet, the proposed building parapet height at 30 feet, the vertical circulation height of 38 feet, in comparison with the allowable height of 45 feet:



¹⁷ LMC [§ 15-6.1-8\(A\)](#)

¹⁸ LMC [§ 15-6.1-8\(A\)](#)

¹⁹ LMC [§ 15-2.13-4](#)

Condition of Approval 11: The Applicant's building permit plans and building heights shall substantially conform to the plans dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023.

AMPD Facades

Buildings greater than 60 feet but less than 120 feet in length must include a prominent shift in the form of either a ten-foot change in façade alignment or building height²⁰ and buildings with a façade that exceeds 120 feet must provide a shift in the mass at each 120-foot interval or less in the form of a 15-foot change in building façade or height. Please see the Applicant's Façade Variation demonstrating compliance for each building (Exhibit B, AMPD-103, AMPD-114, AMPD-123, AMPD-133, AMPD-144, AMPD-154, AMPD-164).

Site Planning

Clustered development – development shall be clustered on the most developable and least visually sensitive portions of the site.²¹ The Applicant proposes no structures within the Frontage Protection Zone, 100 feet from Kearns Boulevard. The Applicant incorporated Planning Commission input and shifted the elevator shafts along Monitor Drive to the project interior.

Grading – Projects shall be designed to minimize grading and the need for large retaining structures; roads, utility lines, and structures should be designed to work with existing grade; cuts and fills shall be minimized.²² The Applicant proposes construction of seven underground parking garages, which will not be visible upon project completion. The project redevelops existing site disturbance and there are no proposed or required retaining walls incorporated into the landscaping. See Exhibit B AMPD-007 to review the Applicant's Grading Plan and AMPD-008 to review the Applicant's Utility Plan.

Trails – Existing trails shall be incorporated into the open space elements of the project and maintained in their existing location whenever possible. Applicants may be required to grant the City a trail easement to connect proposed trails with existing trails consistent with the Park City Trails Master Plan.²³ A paved bike and pedestrian trail runs north, parallel to Kearns Boulevard. Currently, a fence separates the Holiday Village and Parkside Apartments. The proposed redevelopment opens the area with internal north-south and east-west pedestrian and bike paths, improving access to the paved trail.

The Applicant's Walk/Bike Study illustrates destinations within ¼ mile, ¾ mile, and 1

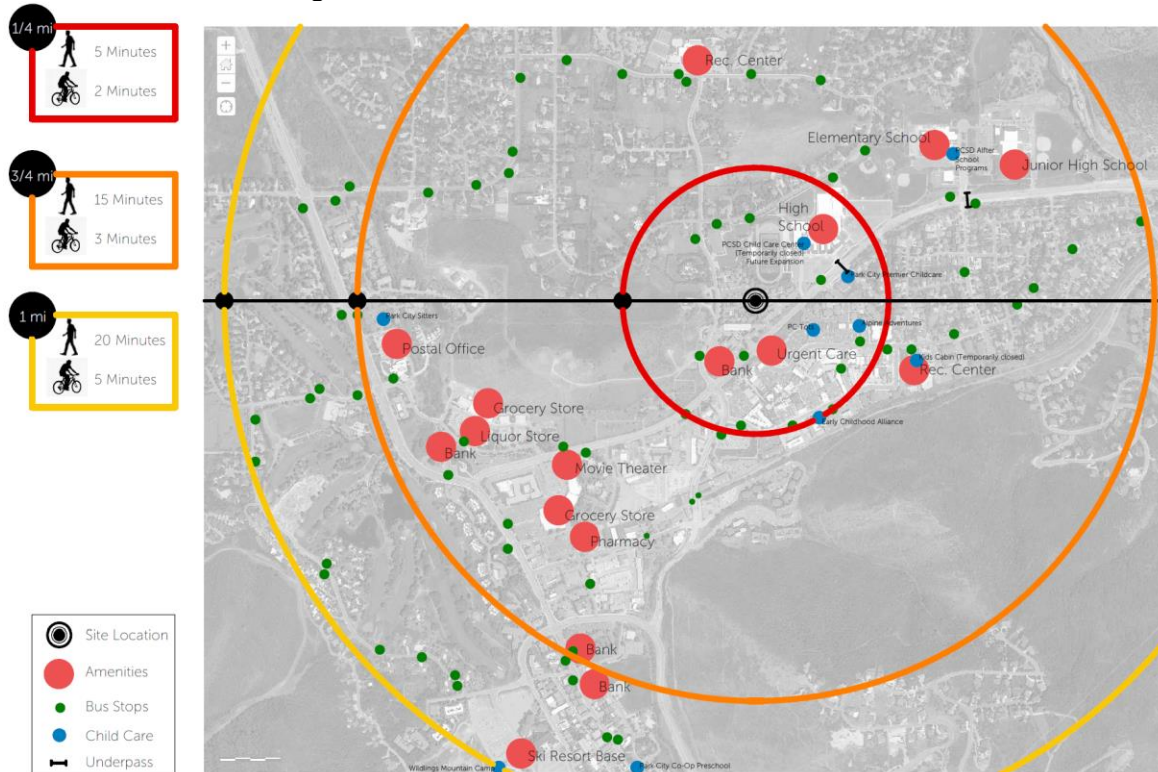
²⁰ LMC [§ 15-6.1-8\(D\)](#)

²¹ LMC [§ 15-6.1-11\(A\)](#)

²² LMC [§ 15-6.1-11\(B\)](#)

²³ LMC [§ 15-6.1-11\(C\)](#)

mile of the site, including north-south tunnel connections below Kearns Boulevard:

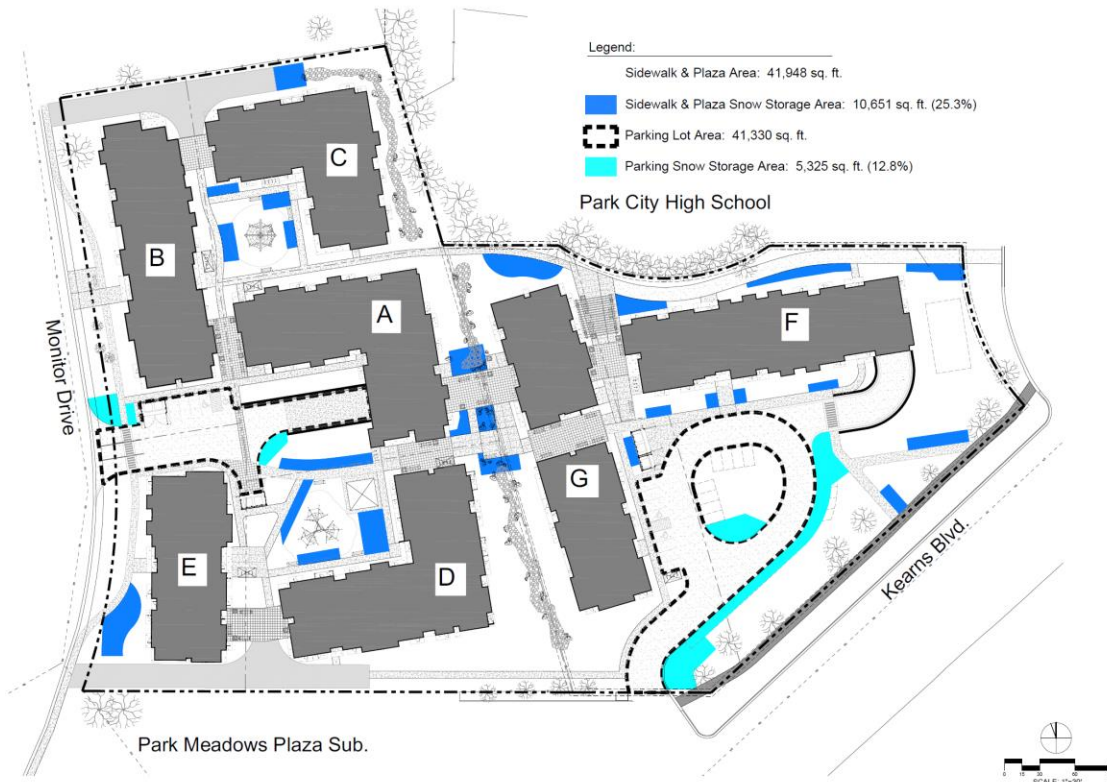


Internal Circulation – Adequate internal vehicular, pedestrian, and bicycle circulation shall be provided. Pedestrian and bicycle circulations shall be separated from vehicular circulation and shall provide safe travel within the boundaries of the AMPD and to adjoining public sidewalks, trails, and rights-of-way.²⁴ As noted above, in the current configuration, a fence separates Holiday Village and Parkside Apartments. The Applicant's Site Plan creates north-south and east-west internal connectivity, improving overall internal circulation for residents, and providing additional connections to the greater neighborhood.

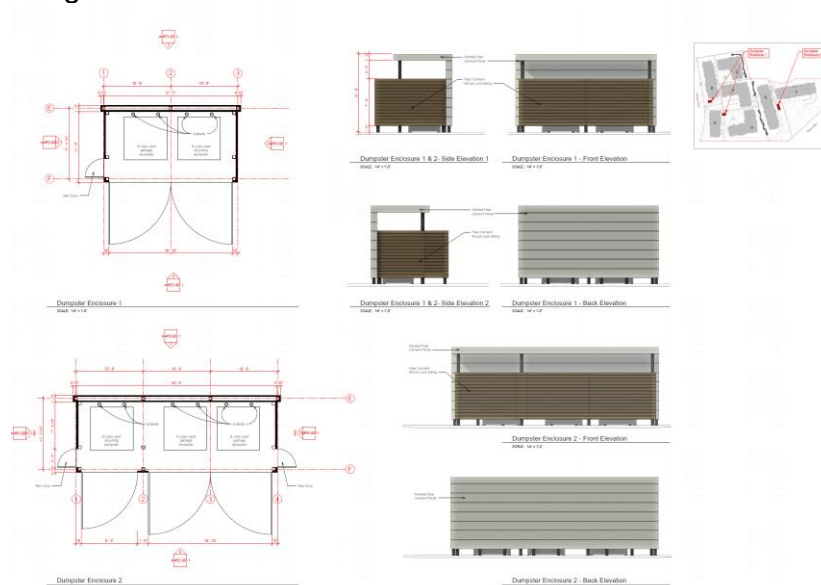
Snow Removal – Areas for adequate snow removal and snow storage are required.²⁵ The Applicant proposes 10,651 square feet for sidewalk and plaza snow storage (25.3%) and 5,325 square feet for parking snow storage area (12.8%).

²⁴ LMC [§ 15-6.1-11\(D\)](#)

²⁵ LMC [§ 15-6.1-11\(E\)](#)



Trash and Recycling – Adequate trash and recycling containers must be included with circulation for pick-up vehicles and convenient pedestrian access.²⁶ The Applicant proposes installing three enclosed dumpsters on site with garbage and recycling. The enclosures are proposed to be constructed with painted fiber cement panels and fiber cement wood siding.



²⁶ LMC [§ 15-6.1-11\(F\)](#)

Condition of Approval 12 – Final dumpster enclosure locations shall be approved by Republic Services and shall not encroach into site setbacks. Recycling shall be provided for but not be limited to glass, paper, plastic, cans, cardboard or other household generated recyclable and scrap materials.

Transportation Amenities – The site plan must include drop-off areas for van and shuttle service and a bus stop if applicable.²⁷ The Applicant proposes drop-off areas for van and shuttle service through a turnaround accessed from Kearns Boulevard:



Please see Section (14) for transit analysis.

Service and Delivery – Access and loading/unloading areas must be included and separate from pedestrian areas.²⁸ The Applicant provides a turnaround accessed from Kearns Boulevard and eight surface-level parking stalls with two that are ADA compliant, as well as four surface-level parking stalls accessed from Monitor Drive, with two that are ADA compliant.

²⁷ LMC [§ 15-6.1-11\(G\)](#)

²⁸ LMC [§ 15-6.1-11\(H\)](#)

Landscape and Lighting – See Section (6) below for significant vegetation and landscaping analysis.

Condition of Approval 13 – Noxious weeds identified by Summit County must be removed from the property in accordance with Summit County regulations prior to issuance of Certificate of Occupancy.²⁹

The Applicant proposes outdoor lighting compliant with the City’s Dark Sky Code and is fully shielded, down directed, with bulbs 3,000 degrees Kelvin or less.

Condition of Approval 14 – Prior to issuance of a Certificate of Occupancy, the outdoor lighting shall conform to the requirements of City’s Dark Sky Code in LMC Section 15-5-5(J), be fully shielded, down directed, with bulbs 3,000 degrees Kelvin or less.

Child Care – The Planning Commission may require a site designated and planned for a child care center an AMPD if the Planning Commission determines the project will create additional demands for child care.³⁰

The Applicant provided the following evaluation regarding anticipated child care demand generated by the development:

Children on Existing Units			Census Data Household Size and Children			
Totals from existing data below:			Summit County Utah US			
Existing Tenants			Household Size =	3.1 %	3.1%	2.6%
0 to 5 years old =	16	(6%)	0 to 5 years old =	4.8 %	7.1%	5.7%
5 to 10 years old =	18	(7%)	6 to 18 years old =	23.1%	28.4%	16.8%
10 to 15 years old =	25	(10%)	15 to 18 years old =	14.7 %	11.7%	16.8%
15 to 18 years old =	23	(9%)	% in poverty	5.8%	8.6%	8.6%
Totals	82	(32%)	Totals	82		

The HOPA AMPD is within the Residential Development Zoning District, which allows two of the four types of child care facilities defined in LMC [§ 15-15-1](#):³¹ in-home babysitting for the care of four or fewer children within a primary residence and family child care for the care of up to eight children in the primary residence.³²

Family group child care for the care of up to 16 children within the primary residence and child care centers outside of a primary residence in Multi-Unit Dwellings in the Residential Development Zoning District require a Conditional Use Permit and Planning Commission review. LMC [§ 15-4-9](#) outlines requirements to ensure safe pick-up and drop-off and safe and adequate room for children to play. Additionally, parking for employees is required.

²⁹ LMC [§ 15-6.1-11\(I\)](#)

³⁰ LMC [§ 15-6.1-11\(K\)](#)

³¹ LMC [§ 15-2.13-2\(A\)](#)

³² LMC [§ 15-4-9](#)

The Applicant agrees to the following Condition of Approval should a family group child care or child care center be proposed for the location in the future:

Condition of Approval 15 – In-home babysitting and family child care are allowed within primary residences subject to Planning Department review and approval. If a family group child care and/or child care center is proposed within the property, the family group child care and/or child care center does not require a Conditional Use Permit nor Planning Commission review and is subject only to Planning Director review for conformance with the requirements of the Land Management Code.

General Plan Review – While not consistency is binding, the AMPD must be consistent with the goals and objectives of the General Plan.³³

Goal 1 of the General Plan is to protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods and Objective 1A is to direct complimentary land use and development into existing neighborhoods that have available infrastructure and resource capacity.³⁴ The HOPA AMPD increases affordable units from 122 to 317 for the property, while increasing open space by providing most of the parking in underground structures.

Goal 7 of the General Plan is to create a diversity of primary housing opportunities to address the changing needs of residents and Objective 7B is to focus efforts for diversity of primary housing stock within primary residential neighborhoods to maintain majority occupancy by full time residents within these neighborhoods.³⁵ The proposed HOPA AMPD is in the Park Meadows neighborhood. The General Plan identifies this neighborhood as one that should be preserved as a primary residential neighborhood, in part due to the many community amenities, including the Creekside Park, the Municipal Athletic and Recreation Center (MARC), the Park City School District Campus, the Eccles Center for the Performing Arts, and access to the Open Space of Round Valley.³⁶

Goal 8 of the General Plan is to increase affordable housing opportunities and associated services for the workforce of Park City, Objective 8A is to provide increased housing opportunities that are affordable to a wide range of income levels within all Park City neighborhoods.³⁷

The Holiday Village and Parkside Apartments are described in the General Plan as the only affordable housing in the Park Meadows neighborhood indicated on the Built Conditions Map near the Monitor Drive and Kearns Boulevard intersection, shown with orange dots below:

³³ LMC [§ 15-6.1-11\(N\)](#)

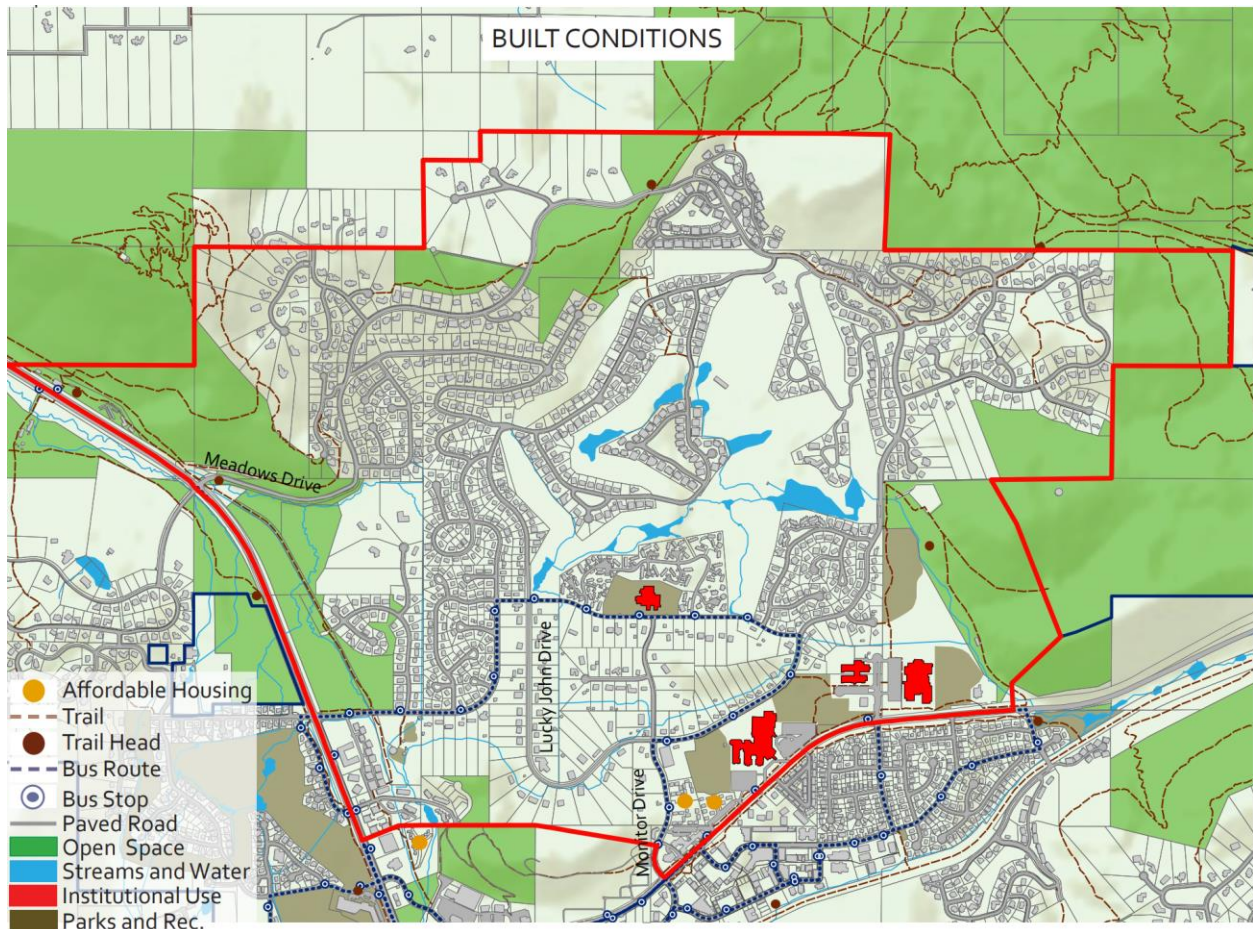
³⁴ General Plan, [Small Town](#), p. 6

³⁵ General Plan, [Sense of Community](#), p. 5

³⁶ General Plan, [Neighborhoods 1](#), p. 21

³⁷ General Plan, [Sense of Community](#), p. 8

PARK MEADOWS



Design Guidelines – The Planning Commission may require Design Guidelines including requirements for exterior cladding material; style, dimensions, and materials of a roof structure, roof pitch, and porch; exterior nonstructural architectural ornamentation; location, design, placement, and architectural styling of windows and doors.³⁸

The Applicant revised the proposed materials to comply with LMC [§ 15-5-5\(D\)](#) which limits exterior siding materials to three on any one façade. The Applicant proposes painted fiber cement panels, fiber cement siding that looks like wood, and white EIFS. Due to conformity of building design, façade variations, and consistent materials throughout the project, staff does not recommend Design Guidelines, but rather:

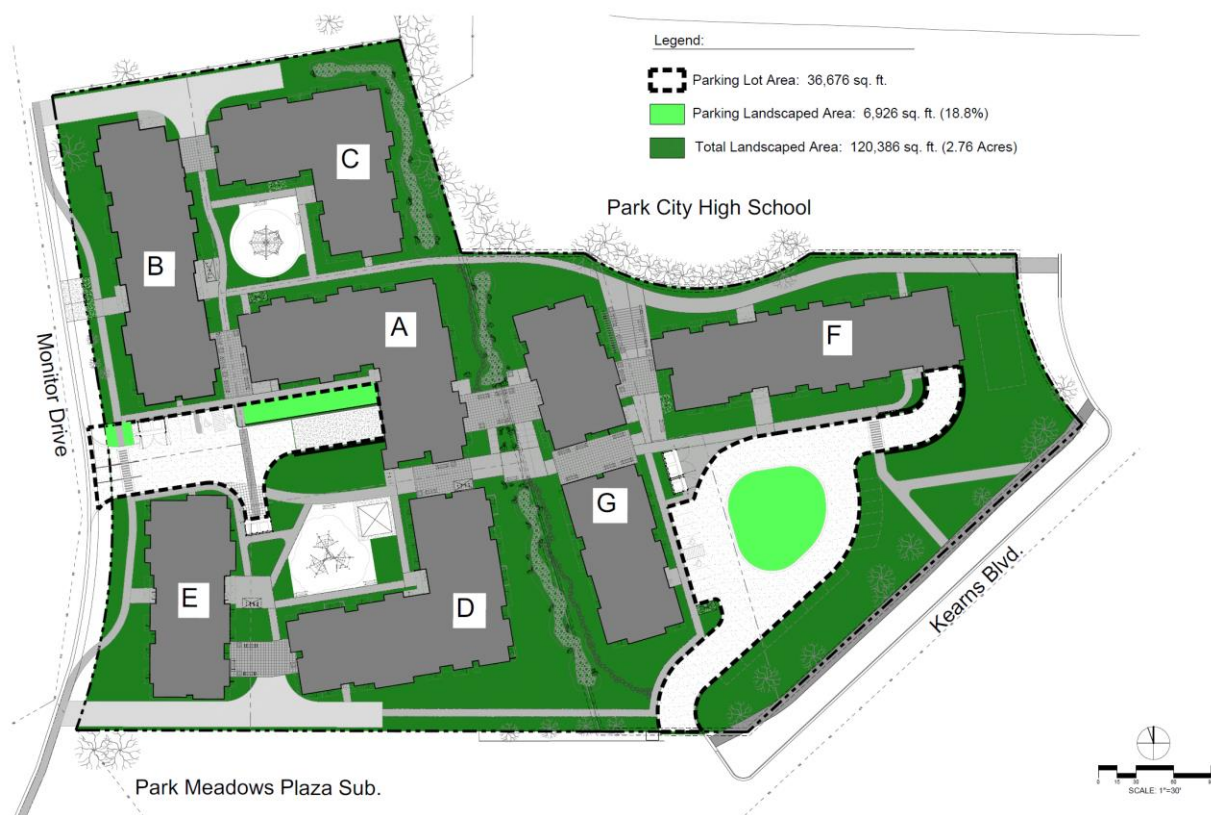
³⁸ LMC [§ 15-6.1-11\(P\)](#)

Condition of Approval 16 – The materials submitted at the building permit phase shall substantially comply with the plans dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023.

(4) The HOPA AMPD provides meaningful open space for residents and the public and exceeds open space requirements

Open Space

AMPDs must provide 20% Open Space.³⁹ The Applicant proposes landscaping 2.76 of the 6.89 acres, exceeding the LMC requirement for a total of 40%.



The open space includes play areas for children in the plazas of Buildings A, B, and C, and Buildings A, D, and E. The Applicant updated their plans to include an area allocated for a future community garden. However, the Applicant would like to program common areas within the development to meet the needs and desires of the residents rather than predetermine shared spaces. The Applicant proposes the following:

³⁹ LMC [§ 15-6.1-10\(A\)](#)

Condition of Approval 17 – Should the residents within the development desire a community garden, the Applicant has allocated an area identified on the Site Plan dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023.



(5) The HOPA AMPD strengthens and enhances the resort character of Park City

The City's [Affordable Housing Resolution No. 05-2021](#) states that the livability and viability of Park City is directly affected by the availability of a sufficient amount of housing affordable to workforce and residents and that the City Council desires to establish policies to ensure a reasonable opportunity for a variety of housing which bears an essential nexus to maintaining the social, economic, and cultural fabric of the community.

The City's [Housing Needs Assessment](#) completed in 2021 concludes in part that "Park City is the only city in Utah where workers (11,000) outnumber the population (8,500). The workforce needs more housing opportunities. Due to the scarcity of affordable housing, over 8,000 workers with an average wage of less than \$40,000 commute daily from homes out of Summit County to jobs in Park City. This large reservoir of pent-up demand all but guarantees rapid absorption of additional affordable housing units." The Housing Needs Assessment also found that 40% of all renters and 22% of owners pay at least 30% of their income for housing and utilities and "[m]ost troubling is the share of renters paying more than 50% of their income for housing, defined as a severe housing cost burden. One in five Park City renters has a severe housing cost burden."

The Applicant proposes exceeding the requirements of the AMPD code. While only 50%

of the total Residential Unit Equivalents are required to be affordable units, the Applicant proposes 100% of the Residential Unit Equivalents for affordable units. The Housing Needs Assessment concludes “[d]emand for affordable housing could absorb as many as 800 to 1,000 units over the next five years. The 600 proposed units over the next five years will bring the affordable inventory to 1,250 units, a commendable achievement. Nevertheless, supply will still fall short of demand.” The Holiday Village and Parkside Apartments provide 122 affordable units. The proposed HOPA AMPD increases this number by 195, for a total of 317.

(6) The HOPA AMPD compliments the natural features on site and preserves significant features or vegetation to the extent possible

LMC [§ 15-2.13-10](#) requires protection of Significant Vegetation during development. Significant Vegetation includes large trees six inches in diameter or greater measured four and one-half feet above the ground, groves of smaller trees, or clumps of oak and maple covering an area fifty square feet or more measured at the drip line. The property owner must demonstrate the health and viability of all large trees through a certified arborist. The Planning Director may require mitigation for loss of Significant Vegetation consistent with LMC [§ 15-5-5\(N\)](#), the Water Wise Landscaping code.

LMC [§ 15-5-5\(N\)](#) requires at least 50% of the landscaped area to be Water Wise Landscaping with non-invasive drought tolerant plants and minimal irrigation. Landscaping plans must identify existing Significant Vegetation. If Significant Vegetation is determined to be unhealthy and/or unsafe, under Site-Specific review conducted by the Forestry Board and Planning Director in conjunction with a CUP and AMPD, it may be replaced with equivalent landscaping in type and size.

On May 10, 2023, the Applicant submitted an evaluation of the Holiday Village and Parkside Apartment trees, completed by Arbor+ (Exhibit C). The evaluation concludes “roughly 30% of the Spruce trees were in decline or completely dead due to IPS Beetle (Bark Beetle). There were signs of high influx of IPS in the area with a row of Spruce trees that were dead at Park City High School as well as other surrounding properties in the area.”

Additionally, the Applicant submitted a site plan showing existing and proposed trees:



The Applicant proposes removing 104 trees, treating four trees, and planting 102 new trees, including Serviceberry, Amur Maple, Colorado Spruce, and Aspens. On May 4, 2023, the Forestry Board reviewed the Applicant's proposal and recommends the following:

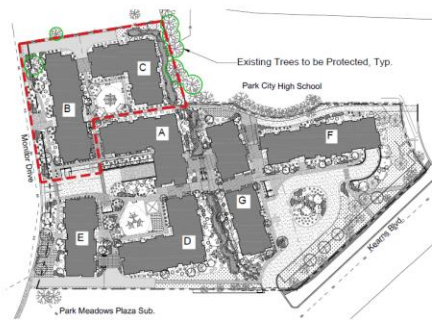
- **Condition of Approval 18** – Remove trees impacted by the Bark Beetle as soon as possible and prior to beginning construction.
- **Condition of Approval 19** – Select salt tolerant trees and filters to protect vegetation near areas proposed for snow storage.
- **Condition of Approval 20** – Include landscaping phasing plan in the project phasing plan to ensure new vegetation is established.
- **Condition of Approval 21** – Establish a three-year review after final project completion to evaluate the health and viability of new vegetation.

The Applicant is supportive of removing trees impacted by the Bark Beetle site wide as part of Phase 1 construction. In response to the Forestry Board recommendations, the Applicant submitted a Landscape Phasing Plan, outlining landscape plans for each phase of construction and long-term viability:



Phase 1 - (1 Year)

- Remove Trees Infested with Bark Beetle per Arborist Recommendations.
- Treat Trees That are to Remain per Site Plan - Trees AMPD-010.
- Provide Tree Protection to "Existing Trees To Remain" During Construction.
- Maintain Existing Landscape Around Existing Buildings During Construction.
- Coordinate with Civil on Bioswale Installation to Help with Drainage During Phases.

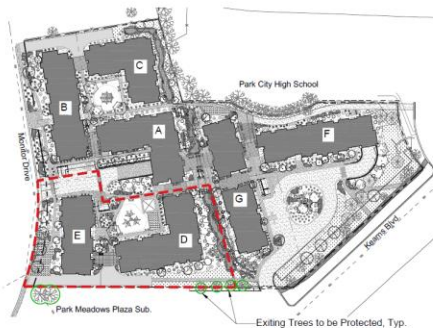


Phase 2 - (1.5 Years)

- Provide Tree Protection to "Existing Trees To Remain" During Construction.
- Maintain Existing Landscape Around Existing Buildings During Construction.
- Repair Any Impacts Due to Construction to the New Landscaping Around Building A.
- Coordinate with Civil on Bioswale Installation to Help with Drainage During Phases.

NOTES:

1. Phasing lines typically will be along property lines and centerlines of hardscape. They will need to be verified prior to landscape installation.
2. 3 years after completion, a review of the installed landscape material will be done.
3. Specifications and Guidelines will be provided to the Contractor and will include but are not limited to the following items.
4. Tree Damage During Construction
 - a. The status of the remaining existing trees shall be inspected regularly during site visits. Damaged trees shall be assessed and documented to help direct any remedial action required.
 - b. Trees damaged beyond recovery due to lack of care during construction, the contractor shall be responsible to replace the trees.
4. Tree Protection on Construction Site
 - a. Refer to drawings, specifications, and guidelines which shall be established outlining the Contractor's responsibility to care for and protect each tree which will remain on site, or face penalties for damage.
 - b. General Requirement for Tree Protection to Include:
 - b.a. Above Ground Protection
 - b.b. Root Protection to Limit Damage to Root Zone
 - c. Protected Root Zone (TPZ - Tree Protection Zone)
 - c.a. Determine the area needed for the tree protection zone ("TPZ") for each tree, including trees which could be affected adjacent to the construction site.
 - c.b. Specify that nothing inside the TPZ is to be raked, cut, stored, or otherwise disturbed.
 - c.c. Specify regular watering during construction.
 - d. TPZ Fence Specifications
 - d.a. Direct the Contractor to install protective fencing around each tree or group of trees, at the marked TPZ perimeter. Specified fencing shall be sturdy and highly visible to discourage entrance and disturbance of the area within the TPZ.
 - d.b. Specify either chain-link, or sturdy wire mesh, or wood fencing. Require the Contractor to safely anchor the fencing into the ground.
 - d.c. Fencing height to be specified as well.
 - e. Trunk Protection
 - e.a. Specifications on what materials are acceptable for protecting the tree trunk.
 - f. Root Protection Measures
 - f.a. Specification on what methods are acceptable for protecting roots.



Phase 3 - (1.5 Years)

- Provide Tree Protection to "Existing Trees To Remain" During Construction.
- Maintain Existing Landscape Around Existing Buildings During Construction.
- Repair Any Impacts Due to Construction to the Landscaping Around Building A.
- Coordinate with Civil on Bioswale Installation to Help with Drainage During Phases.



Phase 4 - (1.5 Years)

- Provide Tree Protection to "Existing Trees To Remain" During Construction
- Maintain Existing Landscape Around Existing Buildings During Construction
- Repair Any Impacts Due to Construction to the Landscaping Around Building A and D

(7) The HOPA AMPD meets the Sensitive Lands requirements and is designed to place development on the most developable land and least visually obtrusive portions of the site

AMPDs that contain any area within the Sensitive Land Overlay shall conduct a Sensitive Lands Analysis.⁴⁰ The HOPA AMPD is not within the Sensitive Land Overlay. The site does not include steep slopes, is not near a ridge line area, and is not proximate to wetlands or streams. The property is not within the Soils Ordinance Boundary.

(8) The HOPA AMPD promotes the use of non-vehicular forms of transportation through design and by providing trail and pathway connections

Please see the Analysis regarding internal connectivity and parking.

⁴⁰ LMC [§ 15-6.1-11\(J\)](#)

(9) The HOPA AMPD was publicly noticed and the Planning Commission held a public hearing

On April 7, 2023, staff mailed postcard notices to property owners within 300 feet of the HOPA AMPD, posted notice to the property, and published notice on the Utah Public Notice and City website, and on April 12, 2023, the Park Record published notice. The public notice provided information for in-person and remote participation in the April 26, 2023 site visit and public hearing, and the May 24, 2023 public hearing.

On June 9, 2023, staff published notice on the Utah Public Notice and City websites, and on June 12, 2023, staff mailed a second postcard notice to property owners within 300 feet of the HOPA AMPD and posted notice to the property. On June 14, 2023, the Park Record published notice. The public notice provided information for in-person and remote participation in the June 28, 2023 public hearing with possible final action.

(10) The HOPA AMPD incorporates best planning practices for sustainable development, including water conservation measures and energy-efficient design and construction

LMC [§ 15-6.1-12\(J\)](#) requires AMPDs to incorporate best planning practices for sustainable development, including water conservation measures and energy-efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application, with Energy Star qualified products for appliances.

The Applicant evaluated existing site materials and provided a comparison with proposed material in an updated Exhibit B, AMPD-018. Additionally, on April 24, 2023, the Applicant met with Park City's Sustainability team to review their plans. The Applicant proposes the following, incorporated as Conditions of Approval:

Condition of Approval 22 – The Applicant shall install 54 Electric Vehicle Charging Stations for 20% of the parking stalls prior to issuance of a Certificate of Occupancy.

Condition of Approval 23 – The Applicant shall construct all-electric buildings.

Condition of Approval 24 – The Applicant shall install windows specifically designed for the mountain climate with performance of R-5 to R-9.

Condition of Approval 25 – The Applicant shall install exterior wall insulation that exceeds the requirements of the building code by installing R-23 that incorporate at least 25% recycled content.

Condition of Approval 26 – The Applicant shall incorporate bioswales in the landscaping to collect and remove pollutants from stormwater runoff as illustrated on the plans dated June 16, 2023, and reviewed by the Planning Commission on

June 28, 2023.

Condition of Approval 27 – The Applicant shall construct buildings that are solar PV ready.

The Sustainability team also recommends the Applicant consider an Energy Use Intensity (EUI) that is less than 25 for the living spaces to significantly lower utility bills. The Applicant will have a third-party energy consultant during design development and construction document phases and is willing to explore an EUI that is 25 or less at that time.

Condition of Approval 28 – During the design development and construction document phases, the Applicant shall review Energy Use Intensity with the Sustainability Department to achieve lower utility bills for living spaces.

(11) The HOPA AMPD addresses and mitigates physical mine hazards according to accepted City regulations and policies

Applicants must include a map and list of all known Physical Mine Hazards on the property.⁴¹ On March 28, 2023, Epic Engineering prepared a Phase I Environmental Site Assessment for the Applicant (Exhibit D). The Assessment concludes the property was undeveloped prior to the 1980s, the property is not within the City's Soils Ordinance boundary and does not identify concerns regarding the proposed project or adjacent properties.

(12) The HOPA AMPD addresses historic structures and sites on the property according to accepted City regulations and policies and any applicable historic preservation plan

Applicants must submit a map and inventory of historic structures and sites on the property.⁴² The Applicant submitted a Historic Report dated May 17, 2023, evaluating existing site conditions, the Park City Historic Sites Inventory, and consulting with the Park City Historical Society and Museum Society, concluding no structures are of historic significance are on the property (Exhibit E).

(13) The HOPA AMPD addresses and mitigates traffic

[Park City Forward – a Transportation Blueprint](#) identifies the following mode split targets for residential neighborhoods like Park Meadows:

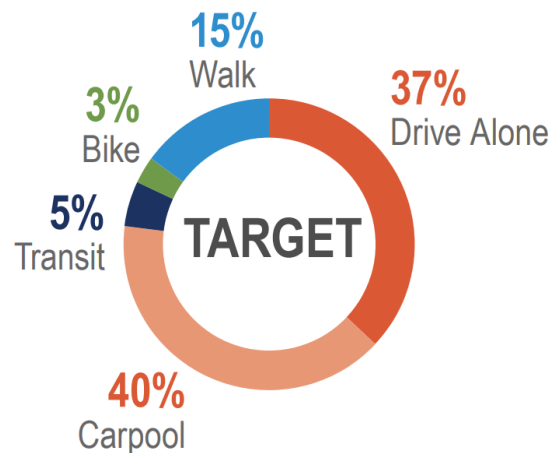
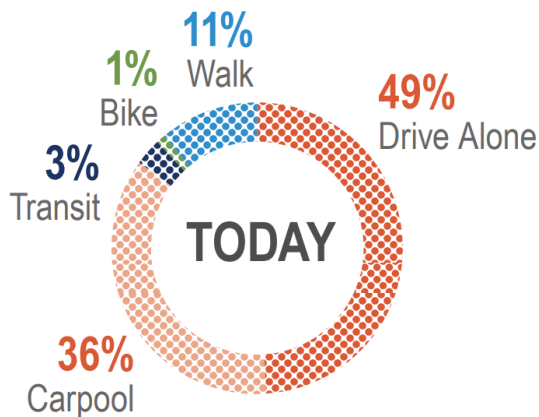
⁴¹ LMC [§ 15-6.1-11\(L\)](#)

⁴² LMC [§ 15-6.1-11\(O\)](#)

MODE SPLIT TARGETS

Today, about 85% of trips to and within the neighborhoods are taken by car, but many people carpool and only half of all trips are drive-alone. Walking is also a popular choice, at 11% of trips.

Park City Forward's goal is to reduce drive-alone trips even further by increasing transit, bike, walk, and carpool trips to roughly two-thirds of all trips.



On April 19, 2023, Hales Engineering completed a [Traffic Impact Study](#) for the Applicant. This Traffic Impact Study was included in the April 26, 2023 Planning Commission [packet](#). The Applicant coordinated the Traffic Impact Study with the Engineering Department to update the study to comply with the proposed Traffic Impact Study standardization criteria. Additionally, the Engineering Department hired Wall Consultant Group (WCG) to provide a third-party review of the Traffic Impact Study.

The Engineering Department and WCG provided initial input regarding the April 19, 2023 Traffic Impact Study. On June 16, 2023, Hales Engineering submitted an updated Traffic Impact Study (Exhibit F). On June 22, 2023, WCG provided a memorandum of review regarding the updated Traffic Impact Study (Exhibit G). Representatives from the Engineering Department, Hales Engineering, and WCG will participate in the June 28, 2023 public hearing to answer questions the Planning Commission may have.

The Traffic Impact Study evaluates Levels of Service from A through F. An acceptable Level of Service in Park City is Level D. The table below taken from the Applicant's Traffic Impact Study outlines each Level of Service:

LOS		Description of Traffic Conditions	Average Delay (seconds/vehicle)	
			Signalized Intersections	Unsignalized Intersections
A		Free Flow / Insignificant Delay	≤ 10	≤ 10
B		Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C		Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D		Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E		Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F		Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual (HCM)*, 7th Edition, 2023 Methodology (Transportation Research Board)

The updated Traffic Impact Study outlines existing and anticipated future conditions for relevant intersections:

Table ES-1: Peak Hour Level of Service Results

Intersection	Level of Service											
	Existing (2023)				Future (2028)				Future (2040)			
	Background		Plus Project		Background		Plus Project		Background		Plus Project	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
1 Kearns Boulevard / Park Avenue	B	C	B	D	B	D	B	D	B	D	B	E
2 Monitor Drive & Bonanza Drive / Kearns Boulevard	B	C	B	C	C	D	C	D	C	F	D	F
3 Holiday Village (West) Access / Monitor Drive	a	a	a	a	a	a	a	a	a	a	a	a
4 Parkside (South) Access / Kearns Boulevard	c	f	d	f	c	f	d	f	f	f	f	f
5 Comstock Drive / Kearns Boulevard	A	B	A	C	A	D	A	D	B	E	B	E
6 Deer Valley Drive & Empire Avenue / Park Avenue	C	E	C	E	C	E	C	E	C	E	C	E
7 Bonanza Drive / Deer Valley Drive	B	B	B	C	B	C	B	C	B	D	B	E
1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)												
Source: Hales Engineering, June 2023												

The HOPA AMPD supports transit ridership, pedestrian connectivity to nearby services, bike and pedestrian connectivity improvements, and bike parking facilities to mitigate cars on site, outlined below.

(14) The HOPA AMPD addresses and mitigates parking reductions and parking management

The Applicant submitted a Parking Study and Parking Management Plan and proposes 266 parking spaces, reducing the parking requirements by 64 spaces, a 19% reduction.

LMC [§ 15-6.1-9\(A\)](#) requires AMPDs to comply with Off-Street Parking requirements. LMC [§ 15-3-6](#) *Parking Ratio Requirements for Specific Land Use Categories* outlines the following for Multi-Unit Dwellings:

Unit 1,000 square feet or less	1 space
Unit greater than 1,000 square feet and less than 2,000 square feet	1.5 space
Unit greater than 2,000 square feet	2 spaces

No units greater than 2,000 square feet are proposed for the HOPA development. The Applicant proposes 317 units requiring the following parking:

Building	Unit Square Footage	Required Parking
Building A	< 1,000 square feet = 40 units > 1,000 square feet = 5 units	47.5 spaces
Building B	< 1,000 square feet = 39 units > 1,000 square feet = 5 units	46.5 spaces

Building C	< 1,000 square feet = 26 units > 1,000 square feet = 6 units	35 spaces
Building D	< 1,000 square feet = 55 units > 1,000 square feet = 5 units	62.5 spaces
Building E	< 1,000 square feet = 31 units > 1,000 square feet = 5 units	38.5 spaces
Building F	< 1,000 square feet = 50 units > 1,000 square feet = 0 units	50 spaces
Building G	< 1,000 square feet = 50 units > 1,000 square feet = 0 units	50 spaces
Total Required Parking		330 spaces

LMC [§ 15-6.1-9\(B\)](#) establishes Planning Commission discretion to evaluate a reduction to AMPD parking requirements if the Applicant:

- Demonstrates parking reductions materially increase the feasibility of the proposed AMPD
- Submits a parking and traffic study completed by a third party selected by the City
- Demonstrates that the proposed AMPD sufficiently addresses the parking demand for the project

On April 19, 2023, the Applicant submitted the Park City Holiday Village & Parkside Parking Study (“Parking Study”) prepared by Hales Engineering for Planning Commission review pursuant to the requirements in LMC [§ 15-6.1-9\(C\)](#) (Exhibit H). The Parking Study concludes in part “[a]n estimated 20% reduction in the parking requirement was calculated based on the development being nearby existing and planned transit facilities, having more than twice the required bicycle parking stalls, having carshare parking stalls, and having motorcycle parking stalls” and “[a]n additional 5% buffer was used to convert the parking demand to a recommended parking supply.”

On June 21, 2023, the Applicant submitted an updated HOPA Parking Management Plan (Exhibit I). The Applicant proposes the following, included as Conditions of Approval:

Condition of Approval 29 – All underground parking spaces will be assigned, and residents must register their vehicle with management. No household will be allowed to park more than one car onsite.

Condition of Approval 30 – The Applicant shall market the project as ideal for local workers and their families who use transit and active transportation instead of cars.

Condition of Approval 31 – The Applicant shall keep two separate waiting lists for households who do and do not own cars and allow people to get on both lists. If their name comes to the top of the “no car” list, they have the option to accept residence and get rid of their car.

Condition of Approval 32 – The Planning Commission may require an additional twenty surface parking spaces in the Frontage Protection Zone after the last buildings are completed to provide additional parking if the Planning Commission finds an updated parking study demonstrates increased parking demand.

Condition of Approval 33 – Paratransit and microtransit turnarounds will be accessed from Kearns Boulevard.

Condition of Approval 34 – The Applicant shall provide enclosed bicycle storage and outdoor, enclosed bicycle storage as outlined in the plans dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023.

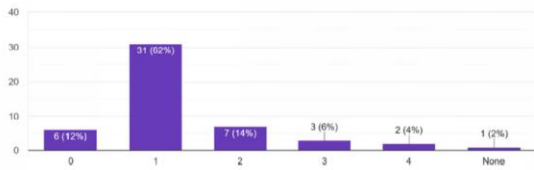
Condition of Approval 35 – The Applicant shall provide an annual Park City Bikeshare pass for residents without a car. The Applicant agrees that a future Park City Bikeshare location may be located on site in coordination with Summit County and City staff.

Condition of Approval 36 – Should a carshare program become available, the Applicant will allocate parking spaces on site for carshare use in a location approved by the Planning Director.

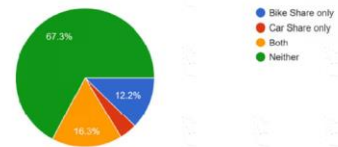
Condition of Approval 37 – As part of the Phase I construction, the Applicant shall install a concrete bus stop pad and bench along Monitor Drive to the size and dimensions and in a location approved by the City Engineer, Transportation, and Transit Department.

The Applicant's Parking Management Plan provides results from a survey of residents:

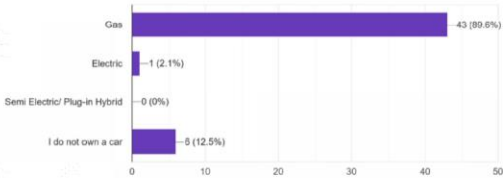
How many cars do you have parked in the lots at Holiday Village or Parkside?
50 responses



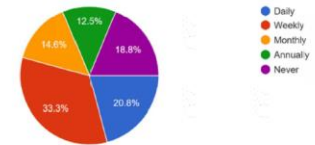
Would you be open to participating in a bikeshare or carshare program if it was available?
49 responses



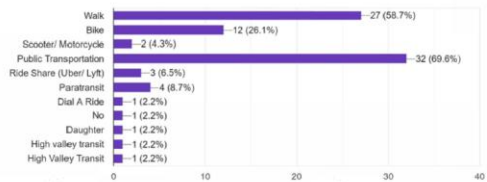
What type of car do you own?
48 responses



How often do you use alternative forms of transit (walking, biking, bus)?
48 responses



Do you have another form of transportation that you use to access daily needs. Please select all applicable from the options below.
46 responses



Survey Results

Commission and staff requested merged survey results from our resident survey conducted in May of 2023. There were 56 responses out of the existing 122 units, yielding a 46% response rate. There were 50 responses in English, and 6 in Spanish. Mountainlands staff knocked on every door in Holiday Village and Parkside and QR codes to the survey were left for those who were not home. Here are some key findings from the surveys.

https://docs.google.com/spreadsheets/d/1byy1CvYqEPFBQc1a5mrcFX_05cgt1xdtys-cdr07E/edit?usp=sharing

Survey responses are included in the analysis below.

LMC [§ 15-6.1-9\(D\)](#) establishes six criteria for AMPDs greater than one acre that the Planning Commission may consider when evaluating an Applicant's request to reduce parking, outlined below:

(1) Parking in the Right-of-Way along the perimeter of the AMPD is available

Parking in the Right-of-Way is not available on Monitor Drive or Kearns Boulevard.

(2) A clear and irrevocable agreement authorizes AMPD residents to park in an off-site Parking Area or Parking Structure that is located within 1,000 feet of the AMPD perimeter boundary

The Applicant proposes parking off-site during Phase I and II construction, described below. However, the Applicant does not propose parking for AMPD residents within 1,000 feet of the AMPD perimeter boundary.

(3) The AMPD is within ¼-mile from a bus stop that includes a waiting shelter consistent with City standards

The Parking Study calculates parking reductions by 11% due to proximity of bus stops. According to the Applicant's survey, 69.6% of the survey respondents take public transit to access daily needs.

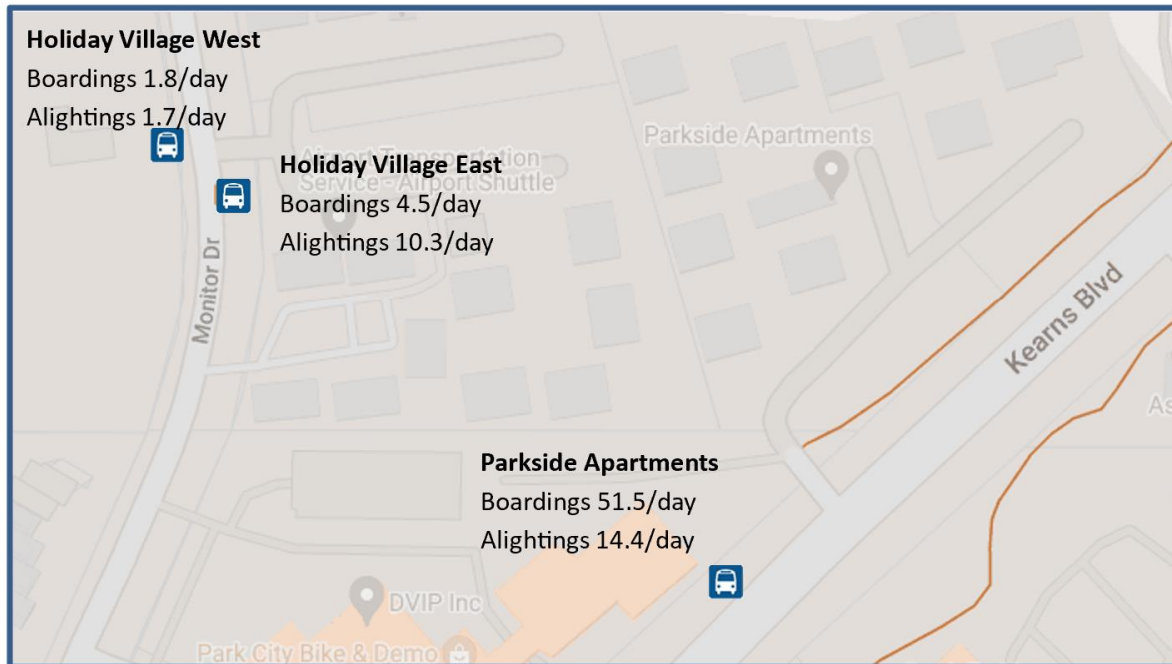
The Applicant submitted a map showing the location of proximate transit stops:



The Applicant met with Engineering, Transportation, Transit, and Planning staff to discuss the bus stops within the vicinity of the project and to evaluate bus stop upgrades to accommodate increased ridership. The Applicant originally proposed a bus pullout along Monitor Drive. However, the Transit team recommended improvements to the bus stops along Kearns Boulevard rather than a bus pullout along Monitor Drive due to the limited bus route, ridership, and minimal time required for loading and unloading.

The Transit team submitted the graphic below showing recent ridership in the area, demonstrating the Kearns bus stop, which provides connections to three bus routes has higher ridership than the bus route along Monitor Drive:

Average Daily Ridership April 16th, 2022 to April 15th, 2023



Additionally, in 2018, the City completed an accessibility inventory of bus stops to identify compliance with ADA functional requirements and amenities such as shelters, seating, and signage. Physical characteristics and ridership information was collected on all stops served by Park City transit. This information was used as a baseline for prioritizing bus stop improvements. Stop 15080 Parkside Apartments was rated “B” for ADA functionality and “A” for amenities. While prioritizing bus stop improvements, the Parkside Apartment stop was not identified for improvement due to its relative score with other sites in the transit system. While this stop is not currently programmed for improvements, an increase in ridership presents an opportunity to revisit prioritization in coordination with the Applicant as the project develops.

As a result, staff recommends the following:

Condition of Approval 37 – As part of the Phase I construction, the Applicant shall install a concrete bus stop pad and bench along Monitor Drive to the size and dimensions and in a location approved by the City Engineer, Transportation, and Transit Departments.

Condition of Approval 38 – When the Transit and Engineering Departments determine ridership for Stop 15080 Parkside Apartments increases to the degree it warrants bus stop improvements, the Applicant shall meet with the City Transit and Engineering Departments and commits to improving internal pedestrian connectivity to the upgraded bus stop.

(4) On-site parking is provided for motorcycles/scooters

The Parking Study reduces parking requirements by 1% due to 14 on-site motorcycle stalls in the underground parking garages. According to the Applicant's survey, two respondents use a scooter or motorcycle.

The Applicant's updated Underground Parking Exhibit increases on-site motorcycle stalls in the underground parking garage to 16 (Building A: 7, Building B: 1; Building C: 1; Building E: 1; Building F: 1; Building G: 5). The motorcycle/scooter parking stalls also provide e-bike charging.

(5) Bicycle parking exceeds the requirements of LMC § 15-3-9

The Parking Study reduces parking requirements by 4% due to on-site bicycle parking. At the time the Applicant submitted a complete Application, LMC [§ 15-3-9](#) required the Applicant to install outdoor bike racks for 10% of the required Off-Street Parking. The parking requirement for the project is 330 parking spaces, so the outdoor bike rack requirement is for 33 bikes.

In addition to installing outdoor bike racks, the Applicant proposes to exceed the bike parking requirement by providing enclosed bike parking within the parking garage and buildings and outdoor sheltered securable bike storage facilities. The Parking Study calculated a 4% parking reduction because the Applicant's original plan included bike parking for 74 bikes. According to the Applicant's survey, 26.1% of respondents bike to access daily needs.

The Applicant's revised submittal increased the number of bike parking provided on site to 220—an increase of 146—and includes 188 sheltered securable bike parking within the parking garage and buildings:

Building	Sheltered Securable Bike Parking
A	24
B	24
C	24
D	12
E	24
F	36
G	44
TOTAL	188

The Applicant also proposes to install a minimum of four outdoor sheltered, securable bike storage facilities for 32 or more bikes, as well as three bike racks with each providing bike parking for multiple bikes. In total, this provides secure enclosed bike

parking for 220 bikes.

In addition to providing secure enclosed bike parking for 220 bikes, the Applicant is coordinating with Summit County and City staff about a future Bike Share installation. Thirty percent of respondents to the Applicant's survey expressed an interest in a bike share program.

Below are images provided by the Applicant showing examples of anticipated covered outdoor bike parking:



Condition of Approval 39 – The Applicant shall provide sheltered securable bike parking for 188 bikes in the parking garage and buildings, shall install a minimum of four outdoor sheltered, securable bike storage facilities for 32 or more bikes and three bike racks for temporary bike parking, as indicated in the plans dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023.

Condition of Approval 40 – The Applicant shall provide an annual Park City Bikeshare pass for residents without a car. The Applicant agrees that a future Park City Bikeshare location may be located on site in coordination with Summit County and City staff.

(6) The AMPD provides dedicated parking spaces for resident carshare vehicles

The Parking Study calculates a parking reduction by 4% for at least four carshare vehicles for the site. According to the Applicant's survey, nearly 20% of the respondents expressed an interest in a car share program.

Condition of Approval 36 – Should a carshare program become available, the Applicant will allocate parking spaces on site for carshare use in a location approved by the Planning Director.

For security and long-term maintenance of the underground parking structure, staff additionally recommends:

Condition of Approval 41 – A high-speed remote-controlled gate at the entrance to the parking structure.

Condition of Approval 42 – Camera installations in the parking structure for remote monitoring 24/7 by the management company.

Condition of Approval 43 – Use of parking permits/stickers for all vehicles authorized to park in the parking structure; cars without stickers will be towed at the owner's expense.

Condition of Approval 44 – Numbered parking stalls – residents will be granted no more than one parking space

Condition of Approval 45 – The annual operating budget will include an allowance to sweep and clean the parking area on a semi-annual basis.

Additional considerations for parking include evaluation of parking during construction of Phases I and II. The Applicant proposes the following pre-construction:

Stage #1- Pre-Construction

Existing tenants have been asked to register their cars to obtain current car count.

Results	# Spaces Available	# Units	# Bdrms	# Cars Registered
HV N =	51	40	60	37
HV S =	51	40	60	36
PS =	90	42	96	41
Totals	192	122	216	114

MCHT collected additional survey information from current HOPA residents to get more information regarding their current transportation methods, habits and usage. Results as May of 2023 are summarized below.

Survey Results as of May 2023 (56 Respondents)

- More than half tenants walk for daily needs.
- 75% take public transportation for daily needs.
- Nearly half responders are willing to participate on a bike and/or car share program.
- Vast majority use alternative transit daily or weekly basis.
- Many other respondents use a bike, scooter, ride share and public transportation.

Refer to AMF-006.2 for key findings from surveys.

The Applicant proposes the following during construction:

Stage #2- During Construction

Prior to construction start HOPA parking stickers will be issued for registered cars only, and cars without stickers will be towed if left more than 24 hours. Parking spaces for both projects will be assigned to tenants. No guest parking will be available during the first construction phases.

Building A Construction:

Residents of Holiday Village (currently 73 cars) will be asked to park in the following locations:

- Parkside excess parking stalls – 49 stalls
- Parking garage owned by KIC – 40 stalls
 - LOI for 2024 with possible extension to June 2025.
- 12 temporary stalls would be provided on the existing courtyards for ADA tenants and for short term parking.

Buildings B&C Construction –

Existing tenants of HV-N w/cars registered will be given an assigned parking spot in new building when they take occupancy – 38 stalls created

Existing tenants who don't have a car registered will be given the following incentives:

- First choice of new unit location of appropriate size in appropriate building
- Designated bike, scooter or motorcycle parking spot of their choice (or maybe two spots if they need them)
- The additional 5 units after all HV-N residents are relocated will first be offered to HV-S residents who don't own a car, if remaining unit sizes are appropriate, since no additional parking spaces are available in that building
- HV-S residents will continue to park in PS Parking Lot, which should have sufficient spaces for all HV-S residents

If future parking demands warrant, additional parking can be added in the FPZ on the Parkside side.

Once Buildings B&C are completed, remaining HV and PS tenants should be permanently relocated (76 cars).

The Applicant submitted the parking plan below to illustrate available parking during project construction:



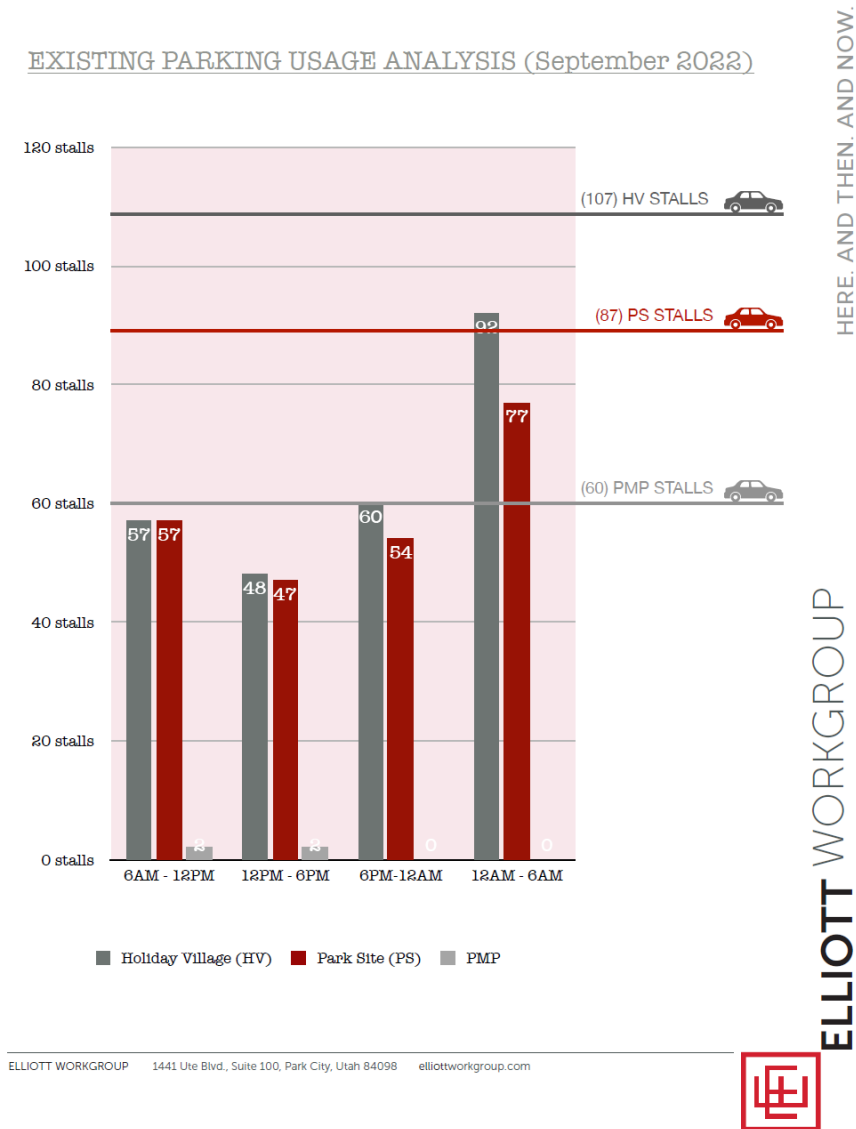
LMC [§ 15-3-2\(C\)](#) states required parking must be on-site unless the Planning Commission allows such parking on adjacent or nearby deed restricted lots. On May 22, 2023, the Applicant completed a Parking Requirement Evaluation for 1700 Kearns Boulevard, the commercial property directly south of the HOPA AMPD (Exhibit J). The Applicant's Parking Requirement Evaluation reviews the existing parking for the commercial property with the required parking ratios outlined in LMC [§ 15-3-6](#):

OCCUPANCY TYPE	SQ. FT.	PARKING REQUIREMENT	STALLS
Office	23,432	3 stalls every 1000 SF	70
Retail	18,745	3 stalls every 1000 SF	56
Restaurant	4,687	1 stall every 100 SF	47
TOTAL	46,864		173

The Applicant's Parking Requirement Evaluation concludes the mix of occupancy overlaps and 90% of the building is dedicated to business and retail use operating during the hours of 9:00 AM and 5:00 PM and 10% of the leasable area is for restaurant use open from 5:00 to 10:00 PM. The Applicant concludes the parking requirements of the adjacent commercial property generates a need of up to 126 parking spaces and after 5:00 PM, the need reduces to 47 stalls until 10:00 PM. After 10:00 PM, the Applicant concludes the parking demand is

reduced to zero.

Additionally, the Applicant studied the parking demand for Holiday Village, Parkside Apartments, and the Park Meadows Plaza:



On May 4, 2023, Ed Lewis, Chief Executive Officer of Kensington Investment Company and Park Meadows Plaza provided a letter of support for the HOPA AMPD, agreeing to facilitate the project through temporary use of 40 parking stalls immediately adjacent to the south side of the HOPA site during Phase I and II of construction (Exhibit K).

Staff finds the Parking Management Plan addresses impacts through construction phasing and recommends the following:

Condition of Approval 47 – Prior to submitting a draft Development

Agreement, the Applicant shall submit a formal agreement between Kensington Investment Company and the Applicant providing for 40 temporary parking stalls immediately adjacent to the south side of the HOPA site to be available for use until Phase II construction is complete.

Condition of Approval 48 – During construction of the project, the Applicant shall submit an annual report to the Planning Department for review by the Planning Director outlining parking available to residents and parking management plan compliance. The Planning Director may recommend additional review by the Planning Commission if the Director determines the demand is not satisfied through on-site and off-site parking.

(II) A Development Agreement is required.

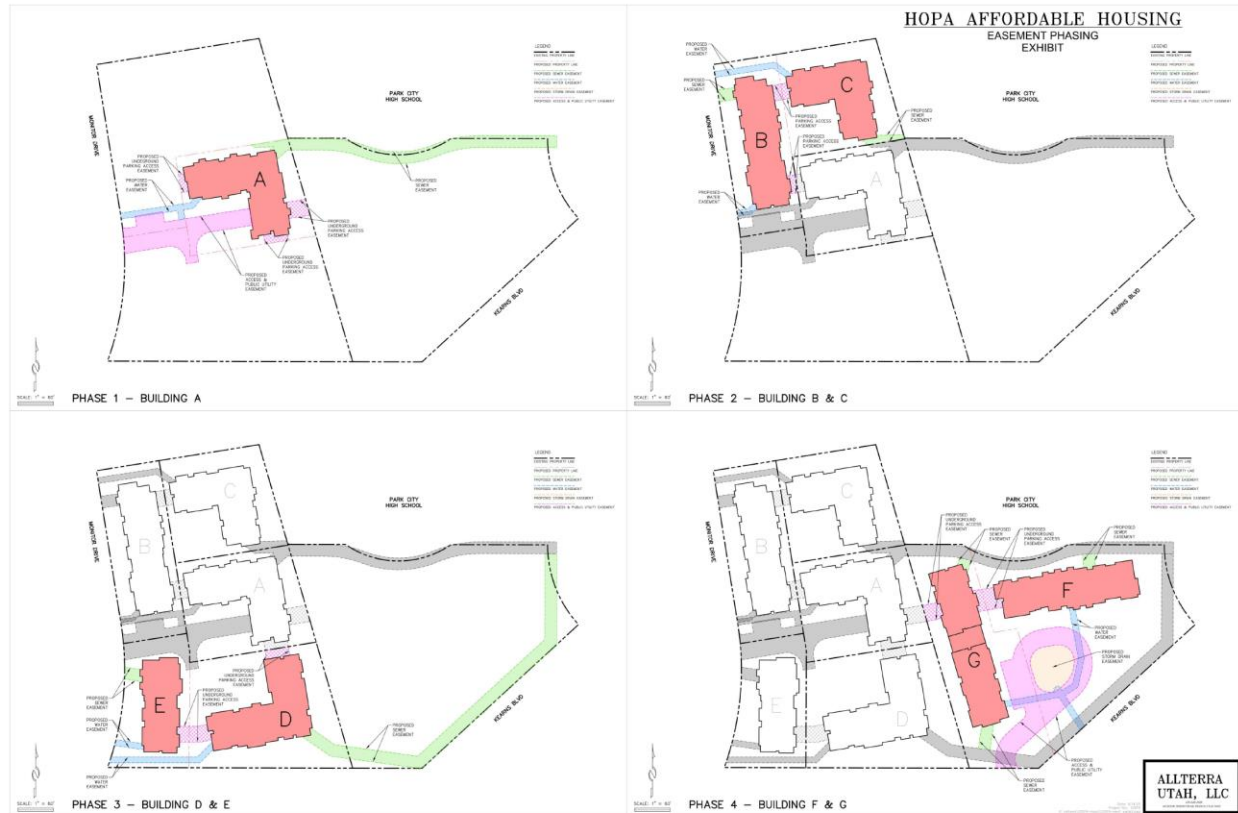
LMC [§ 15-6.1-5](#) requires a Development Agreement for AMPDs in a form approved by the City Attorney that contains:

1. A legal description of the land;
2. All relevant zoning and Land Management Code parameters, including all findings, conclusions, and conditions of approval, specifying any exceptions;
3. An express reservation of the future legislative power and zoning authority of the City;
4. A provision to allow for minor, administrative modifications without revision of the Agreement;
5. A copy of the approved Site plan, architectural plans, Landscaping plans, Grading plan, trails and Open Space plans, and other plans, which are a part of the Planning Commission approval;
6. A description of all Developer exactions or agreed upon public dedications;
7. Developer agreement to pay all specified impact fees;
8. The Initial Purchase Price of the Affordable Units, as defined in the Housing Resolution in effect at the time of a Complete Application;
9. The form of ownership anticipated for the project;
10. A specific project phasing plan;
11. A list and map of all known Physical Mine Hazards on the Property, as determined through the exercise of reasonable due diligence by the Owner, as well as a description and GPS coordinates of those Physical Mine Hazards;
12. A map and inventory of all Historic Structures on the Property and a Historic Structures Report prepared by a qualified Historic Preservation Professional.

LMC [§ 15-6.1-5\(B\)](#) requires the Applicant to submit a draft Development Agreement to the Planning Department within six months of the date of Planning Commission approval. The Planning Commission holds a public hearing and ratifies Development Agreements, which are then signed by the Mayor.

Condition of Approval 49 – The Applicant shall submit a draft Development Agreement to the Planning Department within six months of the date of Planning Commission approval. The Development Agreement must be ratified by the Planning Commission, signed, and recorded, prior to building permit issuance.

Due to the unique proposal to subdivide the parcels in phases with proposed underground structures crossing lot lines, the Applicant submitted the following:



Condition of Approval 50 – The Applicant shall submit a complete subdivision application to the Planning Department for review, approval, and recordation prior to submitting a building permit for each phase of development.

Condition of Approval 51 – The Applicant shall submit an access easement agreement in a form approved by the City Attorney's Office for the vehicular access to the property from Kearns Boulevard indicated on the Park Meadows Plaza Survey.

(III) The project, as conditioned, meets the Conditional Use Criteria

Multi-Unit Dwellings in the RD Zoning District require a CUP.⁴³ There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Commission evaluates proposed Conditional Uses and may recommend conditions of approval to preserve the character of the Zoning District, and to mitigate potential adverse effects of the Conditional Use.

The Planning Commission shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards.⁴⁴

The table below outlines the sixteen criteria the Planning Commission reviews when considering a Conditional Use:

Criteria	Proposed Project
Size and location of the site	The HOPA AMPD is on 6.98 acres within the Residential Development Zoning District and Frontage Protection Zone within the Park Meadows neighborhood. The Applicant's Contextual Analysis below shows the proposed HOPA AMPD for three vantage points:

⁴³ LMC [§ 15-2.13-2\(B\)\(2\)](#)

⁴⁴ LMC [§ 15-1-10](#)



① View from Kearns Blvd 1
1" = 10'-0"



② View from Kearns Blvd 2
1" = 10'-0"



③ View from Monitor Dr 1
1" = 10'-0"



④ View from Monitor Dr 2
1" = 10'-0"

Traffic considerations including capacity of the existing streets in the area	Please see Section (13) in the Analysis Section above.
Utility capacity, including storm water run-off	The Development Review Committee discussed the proposed project on February 7, 2023, March 7, 2023, and June 6, 2023 and require no additional Conditions of Approval.
Emergency vehicle access	The Park City Fire District reviewed the proposed project on February 7, 2023, March 7, 2023, and June 6, 2023, and found conformance with their required standards.
Location and amount of off-street parking	Please see Section (14) in the Analysis Section above.
Internal vehicular and pedestrian circulation system	Please see Section (3) in the Analysis Section above.
Fencing, screening, and landscaping to separate the	Please see Section (6) in the Analysis Section above. The Applicant's landscape plan proposes removal of

use from adjoining uses	diseased trees and replacement trees with each phase of construction in conformance with the Forestry Board recommendations to ensure viability.
Usable open space	Please see Section (4) in the Analysis Section above.
Signs and lighting	No signs are proposed as part of this AMPD and CUP. Future sign installations require submittal of a Master Sign Plan for Planning Department review and approval prior to any sign installation. Please see Section (3) in the Analysis Section above noting the Applicant's compliance with the Dark Sky Code.
Physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing	The adjacent site to the north is a 3.44-acre Parcel in the Residential Development Zoning District with a church. Most of the site is surface level parking. The adjacent site to the east is the Park City School District Campus. The building closest to the HOPA AMPD is the Park City High School with an existing height up to 65 feet. On October 18, 2022, the Board of Adjustment approved a variance for the Park City High School addition that is 47 feet six inches in height (Staff Report; Minutes, p. 6). The Holiday Ranchettes Subdivision in the Single-Family Zoning District is to the west across Monitor Drive. The adjacent site to the south is the Park Meadows Plaza Subdivision, with buildings constructed in 1973 and 1995 in the General Commercial Zoning District with a maximum building height of 35 feet, with images taken from Google Earth included below.⁴⁵ The HOPA property is situated in a transition area within the Park Meadows neighborhood from Single-Family Dwellings to the commercial and school uses on Kearns Boulevard.

⁴⁵ LMC [§ 15-2.18-4](#)



Noise, vibration, odors, steam, or other mechanical factors that might affect people and property off-site	The HOPA AMPD meets the 25-foot perimeter setback from adjacent properties. Additionally, the HOPA AMPD meets the 100-foot Frontage Protection Zone setback from Kearns Boulevard. Condition of Approval 52 – Mechanical equipment will be required to comply with the requirements of LMC § 15-5-5 regarding location on the building, compliance with setbacks, and required screening.
Control of delivery and service vehicles, loading and unloading zones, and screening of trash and recycling pickup areas	Please see Section (3) in the Analysis Section above.
Expected ownership and management of the project as primary residences, condominiums, time interval ownership, nightly rental, or commercial tenancies	The HOPA AMPD is owned by Mountainland Community Housing Trust. The deed restrictions that must be recorded governing the long-term affordability of the development require primary residency and prohibit nightly rentals or other short-term rental. The Applicant does not propose condominium ownership of any units; rather, the HOPA AMPD will be affordable unit rentals only.

Within and adjoining the site, environmentally sensitive lands, physical mine waste and Soils Ordinance Boundary, steep slopes, and appropriateness of the proposed structure to existing topography of the site	Please see Sections (7) and (11) in the Analysis Section above.
Reviewed for consistency with the goals and objectives of the General Plan	Please see Section (3) in the Analysis Section above.

(IV) The Development Review Committee recommends Conditions of Approval.⁴⁶

The Development Review Committee evaluated the HOPA AMPD and CUP on February 7, 2023, March 7, 2023, and June 6, 2023. Recommended Conditions of Approval are included in the Analysis Section of this report.

Department Review

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

Notice

On April 7, 2023, staff mailed postcard notices to property owners within 300 feet of the HOPA AMPD, posted notice to the property, and published notice on the Utah Public Notice and City website, and on April 12, 2023, the Park Record published notice. The public notice provided information for in-person and remote participation in the April 26, 2023 site visit and public hearing, and the May 24, 2023 public hearing.

On June 9, 2023, staff published notice on the Utah Public Notice and City websites, and on June 12, 2023, staff mailed a second postcard notice to property owners within 300 feet of the HOPA AMPD and posted notice to the property. On June 14, 2023, the Park Record published notice. The public notice provided information for in-person and remote participation in the June 28, 2023 public hearing with possible final action.

Public Input

Public input is attached as Exhibit L.

⁴⁶ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

Alternatives

- The Planning Commission may approve the HOPA AMPD and CUP;
- The Planning Commission may deny the HOPA AMPD and CUP and direct staff to make Findings for the denial;
- The Planning Commission may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Updated Plans

Exhibit C: Arborist Evaluation

Exhibit D: Phase I Environmental Site Assessment

Exhibit E: Historic Report

Exhibit F: Hales Engineering Traffic Impact Study

Exhibit G: Wall Consultant Group Memo

Exhibit H: Hales Engineering Parking Study

Exhibit I: Applicant Parking Management Plan

Exhibit J: Parking Requirement Evaluation for 1700 Kearns Boulevard

Exhibit K: Park Meadows Plaza Letter of Support

Exhibit L: Public Input



Planning Department

June 28, 2023

Elliott Workgroup, LLC
1441 West Ute Boulevard Suite 100
Park City, Utah 84098
(435) 649-0092

CC: Mountainland Housing Community Trust

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 2200 Monitor Drive (Holiday Village Apartments)
1776 Kearns Boulevard (Parkside Apartments)

Parcels PCA-2-2302, PCA-2-2306, PCA-2-2307, and
PCA-2-2307-A

Zoning District: Residential Development
Frontage Protection Zone

Application: Affordable Master Planned Development
Conditional Use Permit

Project Number: PL-22-05473
PL-23-05511

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: June 28, 2023

Project Summary: **HOPA AMPD** – The Applicant proposes subdividing four parcels totaling 6.89 acres into seven lots, building a shared underground parking structure, redeveloping the Holiday Village Apartments (80 existing affordable units) with 217 affordable units, redeveloping the Parkside Apartments (42 existing affordable units) with 100 affordable units, and constructing the project in phases to allow for resident relocation.



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Action Taken

On June 28, 2023, the Planning Commission conducted a public hearing and approved the HOPA Affordable Master Planned Development and Conditional Use Permit according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. On April 16, 1975, the Planning Commission approved a Planned Unit Development for the construction of 80 affordable units at 2200 Monitor Drive (Parcel PCA-2-2302 and PCA-2-2306), known as the Holiday Village Apartments.
2. In 1982, the Planning Commission approved a Conditional Use Permit for the construction of 42 affordable units at 1776 Kearns Boulevard (Parcels PCA-2-2307 and PCA-2-2307-A), known as the Parkside Apartments.
3. Adjacent land uses include a church to the north, Park City School District Campus to the east, Park Meadows Plaza Subdivision to the south, and Holiday Ranchettes Subdivision to the west.
4. The Applicant proposes the HOPA Affordable Master Planned Development (AMPD) and Multi-Unit Dwelling Conditional Use Permit (CUP) to redevelop 6.89 acres—Parcels PCA-2-2302 and PCA-2-2306 (Holiday Village Apartments) and Parcels PCA-2-2307 and PCA-2-2307-A (Parkside Apartments)—north of Kearns Boulevard and east of Monitor Drive.
5. The Applicant named the development the HOPA AMPD.
6. The HOPA AMPD is in the Residential Development Zoning District and Frontage Protection Zone.
7. The Applicant proposes constructing approximately 137 Residential Unit Equivalents to develop 317 affordable units.
8. The Applicant proposes 15,220 square feet of enclosed common space.

Affordable Master Planned Development

9. On February 25, 2021, the City Council adopted Ordinance No. 2021-10 to establish AMPDs to:
 - a. Incentivize public, private, and public-private development of affordable units for the workforce of Park City,
 - b. Create developments that include market-rate and affordable units and increase housing opportunities that are affordable to a wide range of incomes,
 - c. Increase building height and density and decrease parking requirements for affordable units if impacts to the community are mitigated,



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- d. Ensure neighborhood compatibility, and
 - e. Encourage mixed-use, walkable, and sustainable development and redevelopment that provides innovative and energy efficient design, including innovative alternatives to reduce impacts of the automobile on the community.
10. Pursuant to Land Management Code Chapter 15-6.1, the Planning Commission must make fourteen findings when reviewing an AMPD.
 11. **Density** – AMPDs must contain at least ten Residential Unit Equivalents (20,000 square feet). The Applicant proposes construction of approximately 137 Residential Unit Equivalents to develop 317 affordable units.
 12. **Affordability** – At least 50% of the Residential Unit Equivalents must be affordable units – units that are priced to households with incomes at or below 80% of Area Median Income. The HOPA AMPD exceeds this requirement with 100% affordable units and no market-rate units.
 13. AMPDs must comply with the requirements of the Land Management Code. 2200 Monitor Drive (Holiday Village Apartments) and 1776 Kearns Boulevard (Parkside Apartments) are within the RD Zoning District. AMPDs are allowed in the Residential Development Zoning District. Density for AMPDs is not determined by the underlying Zoning District, but is volume based and determined by the AMPD setbacks, building height, and open space regulations.
 14. **Setbacks** – The minimum setback around the exterior boundary of an AMPD is 25 feet for property greater than two acres. The HOPA AMPD acreage is 6.89, requiring a 25-foot perimeter setback. The Applicant proposes a 25-foot perimeter setback.
 15. The project is within the Frontage Protection Zone, requiring a 100-foot setback from Kearns Boulevard. The Applicant proposes no structures within the Frontage Protection Zone setback.
 16. Regarding interior setbacks, this AMPD is unique – generally an AMPD is reviewed as one lot with a perimeter setback and interior flexibility. However, for financing and phasing reasons, the Applicant proposes subdividing the acreage into seven lots. The Residential Development Zoning District requires a 12-foot side setback and a 15-foot rear setback. As mentioned above, the Applicant satisfies the 25-foot perimeter setback and the 100-foot Frontage Protection Overlay setback, so Residential Development Zoning District rear and front setback requirements are exceeded.



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17. The Applicant satisfies the 12-foot internal side setback for Buildings D, E, G, and F. However, the interior setbacks between Buildings A, B, and C, are reduced to ten feet for portions of the façade. LMC § 15-2.13-3(H) states “[t]he Planning Commission may vary side setbacks in Subdivisions and Master Planned Developments. In no case shall the Planning Commission reduce side setbacks to less than ten feet (10’) between structures except as provided in Section 15-2.13-3(F)(2) [regarding connected structures].”
18. Additionally, LMC § 15-6.1-7(D) states the Planning Commission may reduce setbacks within the project boundary to match an abutting zone-required setback provided the project meets the minimum International Building Code and Fire Code requirements, maintains the general character of the surrounding neighborhood in terms of mass, scale, and spacing between structures, and meets open space criteria.
19. The Building and Park City Fire District reviewed the project for conformance as part of the Development Review Committee process on February 7, 2023, March 7, 2023, and June 6, 2023. The properties to the west are zoned Single-Family. However, the Single-Family area is west of the project and is buffered by the 25-foot perimeter setback.
20. The properties directly to the south are zoned General Commercial. The General Commercial Zoning District side setback is ten feet, and the Applicant requests this interior ten-foot setback for Buildings A, B, and C to conform with the adjacent General Commercial Zoning District and the commercial and residential development to the south of the property shown in the image below. The Applicant exceeds open space requirements and respects the requirements of the Frontage Protection Zone.
21. **Height** – Maximum building height for an AMPD is 45 feet from existing grade and requires the following:
 - A ten-foot stepback on all perimeter building façade planes from the underlying Zoning District building height
 - Infrastructure is in place or can be updated to meet increased demand
 - Building façade variation compliance
22. The maximum building height required in the Residential Development Zoning District for the building façade perimeters is 28 feet measured from existing grade with a five-foot exception for mechanical equipment screening. The HOPA AMPD is below the allowed 45-foot building height after the ten-foot stepback from the building façade perimeter.



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23. **Facades** – Buildings greater than 60 feet but less than 120 feet in length must include a prominent shift in the form of either a ten-foot change in façade alignment or building height and buildings with a façade that exceeds 120 feet must provide a shift in the mass at each 120-foot interval or less in the form of a 15-foot change in building façade or height. The Applicant's plans conform to the shifts in façade.

24. **Site Planning** –

- a. **Clustered development** – development shall be clustered on the most developable and least visually sensitive portions of the site. The Applicant proposes no structures within the Frontage Protection Zone, 100 feet from Kearns Boulevard. The Applicant incorporated Planning Commission input and shifted the elevator shafts along Monitor Drive to the project interior.
- b. **Grading** – Projects shall be designed to minimize grading and the need for large retaining structures; roads, utility lines, and structures should be designed to work with existing grade; cuts and fills shall be minimized. The Applicant proposes construction of seven underground parking garages, which will not be visible upon project completion. The project redevelops existing site disturbance and there are no proposed or required retaining walls incorporated into the landscaping.
- c. **Trails** – Existing trails shall be incorporated into the open space elements of the project and maintained in their existing location whenever possible. Applicants may be required to grant the City a trail easement to connect proposed trails with existing trails consistent with the Park City Trails Master Plan. A paved bike and pedestrian trail runs north, parallel to Kearns Boulevard. Currently, a fence separates the Holiday Village and Parkside Apartments. The proposed redevelopment opens the area with internal north-south and east-west pedestrian and bike paths, improving access to the paved trail.
- d. **Internal Circulation** – Adequate internal vehicular, pedestrian, and bicycle circulation shall be provided. Pedestrian and bicycle circulations shall be separated from vehicular circulation and shall provide safe travel within the boundaries of the AMPD and to adjoining public sidewalks, trails, and rights-of-way. As noted above, in the current configuration, a fence separates Holiday Village and Parkside Apartments. The Applicant's Site Plan below illustrates north-south and east-west internal connectivity, improving overall internal circulation for residents, and providing additional



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connections to the greater neighborhood. Schools, recreation facilities, urgent care, banks, child care, a post office, grocery stores, a pharmacy, and other services are within ¼ to 1-mile from the HOPA AMPD.

- e. **Snow Removal** – Areas for adequate snow removal and snow storage are required. The Applicant proposes 10,651 square feet for sidewalk and plaza snow storage (25.3%) and 5,325 square feet for parking snow storage area (12.8%).
- f. **Trash and Recycling** – Adequate trash and recycling containers must be included with circulation for pick-up vehicles and convenient pedestrian access. The Applicant proposes installing three enclosed dumpsters on site with garbage and recycling. The enclosures are proposed to be constructed with painted fiber cement panels and fiber cement wood siding.
- g. **Transportation Amenities** – The site plan must include drop-off areas for van and shuttle service and a bus stop if applicable. The Applicant proposes drop-off areas for van and shuttle service through a turnaround accessed from Kearns Boulevard.
- h. **Service and Delivery** – Access and loading/unloading areas must be included and separate from pedestrian areas. The Applicant provides a turnaround accessed from Kearns Boulevard and eight surface-level parking stalls with two that are ADA compliant, as well as four surface-level parking stalls accessed from Monitor Drive, with two that are ADA compliant.
- i. **Child Care** – The Planning Commission may require a site designated and planned for a child care center an AMPD if the Planning Commission determines the project will create additional demands for child care.
- j. The HOPA AMPD is within the Residential Development Zoning District, which allows two of the four types of child care facilities defined in LMC § 15-15-1: in-home babysitting for the care of four or fewer children within a primary residence and family child care for the care of up to eight children in the primary residence.
- k. Family group child care for the care of up to 16 children within the primary residence and child care centers outside of a primary residence in Multi-Unit Dwellings in the Residential Development Zoning District require a Conditional Use Permit and Planning Commission review. LMC § 15-4-9 outlines requirements to ensure safe pick-up and drop-off and safe and



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adequate room for children to play. Additionally, parking for employees is required.

- l. The Applicant provided an evaluation regarding anticipated child care demand and concludes there will be very few children under five years of age and an in-house daycare would not best serve existing residents. The Applicant proposes a child-focused community room or computer room to serve older children on site.
- m. **General Plan Review** – While not consistency is binding, the AMPD must be consistent with the goals and objectives of the General Plan.
- n. Goal 1 of the General Plan is to protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods and Objective 1A is to direct complimentary land use and development into existing neighborhoods that have available infrastructure and resource capacity. The HOPA AMPD increases affordable units from 122 to 317 for the property, while increasing open space by providing most of the parking in underground structures.
- o. Goal 7 of the General Plan is to create a diversity of primary housing opportunities to address the changing needs of residents and Objective 7B is to focus efforts for diversity of primary housing stock within primary residential neighborhoods to maintain majority occupancy by full time residents within these neighborhoods. The proposed HOPA AMPD is in the Park Meadows neighborhood. The General Plan identifies this neighborhood as one that should be preserved as a primary residential neighborhood, in part due to the many community amenities, including the Creekside Park, the Municipal Athletic and Recreation Center (MARC), the Park City School District Campus, the Eccles Center for the Performing Arts, and access to the Open Space of Round Valley.
- p. Goal 8 of the General Plan is to increase affordable housing opportunities and associated services for the workforce of Park City, Objective 8A is to provide increased housing opportunities that are affordable to a wide range of income levels within all Park City neighborhoods.
- q. The Holiday Village and Parkside Apartments are described in the General Plan as the only affordable housing in the Park Meadows neighborhood indicated on the Built Conditions Map near the Monitor Drive and Kearns Boulevard intersection.



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- r. **Design Guidelines** – The Planning Commission may require Design Guidelines including requirements for exterior cladding material; style, dimensions, and materials of a roof structure, roof pitch, and porch; exterior nonstructural architectural ornamentation; location, design, placement, and architectural styling of windows and doors.
 - s. The Applicant revised the proposed materials to comply with LMC § 15-5-5(D) which limits exterior siding materials to three on any one façade. The Applicant proposes painted fiber cement panels, fiber cement siding that looks like wood, and white EIFS. Due to conformity of building design, façade variations, and consistent materials throughout the project.
25. **Open Space** – AMPDs must provide 20% Open Space. The Applicant proposes landscaping 2.76 of the 6.89 acres, exceeding the LMC requirement for a total of 40%.
26. The open space includes play areas for children in the plazas of Buildings A, B, and C, and Buildings A, D, and E. The Applicant updated their plans to include an area allocated for a future community garden.
27. **Strengthens and enhances the resort character of Park City** – The City’s Affordable Housing Resolution No. 05-2021 states that the livability and viability of Park City is directly affected by the availability of a sufficient amount of housing affordable to workforce and residents and that the City Council desires to establish policies to ensure a reasonable opportunity for a variety of housing which bears an essential nexus to maintaining the social, economic, and cultural fabric of the community.
28. The City’s Housing Needs Assessment completed in 2021 concludes in part that “Park City is the only city in Utah where workers (11,000) outnumber the population (8,500). The workforce needs more housing opportunities. Due to the scarcity of affordable housing, over 8,000 workers with an average wage of less than \$40,000 commute daily from homes out of Summit County to jobs in Park City. This large reservoir of pent-up demand all but guarantees rapid absorption of additional affordable housing units.” The Housing Needs Assessment also found that 40% of all renters and 22% of owners pay at least 30% of their income for housing and utilities and “[m]ost troubling is the share of renters paying more than 50% of their income for housing, defined as a severe housing cost burden. One in five Park City renters has a severe housing cost burden.”
29. The Applicant proposes exceeding the requirements of the AMPD code. While only 50% of the total Residential Unit Equivalents are required to be affordable



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units, the Applicant proposes 100% of the Residential Unit Equivalents for affordable units. The Housing Needs Assessment concludes “[d]emand for affordable housing could absorb as many as 800 to 1,000 units over the next five years. The 600 proposed units over the next five years will bring the affordable inventory to 1,250 units, a commendable achievement. Nevertheless, supply will still fall short of demand.” The Holiday Village and Parkside Apartments provide 122 affordable units. The proposed HOPA AMPD increases this number by 195, for a total of 317.

30. **Compliments the natural features on site and preserves significant features or vegetation to the extent possible** – LMC § 15-2.13-10 requires protection of Significant Vegetation during development. Significant Vegetation includes large trees six inches in diameter or greater measured four and one-half feet above the ground, groves of smaller trees, or clumps of oak and maple covering an area fifty square feet or more measured at the drip line. The property owner must demonstrate the health and viability of all large trees through a certified arborist. The Planning Director may require mitigation for loss of Significant Vegetation consistent with LMC § 15-5-5(N), the Water Wise Landscaping code.
31. LMC § 15-5-5(N) requires at least 50% of the landscaped area to be Water Wise Landscaping with non-invasive drought tolerant plants and minimal irrigation. Landscaping plans must identify existing Significant Vegetation. If Significant Vegetation is determined to be unhealthy and/or unsafe, under Site-Specific review conducted by the Forestry Board and Planning Director in conjunction with a CUP and AMPD, it may be replaced with equivalent landscaping in type and size.
32. On May 10, 2023, the Applicant submitted an evaluation of the Holiday Village and Parkside Apartment trees, completed by Arbor+. The evaluation concludes “roughly 30% of the Spruce trees were in decline or completely dead due to IPS Beetle (Bark Beetle). There were signs of high influx of IPS in the area with a row of Spruce trees that were dead at Park City High School as well as other surrounding properties in the area.”
33. The Applicant proposes removing 104 trees, treating four trees, and planting 102 new trees, including Serviceberry, Amur Maple, Colorado Spruce, and Aspens.
34. On May 4, 2023, the Forestry Board reviewed the Applicant’s proposal and recommends Conditions of Approval outlined below.
35. **Meets the Sensitive Lands requirements and is designed to place development on the most developable land and least visually obtrusive**



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portions of the site – AMPDs that contain any area within the Sensitive Land Overlay shall conduct a Sensitive Lands Analysis. The HOPA AMPD is not within the Sensitive Land Overlay. The site does not include steep slopes, is not near a ridge line area, and is not proximate to wetlands or streams. The property is not within the Soils Ordinance Boundary.

36. **Promotes the use of non-vehicular forms of transportation through design and by providing trail and pathway connections** – The Applicant proposes improvements to internal east-west and north-south pedestrian and bicyclist connectivity and improved connectivity to the broader neighborhood. The Applicant's Parking Management Plan prioritizes residents without cars, provides enclosed bike storage in excess of the code requirements, and improves resident access to transit stops proximate to the project.
37. **Was noticed and the Planning Commission held a public hearing** – On April 7, 2023, staff mailed postcard notices to property owners within 300 feet of the HOPA AMPD, posted notice to the property, and published notice on the Utah Public Notice and City website, and on April 12, 2023, the Park Record published notice. The public notice provided information for in-person and remote participation in the April 26, 2023 site visit and public hearing, and the May 24, 2023 public hearing.
38. On June 9, 2023, staff published notice on the Utah Public Notice and City websites, and on June 12, 2023, staff mailed a second postcard notice to property owners within 300 feet of the HOPA AMPD and posted notice to the property. On June 14, 2023, the Park Record published notice. The public notice provided information for in-person and remote participation in the June 28, 2023 public hearing with possible final action.
39. **Incorporates best planning practices for sustainable development, including water conservation measures and energy-efficient design and construction** – LMC § 15-6.1-12(J) requires AMPDs to incorporate best planning practices for sustainable development, including water conservation measures and energy-efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application, with Energy Star qualified products for appliances.
40. On April 24, 2023, the Applicant met with Park City's Sustainability team to review their plans. The Sustainability team also recommends the Applicant consider an Energy Use Intensity (EUI) that is less than 25 for the living spaces



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to significantly lower utility bills. The Applicant will have a third-party energy consultant during design development and construction document phases and is willing to explore an EUI that is 25 or less at that time.

41. The Applicant proposes:

- a. Installing 54 Electric Vehicle Charging Stations for 20% of the parking stalls prior to issuance of a Certificate of Occupancy;
- b. Constructing all-electric buildings;
- c. Installing windows specifically designed for the mountain climate with performance of R-5 to R-9;
- d. Installing exterior wall insulation that exceeds the requirements of the building code by installing R-23 that incorporate at least 25% recycled content;
- e. Incorporating bioswales in the landscaping to collect and remove pollutants from stormwater runoff as illustrated on the plans dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023; and
- f. Constructing buildings that are solar PV ready.

42. **Addresses and mitigates physical mine hazards according to accepted City regulations and policies** – Applicants must include a map and list of all known Physical Mine Hazards on the property. On March 28, 2023, Epic Engineering prepared a Phase I Environmental Site Assessment for the Applicant. The Assessment concludes the property was undeveloped prior to the 1980s, the property is not within the City's Soils Ordinance boundary and does not identify concerns regarding the proposed project or adjacent properties.

43. **Addresses historic structures and sites on the property according to accepted City regulations and policies and any applicable historic preservation plan** – Applicants must submit a map and inventory of historic structures and sites on the property. The Applicant submitted a Historic Report dated May 17, 2023, evaluating existing site conditions, the Park City Historic Sites Inventory, and consulting with the Park City Historical Society and Museum Society, concluding no structures are of historic significance are on the property.

44. **Addresses and mitigates traffic** – Park City Forward – a Transportation Blueprint identifies a future mode split target for the Park Meadows neighborhood with 37% driving alone, 40% carpooling, 15% walking, 5% riding transit, and 3% biking.



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45. On April 19, 2023, Hales Engineering completed a Traffic Impact Study for the Applicant. This Traffic Impact Study was included in the April 26, 2023 Planning Commission packet. The Applicant coordinated the Traffic Impact Study with the Engineering Department to update the study to comply with the proposed Traffic Impact Study standardization criteria. Additionally, the Engineering Department hired Wall Consultant Group (WCG) to provide a third-party review of the Traffic Impact Study.
46. The Engineering Department and WCG provided initial input regarding the April 19, 2023 Traffic Impact Study. On June 16, 2023, Hales Engineering submitted an updated Traffic Impact Study. On June 22, 2023, WCG provided a memorandum of review regarding the updated Traffic Impact Study.
47. The Traffic Impact Study evaluates Levels of Service from A through F. An acceptable Level of Service in Park City is Level D.
48. The updated Traffic Impact Study outlines existing and anticipated future conditions for relevant intersections:

Table ES-1: Peak Hour Level of Service Results

Intersection	Level of Service											
	Existing (2023)				Future (2028)				Future (2040)			
	Background		Plus Project		Background		Plus Project		Background		Plus Project	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
1 Kearns Boulevard / Park Avenue	B	C	B	D	B	D	B	D	B	D	B	E
2 Monitor Drive & Bonanza Drive / Kearns Boulevard	B	C	B	C	C	D	C	D	C	F	D	F
3 Holiday Village (West) Access / Monitor Drive	a	a	a	a	a	a	a	a	a	a	a	a
4 Parkside (South) Access / Kearns Boulevard	c	f	d	f	c	f	d	f	f	f	f	f
5 Comstock Drive / Kearns Boulevard	A	B	A	C	A	D	A	D	B	E	B	E
6 Deer Valley Drive & Empire Avenue / Park Avenue	C	E	C	E	C	E	C	E	C	E	C	E
7 Bonanza Drive / Deer Valley Drive	B	B	B	C	B	C	B	C	B	D	B	E
1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)												
Source: Hales Engineering, June 2023												

49. **Addresses and mitigates parking reductions and parking management –**
The Applicant submitted a Parking Study and Parking Management Plan and proposes 266 parking spaces, reducing the parking requirements by 64 spaces, a 19% reduction.
50. LMC § 15-6.1-9(A) requires AMPDs to comply with Off-Street Parking requirements. LMC § 15-3-6 *Parking Ratio Requirements for Specific Land Use Categories* outlines the following for Multi-Unit Dwellings:

Unit 1,000 square feet or less	1 space
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Unit greater than 1,000 square feet and less than 2,000 square feet	1.5 space
Unit greater than 2,000 square feet	2 spaces

51. No units greater than 2,000 square feet are proposed for the HOPA development. The Applicant proposes 317 units requiring 330 parking spaces.
52. LMC § 15-6.1-9(B) establishes Planning Commission discretion to evaluate a reduction to AMPD parking requirements if the Applicant:
- Demonstrates parking reductions materially increase the feasibility of the proposed AMPD
 - Submits a parking and traffic study completed by a third party selected by the City
 - Demonstrates that the proposed AMPD sufficiently addresses the parking demand for the project
53. On April 19, 2023, the Applicant submitted the Park City Holiday Village & Parkside Parking Study ("Parking Study") prepared by Hales Engineering for Planning Commission review pursuant to the requirements in LMC § 15-6.1-9(C). The Parking Study concludes in part "[a]n estimated 20% reduction in the parking requirement was calculated based on the development being nearby existing and planned transit facilities, having more than twice the required bicycle parking stalls, having carshare parking stalls, and having motorcycle parking stalls" and "[a]n additional 5% buffer was used to convert the parking demand to a recommended parking supply."
54. On June 21, 2023, the Applicant submitted an updated HOPA Parking Management Plan. The Applicant proposes the following:
- All underground parking spaces will be assigned, and residents must register their vehicle with management. No household will be allowed to park more than one car onsite.
 - The Applicant shall market the project as ideal for local workers and their families who use transit and active transportation instead of cars.
 - The Applicant shall keep two separate waiting lists for households who do and do not own cars and allow people to get on both lists. If their name comes to the top of the "no car" list, they have the option to accept residence and get rid of their car.
 - The Planning Commission may require an additional twenty surface parking spaces in the Frontage Protection Zone after the last



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buildings are completed to provide additional parking if the Planning Commission finds an updated parking study demonstrates increased parking demand.

- e. Paratransit and microtransit turnarounds will be accessed from Kearns Boulevard.
 - f. The Applicant shall provide enclosed bicycle storage and outdoor, enclosed bicycle storage as outlined in the plans dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023.
 - g. The Applicant shall provide an annual Park City Bikeshare pass for residents without a car. The Applicant agrees that a future Park City Bikeshare location may be located on site in coordination with Summit County and City staff.
 - h. Should a carshare program become available, the Applicant will allocate parking spaces on site for carshare use in a location approved by the Planning Director.
 - i. As part of the Phase I construction, the Applicant shall install a concrete bus stop pad and bench along Monitor Drive to the size and dimensions and in a location approved by the City Engineer, Transportation, and Transit Department.
55. LMC § 15-6.1-9(D) establishes six criteria for AMPDs greater than one acre that the Planning Commission may consider when evaluating an Applicant's request to reduce parking, outlined below:
- (1) Parking in the Right-of-Way along the perimeter of the AMPD is available** – parking in the Right-of-Way is not available on Monitor Drive or Kearns Boulevard.
 - (2) A clear and irrevocable agreement authorizes AMPD residents to park in an off-site Parking Area or Parking Structure that is located within 1,000 feet of the AMPD perimeter boundary** – the Applicant proposes parking off-site during Phase I and II construction, described below. However, the Applicant does not propose parking for AMPD residents within 1,000 feet of the AMPD perimeter boundary.
 - (3) The AMPD is within ¼-mile from a bus stop that includes a waiting shelter consistent with City standards** – the Parking Study reduces parking requirements by 11% due to proximity of bus stops. According to the Applicant's survey, 69.6% of the survey respondents take public transit to access daily needs. The Applicant met with Engineering, Transportation, Transit, and Planning staff to discuss the bus stops within the vicinity of the project and to evaluate bus stop upgrades to accommodate increased ridership. The Applicant



Planning Department

originally proposed a bus pullout along Monitor Drive. However, the Transit team recommended improvements to the bus stops along Kearns Boulevard rather than a bus pullout along Monitor Drive due to the limited bus route, ridership, and minimal time required for loading and unloading.

The Transit team submitted documentation indicating boardings and alightings along Monitor Drive are minimal and do not warrant a bus pullout, even with increased ridership in the future. In 2018, the City completed an accessibility inventory of bus stops to identify compliance with ADA functional requirements and amenities such as shelters, seating, and signage. Physical characteristics and ridership information was collected on all stops served by Park City transit. This information was used as a baseline for prioritizing bus stop improvements. Stop 15080 Parkside Apartments was rated “B” for ADA functionality and “A” for amenities. While prioritizing bus stop improvements, the Parkside Apartment stop was not identified for improvement due to its relative score with other sites in the transit system. While this stop is not currently programmed for improvements, an increase in ridership presents an opportunity to revisit prioritization in coordination with the Applicant as the project develops.

(4) On-site parking is provided for motorcycles/scooters – the Parking Study reduces parking requirements by 1% due to 14 on-site motorcycle stalls in the underground parking garages. According to the Applicant’s survey, two respondents use a scooter or motorcycle. The Applicant’s updated Underground Parking Exhibit increases on-site motorcycle stalls in the underground parking garage to 16 (Building A: 7, Building B: 1; Building C: 1; Building E: 1; Building F: 1; Building G: 5). The motorcycle/scooter parking stalls also provide e-bike charging.

(5) Bicycle parking exceeds the requirements of LMC § 15-3-9 – the Parking Study reduces parking requirements by 4% due to on-site bicycle parking. At the time the Applicant submitted a complete Application, LMC § 15-3-9 required the Applicant to install outdoor bike racks for 10% of the required Off-Street Parking. The parking requirement for the project is 330 parking spaces, so the outdoor bike rack requirement is for 33 bikes.

In addition to installing outdoor bike racks, the Applicant proposes to exceed the bike parking requirement by providing enclosed bike parking within the parking garage and buildings and outdoor sheltered securable bike storage facilities. The Parking Study provided a 4% parking reduction because the Applicant’s original



Planning Department

plan included bike parking for 74 bikes. According to the Applicant's survey, 26.1% of respondents bike to access daily needs.

The Applicant's revised submittal increased the number of bike parking provided on site to 220—an increase of 146—and includes 188 sheltered securable bike parking within the parking garage and buildings:

The Applicant also proposes to install a minimum of four outdoor sheltered, securable bike storage facilities for 32 or more bikes, as well as three bike racks with each providing bike parking for multiple bikes. In total, this provides secure enclosed bike parking for 220 bikes.

In addition to providing secure enclosed bike parking for 220 bikes, the Applicant is coordinating with Summit County and City staff about a future Bike Share installation. Thirty percent of respondents to the Applicant's survey expressed an interest in a bike share program.

(6) The AMPD provides dedicated parking spaces for resident carshare vehicles – the Parking Study reduces parking requirements by 4% for at least four carshare vehicles for the site. According to the Applicant's survey, nearly 20% of the respondents expressed an interest in a car share program.

56. **Parking during construction** – Additional considerations for parking include evaluation of parking during construction of Phases I and II. Pre-construction, the Applicant proposes requiring registration for residents with a vehicle to manage parking during construction.
57. During construction, the Applicant proposes issuing HOPA parking stickers for registered cars only. Cars without stickers will be towed if left more than 24 hours. No guest parking will be available during construction Phases I and II.
58. LMC § 15-3-2(C) states required parking must be on-site unless the Planning Commission allows such parking on adjacent or nearby deed restricted lots. On May 22, 2023, the Applicant completed a Parking Requirement Evaluation for 1700 Kearns Boulevard, the commercial property directly south of the HOPA AMPD. The Applicant's Parking Requirement Evaluation reviews the existing parking for the commercial property with the required parking ratios outlined in LMC § 15-3-6.
59. The Applicant's Parking Requirement Evaluation concludes the mix of occupancy overlaps and 90% of the building is dedicated to business and retail use operating during the hours of 9:00 AM and 5:00 PM and 10% of the leasable area is for restaurant use open from 5:00 to 10:00 PM. The Applicant concludes the parking requirements of the adjacent commercial property generates a need



Planning Department

of up to 126 parking spaces and after 5:00 PM, the need reduces to 47 stalls until 10:00 PM. After 10:00 PM, the Applicant concludes the parking demand is reduced to zero.

60. On May 4, 2023, Ed Lewis, Chief Executive Officer of Kensington Investment Company and Park Meadows Plaza provided a letter of support for the HOPA AMPD, agreeing to facilitate the project through temporary use of 40 parking stalls immediately adjacent to the south side of the HOPA site during Phase I and II of construction.
61. **Development Agreement** – LMC § 15-6.1-5 requires a Development Agreement for AMPDs in a form approved by the City Attorney that contains:
 - a. A legal description of the land;
 - b. All relevant zoning and Land Management Code parameters, including all findings, conclusions, and conditions of approval, specifying any exceptions;
 - c. An express reservation of the future legislative power and zoning authority of the City;
 - d. A provision to allow for minor, administrative modifications without revision of the Agreement;
 - e. A copy of the approved Site plan, architectural plans, Landscaping plans, Grading plan, trails and Open Space plans, and other plans, which are a part of the Planning Commission approval;
 - f. A description of all Developer exactions or agreed upon public dedications;
 - g. Developer agreement to pay all specified impact fees;
 - h. The Initial Purchase Price of the Affordable Units, as defined in the Housing Resolution in effect at the time of a Complete Application;
 - i. The form of ownership anticipated for the project;
 - j. A specific project phasing plan;
 - k. A list and map of all known Physical Mine Hazards on the Property, as determined through the exercise of reasonable due diligence by the Owner, as well as a description and GPS coordinates of those Physical Mine Hazards;
 - l. A map and inventory of all Historic Structures on the Property and a Historic Structures Report prepared by a qualified Historic Preservation Professional.



Planning Department

62. LMC § 15-6.1-5(B) requires the Applicant to submit a draft Development Agreement to the Planning Department within six months of the date of Planning Commission approval. The Planning Commission holds a public hearing and ratifies Development Agreements, which are then signed by the Mayor.
63. **Subdivision Approvals Required** – The Applicant proposes subdividing the property in seven lots to accommodate phased construction. Due to the unique proposal to subdivide the parcels in phases with proposed underground structures crossing lot lines, the Applicant proposes a subdivision phasing plan.

Conditional Use Permit

64. **The project, as conditioned, meets the Conditional Use Criteria** – Multi-Unit Dwellings in the RD Zoning District require a CUP. There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.
65. The Planning Commission evaluates proposed Conditional Uses and may recommend conditions of approval to preserve the character of the Zoning District, and to mitigate potential adverse effects of the Conditional Use.
66. The Planning Commission shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards.
67. The table below outlines the sixteen criteria the Planning Commission reviews when considering a Conditional Use. Criteria not addressed in the AMPD Findings of Fact above are outlined in the table below:

Criteria	Proposed Project
Size and location of the site	The HOPA AMPD is on 6.98 acres within the Residential Development Zoning District and Frontage Protection Zone within the Park Meadows neighborhood. The Applicant's Contextual Analysis below shows the proposed HOPA AMPD for three vantage points:



Planning Department

 ① View from Kearns Blvd 1 1" = 10'-0"   ② View from Kearns Blvd 2 1" = 10'-0"  ③ View from Monitor Dr 1 1" = 10'-0"  ④ View from Monitor Dr 2 1" = 10'-0"	
Utility capacity, including storm water run-off	The Development Review Committee discussed the proposed project on February 7, 2023, March 7, 2023, and June 6, 2023 and require no additional Conditions of Approval.
Emergency vehicle access	The Park City Fire District reviewed the proposed project on February 7, 2023, March 7, 2023, and June 6, 2023, and found conformance with their required standards.
Signs	No signs are proposed as part of this AMPD and CUP. Future sign installations require submittal of a Master Sign Plan for Planning Department review and approval prior to any sign installation.
Physical design and	The adjacent site to the north is a 3.44-acre Parcel in



Planning Department

compatibility with surrounding structures in mass, scale, style, design, and architectural detailing	the Residential Development Zoning District with a church. Most of the site is surface level parking. The adjacent site to the east is the Park City School District Campus. The building closest to the HOPA AMPD is the Park City High School with an existing height up to 65 feet. On October 18, 2022, the Board of Adjustment approved a variance for the Park City High School addition that is 47 feet six inches in height. The Holiday Ranchettes Subdivision in the Single-Family Zoning District is to the west across Monitor Drive. The adjacent site to the south is the Park Meadows Plaza Subdivision, with buildings constructed in 1973 and 1995 in the General Commercial Zoning District with a maximum building height of 35 feet. The HOPA property is situated in a transition area within the Park Meadows neighborhood from Single-Family Dwellings to the commercial and school uses on Kearns Boulevard.
Noise, vibration, odors, steam, or other mechanical factors that might affect people and property off-site	The HOPA AMPD meets the 25-foot perimeter setback from adjacent properties. Additionally, the HOPA AMPD meets the 100-foot Frontage Protection Zone setback from Kearns Boulevard.
Expected ownership and management of the project as primary residences, condominiums, time interval ownership, nightly rental, or commercial tenancies	The HOPA AMPD is owned by Mountainland Community Housing Trust. The deed restrictions that must be recorded governing the long-term affordability of the development require primary residency and prohibit nightly rentals or other short-term rental. The Applicant does not propose condominium ownership of any units; rather, the HOPA AMPD will be affordable unit rentals only.

68. The Development Review Committee evaluated the HOPA AMPD and CUP on February 7, 2023, March 7, 2023, and June 6, 2023. Recommended Conditions of Approval are included below.



Planning Department

69. The Planning Commission conducted a work session on March 22, 2023, a site visit and public hearing on April 26, 2023, a public hearing on May 24, 2023, and a public hearing on June 28, 2023.

Conclusions of Law

Affordable Master Planned Development

1. Provides at least 50% Affordable Units;
2. Complies with requirements of the Land Management Code;
3. Meets the minimum requirements of this Chapter;
4. Provides meaningful Open Space for residents and the public;
5. Strengthens and enhances the resort character of Park City;
6. Compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
7. Meets the Sensitive Lands requirements of the Land Management Code and is designed to place Development on the most developable land and least visually obtrusive portions of the Site;
8. Promotes the Use of non-vehicular forms of transportation through design and by providing trail and pathway connections;
9. Was noticed and the Planning Commission held a public hearing in accordance with this Chapter;
10. Incorporates best planning practices for sustainable development, including water conservation measures and energy-efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application, and includes Energy Star qualified products for appliances;
11. Addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies;
12. Addresses and mitigates Historic Mine Waster and complies with the requirements of the Park City Soils Boundary Ordinance;
13. Addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan;
14. Addresses and mitigates traffic;
15. Addresses and mitigates parking reductions and parking management.

Conditional Use Permit

1. the Application complies with all requirements of this LMC;
2. the Use will be Compatible with surrounding Structures in Use, scale, mass and circulation;



Planning Department

3. the effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall be updated as necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stockpiling of materials and staging of work, work hours, noise control, temporary lighting, trash management and recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance, fencing, protection of existing vegetation, erosion control, storm-water management, and other items as may be required by the Building Department.
2. A storm-water run-off and drainage plan shall be submitted with the building plans and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm-water Best Management Practices. Post development drainage shall not exceed development drainage conditions and special consideration shall be made to protect any wetlands delineated on and adjacent to the site.
3. The project is over 1.0 acres and will be required to meet the requirements of Park City's municipal separate storm sewer system (MS4) storm-water program.
4. Final utility plans shall be submitted with the building permit.
5. Dry utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify the area provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping.
6. Approval of this AMPD shall expire two years from the date of Development Agreement execution unless construction, as defined by the International Building Code, has commenced on the project.
7. **Affordable Deed Restrictions** – Prior to a certificate of occupancy, provisions to ensure continued affordability shall be embodied in legally binding deed restrictions, approved by the City Attorney, and recorded with the County.



Planning Department

8. The deed restrictions shall conform with the requirements outlined in the Park City Affordable Housing Resolution No. 05-2021 or as otherwise determined by the Park City Housing Authority.
9. The deed restrictions shall continue in full force and effect for a period not less than forty years. Upon expiration of the initial forty-year term, or any subsequent term, the City shall have six months in which to determine, based on an independent market study, that the affordable units within the AMPD are no longer necessary to satisfy the affordable or workforce housing needs of the City. The City Council or its successor shall make the final determination of such continuing need, and if the City makes no such determination, the deed restrictions shall automatically renew for one or more additional ten-year terms.
10. The property owner shall submit to the City an annual compliance report as amended from time to time by the City or its designee, verifying deed restriction compliance.
11. **Building Height** – The Applicant’s building permit plans and building heights shall substantially conform to the plans dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023.
12. **Garbage and Recycling** – Final dumpster enclosure locations shall be approved by Republic Services and shall not encroach into site setbacks. Recycling shall be provided for but not be limited to glass, paper, plastic, cans, cardboard or other household generated recyclable and scrap materials.
13. **Noxious Weeds** – Noxious weeds identified by Summit County must be removed from the property in accordance with Summit County regulations prior to issuance of Certificate of Occupancy.
14. **Dark Sky Compliance** – Prior to issuance of a Certificate of Occupancy, the outdoor lighting shall conform to the requirements of City’s Dark Sky Code in LMC Section 15-5-5(J), be fully shielded, down directed, with bulbs 3,000 degrees Kelvin or less.
15. **Child Care** – In-home babysitting and family child care are allowed within primary residences subject to Planning Department review and approval. If a family group child care and/or child care center is proposed within the property, the family group child care and/or child care center does not require a Conditional Use Permit nor Planning Commission review and is subject only to Planning Director review for conformance with the requirements of the Land Management Code.



Planning Department

16. **Design Guidelines** – The materials submitted at the building permit phase shall substantially comply with the plans dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023.
17. **Community Garden** – Should the residents within the development desire a community garden, the Applicant has allocated an area identified on the Site Plan dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023.
18. **Landscaping** – Remove trees impacted by the Bark Beetle as soon as possible and prior to beginning construction.
19. Select salt tolerant trees and filters to protect vegetation near areas proposed for snow storage.
20. Include landscaping phasing plan in the project phasing plan to ensure new vegetation is established.
21. Establish a three-year review after final project completion to evaluate the health and viability of new vegetation.
22. **Sustainability** – The Applicant shall install 54 Electric Vehicle Charging Stations for 20% of the parking stalls prior to issuance of a Certificate of Occupancy.
23. The Applicant shall construct all-electric buildings.
24. The Applicant shall install windows specifically designed for the mountain climate with performance of R-5 to R-9.
25. The Applicant shall install exterior wall insulation that exceeds the requirements of the building code by installing R-23 that incorporate at least 25% recycled content.
26. The Applicant shall incorporate bioswales in the landscaping to collect and remove pollutants from stormwater runoff as illustrated on the plans dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023.
27. The Applicant shall construct buildings that are solar PV ready.
28. During the design development and construction document phases, the Applicant shall review Energy Use Intensity with the Sustainability Department to achieve lower utility bills for living spaces.
29. **Parking Management Plan** – All underground parking spaces will be assigned, and residents must register their vehicle with management. No household will be allowed to park more than one car onsite.
30. The Applicant shall market the project as ideal for local workers and their families who use transit and active transportation instead of cars.



Planning Department

31. The Applicant shall keep two separate waiting lists for households who do and do not own cars and allow people to get on both lists. If their name comes to the top of the “no car” list, they have the option to accept residence and get rid of their car.
32. The Planning Commission may require an additional twenty surface parking spaces in the Frontage Protection Zone after the last buildings are completed to provide additional parking if the Planning Commission finds an updated parking study demonstrates increased parking demand.
33. Paratransit and microtransit turnarounds will be accessed from Kearns Boulevard.
34. The Applicant shall provide enclosed bicycle storage and outdoor, enclosed bicycle storage as outlined in the plans dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023.
35. The Applicant shall provide an annual Park City Bikeshare pass for residents without a car. The Applicant agrees that a future Park City Bikeshare location may be located on site in coordination with Summit County and City staff.
36. Should a carshare program become available, the Applicant will allocate parking spaces on site for carshare use in a location approved by the Planning Director.
37. As part of the Phase I construction, the Applicant shall install a concrete bus stop pad and bench along Monitor Drive to the size and dimensions and in a location approved by the City Engineer, Transportation, and Transit Department.
38. When the Transit and Engineering Departments determine ridership for Stop 15080 Parkside Apartments increases to the degree it warrants bus stop improvements, the Applicant shall meet with the City Transit and Engineering Departments and commits to improving internal pedestrian connectivity to the upgraded bus stop.
39. **Bike Parking** – The Applicant shall provide sheltered securable bike parking for 188 bikes in the parking garage and buildings, shall install a minimum of four outdoor sheltered, securable bike storage facilities for 32 or more bikes and three bike racks for bike parking, as indicated in the plans dated June 16, 2023, and reviewed by the Planning Commission on June 28, 2023.
40. The Applicant shall provide an annual Park City Bikeshare pass for residents without a car. The Applicant agrees that a future Park City Bikeshare location may be located on site in coordination with Summit County and City staff.



Planning Department

41. **Long-Term Parking Management** – A high-speed remote-controlled gate at the entrance to the parking structure.
42. Camera installations in the parking structure for remote monitoring 24/7 by the management company.
43. Use of parking permits/stickers for all vehicles authorized to park in the parking structure; cars without stickers will be towed at the owner's expense.
44. Numbered parking stalls – residents will be granted no more than one parking space.
45. The annual operating budget will include an allowance to sweep and clean the parking area on a semi-annual basis.
46. **Parking During Construction** – Parking shall comply with the parking management plan.
47. Prior to submitting a draft Development Agreement, the Applicant shall submit a formal agreement between Kensington Investment Company and the Applicant providing for 40 temporary parking stalls immediately adjacent to the south side of the HOPA site to be available for use until Phase II construction is complete.
48. During construction of the project, the Applicant shall submit an annual report to the Planning Department for review by the Planning Director outlining parking available to residents and parking management plan compliance. The Planning Director may recommend additional review by the Planning Commission if the Director determines the demand is not satisfied through on-site and off-site parking.
49. The Applicant shall submit a draft Development Agreement to the Planning Department within six months of the date of Planning Commission approval. The Development Agreement must be ratified by the Planning Commission, signed, and recorded, prior to building permit issuance.
50. The Applicant shall submit a complete subdivision application to the Planning Department for review, approval, and recordation prior to submitting a building permit for each phase of development.
51. The Applicant shall submit an access easement agreement in a form approved by the City Attorney's Office for the vehicular access to the property from Kearns Boulevard indicated on the Park Meadows Plaza Survey.
52. **Mechanical Equipment** – Mechanical equipment will be required to comply with the requirements of LMC § 15-5-5 regarding location on the building, compliance with setbacks, and required screening.



Planning Department

If you have questions or concerns regarding this Final Action Letter, please call (385) 290-0789 or email planning@parkcity.org.

Sincerely,

Laura Suesser, Planning Commission Chair

CC: Rebecca Ward

Mountainlands Community Housing

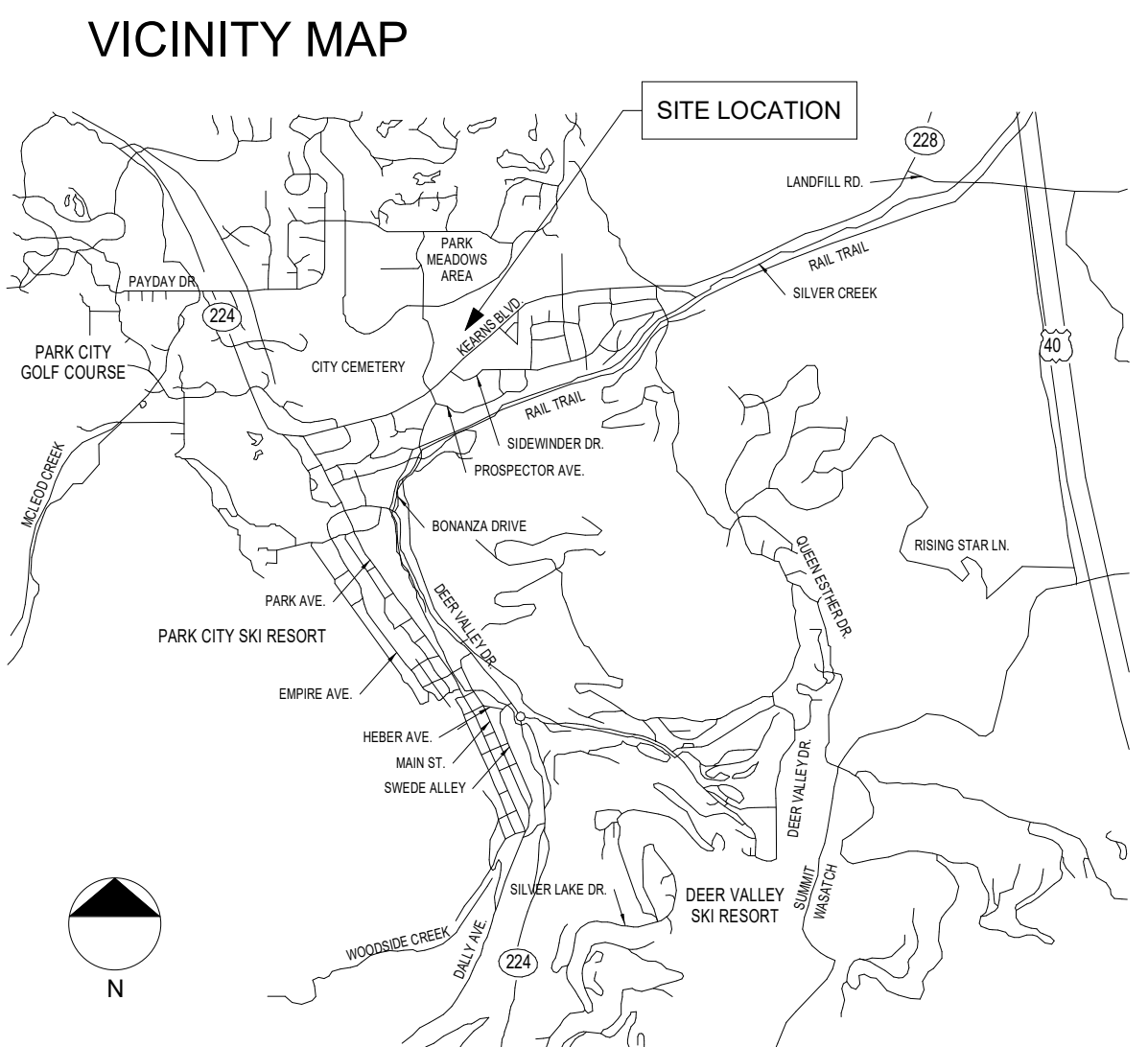
HOPA Affordable Housing - AMPD

2200 Monitor Dr. / 2776 Kearns Blvd., Park City, UT 84060

Affordable Master Plan Development

2023/06/16

EWG Project # 22-028



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT
MOUNTAINLANDS COMMUNITY HOUSING 1960 SIDEWINDER DR. SUITE 107 PARK CITY, UTAH 84060 CONTACT: PAT MATHESON PHONE: 801.403.7747	ELLIOTT WORKGROUP, LLC 1441 WEST UTE BLVD. SUITE 100 PARK CITY, UTAH 84098 CONTACT: CARLA LEHIGH PHONE: 435.649.0092 EXT. 316
CIVIL ENGINEER	LANDSCAPE ARCHITECTURE
ALTITUDE ENGINEERING 1960 SIDEWINDER DR. SUITE 107 PARK CITY, UTAH 84060 CONTACT: BLADE MCINTIRE PHONE: 307.679.8620	ELLIOTT WORKGROUP, LLC 1441 WEST UTE BLVD. SUITE 100 PARK CITY, UTAH 84098 CONTACT: SID OSTERGAARD PHONE: 435.649.0092 EXT. 307
ELECTRICAL ENGINEER	TRANSPORTATION ENGINEER
VAN BOERUM & FRANK ASSOCIATES 330 S 300 E SUITE 200 SALT LAKE CITY, UTAH 84111 CONTACT: LEWIS WONG PHONE: 801.530.3148	HALES ENGINEERING 1220 NORTH 500 WEST, STE 202 LEHI, UTAH 84043 CONTACT: JOSEPH BROWNING PHONE: 801.766.4343

LMC ANALYSIS

Existing Zone
Residential Development (RD) District

Total Site Area
- Parcel 1: 0.80 Acres
- Parcel 2: 0.74 Acres
- Parcel 3: 0.74 Acres
- Parcel 4: 1.11 Acres
- Parcel 5: 0.60 Acres
- Parcel 6: 1.74 Acres
- Parcel 7: 1.16 Acres

Lot and Site Requirements

*** Density: 317 Affordable Units**
- Building A: 45 Affordable Units
- Building B: 44 Affordable Units
- Building C: 32 Affordable Units
- Building D: 60 Affordable Units
- Building E: 36 Affordable Units
- Building F: 50 Affordable Units
- Building G: 50 Affordable Units

*** Set Backs per LMC 15-6.1-7 & 15-2.13.2:**
Exterior Boundary: 25'
Proposed Interior Set Back: 10'
Accessory Buildings: 5'

*** Building Height:**
Per AMP (LMC 15-6.1): 45' with a 10' step back
Per RD (LMC 15-2.13): 28' with a 5' Screening Exception

*** Facade Variation per LMC 15-6.1-8**
Facade Length between 60' < 120' = Shift 10'
Facade Length 120' < = Shift 15'

*** Parking per LMC 15-6.1-9:**
Affordable Units
<600 SF = None
600-1000 SF = 0.5 Spaces per Unit
1000-2000 SF = 1 Spaces per Unit
>2000 SF = 1.5 Spaces per Unit

*** Parking per LMC 15-3-6:**
Multi-Unit Dwelling
<1000 SF = 1 per unit
1000-2000 SF = 1.5 Spaces per Unit
>2000 SF = 2 Spaces per Unit

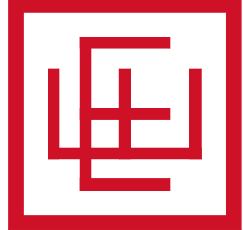
*** Open Space:**
Minimum twenty percent (20%)

Total Building Areas
- Building A: 44,178 SF
- Building B: 41,349 SF
- Building C: 38,109 SF
- Building D: 47,083 SF
- Building E: 29,782 SF
- Building F: 45,302 SF
- Building G: 45,638 SF
Total.....291,185 SF



DRAWING INDEX

AFFORDABLE MPD			
AMPD-001	Cover Sheet	AMPD-017	Lighting Cut Sheet
AMPD-002	Existing Conditions / Survey	AMPD-018	Sustainability
AMPD-003	Aerial View	AMPD-018.1	Sustainability Req. and Comparison
AMPD-004	Site Suitability Analysis	AMPD-019	Public Outreach
AMPD-005	Site Plan	AMPD-020	Underground Parking
AMPD-006	Phasing Plan	AMPD-021	Unit Plans
AMPD-006.1	Plat & Easement Phasing Plan	AMPD-021.1	(E) Unit Plans
AMPD-006.2	Parking Management Plan	AMPD-022	(E) and (N) Building Height Analysis
AMPD-007	Grading Plan	AMPD-023	Dumpster Enclosure
AMPD-008	Utility Plan	AMPD-100	Building A - Floor Plans
AMPD-009	Landscape Plan	AMPD-101	Building A - Roof Over Topo
AMPD-009.1	Landscape Phasing Plan	AMPD-102	Building A - Elevations
AMPD-010	Site Plan - Trees	AMPD-103	Building A - Facade Variation
AMPD-011	Snow Storage Calculation	AMPD-110	Building B - Floor Plans
AMPD-012	Open Space Calculation	AMPD-111	Building B - Floor Plans
AMPD-012.1	(E) Open Space Calculation	AMPD-112	Building B - Roof Over Topo
AMPD-013	Contextual Analysis	AMPD-113	Building B - Elevations
AMPD-014	Transportation	AMPD-114	Building B - Facade Variation
AMPD-015	Walk/Bike/Childcare Study	AMPD-120	Building C - Floor Plans
AMPD-015.1	Parking Management - Survey Results	AMPD-121	Building C - Roof Over Topo
AMPD-016	Photometric Plan	AMPD-122	Building C - Elevations



ELLIOTT WORKGROUP

11/22/22
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Cover Sheet

AMPD-001

NORTHWEST CORNER OF SEC. 9,
TOWNSHIP 2 SOUTH, RANGE 4
EAST, S.L.B. & M.

NORTHEAST CORNER OF SEC. 9,
TOWNSHIP 2 SOUTH, RANGE 4
EAST, S.L.B. & M.

3110.86'

S89°55'57"W 5308.31'
(BASIS OF BEARING)

S0°00'00"E 775.84'



0' 20' 40' 80' 120'

Scale in Feet

1" = 40'

LEGEND



SUMMIT COUNTY MONUMENT AS NOTED

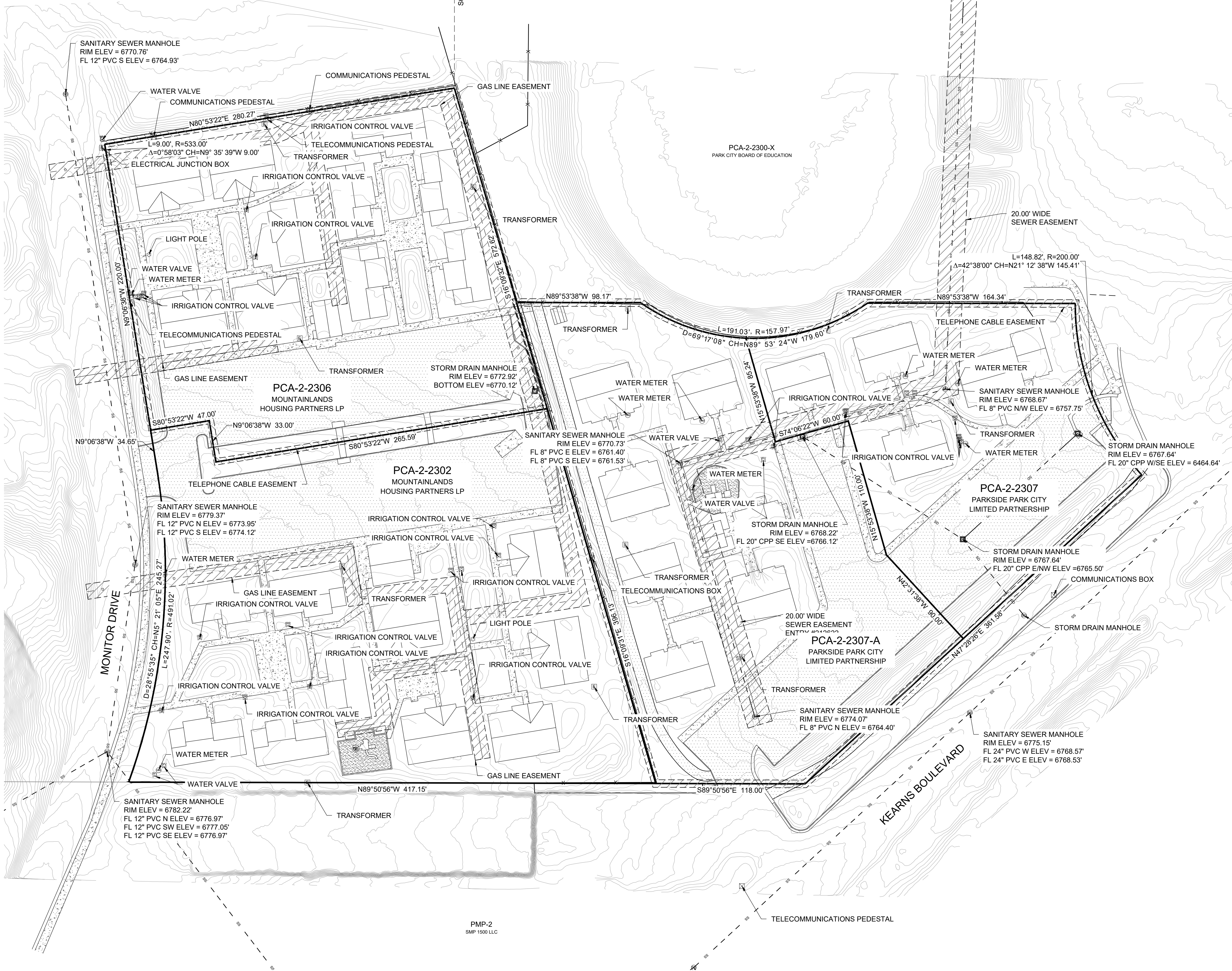
○ SET 24" REBAR AND CAP
MARKED 1070886

— LOT LINE

--- NEIGHBORING LOTS

- - - MONUMENT LINE

— FENCE (SEE SURVEY FOR TYPE)



PMP-2
SMP 1500 LLC

TELECOMMUNICATIONS PEDESTAL

PROPERTY SURVEY FOR MOUNTAIN LANDS

COMMUNITY HOUSING TRUST

LOCATED IN THE NORTHEAST 1/4 OF SECTION 9,

TOWNSHIP 2 SOUTH, RANGE 4 EAST, S.L.B. & M.

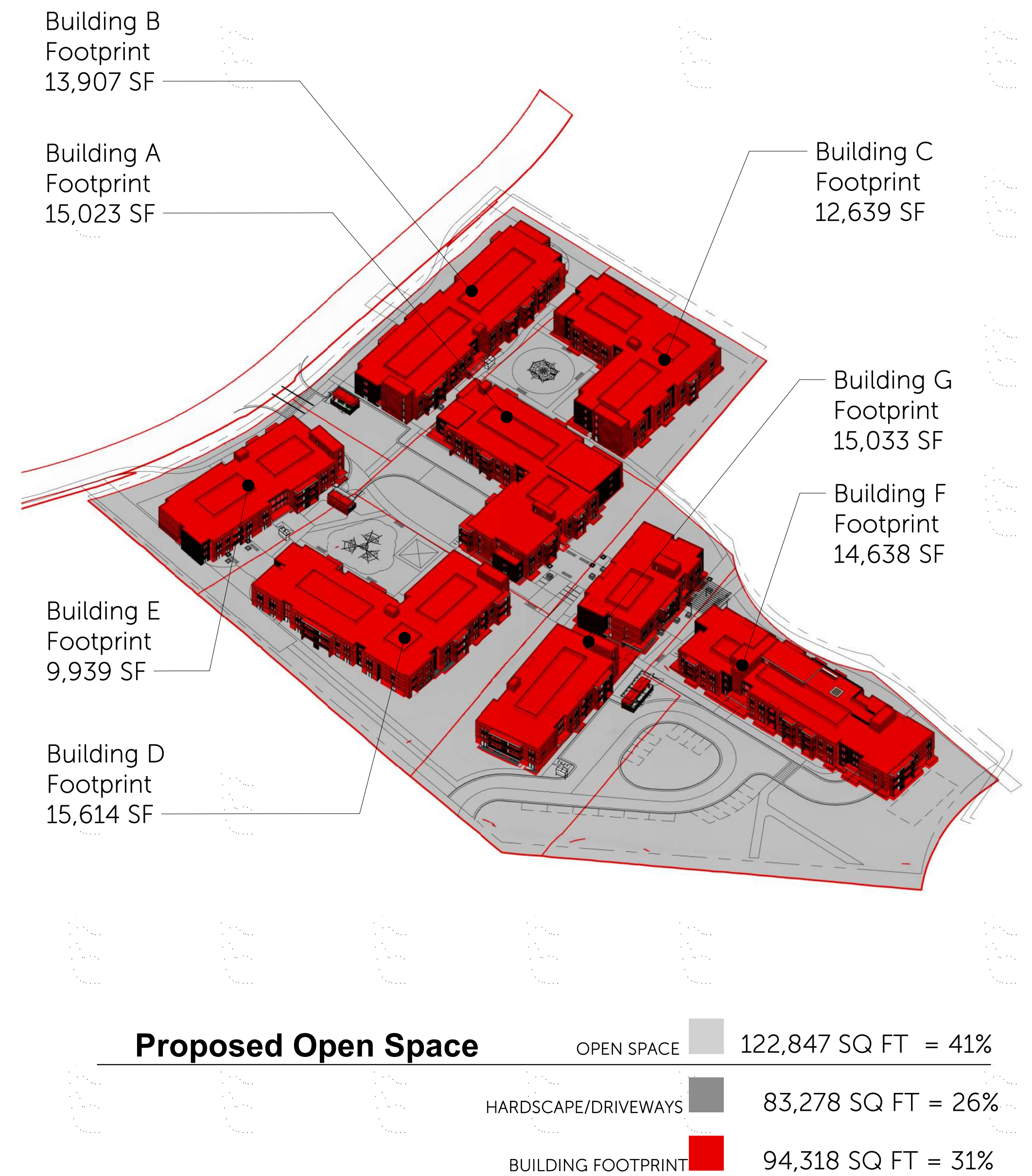
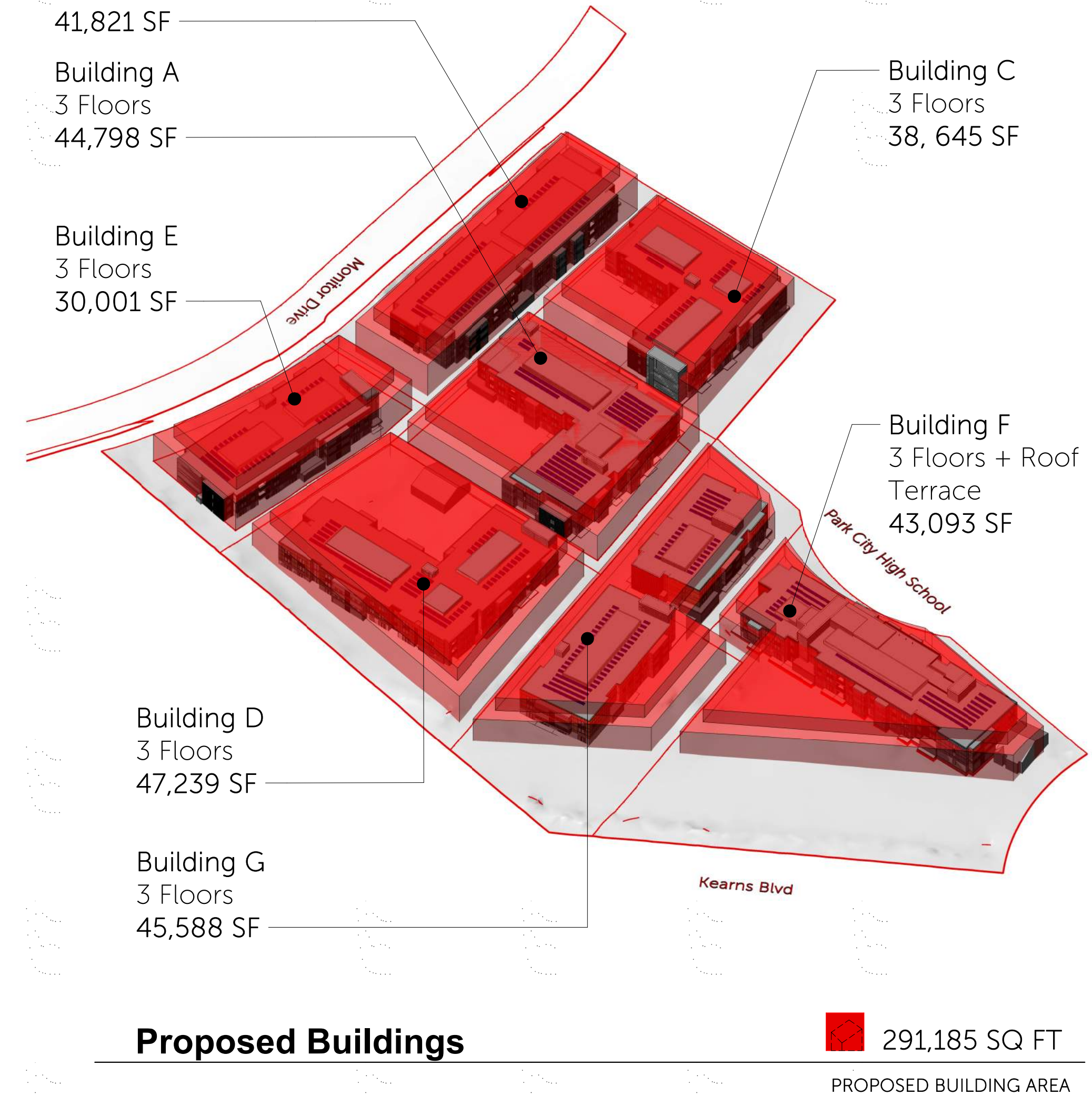
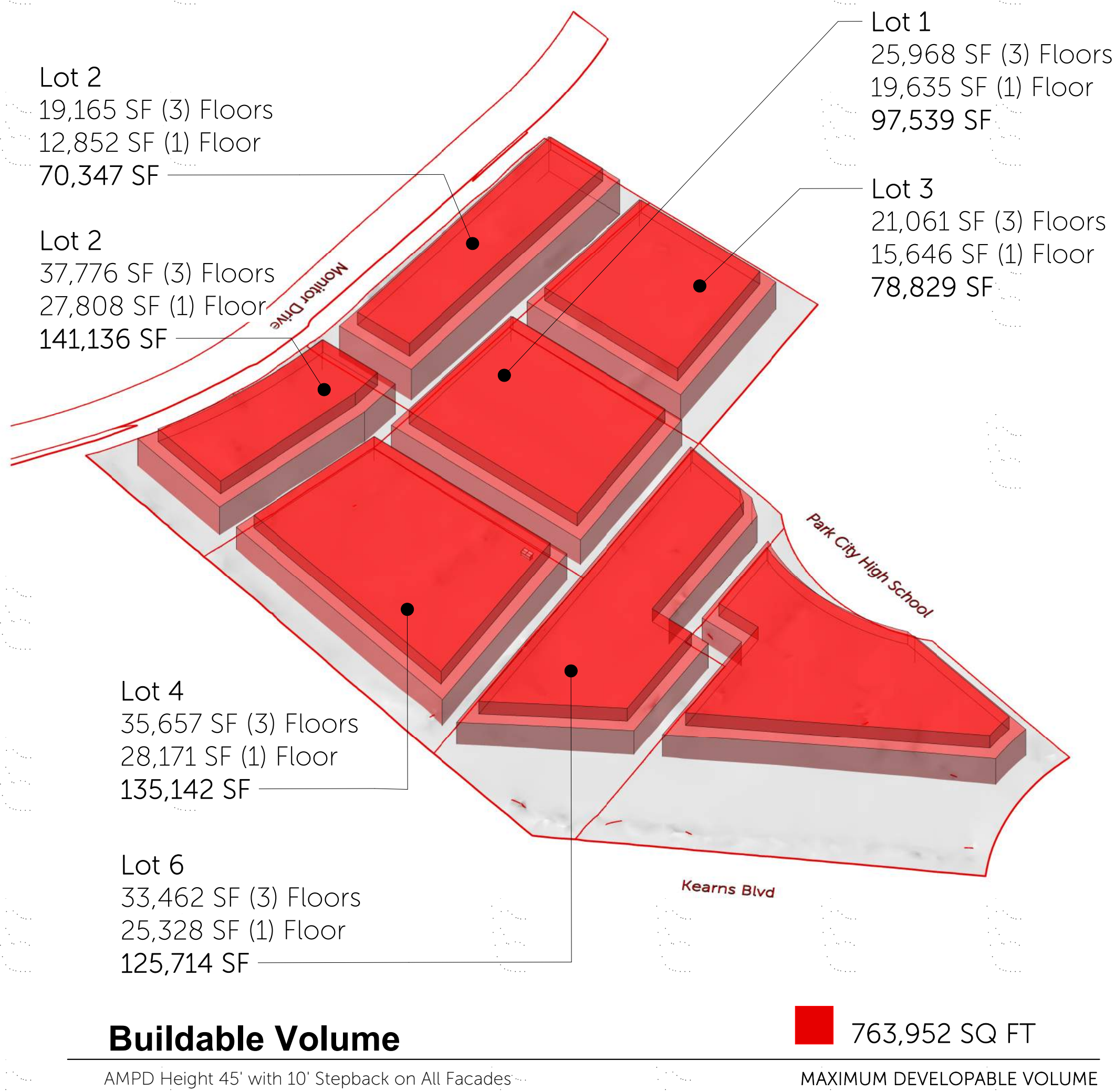
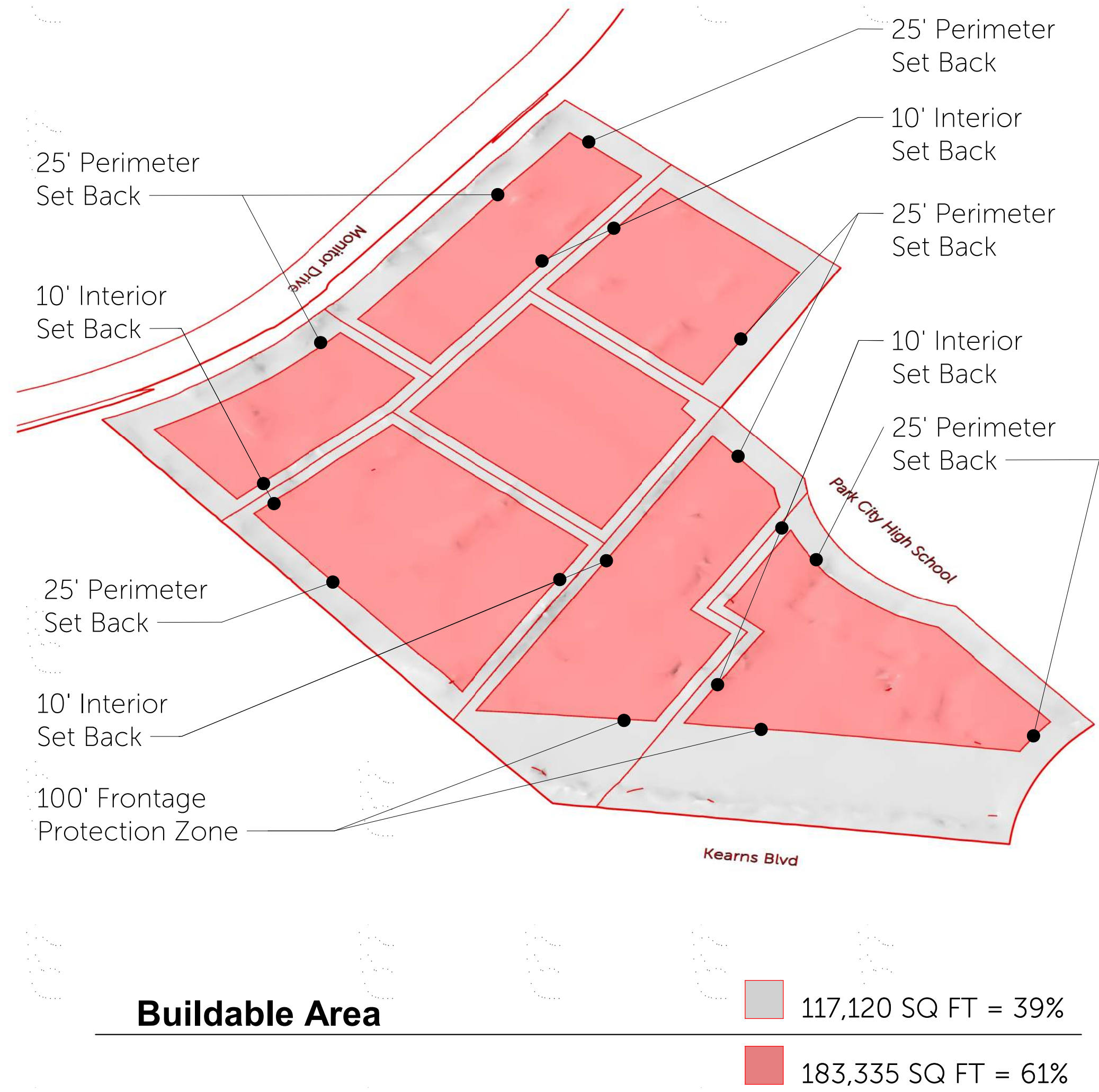
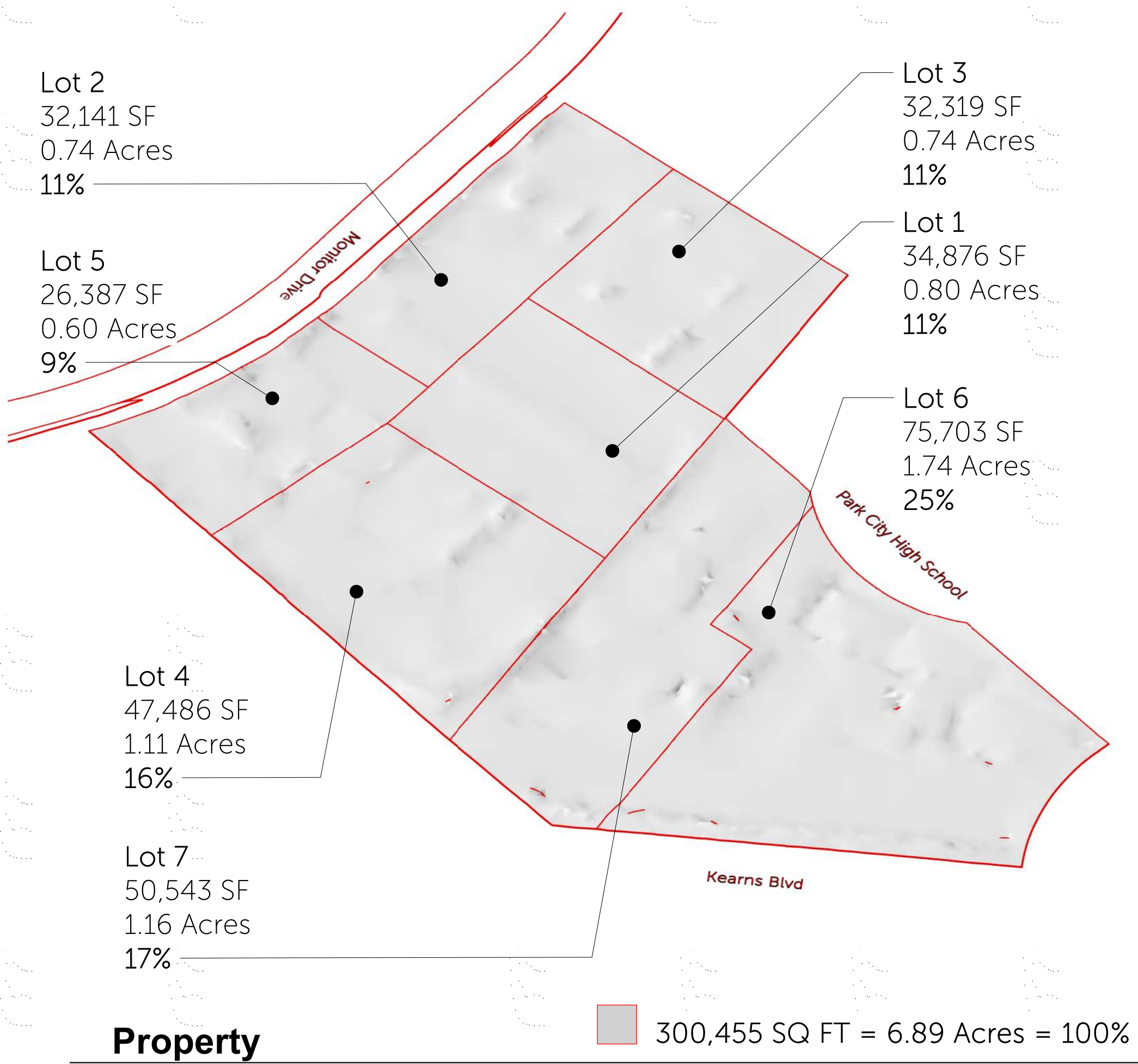


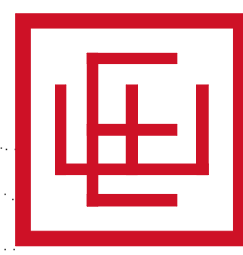
LAYTON SURVEYS LLC
Professional Land Surveying
(801) 463-7441 www.laytonsurveys.com

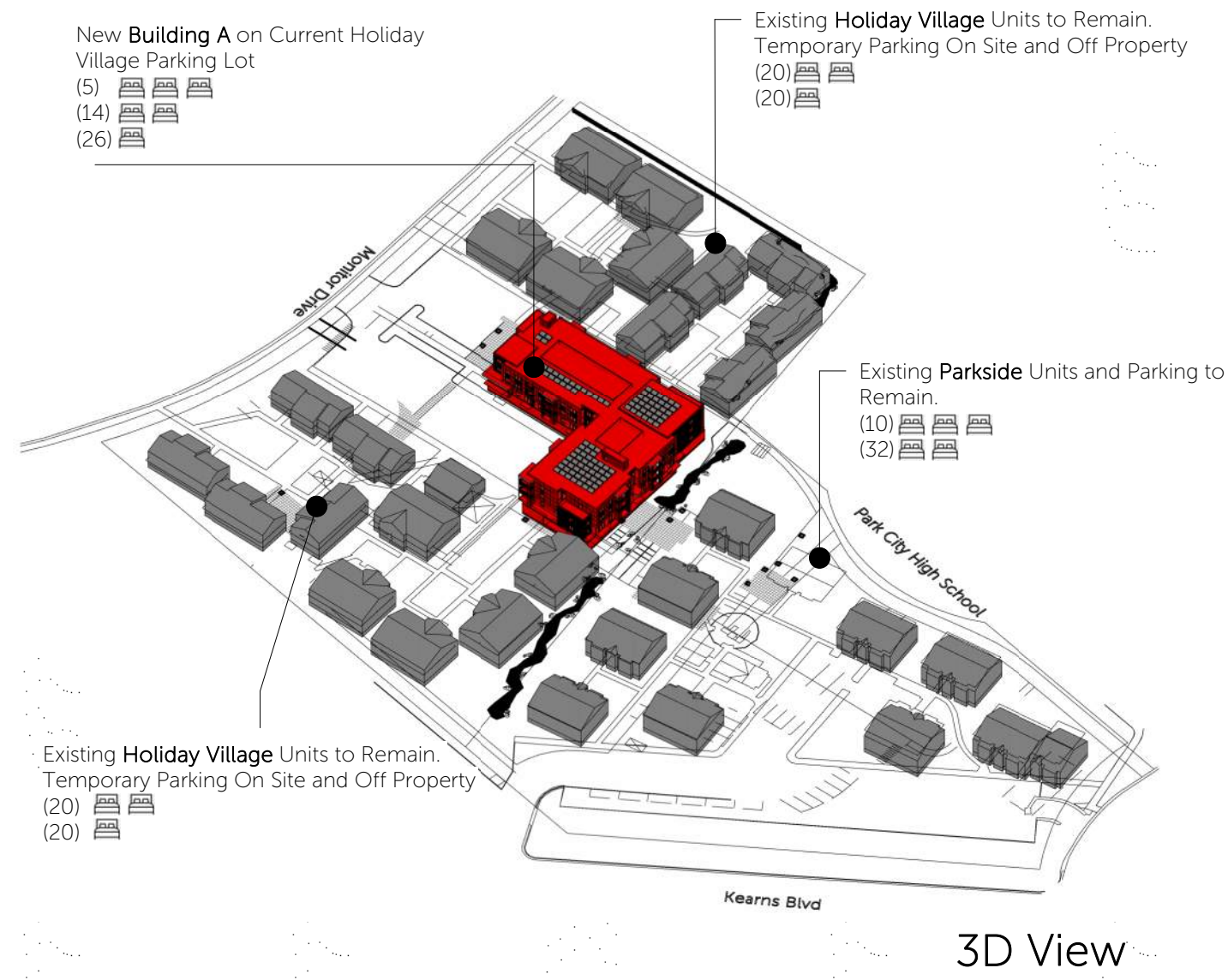
S2
2

REVISIONS		SCALE: 1"=40'
DATE	DESCRIPTION	DATE: 6/22/2022
		DESIGN: _____
		DRAWN: MJB
		CHECKED: WDL







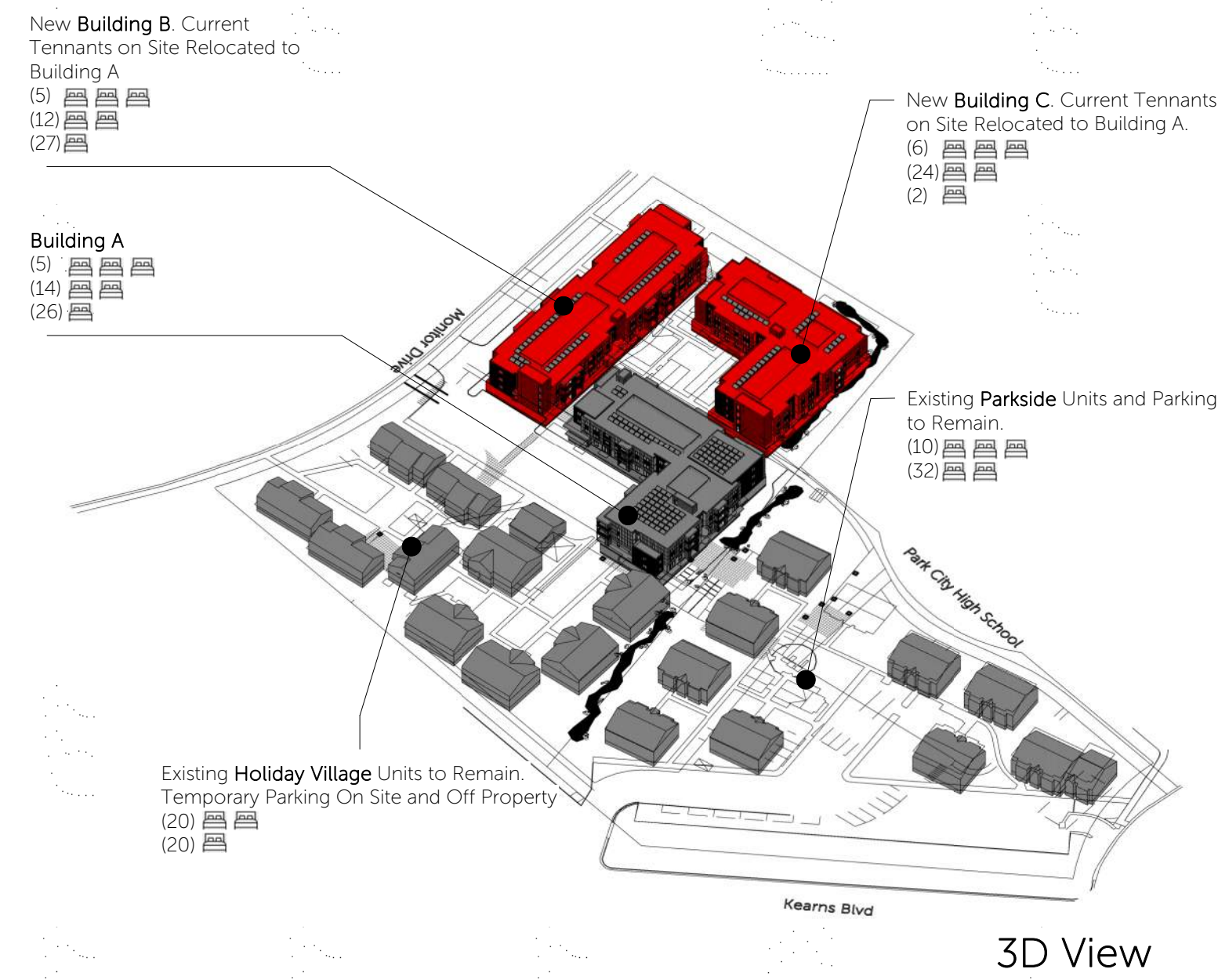


Phase 1 - (1 Year)

Secure Adequate Temporary Parking on and off Site for Current Tenants.

Build Building "A" in Current Holiday Village Parking Lot.

At Completion of Building "A" Move Current Tenants on the North side of the Holiday Village into "A".

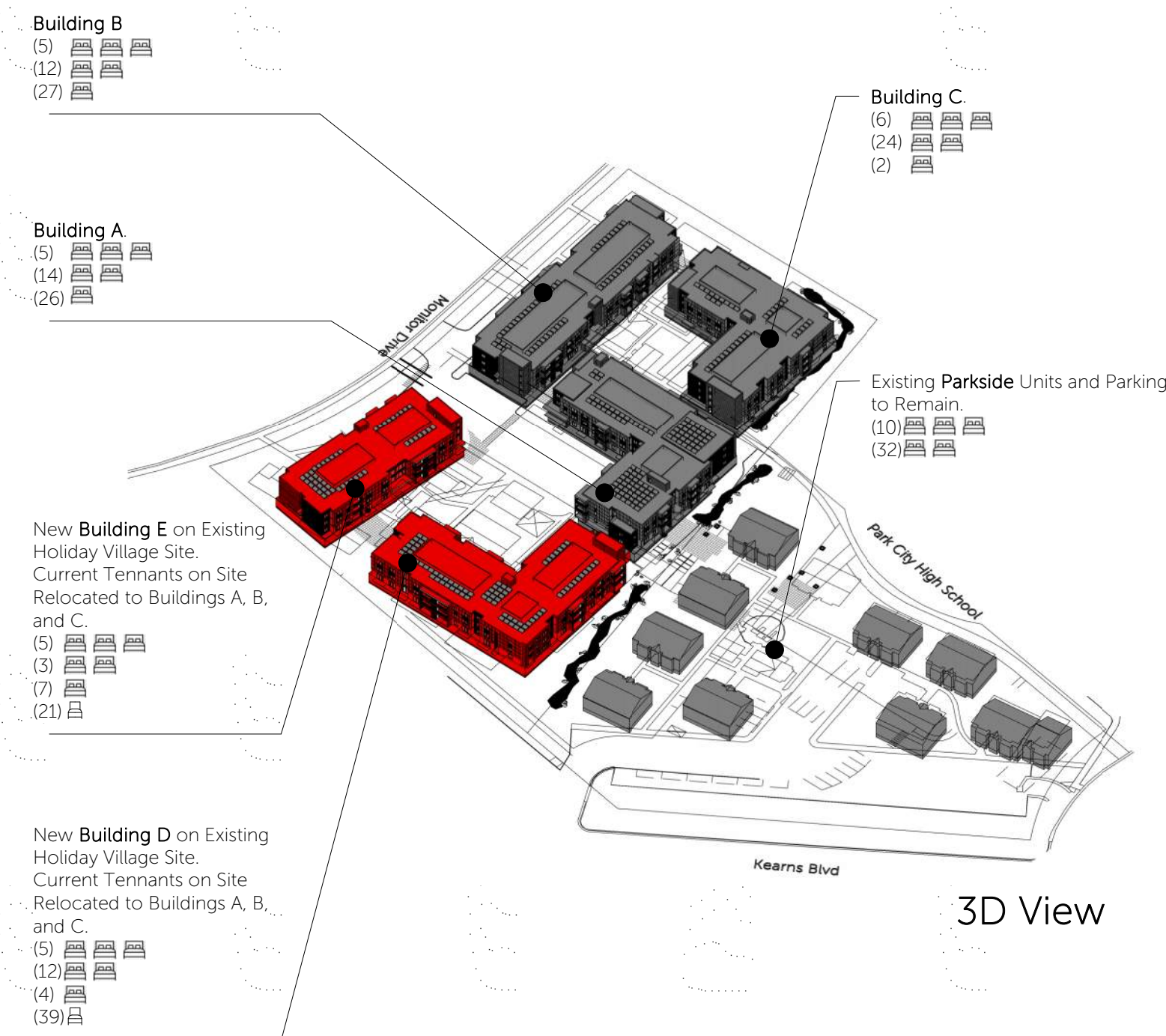


Phase 2 - (1.5 Years)

Demolish Current Units on North Side of the Existing Holiday Village (40 Units).

Build Building "B" as Phase 2a and Building "C" as Phase 2b, and Connect Underground Parking for Buildings "A", "B", and "C".

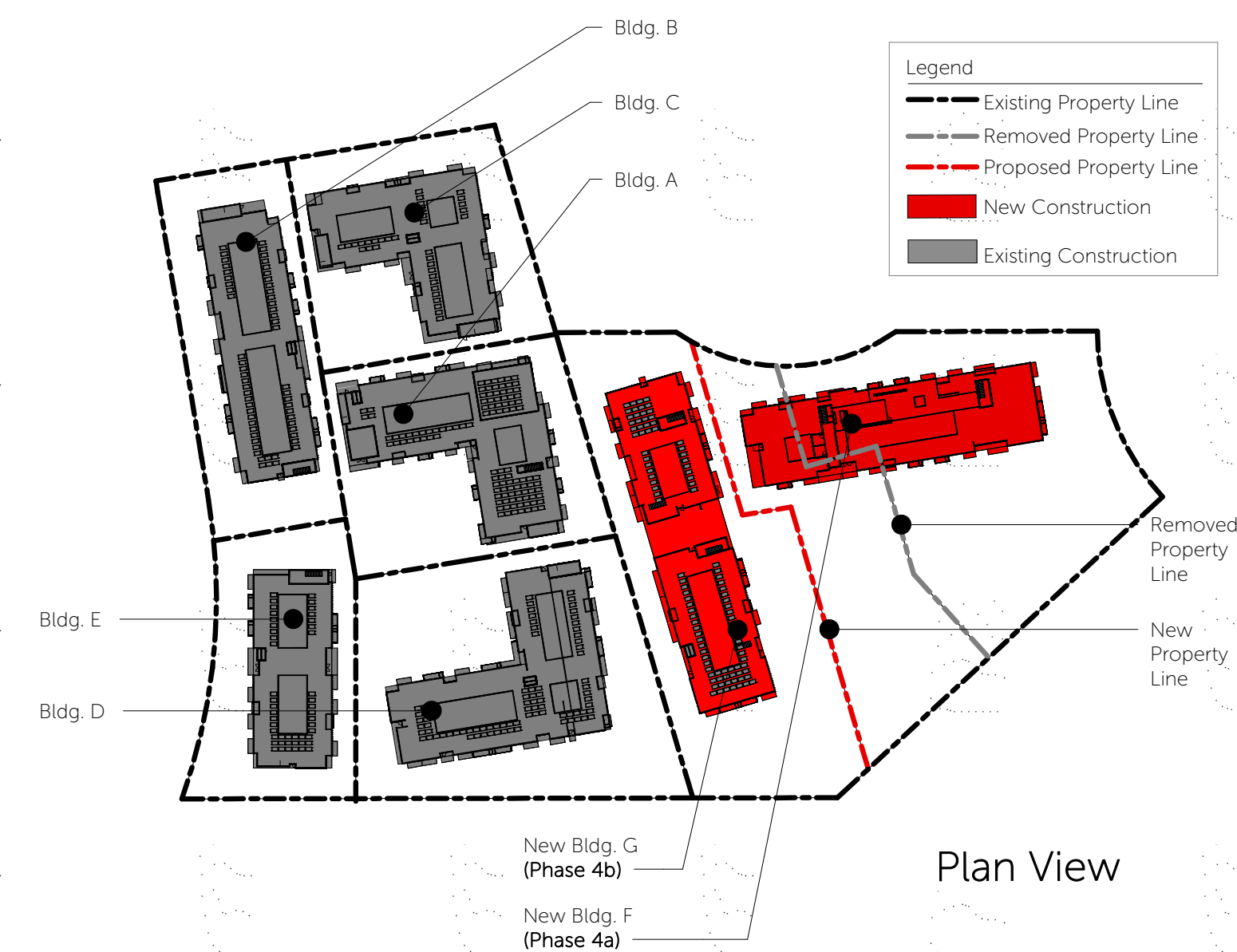
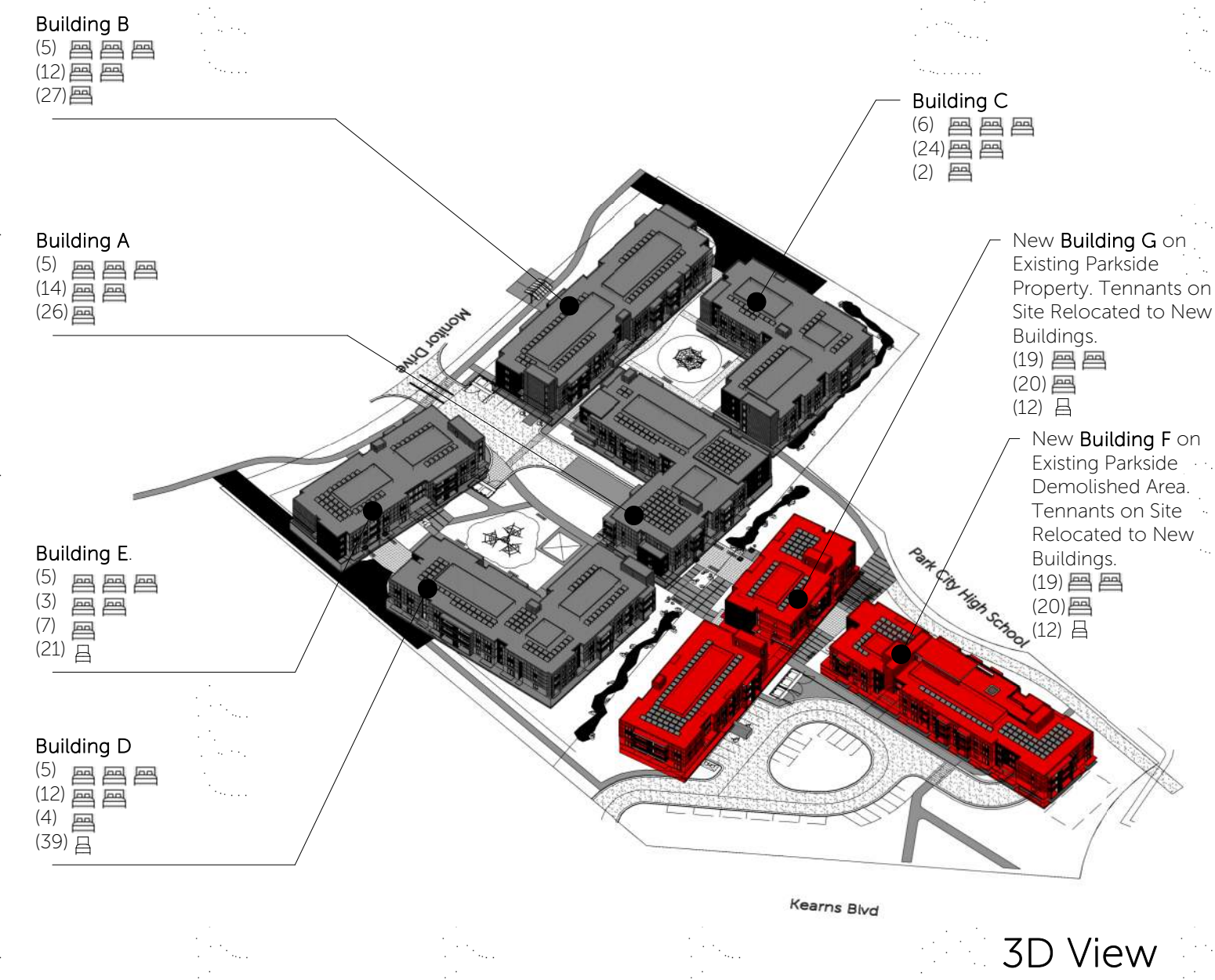
At Completion of Building "B" Move Remaining Holiday Village Tenants into Buildings "A" and "B".
At Completion of Building "C" Possibly Move All Parkside Tenants into Buildings "B", and "C".



Phase 3 - (1.5 Years)

Demolish Current Units on South Side of the Existing Holiday Village (40 Units).

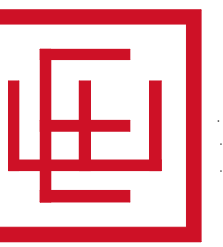
Build Building "D" as Phase 3a and Building "E" as Phase 3b, and Connect Underground Parking for Buildings "A", "D", and "E".

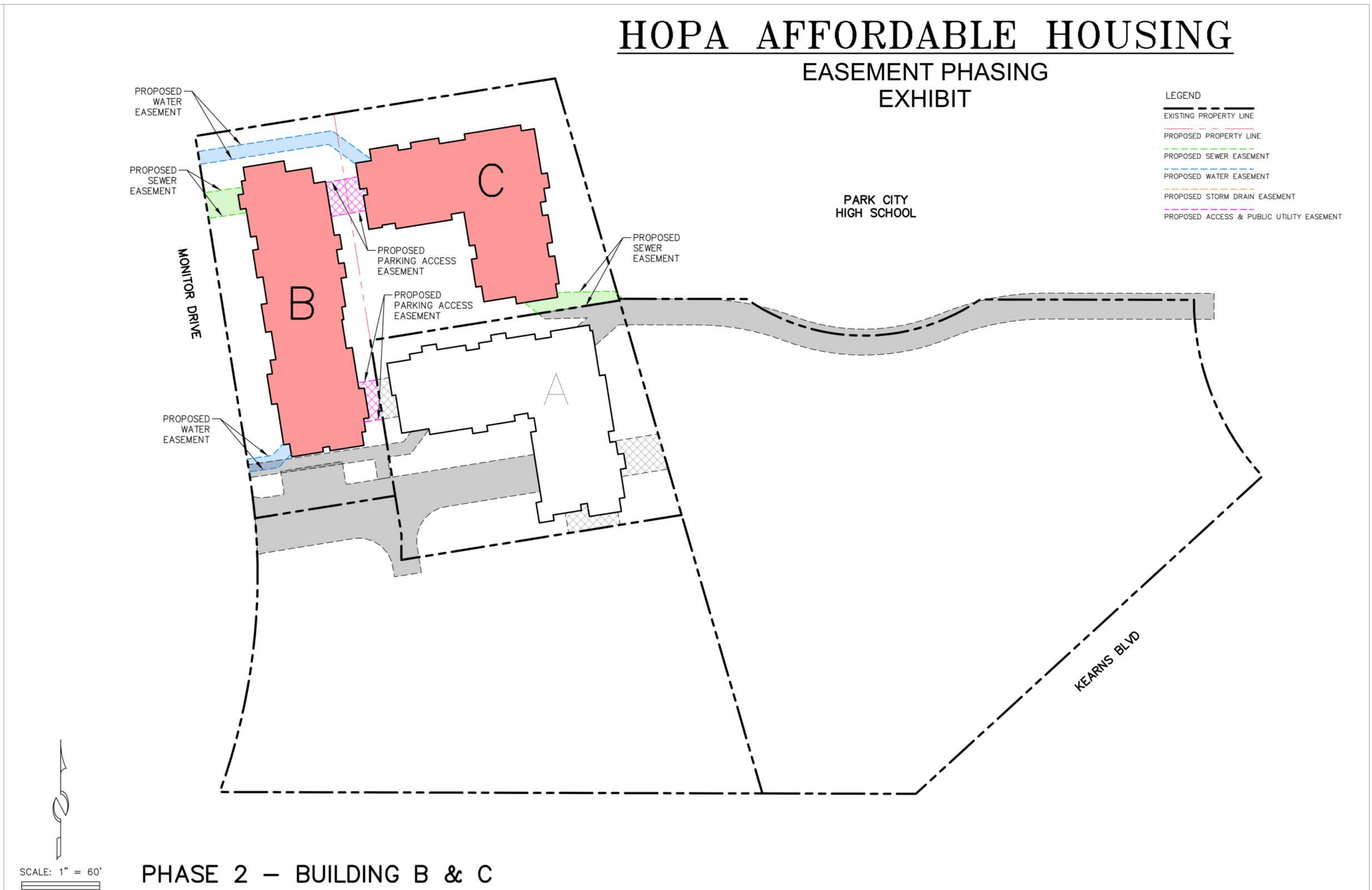
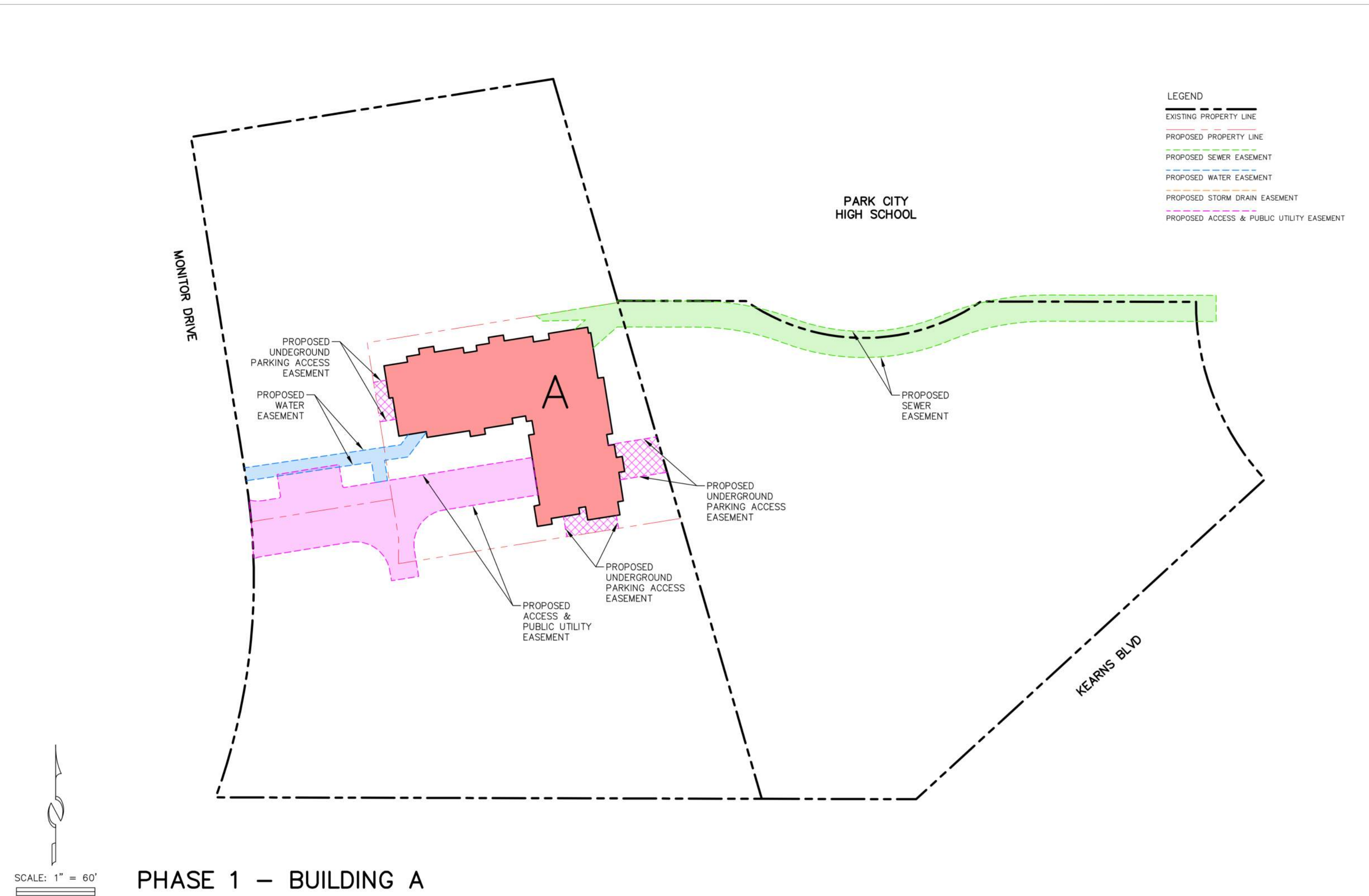


Phase 4 - (1.5 Years)

Demolish Current Units on Parkside (42 Units).

Build Building "F" as Phase 4a and Building "G" as Phase 4b, and Connect Underground Parking for Buildings "A", "F", and "G".







PARKING PRE-CONSTRUCTION
Holiday Village = 80 Units = 102 Existing Parking Stalls
(73 Cars Registered)

Park Side = 42 Units = 90 Existing Parking Stalls
(41 Cars Registered)

LMC PARKING REQUIREMENTS
Holiday Village
- 1 Bedroom = 40 Units = 40 Parking Stalls
- 2 Bedroom = 40 Units = 40 Parking Stalls
Total = 80 Units = 80 Parking Stalls

Park Side
- 2 Bedroom = 32 Units = 32 Parking Stalls
- 3 Bedroom = 10 Units = 15 Parking Stalls
Total = 42 Units = 47 Parking Stalls

ADDITIONAL PARKING AS PER LMC
Holiday Village = 102 - 80 = 22 Additional Parking Stalls
Park Side = 90 - 47 = 43 Additional Parking Stalls
Total = 65 Additional Parking Stalls

Stage #1- Pre-Construction
Existing tenants have been asked to register their cars to obtain current car count.

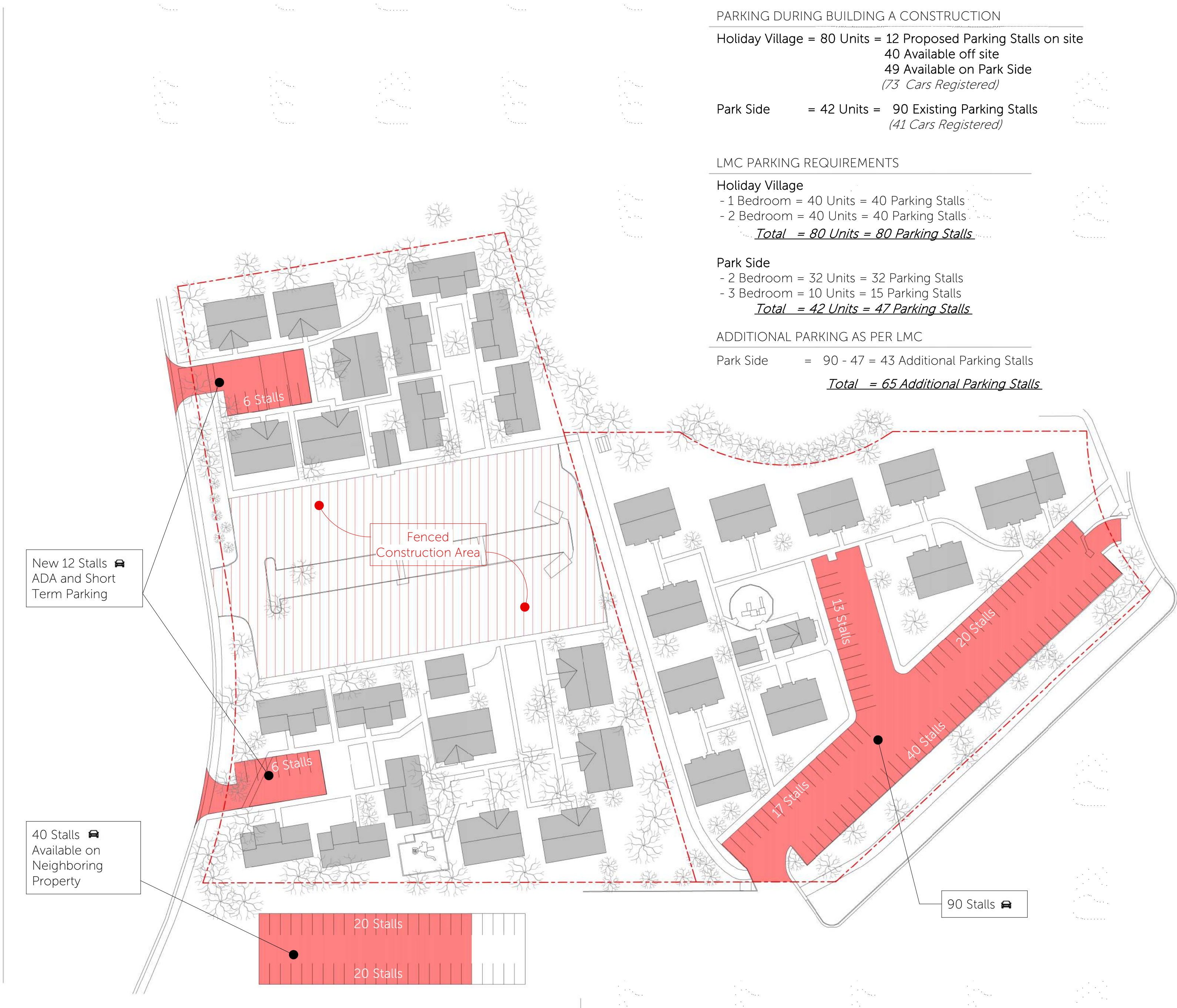
Results	# Spaces Available	# Units	# Bdrms	# Cars Registered
HV N =	51	40	60	37
HV S =	51	40	60	36
PS =	90	42	96	41
Totals	192	122	216	114

MCHT collected additional survey information from current HOPA residents to get more information regarding their current transportation methods, habits and usage. Results as May of 2023 are summarized below.

Survey Results as of May 2023 (56 Respondents)

- More than half tenants walk for daily needs.
- 75% take public transportation for daily needs.
- Nearly half responders are willing to participate on a bike and/or car share program.
- Vast majority use alternative transit daily or weekly basis.
- Many other respondents use a bike, scooter, ride share and public transportation.

Refer to AMF-006.2 for key findings from surveys.



Stage #2- During Construction
Prior to construction start HOPA parking stickers will be issued for registered cars only, and cars without stickers will be towed if left more than 24 hours. Parking spaces for both projects will be assigned to tenants. No guest parking will be available during the first construction phases.

- Building A Construction:
Residents of Holiday Village (currently 73 cars) will be asked to park in the following locations:
- Parkside excess parking stalls – 49 stalls
 - Parking garage owned by KIC – 40 stalls
 - LOI for 2024 with possible extension to June 2025.
 - 12 temporary stalls would be provided on the existing courtyards for ADA tenants and for short term parking.

- Buildings B&C Construction –
Existing tenants of HV-N w/cars registered will be given an assigned parking spot in new building when they take occupancy – 38 stalls created
Existing tenants who don't have a car registered will be given the following incentives:
- First choice of new unit location of appropriate size in appropriate building
 - Designated bike, scooter or motorcycle parking spot of their choice (or maybe two spots if they need them)
 - The additional 5 units after all HV-N residents are relocated will first be offered to HV-S residents who don't own a car, if remaining unit sizes are appropriate, since no additional parking spaces are available in that building
 - HV-S residents will continue to park in PS Parking Lot, which should have sufficient spaces for all HV-S residents
- If future parking demands warrant, additional parking can be added in the FPZ on the Parkside side. Once Buildings B&C are completed, remaining HV and PS tenants should be permanently relocated (76 cars).

PARKING DURING BUILDING A CONSTRUCTION
Holiday Village = 80 Units = 12 Proposed Parking Stalls on site
40 Available off site
49 Available on Park Side
(73 Cars Registered)

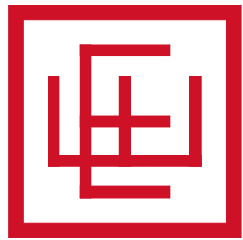
Park Side = 42 Units = 90 Existing Parking Stalls
(41 Cars Registered)

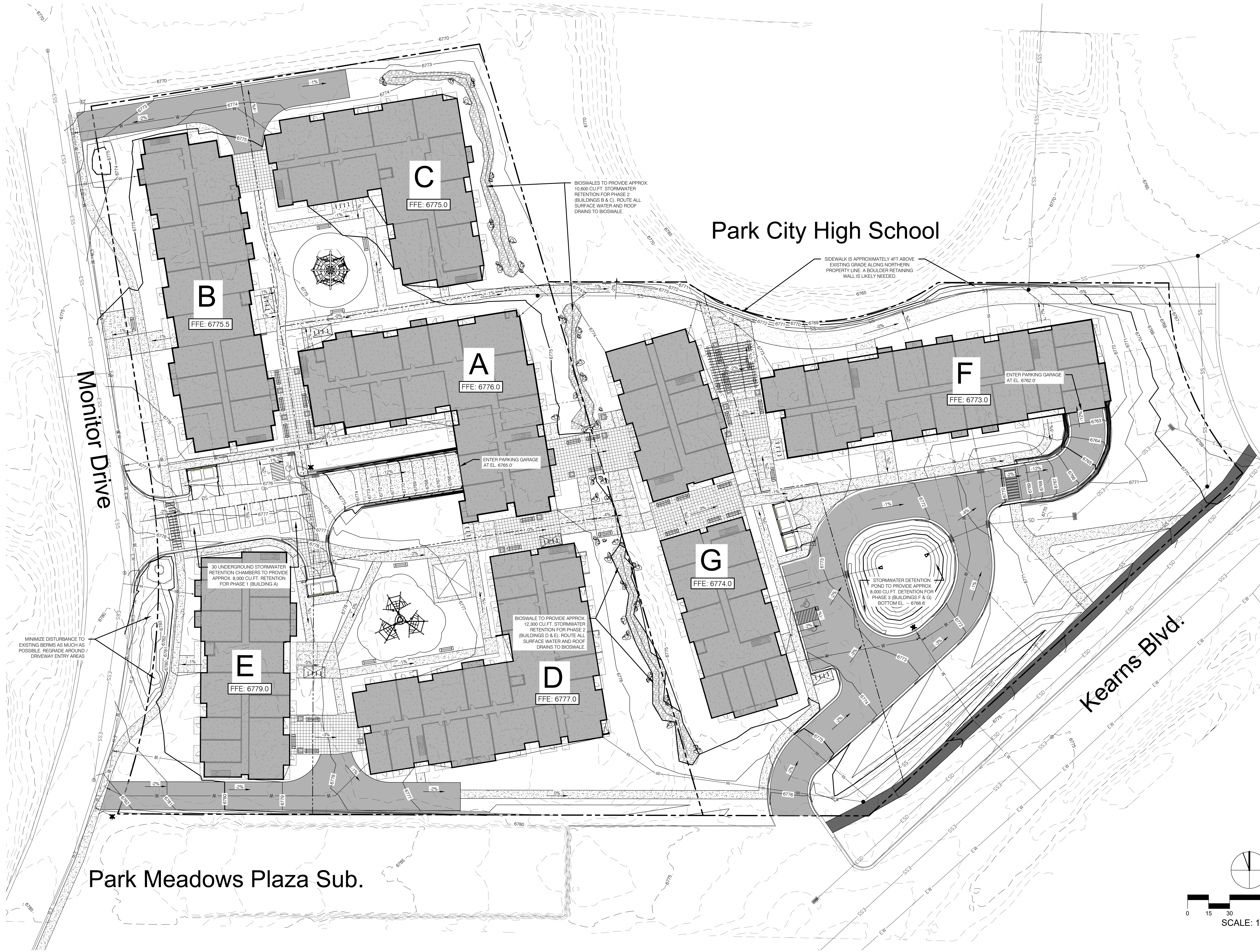
LMC PARKING REQUIREMENTS
Holiday Village
- 1 Bedroom = 40 Units = 40 Parking Stalls
- 2 Bedroom = 40 Units = 40 Parking Stalls
Total = 80 Units = 80 Parking Stalls

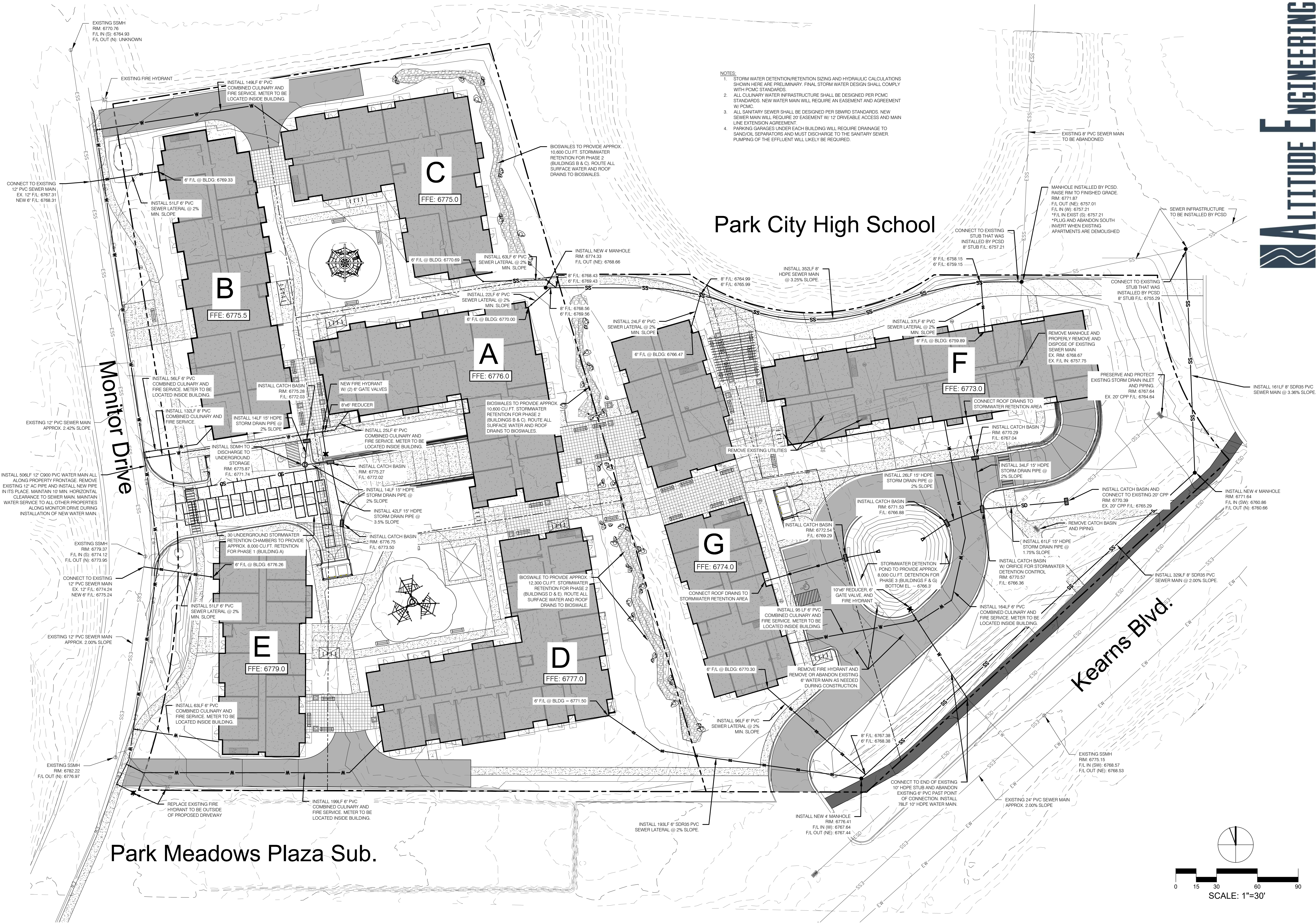
Park Side
- 2 Bedroom = 32 Units = 32 Parking Stalls
- 3 Bedroom = 10 Units = 15 Parking Stalls
Total = 42 Units = 47 Parking Stalls

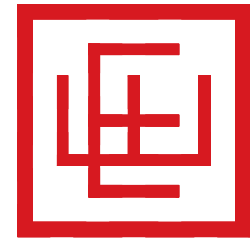
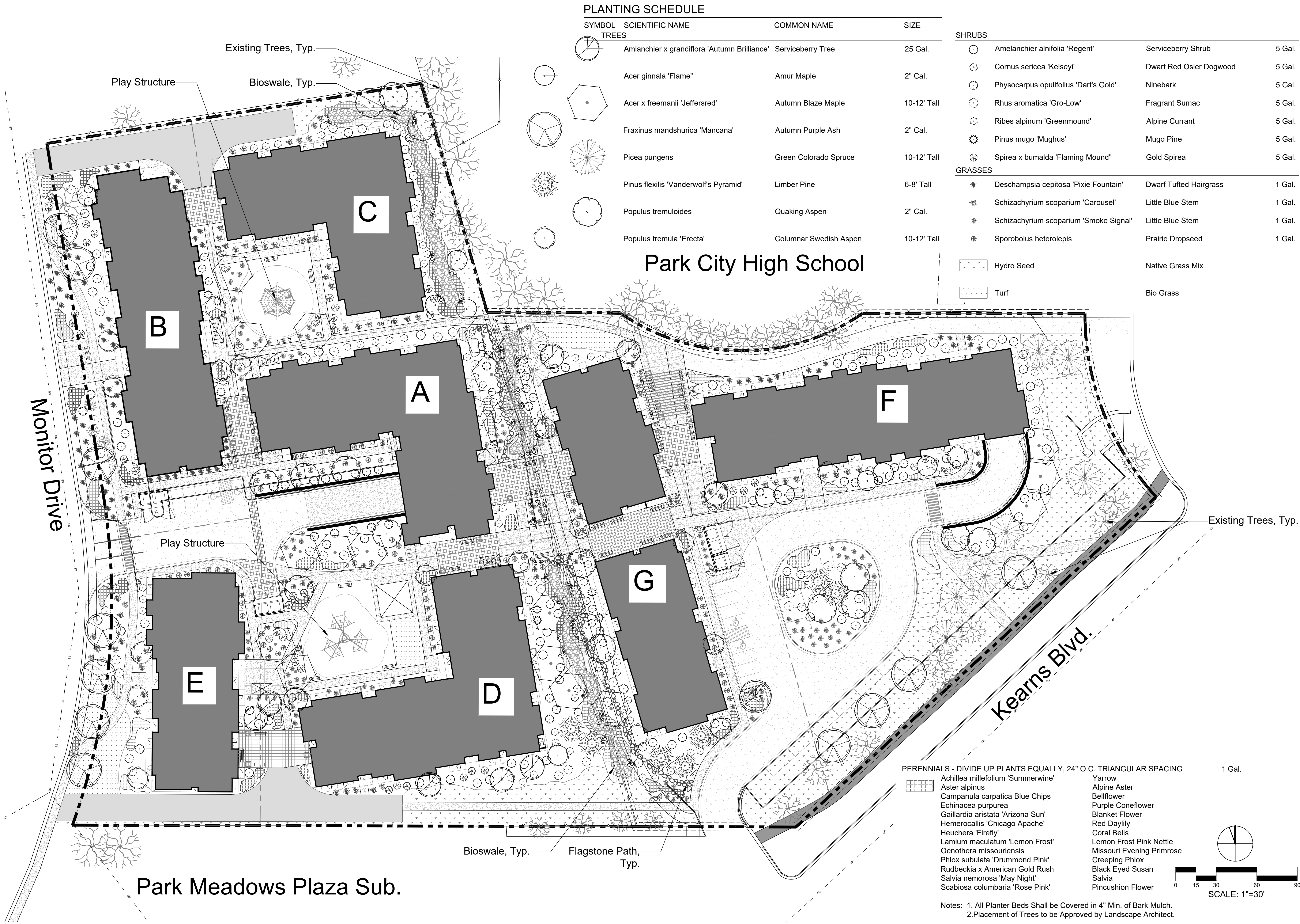
ADDITIONAL PARKING AS PER LMC
Park Side = 90 - 47 = 43 Additional Parking Stalls
Total = 65 Additional Parking Stalls

- Stage #3- Permanent Parking Plan** (Refer to sheet AMPD-020)
- All underground parking spaces will be assigned, and tenants will have to keep their vehicles registered with management. No household will be allowed to store more than one car onsite.
 - The project will be marketed as ideal for local workers and their families who use transit and active transportation instead of cars.
 - MCHT will keep two separate waiting lists for households who do and do not OWN cars and allow people to get on both lists. If their name comes to the top of the "no car" list, they have the option to accept the spot and get rid of their car if they choose.
 - Optional surface parking in Frontage Protection Zone will be Conditionally Approved until the last building(s) are completed to give an additional parking option if the demand for parking is high enough.
 - Paratransit and microtransit turnarounds will be located on the current Parkside side of the development.
 - There will be indoor and outdoor (but enclosed) bike storage.
 - Annual PC Bikeshare pass for those without a car. A future PC Bikeshare location could be placed with FPZ. Mountainlands is working with County and City Staff to coordinate the Bike Share options.
 - Mountainlands is willing to agree to a Condition of Approval that should a County Carshare program become available, it will be accommodated on site.
 - The development will help the City to enhance the Monitor Drive bus stop to encourage further transit usage. Mountainlands continues to meet with City Staff to coordinate.





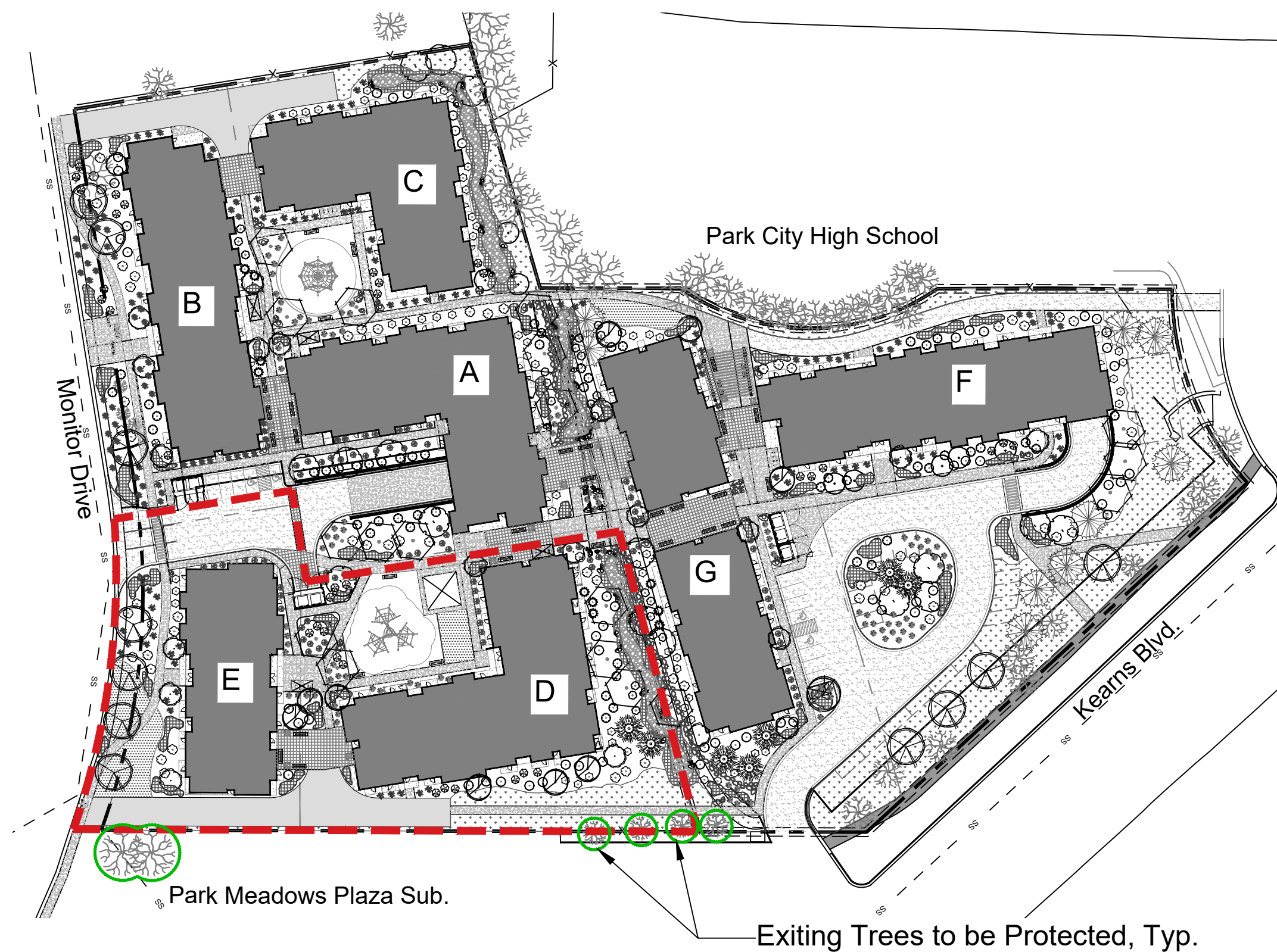






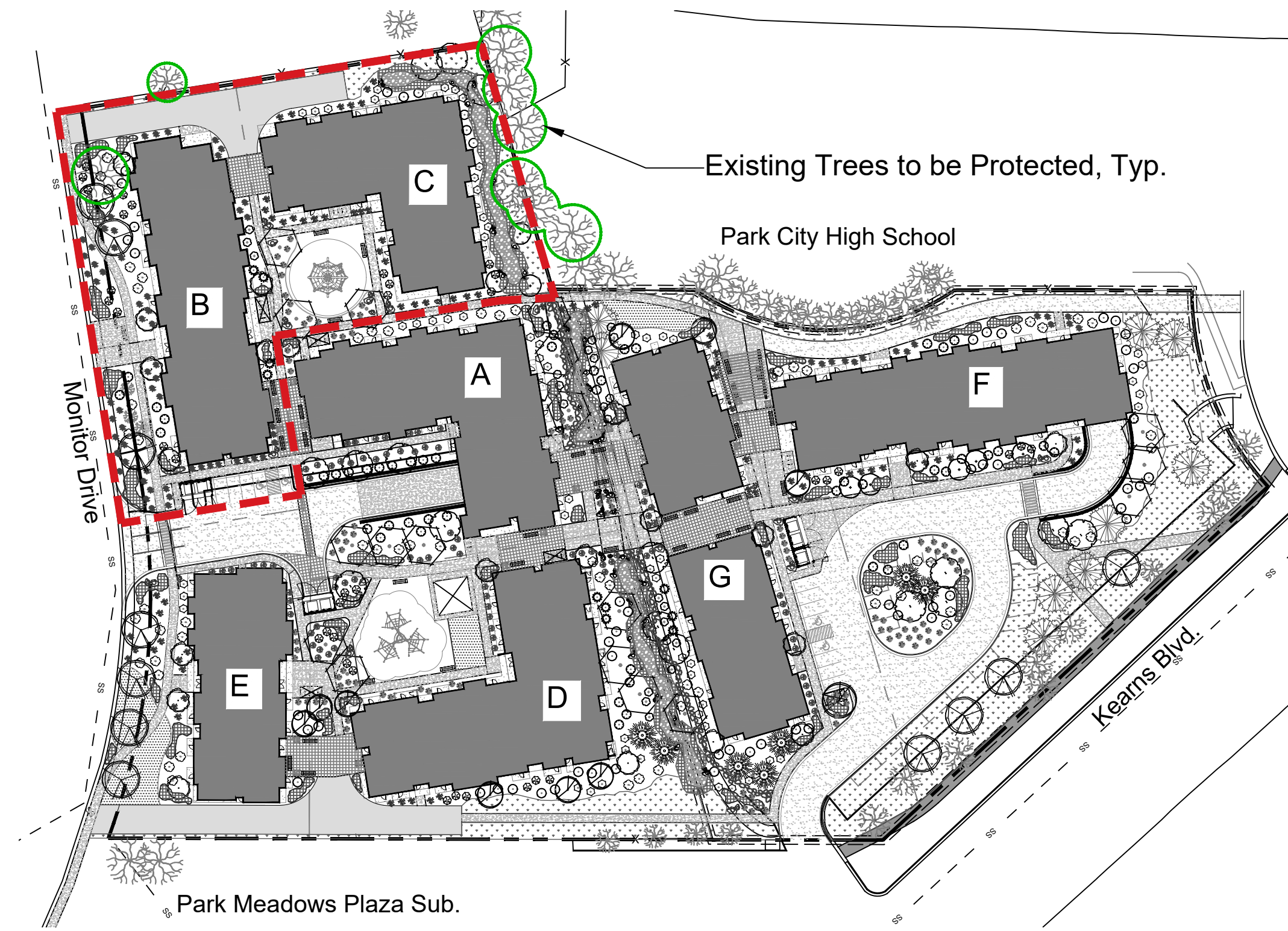
Phase 1 - (1 Year)

- Remove Trees Infested with Bark Beetle per Arborist Recommendations.
- Treat Trees That are to Remain per Site Plan - Trees AMPD-010.
- Provide Tree Protection to "Existing Trees To Remain" During Construction.
- Maintain Existing Landscape Around Existing Buildings During Construction.
- Coordinate with Civil on Bioswale Installation to Help with Drainage During Phases.



Phase 3 - (1.5 Years)

- Provide Tree Protection to "Existing Trees To Remain" During Construction.
- Maintain Existing Landscape Around Existing Buildings During Construction.
- Repair Any Impacts Due to Construction to the Landscaping Around Building A.
- Coordinate with Civil on Bioswale Installation to Help with Drainage During Phases.
-



Phase 2 - (1.5 Years)

- Provide Tree Protection to "Existing Trees To Remain" During Construction.
- Maintain Existing Landscape Around Existing Buildings During Construction.
- Repair Any Impacts Due to Construction to the New Landscaping Around Building A.
- Coordinate with Civil on Bioswale Installation to Help with Drainage During Phases.
-

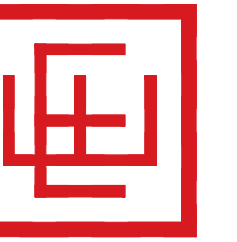


Phase 4 - (1.5 Years)

- Provide Tree Protection to "Existing Trees To Remain" During Construction
- Maintain Existing Landscape Around Existing Buildings During Construction
- Repair Any Impacts Due to Construction to the Landscaping Around Building A and D

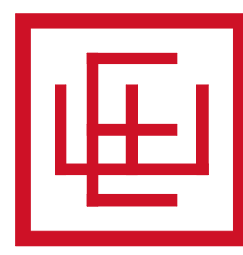
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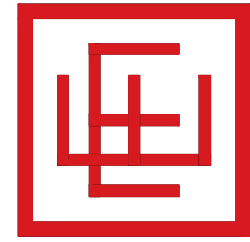
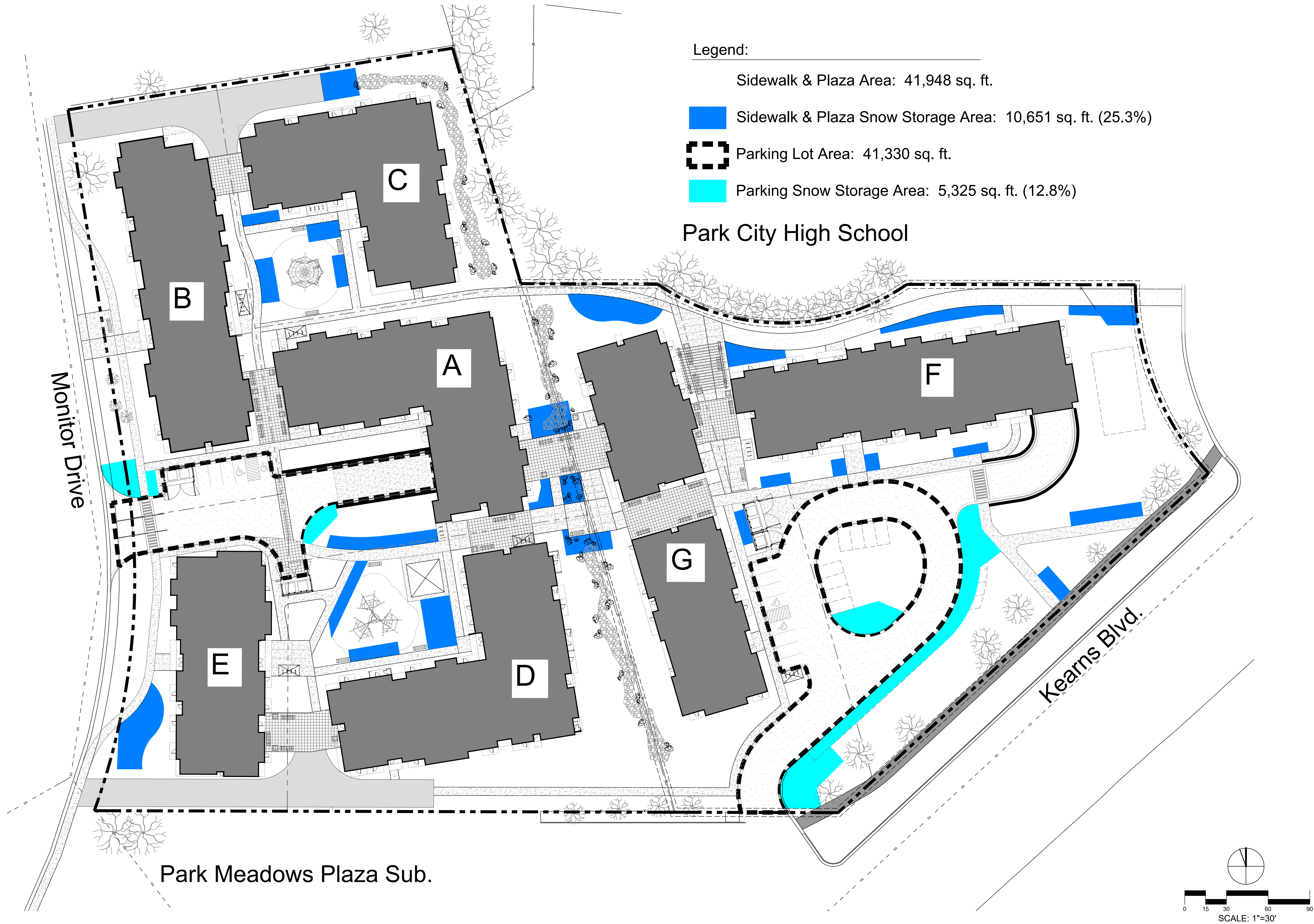
1. Phasing lines typically will be along property lines and centerlines of hardscape. They will need to be verified prior to landscape installation.
2. 3 years after completion, a review of the installed landscape material will be done.
3. Specifications and Guidelines will be provided to the Contractor and will include but are not limited to the following items.
4. Tree Damage During Construction
 - a. The status of the remaining existing trees shall be inspected regularly during site visits. Damaged trees shall be assessed and documented to help direct any remedial action required.
 - b. Trees damaged beyond recovery due to lack of care during construction, the contractor shall be responsible to replace the trees.
4. Tree Protection on Construction Site
 - a. Refer to drawings, specifications, and guidelines which shall be established outlining the Contractor's responsibility to care for and protect each tree which will remain on site, or face penalties for damage.
 - b. General Requirement for Tree Protection to Include:
 - b.a. Above Ground Protection
 - b.b. Root Protection to Limit Damage to Root Zone
 - c. Protected Root Zone (TPZ - Tree Protection Zone)
 - c.a. Determine the area needed for the tree protection zone ("TPZ") for each tree, including trees which could be affected adjacent to the construction site.
 - c.b. Specify that nothing inside the TPZ is to be raked, cut, stored, or otherwise disturbed.
 - c.c. Specify regular watering during construction.
 - d. TPZ Fence Specifications
 - d.a. Direct the Contractor to install protective fencing around each tree or group of trees, at the marked TPZ perimeter. Specified fencing shall be sturdy and highly visible to discourage entrance and disturbance of the area within the TPZ.
 - d.b. Specify either chain-link, or sturdy wire mesh, or wood fencing. Require the Contractor to solidly anchor the fencing into the ground.
 - d.c. Fencing height to be specified as well.
 - e. Trunk Protection
 - e.a. Specifications on what materials are acceptable for protecting the tree trunk.
 - f. Root Protection Measures
 - f.a. Specification on what methods are acceptable for protecting roots.

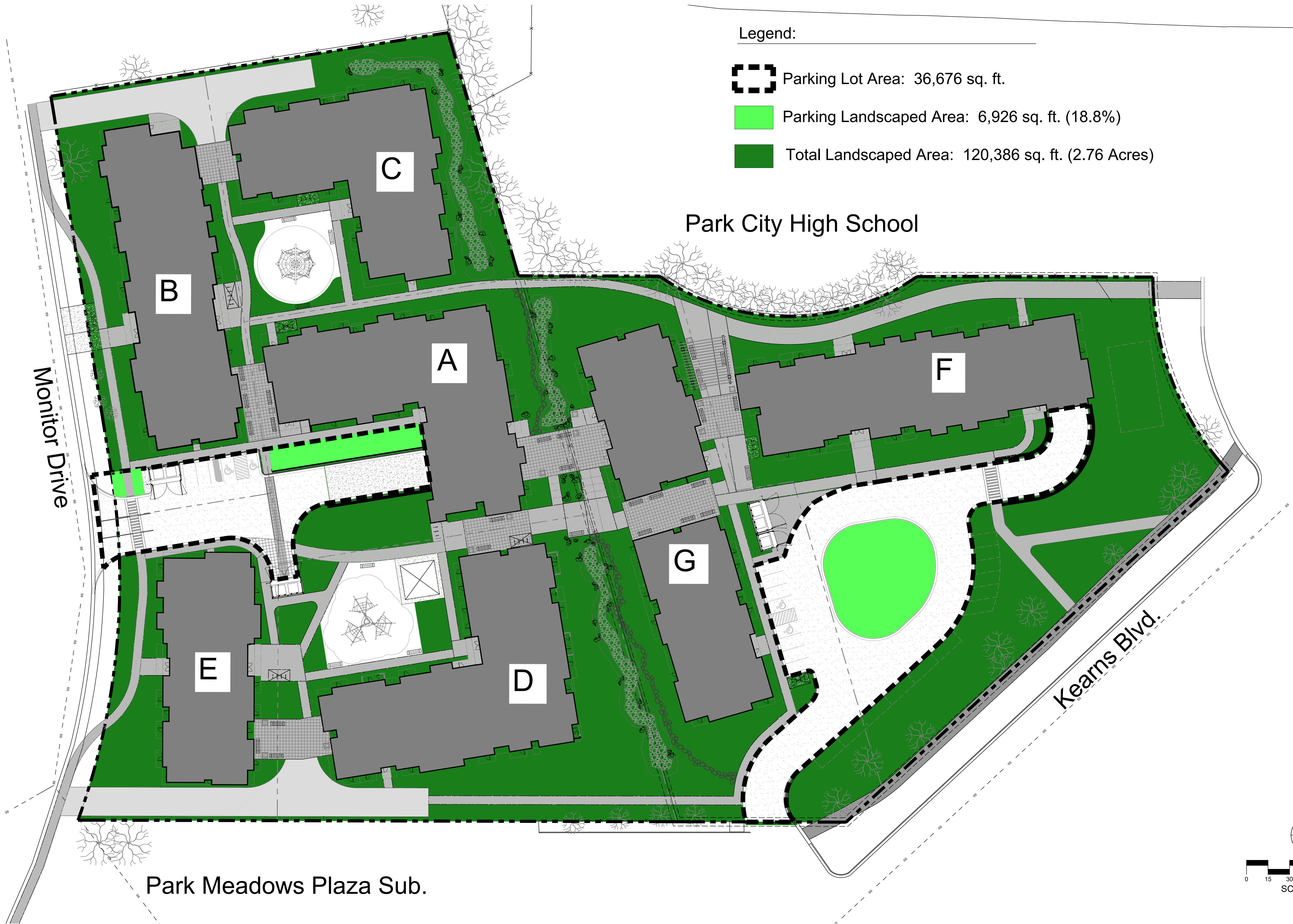




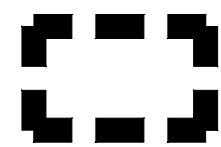
Legend		
	Trees to be Removed	(104)
	Trees to be Treated	(4)
	Existing Trees	(44)
	Proposed Trees	(102)







Legend:



Parking Lot Area: 36,676 sq. ft.



Parking Landscaped Area: 6,926 sq. ft. (18.8%)



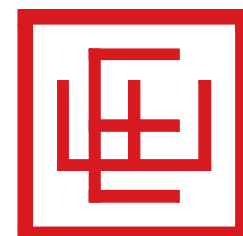
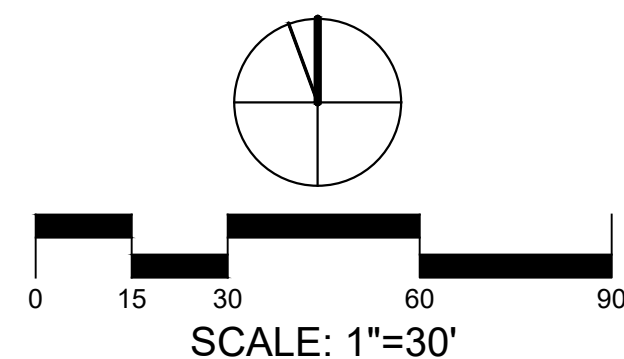
Total Landscaped Area: 120,386 sq. ft. (2.76 Acres)

Park City High School

Monitor Drive

Kearns Blvd.

Park Meadows Plaza Sub.

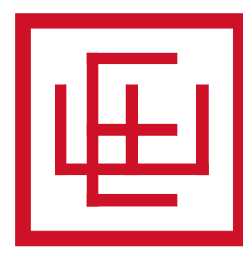


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06/16/23
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Open Space Calculations

HOPA
AMPD-012





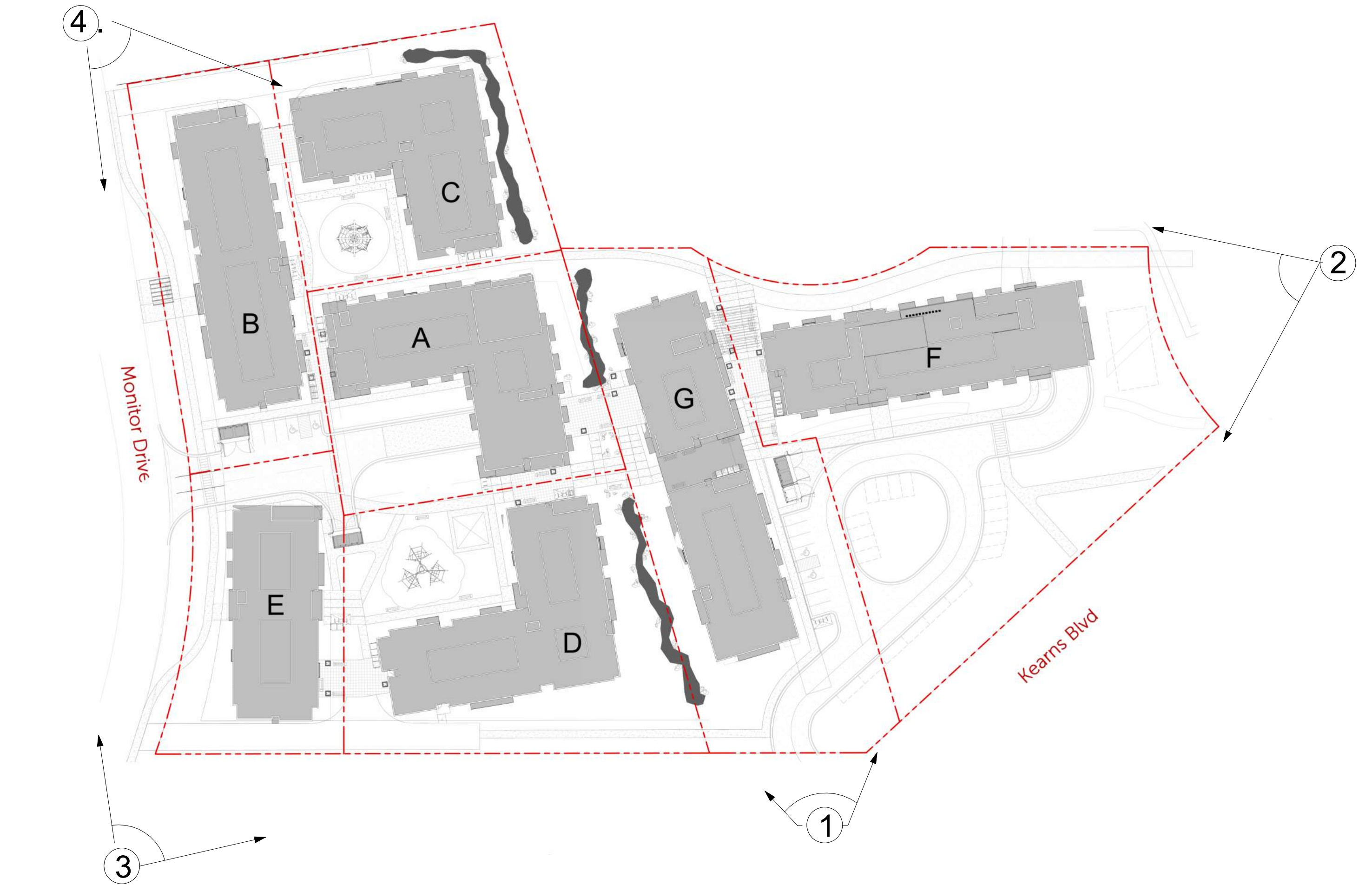
1 View from Kearns Blvd 1
1" = 10'-0"



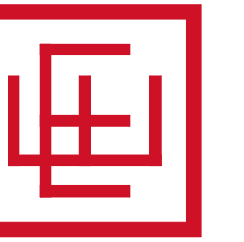
2 View from Kearns Blvd 2
1" = 10'-0"

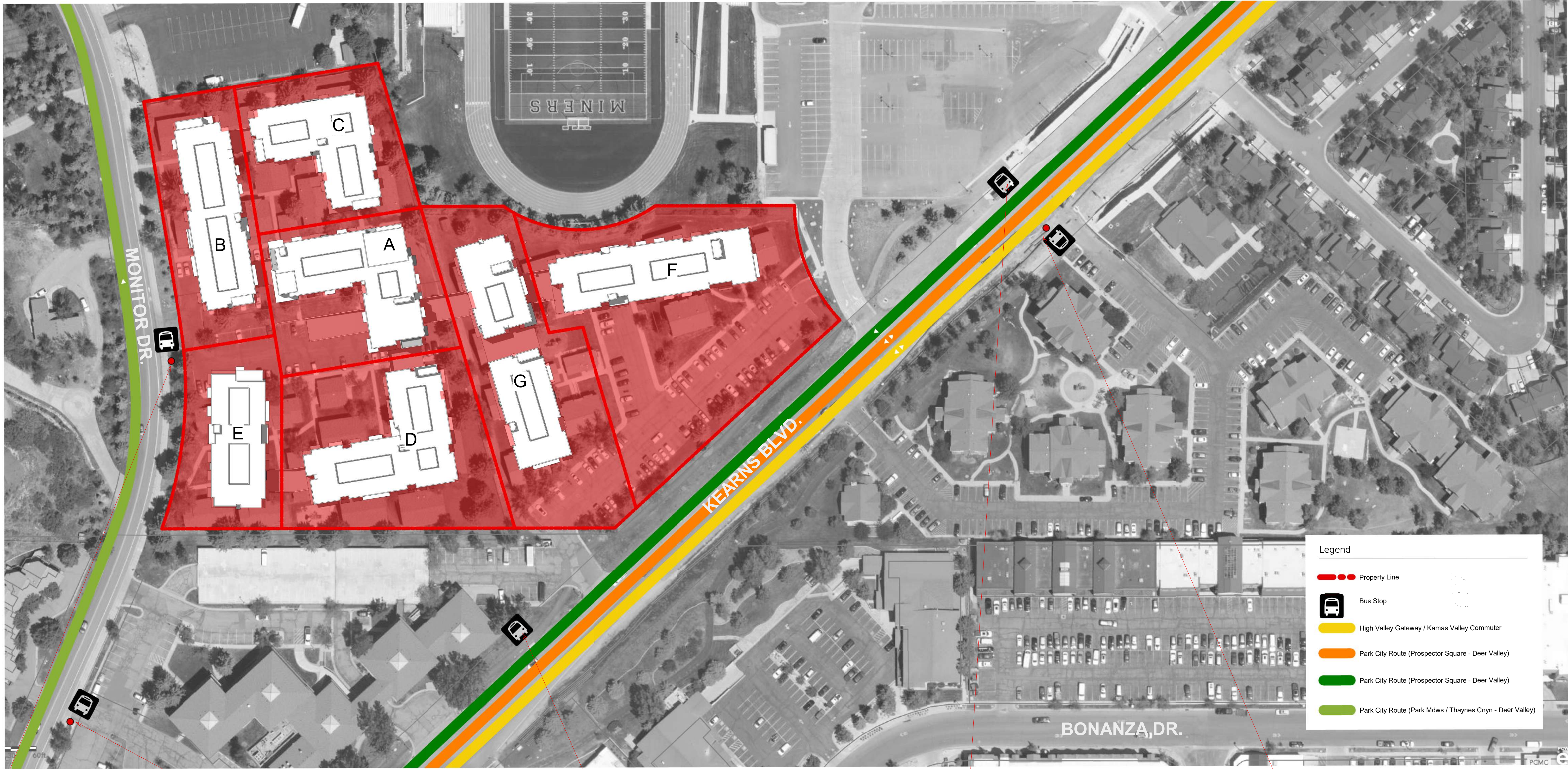


3 View from Monitor Dr 1
1" = 10'-0"



4 View from Monitor Dr 2
1" = 10'-0"





Existing Bus Stop

Existing Bus Stop

Existing Bus Stop

Existing Bus Stop / Transfer Between Routes

Existing Bus Stop



1/4 mi

5 Minutes

2 Minutes

3/4 mi

15 Minutes

3 Minutes

1 mi

20 Minutes

5 Minutes

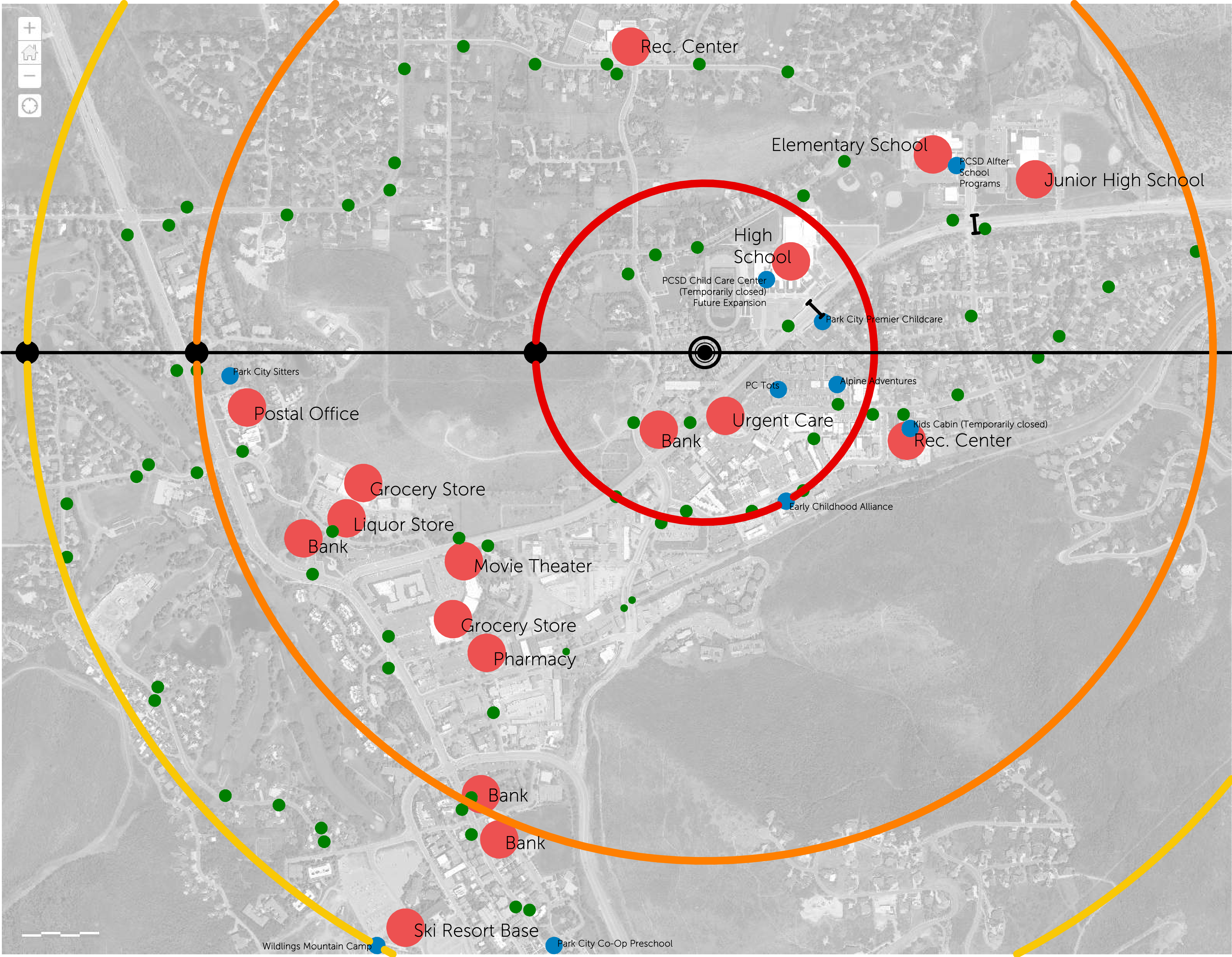
Site Location

Amenities

Bus Stops

Child Care

Underpass



Children on Existing Units

Totals from existing data below:

	Existing Tennants	
0 to 5 years old	=	16 (6%)
5 to 10 years old	=	18 (7%)
10 to 15 years old	=	25 (10%)
15 to 18 years old	=	23 (9%)
Totals		82 (32%)

Seeing as there are currently very few children under 5 years of age, a in-house daycare would not best serve existing residents. Future units will also include more studio and 1-bedroom units, which are less likely to have young children as well. A child-focused community room, or a computer-room that could serve older children, is a more fitting solution to our resident population.

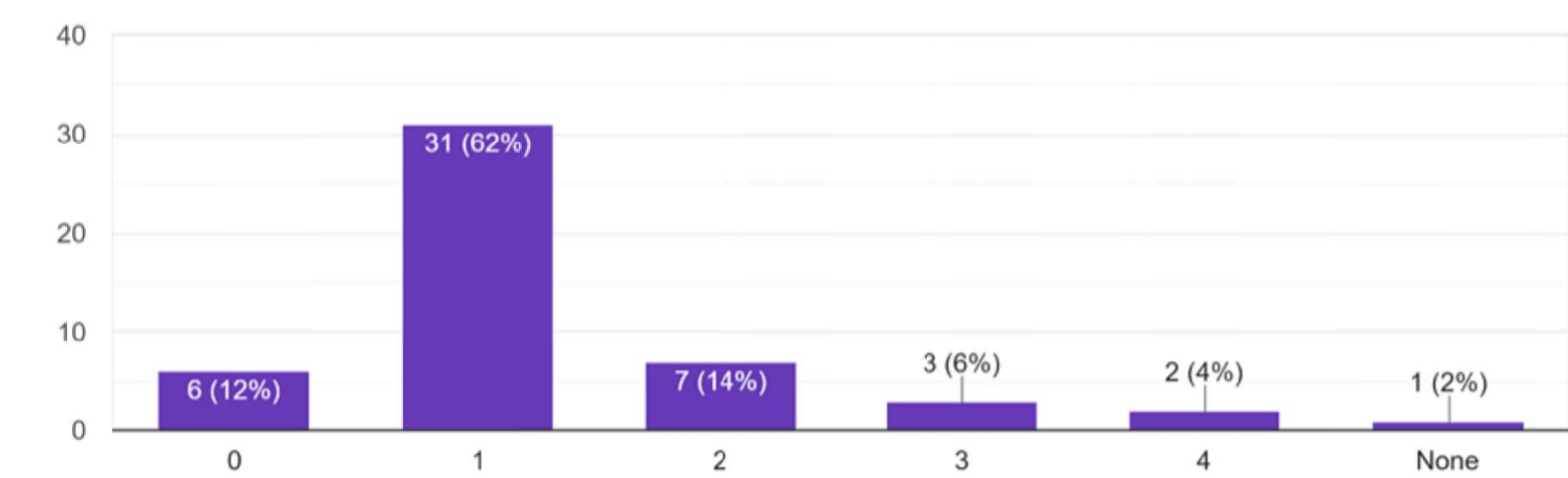
Census Data Household Size and Children

Summit County's household size is consistent with Utah's, but the population of children is significantly lower than in the rest of the state, and, for children under 5, is even lower than the national average.

	Summit County	Utah	US
Household Size	= 3.1 %	3.1%	2.6%
0 to 5 years old	= 4.8 %	7.1%	5.7%
6 to 18 years old	= 23.1%	28.4%	16.8%
15 to 18 years old	= 14.7 %	11.7%	16.8%
% in poverty	5.8%	8.6%	8.6%
Totals	82		

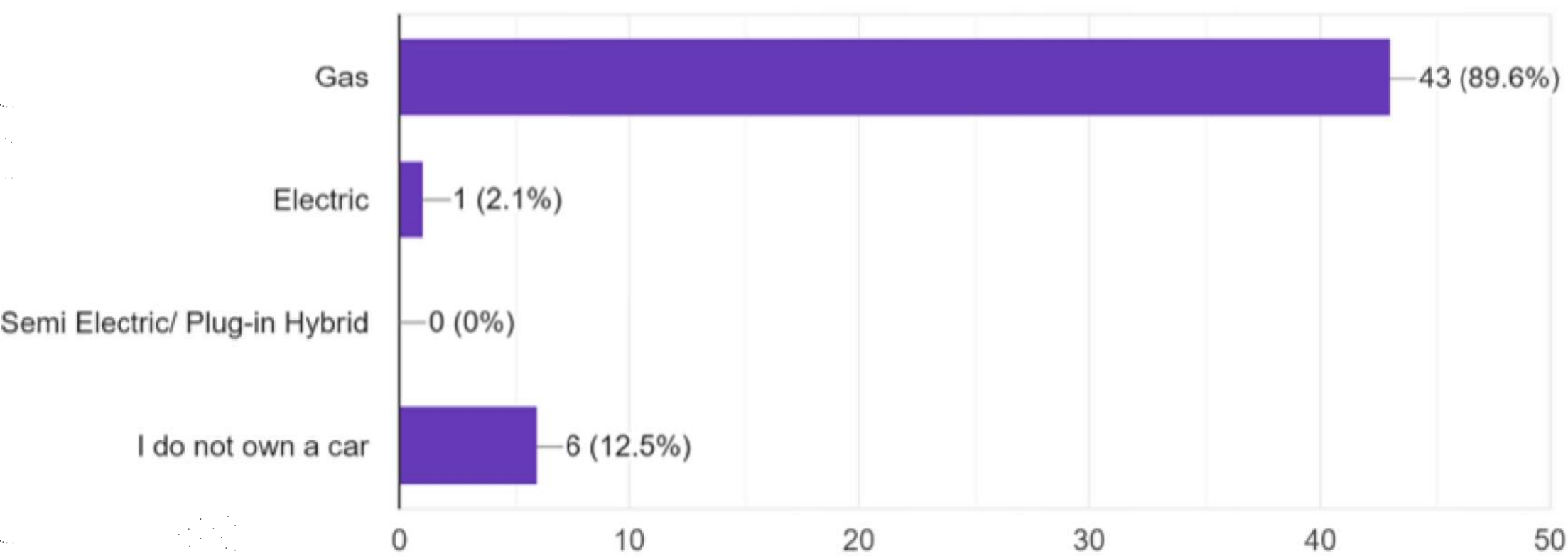
How many cars do you have parked in the lots at Holiday Village or Parkside?

50 responses



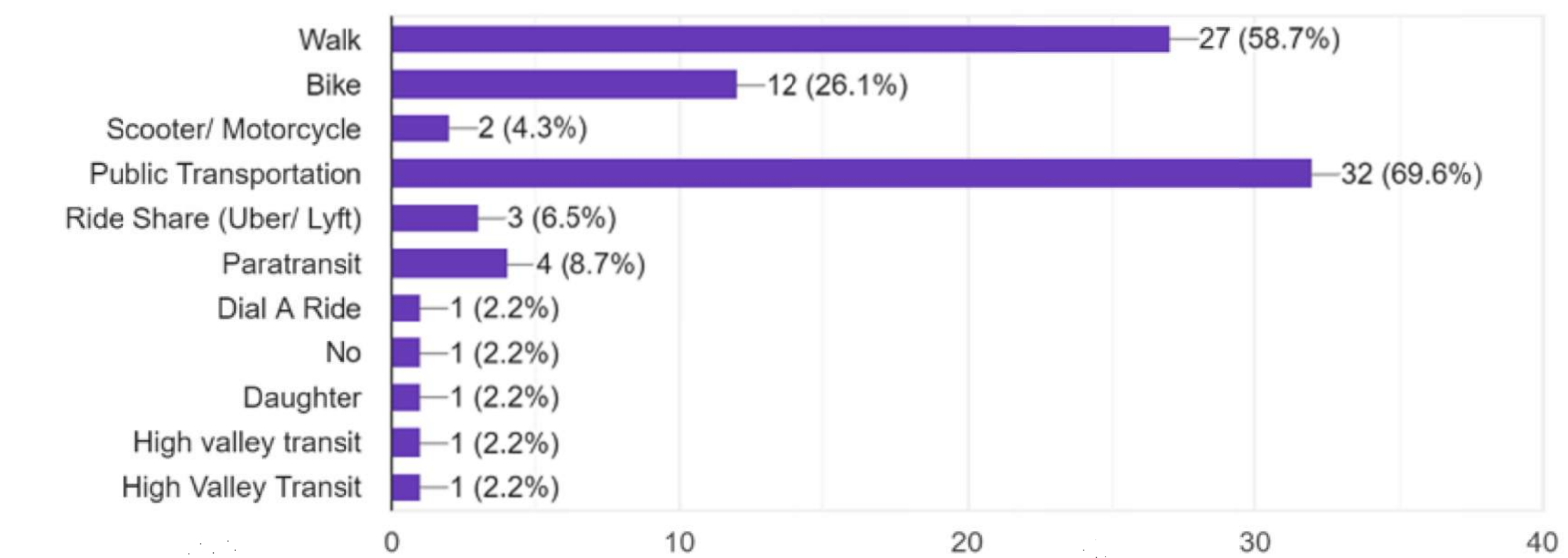
What type of car do you own?

48 responses



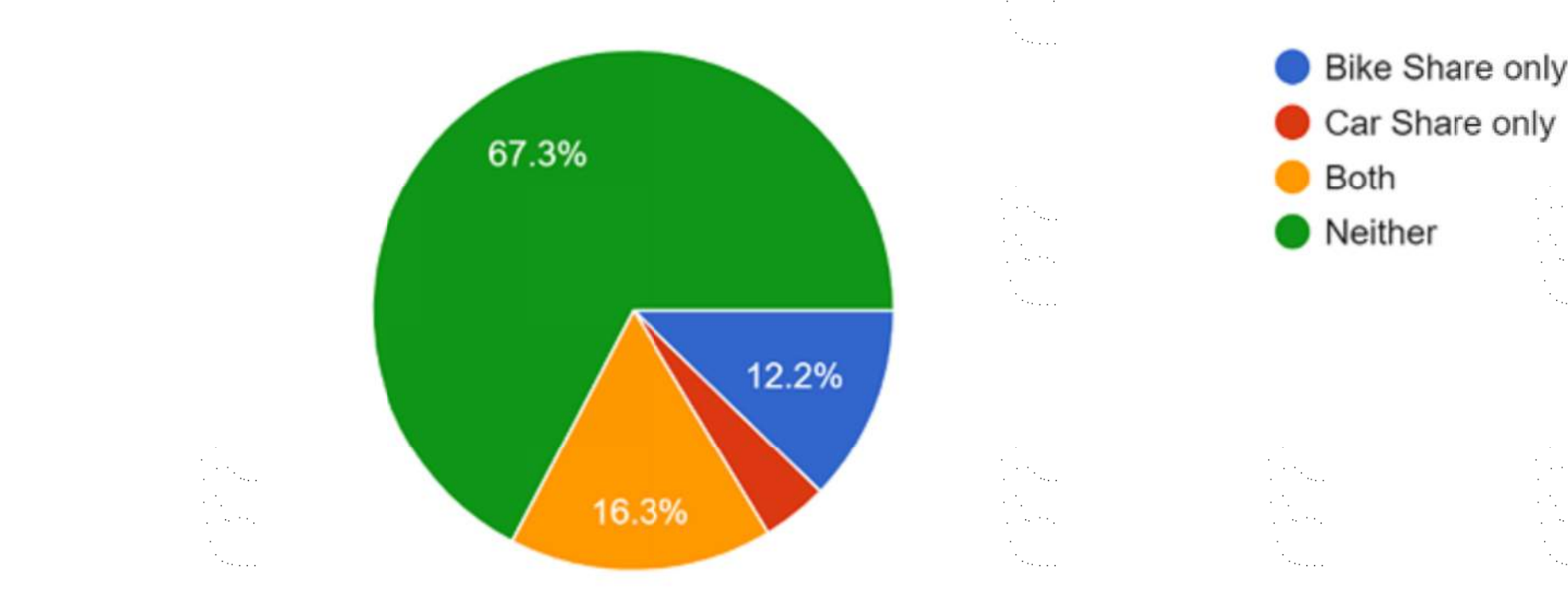
Do you have another form of transportation that you use to access daily needs. Please select all applicable from the options below.

46 responses



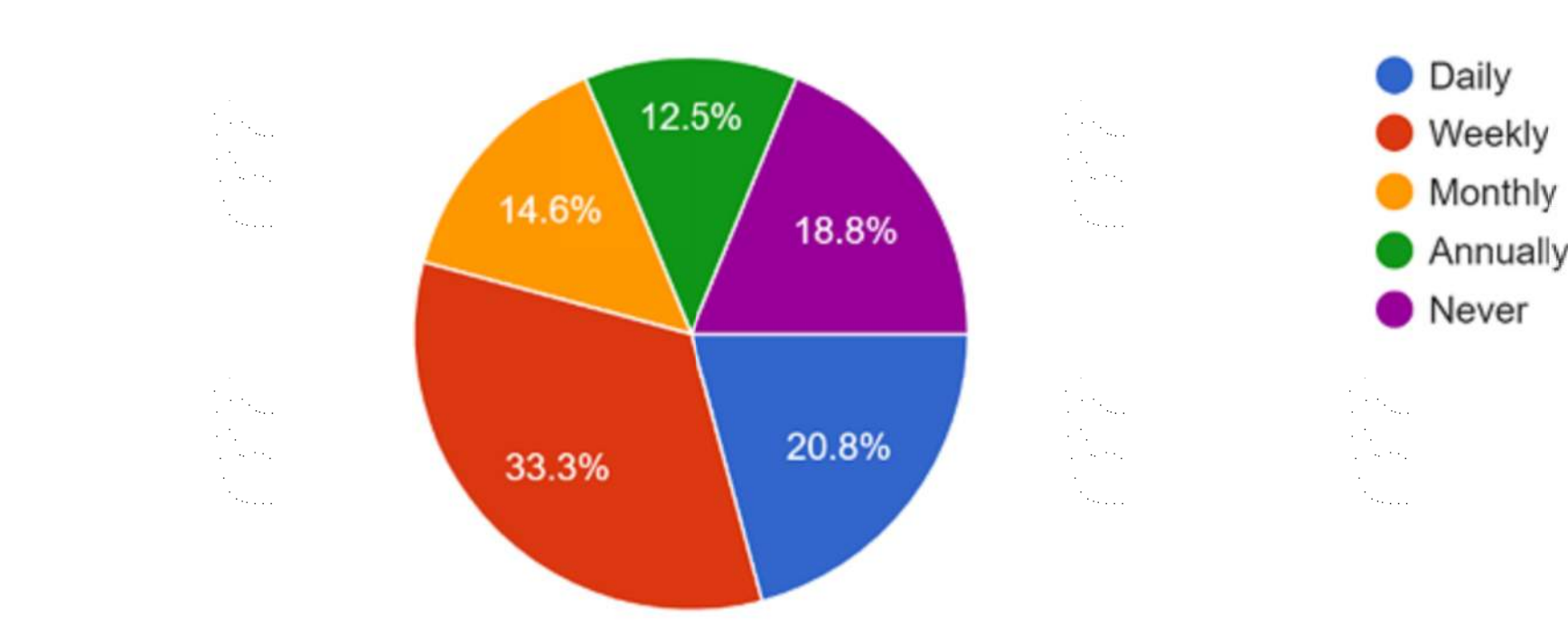
Would you be open to participating in a bikeshare or carshare program if it was available?

49 responses



How often do you use alternative forms of transit (walking, biking, bus)?

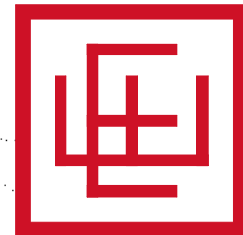
48 responses



Survey Results

Commission and staff requested merged survey results from our resident survey conducted in May of 2023. There were 56 responses out of the existing 122 units, yielding a 46% response rate. There were 50 responses in English, and 6 in Spanish. Mountainlands staff knocked on every door in Holiday Village and Parkside and QR codes to the survey were left for those who were not home. Here are some key findings from the surveys.

https://docs.google.com/spreadsheets/d/1bylyUOv1qEPFBQc1q5mrcrEX_05cgFLxdtycsC4r07E/edit?usp=sharing



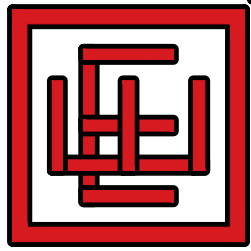


Statistics						
Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Calc Zone #1	+	0.5 fc	4.0 fc	0.0 fc	N/A	N/A

Schedule												
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Number Lamps	Lumens Per Lamp	Lumen Multiplier	Wattage	Efficiency
☐	WL3	13	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR18-Y	CROSSTOUR WALL MOUNT LED	EATON LED 3000K	XTOR18-Y.ses	1	1326	1	12.2	100%
○	AL1	16	Holophane	GSLF3 P10 30K XXXXX ASY	GlasWerks Luminescent LED Halbrook, P10 Performance Package, 3000K CCT, Asymmetric distribution		GSLF3_P10_30 K_XXXXX_ASY1.es	1	2500	1	30	100%
○	AL2	35	Holophane	GSLF3 P10 30K XXXXX ASY	GlasWerks Luminescent LED Halbrook, P10 Performance Package, 3000K CCT, Asymmetric distribution		GSLF3_P10_30 K_XXXXX_ASY1.es	1	2000	1	30	100%

GENERAL NOTES

A. THE PHOTOMETRIC CALCULATION WAS PERFORMED DURING THE DESIGN DEVELOPMENT PROCESS AND THE REFLECTANCE VALUES USED ARE DESIGNER AVERAGES AND ARE CALCULATED USING THE LUMINARIES SELECTED DURING THAT PROCESS. A MORE ACCURATE PHOTOMETRIC CALCULATION CAN BE PERFORMED ONCE THE FIXTURE HAS BEEN SELECTED AND LOCATED DURING CONSTRUCTION.

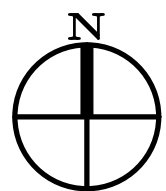


ELLIOTT WORKGROUP



PHOTOMETRIC PLAN

HOPA
AMPD-16



1
AMPD-16

PHOTOMETRIC PLAN

SCALE: 1"=30'-0"

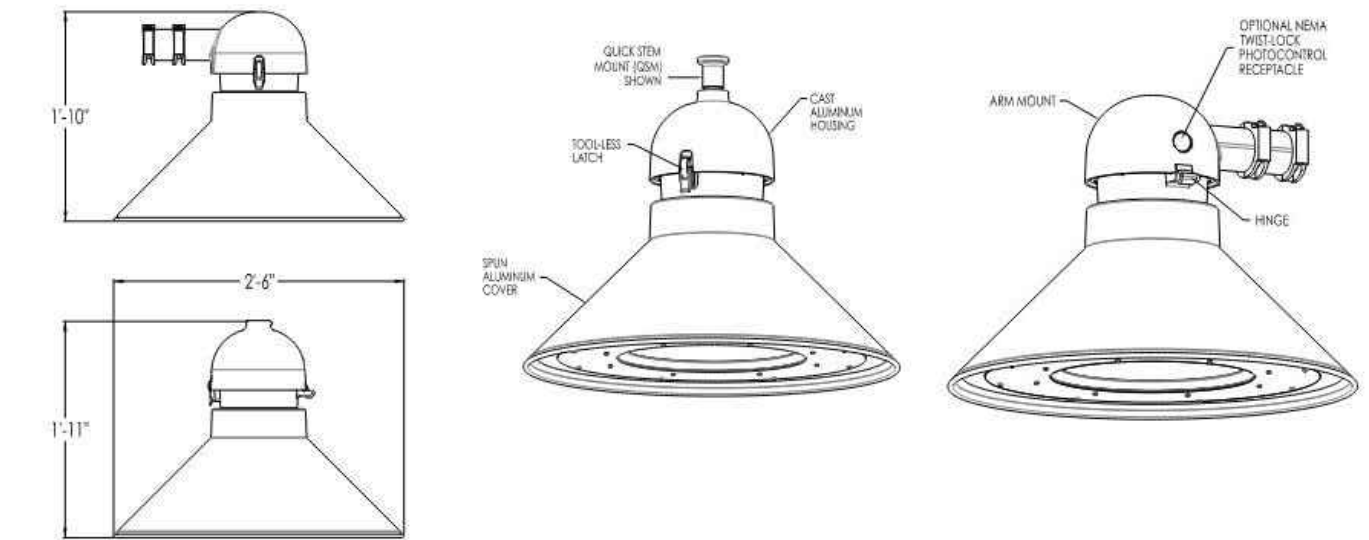


GELF3

GlasWerks® Luminescent LED Hallbrook® Extended



DIMENSIONAL DATA



Maximum Weight - 51 lbs
Maximum Effective Projected Area - 1.2 ft²

AcuityBrands | HoloPhane | 3825 Columbus Rd., Granville, OH 43023 | Phone: 866-HOLOPHANE | www.holophane.com | HOLOPHANE ARCH OUTDOOR HALLBROOK EXTENDED GELF3 PENDANT
© 2018-2021 Acuity Brands Lighting, Inc. All rights reserved. Rev. 08/23/21 Specifications subject to change without notice. Page 2 of 4

GELF3

GlasWerks® Luminescent LED Hallbrook® Extended

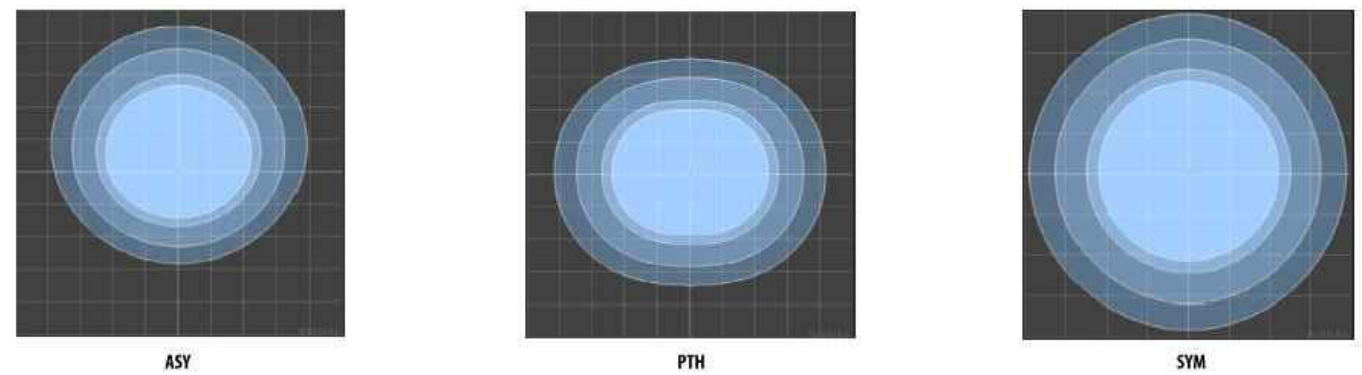


ORDERING INFORMATION							Example: GELF3 P30 40K MVOLT ASY QSM BK						
Cover Type	LED Lumen Package	Color Temperature	Voltage	Optics	Mounting Style	Finish Color							
GELF3 Hallbrook® Extended	P10 P10 Performance Package	27K 2700K, 70 CRI	MVOLT 120-277V	ASY Asymmetric	ARM Horizontal Arm Mount	BK Black							
	P20 P20 Performance Package	30K 3000K, 70 CRI	MVOLT 347-480V	SYM Symmetric	NPT 1.5" NPT Thread	BZ Bronze							
	P30 P30 Performance Package	40K 4000K, 70 CRI		PTH Pathway	QSM Quick Stem Mount	GH Graphite							
	P40 P40 Performance Package					GR Green							
	P50 P50 Performance Package					GR Gray							
	P60 P60 Performance Package					WH White							
	P70 P70 Performance Package												
	P80 P80 Performance Package												

Options	
Control Options:	Prewire Lead Options:
PR3 3 pin NEMA photocontrol receptacle	L03 3ft prewire leads
PR7 7 pin NEMA photocontrol receptacle	L10 10ft prewire leads
PR8 3 pin NEMA photocontrol external	L20 20ft prewire leads
PR7E 7 pin NEMA photocontrol external	L25 25ft prewire leads
P34 Solid state long life photocontrol (347V)	L30 30ft prewire leads
P48 Solid state long life photocontrol (480V)	
PCLL DALI photocontrol	NEMA Label Options:
SH Shorting cap	NL1X1 1" x 1" NEMA label
AO Adjustable Output Module	NL3X3 3" x 3" NEMA label
DALI DALI dimming	
WG Wire guard (ships separately)	
HSS House side shield (ships separately)	

Accessories: Order as separate catalog number.	
GBLF3HSS	House side shield
GBLF3WG	Wire guard

OPTICAL DISTRIBUTIONS



AcuityBrands | HoloPhane | 3825 Columbus Rd., Granville, OH 43023 | Phone: 866-HOLOPHANE | www.holophane.com | HOLOPHANE ARCH OUTDOOR HALLBROOK EXTENDED GELF3 PENDANT
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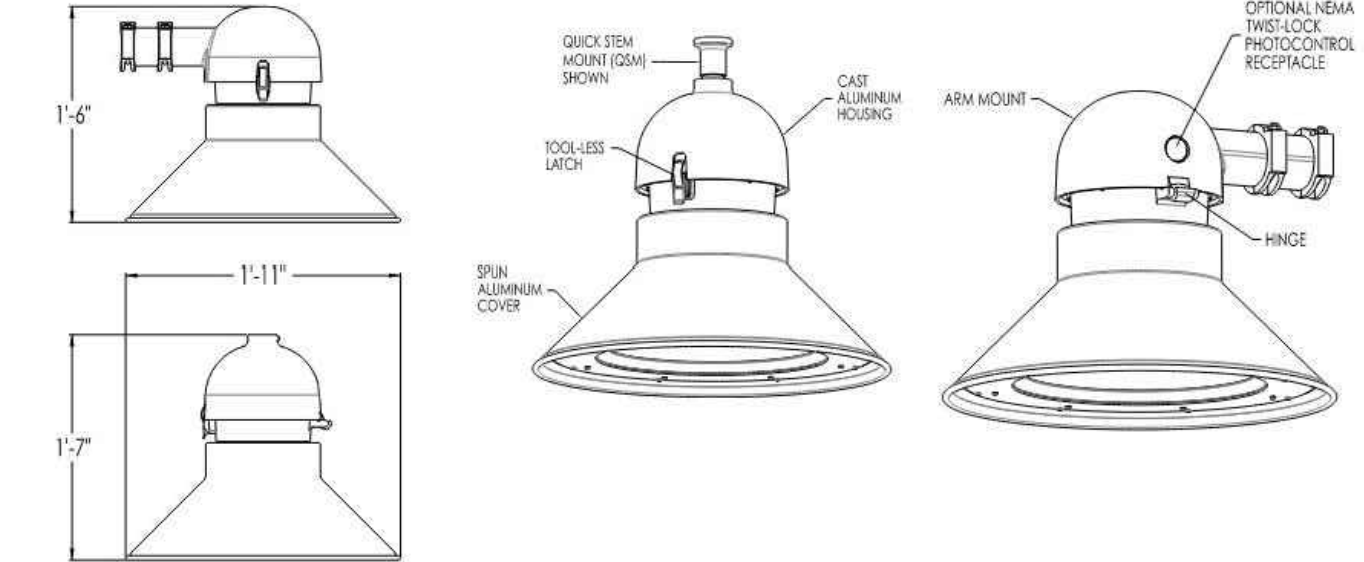


GSLF3

GlasWerks® Luminescent LED Hallbrook®



DIMENSIONAL DATA



Maximum Weight - 47 lbs
Maximum Effective Projected Area - 0.8 ft²

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GSLF3

GlasWerks® Luminescent LED Hallbrook®

General Description
The architectural luminaire consists of a flat LED optical assembly shrouded by a decorative formed housing and a top mounted cast aluminum electrical assembly. The optical assembly is seamlessly integrated into the form factor for beautiful daytime appearance and exceptionally uniform lighting at night.

Optical Assembly
The optical assembly consists of an edgelet waveguide light engine for unmatched visual comfort. Light from the LED module is distributed by proprietary wave guide technology to maximize uniformity and minimize glare. Configurable with CCT options of 2700K, 3000K, and 4000K. CRI is 70 minimum. Available with asymmetric, symmetric, or pathway distributions.

Mounting Style
Optional mounting styles include Quick Lock Stem, NPT threads, and horizontal arm.
Quick Lock Stem Mounting style is compatible with the following leveling features:
- Boston Harbor Decorative Arm Fitter (BHDF)
- GlasWerks Decorative Arm Fitter (GDWF)
- West Liberty Decorative Arm Fitter (WLDF)
- Ball Style Decorative Fitter (BADF)

Electrical Assembly
The cast aluminum electrical housing has a smooth domed contour. A (3) station terminal block is provided to accept #14 through #2 size wire. The electrical housing is hinged with a tool-less latch to provide easy access to the gear assembly. The unitized electrical assembly, containing the electronic driver and other electrical components, plugs into the quick disconnect receptacle. The pendant mount version has a welded stem (Quick Lock Stem Mounting), which aids in installation speed. The arm mount version is provided with two U-bolts with washers and nuts and two leveling set screws that lock the housing to a 2 inch nominal (2-3/8" O.D.) horizontal arm and allow a ±5° degree adjustment from horizontal to the cover.

Electrical System
Programmable LED driver with 0-10V dimming. Optional DALI dimming. Driver life is rated to at least 100,000 hours. Luminaire surge protection rating of 20kV/10kA per ANSI/IEEE 62.41.2.

Finish
The luminaire is finished with corrosion resistance super durable powder coat paint to ensure maximum durability. Finish is rated to 5,000 hours salt spray per ASTM B117.

Listing
The luminaire is CSA certified to US and Canadian standards. IP55 rated electrical chamber. IP66 rated LED optic chamber. 20kV/10kA extreme surge protection per ANSI/IEEE C136.2. Suitable for operation in ambient temperatures from -40°C to 40°C.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DPL to confirm which versions are qualified.

Buy American Act
This product is assembled in the USA and meets the Buy American Act's government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty
This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Limited warranty located at: www.acuitybrands.com/support/warranty-terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

GSLF3

GlasWerks® Luminescent LED Hallbrook®

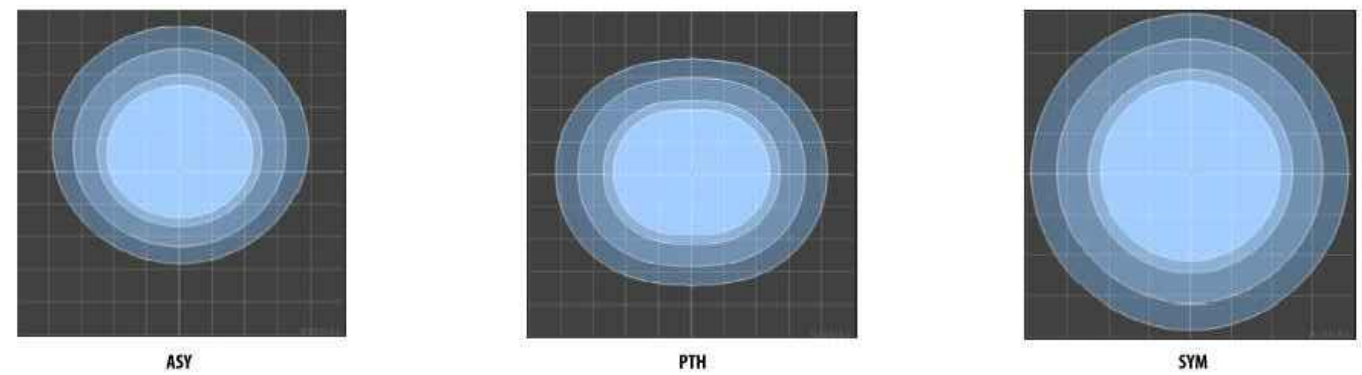


ORDERING INFORMATION							Example: GSELF3 P30 40K MVOLT ASY QSM BK						
Cover Type	LED Lumen Package	Color Temperature	Voltage	Optics	Mounting Style	Finish Color							
GSLF3 Hallbrook®	P10 P10 Performance Package	27K 2700K, 70 CRI	MVOLT 120-277V	ASY Asymmetric	ARM Horizontal Arm Mount	BK Black							
	P20 P20 Performance Package	30K 3000K, 70 CRI	MVOLT 347-480V	SYM Symmetric	NPT 1.5" NPT Thread	BZ Bronze							
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DALI DALI dimming	
WG Wire guard (ships separately)	
HSS House side shield (ships separately)	

Accessories: Order as separate catalog number.	
GBLF3HSS	House side shield
GBLF3WG	Wire guard

OPTICAL DISTRIBUTIONS



AcuityBrands | HoloPhane | 3825 Columbus Rd., Granville, OH 43023 | Phone: 866-HOLOPHANE | www.holophane.com | HOLOPHANE ARCH OUTDOOR HALLBROOK GSELF3 PENDANT
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Lumark

Catalog #	XTORBYPC1	Type	WL3
Project		Date	
Comments			
Prepared by			

DESCRIPTION
The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged one-piece, die-cast aluminum hinged removable door and back box. Matching providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages: 5000K, 4000K and 3000K CCT.

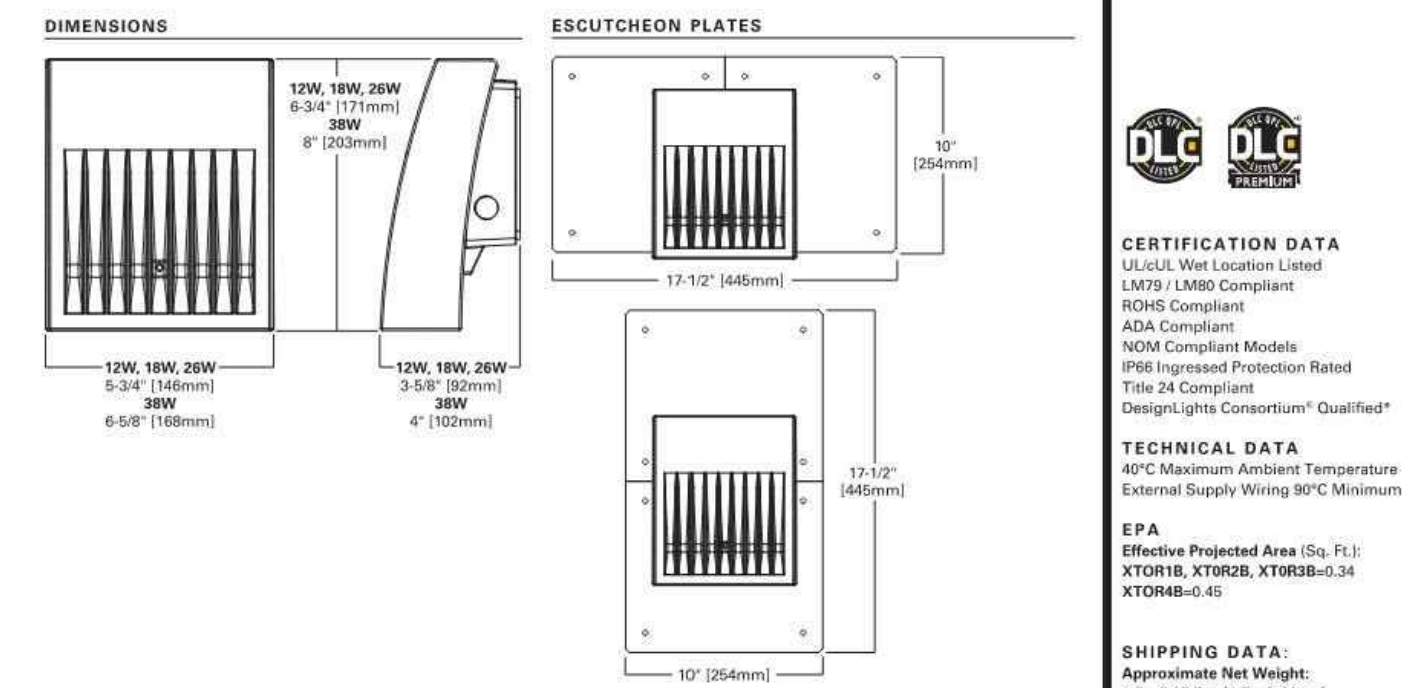
Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages: 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized applications.

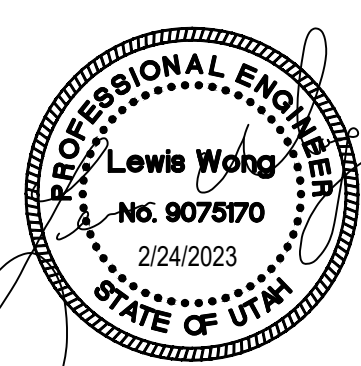
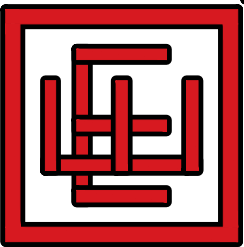
Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages: 5000K, 4000K and 3000K CCT.

Warranty
Five-year warranty.

Applications:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING



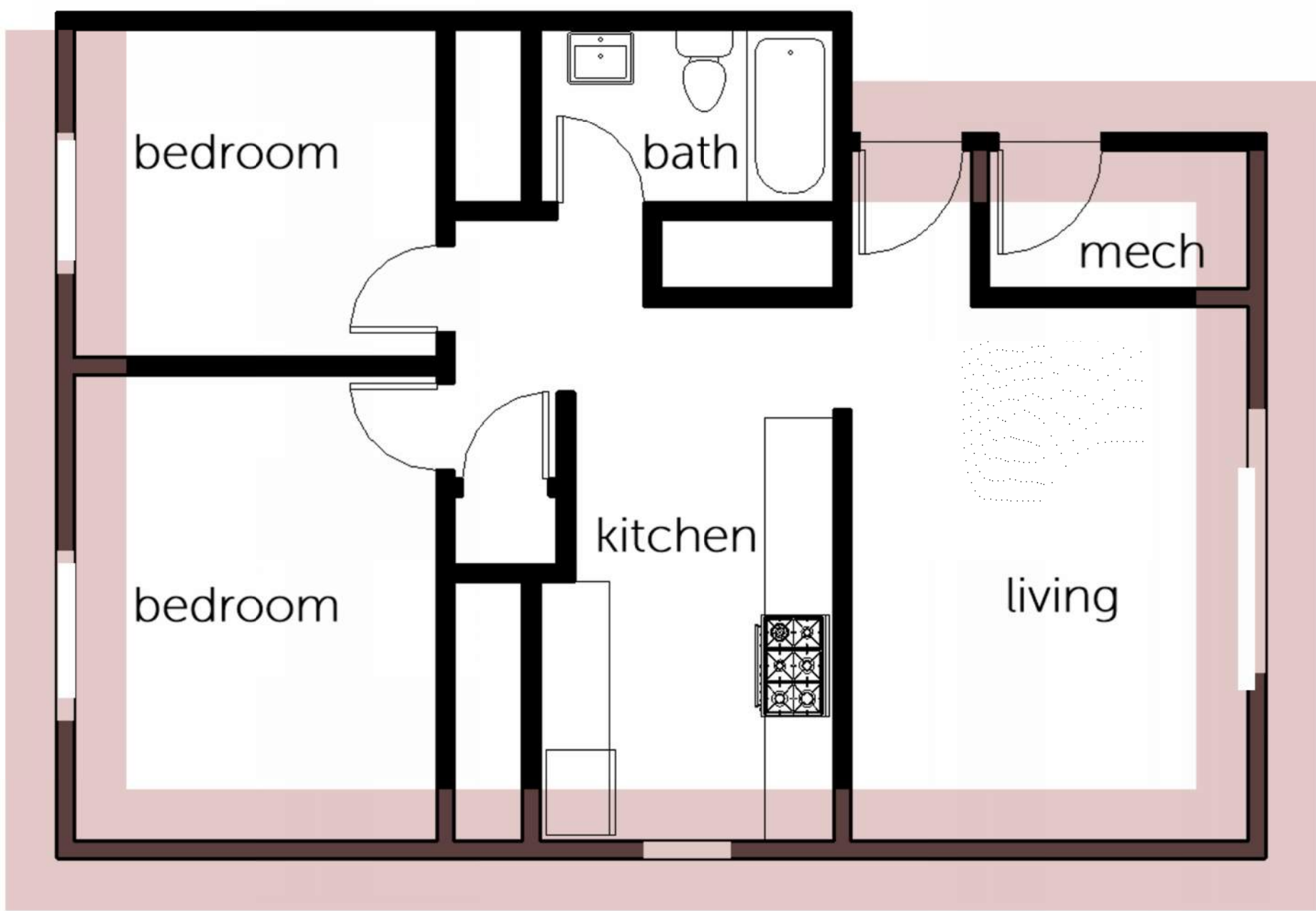
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LIGHTING CUT SHEET

HOPA
AMPD-17

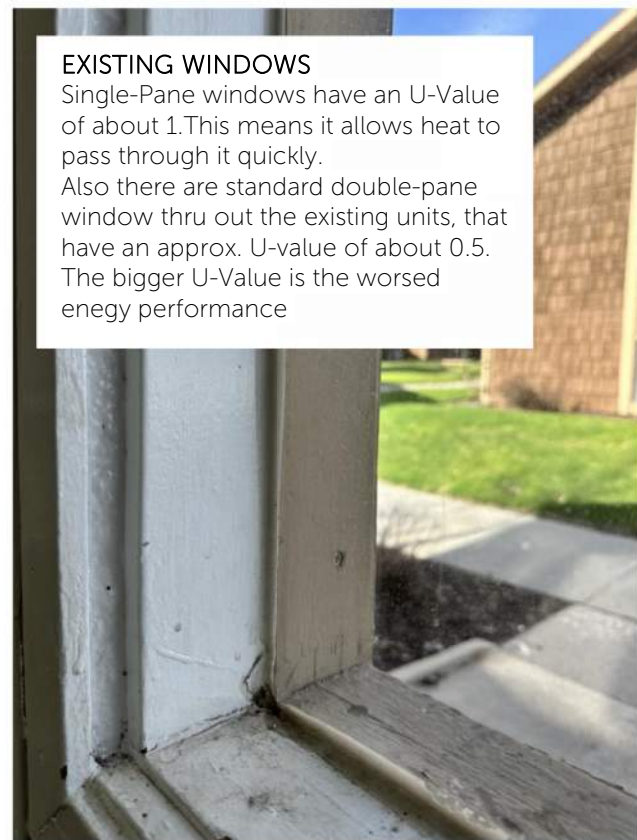
11/16/22
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EXISTING EXTERIOR WALLS (90 Feet)
Expose to exterior elements.
Existing 2"x4" wood frame, possible to have cellulose insulation with and R-Value of around R-11



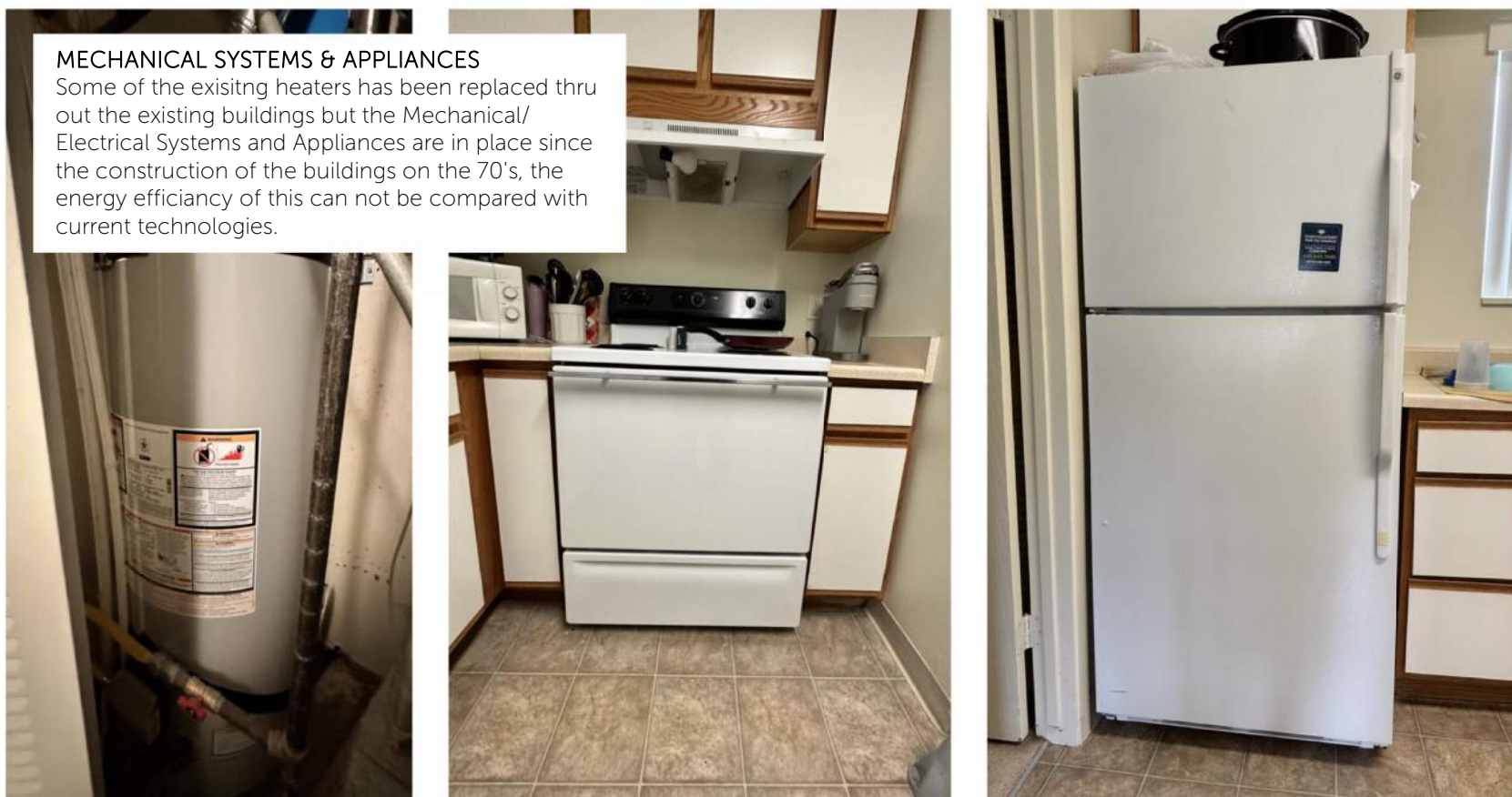
EXISTING WINDOWS
Single-Pane windows have an U-Value of about 1. This means it allows heat to pass through it quickly.
Also there are standard double-pane window thru out the existing units, that have an approx. U-value of about 0.5. The bigger U-Value is the worsted energy performance



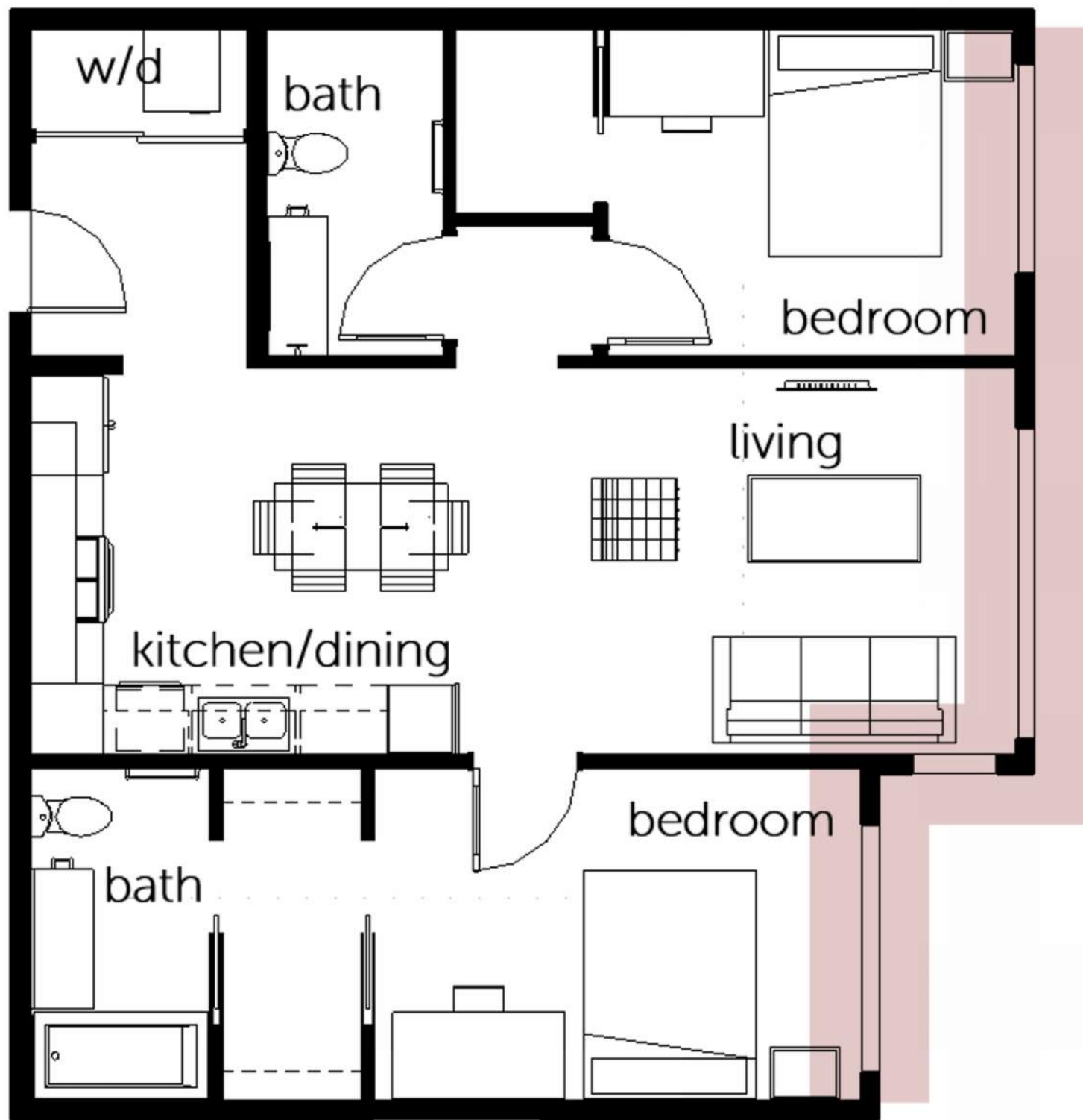
EXISTING FOUNDATION WALLS
Half of the Existing Units are part way underground. Most likely the foundation walls are not insulated. There wasn't a requirement at the time of construction



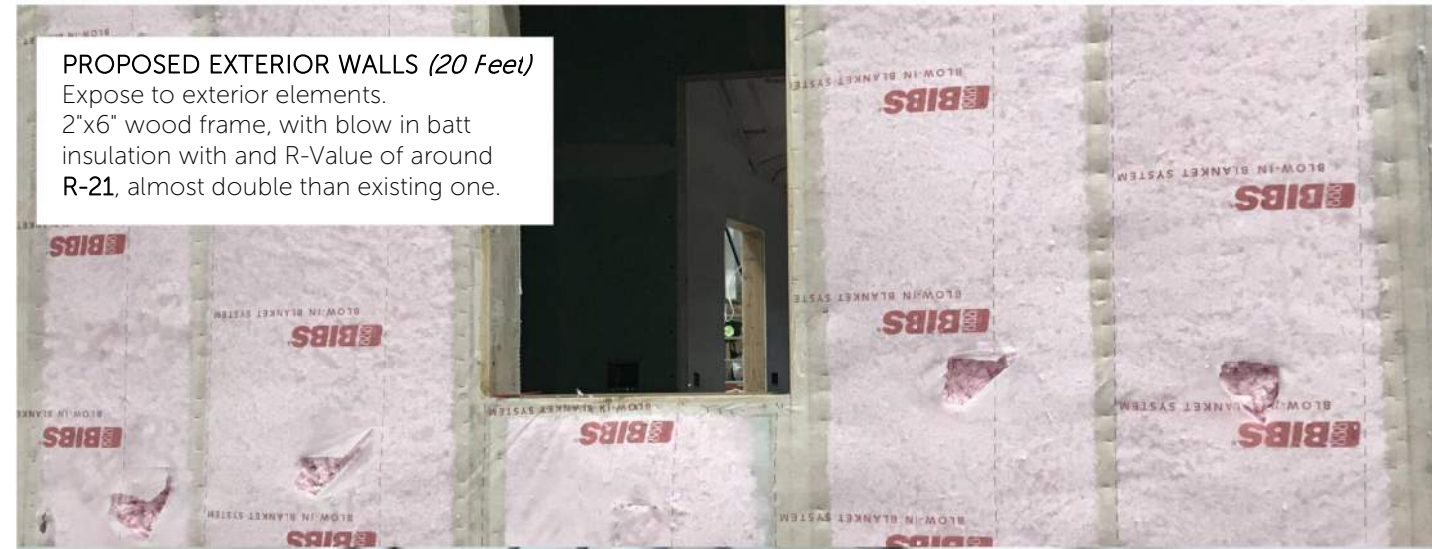
MECHANICAL SYSTEMS & APPLIANCES
Some of the existing heaters has been replaced thru out the existing buildings but the Mechanical/ Electrical Systems and Appliances are in place since the construction of the buildings on the 70's, the energy efficiency of this can not be compared with current technologies.



EXISTING TWO BEDROOM UNIT



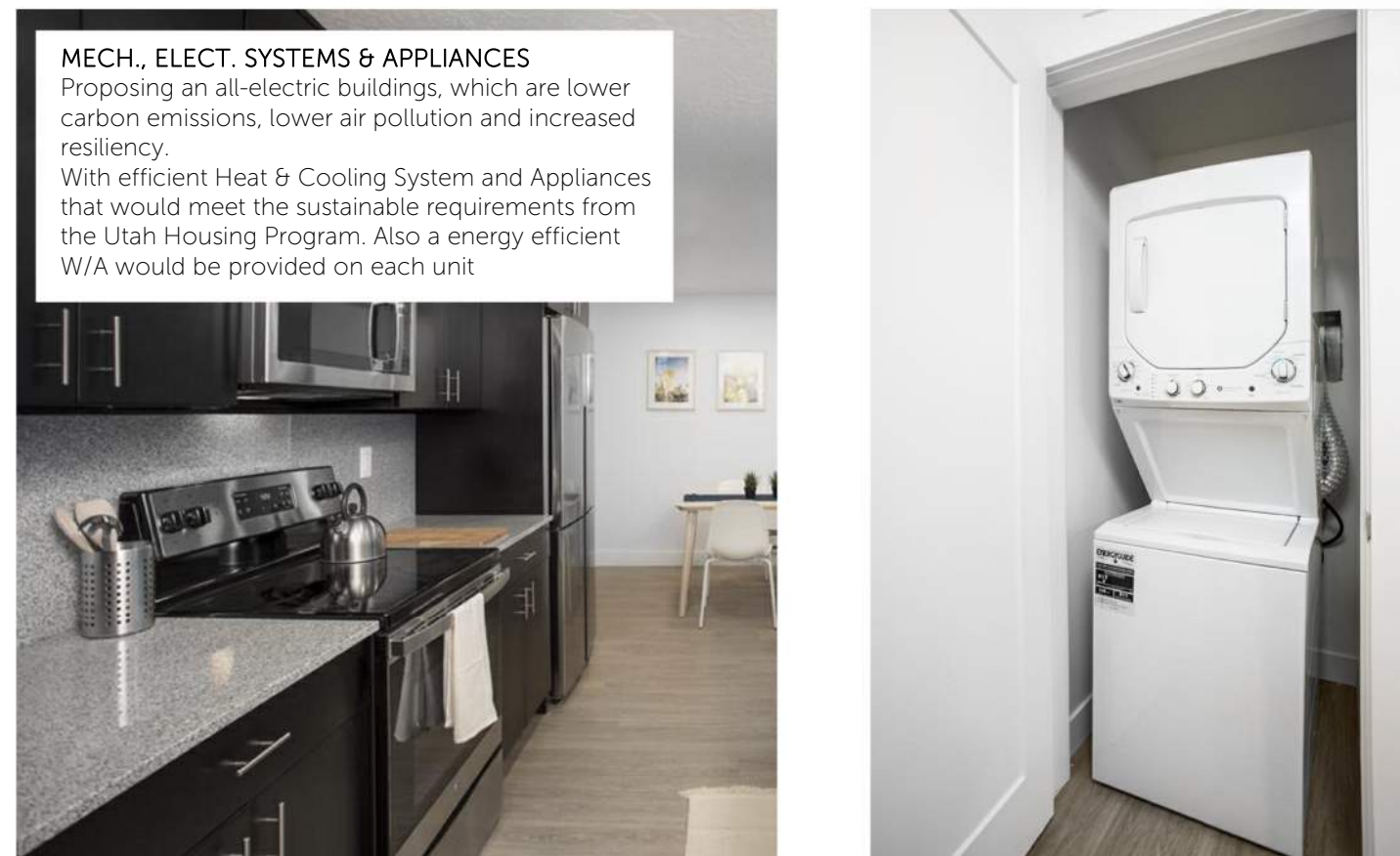
PROPOSED EXTERIOR WALLS (20 Feet)
Expose to exterior elements.
2"x6" wood frame, with blow in batt insulation with and R-Value of around R-21, almost double than existing one.



PROPOSED WINDOWS
The proposed window Systems are locally built high performance. The windows specifically designed for our unique Mountain climate. Providing more comfortable, energy efficient product than the existing one. Full frame performance from U-0.2 to U-0.11. High performance, enduring quality, and low maintenance.



MECH., ELECT. SYSTEMS & APPLIANCES
Proposing an all-electric buildings, which are lower carbon emissions, lower air pollution and increased resiliency.
With efficient Heat & Cooling System and Appliances that would meet the sustainable requirements from the Utah Housing Program. Also a energy efficient W/A would be provided on each unit



PROPOSED TWO BEDROOM UNIT

SUSTAINABLE DESIGN REQUIREMENTS

State of Utah Housing Credit Program Qualified Allocation Plan

A. Energy Star Requirements

Energy Star is a nationally recognized standard for housing construction and appliances used to foster more energy-efficient housing. The Energy Star Certification requires a 15% improvement over Utah's current residential energy code. UHC believes that energy efficiency is important because increasing utility costs will affect the future feasibility of Housing Credit projects.

UHC Requirements:

- using the most current Energy Star for single family homes or multifamily housing new construction.
- Usage of Energy Star Guidance for Home and Buildings Undergoing Gut Rehab is recommended; and
- or LEED certification, or Alternative certifications listed below are not exempt from Energy Star Certification.

New construction and rehabilitation projects must receive a plan review analysis from the Utah Energy Conservation Coalition (UECC) or other certified reviewer and upon completion of construction receive Energy Star Certification. The Application must include the Energy Star submittal form with expected cost increases and savings. (See Exhibit 6C for the Energy Star Submittal Form and follow-up procedures). Because Energy Star improvements are part of Eligible Basis, rebates from utility companies that result from Energy Star Certification must go back to the project and be reflected in the sources and uses at the time of Application (if known) and at the time of final cost certification.

See the Energy Star website for more information at www.energystar.gov.

B. Submit Energy Star Certification

Projects that are Energy Star Certified must submit a UECC (or other) Certification at the time of Final Cost Certification.

Projects that do not receive Energy Star Certification must submit a confirmation that the project was built according to the Energy Star specifications or required enhancements represented in the Energy Star submittal, its performance test results, and the HERS score. Rehabilitation projects must be improved to obtain an Energy Star Certification or be Energy Star enhanced if certification cannot feasibly be achieved. The owner must work with the rating organization to implement certain construction enhancements to obtain an Energy Star Certification. A certified rating organization's analysis for a current HERS score and plan review analysis must be submitted with the Application. UHC will require test results using Energy Star sampling requirements from the rater at the completion of the project.

C. Enterprise Green Communities Initiative

Projects claiming points for this certification must submit a copy of the Enterprise Green Communities Certification Request Form Criteria Checklist with the Application. If the project fails to achieve a successful certification from the Enterprise Green Communities Initiative, at the time of Final Cost Certification, UHC may reduce the amount of Housing Credit up to an amount that when multiplied by the purchase price of the credits equals the full amount of Developer fee. UHC may request copies of all documentation submitted to Enterprise Green Communities in support of the certification application.

Projects claiming points in this category must submit with the Application a narrative detailing the upgrades that are considered "green," over and above costs that would be incurred for the baseline standards of building to Energy Star requirements. For example, Low-E windows are baseline Energy Star enhancements, and therefore would not be considered an enhancement for the Enterprise Green Communities Initiative. (This example is for purposes of differentiating costs only. The Applicant may in fact receive credit toward certification for Low-E windows through the Enterprise Green Initiatives Certification program.) A reflective white roof, however, is not an Energy Star minimum standard and therefore would be considered an enhancement for purposes of claiming points in this scoring category.

The narrative must contain a detailed itemization of such improvements and an estimate of the additional cost. The total cost of the improvements will be entered on a separate line in the construction budget portion of the Application and will be included in Eligible Basis for purposes of calculating the amount of credits requested.

D. Alternative Certifications

- Energy Star NextGen Certification
- U.S. Department of Energy's Zero Energy Ready Home cCertification

E. LEED and National Green Building Standards (NGBS)

Other available certification which may require a fee:
If an Applicant elects to undertake a LEED or NGBS certification, a self-certifying written statement must be provided at the time of Application. The statement must contain a detailed itemization of the specific improvements and an estimate of the costs that are expected to be incurred over and above those costs that would be incurred for the baseline standards of building to Energy Star requirements. The statement must also itemize costs related to the certification of the project. The total cost of the improvements must be entered on a separate line in the construction budget portion of the Application and will be included in Eligible Basis for purposes of calculating the amount of credits requested. Please note that the cost of the LEED or NGSB certification, including additional architectural or general contractor documentation, must be accounted for separately and will not be included in Eligible Basis. Subsequently, at the time of the closing with the Equity partner, a certification letter from the architect must be provided.

F. Other Sustainable Opportunities

Certain grants and financing may be available to projects through programs such as the Enterprise Green Communities program, State of Utah Weatherization, renewable energy tax credits, state and local tax credits and incentives, and utility company incentives. If the project is utilizing such grants or financing, the source and amount must be stated in the Application and(CW4) will be required to be disclosed at final cost certification.

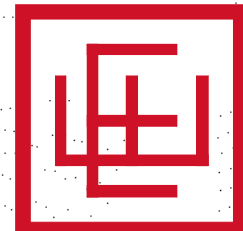
Examples:

1. Dominion Energy and Rocky Mountain Power offer impactful financial rebates for energy-efficient multifamily housing projects as described in the table below. UHC encourages utilizing all available rebates.
2. Inflation Reduction Act/45 L Tax Credit
3. The Inflation Reduction Act has extended and modified the Alternative Fueling Infrastructure Tax Credit, making certain electric vehicle charging stations eligible for a tax credit up to 30% of the cost.
4. Energy Certification: To encourage sustainable design of affordable housing, in addition to the required Energy Star Certification or Enhancement.

ENERGY STAR PROCEDURES

When applying for Housing Credits:

1. All new construction must be ENERGY STAR Certified using the most current Energy Star single family new homes or Multifamily housing new construction certification version;
2. All rehabilitation projects must be ENERGY STAR certified or ENERGY STAR enhanced if certification cannot be achieved. Utilization of the Energy Star Guidance for Home and Buildings Undergoing Gut Rehab is recommended; and
3. Rehabilitation projects must be ENERGY STAR certified when using OWHLF funds unless a waiver is granted from the Division of Housing and Community Development (DHCD).





Electric Car Charging Stations

The project will meet the LMC requirements of 20% of the provided stalls to have the infrastructure for an Electric Vehicle Charging station



All Electric Buildings

Ultimate benefits of all-electric built environment are lower carbon emissions, lower air pollution and increased resiliency. An all-electric project encompasses not just the actual buildings, but also the site including distributed energy sources. The impact of decisions made at the building & community level have serious implication on electricity transmission network and ultimately on the carbon emissions of power plants. We proposed to use a VTAC system for the Heat and Cooling Systeem which is an all Electric technology.



Windows with High U-Values

The proposed window Systems are locally built high performance. The windows specifically designed for our unique Mountain climate. Providing more comfortable, energy efficient, and look it's best ! Full frame performance from **R-5** (U.20) to **R-9** (U.11). High performance, enduring quality, and low maintenance.



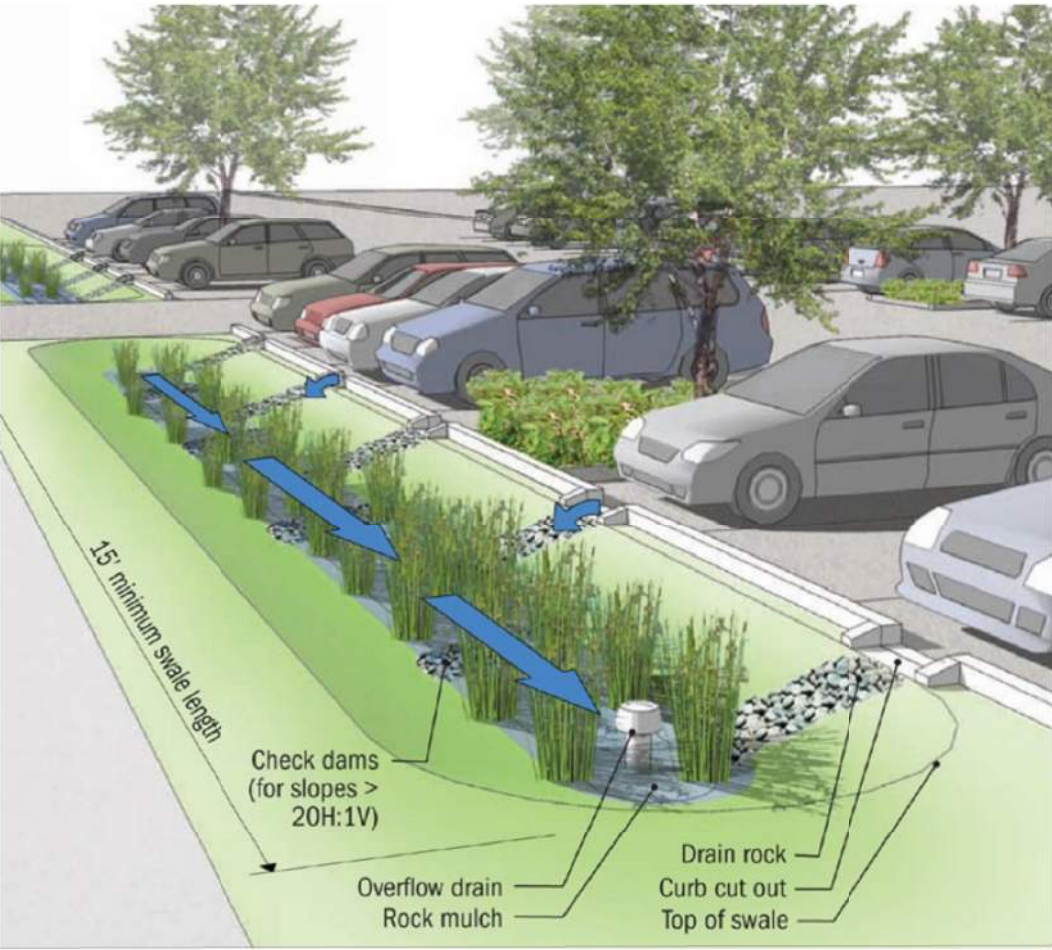
Possibility of Solar PV Panels on Roofs

Installing Solar Panels for the direct or indirect benefit of the tenants is really sustainable on an Affordable Housing Program. Utility bills are usually the largest and most volatile portion of an affordable housing development's budget. Stabilizing utility bills through solar and other measures makes it easier to maintain operating budgets, retain tenant services and avoid raising rents.



Sustainable Storm Water System (Bioswale)

Bioswales are channels designed to concentrate and convey stormwater runoff while removing debris and pollution. Bioswales can also be beneficial in recharging groundwater. Bioswales are typically vegetated, mulched, or xeriscaped. They consist of a swaled drainage course with gently sloped sides (less than 6%). Bioswale design is intended to safely maximize the time water spends in the swale, which aids the collection and removal of pollutants, silt and debris. Depending on the site topography, the bioswale channel may be straight or meander. Check dams are also commonly added along the bioswale to increase stormwater infiltration. A bioswale's make-up can be influenced by many different variables, including climate, rainfall patterns, site size, budget, and vegetation suitability



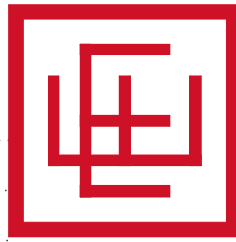
Promote Car Free Community

In addition to reducing air pollution, car-free initiatives have other benefits. They have also increased physical activity and reduced obesity, which can both improve quality of life. Car-free initiatives also reduce noise levels and increase community cohesion. HOPA is the perfect location to start with this initiatives because its strategic location. Refer to Walk/Bike study. This project is proposing to have designated stalls for car share vehicles. Bike storage will be provided on the surface and underground (Protected from weather), well above the required by Code. Also underground scooter and motorcycle stalls are assigned through out the garage.



Over Insulate Exterior Walls

The Required R Value on Exterior Walls by Code is R-17, the proposed insulation in exterior walls is R-23. By taking this route the building envelope becomes tighter and the energy loss transfer get reduced. The proposed insulation is BIBS fibers, which incorporates materials with at least 25% recycled content. The remaining 75% is still raw materials primarily include silica sand, limestone, and soda ash, extracted from the Earth's crust and have their footprints associated with extraction and manufacturing. BIBS fiberglass insulation can result in less installation waste because only the amount of fiber necessary to fill the wall cavities is used. In contrast, batting insulation might result in scraps left over from cutting pieces to size. Old or dirty fiberglass insulation is seldom able to be recycled at the end of its service life. The most likely end place for this product is a landfill, like a spray foam insulation. Blown-in cellulose and sheep's wool insulation win on this front by being biodegradable. From an energy efficiency standpoint, BIBS insulation offers superior R-value to fiberglass batt insulation. Its thermal resistance lasts for the product's lifetime. In contrast, other types of insulation like foams can reduce in R-value as they off-gas ze.





Coffee with Residents at Holiday Village - October 5th, 2022 - (10) Residents

- Terry: a tenant, works at PCMR - I talked to her boyfriend Dave P.. terry has three kids, including a three-year-old with autism. Dave is very complimentary of the free transit system.
- Laura: lived there 13 years
- Veronica: housekeeper
- Howie: Angelica's friend. Elyse and I went through his house with Angie to take measurements.
- Mary: nicest lady in the world. Keeps an extremely tidy house. Has lived in Parkside for almost 20 years and raised her sons there who are now at the university of Utah pursuing a masters and PhD. She would love to have an elevator so that she can continue to get upstairs to her unit as she ages.
- Mia: lived here 15 years. Lived in town since '75. Not in favor of tearing down units. She was very nice and apologized for dissenting. I did talk to her about possibly having some homage or acknowledgment of the existing units as we redevelop in a way that recognizes the history. Her son is a real estate attorney and told her that she is not getting all the information. We assured her that our purpose on site was to listen to her concerns so that we could take them into account. She wants to be involved as we move forward. She is 85 years old.
- Lishelle: so excited to have a neurodiverse community. Excited about washer and dryer. Concerned about internet rates.
- Constanza: been here a few months. Nanny to three kids.
- Marty: He also said he dog sits a lot. He's in his 70's.



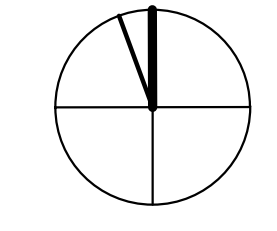
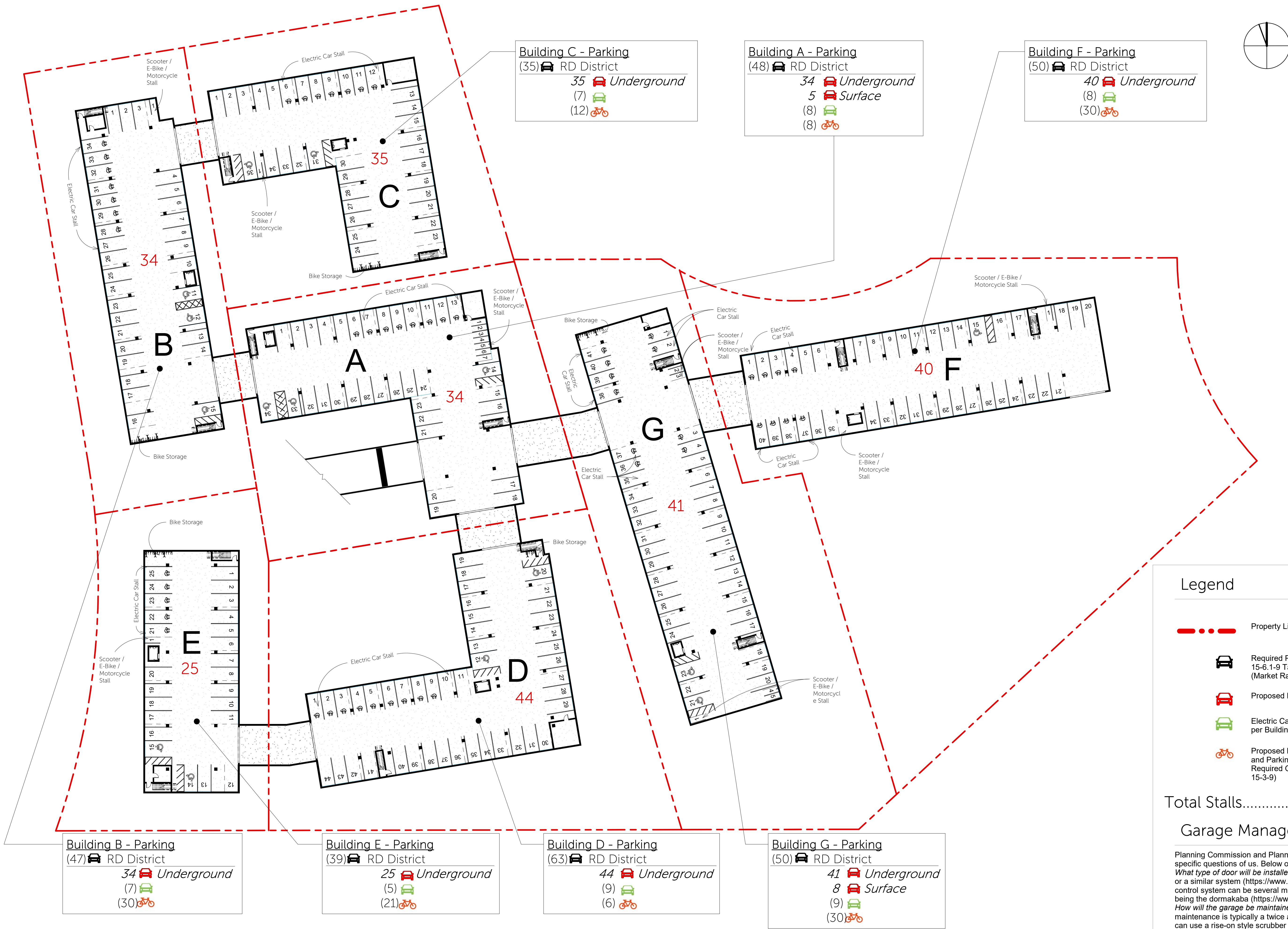
Pizza Party at Parkside - October 12th, 2022 - (14) Residents

- Jordia: Really woud like balcony storage, many others also felt that this was a priority
- Karina: Wanted to better understand rent increases and how rental assistance would look, and wanted to know if the recertification would still look the same
- Rose: wanted to know if there would be compensation for moving, and if 3-bedroom units would be 1 floor instead of the current loft set up, also asked how many new units there would be and how many units per building
- Marilu: mother of a disabled resident, wanted to know more about funding sources, was grateful for community effort around this
- Hudson: Expressed that parking was a key issue and wanted to see their parking monitored into the future
- Roman: wanted covered parking or garages (many others agreed) and worried about snow removal issues, also wanted to know if the resorts would be using the new project for their workers.
- Ana: wants more ADA parking spots
- Lisa: wanted an email for additional thoughts and concerns, was curious what the playgrounds would look like
- Riley: was curious about the garages and clubhouse (said no garages, yes clubhouse)
- Ana: wondered if income limits would change in the new project
- Maria Elena: wanted to see if an additional 1/2 bathroom could be incorporated into 2 bed design, many agreed
- Placido: wondered if the existing waitlist would change, and if current residents could have priority .
- Liz: wants to keep a ground floor unit as she currently has, if possible
- Catherine Ann: I just want to put my two cents in about insulation. I live in a downstairs apartment at Holiday Village and I hear everything my neighbor does upstairs. There is absolutely no insulation between the flooring and my apartment other than the drywall on my ceiling. Her cats play all night and she goes to bed late. So I've got like two hours of silence. Just an FYI That it's extremely important that the walls and the ceilings be insulated really well.



24 Hours Charette at Laundry Rooms - November 15th, 2022 - (16) Comments

- Owned Parking?
- When will we see a blue print for actual units
- Sidewalks?
- Balconies?
- When will we see "apples to apples" look like?
- Will there be guest parking?
- Laundry hook ups in rooms?
- Playground grass or sand?
- New playground equipment?
- Washer, Dryer, Dish Washer in Units?
- Additional 3 bedroom units?
- Basketball Court?
- When is each plan time estimated?
- Since this is going to take a long time, will there be any repairs to the current buildings? Some of our windows and gutters are literally falling apart
- What will be in the clubhouse?
- How many parking spots will each apartment have?



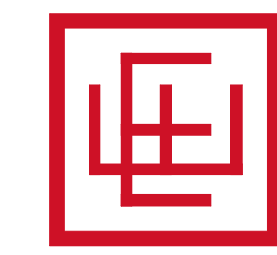
Legend

- Property Line
- Required Parking Stalls per LMC 15-6.1-9 Table 1 (Market Rate & Affordable Housing)
- Proposed Parking Stalls per Building
- Electric Car Charging Stations Provided per Building as per LMC 15-3-11
- Proposed Bike Storage inside Buildings and Parking Garage (Minimum of 10% of Required Off-Street Parking Per LMC 15-3-9)

Total Stalls.....266

Garage Management Plan

Planning Commission and Planning Staff asked a few garage specific questions of us. Below our answers:
What type of door will be installed: Rytec high speed coiling door, or a similar system (<https://www.rytecdoors.com/>). The access control system can be several manufacturers, with one example being the dormakaba (<https://www.dormakaba.com/us-en>).
How will the garage be maintained: The parking garage maintenance is typically a twice a year power wash/clean, or you can use a rise-on style scrubber (they look like miniature zambonis). Interim weekly trash pickup is necessary, but that is part of the general maintenance of the property. Every 5-8 years the concrete will need to be sealed for longevity.
Garage Security Details: We will likely employ a 3rd party consultant to design our access controls to parking. This will happen at the construction document phase of the project, but there will certainly be camera monitoring.





Studio427 SF



Three Bedroom Unit.....1125 SF



One Bedroom Unit.....600 SF



Two Bedroom Unit.....837 SF

OCCUPANCY PER UTAH HOUSING CORPORATION

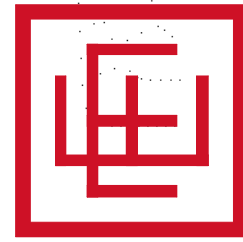
Unit Type	Average Household Size Utah LIHTC	Proposed Units	Estimated Occupancy
• Studio	1.06	84	89
• One Bedroom	1.09	108	118
• Two Bedroom	1.79	99	177
• Three Bedroom	2.56	26	67
TOTAL		317	451

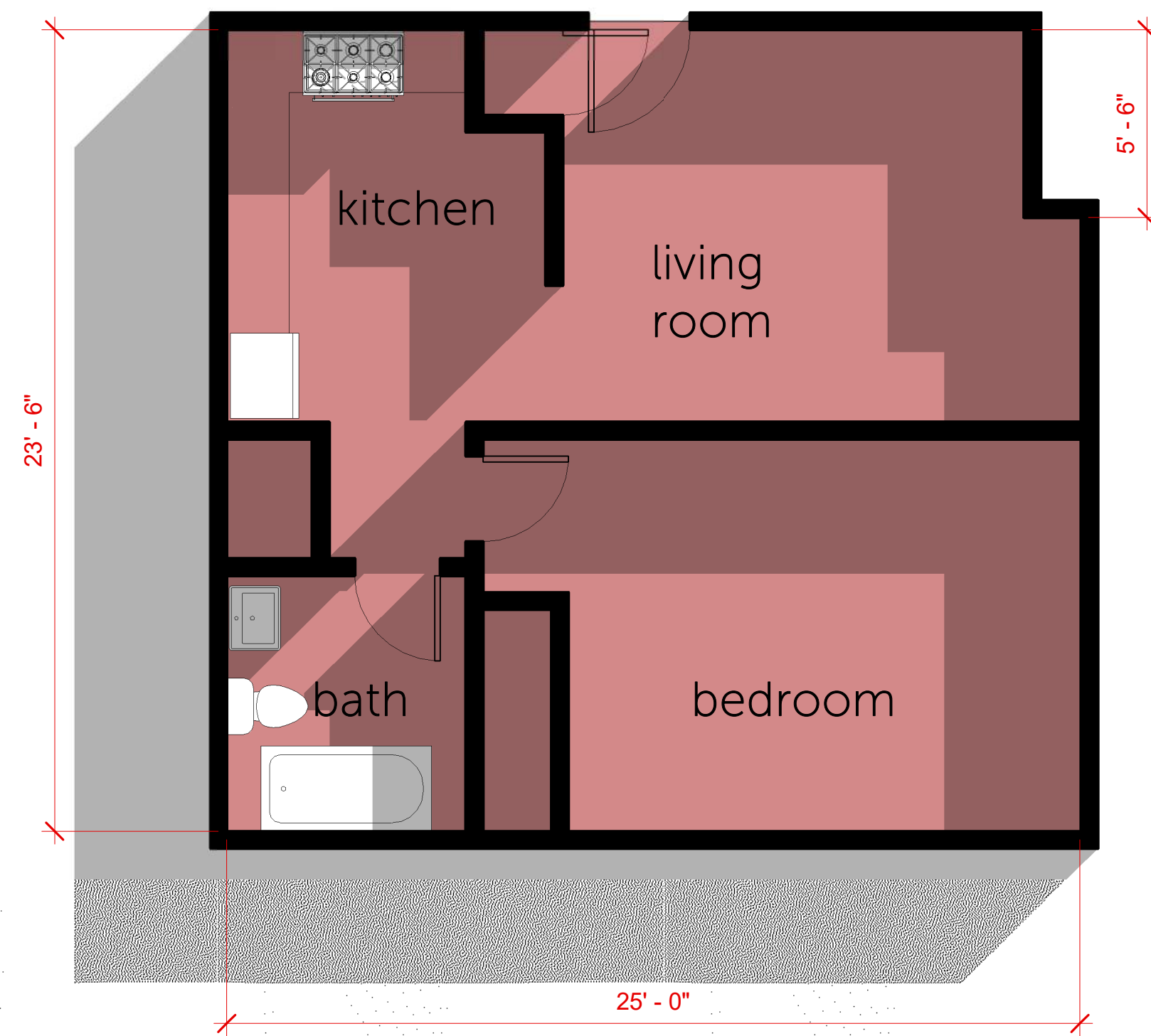
**Noticed that the majority of the proposed units will have fewer bedrooms than the existing buildings, and most of the larger households already live in the existing buildings.*

OCCUPANCY PER IBC 2021 (Means of Egress 200 SF per Occupant)

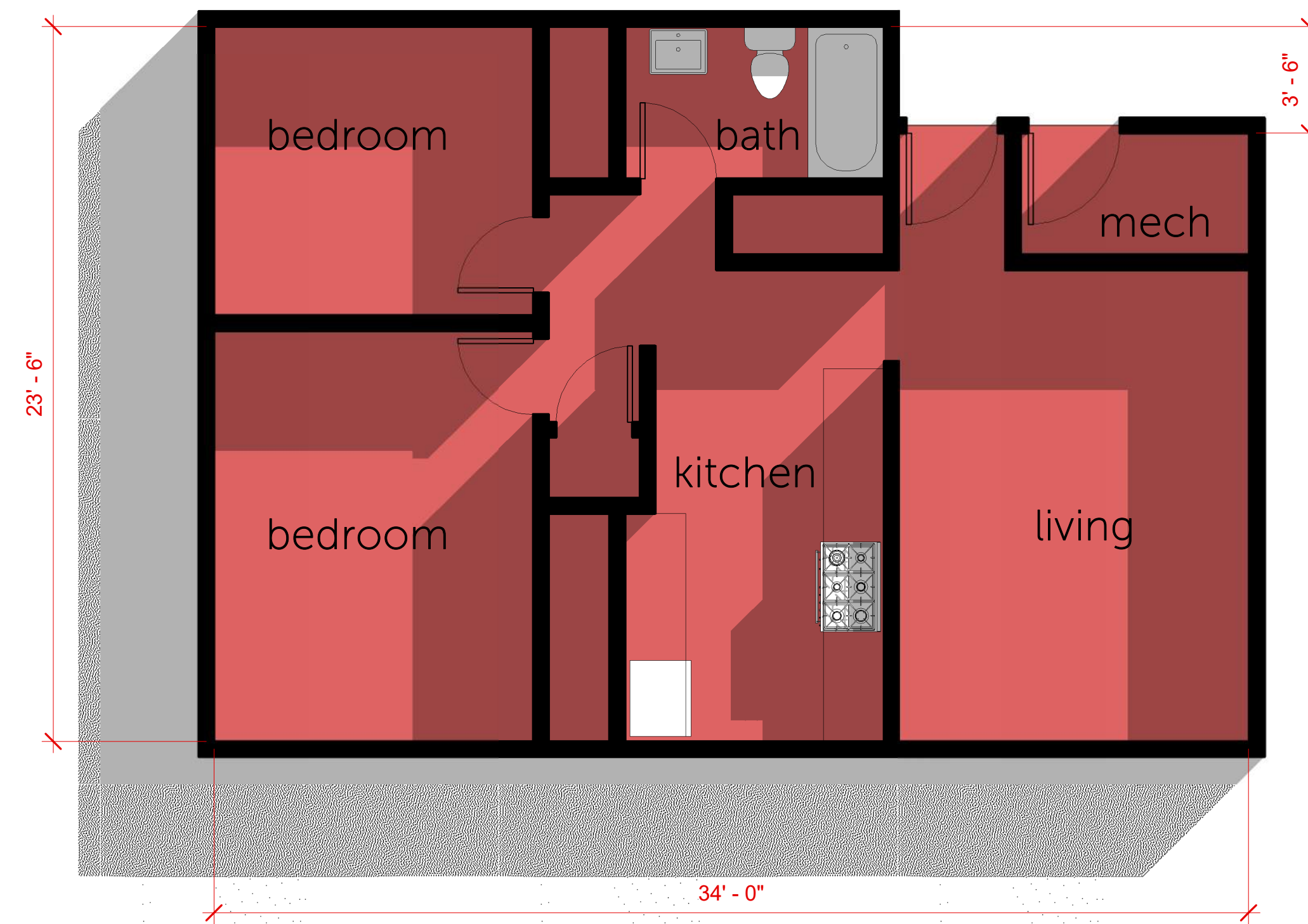
Function of Space	Gross Area Per Unit	Occupancy Per Unit	Occupancy Per Project
• Studio	427 SF	2	168
• One Bedroom	600 SF	3	324
• Two Bedroom	837 SF	4	396
• Three Bedroom	1125 SF	5	130
TOTAL			1018

**Noticed that the International Building Code provides occupancy calculations for Means of Egress and Plumbing Fixture counts*

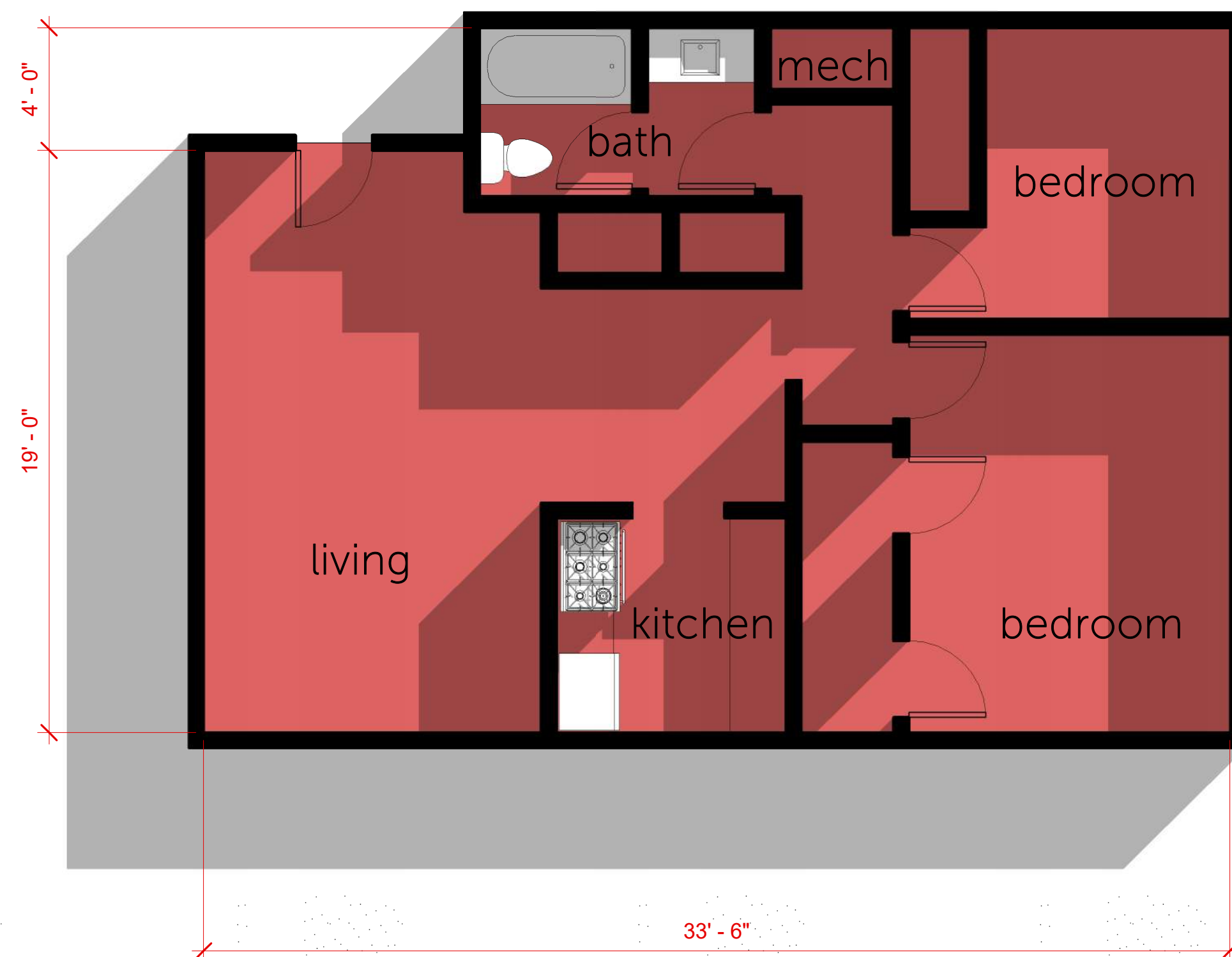




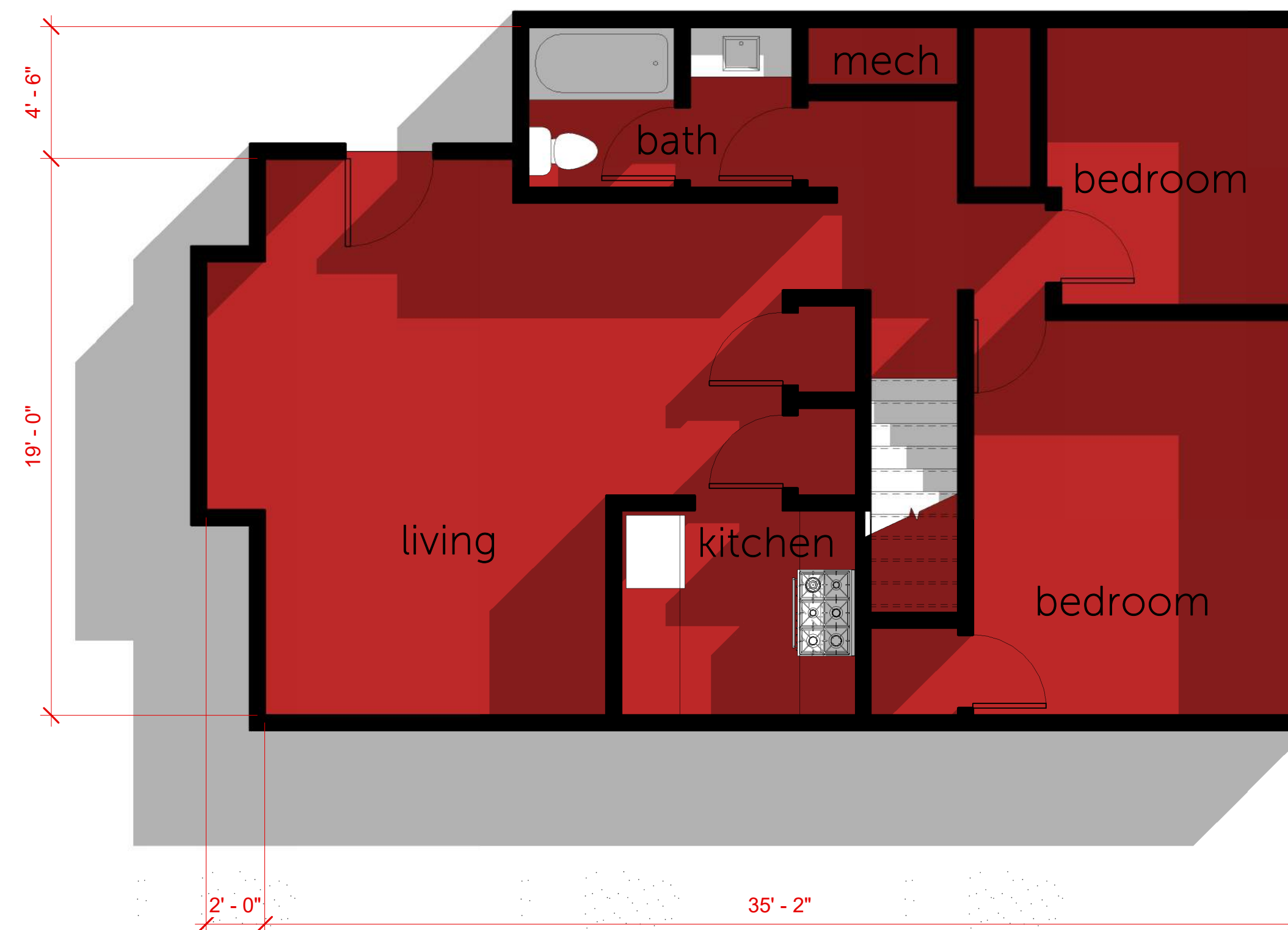
Holiday Village One Bedroom578 SF



Holiday Village Two Bedroom757 SF



Parkside Two Bedroom735 SF



Parkside Three Bedroom1,329 SF

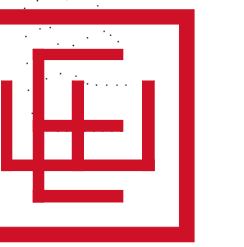
EXISTING OCCUPANCY

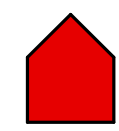
Unit Type	Existing Units	Current Occupancy	Average Household Size Utah LIHTC
• One Bedroom	40	43	44
• Two Bedroom	61	159	109
• Three Bedroom	21	46	54
TOTAL	122	248	207
<i>*Current Occupancy at Holiday Village and Parkside has an average of 1.08 residents per bedroom.</i>			

OCCUPANCY PER IBC 2021 (Means of Egress 200 SF per Occupant)

Function of Space	Gross Area Per Unit	Occupancy Per Unit	Occupancy Per Project
• One Bedroom HV	578 SF	2	80
• Two Bedroom HV	757 SF	3	120
• Two Bedroom PS	735 SF	3	96
• Three Bedroom PS	1329 SF	6	60
TOTAL			356

**Noticed that the International Building Code provides occupancy calculations for Means of Egress and Plumbing Fixture counts*





Existing Buildings Ridge Height.....22'



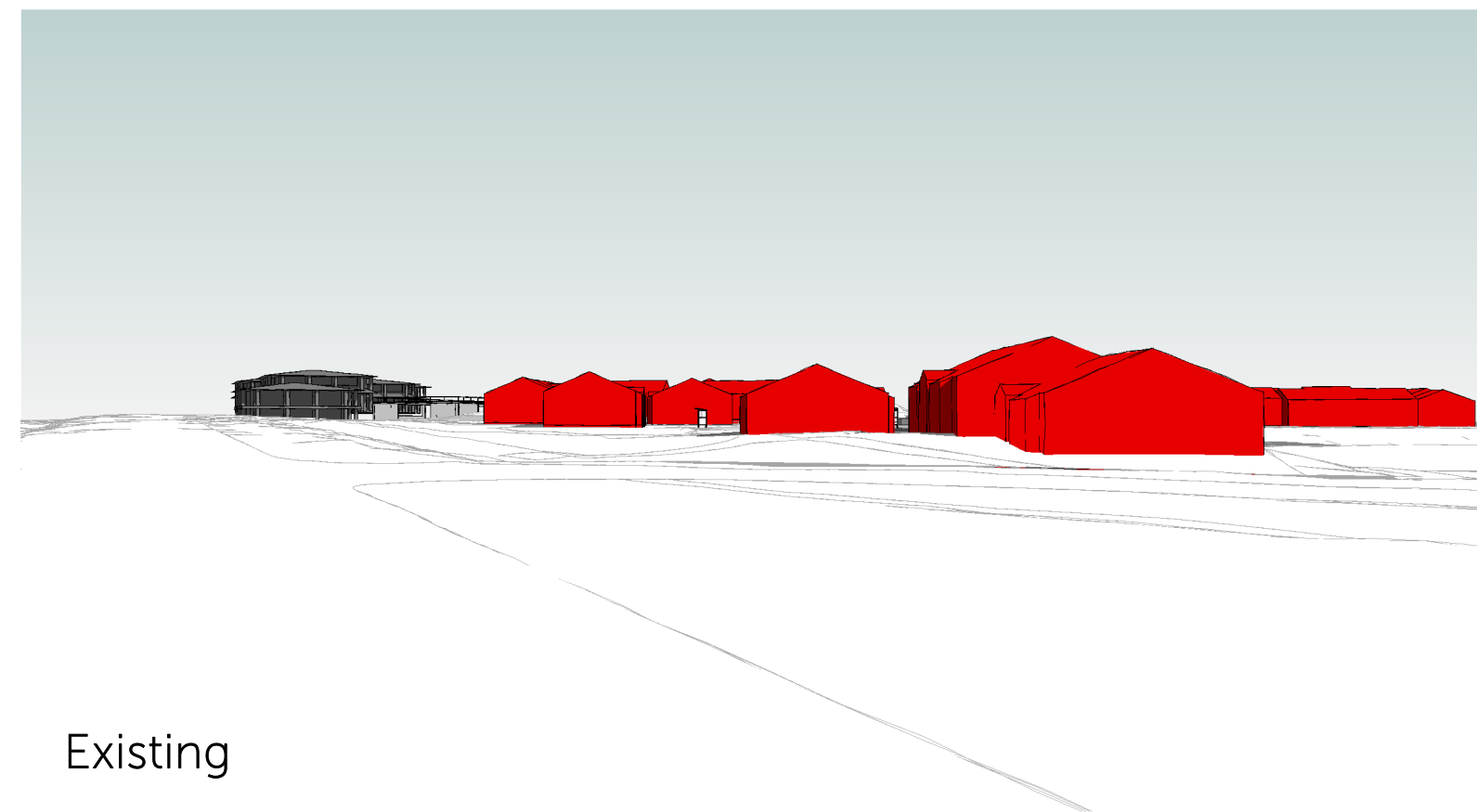
Proposed Buildings Parapet Height.....30'



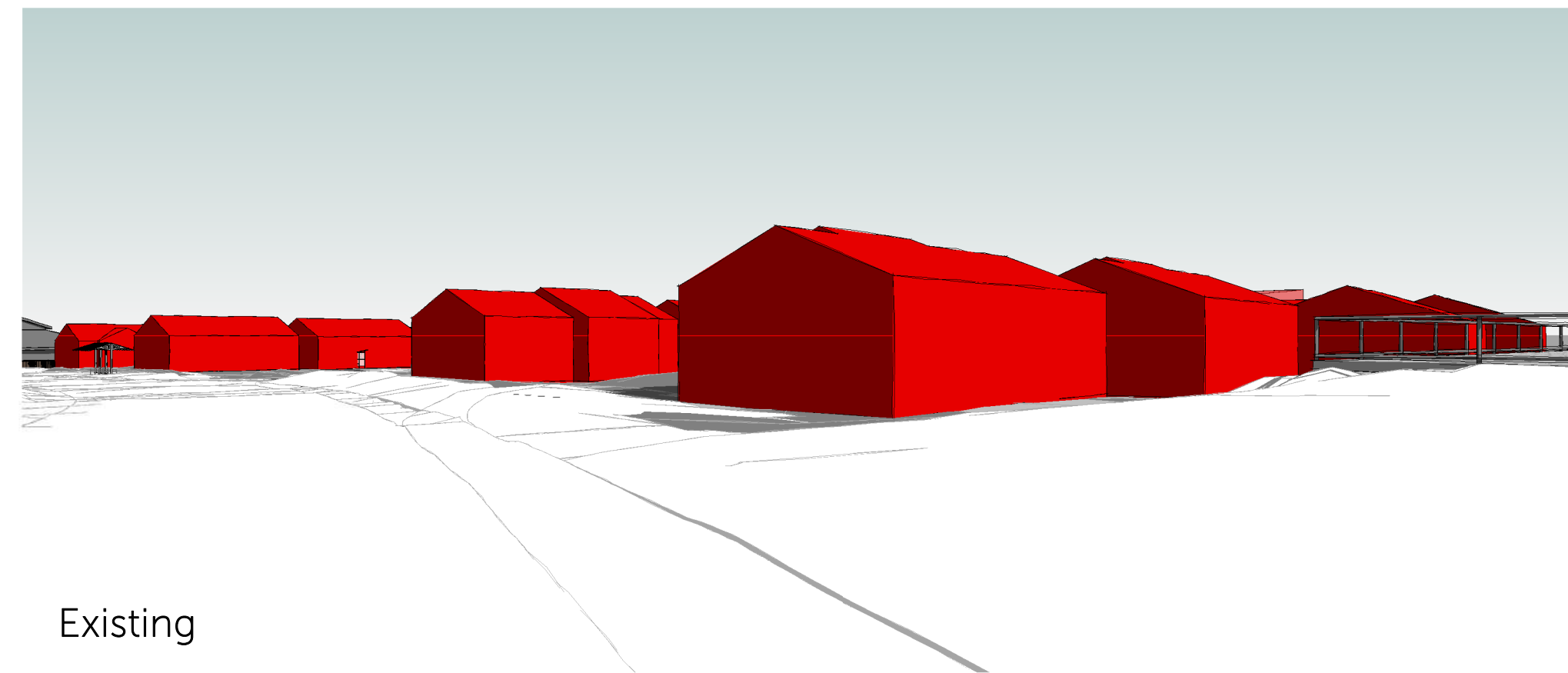
Proposed Vertical Circulation Height.....38'



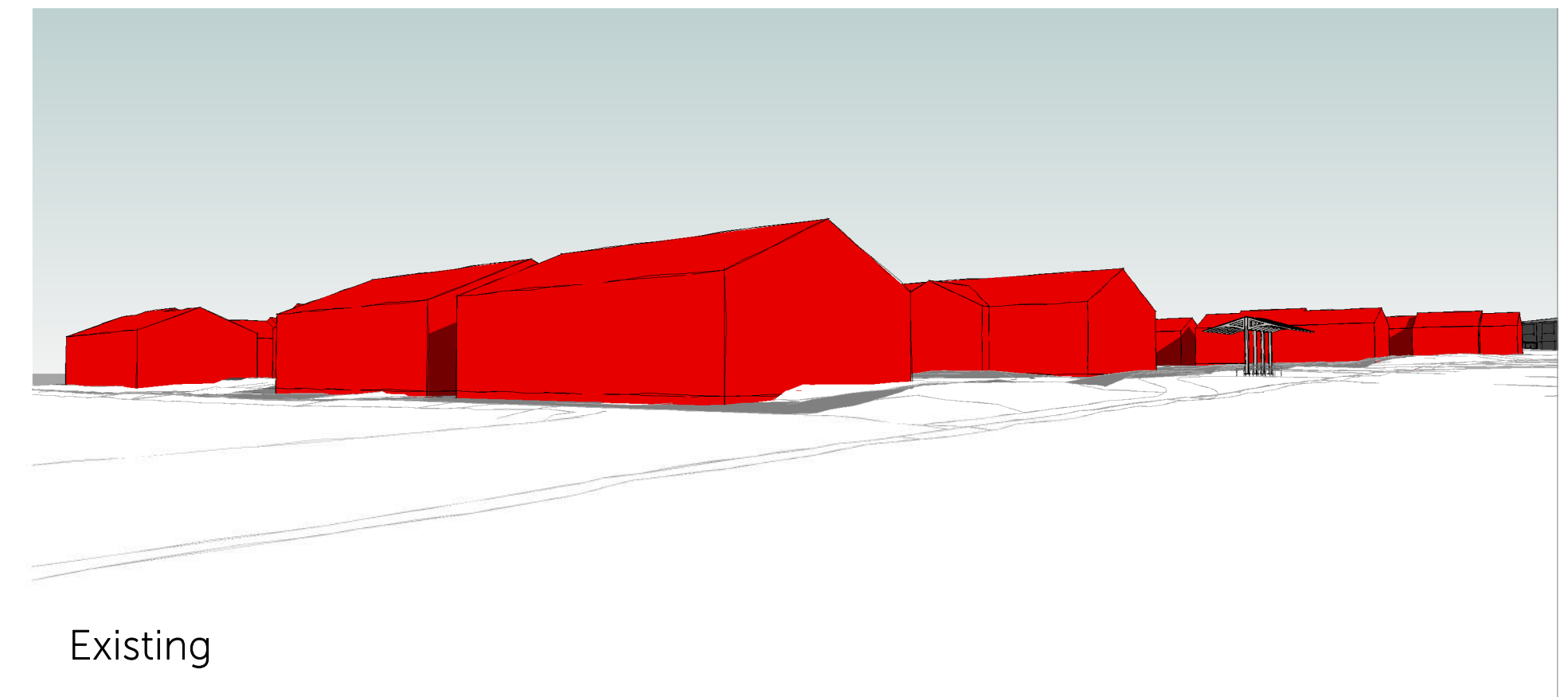
Allowable Height per AMPD.....45'



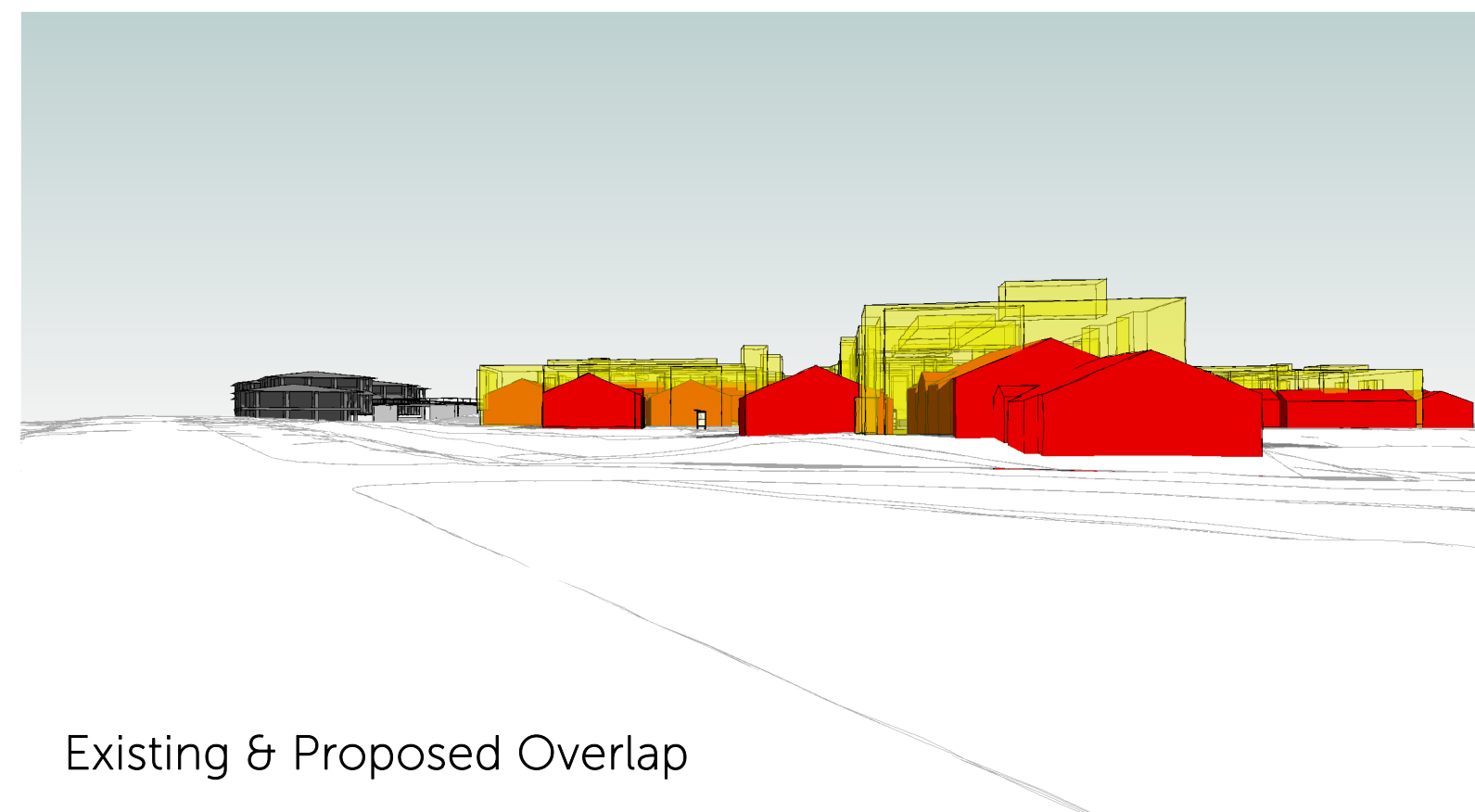
Existing



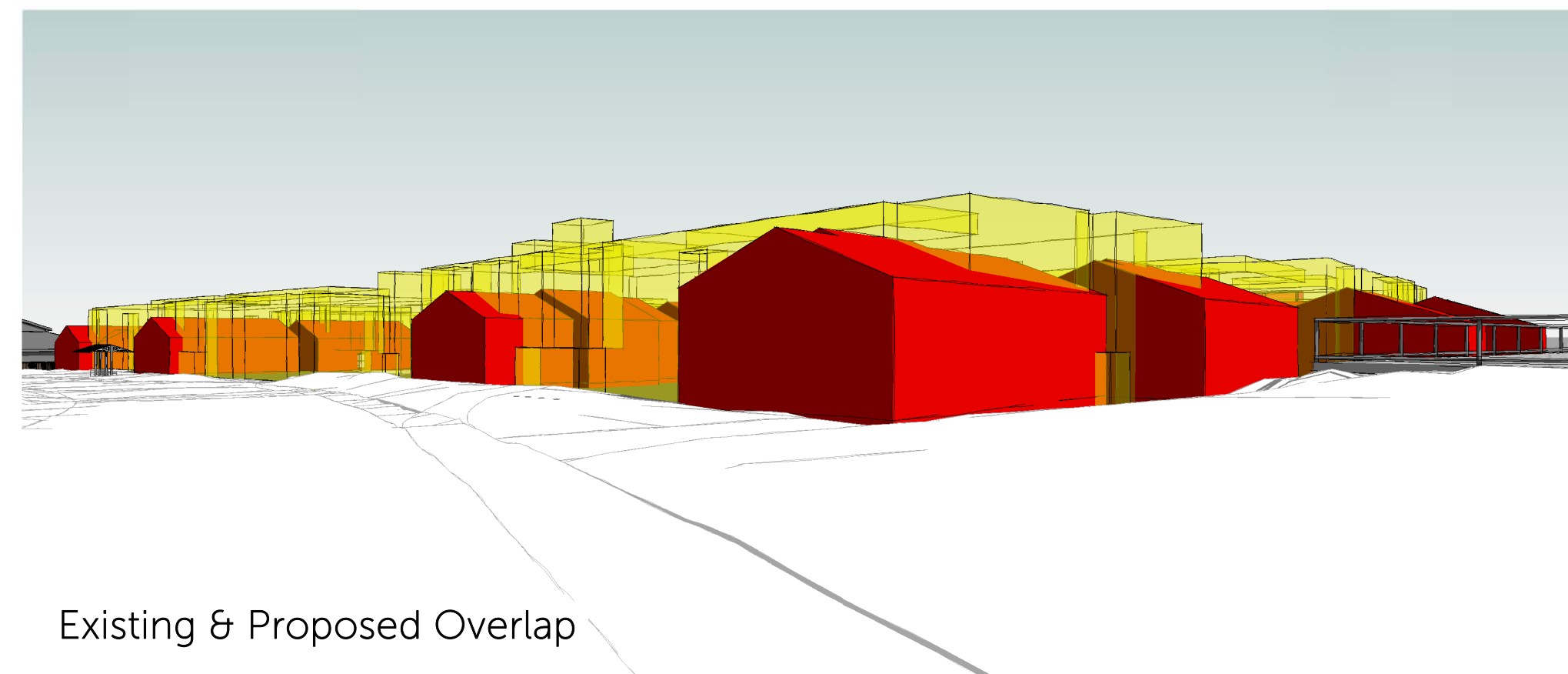
Existing



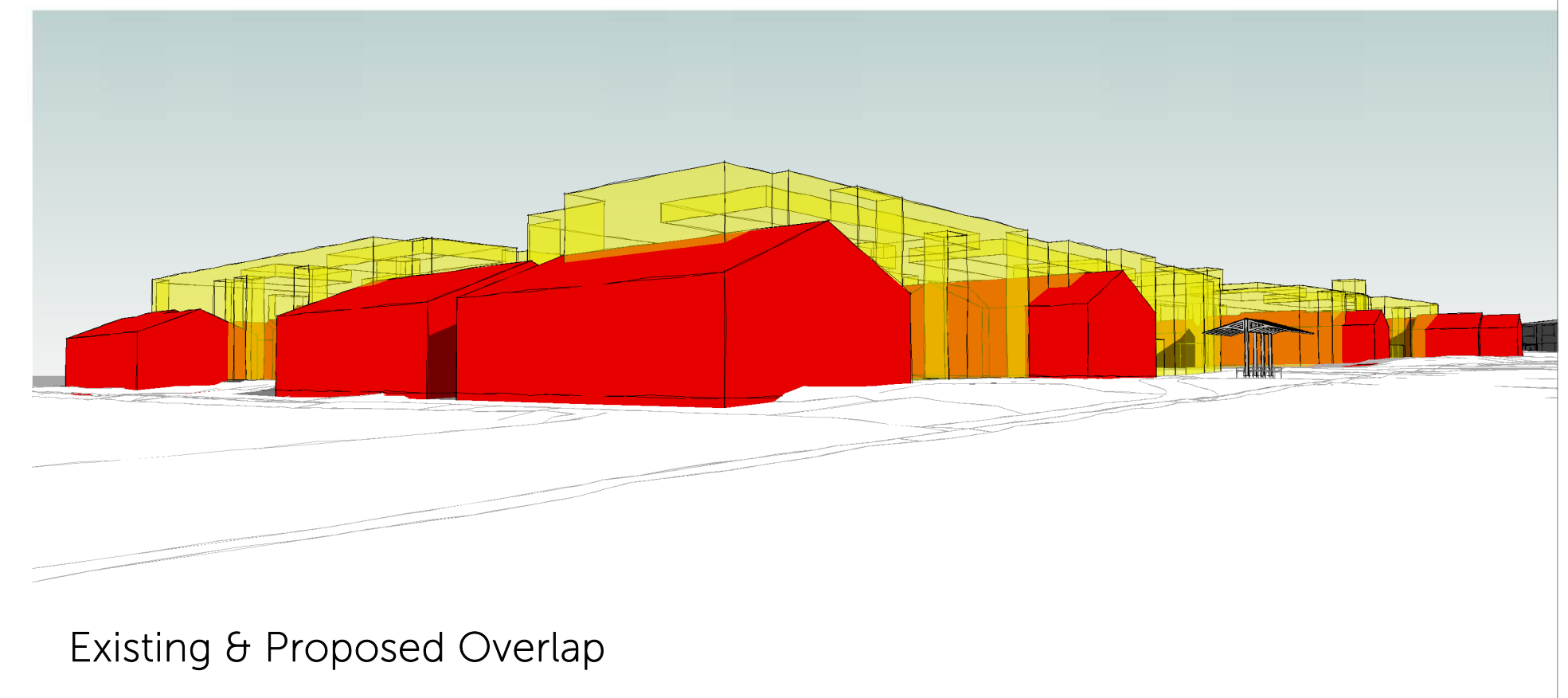
Existing



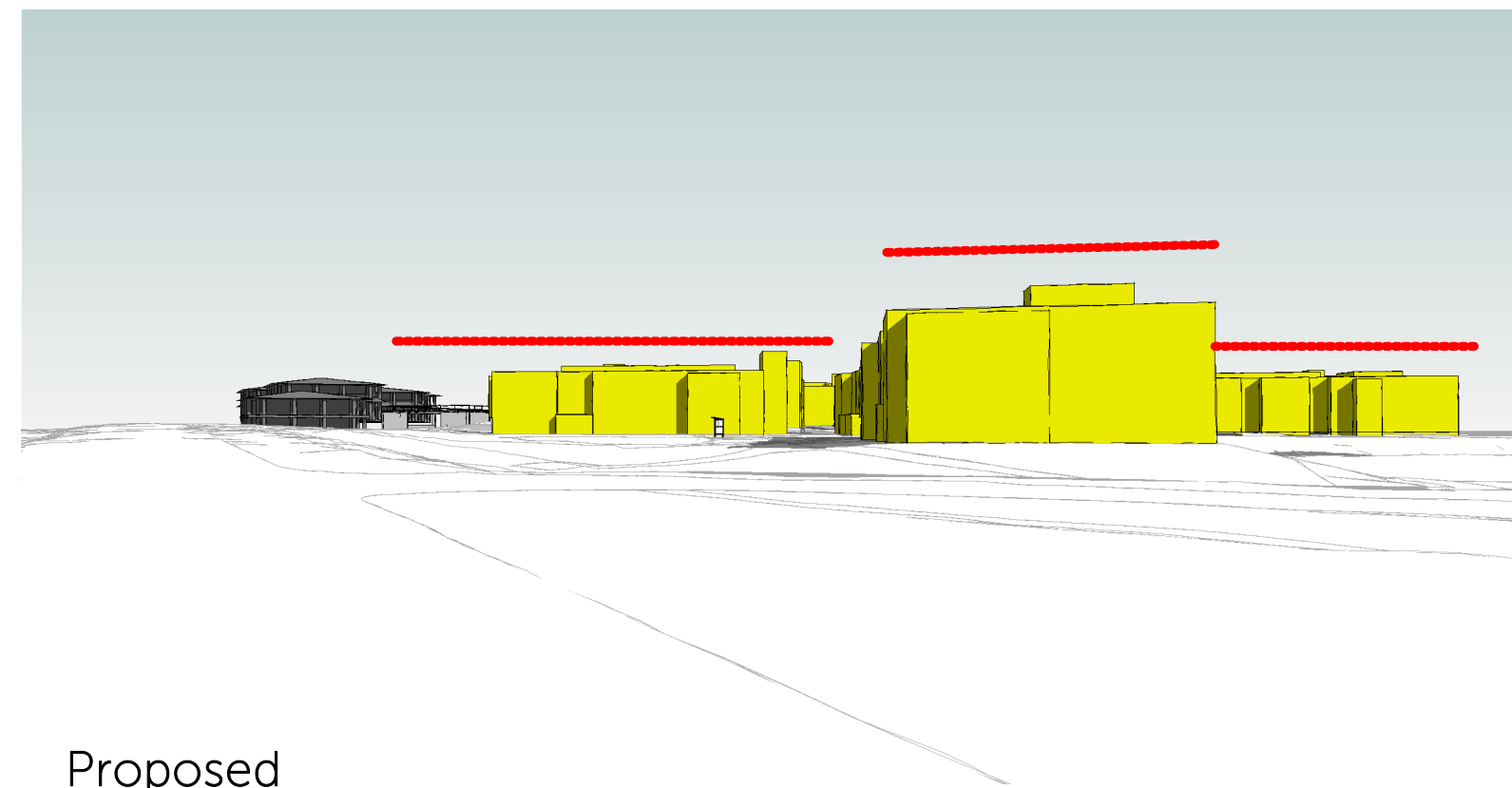
Existing & Proposed Overlap



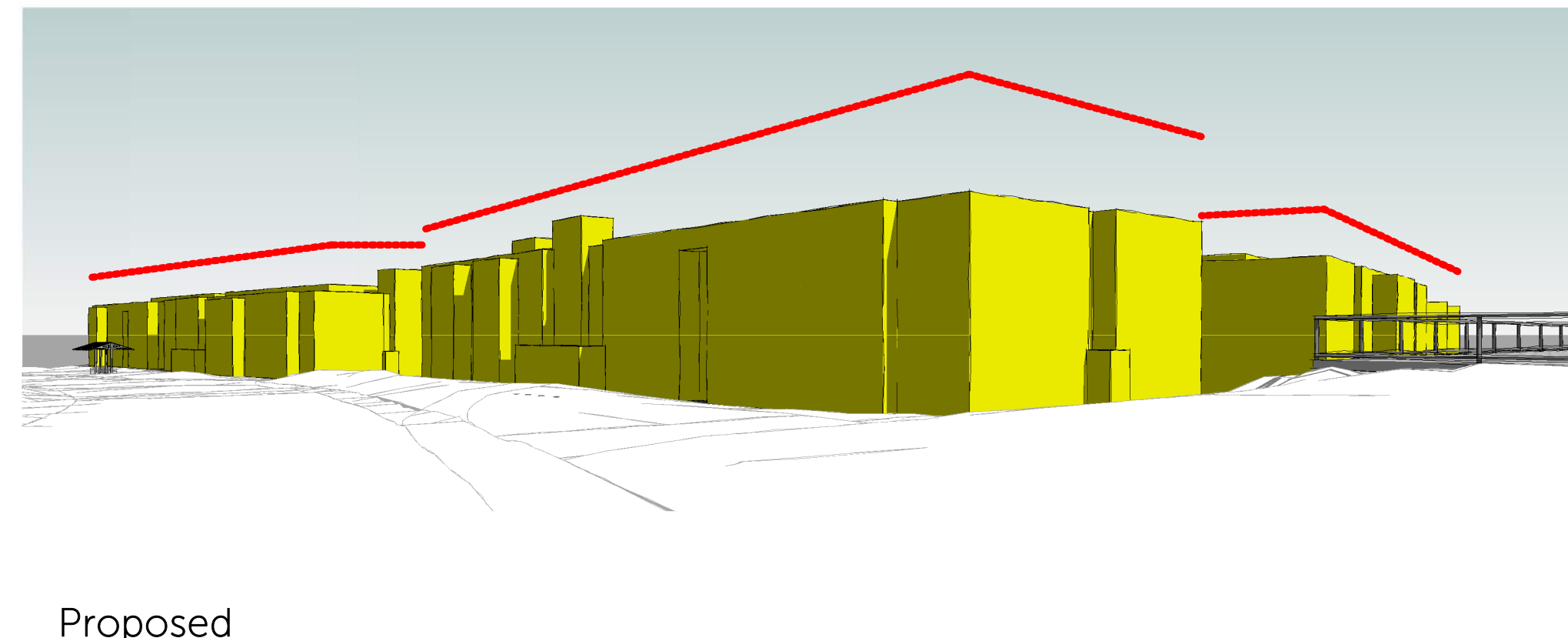
Existing & Proposed Overlap



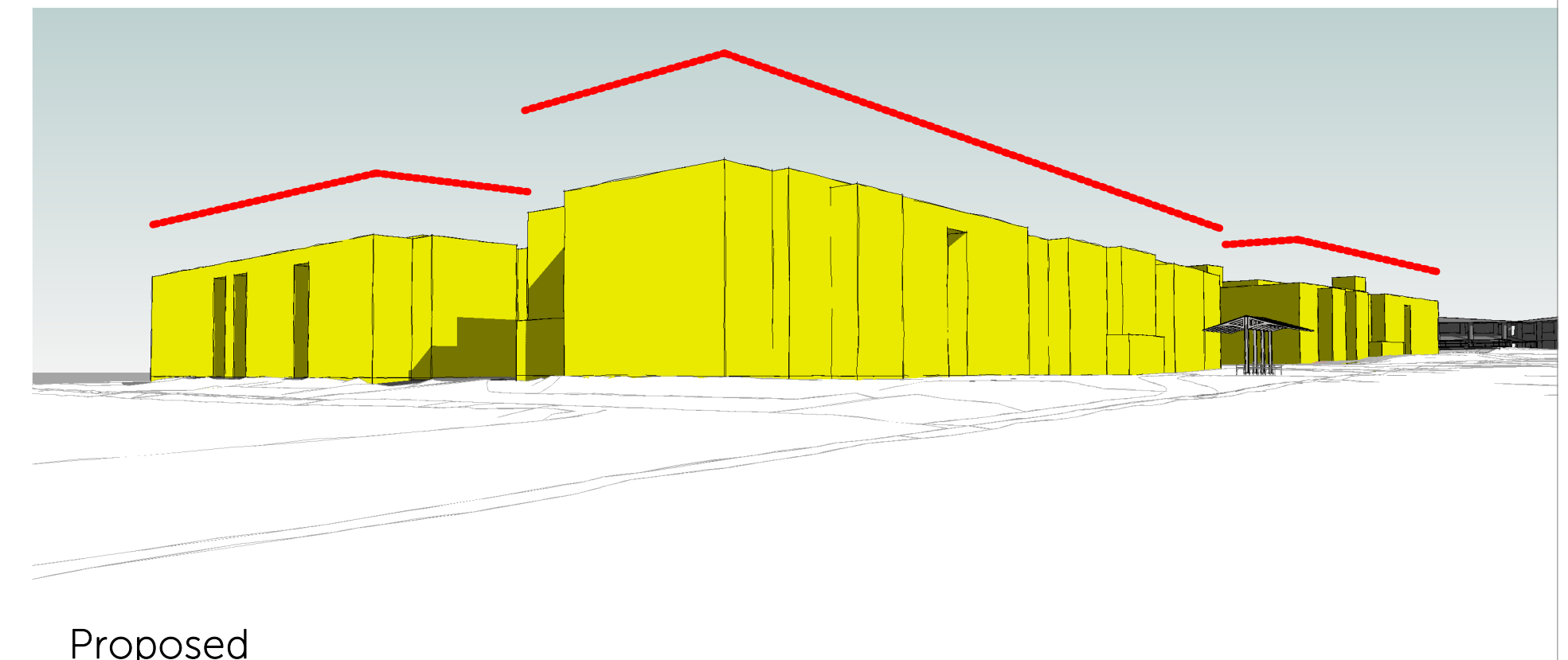
Existing & Proposed Overlap



Proposed



Proposed



Proposed



Proposed

View From Kearns Boulevard



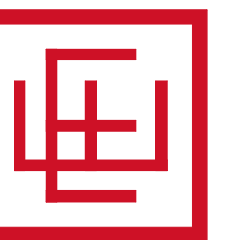
Proposed

View from Monitor Drive



Proposed

View from Monitor Drive 2

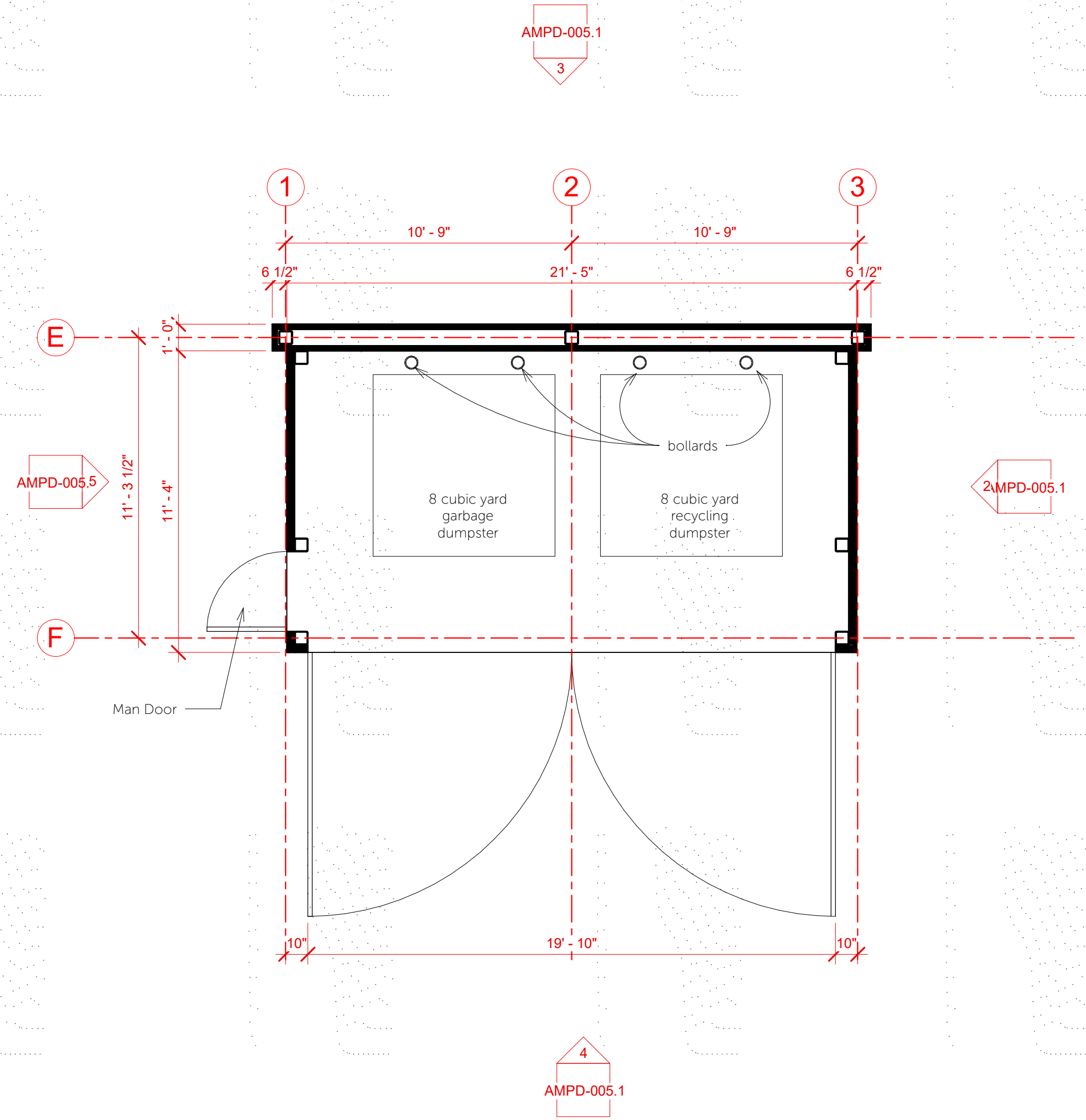


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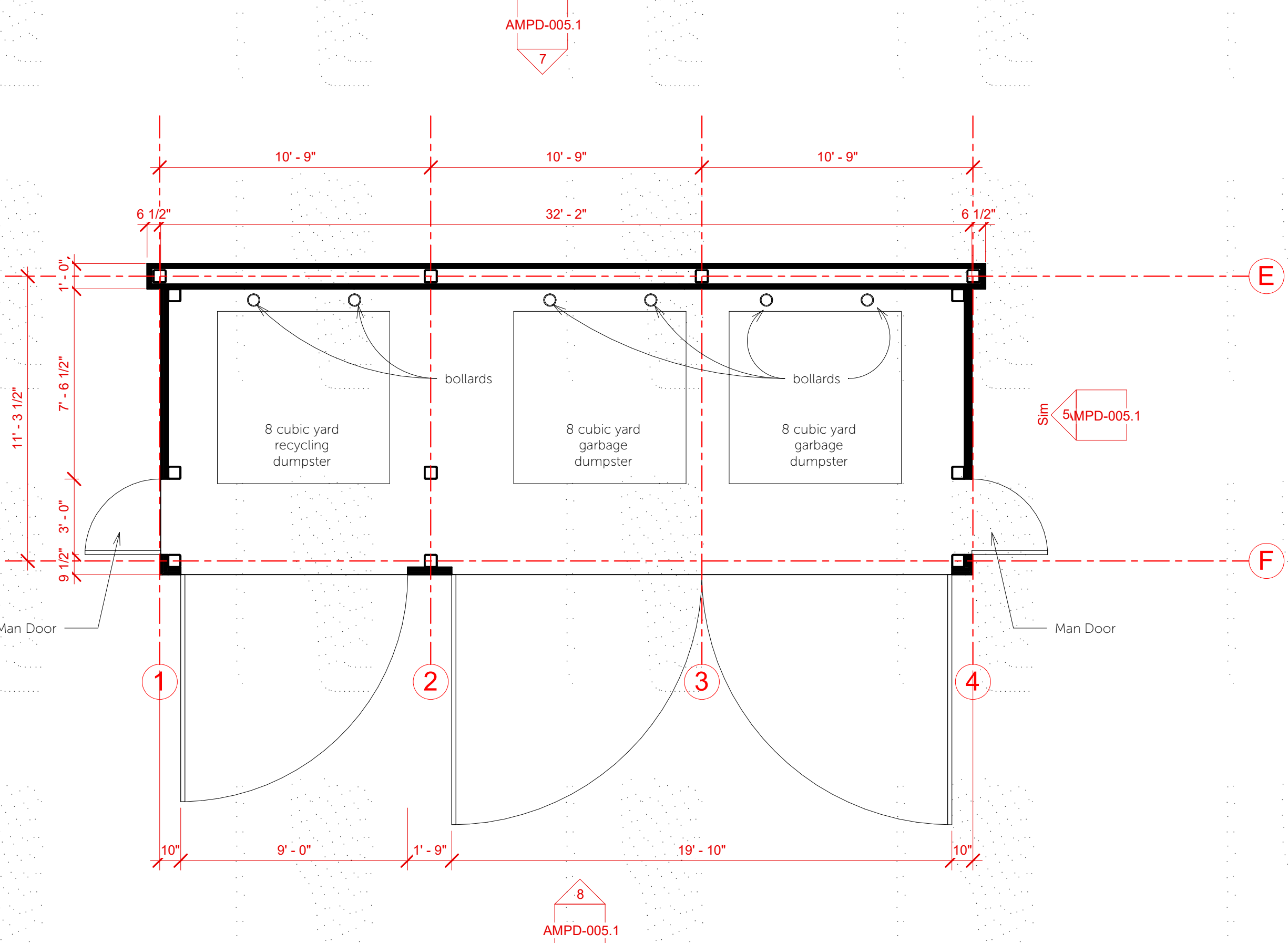
(E) and (N) Building Height Analysis

HOPA
AMPD-022



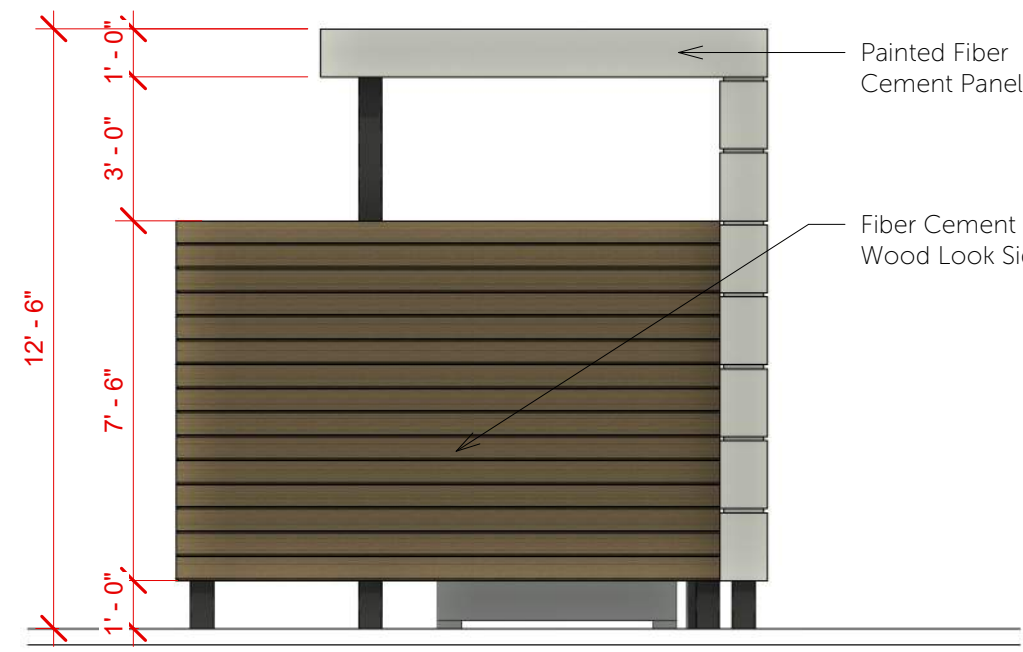
Dumpster Enclosure 1

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



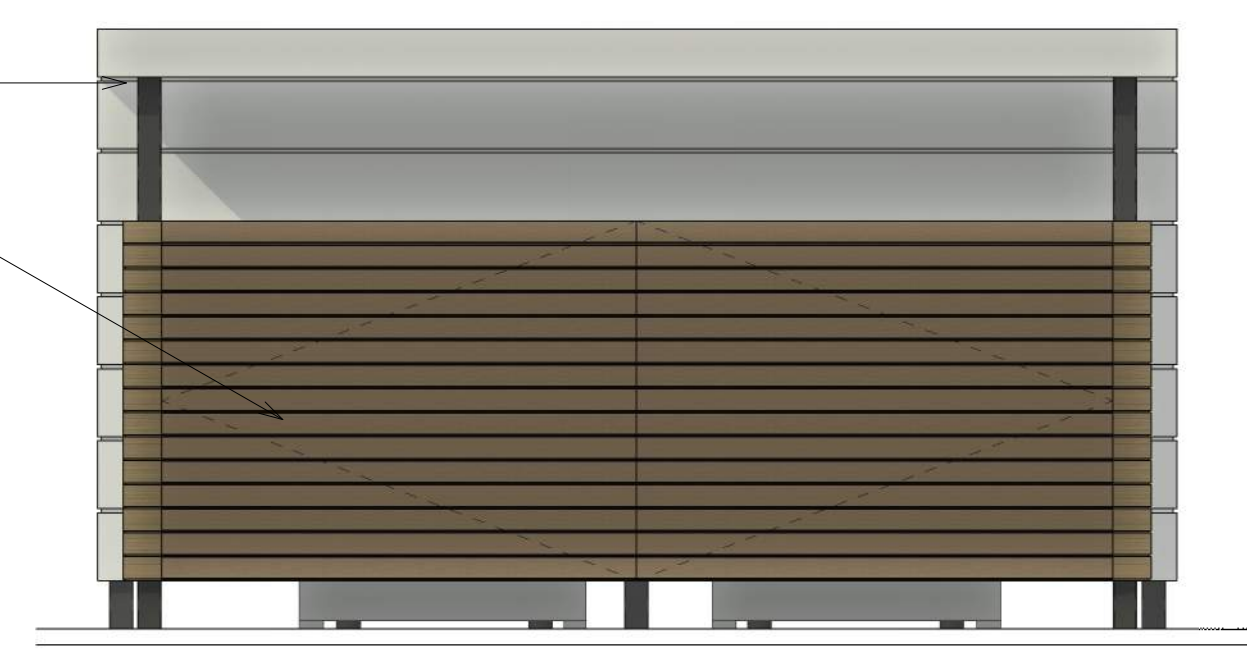
Dumpster Enclosure 2

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



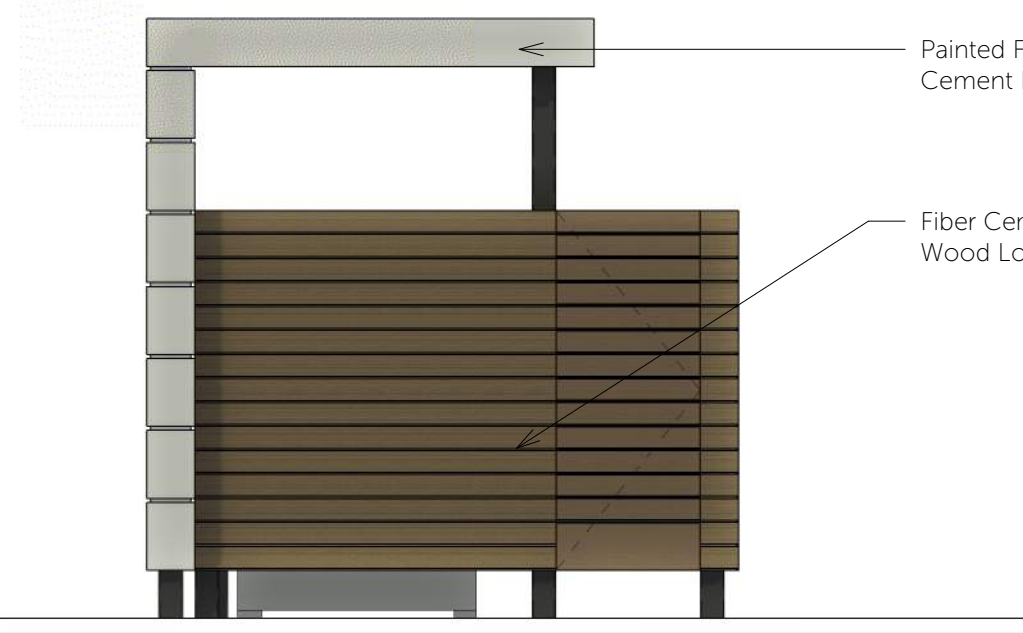
Dumpster Enclosure 1 & 2- Side Elevation 1

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



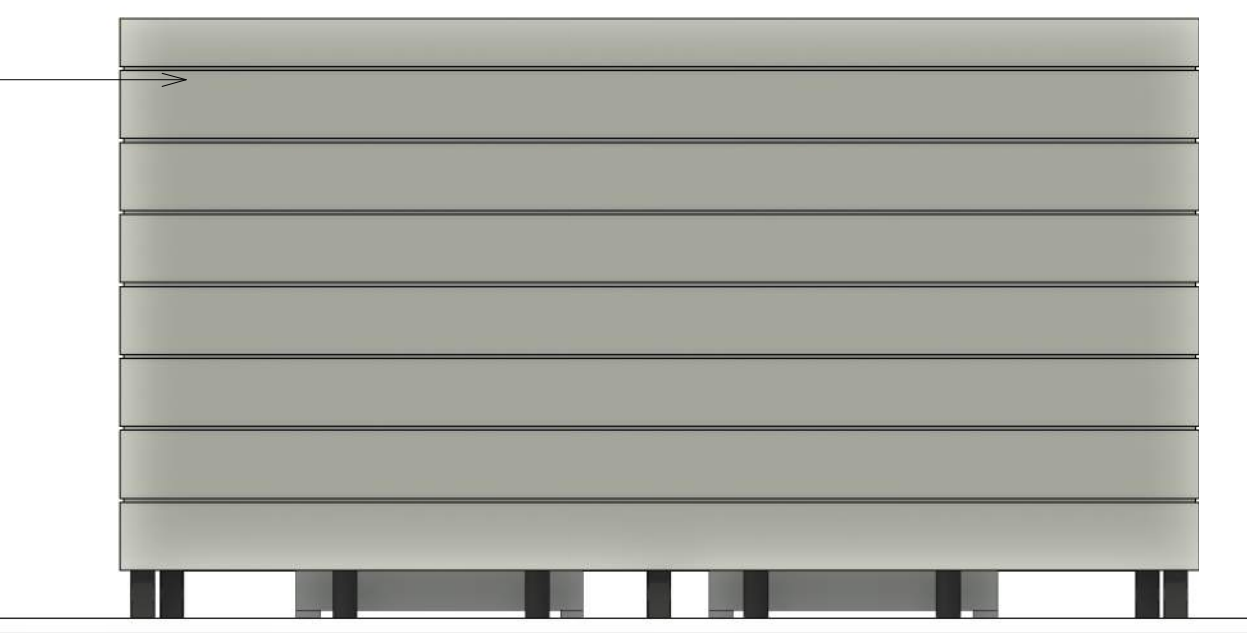
Dumpster Enclosure 1 - Front Elevation

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



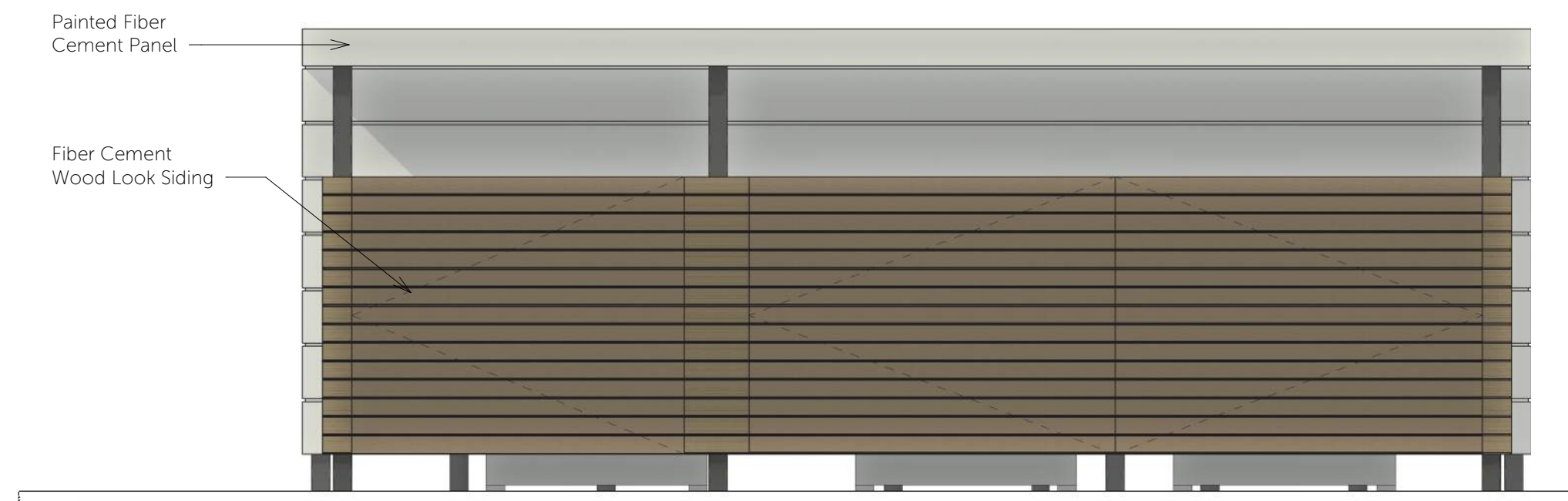
Dumpster Enclosure 1 & 2- Side Elevation 2

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



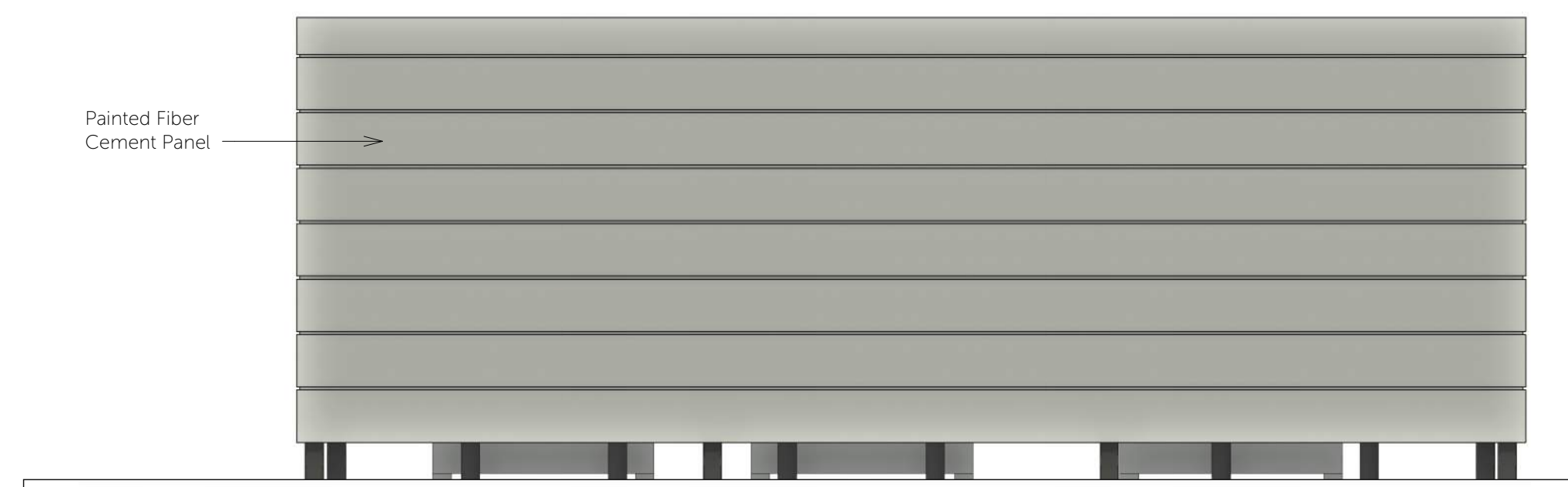
Dumpster Enclosure 1 - Back Elevation

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



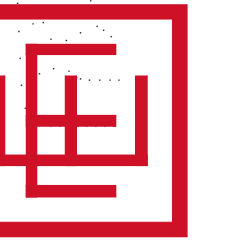
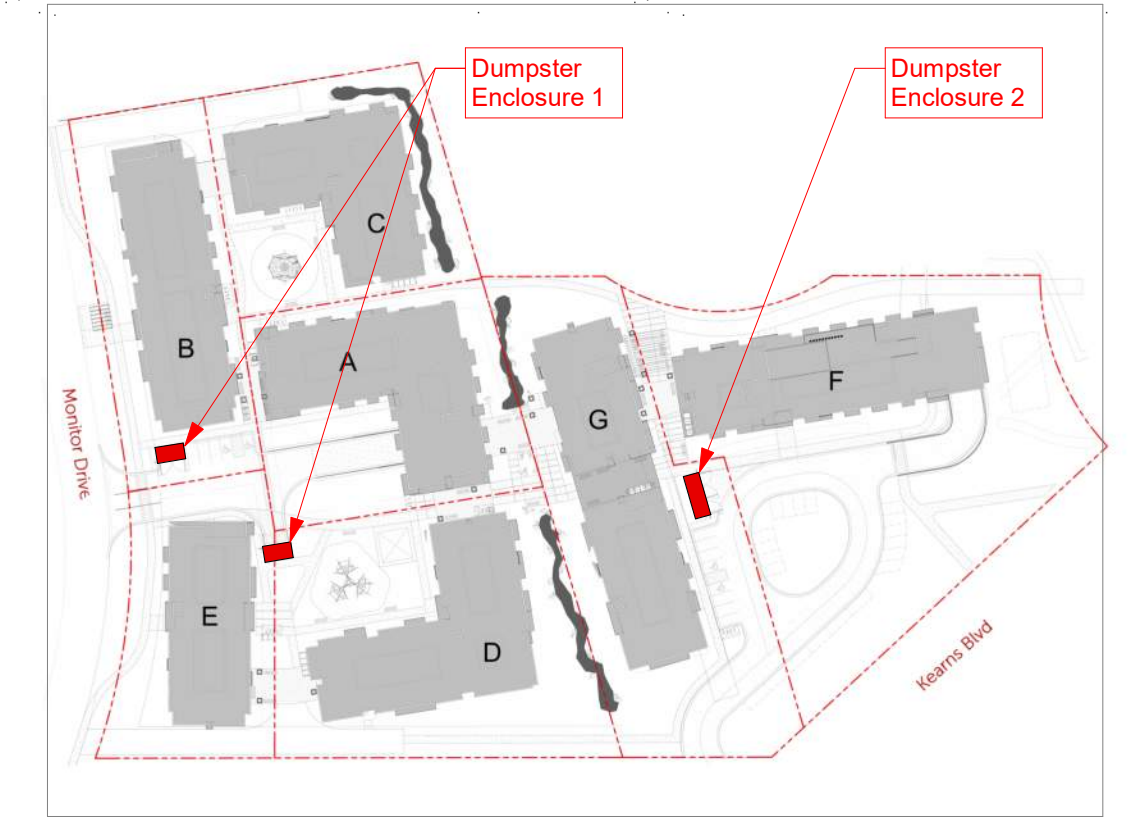
Dumpster Enclosure 2 - Front Elevation

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



Dumpster Enclosure 2 - Back Elevation

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

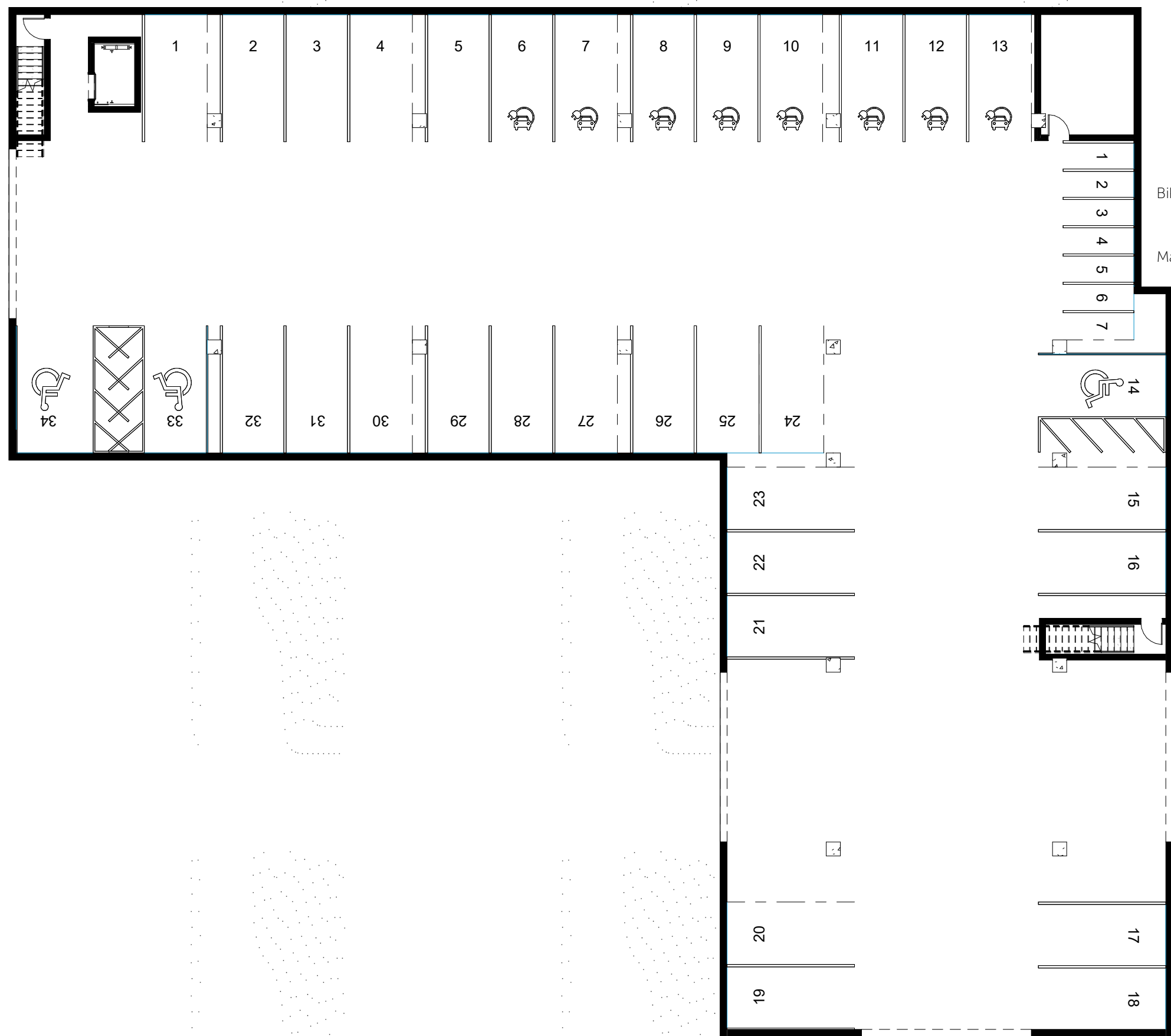


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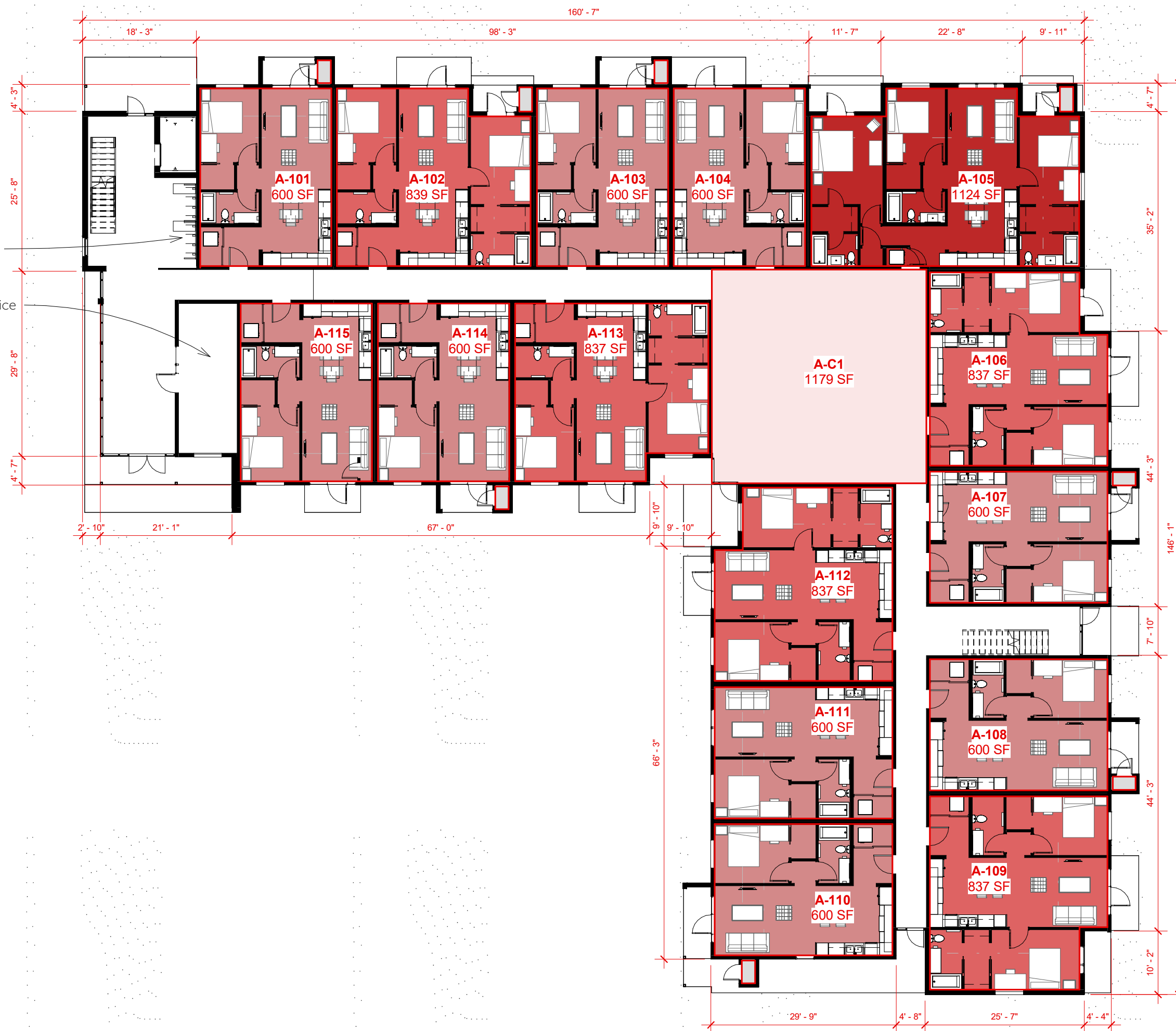
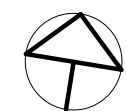
Dumpster Enclosure

HOPA
AMPD-023



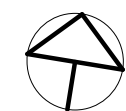
Building A - Level P

SCALE: 1/16" = 1'-0"



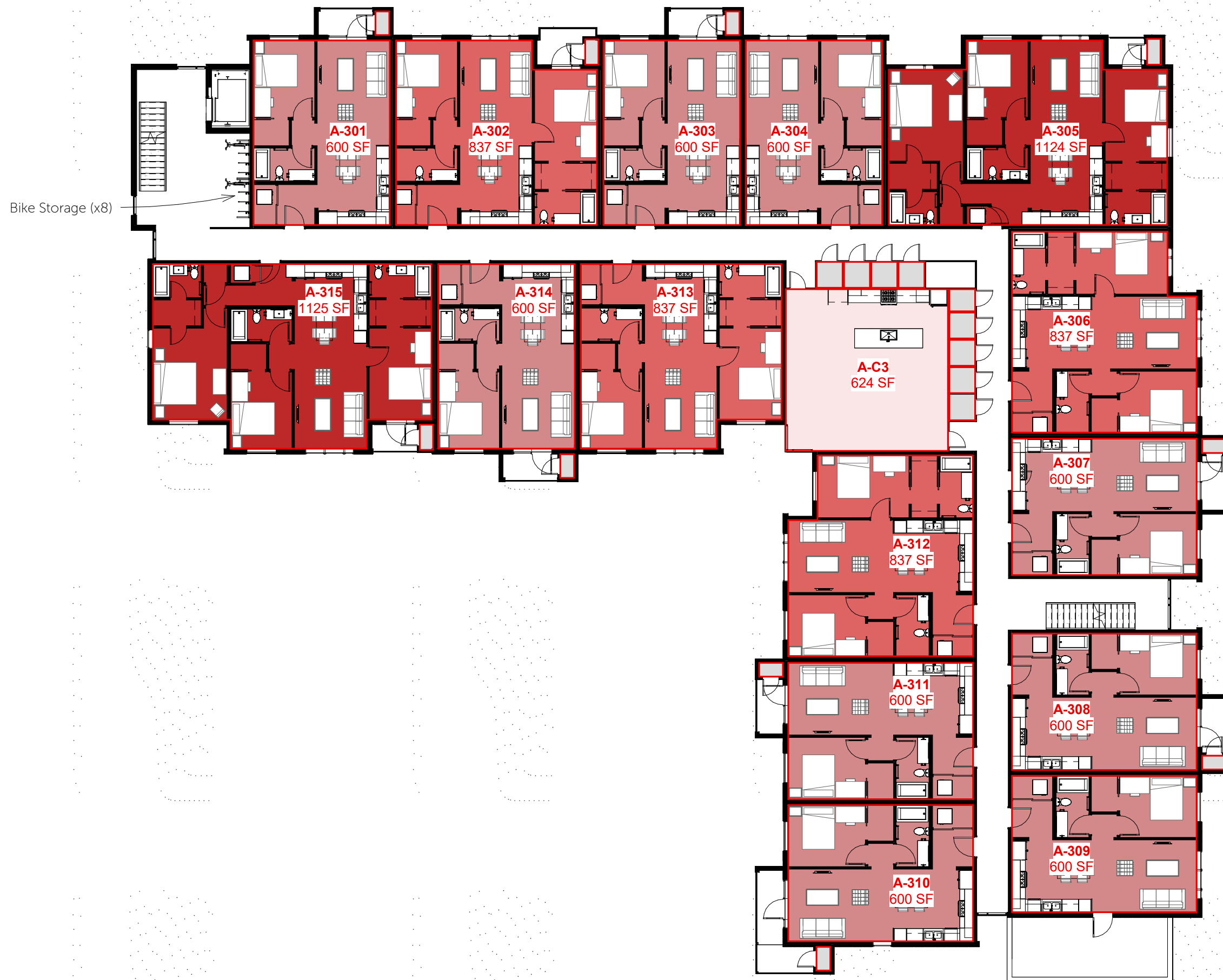
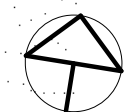
Building A - Level 1

SCALE: 1/16" = 1'-0"



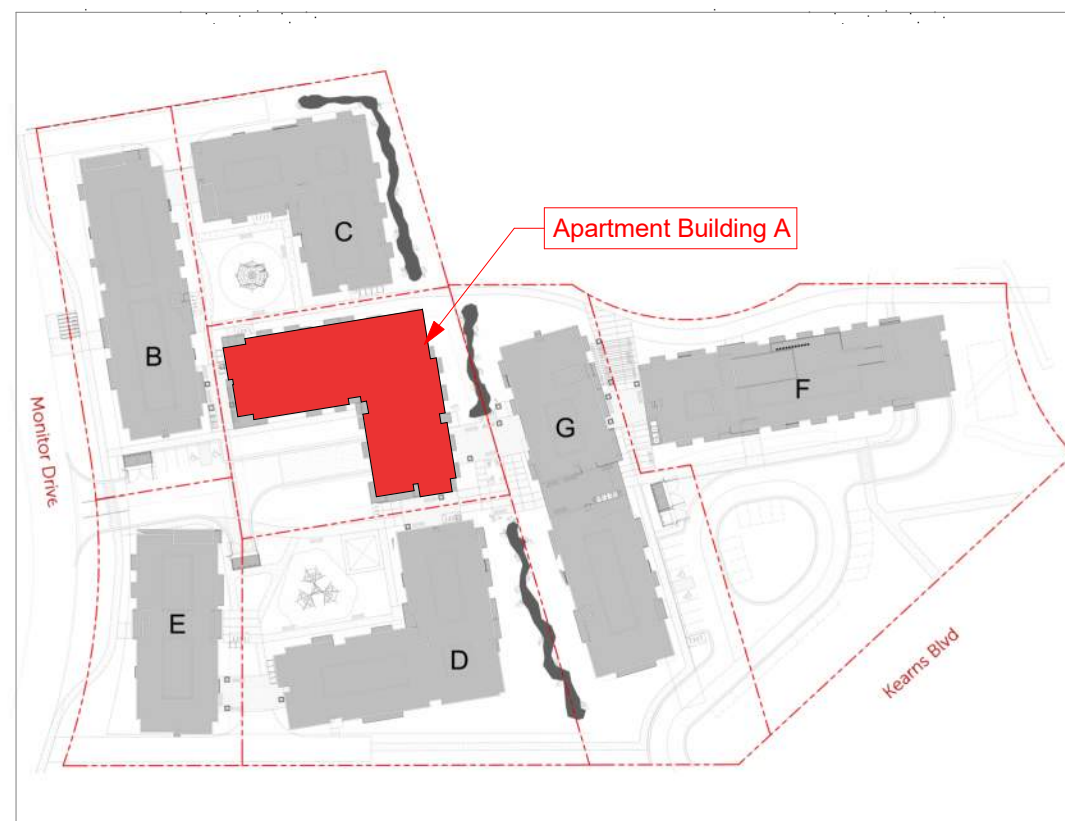
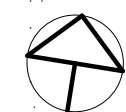
Building A - Level 2

SCALE: 1/16" = 1'-0"



Building A - Level 3

SCALE: 1/16" = 1'-0"



General Notes:

1. Datum Elevation 6776' = Architectural 100' - 0"
2. See Building Elevations for Proposed Materials
3. See AMPD-009 for Landscape Plan
4. Dimensions on Level 2 and 3 are Similar to Level 1
5. See Facade Variation Elevations for Facade Breaks and Variation

Building Data:

- * (35) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
- * (12) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
- * **(34) Parking Stalls Provided**
- * **(7) Scooter / E-Bike / Motorcycle Parking Stalls Provided**
- * **(24) Sheltered Securable Bike Parking Stalls Provided**

- * 45' Allowed Building Height per LMC 15-6.1-8
- * **29' 6" Proposed Building Height**

***Total Building Area: 44,798 SF**

***Total (N) Unit Equivalents: 44,798 / 2000 = 22.40**

Units:

Unit Type and Count	Unit Area
1 Bed	600 Sq. Ft.
26	
2 Bed	837 Sq. Ft.
14	
3 Bed	1125 Sq. Ft.
5	
Total: 45	

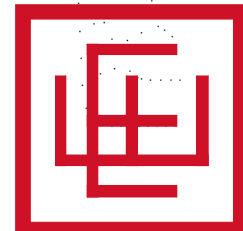
Common Spaces:

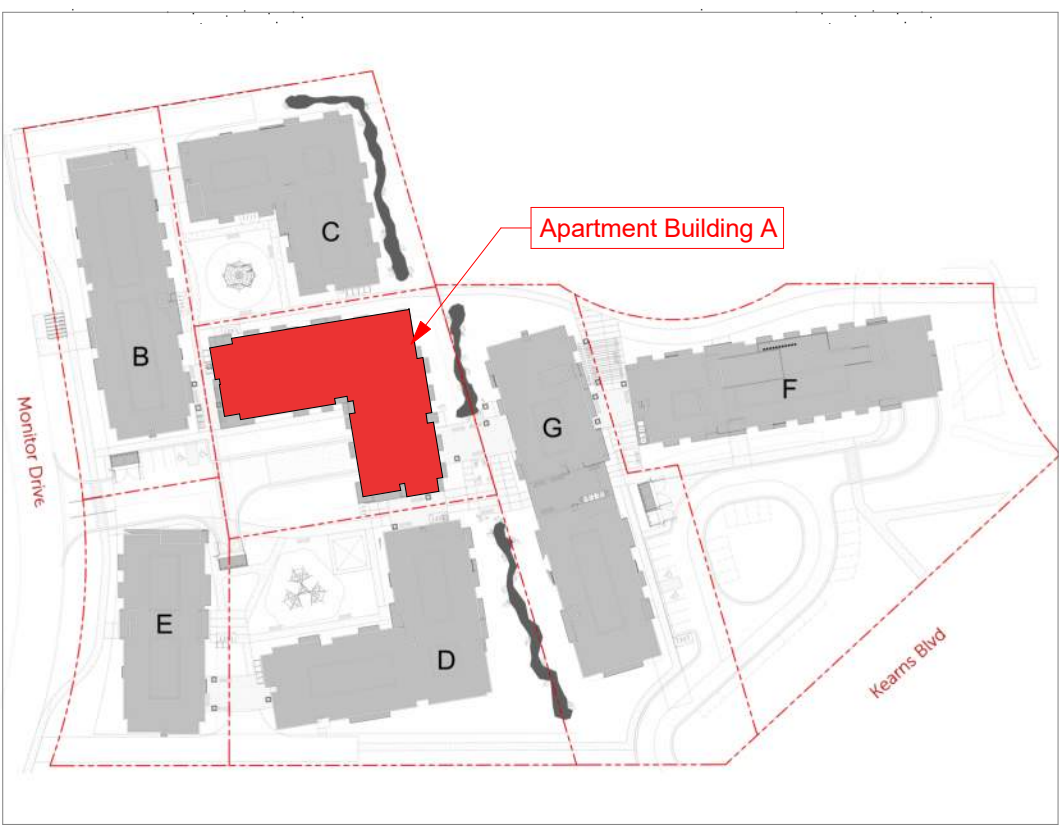
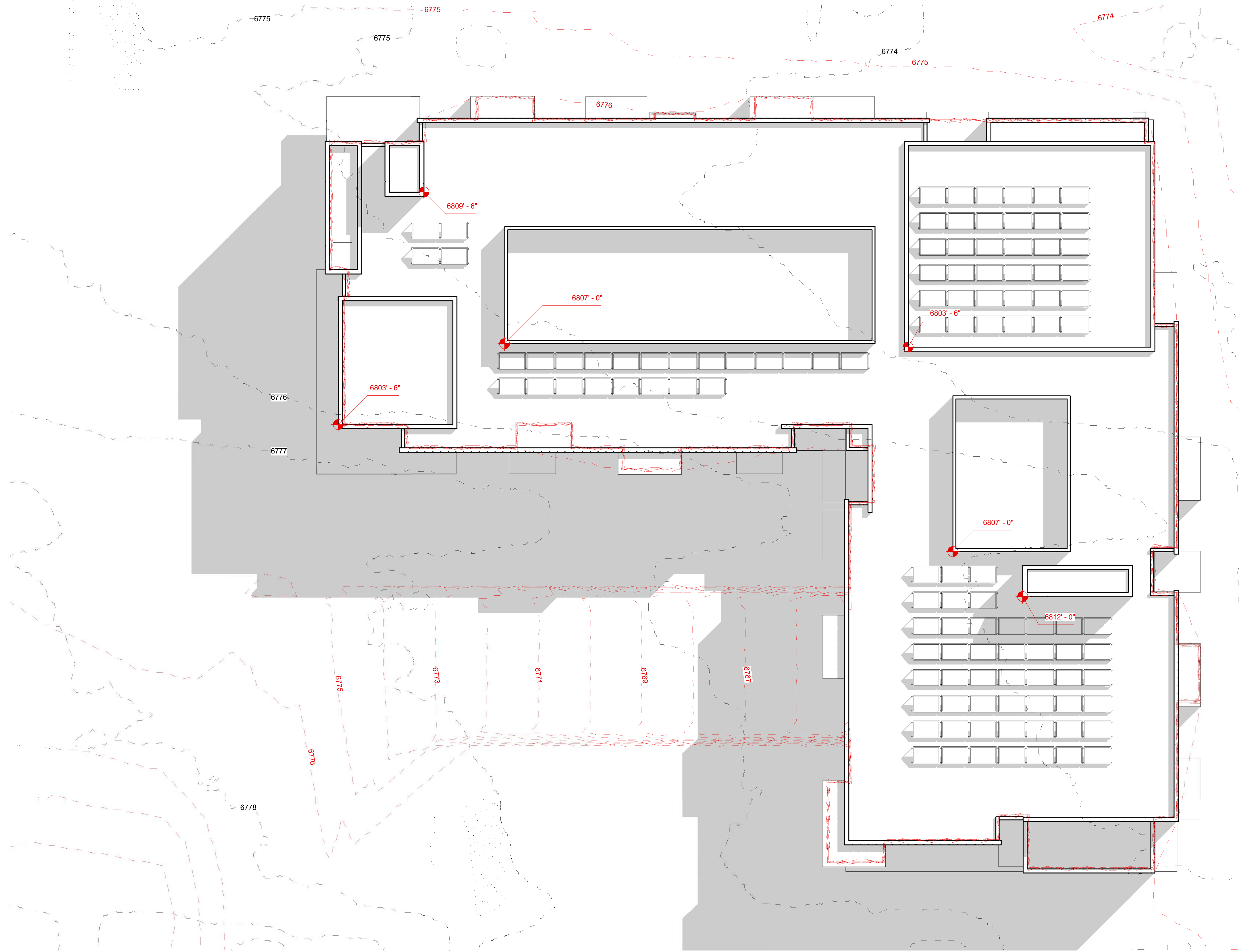
Type	Total Area
- Common Space	2427 SF
- Storage Area	492 SF

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space	0	0
- Storage Area	0	0
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

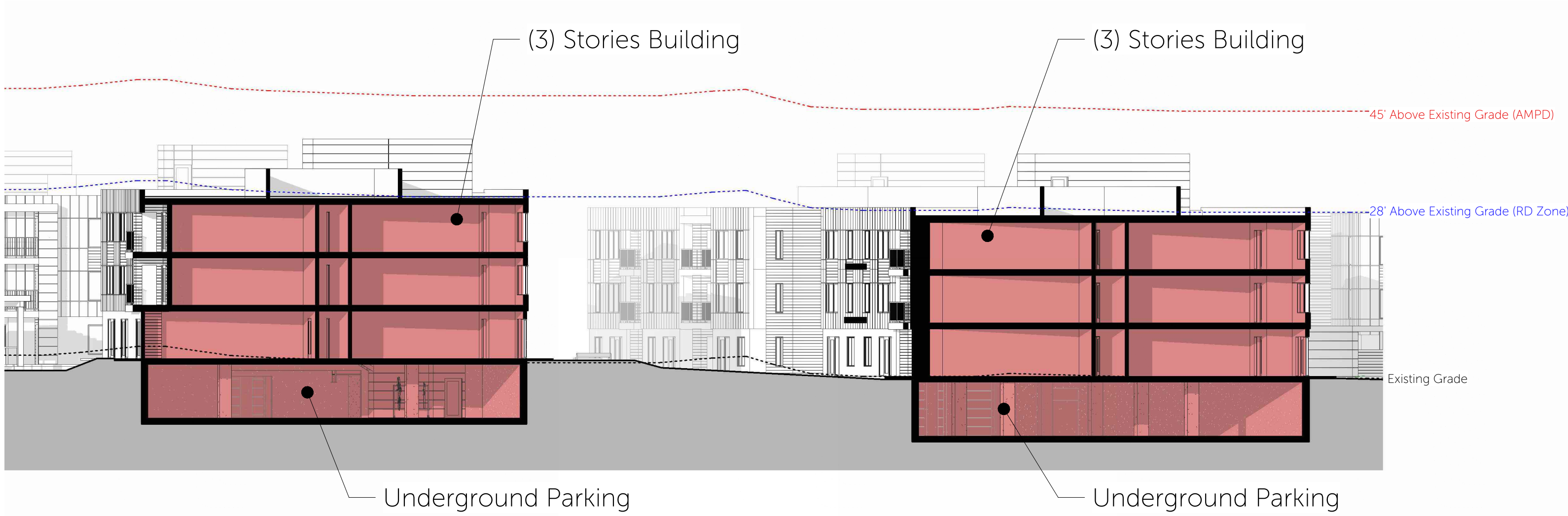
Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	13	0
2 Bed	14	7
3 Bed	7.5	5
45	34.5	12





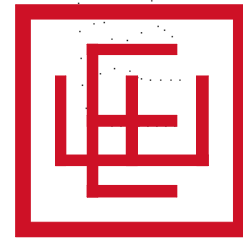
Roof Plan

SCALE: 3/32" = 1'-0"



Typical Section

SCALE: 1/16" = 1'-0"



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Apt. Bldg. A - Roof Over Topography

HOPA
AMPD-101



Elevation 4

SCALE: 3/32" = 1'-0"



Elevation 3

SCALE: 3/32" = 1'-0"



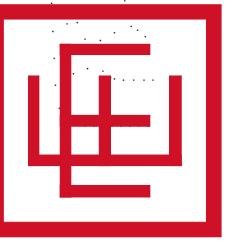
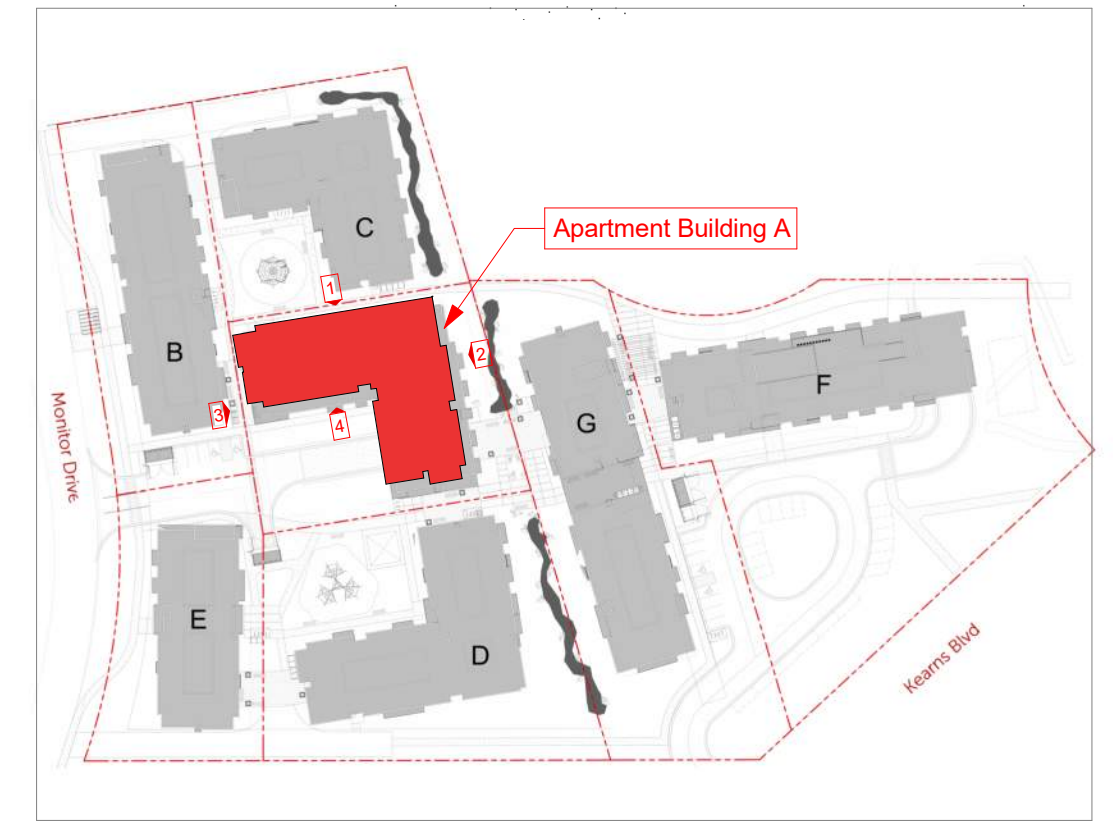
Elevation 2

SCALE: 3/32" = 1'-0"



Elevation 1

SCALE: 3/32" = 1'-0"

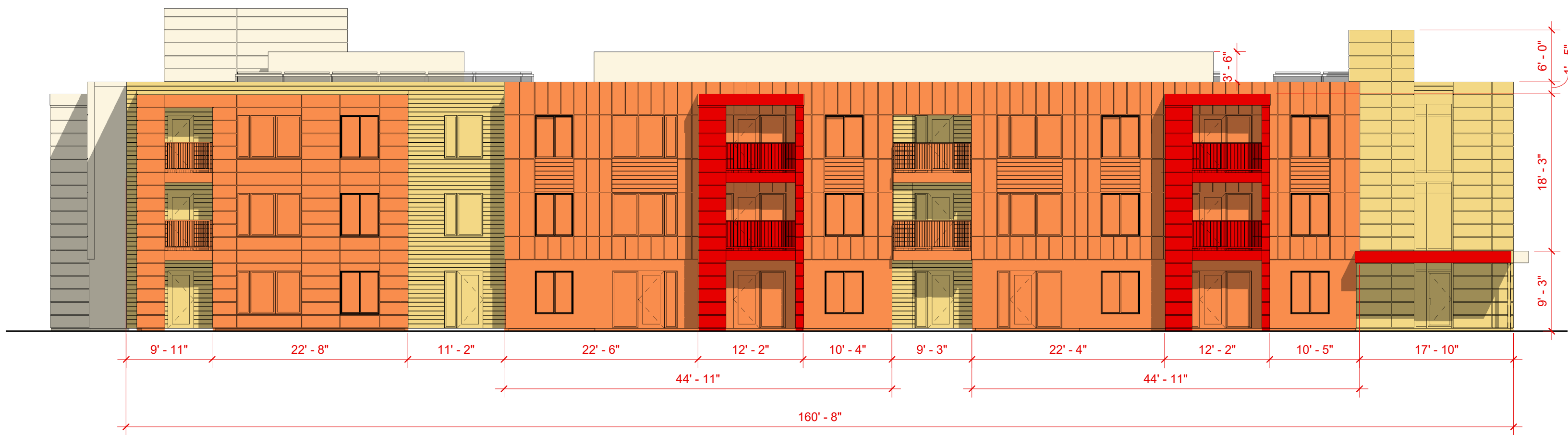


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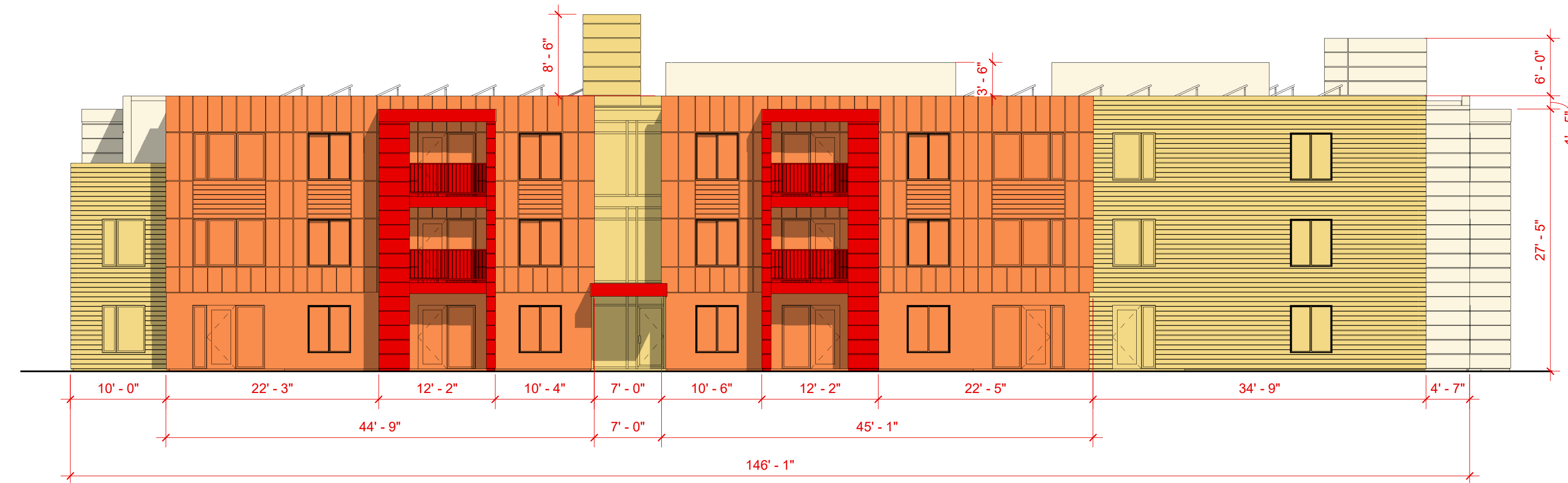
Apt. Bldg. A - Elevations

HOPA
AMPD-102



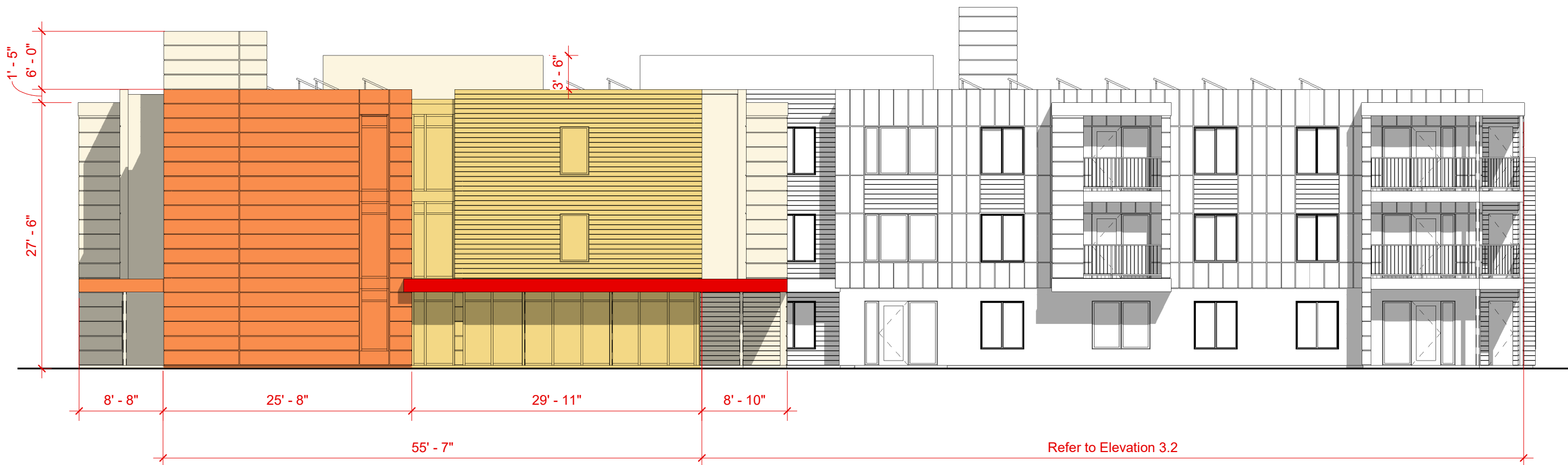
Elevation 1 Facade Variation

SCALE: 3/32" = 1'-0"



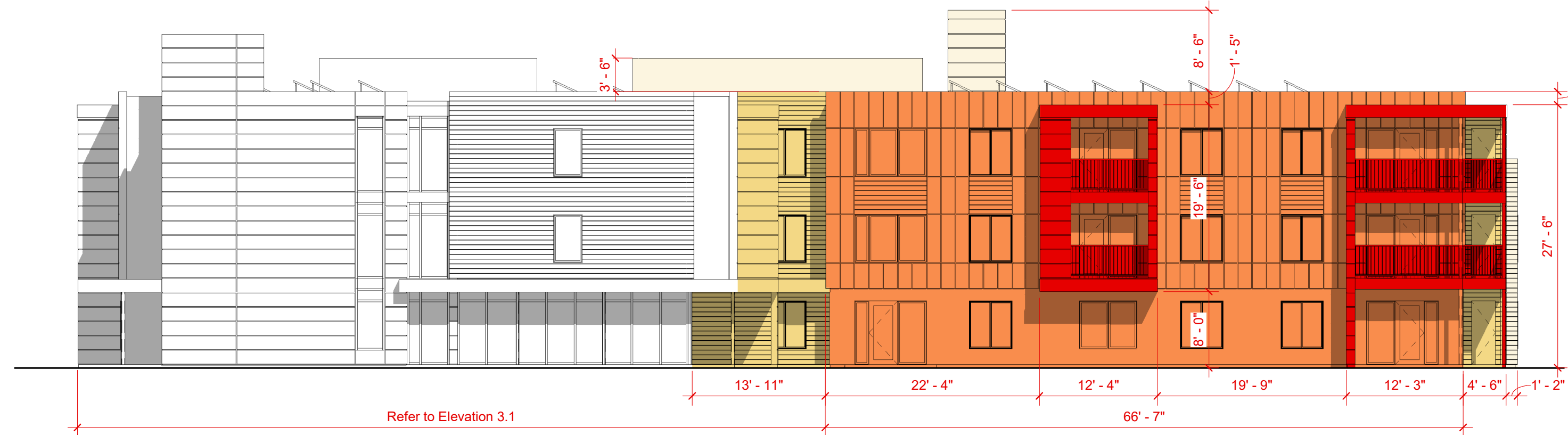
Elevation 2 Facade Variation

SCALE: 3/32" = 1'-0"



Elevation 3.1 Facade Variation

SCALE: 3/32" = 1'-0"



Elevation 3.2 Facade Variation

SCALE: 3/32" = 1'-0"



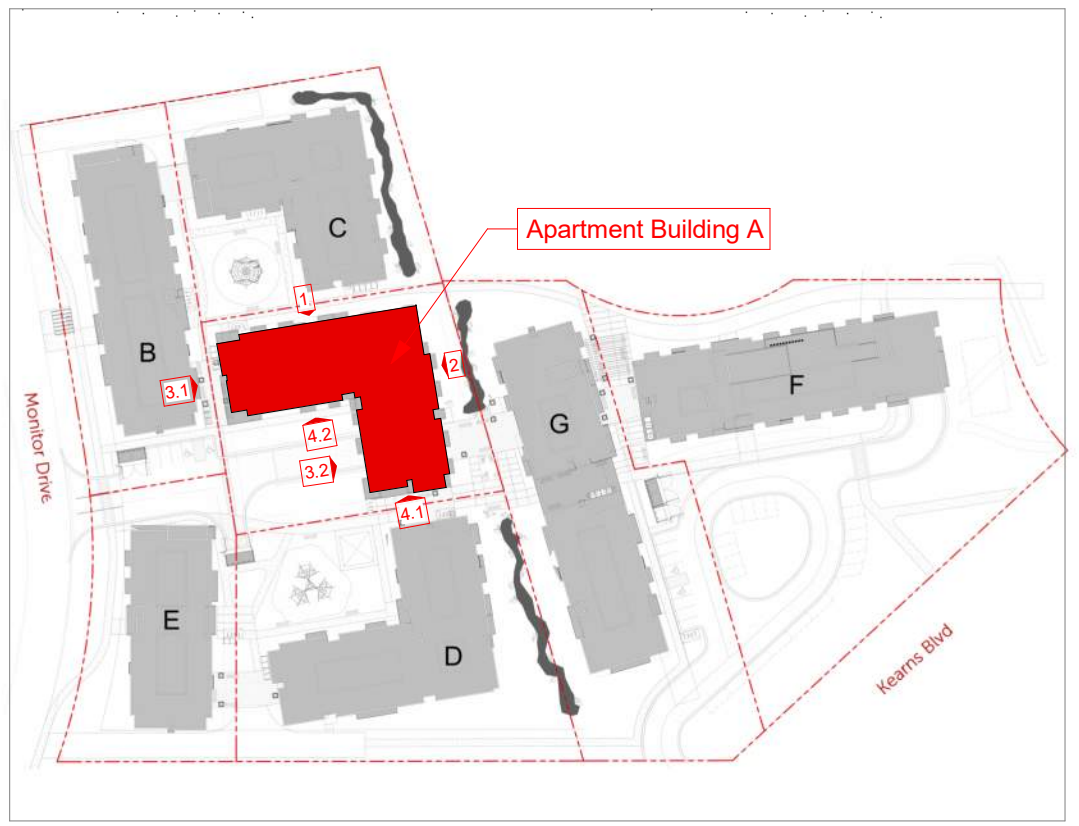
Elevation 4.1 Facade Variation

SCALE: 3/32" = 1'-0"



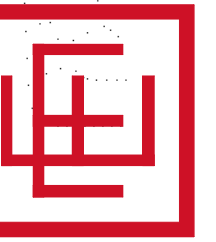
Elevation 4.2 Facade Variation

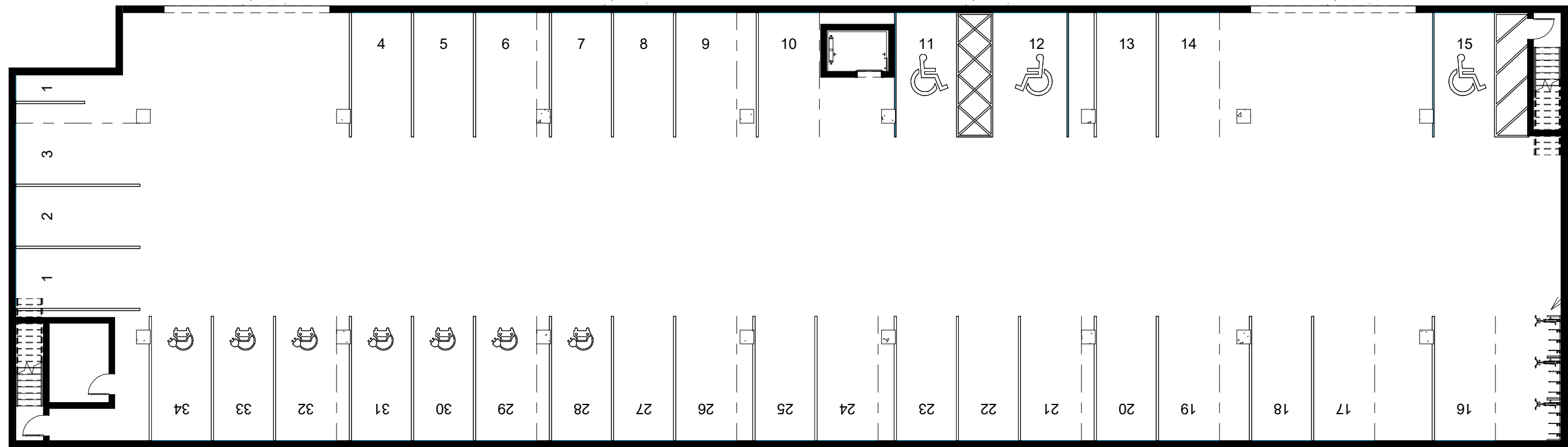
SCALE: 3/32" = 1'-0"



Facade Shift Legend

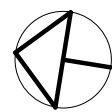
- Facade Bumpout Area.....4' to 5'
- Primary Facade Area.....0'
- Recessed Facade Area.....4' to 5'
- Recessed Facade Area.....15'+





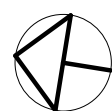
Building B - Level P

SCALE: 1/16" = 1'-0"



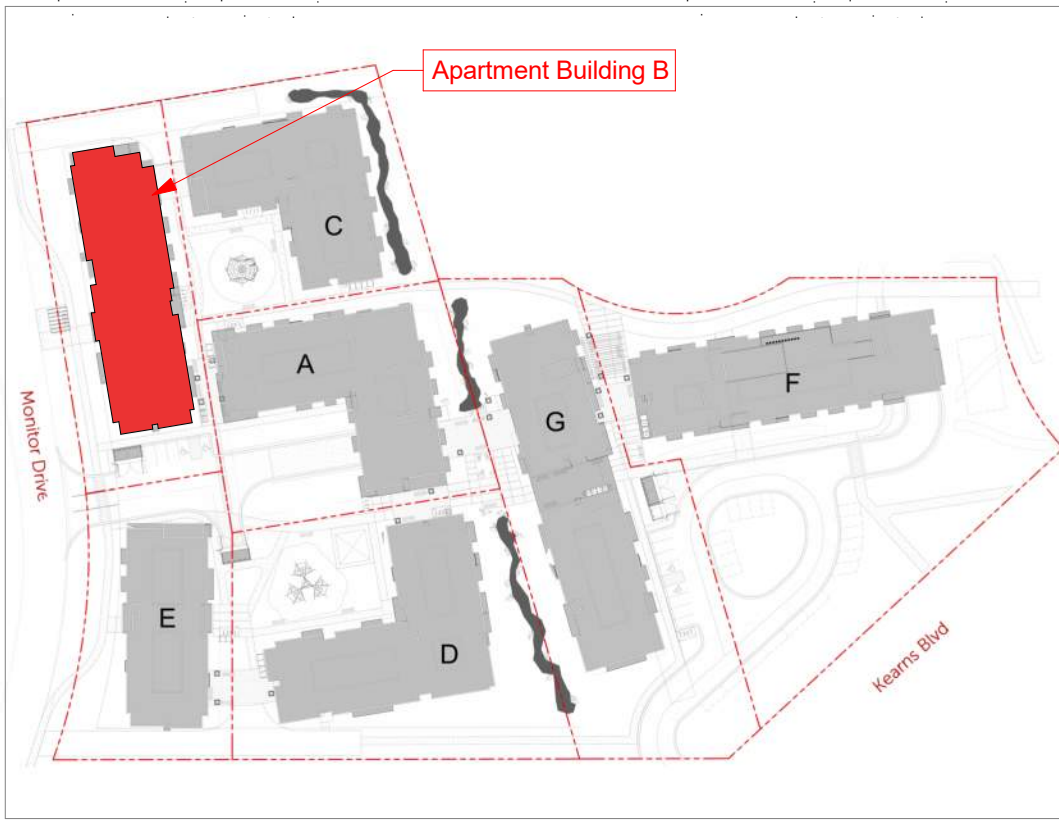
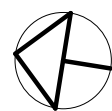
Building B - Level 1

SCALE: 1/16" = 1'-0"



Building B - Level 2

SCALE: 1/16" = 1'-0"



General Notes:

- 1. Datum Elevation 6775' 6" = Architectural 100' - 0"
- 2. See Building Elevations for Proposed Materials
- 3. See AMPD-009 for Landscape Plan
- 4. Dimensions on Level 2 and 3 are Similar to Level 1
- 5. See Facade Variation Elevations for Facade Breaks and Variation

Building Data:

- * (33) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
- * (11) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
- * (34) Parking Stalls Provided
- * (1) Scooter / E-Bike / Motorcycle Parking Stalls Provided
- * (24) Sheltered Securable Bike Parking Stalls Provided

- * 45' Allowed Building Height per LMC 15-6.1-8
- * 29' 6" Proposed Building Height

*Total Building Area: 41,821 SF

*Total (N) Unit Equivalents: 41,821 / 2000 = 20.91

Units:

Unit Type and Count	Unit Area
1 Bed	600 Sq. Ft.
27	
2 Bed	837 Sq. Ft.
12	
3 Bed	1125 Sq. Ft.
5	
Total: 44	

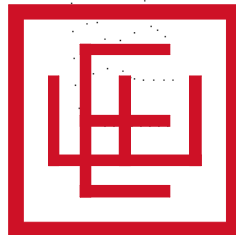
Common Spaces:

Type	Total Area
- Common Space	1105 SF
- Storage Area	495 SF

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space	0	0
- Storage Area	0	0
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

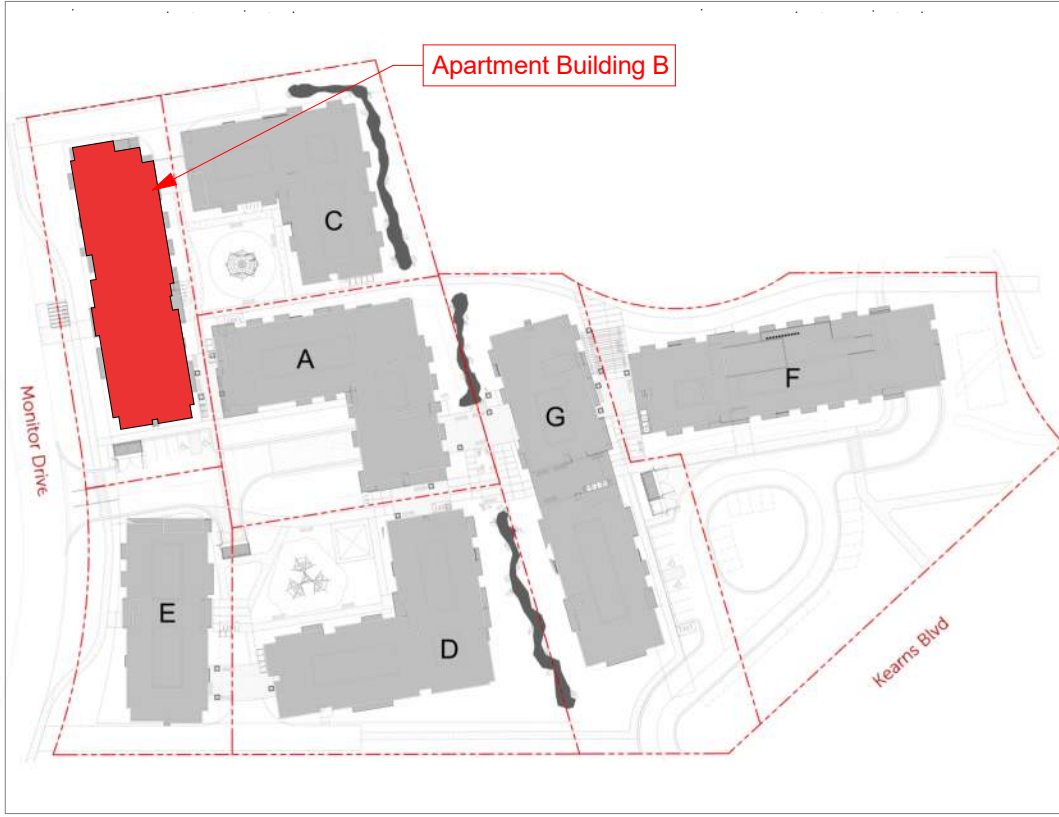
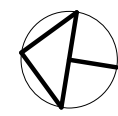
Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	13.5	0
2 Bed	12	6
3 Bed	7.5	5
44	33	11





Building B - Level 3

SCALE: 1/16" = 1'-0"



General Notes:

- 1. Datum Elevation 6775' 6" = Architectural 100' - 0"
- 2. See Building Elevations for Proposed Materials
- 3. See AMPD-009 for Landscape Plan
- 4. Dimensions on Level 2 and 3 are Similar to Level 1
- 5. See Facade Variation Elevations for Facade Breaks and Variation

Building Data:

- * (33) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
- * (11) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
- * (33) Parking Stalls Provided
- * (1) Scooter / E-Bike / Motorcycle Parking Stalls Provided
- * (30) Sheltered Securable Bike Parking Stalls Provided

- * 45' Allowed Building Height per LMC 15-6.1-8
- * 29' 6" Proposed Building Height

*Total Building Area: 41,821 SF

*Total (N) Unit Equivalents: 41,821 / 2000 = 20.91

Units:

Unit Type and Count	Unit Area
1 Bed 27	600 Sq. Ft.
2 Bed 12	837 Sq. Ft.
3 Bed 5	1125 Sq. Ft.
Total: 44	

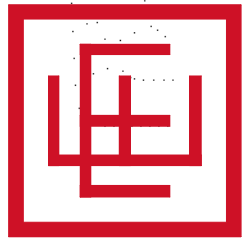
Common Spaces:

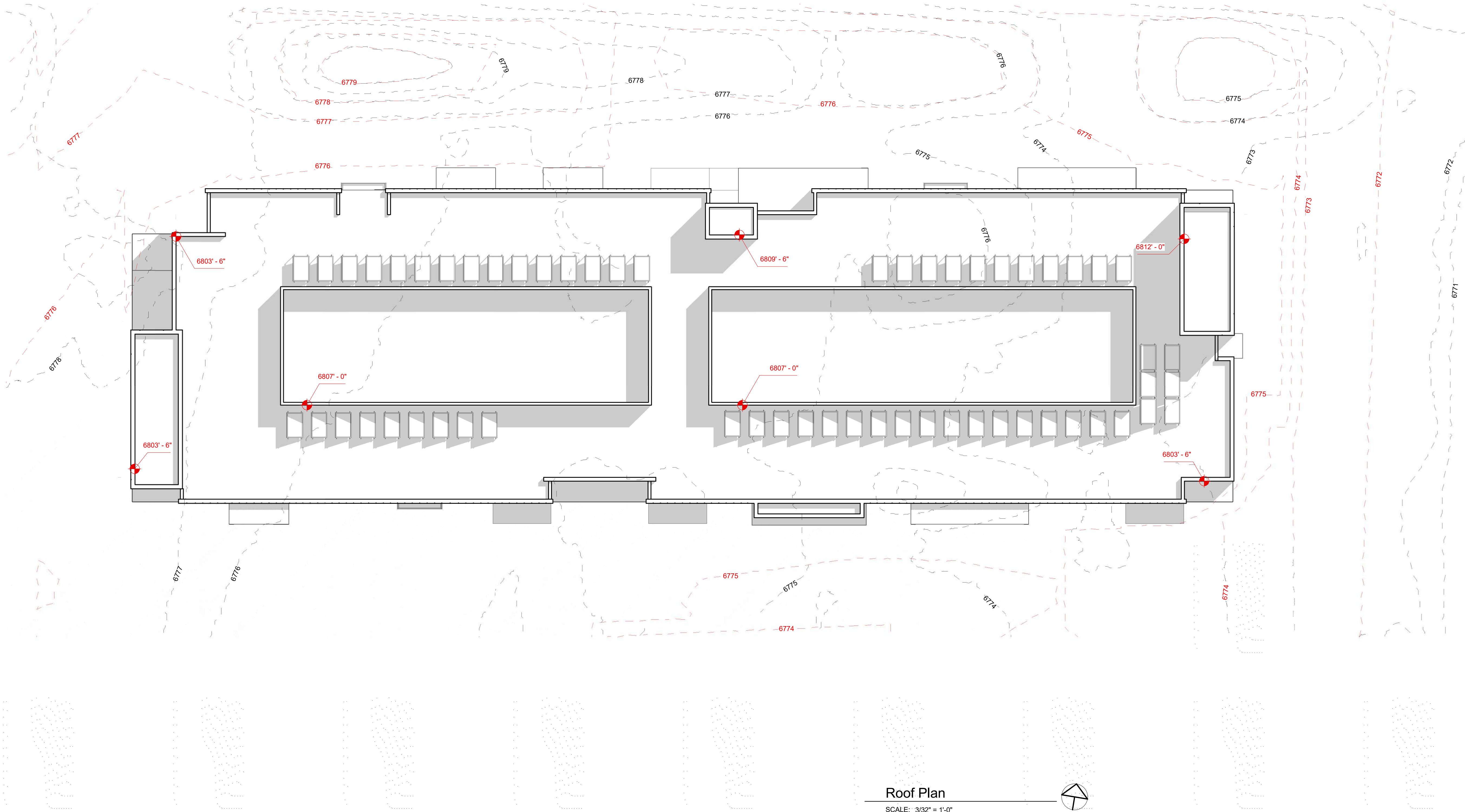
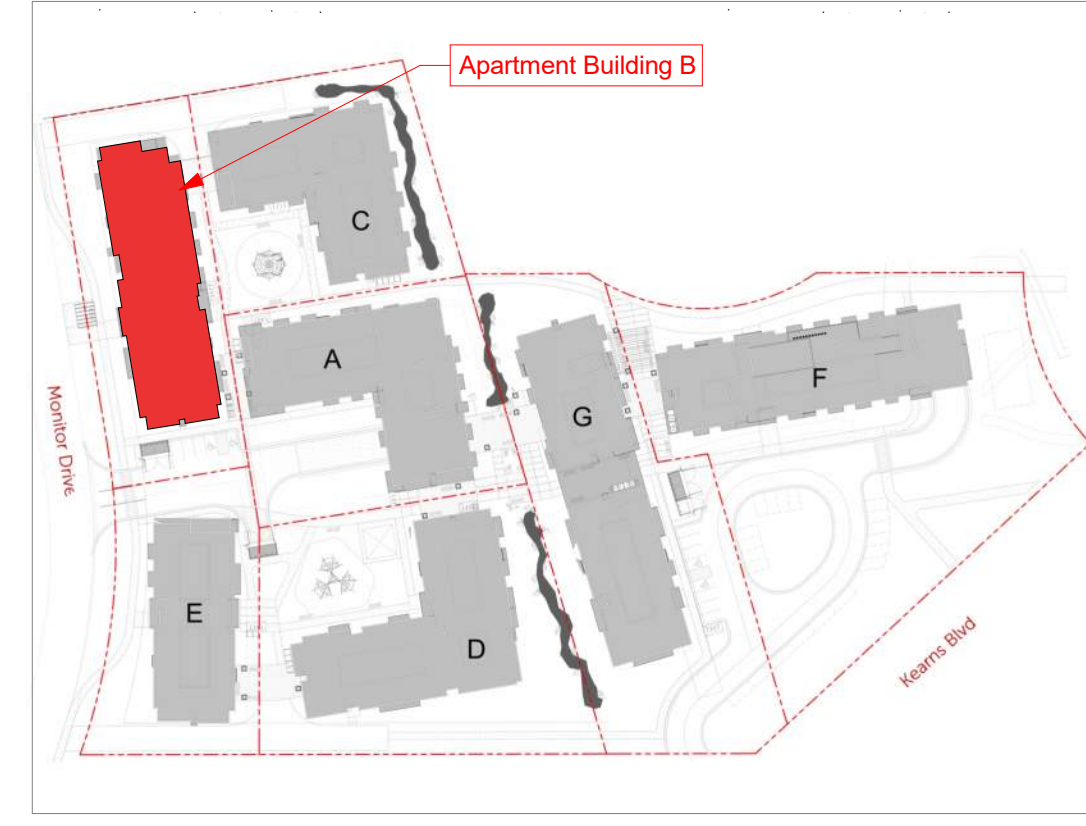
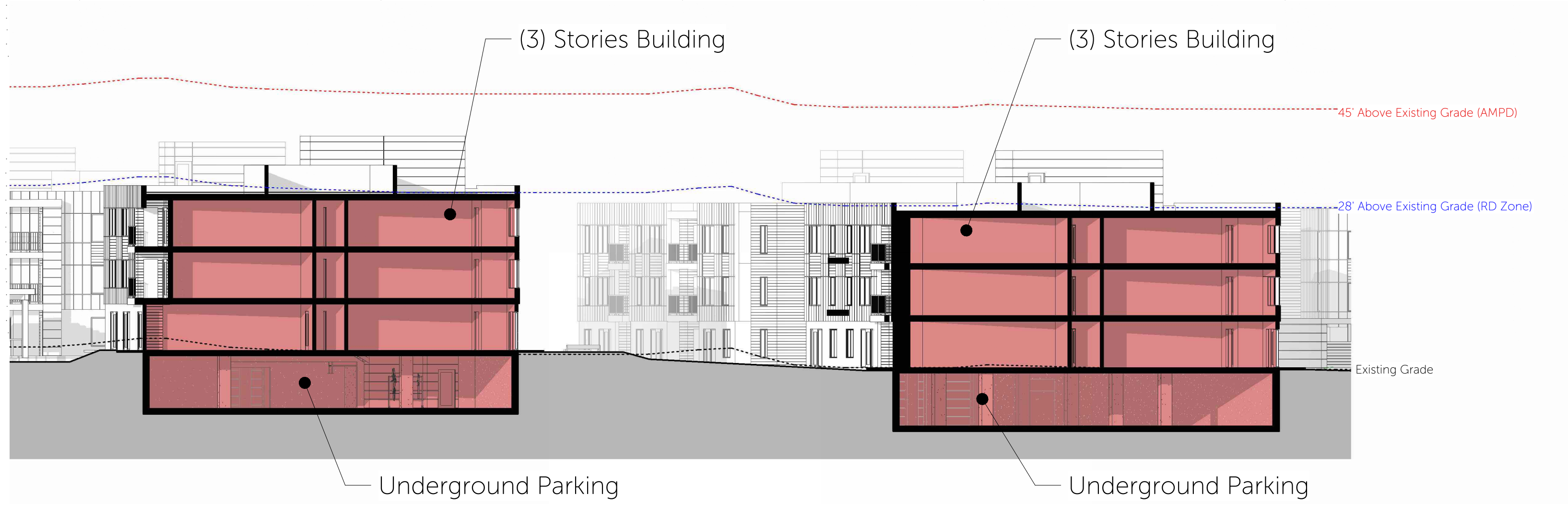
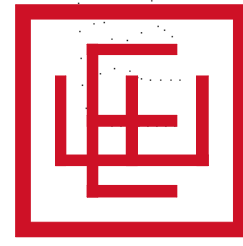
Type	Total Area
- Common Space	1105 SF
- Storage Area	495 SF

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space	0	0
- Storage Area	0	0
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	13.5	0
2 Bed	12	6
3 Bed	7.5	5
44	33	11

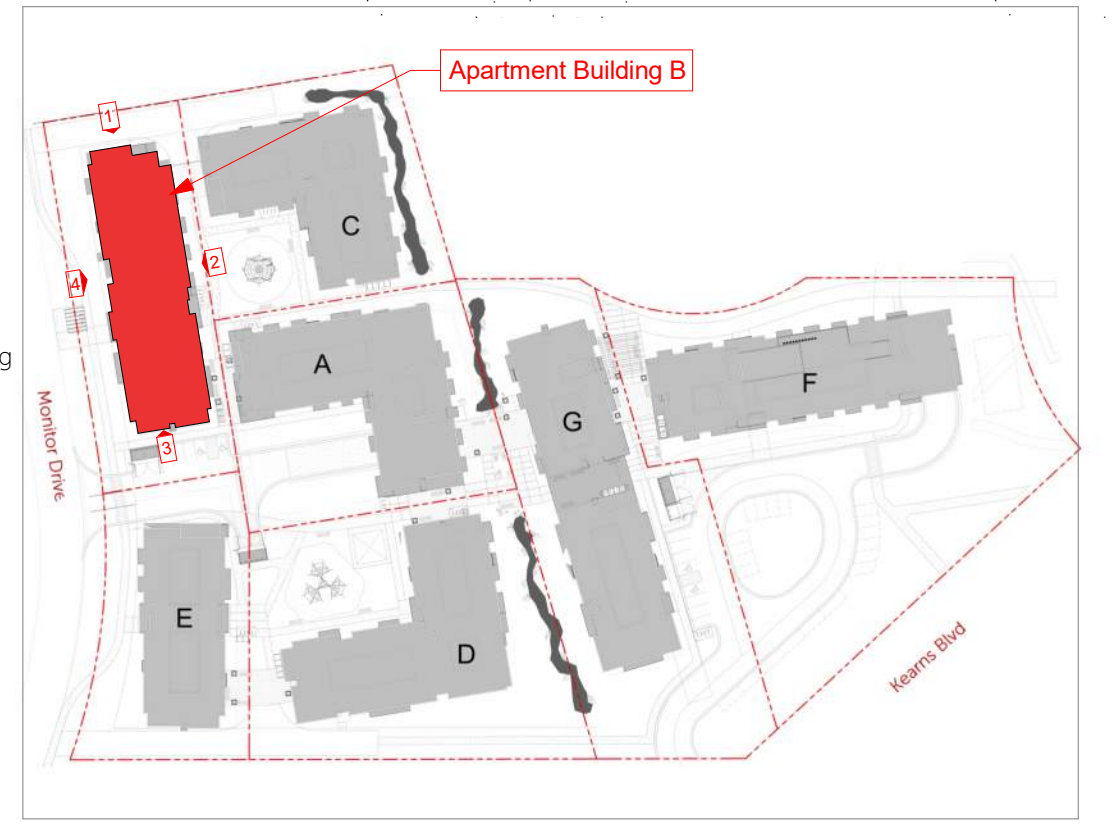






Elevation 4

SCALE: 3/32" = 1'-0"



Elevation 3

SCALE: 3/32" = 1'-0"



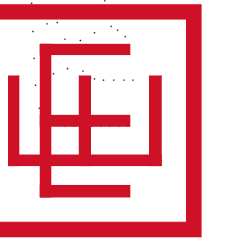
Elevation 2

SCALE: 3/32" = 1'-0"



Elevation 1

SCALE: 3/32" = 1'-0"

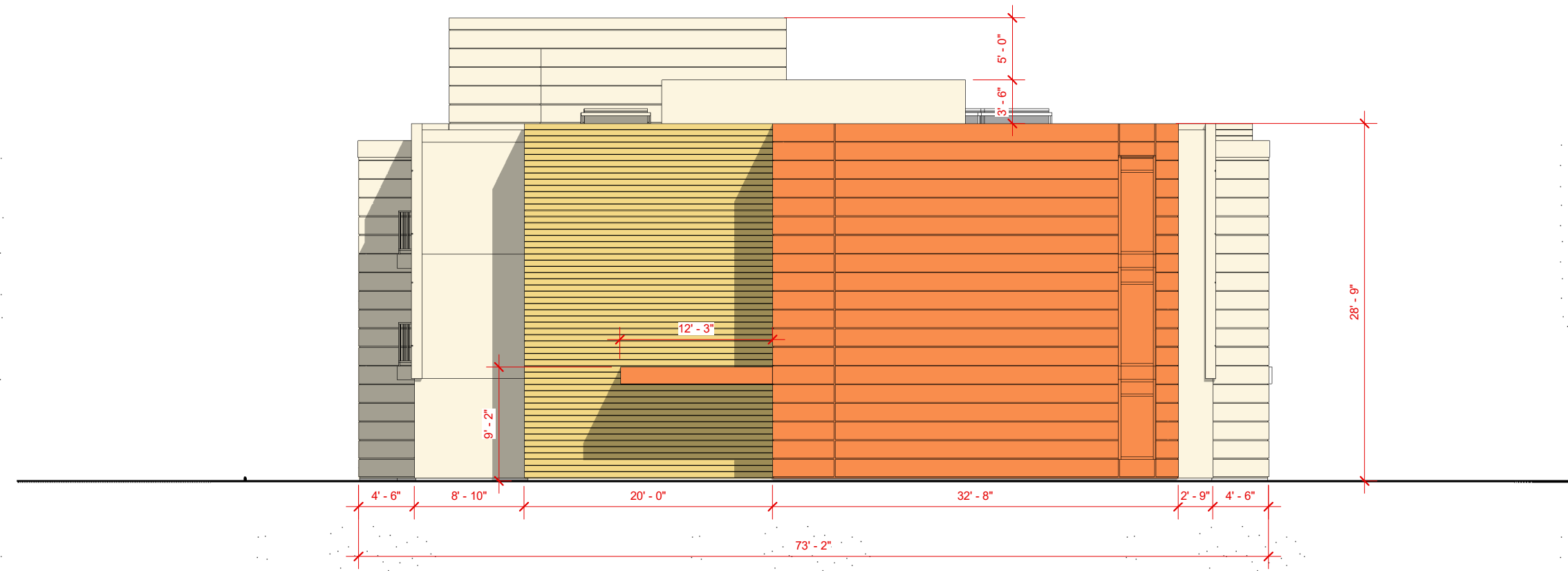


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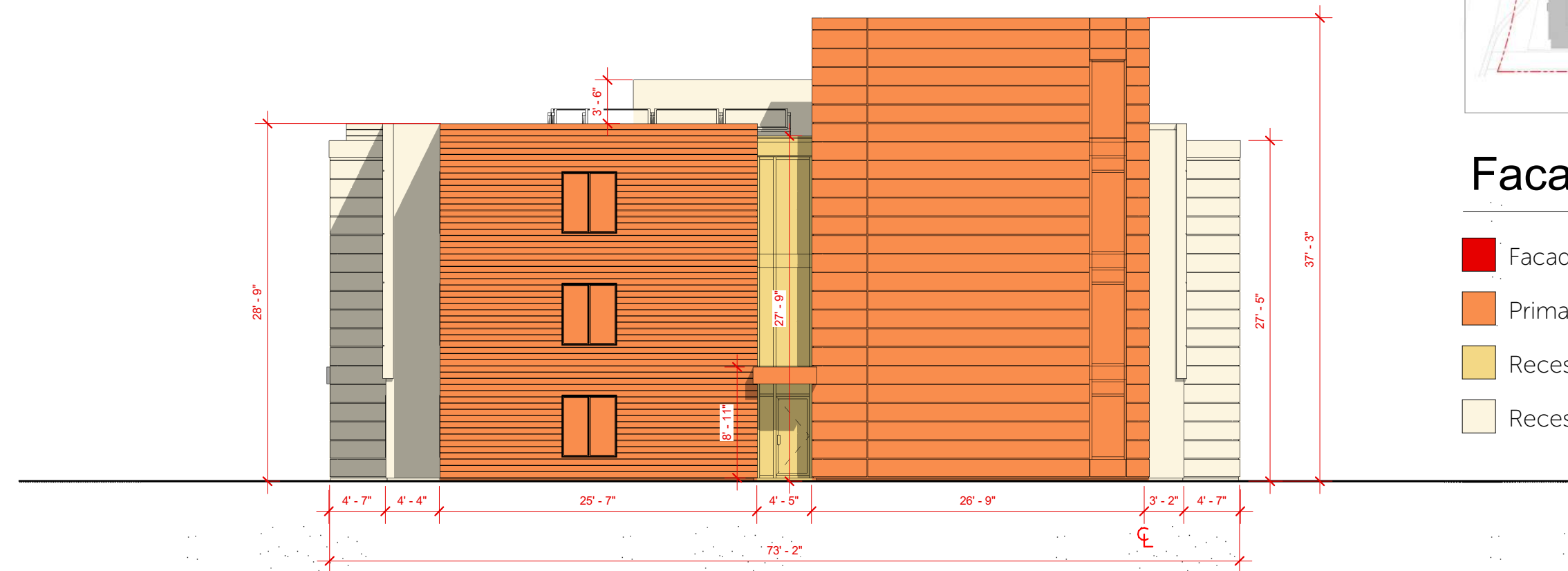
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Apt. Bldg. B - Elevations

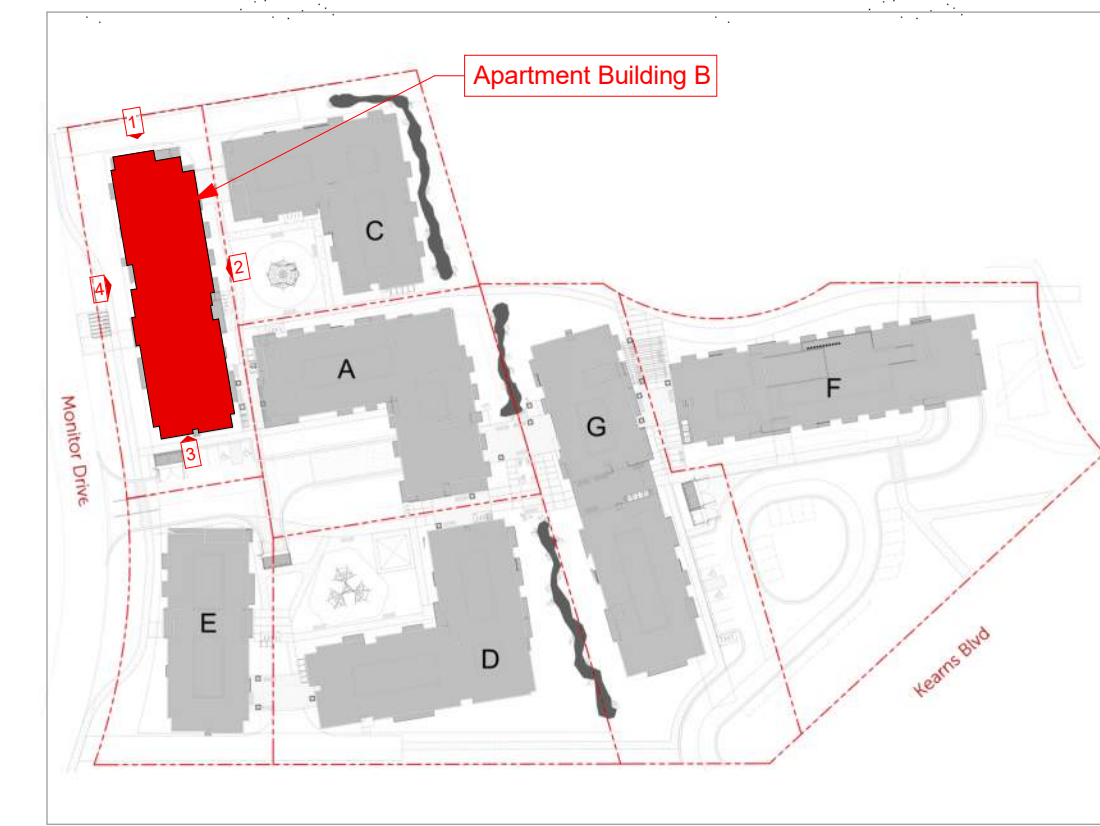
HOPA
AMPD-113



1 Elevation 1 Facade Variation
SCALE: 3/32" = 1'-0"

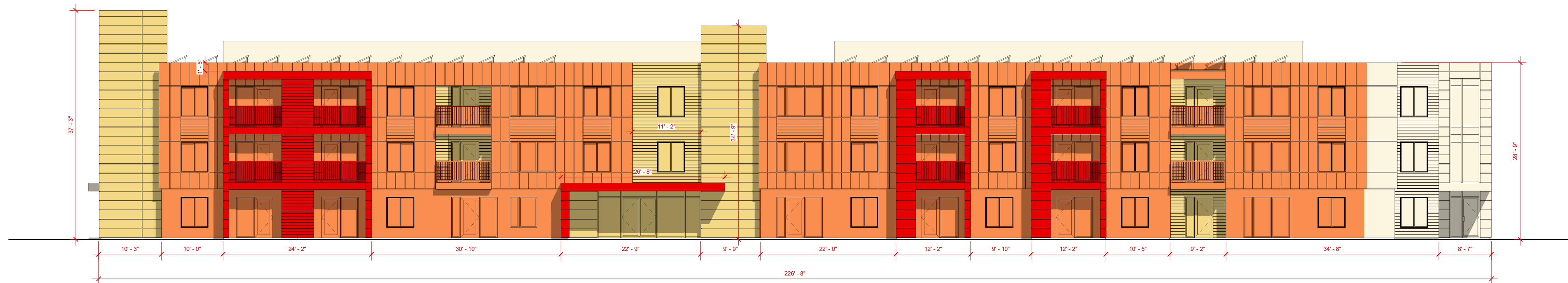


3 Elevation 3 Facade Variation
SCALE: 3/32" = 1'-0"



Facade Shift Legend

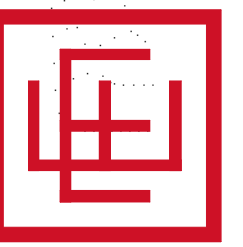
- Facade Bumpout Area.....4' to 5'
- Primary Facade Area.....0'
- Recessed Facade Area.....4' to 5'
- Recessed Facade Area.....15'+



2 Elevation 2 Facade Variation
SCALE: 3/32" = 1'-0"



4 Elevation 4 Facade Variation
SCALE: 3/32" = 1'-0"

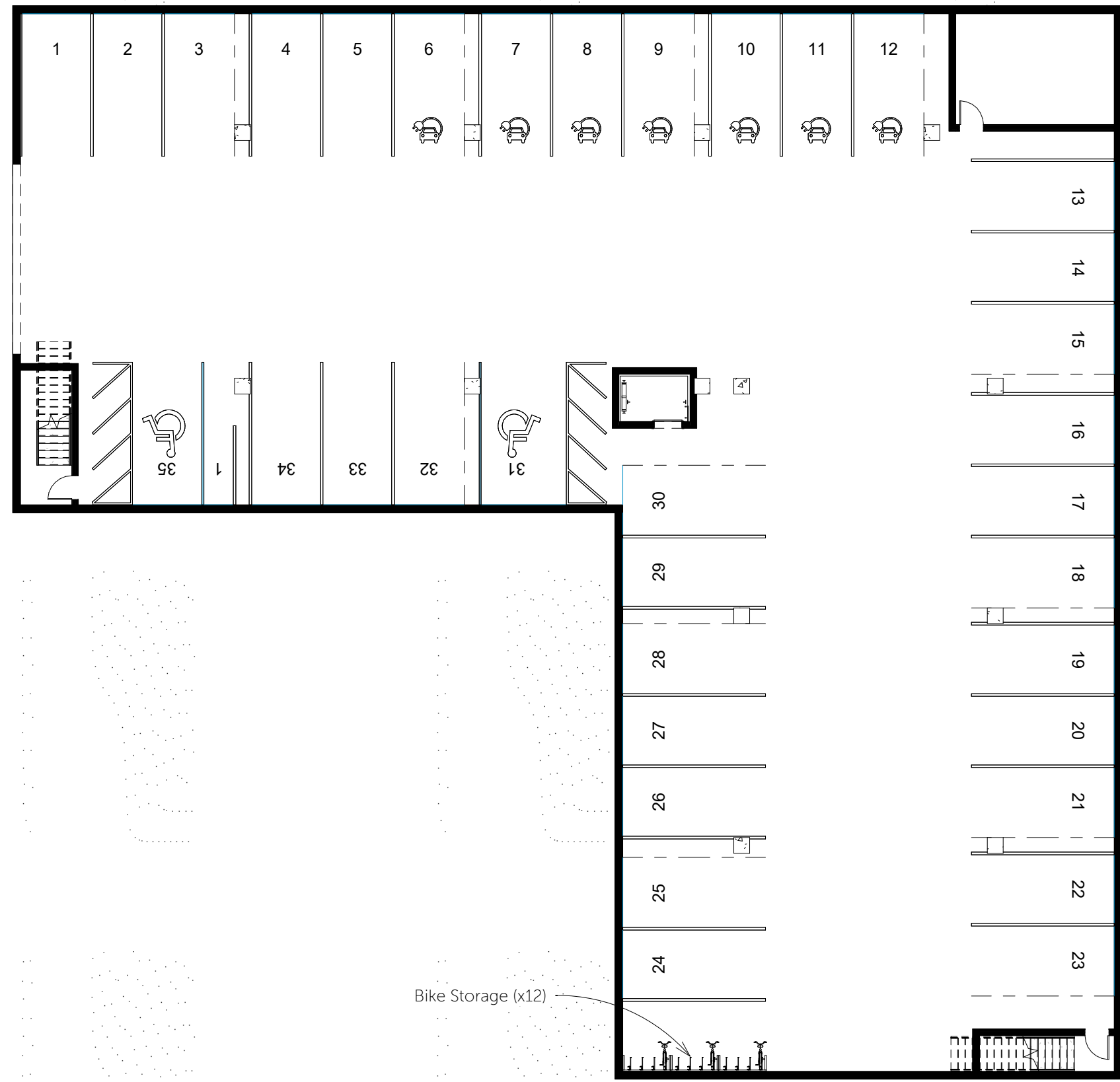


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Apt. Bldg. B - Facade Variation

HOPA
AMPD-114



Building C - Level P

SCALE: 1/16" = 1'-0"



Building C - Level 2

SCALE: 1/16" = 1'-0"



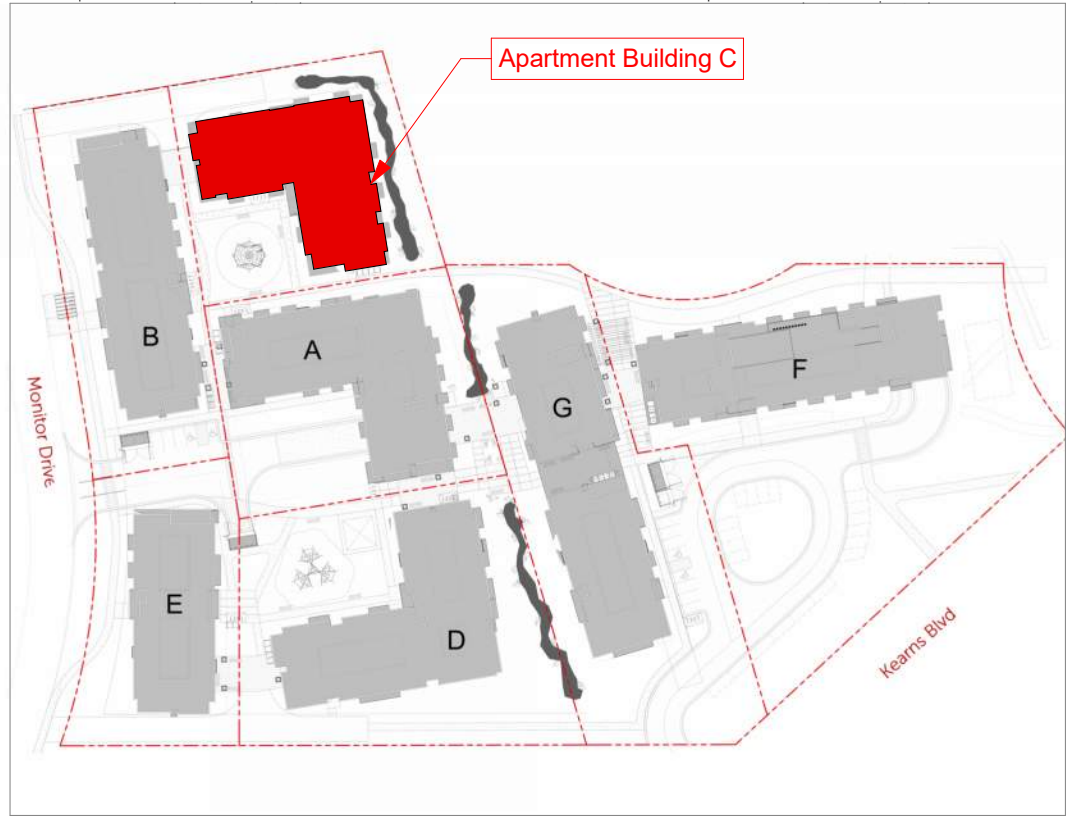
Building C - Level 1

SCALE: 1/16" = 1'-0"



Building C - Level 3

SCALE: 1/16" = 1'-0"



General Notes:

1. Datum Elevation 6775' = Architectural 100' - 0"
2. See Building Elevations for Proposed Materials
3. See AMPD-009 for Landscape Plan
4. Dimensions on Level 2 and 3 are Similar to Level 1
5. See Facade Variation Elevations for Facade Breaks and Variation

Building Data:

- * (34) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
- * (18) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
- * (35) Parking Stalls Provided
- * (1) Scooter / E-Bike / Motorcycle Parking Stalls Provided
- * (24) Sheltered Securable Bike Parking Stalls Provided

- * 45' Allowed Building Height per LMC 15-6.1-8
- * 29' 6" Proposed Building Height

*Total Building Area: 38,645 SF

*Total (N) Unit Equivalents: 38,645 / 2000 = 19.32

Units:

Unit Type and Count	Unit Area
1 Bed	600 Sq. Ft.
2	
2 Bed	837 Sq. Ft.
24	
3 Bed	1125 Sq. Ft.
6	
Total: 32	

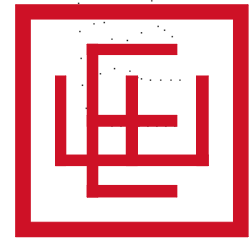
Common Spaces:

Type	Total Area
- Common Space	3281 SF
- Storage Area	615 SF

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space	0	0
- Storage Area	0	0
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	1	0
2 Bed	24	12
3 Bed	9	6
32	34	18

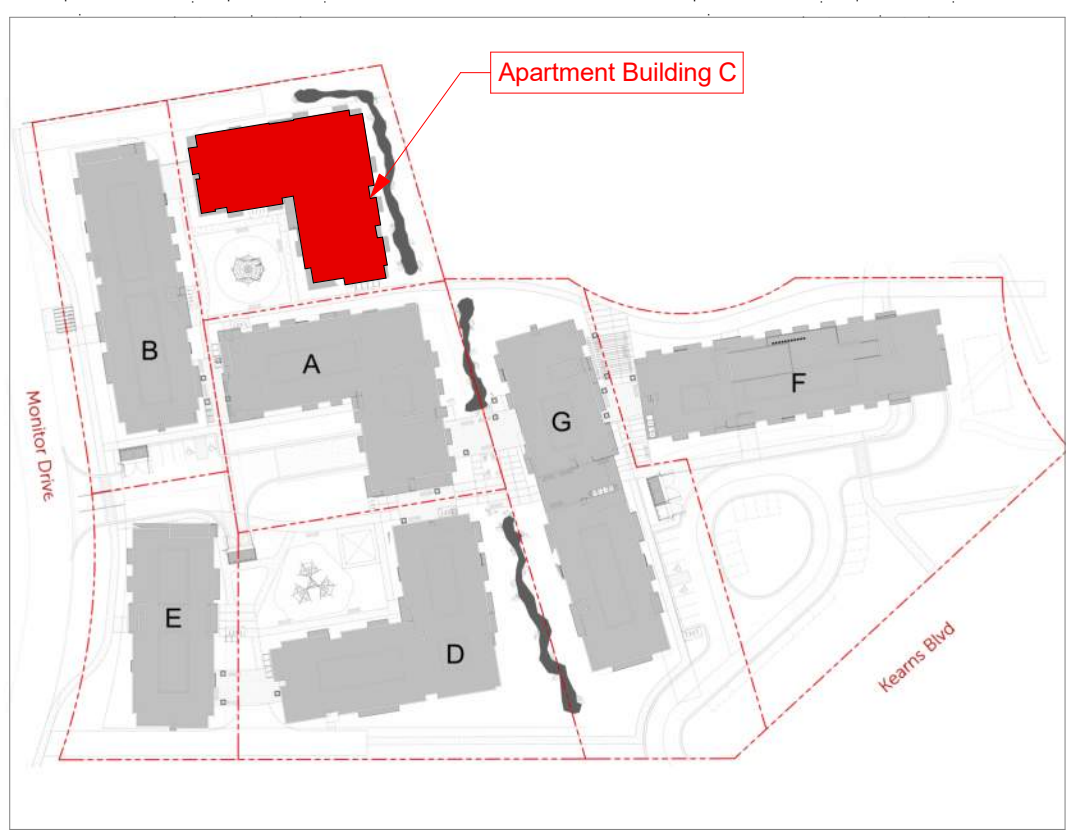
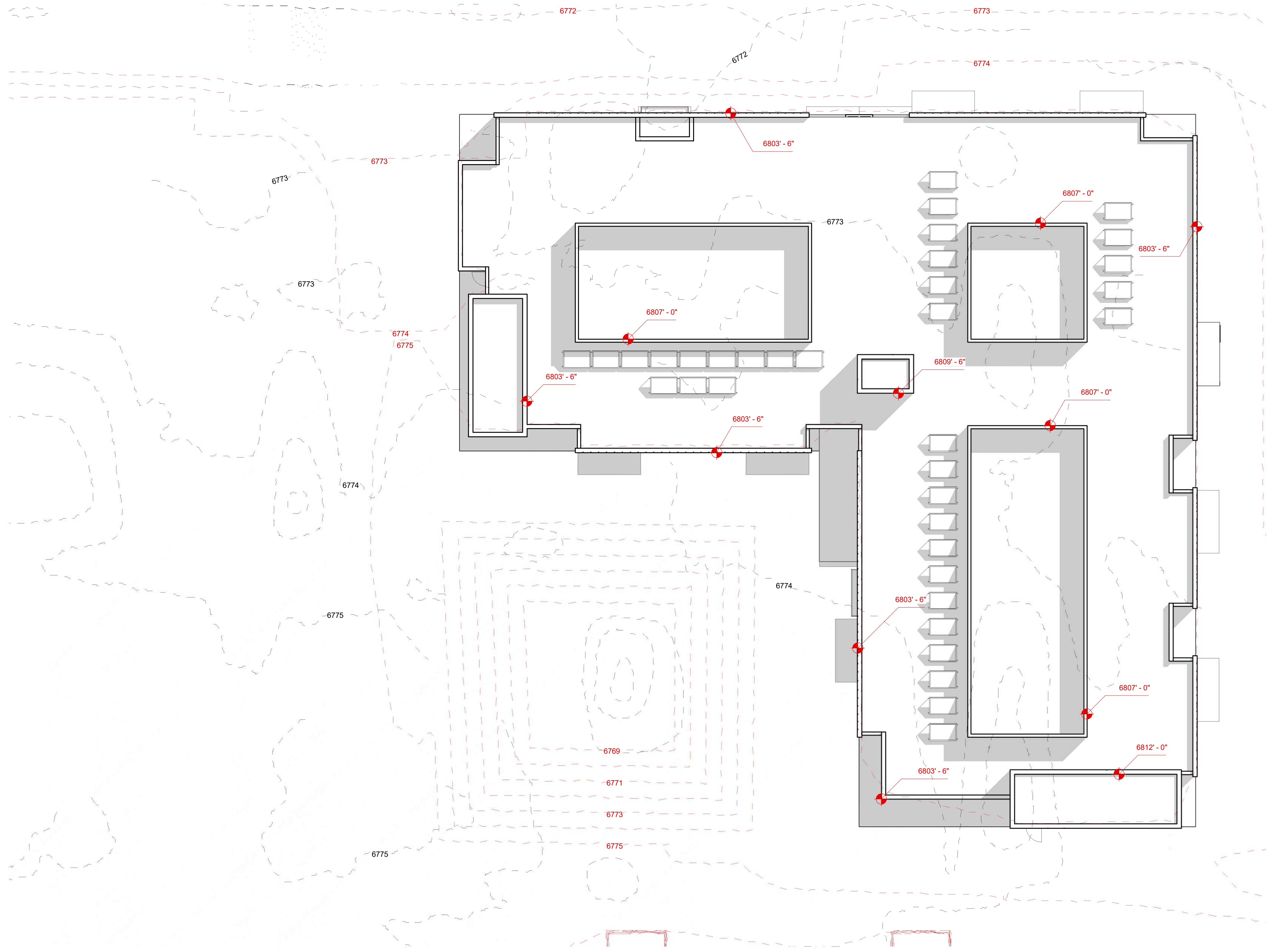


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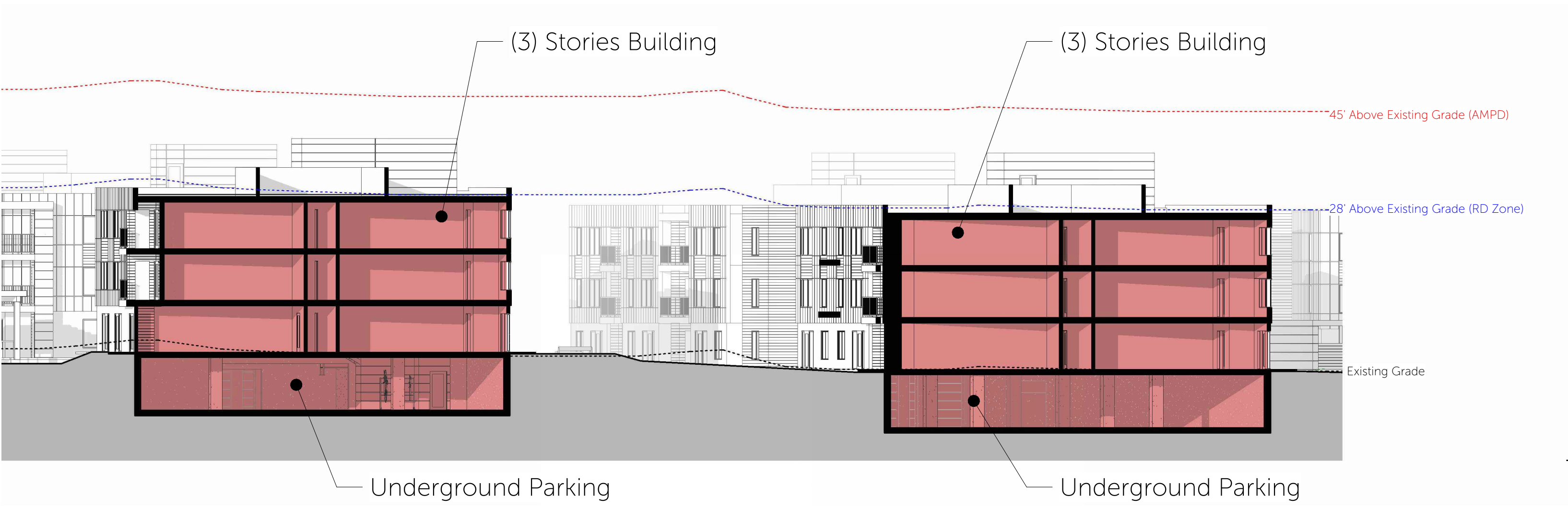
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Apt. Bldg. C - Floor Plans

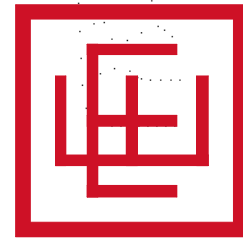
HOPA
AMPD-120



Roof Plan
SCALE: 3/32" = 1'-0"



Typical Section
SCALE: 1/16" = 1'-0"



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Apt. Bldg. C - Roof Over Topography

HOPA
AMPD-121



Elevation 4
SCALE: 3/32" = 1'-0"



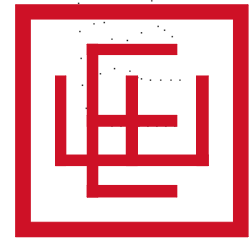
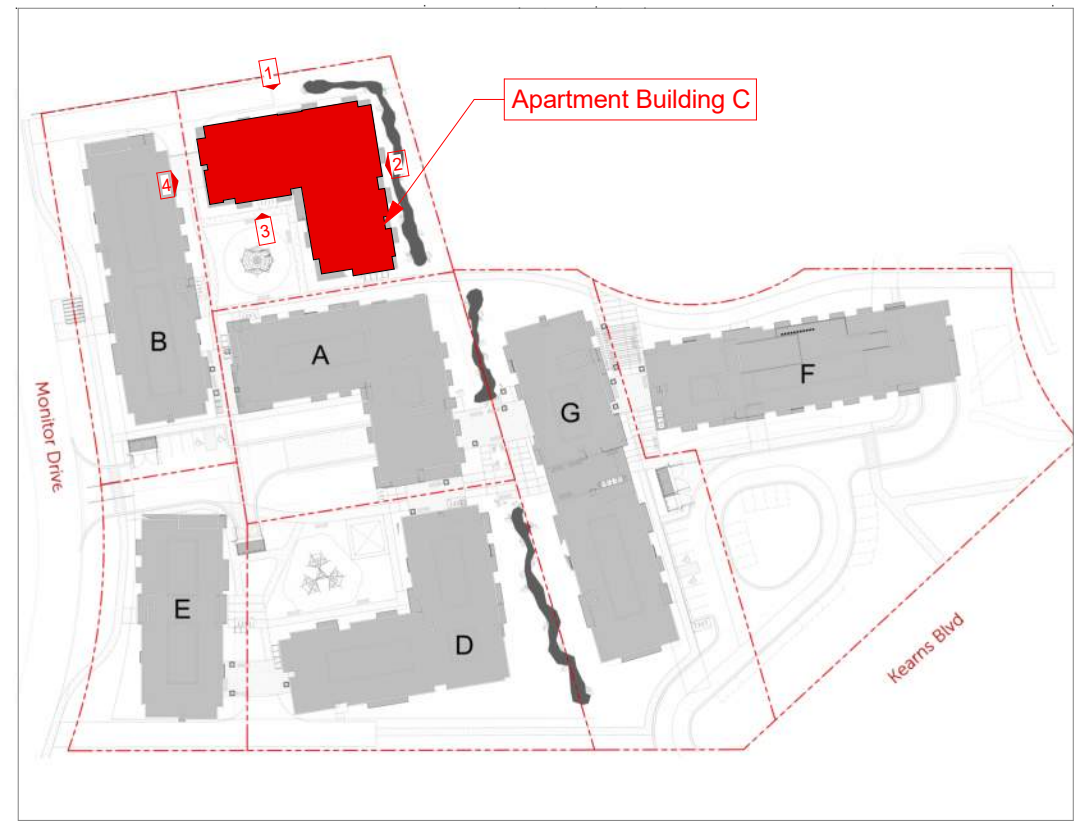
Elevation 3
SCALE: 3/32" = 1'-0"

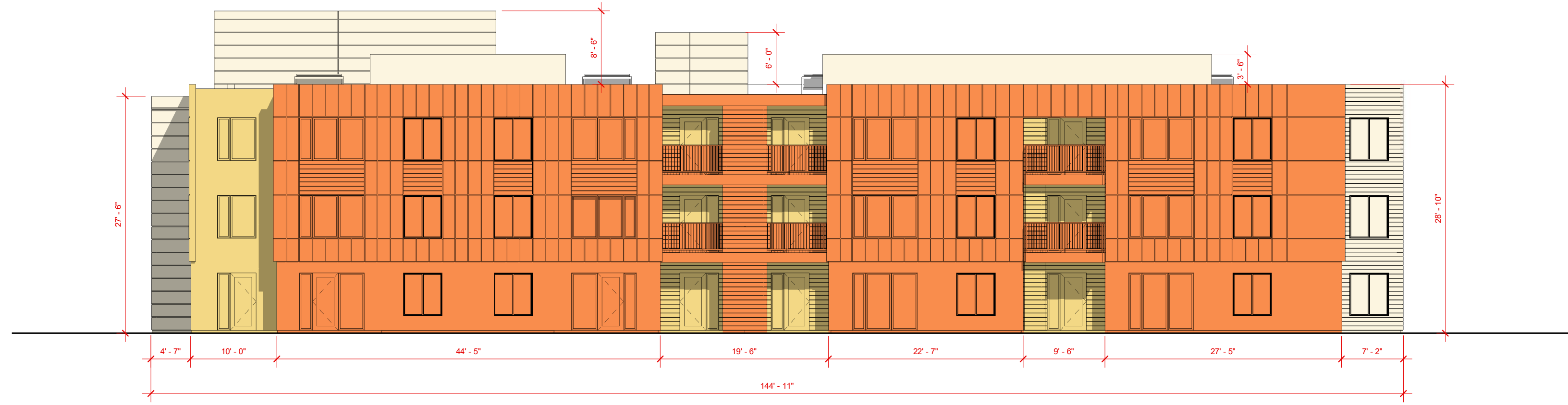


Elevation 2
SCALE: 3/32" = 1'-0"

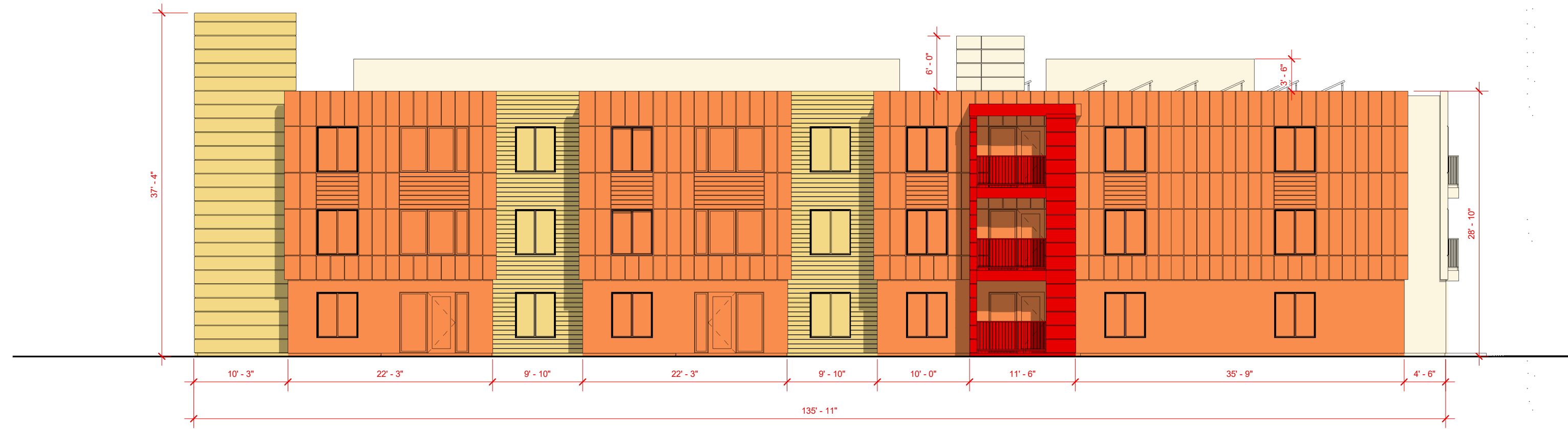


Elevation 1
SCALE: 3/32" = 1'-0"





① Elevation 1 Facade Variation
SCALE: 3/32" = 1'-0"



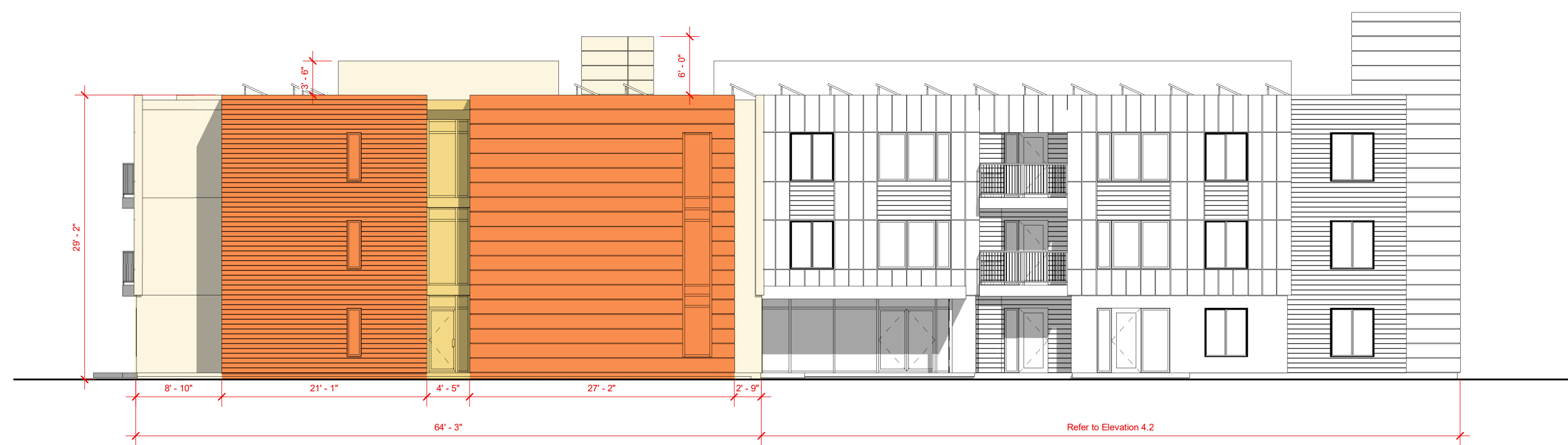
② Elevation 2 Facade Variation
SCALE: 3/32" = 1'-0"



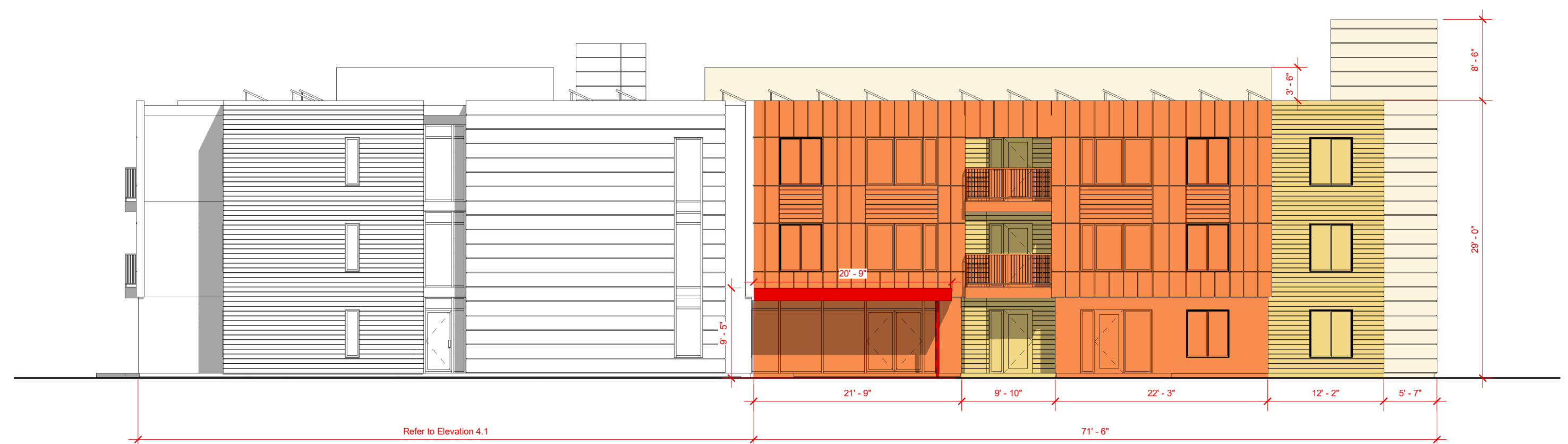
③.1 Elevation 3.1 Facade Variation
SCALE: 3/32" = 1'-0"



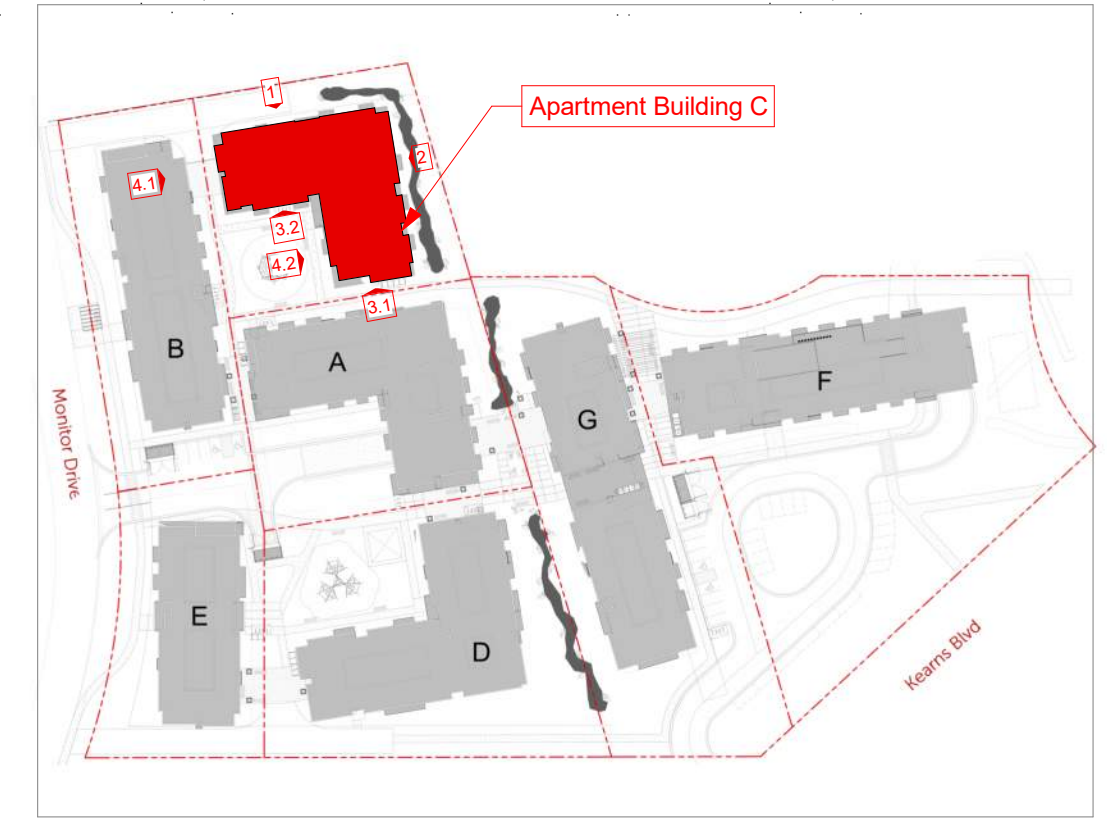
③.2 Elevation 3.2 Facade Variation
SCALE: 3/32" = 1'-0"



④.1 Elevation 4.1 Facade Variation
SCALE: 3/32" = 1'-0"

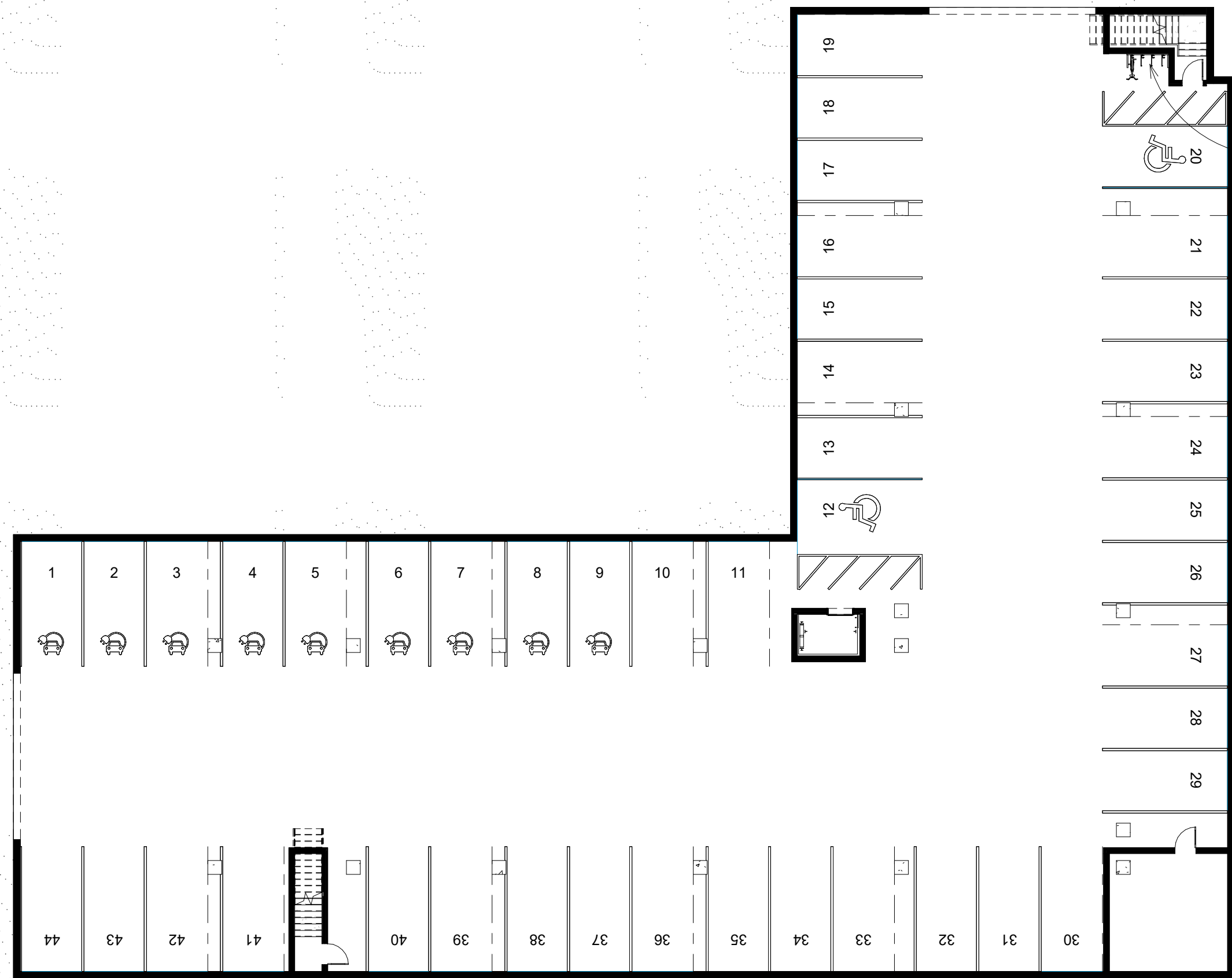


④.2 Elevation 4.2 Facade Variation
SCALE: 3/32" = 1'-0"



Facade Shift Legend

- Facade Bumpout Area.....4' to 5'
- Primary Facade Area.....0'
- Recessed Facade Area.....4' to 5'
- Recessed Facade Area.....15' +



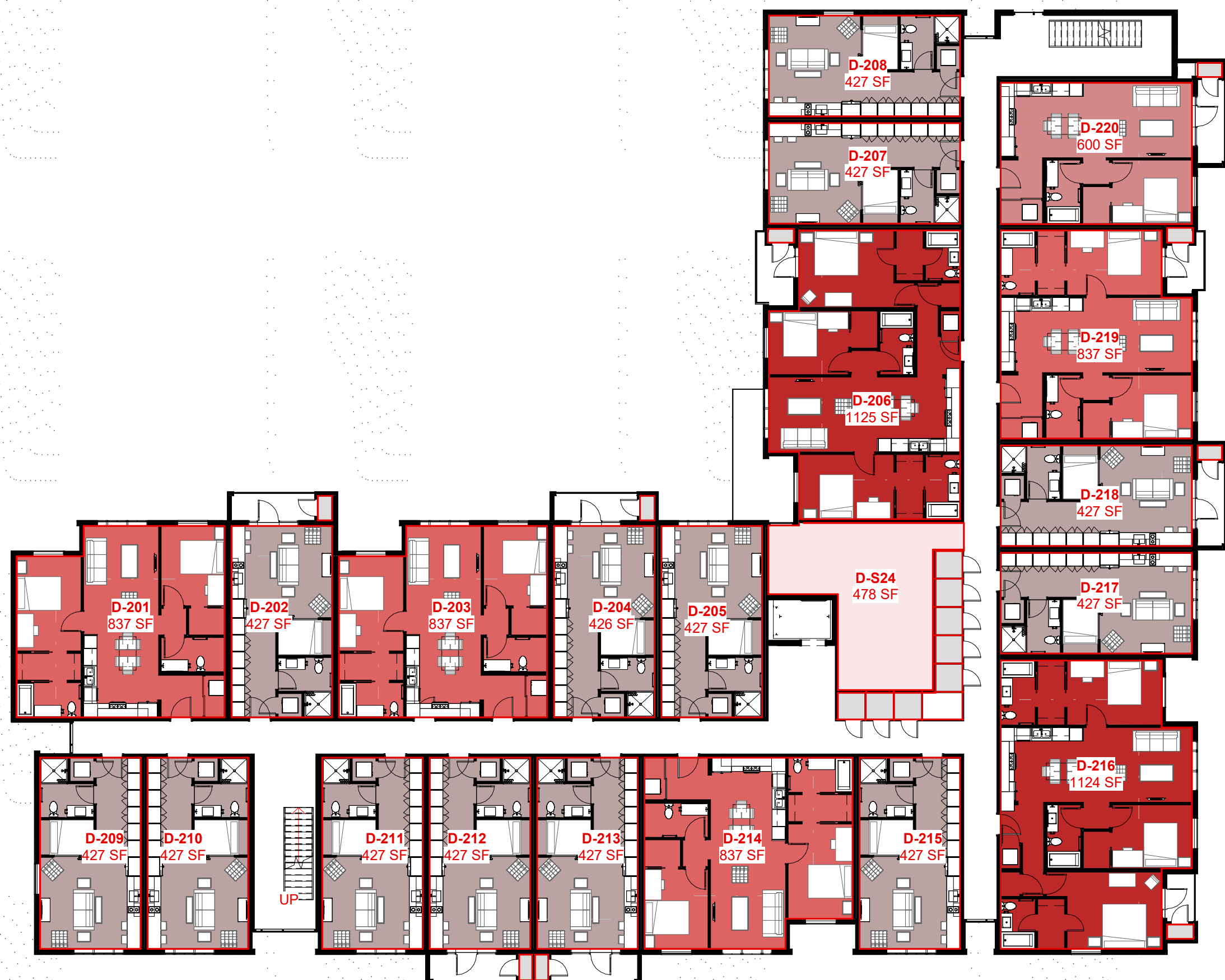
Building D - Level P

SCALE: 1/16" = 1'-0"



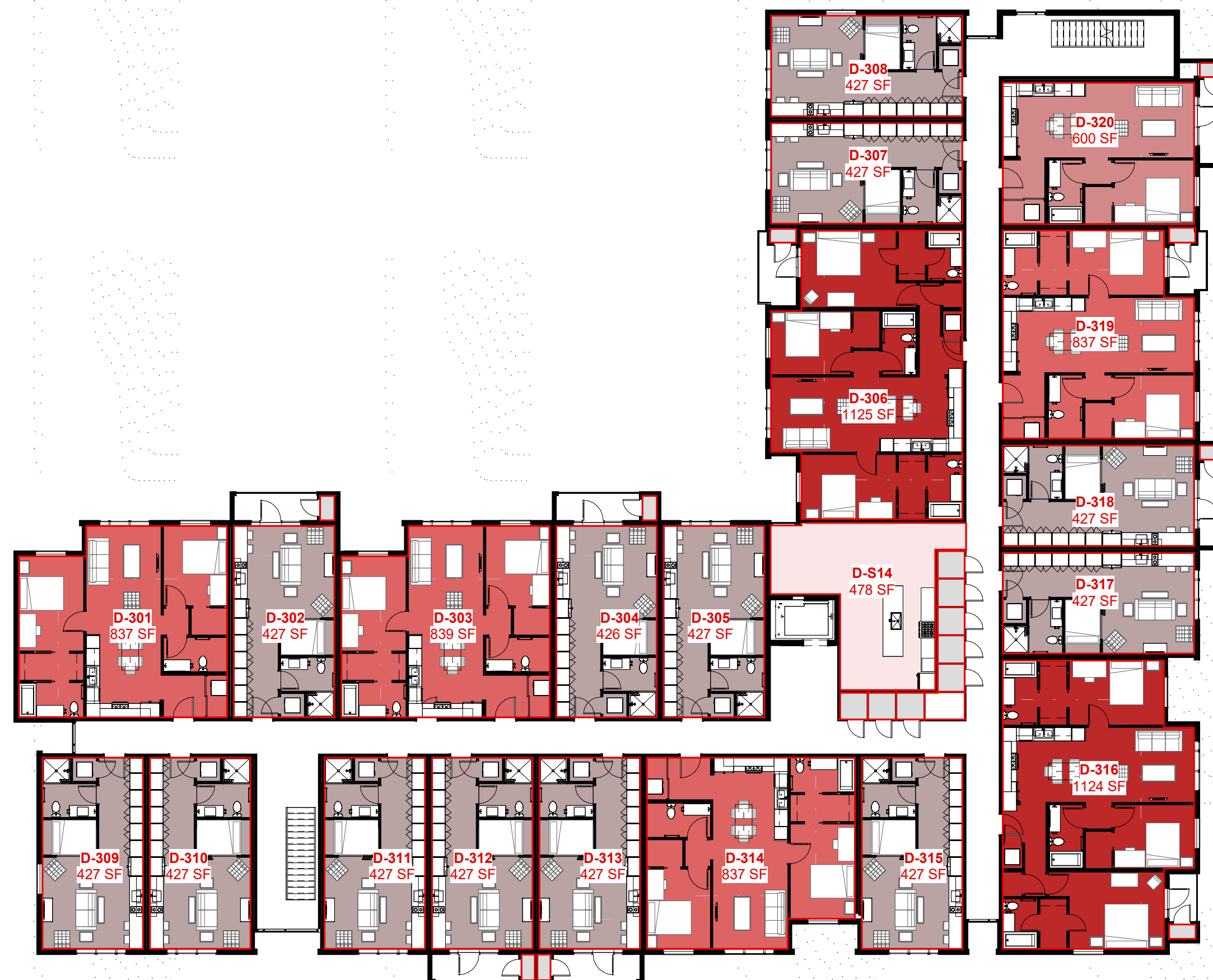
Building D - Level 1

SCALE: 1/16" = 1'-0"



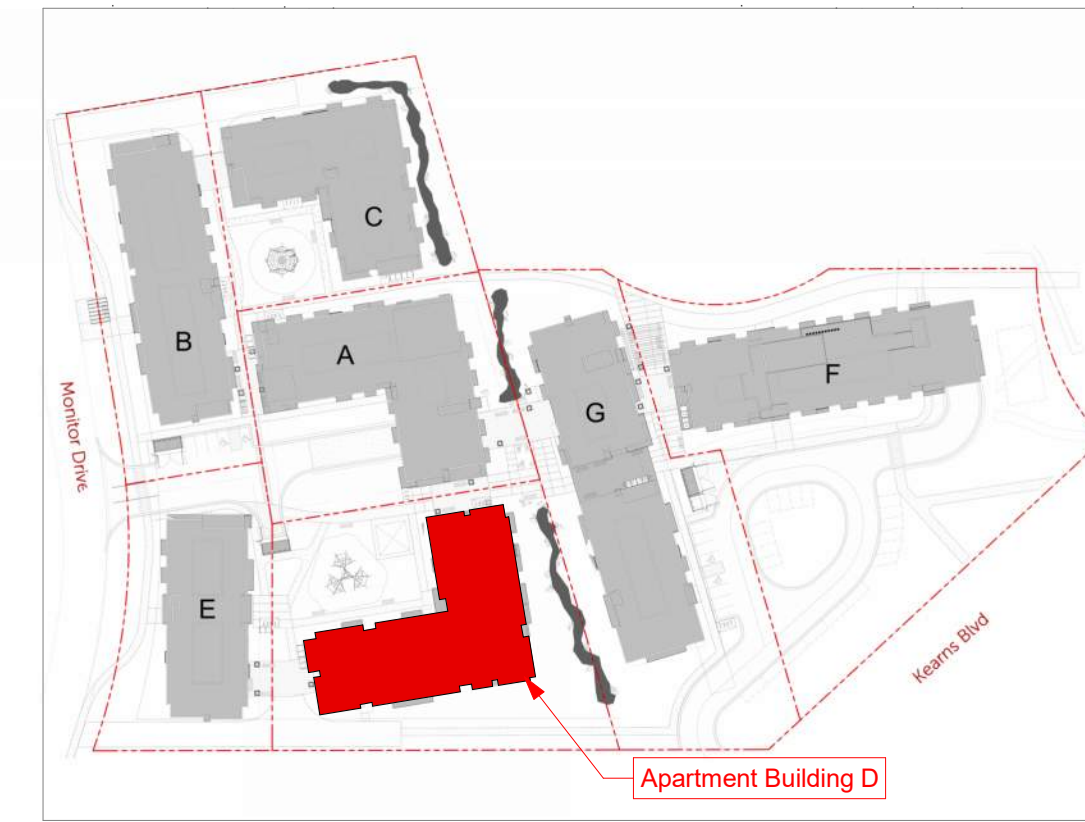
Building D - Level 2

SCALE: 1/16" = 1'-0"



Building D - Level 3

SCALE: 1/16" = 1'-0"



General Notes:

1. Datum Elevation 6777' = Architectural 100' - 0"
2. See Building Elevations for Proposed Materials
3. See AMPD-009 for Landscape Plan
4. Dimensions on Level 2 and 3 are Similar to Level 1
5. See Facade Variation Elevations for Facade Breaks and Variation

Building Data:

- * (41) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
- * (11) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
- * **(44) Parking Stalls Provided**
- * **(0) Scooter / E-Bike / Motorcycle Parking Stalls Provided**
- * **(12) Sheltered Securable Bike Parking Stalls Provided**

- * 45' Allowed Building Height per LMC 15-6.1-8
- * **29' 6" Proposed Building Height**

***Total Building Area: 47,239 SF**

***Total New Unit Equivalents: 47,239 / 2000 = 23.62**

Units:

Unit Type and Count	Unit Area
1 Bed 4	600 Sq. Ft.
2 Bed 12	837 Sq. Ft.
3 Bed 5	1125 Sq. Ft.
Studio 39	427 Sq. Ft.
Total: 60	

Common Spaces:

Unit Type and Count	Area
- Common Space	3160 SF
- Storage Area	610 SF

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space		
- Storage Area		
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	2	0
2 Bed	12	6
3 Bed	7.5	5
Studio	19.5	0
60	41	11

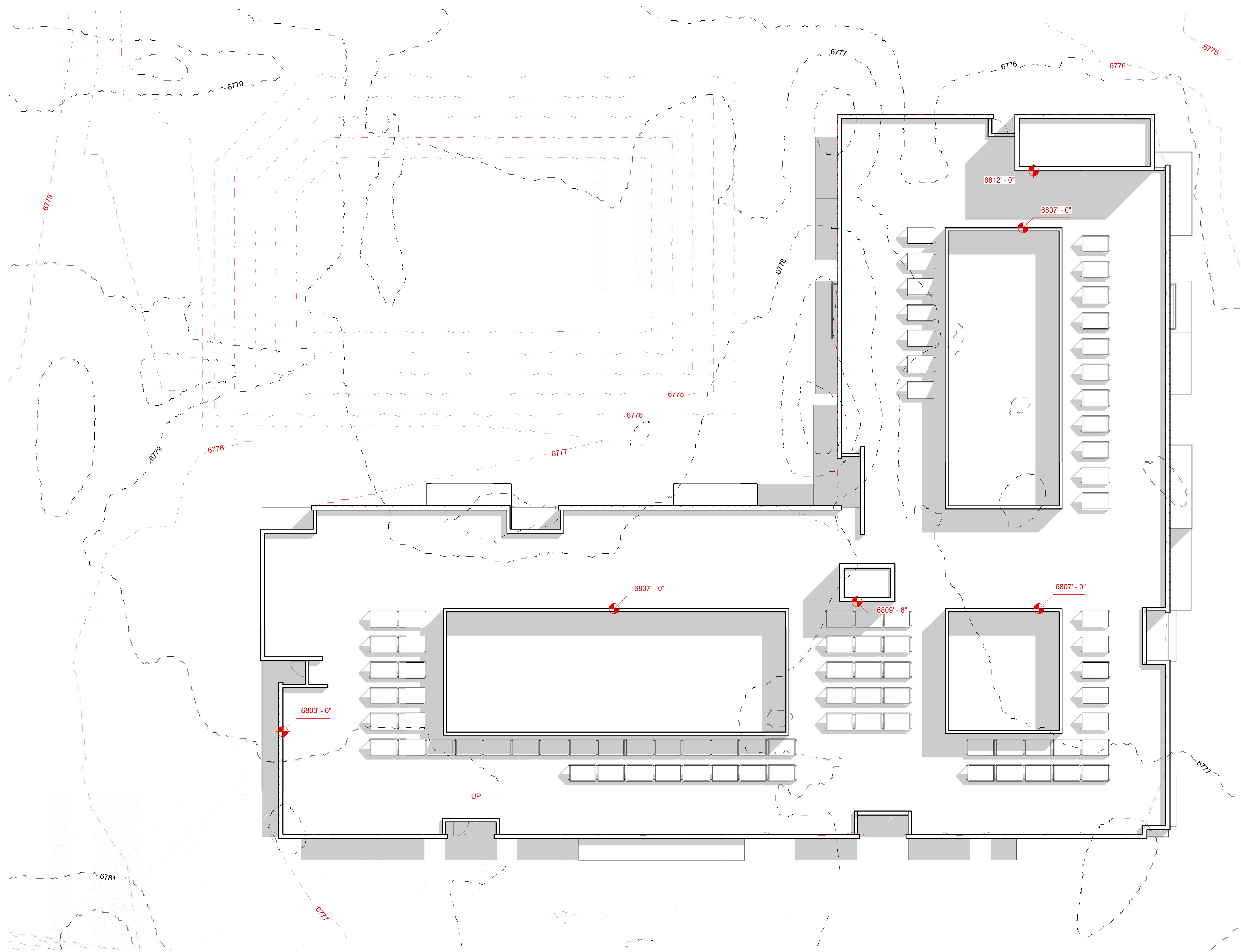


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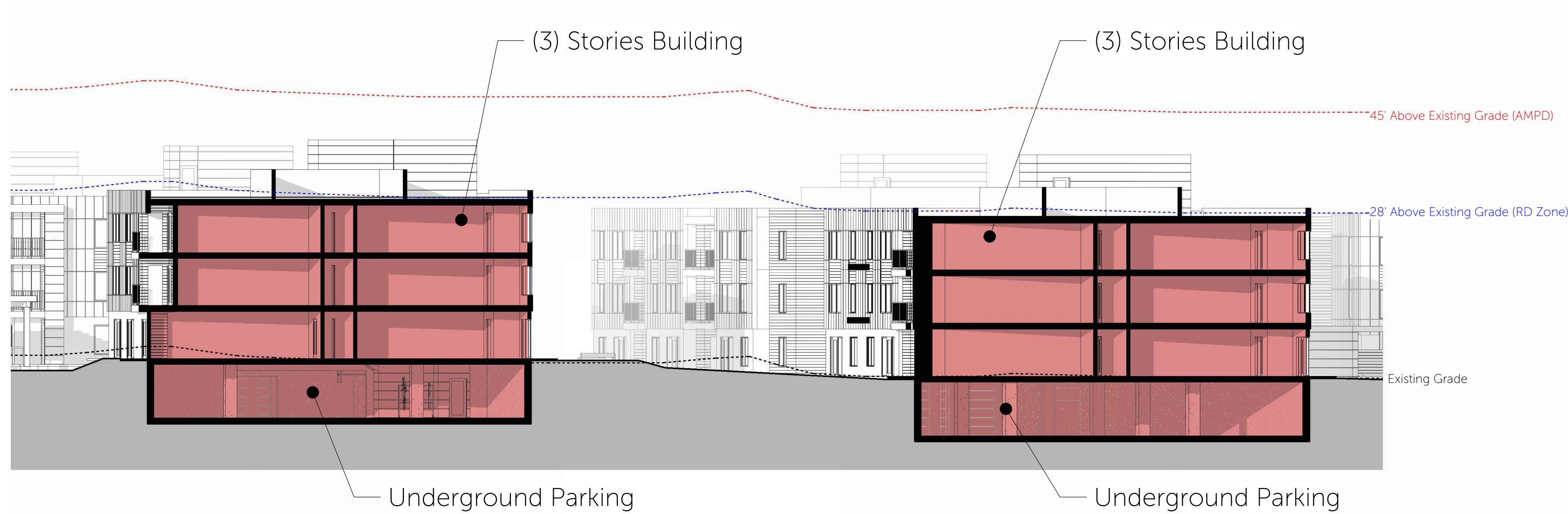
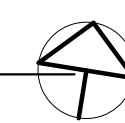
Apt. Bldg. D - Floor Plans

HOPA
AMPD-130



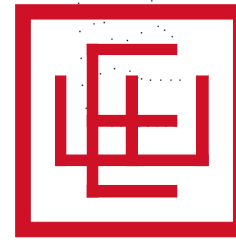
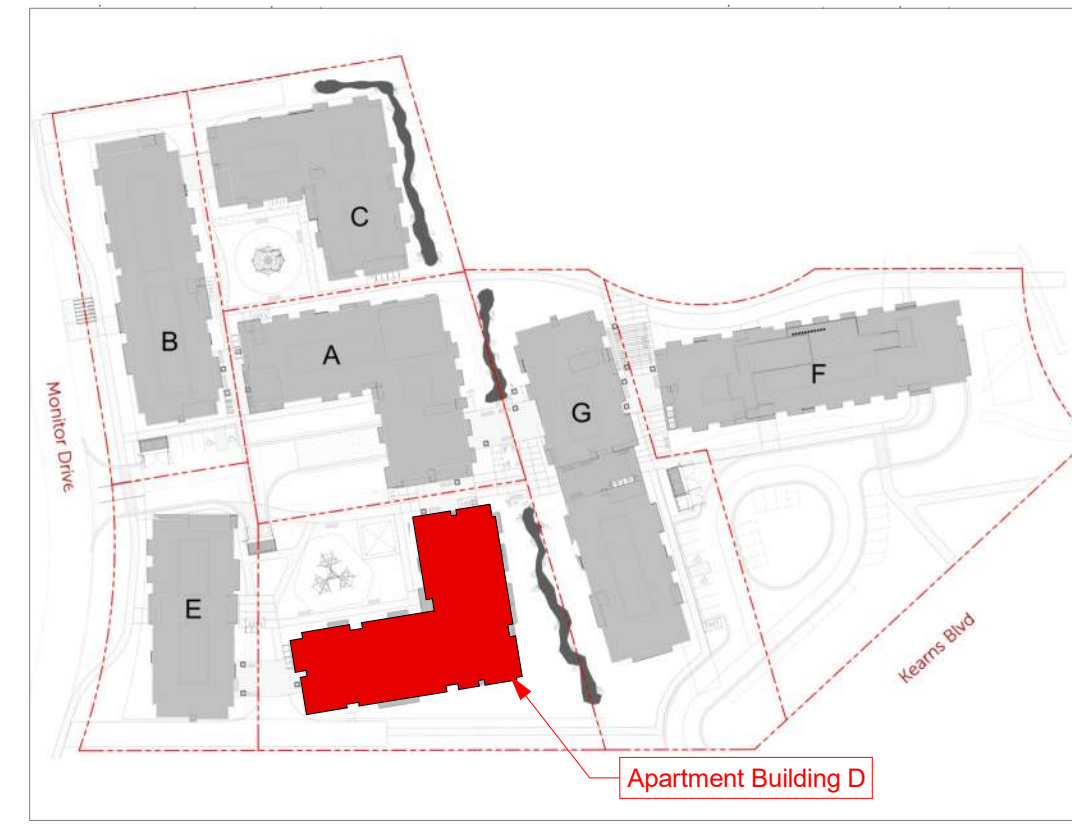
Roof Plan

SCALE: 3/32" = 1'-0"



Typical Section

SCALE: 1/16" = 1'-0"



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Apt. Bldg. D - Roof Over Topography

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AMPD-131



Elevation 4

SCALE: 3/32" = 1'-0"



Elevation 3

SCALE: 3/32" = 1'-0"

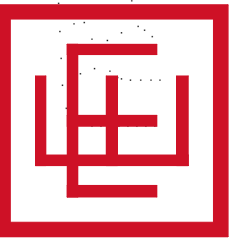
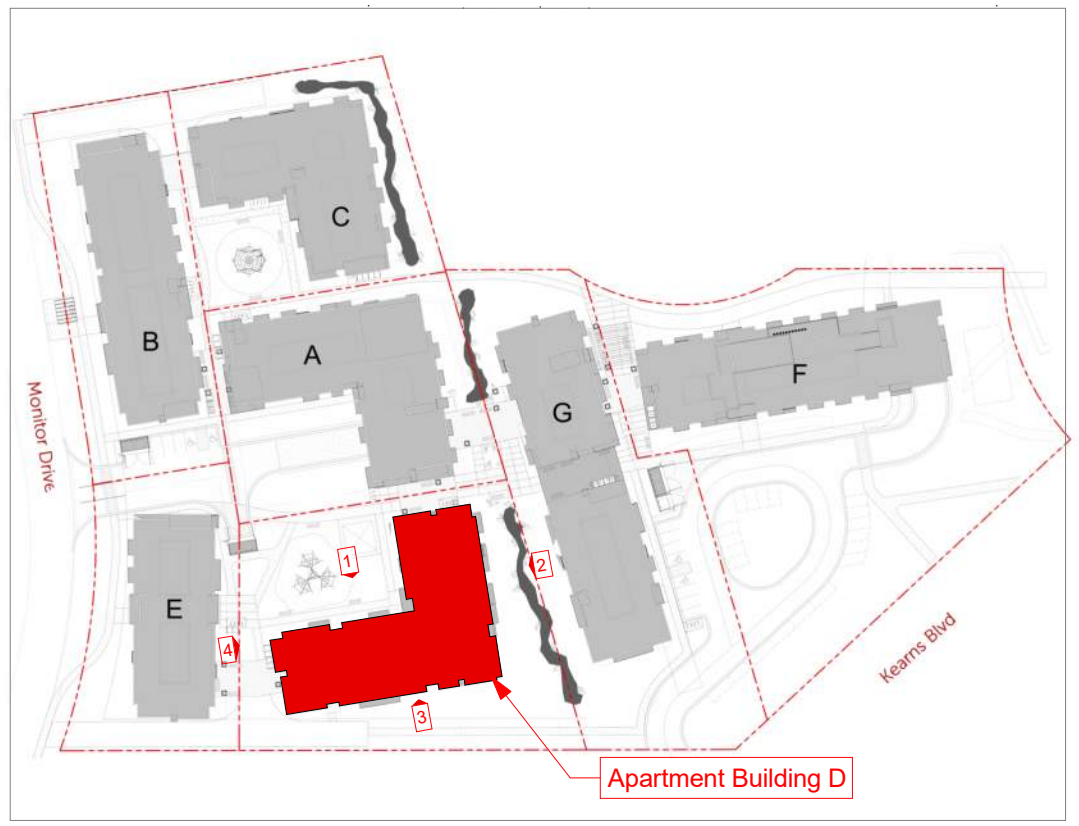


Elevation 2

SCALE: 3/32" = 1'-0"

Elevation 1

SCALE: 3/32" = 1'-0"



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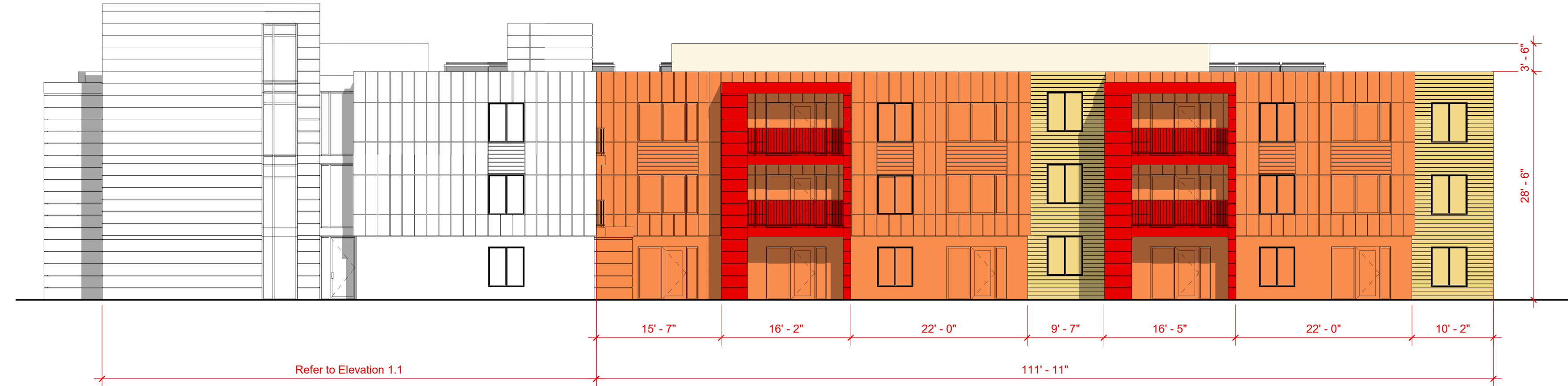
Apt. Bldg. D - Elevations

HOPA
AMPD-132



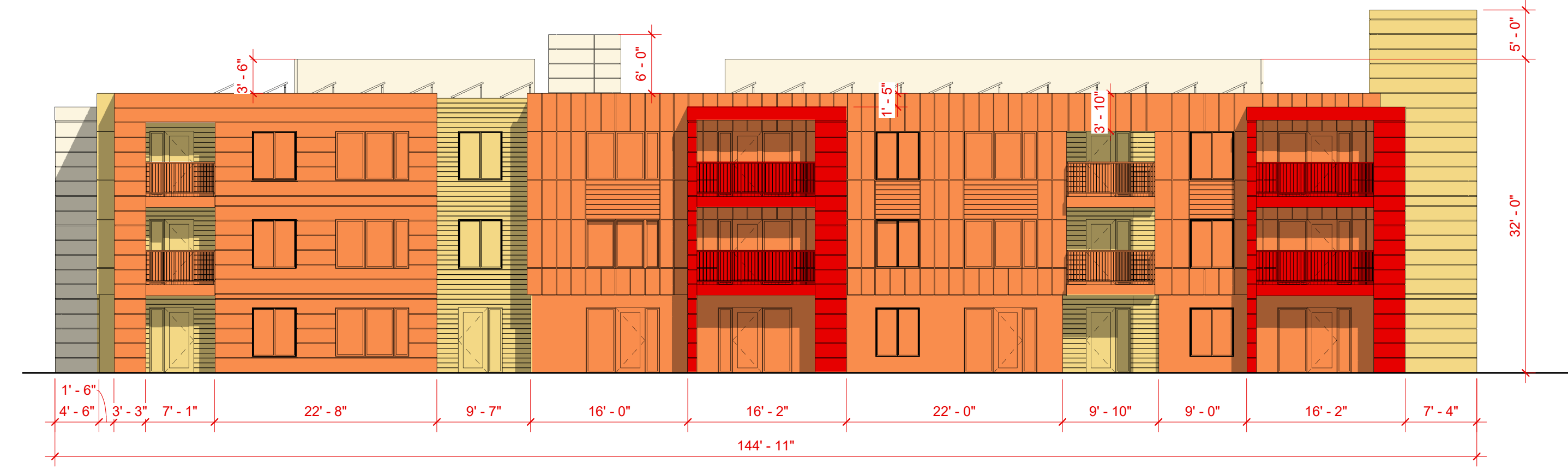
Elevation 1.1 Facade Variation

SCALE: 3/32" = 1'-0"



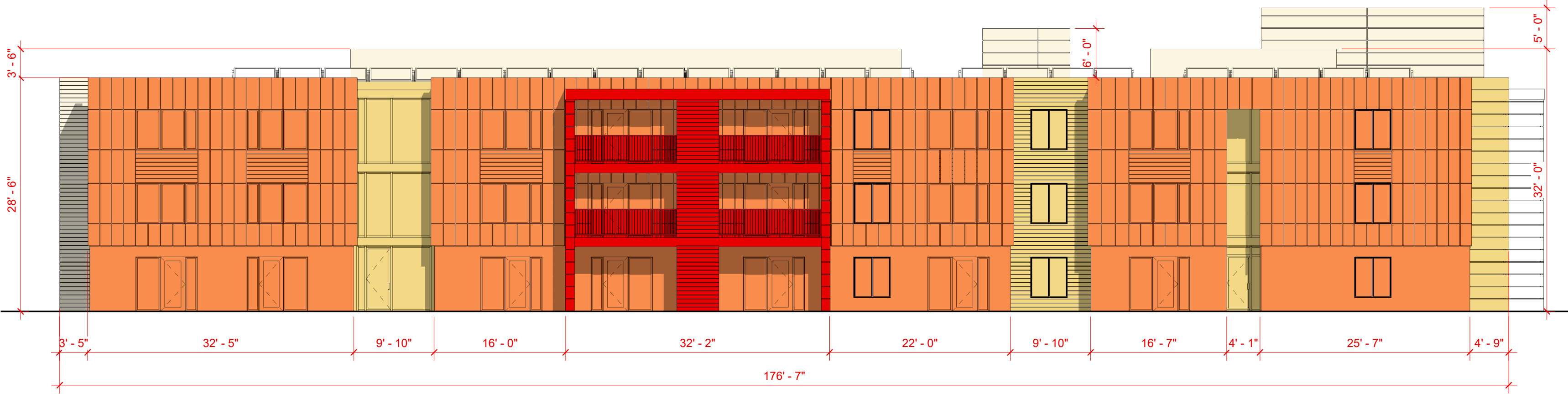
Elevation 1.2 Facade Variation

SCALE: 3/32" = 1'-0"



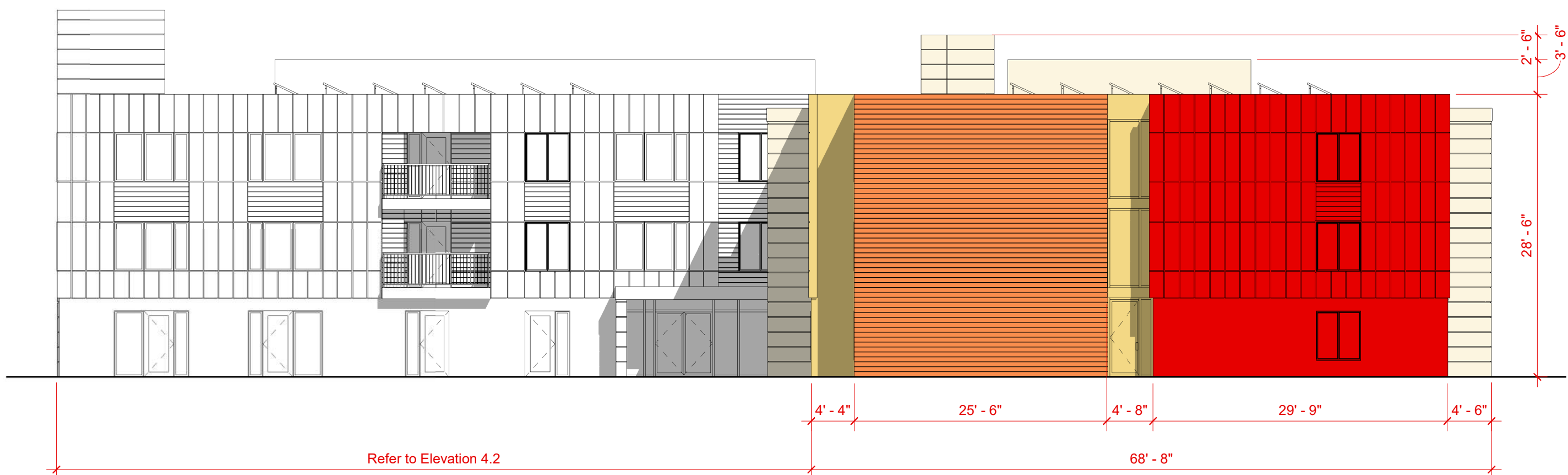
Elevation 2 Facade Variation

SCALE: 3/32" = 1'-0"



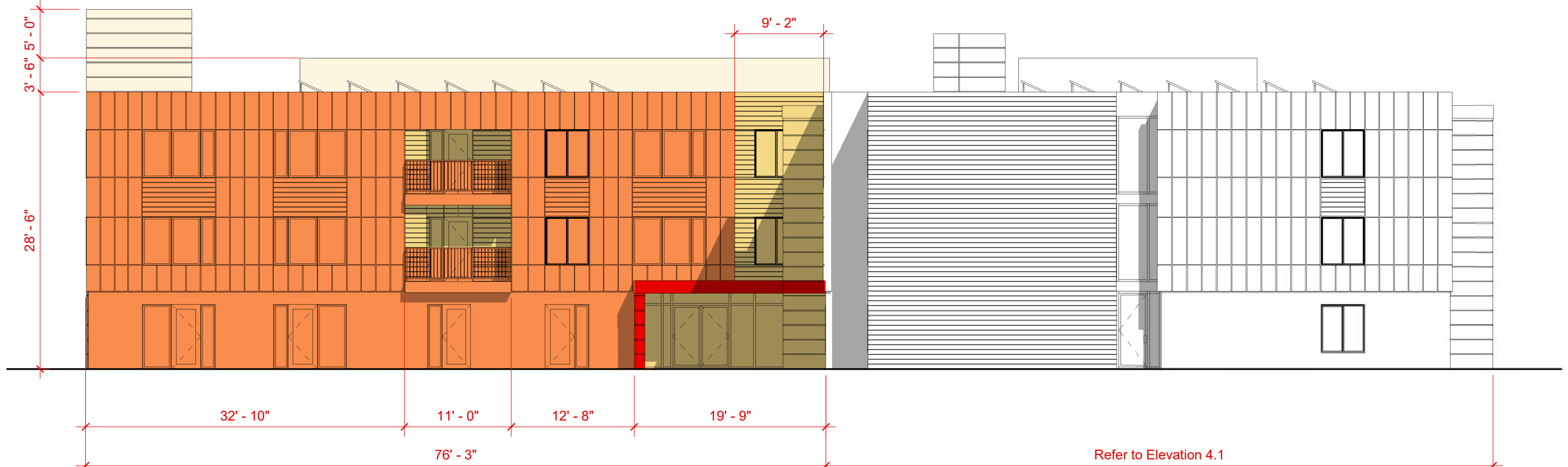
Elevation 3 Facade Variation

SCALE: 3/32" = 1'-0"



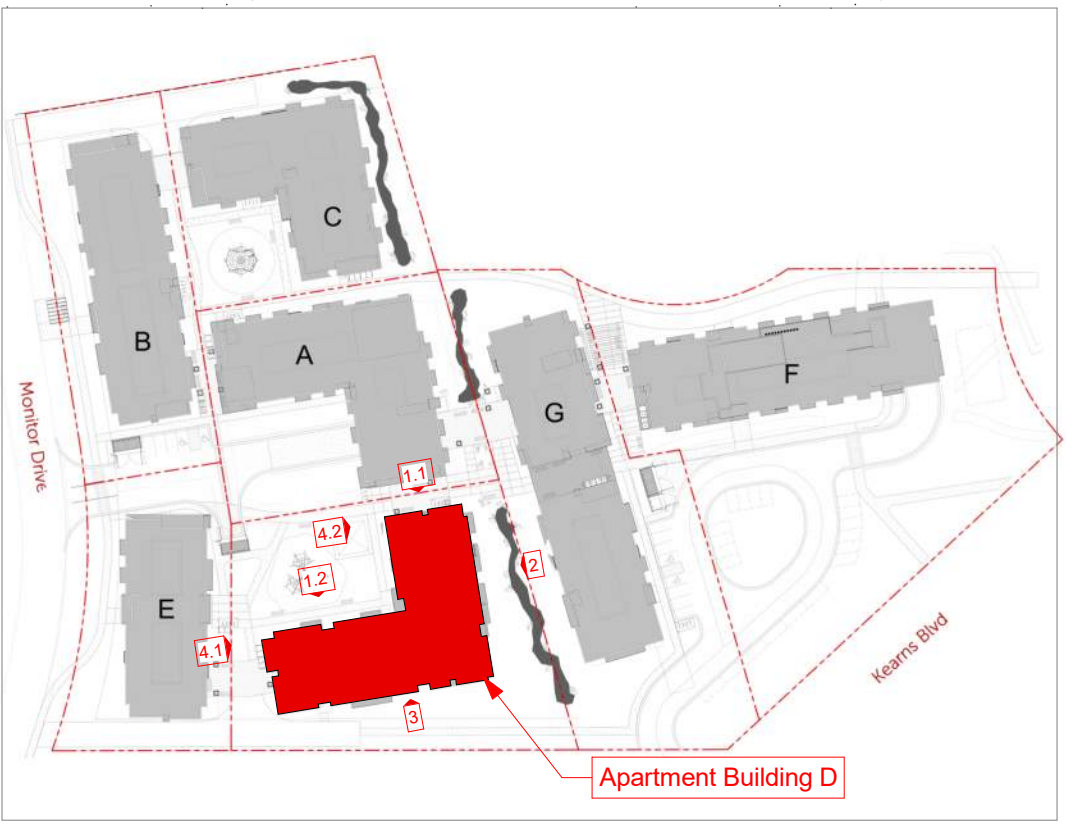
Elevation 4.1 Facade Variation

SCALE: 3/32" = 1'-0"



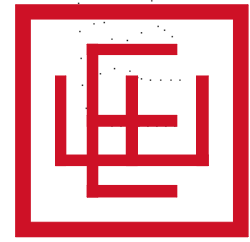
Elevation 4.2 Facade Variation

SCALE: 3/32" = 1'-0"



Facade Shift Legend

- Facade Bumpout Area.....4' to 5'
- Primary Facade Area.....0'
- Recessed Facade Area.....4' to 5'
- Recessed Facade Area.....15'+



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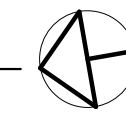
12/15/17
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Apt. Bldg. D - Facade Variation

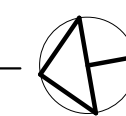
HOPA
AMPD-133



SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'-0"



1. Datum Elevation 6779' = Architectural 100' - 0"
2. See Building Elevations for Proposed Materials
3. See AMPD-009 for Landscape Plan
4. Dimensions on Level 2 and 3 are Similar to Level 1
5. See Facade Variation Elevations for Facade Breaks and Variation

- * (24) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
- * (6) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
- * (25) Parking Stalls Provided
- * (1) Scooter / E-Bike / Motorcycle Parking Stalls Provided
- * (24) Sheltered Securable Bike Parking Stalls Provided

***Total Building Area: 30,001 SF**

Unit Type and Count	Unit Area (L1, L2, & L3)
1 Bed 9	600 Sq. Ft.
2 Bed 1	837 Sq. Ft.
3 Bed 5	1125 Sq. Ft.
Studio 21	427 Sq. Ft.
Total: 36	

Unit Type and Count	Area
- Common Space	2262 SF
- Storage Area	428 SF

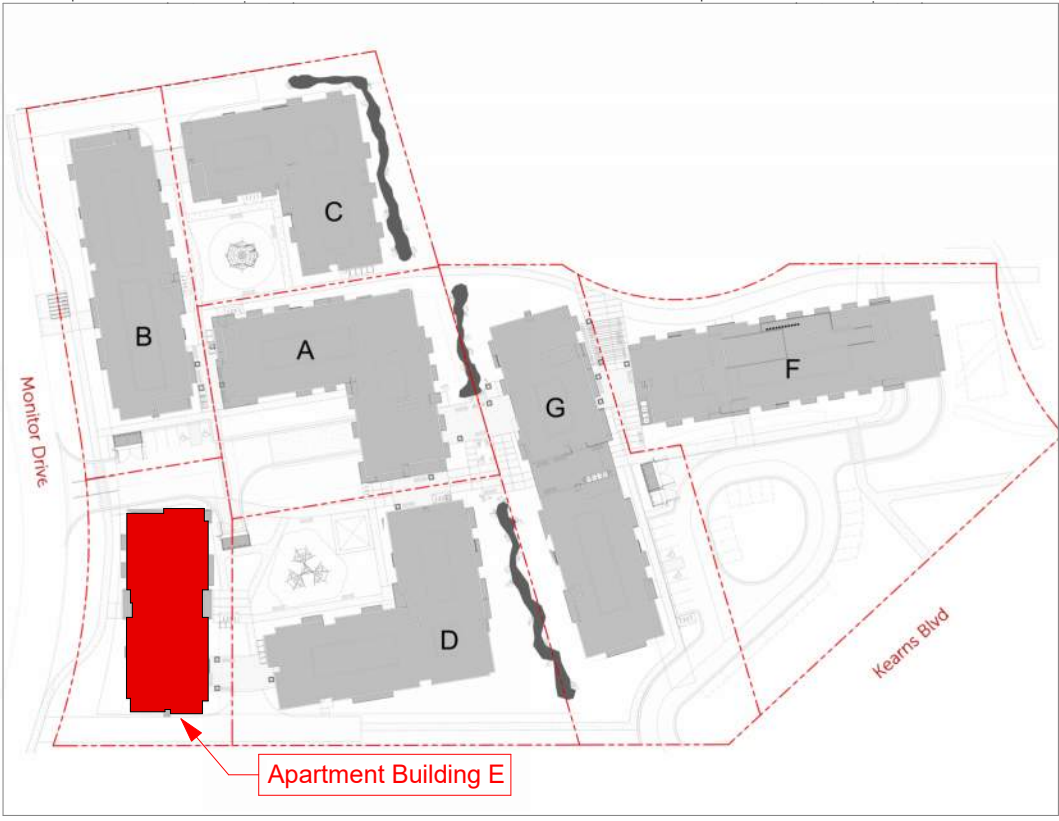
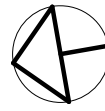
Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space	0	0
- Storage Area	0	0
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	4.5	0
2 Bed	1	0.5
3 Bed	7.5	5
Studio	10.5	0
36	23.5	5.5



Building E - Level 3

SCALE: 1/16" = 1'-0"



General Notes:

- 1. Datum Elevation 6779' = Architectural 100' - 0"
- 2. See Building Elevations for Proposed Materials
- 3. See AMPD-009 for Landscape Plan
- 4. Dimensions on Level 2 and 3 are Similar to Level 1
- 5. See Facade Variation Elevations for Facade Breaks and Variation

Building Data:

- * (24) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
- * (6) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
- * (25) Parking Stalls Provided
- * (1) Scooter / E-Bike / Motorcycle Parking Stalls Provided
- * (24) Sheltered Securable Bike Parking Stalls Provided

- * 45' Allowed Building Height per LMC 15-6.1-8
- * 29' 6" Proposed Building Height

*Total Building Area: 30,001 SF

*Total (N) Unit Equivalents: 30,001 / 2000 = 15.00

Units:

Unit Type and Count	Unit Area (L1, L2, & L3)
1 Bed	600 Sq. Ft.
9	
2 Bed	837 Sq. Ft.
1	
3 Bed	1125 Sq. Ft.
5	
Studio	427 Sq. Ft.
21	
Total: 36	

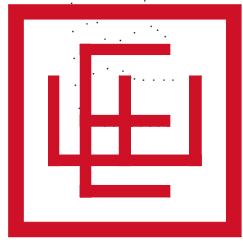
Common Spaces:

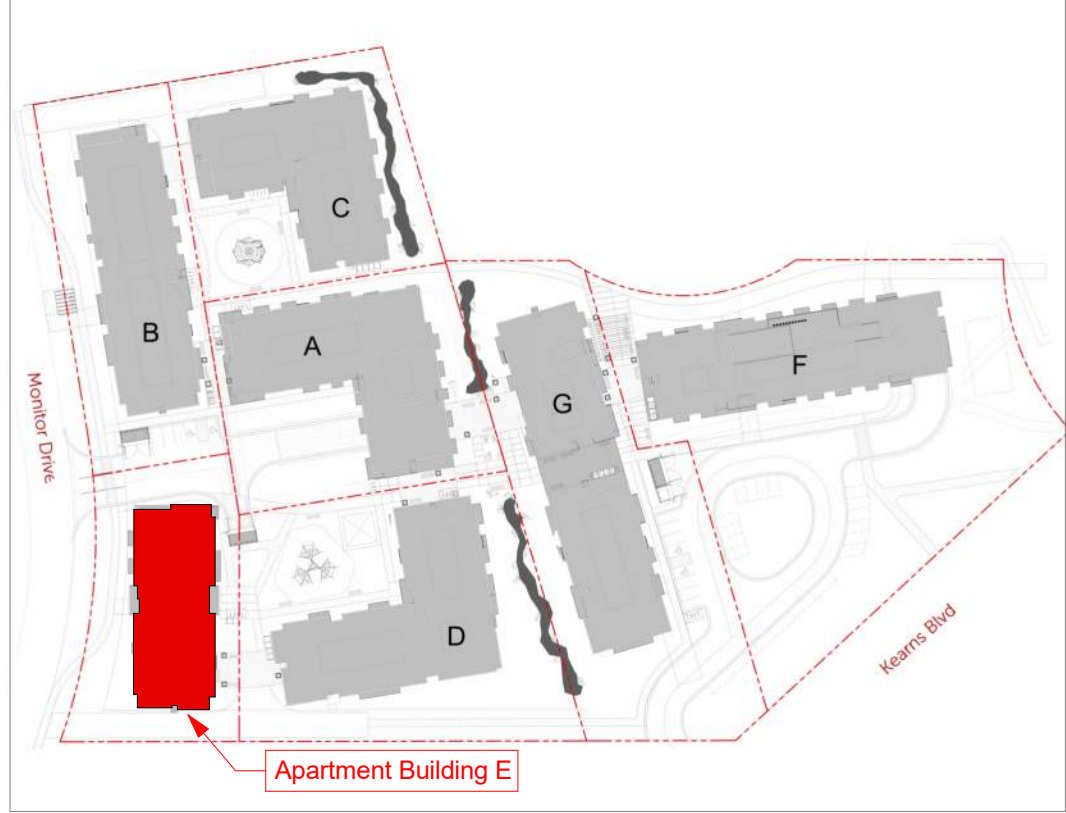
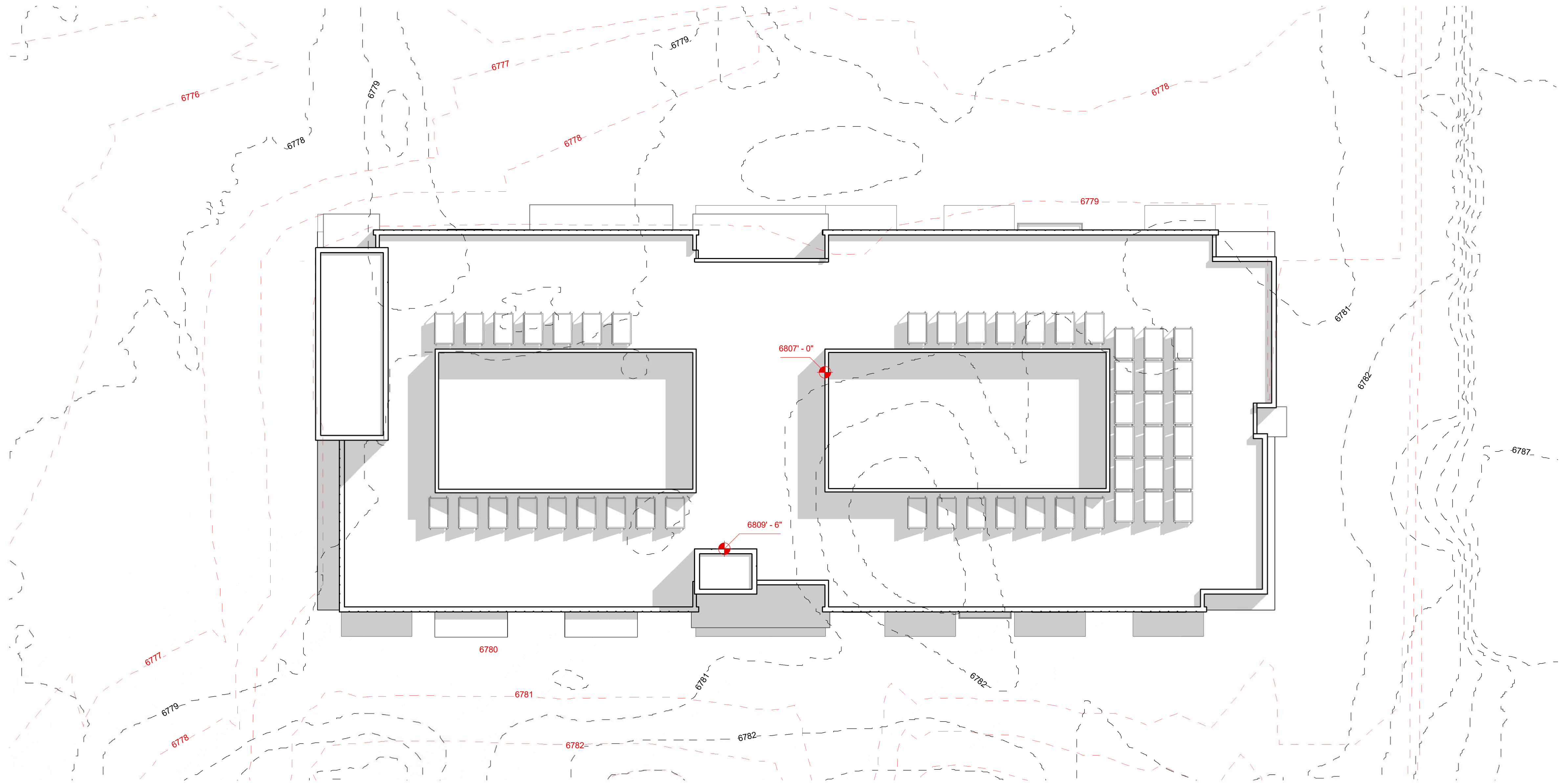
Unit Type and Count	Area
- Common Space	2262 SF
- Storage Area	428 SF

Parking:

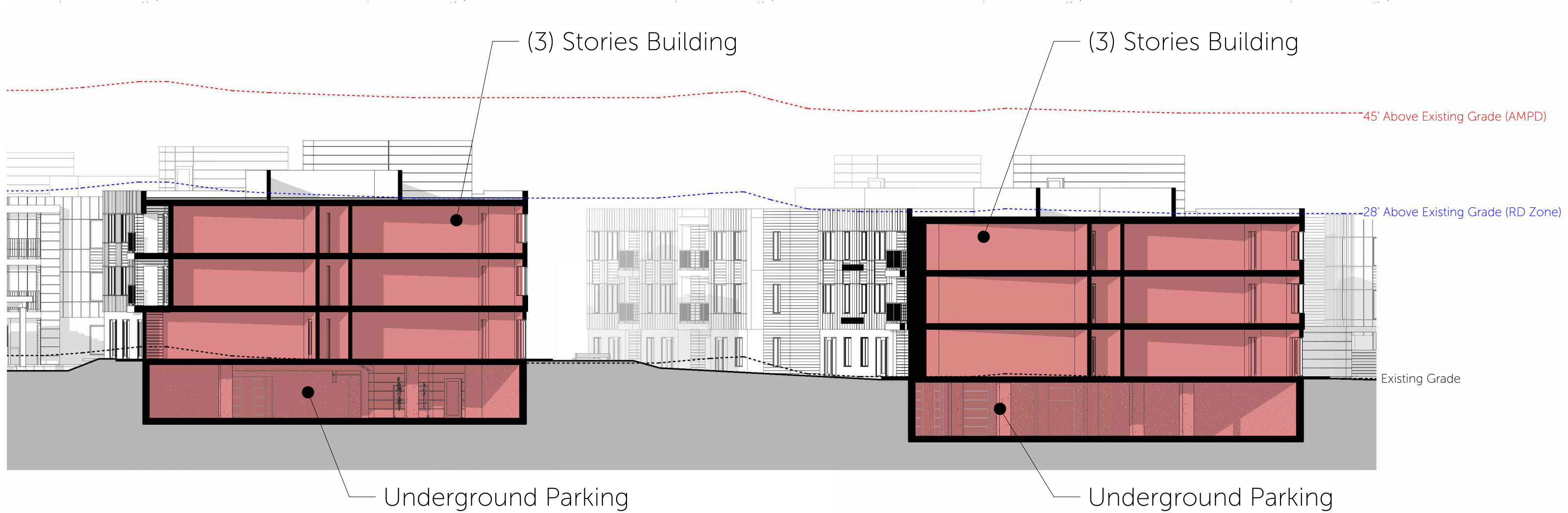
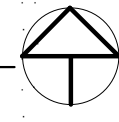
Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space	0	0
- Storage Area	0	0
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	4.5	0
2 Bed	1	0.5
3 Bed	7.5	5
Studio	10.5	0
36	23.5	5.5

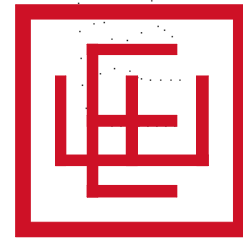




Roof Plan
SCALE: 3/32" = 1'-0"



Typical Section
SCALE: 1/16" = 1'-0"





Elevation 4

SCALE: 3/32" = 1'-0"



Elevation 3

SCALE: 3/32" = 1'-0"



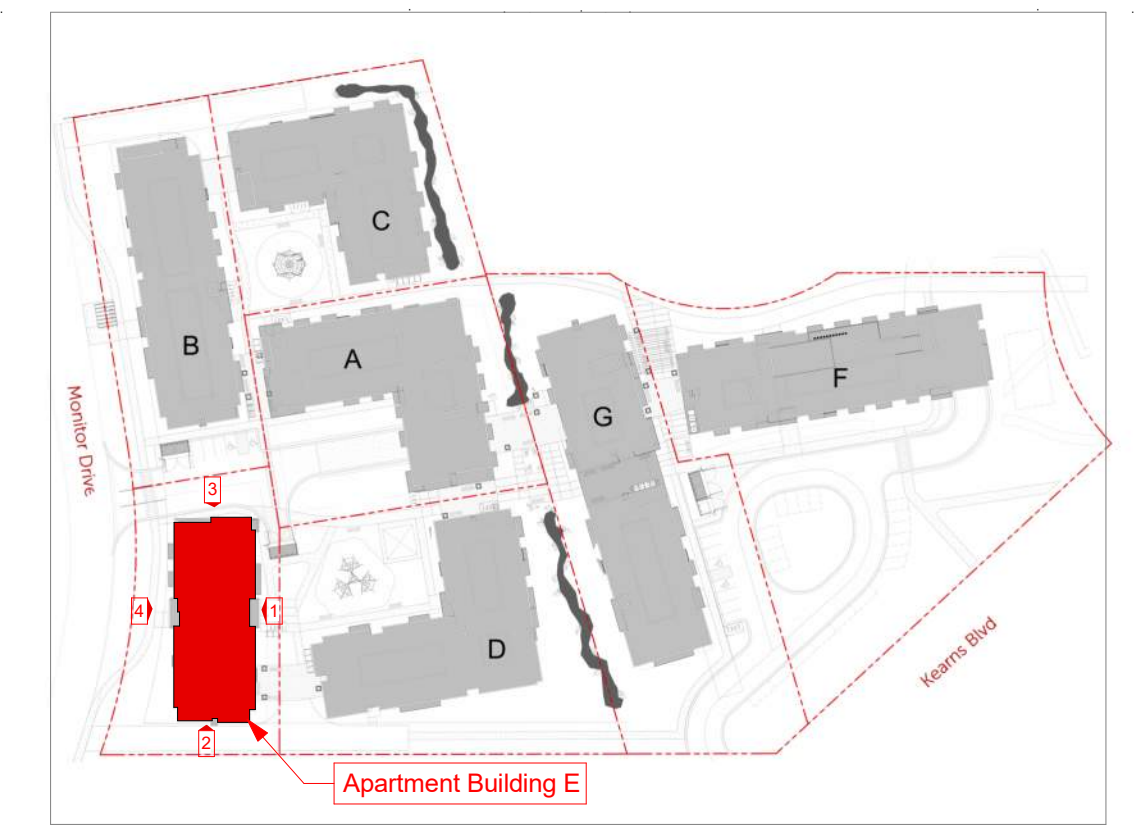
Elevation 2

SCALE: 3/32" = 1'-0"



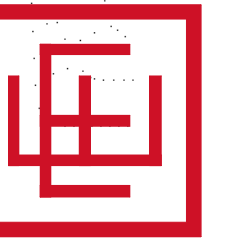
Elevation 1

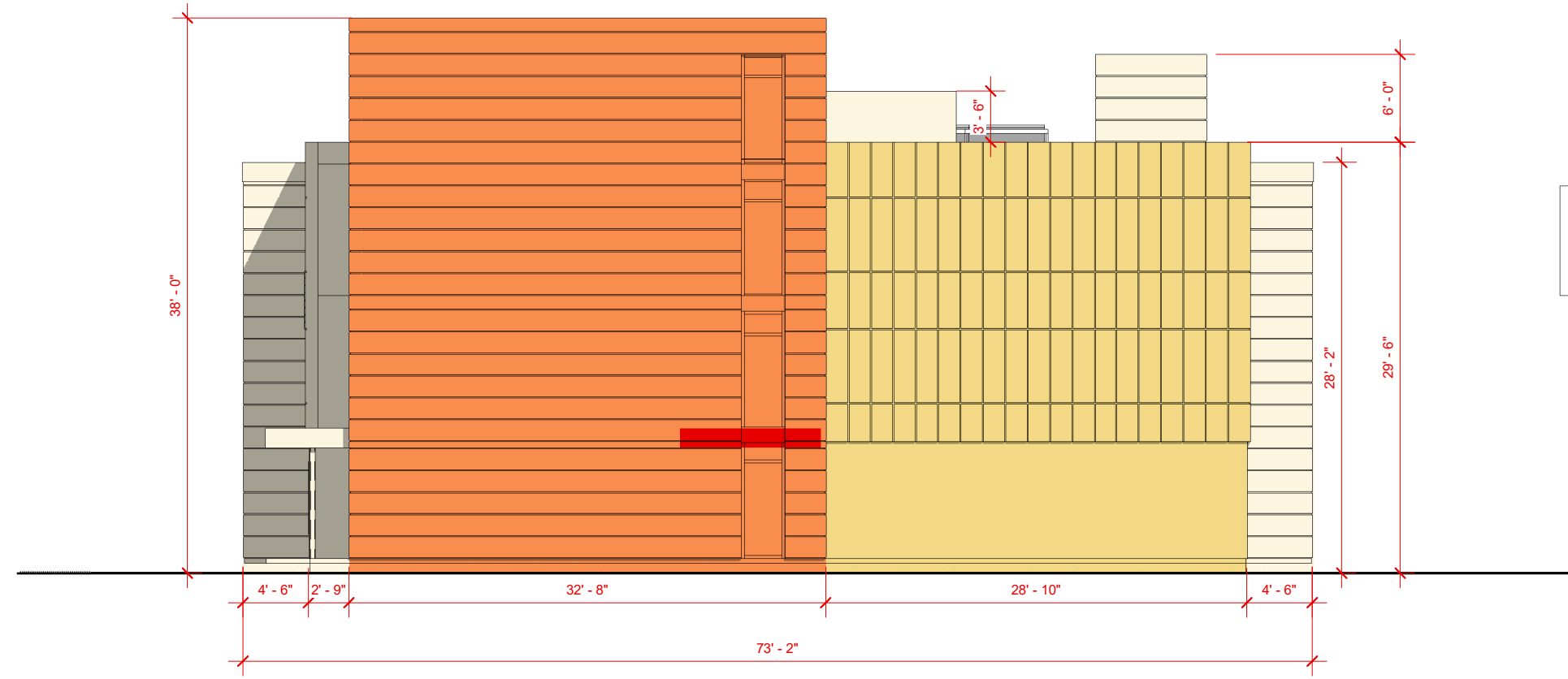
SCALE: 3/32" = 1'-0"



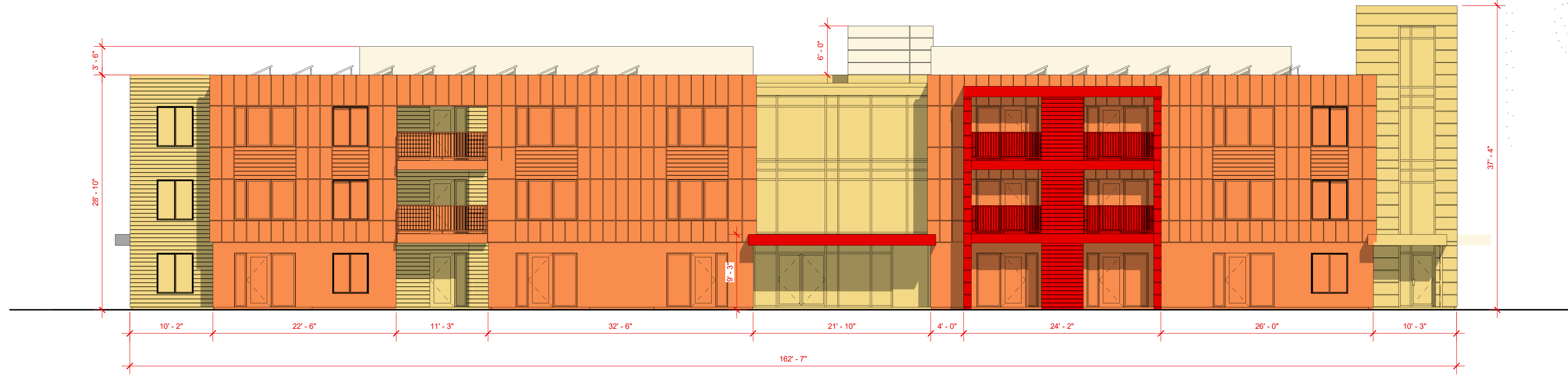
Facade Shift Legend

■ Facade Bumpout Area.....	4' to 5'
■ Primary Facade Area.....	0'
■ Recessed Facade Area.....	4' to 5'
■ Recessed Facade Area.....	15'+

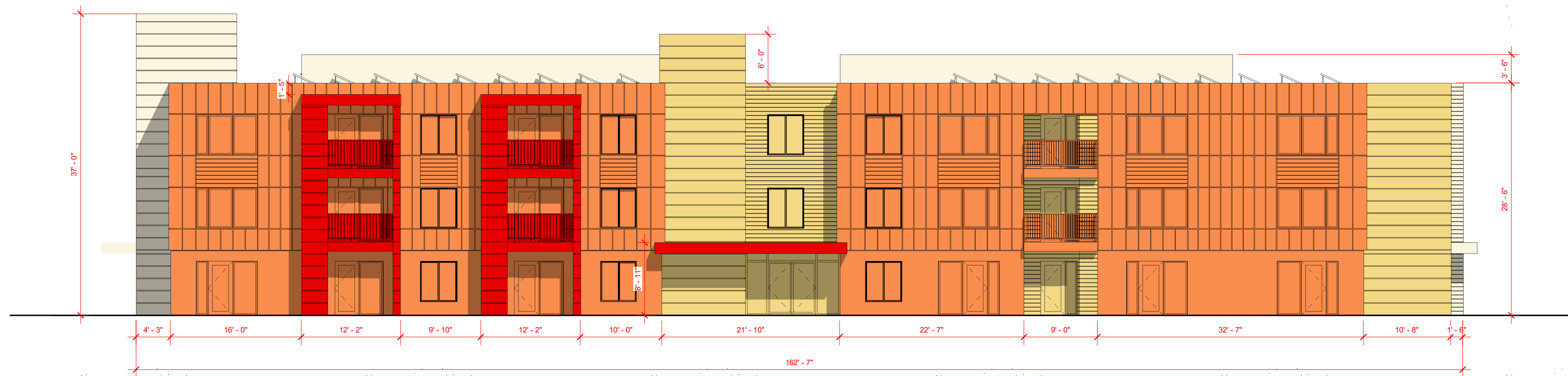




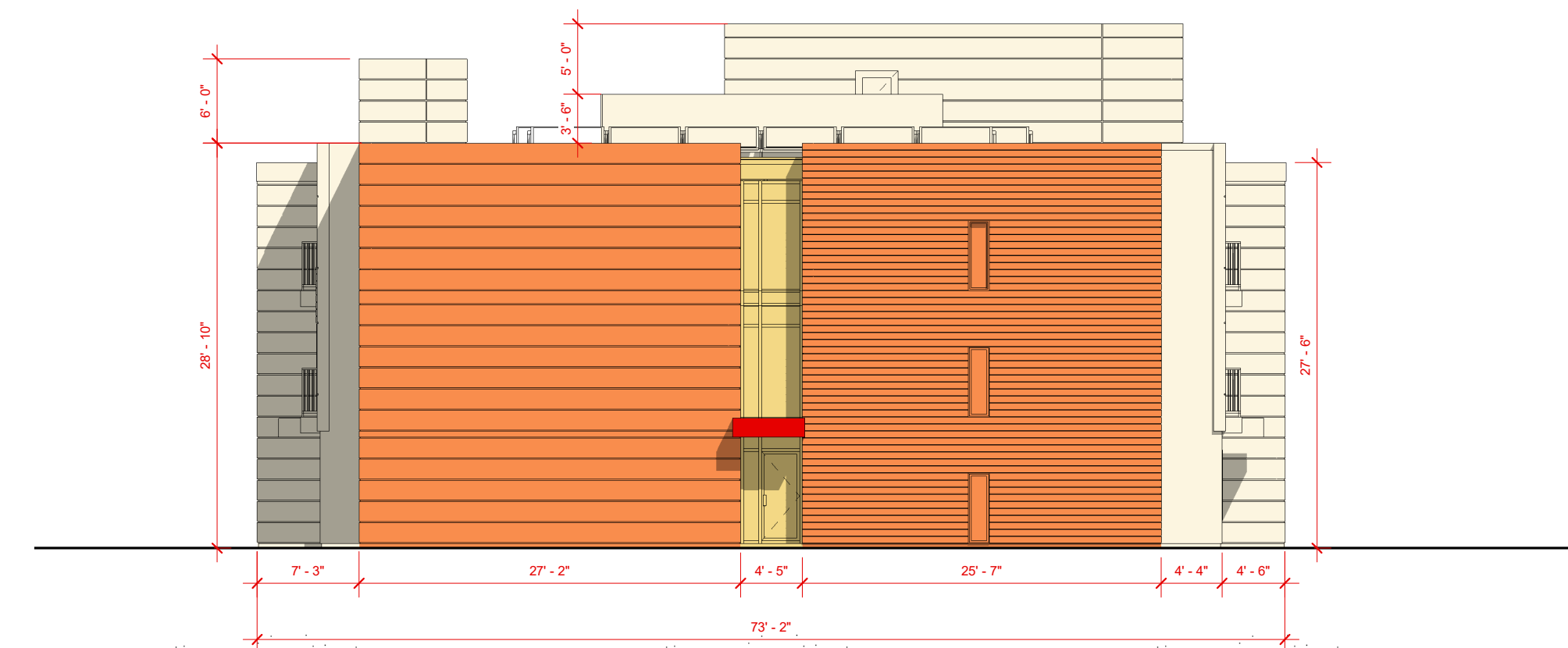
1 Elevation 1 Facade Variation
SCALE: 3/32" = 1'-0"



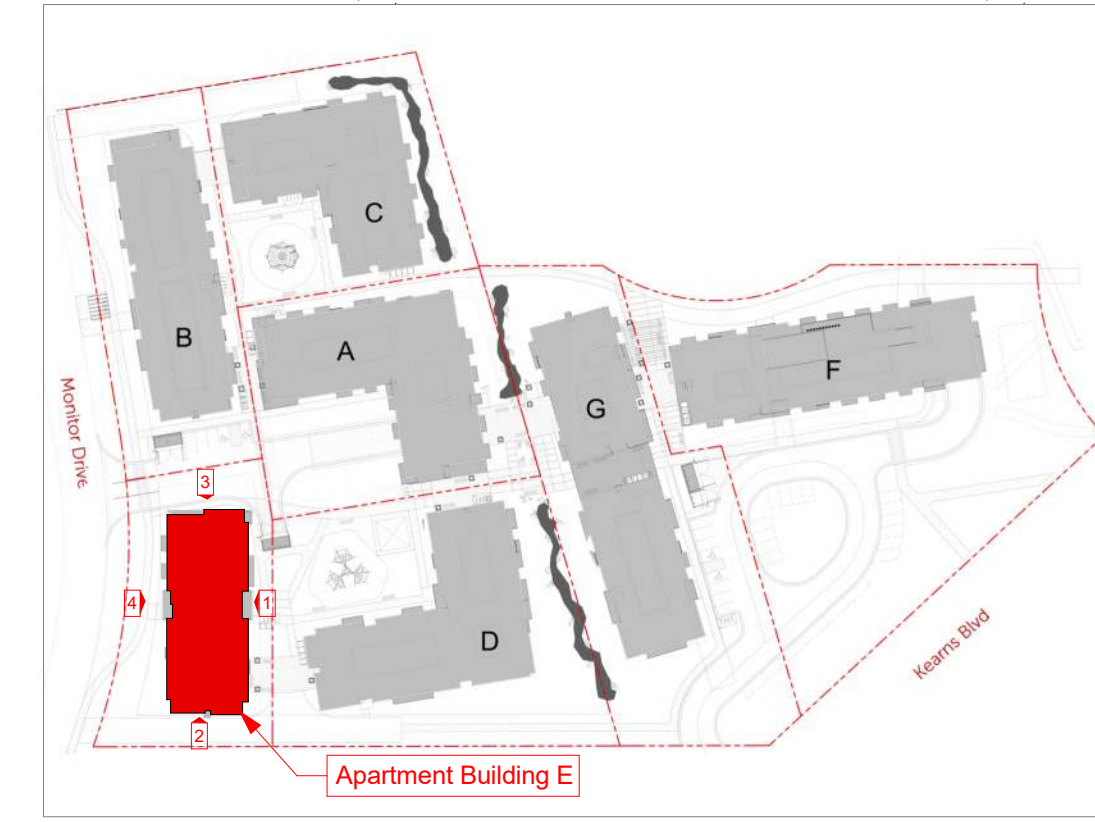
2 Elevation 2 Facade Variation
SCALE: 3/32" = 1'-0"



3 Elevation 3 Facade Variation
SCALE: 3/32" = 1'-0"

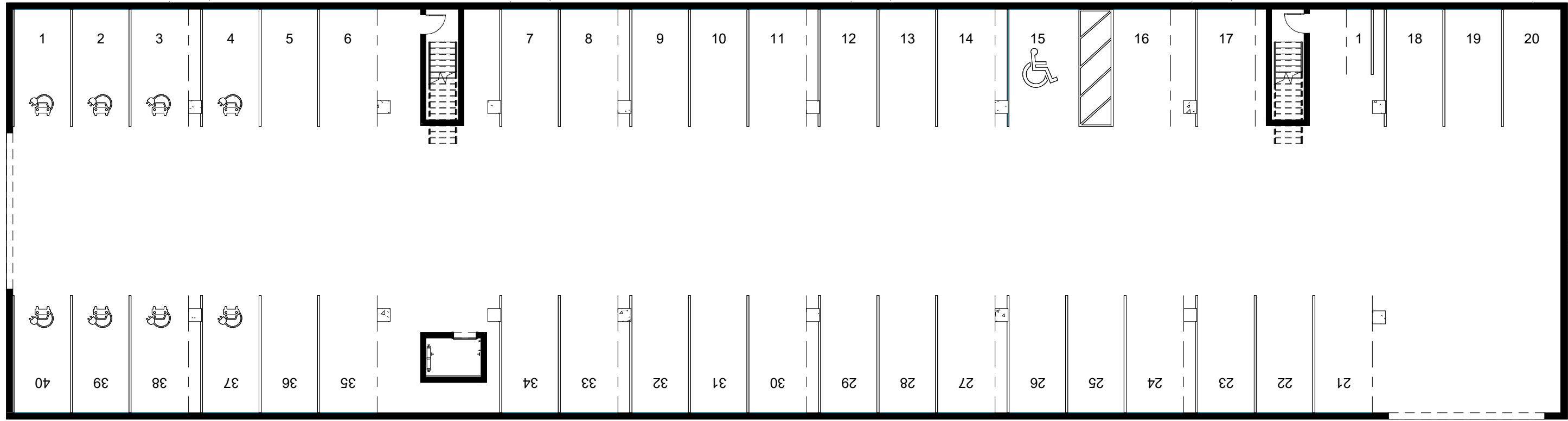


4 Elevation 4 Facade Variation
SCALE: 3/32" = 1'-0"

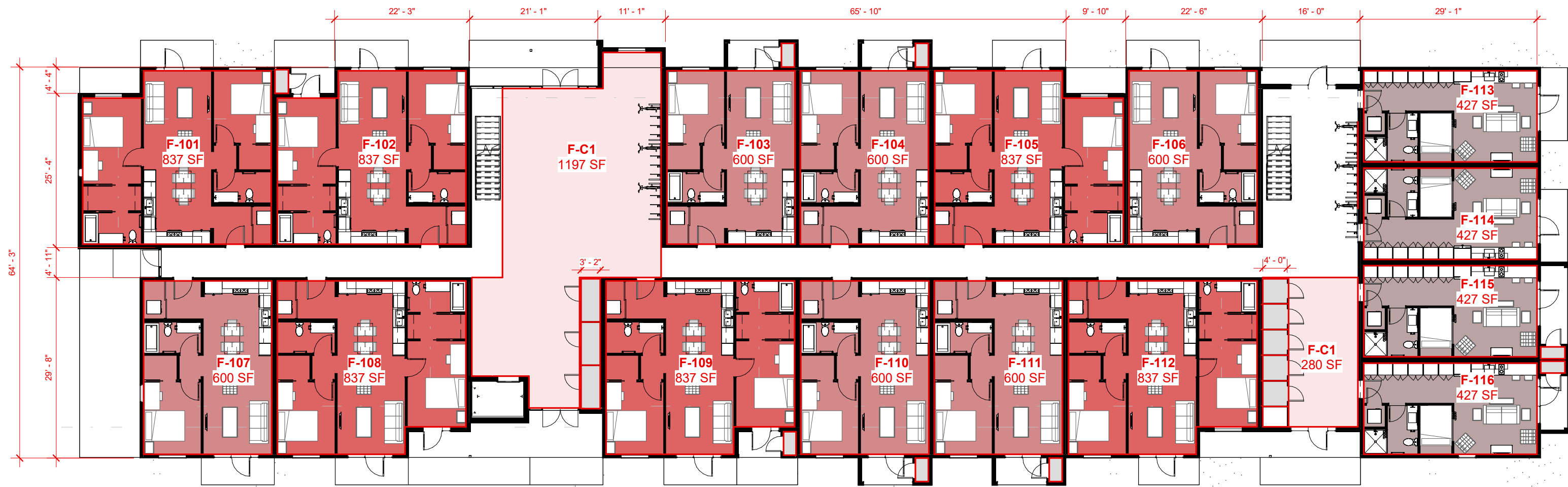


Facade Shift Legend

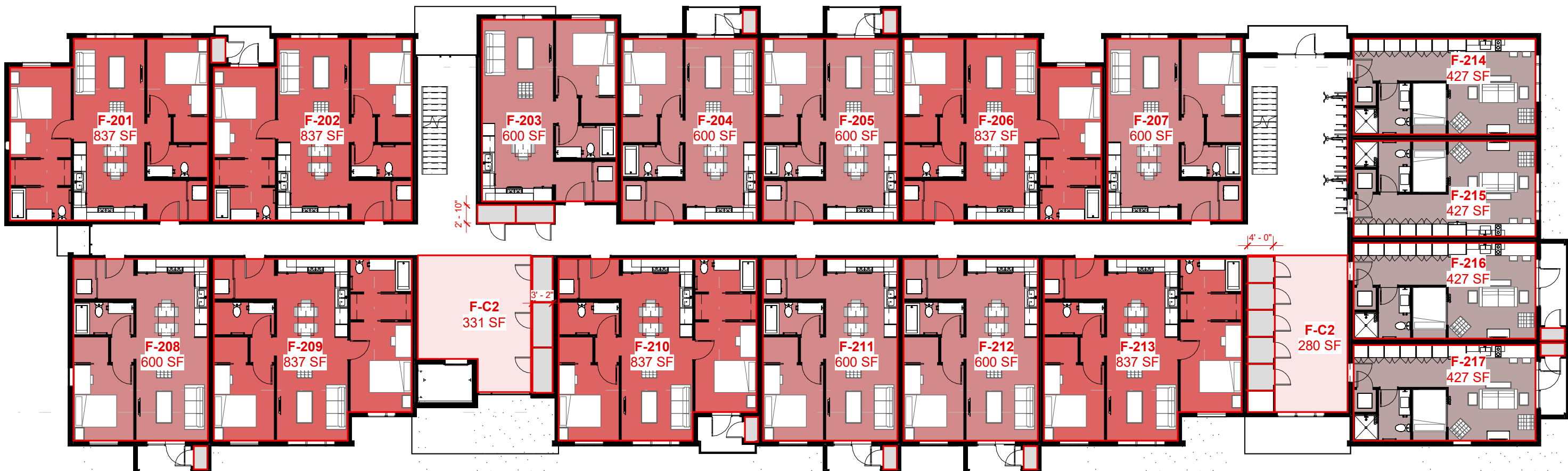
- Facade Bumpout Area.....4' to 5'
- Primary Facade Area.....0'
- Recessed Facade Area.....4' to 5'
- Recessed Facade Area.....15' +



Building F - Level P
SCALE: 1/16" = 1'-0"



Building F - Level 1
SCALE: 1/16" = 1'-0"



Building F - Level 2
SCALE: 1/16" = 1'-0"

- General Notes:**
1. Datum Elevation 6771' = Architectural 100' - 0"
 2. See Building Elevations for Proposed Materials
 3. See AMPD-009 for Landscape Plan
 4. Dimensions on Level 2 and 3 are Similar to Level 1
 5. See Facade Variation Elevations for Facade Breaks and Variation

- Building Data:**
- * (35) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
 - * (10) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
 - * **(43) Parking Stalls Provided**
 - * **(1) Scooter / E-Bike / Motorcycle Parking Stalls Provided**
 - * **(36) Sheltered Securable Bike Parking Stalls Provided**

- * 45' Allowed Building Height per LMC 15-6.1-8
- * **29' 6" Proposed Building Height**

***Total Building Area: 44,093 SF**

***Total (N) Unit Equivalents: 43,093 / 2000 = 22.05**

Units:

Unit Type and Count	Unit Area
1 Bed	600 Sq. Ft.
20	
2 Bed	837 Sq. Ft.
18	
Studio	427 Sq. Ft.
12	
Total: 50	

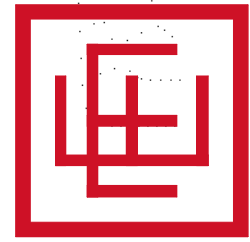
Common Spaces:

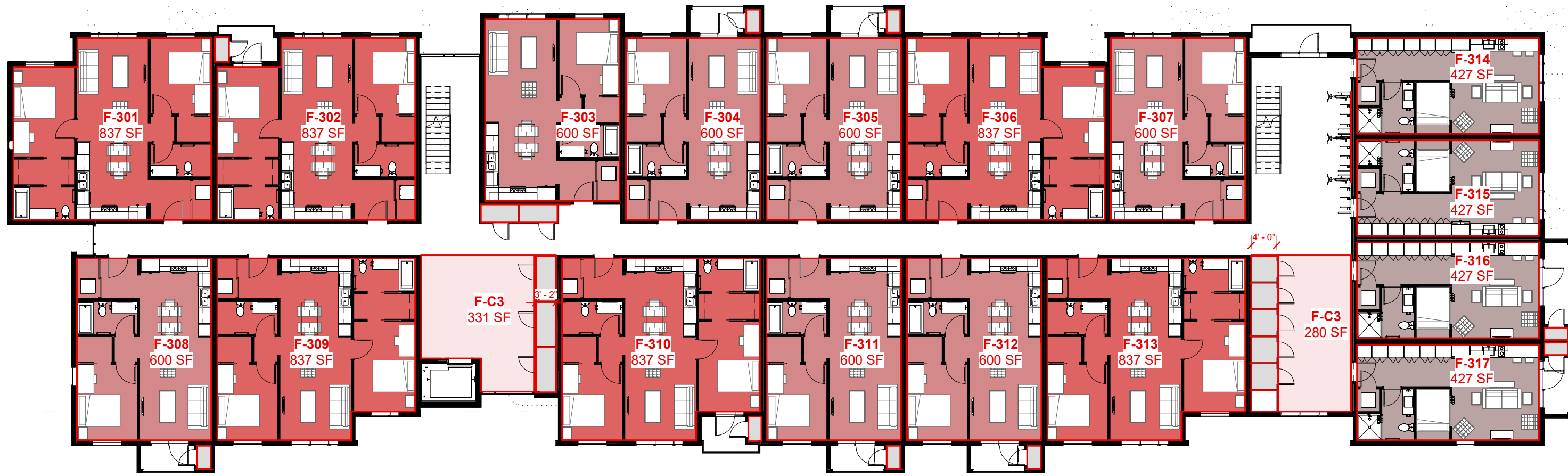
Unit Type and Count	Area
- Common Space	5161 SF
- Storage Area	1020 SF

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space		
- Storage Area		
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

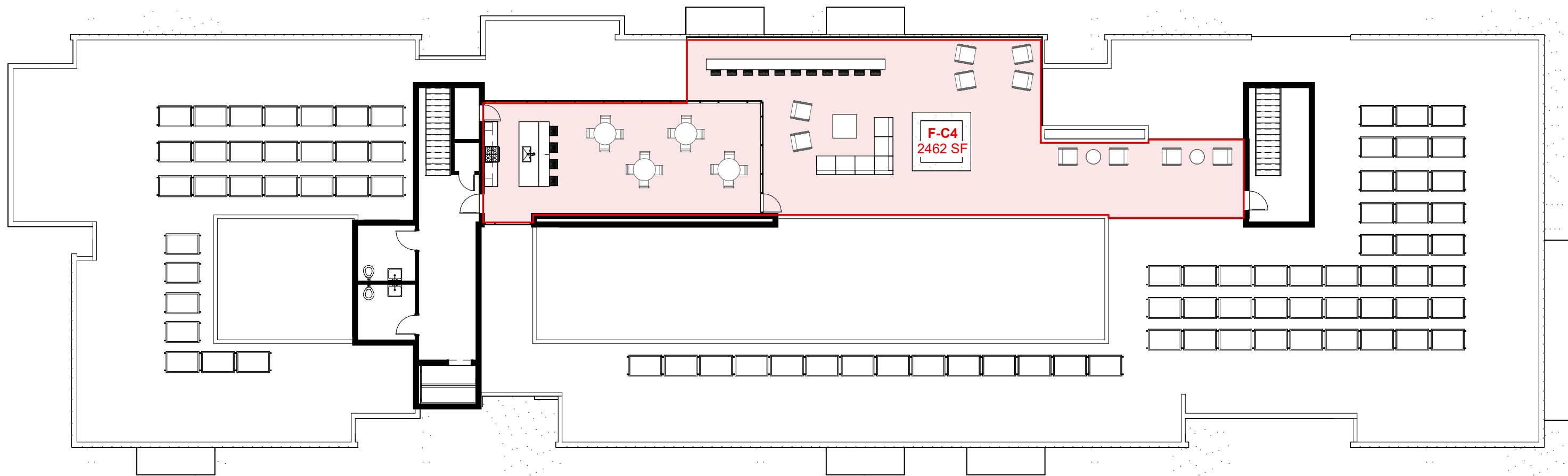
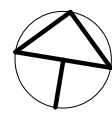
Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	10	0
2 Bed	18	9
Studio	6	0
50	34	9



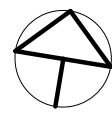


Building F - Level 3

SCALE: 1/16" = 1'-0"



2 Building F - Level 4
SCALE: 1/16" = 1'-0"



General Notes:

1. Datum Elevation 6771' = Architectural 100' - 0"
2. See Building Elevations for Proposed Materials
3. See AMPD-009 for Landscape Plan
4. Dimensions on Level 2 and 3 are Similar to Level 1
5. See Facade Variation Elevations for Facade Breaks and Variation

Building Data:

- * (35) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
- * (10) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
- * (43) Parking Stalls Provided
- * (1) Scooter / E-Bike / Motorcycle Parking Stalls Provided
- * (36) Sheltered Securable Bike Parking Stalls Provided

- * 45' Allowed Building Height per LMC 15-6.1-8
- * 29' 6" Proposed Building Height

*Total Building Area: 44,093 SF

*Total (N) Unit Equivalents: 43,093 / 2000 = 22.05

Units:

Unit Type and Count	Unit Area
1 Bed 20	600 Sq. Ft.
2 Bed 18	837 Sq. Ft.
Studio 12	427 Sq. Ft.
Total: 50	

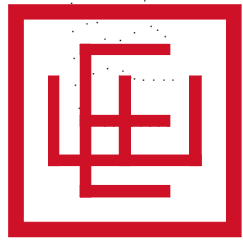
Common Spaces:

Unit Type and Count	Area
- Common Space	5161 SF
- Storage Area	1020 SF

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space		
- Storage Area		
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

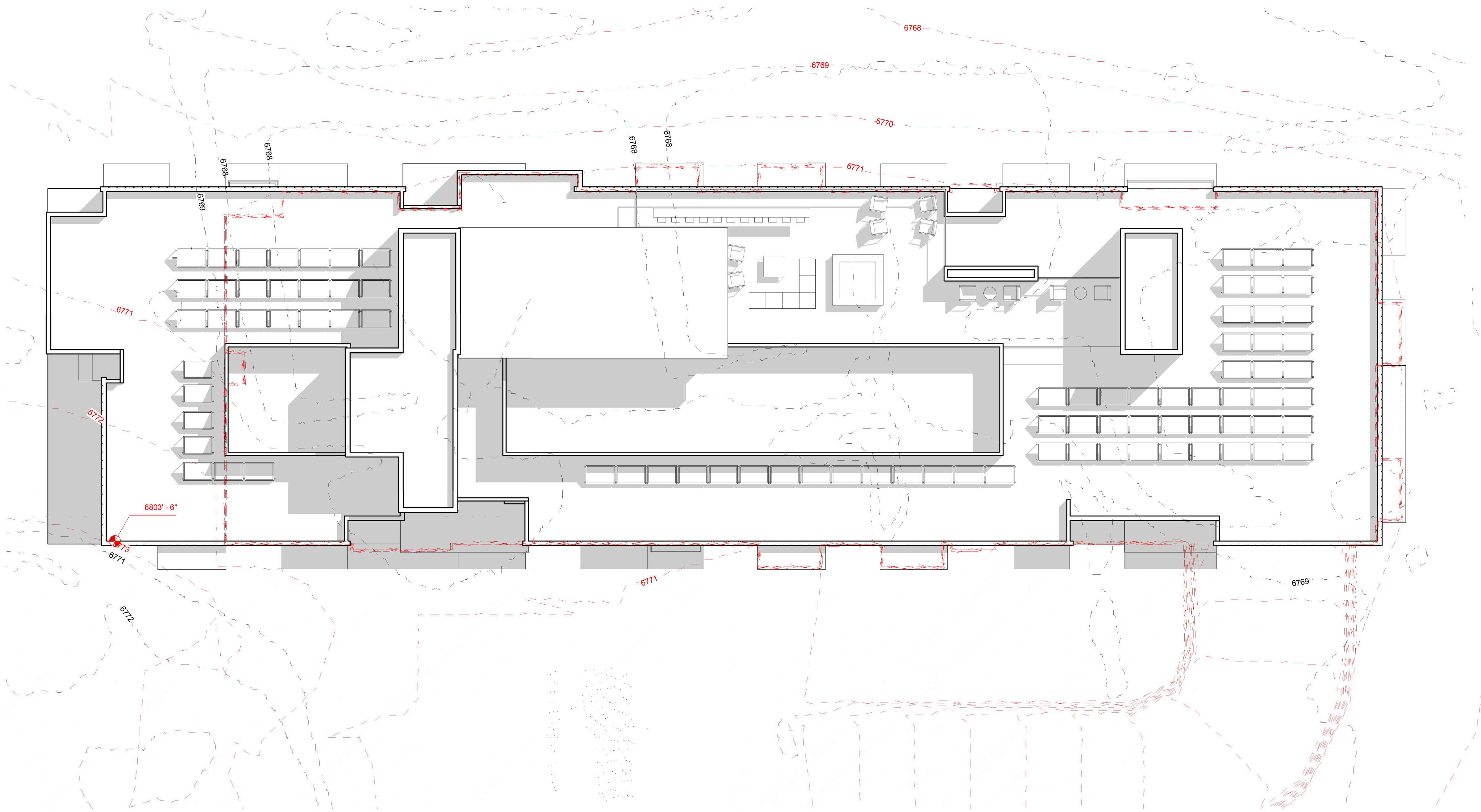
Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	10	0
2 Bed	18	9
Studio	6	0
50	34	9



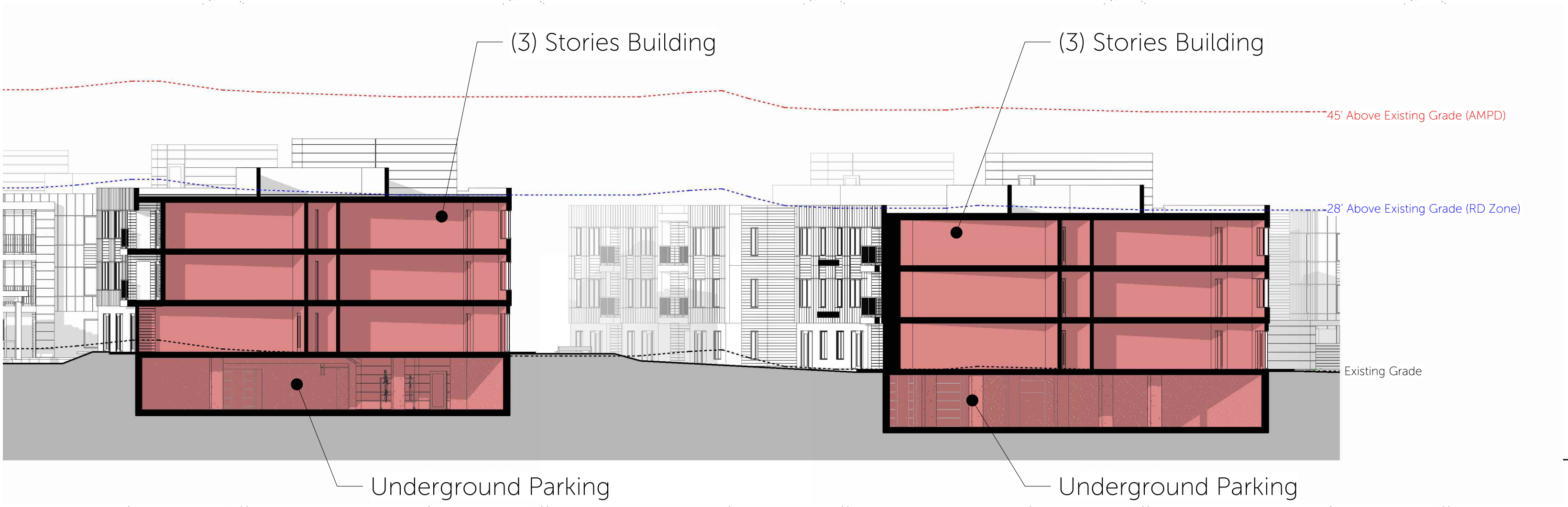
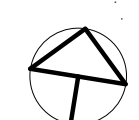
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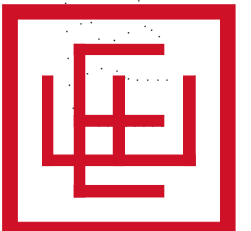
HOPA
AMPD-151
Apt. Bldg. F - Floor Plans



Roof Plan
SCALE: 3/32" = 1'-0"



Typical Section
SCALE: 1/16" = 1'-0"

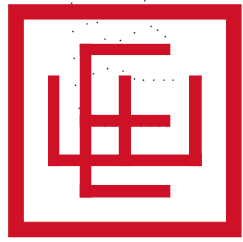
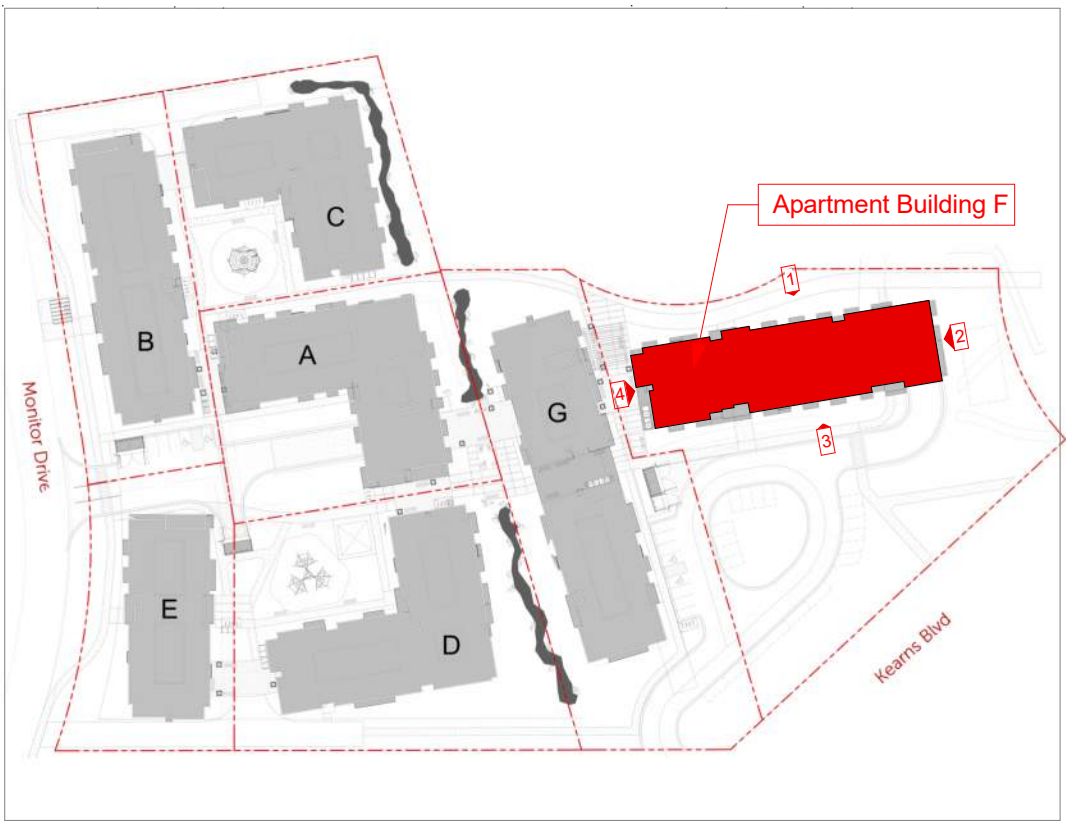


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Apt. Bldg. F - Roof Over Topography

HOPA
AMPD-152



Elevation 4

SCALE: 3/32" = 1'-0"



Elevation 3

SCALE: 3/32" = 1'-0"



Elevation 2

SCALE: 3/32" = 1'-0"

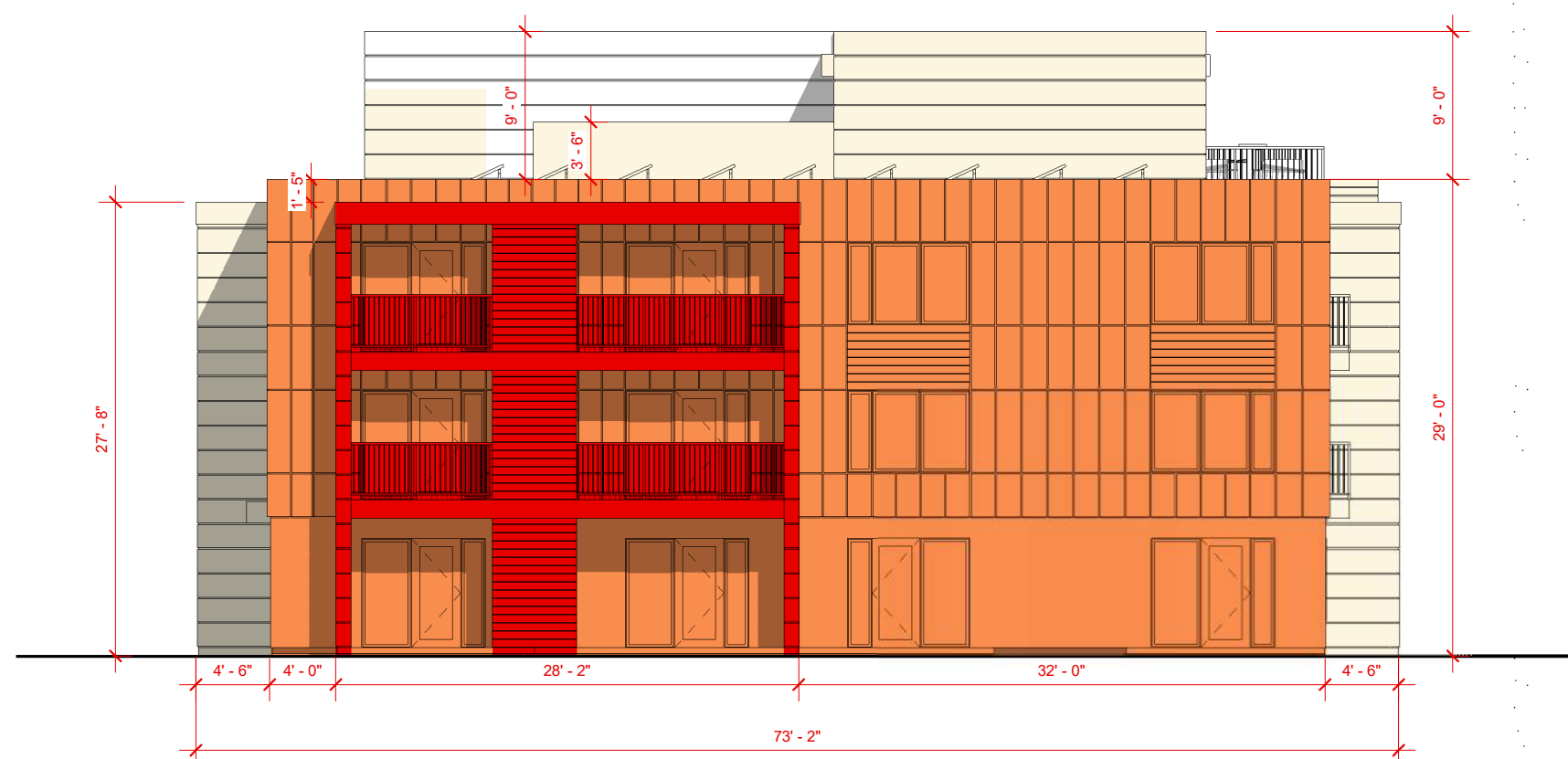


Elevation 1

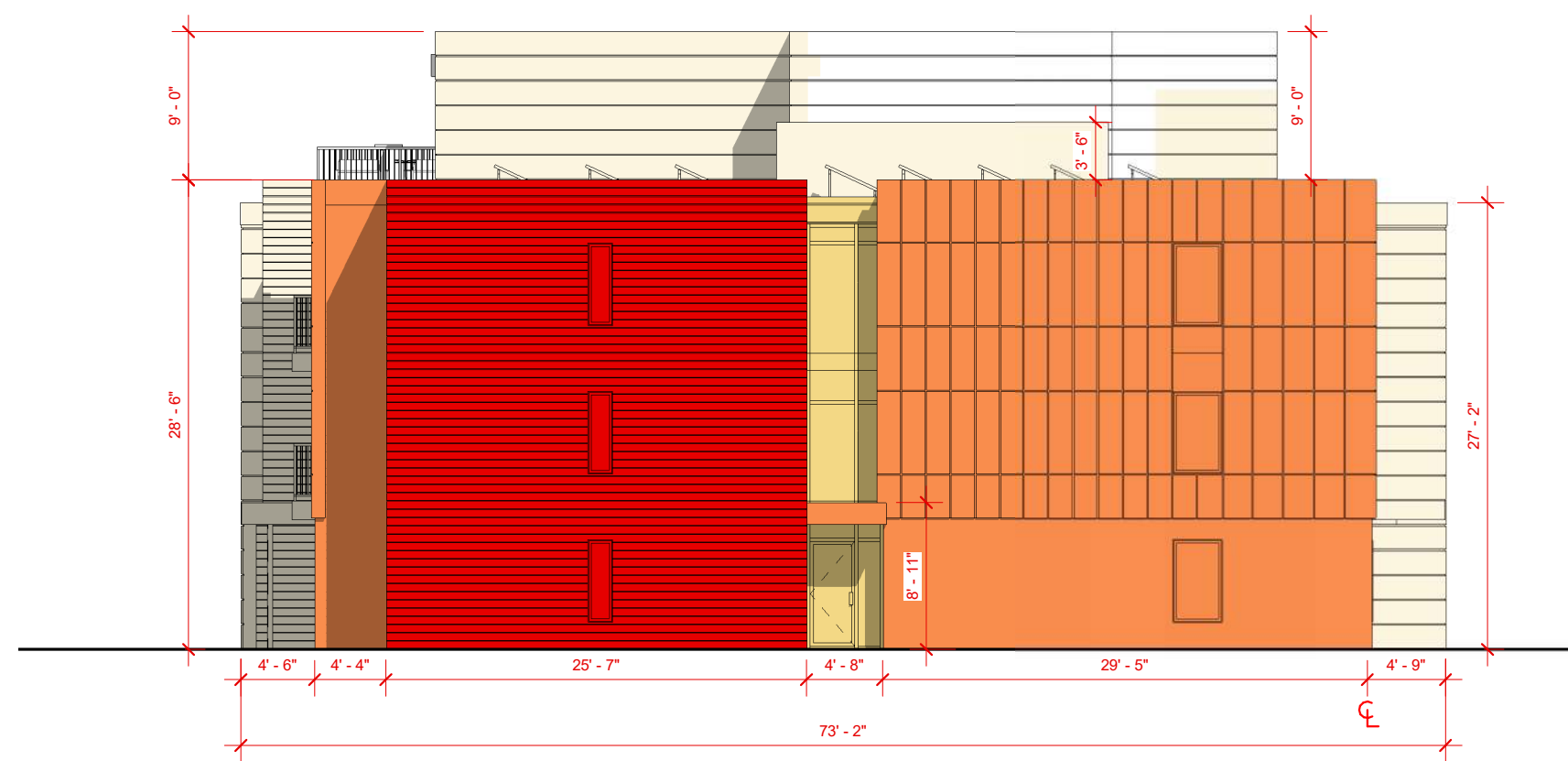
SCALE: 3/32" = 1'-0"



① Elevation 1 Facade Variation
SCALE: 3/32" = 1'-0"



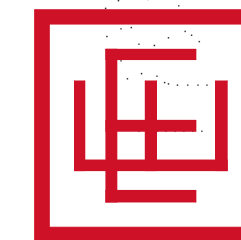
② Elevation 2 Facade Variation
SCALE: 3/32" = 1'-0"



④ Elevation 4 Facade Variation
SCALE: 3/32" = 1'-0"



③ Elevation 3 Facade Variation
SCALE: 3/32" = 1'-0"

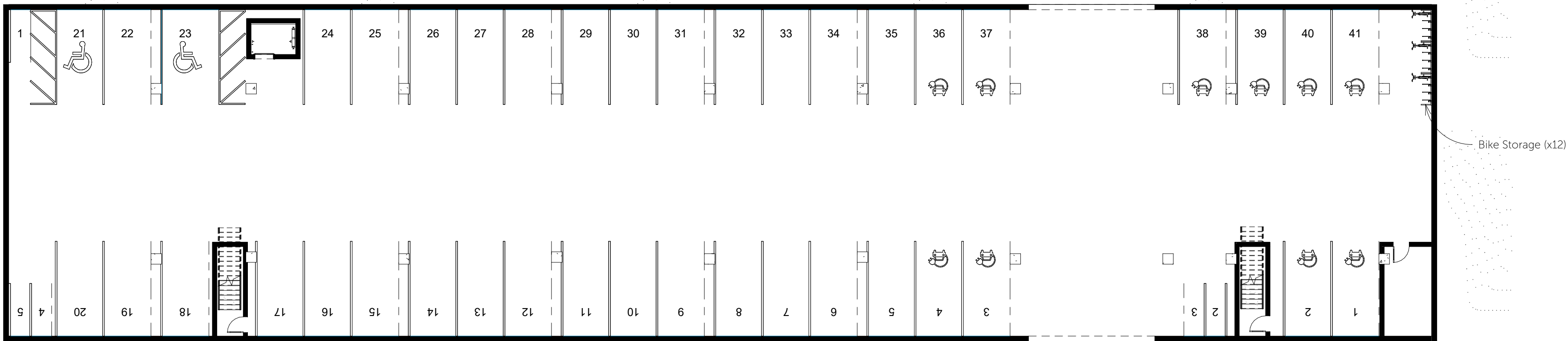


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Apt. Bldg F - Elevations Facade
Variation

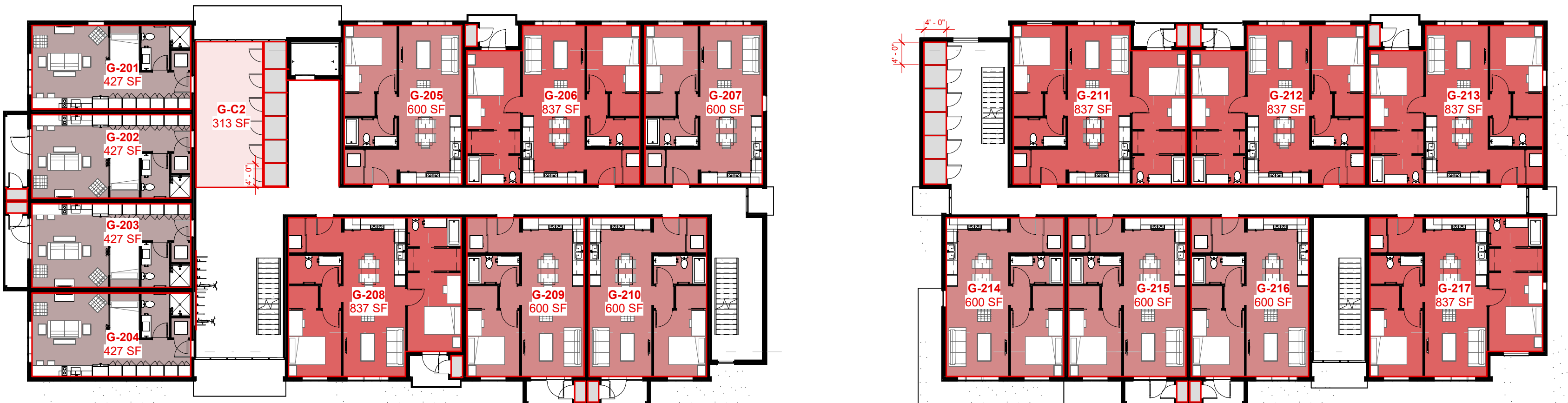
HOPA
AMPD-154



Building G - Level P
SCALE: 1/16" = 1'-0"



Building G - Level 1
SCALE: 1/16" = 1'-0"



Building G - Level 2
SCALE: 1/16" = 1'-0"

- General Notes:**
1. Datum Elevation 6774' = Architectural 100' - 0"
 2. See Building Elevations for Proposed Materials
 3. See AMPD-009 for Landscape Plan
 4. Dimensions on Level 2 and 3 are Similar to Level 1
 5. See Facade Variation Elevations for Facade Breaks and Variation

- Building Data:**
- * (35) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
 - * (10) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
 - * **(41) Parking Stalls Provided**
 - * **(5) Scooter / E-Bike / Motorcycle Parking Stalls Provided**
 - * **(44) Sheltered Securable Bike Parking Stalls Provided**

- * 45' Allowed Building Height per LMC 15-6.1-8
- * **29' 6" Proposed Building Height**

***Total Building Area: 45,588 SF**

***Total (N) Unit Equivalents: 45,588 / 2000 = 22.79**

Units:

Unit Type and Count	Unit Area
1 Bed	600 Sq. Ft.
20	
2 Bed	837 Sq. Ft.
18	
Studio	427 Sq. Ft.
12	
Total: 50	

Common Spaces:

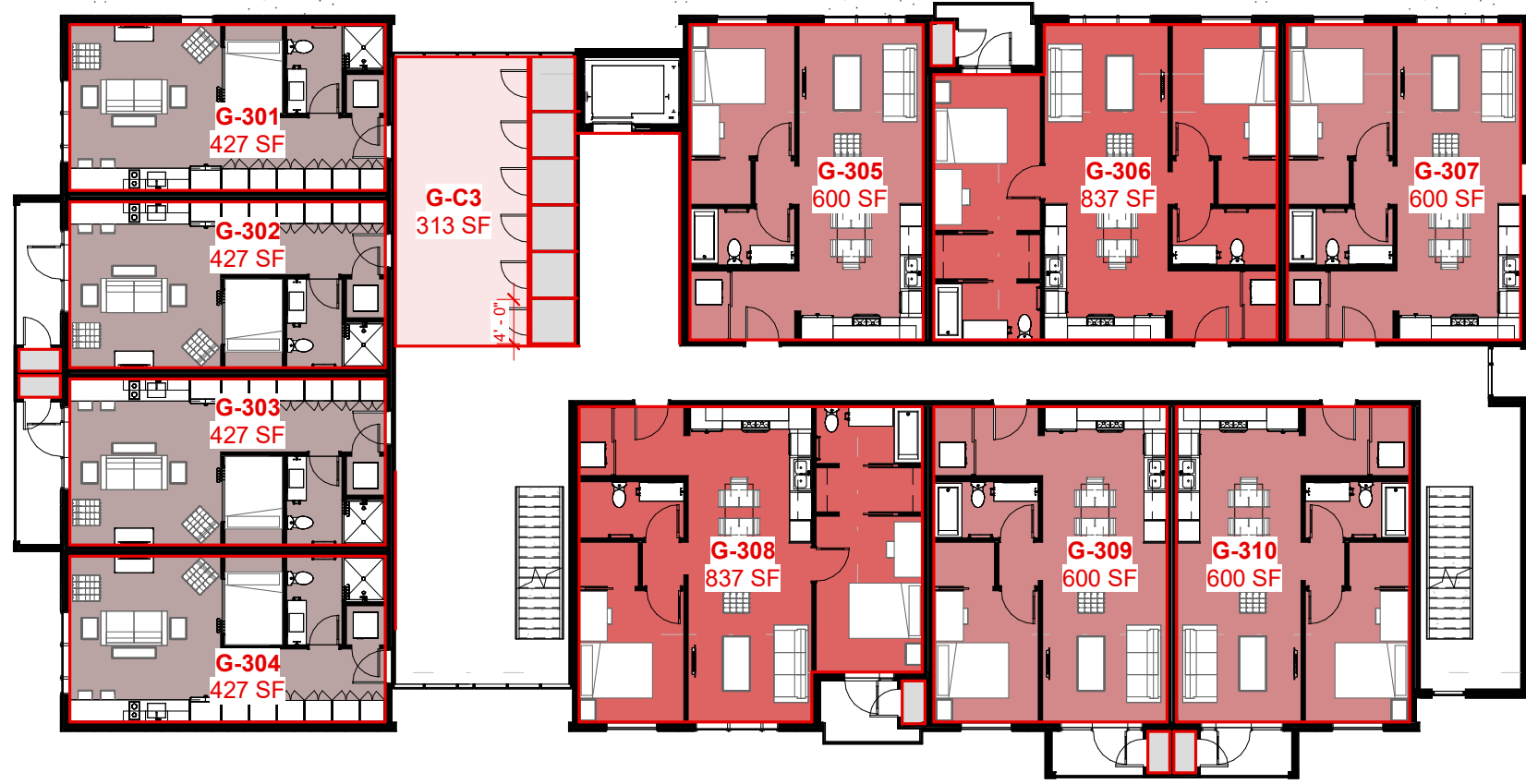
Unit Type and Count	Area
- Common Space	1432 SF
- Storage Area	1349 SF

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space	0	0
- Storage Area	0	0
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

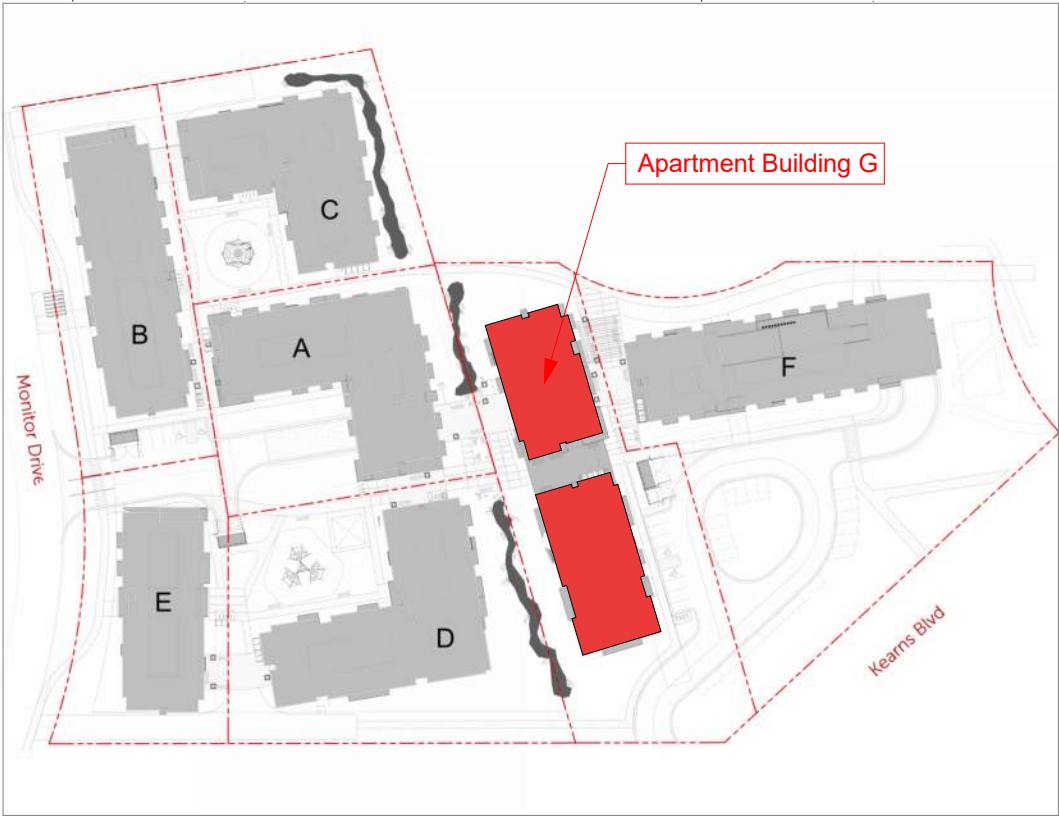
Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	10	0
2 Bed	18	9
Studio	6	0
50	34	9





Building G - Level 3

SCALE: 1/16" = 1'-0"



General Notes:

- 1. Datum Elevation 6774' = Architectural 100' - 0"
- 2. See Building Elevations for Proposed Materials
- 3. See AMPD-009 for Landscape Plan
- 4. Dimensions on Level 2 and 3 are Similar to Level 1
- 5. See Facade Variation Elevations for Facade Breaks and Variation

Building Data:

- * (35) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
- * (10) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
- * (41) Parking Stalls Provided
- * (5) Scooter / E-Bike / Mortorcycle Parking Stalls Provided
- * (44) Sheltered Securable Bike Parking Stalls Provided

- * 45' Allowed Building Height per LMC 15-6.1-8
- * 29' 6" Proposed Building Height

*Total Building Area: 45,588 SF

*Total (N) Unit Equivalents: 45,588 / 2000 = 22.79

Units:

Unit Type and Count	Unit Area
1 Bed 20	600 Sq. Ft.
2 Bed 18	837 Sq. Ft.
Studio 12	427 Sq. Ft.
Total: 50	

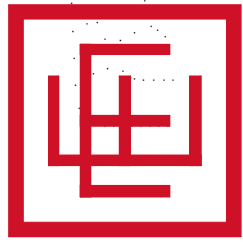
Common Spaces:

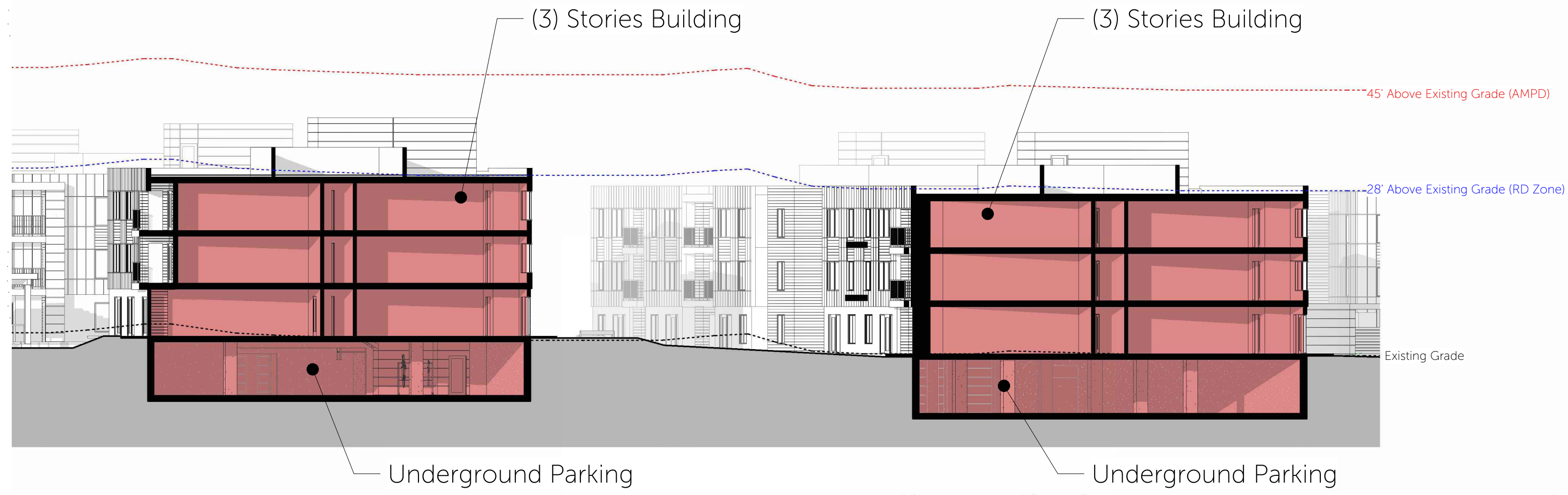
Unit Type and Count	Area
- Common Space	1432 SF
- Storage Area	1349 SF

Parking:

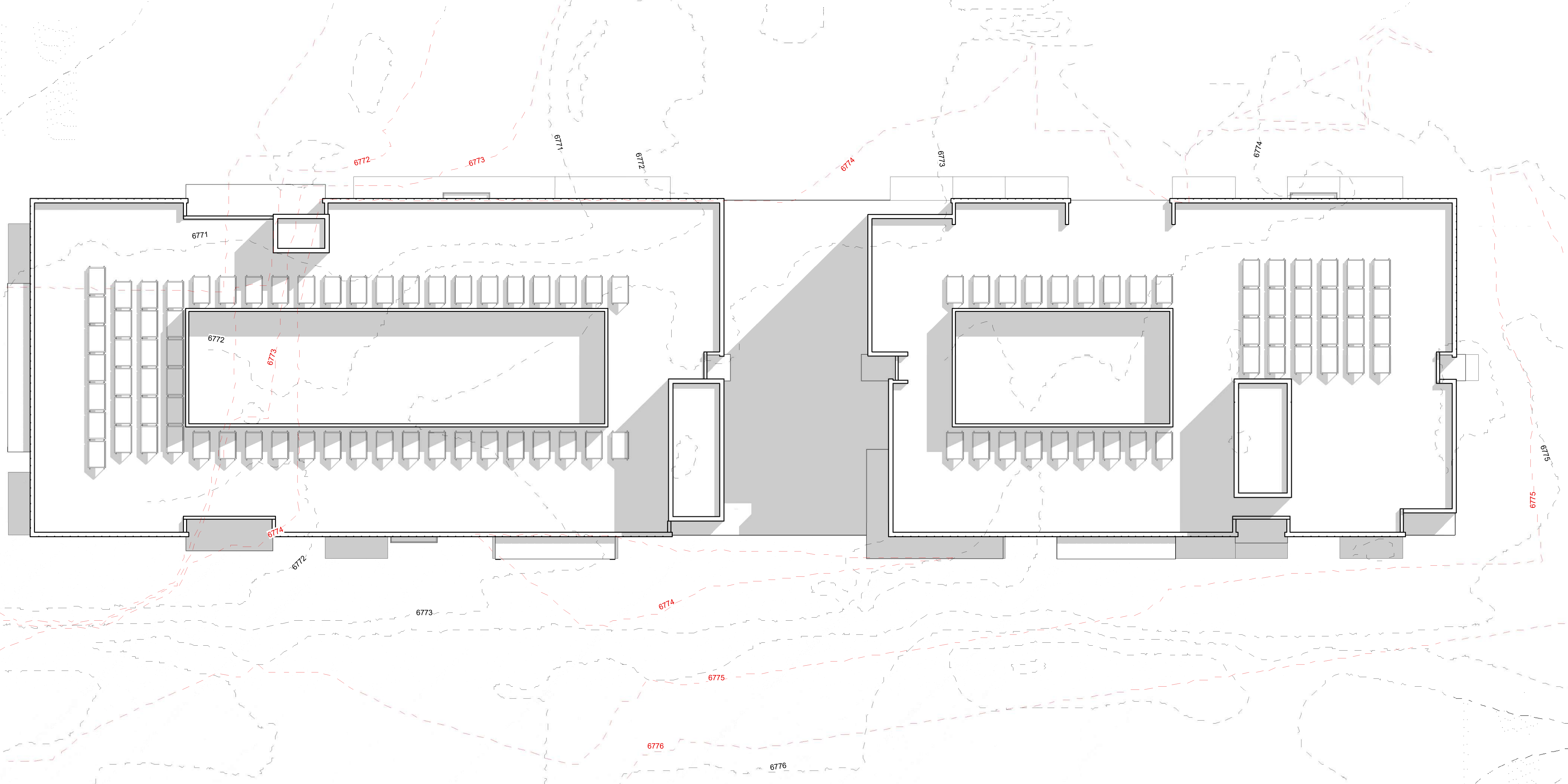
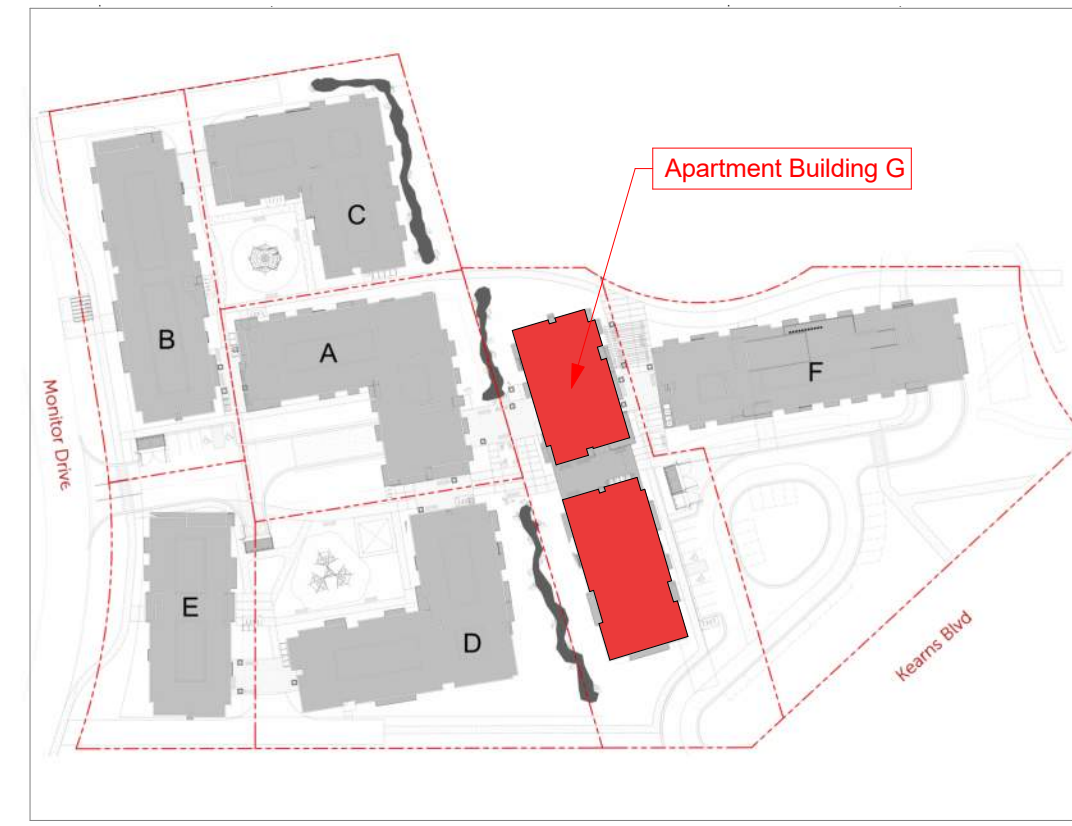
Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
- Common Space	0	0
- Storage Area	0	0
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	10	0
2 Bed	18	9
Studio	6	0
50	34	9

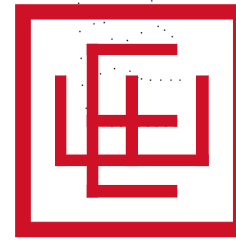
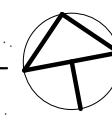




Typical Section
SCALE: 1/16" = 1'-0"



Roof Plan
SCALE: 3/32" = 1'-0"





Elevation 4

SCALE: 3/32" = 1'-0"



Elevation 3

SCALE: 3/32" = 1'-0"



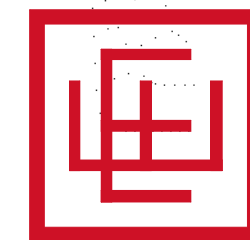
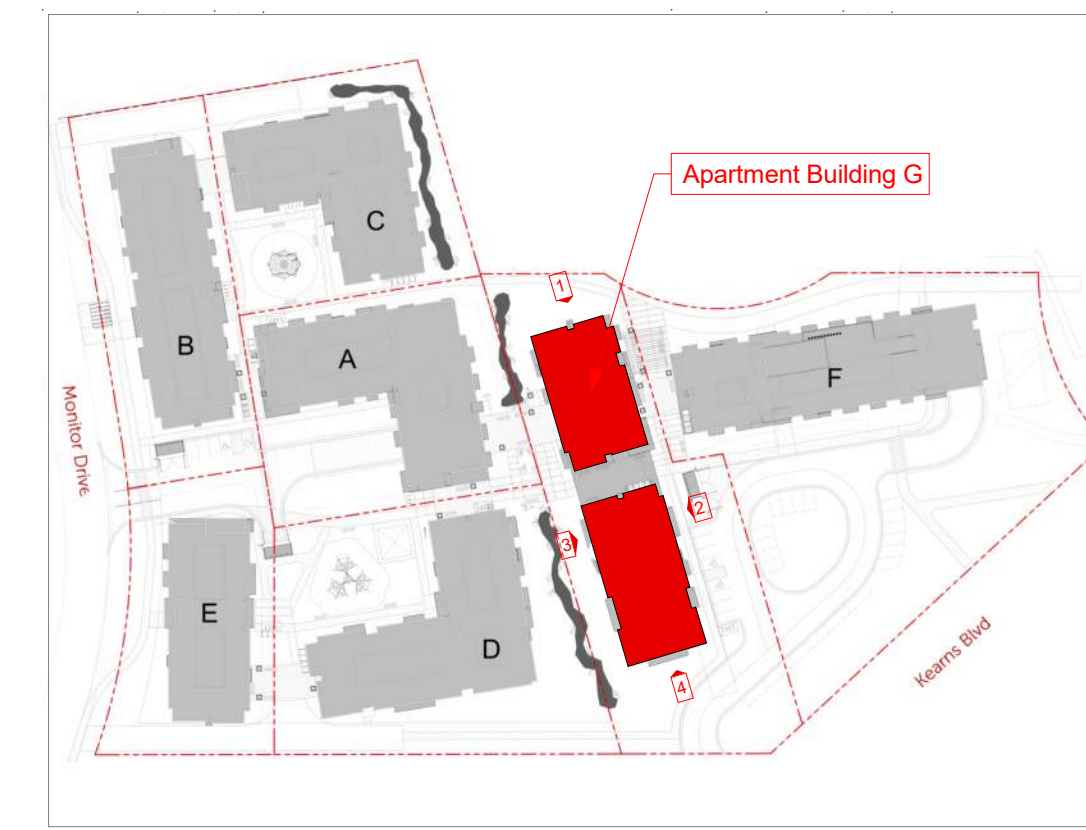
Elevation 2

SCALE: 3/32" = 1'-0"



Elevation 1

SCALE: 3/32" = 1'-0"

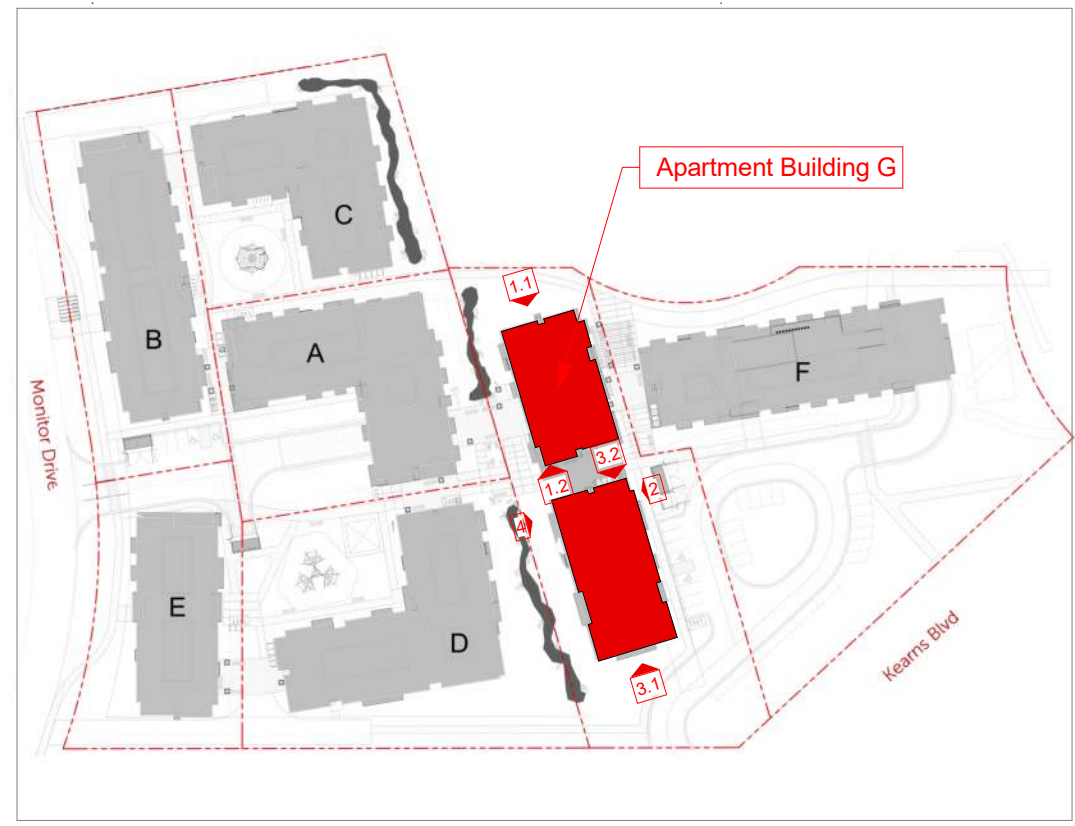


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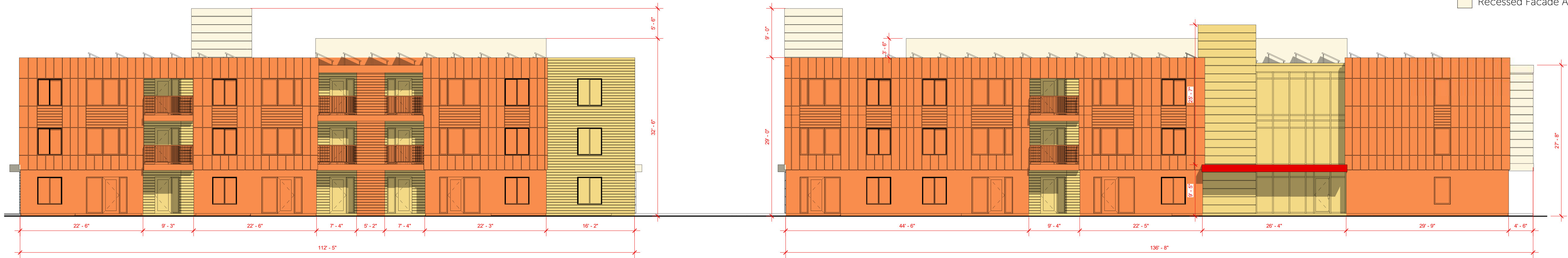
Apt. Bldg. G - Elevations

HOPA
AMPD-163

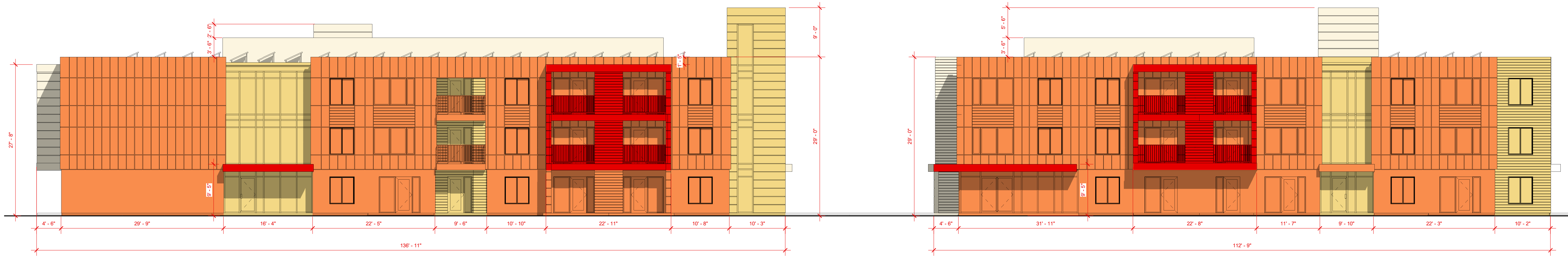


Facade Shift Legend

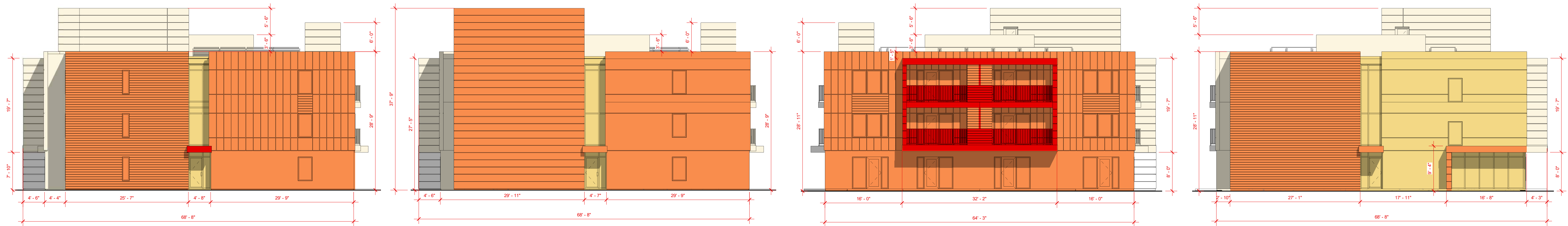
- Facade Bumpout Area.....4' to 5'
- Primary Facade Area.....0'
- Recessed Facade Area.....4' to 5'
- Recessed Facade Area.....15+



2 Elevation 2 Facade Variation
SCALE: 3/32" = 1'-0"



4 Elevation 4 Facade Variation
SCALE: 3/32" = 1'-0"

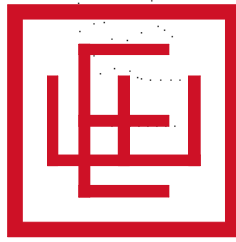


3.1 Elevation 3.1 Facade Variation
SCALE: 3/32" = 1'-0"

3.2 Elevation 3.2 Facade Variation
SCALE: 3/32" = 1'-0"

1.1 Elevation 1.1 Facade Variation
SCALE: 3/32" = 1'-0"

1.2 Elevation 1.2 Facade Variation
SCALE: 3/32" = 1'-0"





Arbor Plus of Utah, Corp.

P.O. Box 71348

Salt Lake City, UT 84171

801-485-8733

office@arborplus.us

2200 Monitor Drive

Park City, UT 84060

Holiday Village / Parkside Apartments

March 9, 2023

Assignment:

I was contacted by Elyse Kats to perform a health assessment and construction evaluation of all the trees at Holiday Village and Parkside Apartments.

Observations:

Roughly 30% of the Spruce trees were in decline or completely dead due to IPS Beetle (Bark Beetle)

There were signs of high influx of IPS in the area with a row of Spruce trees that were dead at Park City High School as well as other surrounding properties in the area.



Image of a healthy Spruce next to a dead Spruce



Image of a healthy mature Spruce. This tree will die if left untreated.



Image of mature Spruce that has died from the IPS Beetle.



Image of a Spruce that is dying from the top of the crown downward a key indicator that the damage is from the IPS Beetle.

Future Mitigation:

The Spruce trees and other Pines will need to be treated for the unseen future in order for them to survive. Left untreated the trees will decline and ultimately die and then need to be removed. Remaining trees will need protection zones and mulching to prevent construction damage.

Other testing or examinations:

No other testing or examination was requested nor is recommended at the time of the site inspection.

Assumptions and Limitations:

This report provides information about the subject trees at the time of the inspection. Trees and conditions may change over time. This report is only valid for the tree with the conditions present at the times of the inspection. All observations were made while standing on the ground. The inspection consisted of visual observations. No further examinations were requested or performed. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the observations and recommendations of the arborist, or seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that can fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed. Treatments, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures. Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees. Our company goal is to help clients enjoy life with trees. Please contact me at 801-598-5906, or charles@arborplus.us, if you have any questions about this report or desire any other services for this project. I certify that all the statements in this report are true, complete, and correct to the best of my knowledge, and that all statements were made in good faith.

Sincerely,

Charles Denney, TRAQ
ISA Certified Arborist #UT-4666A
ISA Qualified Tree Risk Assessor

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**HOLIDAY VILLAGE/PARKSIDE APARTMENTS
2200 MONITOR DRIVE
1776 KEARNS BOULEVARD
PARK CITY, UTAH 84060**



PREPARED FOR:

**Mountainlands Community Housing Trust
1960 Sidewinder Drive #107
Park City, Utah 84060**

March 28, 2023

Epic Project No.: 23SM662.18

March 28, 2023

Mountainlands Community Housing Trust
1960 Sidewinder Drive #107
Park City, Utah 84060

Re: Phase I Environmental Site Assessment
Holiday Village/Parkside Apartments
Park City, Utah
Epic Project No.: 23SM662.18

Dear Mountainlands Community Housing Trust,

Presented herein is our Phase I Environmental Site Assessment (ESA) report for the aforementioned project. The investigation was performed in general accordance with the American Society for Testing and Materials Designation E1527-21, Standard Practice for Environmental Site Assessments.

This report presents Epic Engineering, P.C.'s understanding of the project's scope, the methodology we employed in executing the work, and the conclusions we reached to the limitations discussed in the report.

It has been a pleasure to work with you on this project and we greatly appreciated the opportunity to be of service. Epic Engineering, P.C. offers a variety of services available to you for future projects such as architectural design, environmental site assessments, wetlands, surveying, structural engineering, MEP, GIS services, construction management, materials testing, etc. Please let us know if you have any questions or comments, or if we can be of further assistance.

Sincerely,

Epic Engineering, P.C.
Not Official Unless Stamped and Dated



Torrey Copfer, P.G.
Environmental Geologist



Rachel Anderson, E.I.T.
Project Engineer

Copies Submitted: 1 electronic

The following lists the pages which complete the report:

- Report Text – 21 pages
- Appendix A – 11 pages
- Appendix B – 211 pages
- Appendix C – 16 pages
- Appendix D – 7 pages
- Appendix E – 5 pages

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EXECUTIVE SUMMARY

Epic Engineering, P.C. (Epic Engineering) was contracted by Mountainlands Community Housing Trust to conduct a Phase I Environmental Site Assessment (ESA) for the multi-family residential structures at 2200 Monitor Drive and 1776 Kearns Boulevard, Park City, Utah herein known as the Subject Property.

Epic Engineering conducted this Phase I ESA of the Subject Property in accordance with the guidelines contained in the American Society for Testing and Materials Designation E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-21). The purpose of this Phase I ESA was to identify recognized environmental conditions in connection with the Subject Property. ASTM E1527-21 states “the term recognized environmental conditions means (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.”

The Subject Property is located in Park City, Utah. Summarized below are the results of this Phase I ESA:

1. A review of historical data, aerial photographs, and topographic maps show the Subject Property as undeveloped prior to the 1980's. Development of the current multi-family housing occurred in the 1980's.
2. According to the ASTM E1527-21, regulatory data indicate 7 mapped environmental database entries within the Subject Property.
3. The adjoining properties to the east and south are mapped within Park City's soil ordinance zone. Park city has identified properties that are believed to contain mine waste tailings and has implemented procedures for identification and remediation of mine tailings on these properties. The subject property was not identified as one of these properties.
4. This Phase I ESA has revealed the presence of no sites on or adjoining the Subject Property that could pose a concern to the proposed project along or near the Subject Property.

Epic Engineering has found no information to suggest recognized environmental conditions, historical recognized environmental conditions, and/or controlled recognized environmental conditions in connection with the Subject Property. Epic Engineering is at the opinion that there is no potential for environmental contamination to impact on the Subject Property and no further environmental assessments are warranted.

1.0 INTRODUCTION

1.1 Project Objective and Purpose

Epic Engineering, P.C. (Epic Engineering) was contracted by Mountainlands Community Housing Trust to conduct a Phase I Environmental Site Assessment (ESA) for the Subject Property shown on Plate 1.

Epic Engineering conducted this Phase I ESA of the Subject Property in accordance with the guidelines contained in the American Society for Testing and Materials Designation E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-21). The goal of this Phase I ESA was to identify recognized environmental conditions in connection with the Subject Property. ASTM E1527-21 states “the term recognized environmental condition means (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.”

The purpose of the ASTM E1527-21 standard is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 USC § 9601) and petroleum products. This Phase I ESA is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owners, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the “landowner liability protections,” or LLPs”): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary standards and practices as defined at 42 USC § 9601(35)(B).

1.2 Project Scope

The following tasks were performed for this assessment:

1. A database search of environmental records for the Subject Property and surrounding properties within the approximate minimum search distance.
2. A review of various historical and non-historical records to assess past and current uses of the Subject Property and any adjoining properties.
3. Available geologic literature was reviewed to characterize the geologic, physiographic, and hydrogeologic setting to determine potential release pathways.
4. An on-site reconnaissance of the Subject Property in which the Subject Property was visually and/or physically inspected for the presence of hazardous substances and petroleum products, storage tanks, odors, pools of liquid, drums and containers, pits, ponds, or lagoons, stained soils or pavement, wastewater, wells, septic systems, solid waste, and any other evidence indicative of a recognized environmental condition.
5. Interviews and records requests to obtain information regarding the Subject Property and adjoining properties.

This report was prepared to document the Phase I ESA and summarizes our findings and results, conclusions, and recommendations.

1.3 Authorization

Mountainlands Community Housing Trust authorized this Phase I ESA via email to Epic Engineering’s Project Manager, Torey Copfer, on March 13, 2023.

1.4 Limitations and Exceptions of Assessment

The practice is intended for use on a voluntary basis by parties who wish to assess the environmental condition of commercial real estate considering commonly known and reasonable ascertainable information. While use of this practice is intended to constitute all appropriate inquiries for purposes of the LLPs, it is not intended that its use be limited to that purpose. This practice is intended primarily as an approach to conducting an inquiry designed to identify recognized environmental conditions in connection with the Subject Property. No implication is intended that a person must use this practice in order to be deemed to have conducted inquiry in a commercially prudent or reasonable manner in any particular transaction. Nevertheless, this practice is intended to reflect good commercial and customary practice.

Additional potential out of scope environmental issues that may lead to a contamination of the subject property or nearby properties, or pose restrictions or limitations to development of a property were not conducted: radon, wetlands, regulatory compliance, lead in paint and/or drinking water, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage power lines (except as noted), and others not specifically noted in ASTM E1527-21 section X6.

This practice is site-specific in that it relates to assessment of environmental conditions for a specific commercial real estate. Consequently, this practice does not address many additional issues raised in transactions such as purchases of business entities, or interests therein, or of their assets that may well involve environmental liabilities pertaining to properties previously owned or operated or other off-site environmental liabilities.

Although conducting Phase I ESAs can minimize the potential risks and liabilities associated with real estate transactions, they cannot be completely eliminated. Limitations exist as to the availability of documentation and constraints of visual and/or physical observations. This assessment has been undertaken within reasonable limits of time and cost. Accuracy and completeness of recorded information varies among information sources, including government sources. The information provided has not been independently verified unless it contradicts knowledge, or it appears obvious that certain information is incorrect. The information presented in this report shall not be interpreted as a warranty as to the presence or non-presence of recognized environmental conditions in connection with the Subject Property.

1.5 Continued Viability of Environmental Site Assessments

An environmental site assessment meeting or exceeding this practice is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction). The dates of the components presented in Section 4.6.2(i), (iii), (iv), and (v) of the ASTM 1527-21 standard for interviews, review of government records, visual inspections, and declaration by environmental professional are noted below.

An environmental site assessment meeting or exceeding this practice and for which the information was collected or updated within one year prior to the date of acquisition of the subject property may; be used provided that the following components of the inquiries were updated within 180 days prior to the date of purchase or the date of the intended transaction. All of the following components must be conducted or updated within 180 days prior to the date of acquisition or prior to the date of the transaction.

To qualify for one of the threshold criteria for satisfying the LLPs to CERCLA liability, the AAI components must be conducted or updated within 180 days of and prior to the date of acquisition of the subject property, and all other components of AAI must be conducted within one year prior to the date of acquisition of the subject property. The date of the report generally does not represent the date the individual components of AAI were completed and should not be used when evaluating compliance with the 180-day or 1-year AAI requirements.

- (i) Interviews with owners, operators, and occupants (March 15, 2023)
- (ii) Searches for recorded environmental cleanup liens (user)
- (iii) Review of federal, tribal, state, and local government records (March 15, 2023)
- (iv) Visual inspection of the subject property and of adjoining properties (March 27, 2023)
- (v) The declaration by the environmental professional (March 28, 2023)

UPDATE BY: September 15, 2023

EXPIRATION: March 15, 2024

Please contact Epic Engineering directly for updates to this report.

1.6 Reliance and Warranty

The conclusions and recommendations presented in this report are based upon the agreed scope of the work outlined in the report and the Contract for Professional Services between Mountainlands Community Housing Trust (Client) and Epic Engineering, P.C. (Consultant). The provided services consist of professional opinions and recommendations made in accordance with generally accepted environmental engineering principles and practices. Use or misuse of this report, or reliance upon the findings hereof by any parties other than the Client, is at their own risk. Neither Client nor Consultant makes any representation of warranty to such parties as to the accuracy or completeness of this report or the suitability of its use by such other parties for any purpose whatever known or unknown, to Client or Consultant. Neither Client nor Consultant shall have any liability to, or indemnify or hold harmless, third parties for any losses incurred by the actual or purported use or misuse of this report. This report represents the opinion of Epic Engineering, P.C. and no other warranties are implied or expressed. Epic Engineering, P.C. meets the definition of Environmental Professional as defined in 40-CFR-§ 312.10(b) and have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property.

These engineering methods are necessarily limited to the conditions observed at the time of the site visit and research. The report is also limited to the information available at the time it was prepared. In the event additional information is provided to Epic Engineering, P.C. following the report, it may, but is not required to, be forwarded to the client in the form received for evaluation by the client. Conditions may exist which could not be identified within the scope of the assessment, or which were not apparent during the site visit. Epic Engineering, P.C. cannot warrant or guarantee that the information provided is complete or information provided from third parties is accurate. This report was prepared for the sole benefit of Client and Consultant. This warranty is in lieu of all other warranties either expressed or implied.

2.0 SITE DESCRIPTION

2.1 Project Location and Description

The Subject Property is shown on Plate 1 and is located at 2200 Monitor Drive and 1776 Kearns Boulevard, Park City, Utah. The Subject Property is located in a residential area in Park City, Utah.

Summit County Parcel Map search identified the Subject Property as Tax ID: PCA-2-2306, PCA-2-2302, PCA-2-2307, PCA-2-2307-A.

2.2 Current Use of and Improvements of the Subject Property

The Subject Property contains multiple multi-family residential structures and parking lots. The buildings are connected to the local municipal sewer and water systems. Current land uses in the vicinity and REC site information, if applicable, are provided on Plate 2.

2.3 Current Uses of Properties Adjoining the Subject Property

The following properties adjoin the Subject Property (refer to Plates 1 and 2 and maps/photographs in Appendices C and D):

- A church adjoins to the north and a bike shop adjoins to the south of the Subject Property
- Park City High School adjoins to the east side of the Subject Property.

3.0 USER PROVIDED INFORMATION

In accordance with the ASTM E1527-21, a “user” is defined as the party seeking to use Practice E1527 to complete an environmental site assessment of the property of interest. If the user is aware of any specialized knowledge or experience that is material to recognized environmental conditions in connection with the Subject Property, it is the user’s responsibility to communicate any information based on such specialized knowledge or experience to the Environmental Professional.

For the purpose of this assessment, Mountainlands Community Housing Trust has identified Elyse Kats as the appropriate contact to represent the current user AND owner of the property. Kats was interviewed for the USER Questionnaire and the OWNER Questionnaire via email. Their responses are provided in Appendix A.

3.1 Environmental Liens/Activity Use and Limitations

ASTM E1527-21 requires the user to identify environmental liens or activity, and use limitations currently recorded against the property. This information is typically found during the course of research of the issuance of title insurance and would be shown in the policy of title insurance issued to the owner, buyer, or lender on the property.

Kats, as well as the County Recorder, were unaware of any environmental restrictions on the Subject Property.

3.2 Specialized Knowledge

Kats indicated the Subject Property currently being used as multi-family housing for ~40 years with no prior usage as a vacant lot. She is not aware of any other specialized knowledge of recognized environmental conditions in connection with the Subject Property.

3.3 Commonly Known or Reasonably Ascertainable Information

Kats was not aware of any known or reasonably ascertainable information within the community material to recognize environmental conditions in connection with the Subject Property.

3.4 Valuation Reduction for Environmental Issues

Kats is not aware of any valuation reduction due to environmental issues.

3.5 Obvious Indicators of Release

Kats is not aware of any known or obvious indicators that point to the presence or likely presence of releases at the Subject Property.

4.0 RECORDS REVIEW

4.1 Environmental Records Sources

On March 15, 2023, Environmental Data Resources, Inc. (EDR) conducted a search of environmental database records for the Subject Property and surrounding areas. The EDR Radius Report is provided in Appendix B. The search radii from the Subject Property were in accordance with the ASTM E1527-21

approximate minimum search distances for standard environmental record sources (where available). A Site Map showing the radius search areas and registered facilities, if applicable, in the database records is included in the EDR Radius Report.

The purpose of the records review was to obtain and review records that help identify recognized environmental conditions in connection with the Subject Property. It should be understood that the databases may identify a site by the contact address of the company rather than the actual location of the activity being permitted or investigated. Plotted locations are approximated.

Table 1 below lists the number of sites, if applicable, identified in the environmental databases that are located within the ASTM E1527-21 minimum search distance for the Subject Property.

TABLE 1. DATABASE SUMMARY		
DATABASE RECORDS	LOCATABLE SITES	SEARCH RADIUS (miles)
FEDERAL LISTING		
Standard Environmental Records		
NPL – National Priorities List	0	1.000
Proposed NPL – Proposed National Priority List Sites	0	1.000
NPL LIENS – Federal Superfund Liens	0	1.000
Delisted NPL – National Priority List Deletions	0	1.000
FEDERAL FACILITY – Federal Facility Site Information Listing	0	0.500
SEMS – Superfund Enterprise Management System	2	0.500
SEMS-ARCHIVE – Superfund Enterprise Management System Archive	0	0.500
CORRACTS – Corrective Action Report	0	1.000
RCRA-TSDF – RCRA – Treatment, Storage, and Disposal	0	0.500
RCRA-LQG – RCRA-Large Quantity Generators	0	0.250
RCRA-SQG – RCRA-Small Quantity Generators	0	0.250
RCRA-VSQG – RCRA-Very Small Quantity Generators	2	0.250
LUCIS – Land Use Control Information System	0	0.500
US ENG CONTROLS – Engineering Controls Sites List	0	0.500
US INST CONTROLS – Institutional Controls Sites List	0	0.500
ERNS – Emergency Response Notification System	0	0.001
SHWS – Utah does not maintain a SHWS list	N/A	N/A
SWF/LF – List of Landfills	0	0.500
LAST – Leaking Aboveground Storage Tank Sites	0	0.500
LUST – Leaking Underground Storage Tank Sites	2	0.500
INDIAN LUST – Leaking Underground Storage Tanks on Indian Land	0	0.500
FEMA UST – Underground Storage Tank Listing	0	0.250
UST – List of Sites with Underground Storage Tanks	1	0.250
AST – Listing of Aboveground Storage Tanks	0	0.250
INDIAN UST – Underground Storage Tanks on Indian Land	0	0.250
INST CONTROL – Sites with Institutional Controls	0	0.500
INDIAN VCP – Voluntary Cleanup Priority Listing	0	0.500
VCP – Voluntary Cleanup Sites List	0	0.500
BROWNFIELDS – Brownfields Assessment Sites Listing	0	0.500

ADDITIONAL ENVIRONMENTAL RECORDS		
US BROWNFIELDS – Brownfields Assessment Sites Listing	0	0.500
INDIAN ODI – Report on the Status of Open Dumps on Indian Lands	0	0.500
DEBRIS REGION 9 – Torres Martinez Reservation Illegal Dump Site Locations	0	0.500
ODI – Open Dump Inventory	0	0.500
HIS OPEN DUMPS – Open Dumps on Indian Land	0	0.500
US HIST CDL – Delisted National Clandestine Laboratory Register	0	0.001
CDL – Methamphetamine Contaminated Properties Listing	0	0.001
US CDL – National Clandestine Laboratory Register	0	0.001
PFAS – PFAS Site Information Listing	0	0.500
LIENS 2 – CERCLA Lien Information	0	0.001
HMIRS – Hazardous Materials Information Reporting System	0	0.001
SPILLS – Spills Data	0	0.001
SPILLS 90 – Spills 90 Data from FirstSearch	0	0.001
RCRA NonGen / NLR – RCRA – Non-Generators / No Longer Regulated	0	0.250
FUDS – Formerly Used Defense Sites	0	1.000
DOD – Department of Defense Sites	0	1.000
SCRD DRYCLEANERS – State Coalition for Remediation of Drycleaners Listing	0	0.500
US FIN ASSUR – Financial Assurance Information	0	0.001
EPA WATCH LIST – EPA Watch List	0	0.001
2020 COR ACTION – 2020 Corrective Action Program List	0	0.250
TSCA – Toxic Substances Control Act	0	0.001
TRIS – Toxic Chemical Release Inventory System	0	0.001
SSTS – Section 7 Tracking Systems	0	0.001
ROD – Records of Decision	0	1.000
RMP – Risk Management Plans	0	0.001
RAATS – RCRA Administrative Action Tracking System	0	0.001
PRP – Potentially Responsible Parties	0	0.001
PADS – PCB Activity Database System	0	0.001
ICIS – Integrated Compliance Information System	0	0.001
FTTS – FIFRA / TSCA Tracking System – FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act) / TSCA (Toxic Substance Control Act)	0	0.001
MLTS – Material Licensing Tracking System	0	0.001
COAL ASH DOE – Steam-Electric Plant Operation Data	0	0.001
COAL ASH EPA – Coal Combustion Residues Surface Impoundments List	0	0.500
PCB TRANSFORMER – PCB Transformer Registration Database	0	0.001
RADINFO – Radiation Information Database	0	0.001
HIST FTTS – FIFRA / TSCA Tracking System Administrative Case Listing	0	0.001
DOT OPS – Incident and Accident Data	0	0.001
CONSENT – Superfund (CERCLA) Consent Decrees	0	1.000
INDIAN RESERV – Indian Reservations	0	1.000
FUSRAP – Formerly Utilized Sites Remedial Action Program	0	1.000
UMTRA – Uranium Mill Tailings Sites	0	0.500
LEAD SMELTERS – Lead Smelter Sites	0	0.001
US AIRS – Aerometric Information Retrieval System Facility Subsystem	0	0.001

US MINES – Mines Master Index File	0	0.250
ABDANDONED MINES – Abandoned Mines	0	0.250
FINDS – Facility Index System / Facility Registry System	0	0.001
UXO – Unexploded Ordnance Sites	0	1.000
DOCKET HWC – Hazardous Waste Compliance Docket Listing	0	0.001
ECHO – Enforcement & Compliance History Information	0	0.001
FUELS PROGRAM – EPA Fuels Program Registered Listing	0	0.250
EMI – Division of Air Quality	0	0.001
DRYCLEANERS – Registered Drycleaners	2	0.250
EWA – Enforceable Written Assurances	0	0.001
Financial Assurance – Financial Assurance Information Listing	0	0.001
MMRP – Military Munitions Response Program	0	0.001
NPDES – Permitted Facilities Listing	0	0.001
TIER 2 – Tier 2 Facility Listing	0	0.001
UIC – UIC Site Location Listing	0	0.001
UOPF – Used Oil Permitted Facilities	0	0.001
MINES MRDS – Mineral Resources Data System	0	0.001
EDR HIGH RISK HISTORICAL RECORDS		
EDR MGP – EDR Proprietary Manufactured Gas Plants	0	1.00
EDR Hist Auto – EDR Exclusive Historical Auto Stations	1	0.125
EDR Hist Cleaner – EDR Exclusive Historical Cleaners	0	0.125
EDR RECOVERED GOVERNMENT ARCHIVES		
RGA LF – Recovered Government Archive Solid Waste Facilities List	0	0.001
RGA LUST – Recovered Government Archive Leaking Underground Storage Tank	0	0.001

NOTES:

Subject Property is shown at a distance of 0.001 mi.

N/A = this state does not maintain a SHWS list. See the Federal CERCLIS list.

4.2 Records Summary

The number and types of sites identified in the database records listed above are consistent with the various land uses in the surrounding areas and on the Subject Property. The sites listed in Table 2 above were identified during the review of environmental records obtained through the EDR Radius Report as having known or suspect RECs (refer to ASTM E1527-21 and the applicable portions of the EDR Radius Report provided in Appendix B).

TABLE 2. SUMMARY OF SITES IDENTIFIED GOVERNMENT RECORDS RADIUS SEARCH

Site Name & Address	Site Map ID	Database Summary & Comments
Resort Retailers Inc. 1723 Sidewinder Dr. Park City, UT 84060	0.079 mi to the South EDR Map ID #1	EDR HIST AUTO – EDR Exclusive Historical Auto Stations
Maverik #317 1635 Bonanza Drive Park City, UT 84060	0.154 mi to the Southwest EDR Map ID #2	LUST – Leaking Underground Storage Tank UST – Underground Storage Tank
Plaza Dry Cleaners 1890 Bonanza Drive Park City, UT 84060	0.226 mi to the South EDR Map ID #A3	RCRA-VSQG – RCRA-Very Small Quantity Generators DRYCLEANERS – A listing of registered drycleaners.
Edgemont Cleaners 1351 Kearns Blvd Park City, UT 84060	0.239 mi to the Southwest EDR Map ID #B5	RCRA-VSQG – RCRA-Very Small Quantity Generators DRYCLEANERS – A listing of registered drycleaners.
School Bus Garage 2250 E HWY 248 Park City, UT 84060	0.331 mi to the Northeast EDR Map ID #7	LUST – Leaking Underground Storage Tank
Old Park City Dump Ironhorse Loop Park City, UT 84060	0.345 mi to the Northeast EDR Map ID #8	SEMS – Superfund Enterprise Management System
Treasure Mountain Middle School 2530 Kearns Blvd Park City, UT 84060	0.455 mi to the Northeast EDR Map ID #9	SEMS – Superfund Enterprise Management System

Epic Engineering reviewed federal and state regulatory agency summaries for nearby regulated sites to determine their status and to identify specific addresses/properties that would aid the Environmental Professional during the field reconnaissance. The environmental sites identified are shown on Plate 3. The records found include the following types of sites (refer to Appendix D for more information as this section includes most but not all of the sites listed in Table 2):

Standard Environmental Records

SEMS – Superfund Enterprise Management System. SEMS tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA’s Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. 2 SEMS sites are listed within the database search radii. These sites include the Old Park City Dump at Ironhorse Loop (Map ID #8); and Treasure Mountain Middle School at 2530 Kearns Boulevard (Map ID #9).

RCRA-VSQG – RCRA – Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators). RCRAInfo is EPA’s comprehensive information system, providing access to data supporting the

Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. 2 RCRA-VSQG sites are listed within the database search radii. These sites include the Plaza Dry Cleaners at 1890 Bonanza Drive (Map ID #A3); and Edgemont Cleaners at 1351 Kearns Boulevard (Map ID #B5).

LUST – Sites with Leaking Underground Storage Tanks. LUST records contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality’s Potential Leaking UST sites. 2 LUST sites are listed within the database search radii. These sites include the Maverik #317 located at 1635 Bonanza Drive (Map ID #2); and the School Bus Garage located at 2250 E HWY 248 (Map ID #7).

UST – Registered Underground Storage Tanks. The Underground Storage Tank database contains a listing of Facility, Owner, Location & Tanks not Closed or Removed. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. The data come from the Department of Environmental Quality’s Facilities with at Least One Non-exempt Tank. This site is identified as the Maverik #317 located at 1635 Bonanza Drive (Map ID #2).

Additional Environmental Records

DRYCLEANERS – Registered drycleaner. A listing of registered drycleaners. 2 DRYCLEANER sites are listed within the database search radii. These sites include the Plaza Dry Cleaners at 1890 Bonanza Drive (Map ID #A3); and Edgemont Cleaners at 1351 Kearns Boulevard (Map ID #B5).

EDR High Risk Historical Records

EDR Hist Auto – EDR Exclusive Historical Auto Stations. EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR’s review was limited to those categories of sources that might, in EDR’s opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as “High Risk Historical Records”, or HRHR. EDR’s HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches. 1 EDR Hist Auto site is listed within the database search radii. This site is identified as Resort Retailers Inc at 1723 Sidewinder Drive (Map ID #1).

4.3 Physical Setting

Geology and Soil Characteristics. From a review of the USGS topographic map, the Subject Property lies at an elevation of approximately 6775-feet above mean sea level. The regional slope of the area is toward the north. A geologic map is provided in Appendix C and the most recent topographic map is provided in Plate 4.

Groundwater Characteristics. Groundwater was not encountered at the time of the site visit and is not anticipated to be encountered on the site.

4.4 Oil/Gas/Water Well and Pipeline Review

We reviewed the Utah Department of Natural Resources Division of Oil, Gas, and Mining (UDOGM) and found no wells within 500-feet of the Subject Property. Epic Engineering reviewed the Oil and Gas Fields Map of Utah by Rebekah E. Wood and Thomas C. Chidsey, Jr. (2015) and found no oil and gas pipelines within 500-feet of the Subject Property. After reviewing documents from the Utah Division of Water Rights, no wells were identified on the Subject Property. See the pipeline map provided in Appendix C for more details.

4.5 Historical Review

A review of aerial photographs, topographic maps, and other historical data show the Subject Property was developed in the 80's as multi-family apartment complexes.

4.5.1 Historical Aerial Photographs

The following historical aerial photographs for the years 1938, 1952, 1976, 1983, 1990, 2006, and 2020 were reviewed for land use, development, the presence of uncontrolled dumping, service stations, and other commercial facilities:

- 1938 – This photograph shows Kearns Boulevard and Monitor Drive, with the Subject Project Area as open and undeveloped.
- 1952 – This photograph shows the Subject Project Area as open and undeveloped.
- 1976 – This photograph shows some road development to the east of the site.
- 1983 – This photograph shows what appears to be the track for Park City High School on the northeast boundary of the property. The image quality prevents identification on anything more on the Subject Property or any adjoining properties.
- 1990 – this photograph shows the Subject Property as developed with the multi-family housing that currently exists. Park City High School has been completed, and the majority of the surrounding area has been developed.
- 2006 – There appears to be little change in this photograph. Some development took place in the southeastern area.
- 2020 – There does not appear to be any further significant developments in this photograph.

No additional historical recognized environmental conditions associated with the Subject Property were identified during the review of the historical aerial photographs. Copies of all aerial photographs reviewed are provided in Appendix C.

4.5.2 Historical Topographic Maps

Topographic maps published by United States Geological Survey (USGS) for the years 1955, 1999, 2011, 2014, 2017, and 2020 were reviewed to assess historical use of the Subject Property and surrounding areas. Copies of all topographic maps reviewed are provided in Appendix C.

4.5.3 Historical Directories

No historical directories were available for review of the Subject Property.

4.5.4 Sanborn Fire Insurance Maps

Epic Engineering searched for Sanborn Fire Insurance Maps from the collection of the J. Willard Marriott Digital Library at the University of Utah and found no maps available for the Subject Property.

4.5.5 Deeds

No additional deed information was obtained prior of the current owner.

5.0 SITE RECONNAISSANCE

5.1 Site Reconnaissance

The purpose of the site reconnaissance as defined by ASTM E1527-21 is to “collect information and make observations to help identify recognized environmental conditions in connection with the property.” In identifying recognized environmental conditions, controlled recognized environmental conditions, and de minimus conditions, the environmental professional exercises professional judgment and considers the

observations made during the site reconnaissance in concert with other relevant information gathered as part of the Phase I ESA process.

A site reconnaissance of the Subject Property was conducted by automobile and on foot on March 27, 2023, by a member of Epic Engineering's Environmental Staff. The Subject Property was viewed and visually inspected. Fenced properties, if any, were not accessed and entered. The site reconnaissance does not include sampling of chemicals, contents of containers, surface water, groundwater, soils, or sampling of other materials that are deemed to be out of scope for this Phase I ESA. Site photographs are provided in Appendix D.

The Subject Property is located at 2200 Monitor Drive and 1776 Kearns Boulevard, Park City, Utah (See Plate 1). The subject property is approximately 6-acres and is bounded to Park City High School to the northeast, a church to the north, a bike shop on the south, and residential lots to the west. Power line poles were not observed on the Subject Property. A storage room on the Parkside Apartments parcel contained several chemicals typically used in a residential structure (paint, caulk, cleaning supplies, etc.) There were no interior stains observed, and it is not anticipated these chemicals have caused or will cause any issues.

Our field observations were in accordance with the database listings from the EDR Radius Report provided in Appendix B. A summation of our field observations is provided in Table 3.

TABLE 3. SITE RECONNAISSANCE OBSERVATIONS		
Date of Site Visit:	March 27, 2023	
Observation	Observed	Brief Description of Findings
Underground Storage Tanks (UST)	N	no UST vent pipes, fill pipes, or access ways indicating the presence of USTs; no USTs have existed on the Subject Property
Aboveground Storage Tank (AST)	N	no ASTs observed
Odors	N	no strong, pungent, or noxious odors noted
Pools of Liquid	N	no pools of liquid identified
Drums and Containers	N	no drums or containers observed
Pits, Ponds, or Lagoons	N	no pits, ponds, or lagoons observed
Stained Soil or Pavement	N	no stained soils or pavements observed
Stressed Vegetation	N	no stressed vegetation observed
Wastewater	N	any wastewater produced on the Subject Property is connected to the municipal utility sewer
Wells	N	no wells observed
Septic Systems	N	no septic systems observed; building is connected to full municipal utilities
Solid Waste	N	no solid waste observed; general waste is deposited in an onsite dumpster for removal
PCBs	N	No PCBs observed
Interior stains/corrosion	N	No interior stains observed
Floor drains and sumps	Y	Floor drains in both laundry rooms
Other Observations		

NOTES:

Y = observed

N = not observed

N/A = not applicable to the investigation

6.0 INTERVIEWS

The objective of interviews is to obtain information indicating recognized environmental conditions in connection with the property. ASTM E1527-21 states questions are to be asked of “past and present owners, operators, and occupants of the property and questions to be asked of local government officials”. Interview responses and records requests are provided in Appendix A.

6.1 Interview with Current User/Owner

An interview with the current owner and user of the Subject Property, Mountainlands Community Housing Trust, concerning their knowledge of the Subject Property was conducted via email. They indicated that it was their understanding that there are no environmental concerns on the property.

6.2 Interview with Current/Former Tenant(s)

For the purpose of this report, Mountainlands Community Housing Trust is the current owner of the property. No previous owners were identified. However, it is the opinion of the Environmental Professional that additional interviews would not yield any further information in relations to historic recognized environmental conditions on the Subject Property.

6.3 Additional Environmental Record Sources and Interviews

Park City Fire Department. Epic Engineering has contacted Stockton City Fire Department to determine if there were any records of hazardous materials (HAZMAT) responses on the Subject Property or adjoining properties. Midway City Fire Department did not find any records of interest in connection with the Subject Property.

Summit County Environmental Health Department. Epic Engineering has contacted the Summit County Health Department regarding any environmental nature within the vicinity of the Subject Property. The Summit County Health Department did not find any records in connection with the Subject Property.

7.0 RESTRICTING CONDITIONS

7.1 Scope Limitations/Deviations

This report is a service provided by Epic Engineering and was prepared for, and is intended for, the exclusive use of Mountainlands Community Housing Trust. The report’s contents may not be relied upon by any other entity without the express written permission of Epic Engineering. The information presented in this report are based on a general knowledge of the Subject Property, project location, regulatory database listings, historical information, observations during the site reconnaissance, interviews, records requests, etc. Note that all observations during the site reconnaissance summarizes the conditions found on the date the Environmental Professional conducted the site visit. The report’s findings are based on conditions that existed on these date(s) and available records and should not be relied upon to precisely represent conditions at any other time. This assessment attempted to identify recognized environmental conditions in connection with the Subject Property. However, there is a possibility that sources of information have gone undetected because of the limitations of this assessment, inaccuracy of database records, or the presence of undetected and unreported environmental releases. Certain indicators of the presence of environmental conditions, historical sites, or hazardous materials may have been latent at the time of our site reconnaissance and may subsequently have become unobservable. All discovered information has been disclosed and a good faith effort has been made to consult pertinent sources and appropriately evaluate the information.

This report is intended to be used in its entirety and has been prepared exclusively for the Subject Property. The conclusions presented herein should not be relied upon for other properties or sites without additional

evaluation and/or assessment(s). All conclusions are qualified by the fact that no borings were made and no soil, sediment, or groundwater sampling, or chemical testing was conducted.

7.2 Data Failures

The historical research is complete when either: (1) the objective in Section 8.3.1 of ASTM E1527-21 is achieved or (2) data failure is encountered. Data failure occurs when all of the standard historical resources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objective has not been met. Data failure is not uncommon in trying to identify historical uses at five-year intervals back to first use or 1940 (whichever is earlier). Notwithstanding a data failure, standard historical resources may be excluded if: (1) the resources are not reasonably ascertainable or (2) if past experience indicates that the resources are not likely to be accurate or complete in terms of satisfying the objective (for example, if a particular historical data source is known to have insufficient data for the particular subject area). Other historical resources specified in 8.3.4.9 of the standard may be used to satisfy the objective but are not required to comply with this practice.

Aerial photographs, topographic maps, city directories, and Sanborn Fire Insurance Maps, if applicable, document historic and recent development for the property being investigated. In our professional opinion, there are no significant data gaps resulting in a data failure and all obvious uses of the Subject Property have been identified from the present back to the property's first developed use.

8.0 FINDINGS AND OPINIONS

Table 4 contains the Environmental Professional's rationale for concluding that an environmental condition is or is not a recognized environmental condition in connection with the Subject Property (refer to ASTM E1527-21 which requires the Environmental Professional's opinion regarding the impact of the conditions identified in the findings section and the rationale for concluding that the condition is or is not a REC, CREC, or HREC).

TABLE 4. RATIONALE AND OPINION OF RECS	
Known, Suspect, or Historical Environmental Condition	Rationale and Opinion
Resort Retailers Inc. Park City, UT 84060 Map ID #1	Rationale – This facility is listed in the EDR Historic Auto database as it is a gas station. Opinion – Not a REC due to the distance from the Subject Property. It is not anticipated to impact the Subject Property's soil and/or groundwater.
Maverik #317 Park City, UT 84060 Map ID #2	Rationale – This facility is listed in the EDR database as having a UST (Underground Storage Tank) and is listed as having a LUST (Leaking Underground Storage Tank). Opinion – Not a REC due to the current remedial status. It is not anticipated to impact the Subject Property's soil and/or groundwater.
Plaza Dry Cleaners Park City, UT 84060 Map ID #A3	Rationale – This facility is listed in the RCRA-VSQG database as having a very small quantity generator. Opinion – Not a REC due to the distance from the Subject Property. It is not anticipated to impact the Subject Property's soil and/or groundwater.

Edgemont Cleaners Park City, UT 84060 Map ID #B5	Rationale – This facility is listed in the RCRA-VSQG database as having a very small quantity generator. Opinion – Not a REC due to the distance from the Subject Property. It is not anticipated to impact the Subject Property’s soil and/or groundwater.
School Bus Garage Park City, UT 84060 Map ID #7	Rationale – This facility is listed in the EDR database as having a LUST (Leaking Underground Storage Tank). Opinion – Not a REC due to the current remedial status, and the site is located at a lower elevation than the Subject Property. It is not anticipated to impact the Subject Property’s soil and/or groundwater.
Old Park City Dump Park City, UT 84060 Map ID #8	Rationale – This facility is listed in the SEMS database (Superfund Enterprise Management System). Opinion – Not a REC This facility was noted in the Phase I ESA conducted by AMEC in March 2003 as having a potential for mine tailings. However, Park city has implemented procedures for identification and remediation of mine tailings on these properties.
Treasure Mountain Middle School Park City, UT 84060 Map ID #9	Rationale – This facility is listed in the SEMS database (Superfund Enterprise Management System). Opinion – Not a REC since it is at a lower elevation than the Subject Property. It is not anticipated to impact the Subject Property’s soil and/or groundwater.

9.0 CONCLUSIONS AND RECOMMENDATIONS

Epic Engineering has performed a Phase I Environmental Site Assessment (ESA) for the Subject Property in conformance with the scope and limitations of the ASTM E1527-21 located at 2200 Monitor Drive and 1776 Kearns Boulevard, Park City. This assessment has revealed evidence of various types of recognized environmental conditions in connection with the Subject Property at the 7 locations listed in Section 6 – Table 4. Epic Engineering is of the opinion that there is no potential for environmental contamination to affect the Subject Property and no further environmental assessments are warranted.

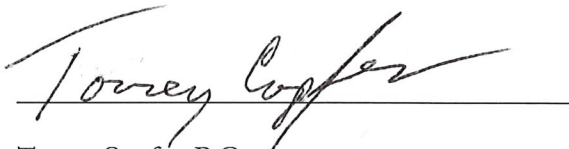
Recognized Environmental Condition (REC). “(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a likely release to the environment; (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.” This assessment has revealed no evidence of RECs in connection with the Subject Property.

Controlled Recognized Environmental Condition (CREC). ASTM E1527-21 defines a CREC as “a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).” This assessment has revealed no evidence of CRECs in connection with the Subject Property.

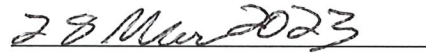
Historical Recognized Environmental Condition (HREC). ASTM E1527-21 defines a HREC as “a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A HREC is not a REC”. This assessment has revealed no evidence of HRECs in connection with the Subject Property.

10.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR §312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312



Torrey Copfer, P.G.
Environmental Geologist
Epic Engineering, P.C.



Date

11.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Epic Engineering's Environmental Geologist, Torrey Copfer, P.G. conducted this Phase I ESA and prepared this report. Mr. Copfer holds both B.Sc. and M.Sc. from Utah State University. His career includes over 20 years of experience in natural resources, hydrogeology, environmental, geotechnical engineering, and geologic hazards. Mr. Copfer's resume is provided in Appendix E.

12.0 REFERENCES

The following referenced resources were relied upon in preparing this Phase I ESA report:

- American Society of Testing and Materials, 2021, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-21.
- Google Earth Pro, (online accessed 2/2022).
- 2/2022).
- J. Willard Marriott Digital Library at the University of Utah, (online accessed 2/2022).
- Utah Division of Water Rights, (online accessed 2/2022).
- Utah Geological Survey Online Database, (online accessed 2/2022).
- Utah Geological Survey (accessed March 15, 2023), "Historical Imagery Collection."
- USGS Historical Topographic Map Record and Viewer.

The following individuals, vendors, and agencies were contacted during the course of this assessment:

- EDR; Shelton, Connecticut
- Mountainlands Community Housing Trust

APPENDIX A INTERVIEWS/RECORDS REQUESTS

Phase I Environmental Site Assessment ASTM: E1527-21

Owner Questionnaire

The objective of *interviews* is to obtain information indicating *recognized environmental conditions* in connection with the property. Please answer the questions below as specific as reasonably feasible to the best of your knowledge. Please return the questionnaire as soon as possible to facility the speedy completion of the environmental report.

OWNER Name: _____

Company/Title: _____ Phone Number: _____

Address: _____ City: _____ State: _____ Zip: _____

Property Name: _____

Address/Location: _____

City: _____ State: _____ Zip: _____

Epic Engineering interviewer: _____

Interview Medium: (email/phone/person) _____

- 1) What is the complete and correct address for the property (a map or other documentation showing property location and boundaries is helpful)?
- 2) What is the type of property and how is it zoned?
- 3) Please identify a person with good knowledge of the uses and physical characteristics of the property (the key site manager). Often the key site manager will be the property manager, the chief physical plant supervisor, or head maintenance person. If the user is the current property owner, the user has an obligation to identify a key site manager, even if it is the user himself or herself.
- 4) Do you know the name and/or contact information of the previous owner or key site manager, if applicable?
- 5) Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?
- 6) Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?
- 7) Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?
- 8) Do you know whether any of the helpful documents listed **below** exist and, if so, whether copies can be provided to the environmental professional within reasonable time and cost constraints?

Helpful Documents:

- Environment site assessment *reports*,

- Environment compliance audit *reports*,
- Environmental permits (for example, solid waste disposal permits, *hazardous waste* disposal permits, *wastewater* permits, NPDES permits, *underground injection* permits),
- Registrations for underground and above-ground storage tanks,
- Registrations for *underground injection* systems,
- *Material safety data sheets*,
- Community right-to-know plan,
- Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc.,
- *Reports* regarding hydrogeologic conditions on the *property* or surrounding area,
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the *property* or relating to *environmental liens* encumbering the *property*, 10.8.1.11 *Hazardous waste* generator notices or *reports*,
- Geotechnical studies,
- Risk assessments,
- Recorded AULs.

Current and Former Uses of Property:

9) Please describe the current use of the property and the current/past use of adjoining properties.

10) What was the original construction on the property? Please include the date of completion of original construction and substantial renovations? (This question is asking about the obvious first use, or back to 1940, whichever is earlier.) If there has never been any construction on the Property, respond “vacant.”

11) What are the name(s) of current and previous occupants, if any.

12) Has the property or any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, landfill, or as a waste treatment, storage disposal, processing or recycling facility?

13) Has fill dirt been brought onto the property, and if so, please list source or origin? (Please expand on what the “fill” is, its origin, who put it on the property, and when it was placed there.)

14) Is there currently, or has there been, any stained soil or pavement on the property?

Polychlorinated Biphenyls (PCBs):

15) Are there any electrical or hydraulic equipment known to contain PCBs or likely to contain PCBs in use or used previously at the property? If so, please list.

Fuel/Chemical Storage Tanks and Pipelines:

16) Are there any Above-Ground or Underground gasoline, diesel, fuel oil, chemical, or other storage tanks on the property?

If so, please describe substances stored and the capacity of tank(s):

Have the tanks been inspected or tested for leakage?

When was the most recent test?

What were the results?

Please attach any test document, removal/installation record or registration form(s) for the tank(s).

17) Are there currently, or has there previously been, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?

Drums/Containers:

18) Are there currently, or has there previously been, any automotive or industrial batteries in significant quantities, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in aggregate volume, stored on, or used at, the property or facility?

19) Are there currently, or has there previously been, any drums (typically 55 gallons) or sacks of chemicals located in the property?

20) Have there been any spills, leaks, or other releases of chemicals on the property or is there any evidence of spills, leaks, or other chemical releases on the property? If so, please describe the chemicals and quantities released, and any clean up measures taken.

21) Please attach copies of any licenses or permits pertaining to the use, storage, handling, or disposal of chemicals on the property.

Air Emissions:

22) Are there any strong, pungent, or noxious odors observed at any time on the property?

23) Describe air emissions from each source of air pollutants, including fuel burning equipment (describe type of fuel burned), on the property. (Please attach copies of any air licenses or permits pertaining to the operations on the property.)

Water Use Discharges/Disposal:

24) Is the property served by a private well or non-public water system? If a well is present on the property, please list any information regarding depth, diameter, location, and date of installation.

25) List all sources of wastewater discharges to surface waters, septic, or holding ponds. What are the ages of these wastewater systems?

26) List all sources of wastewater discharges to public sewer systems. What is the age of the sewer infrastructure on site?

27) Please attach copies of any water discharge permits or licenses pertaining to operations on the property.

28) Are there any dry, abandoned, or injection wells in use, or have been used, on the property?

29) Are there any sumps, pits, ponds or lagoons on the property? These would also include parking lot and basement sumps and roadway drains.

Waste Disposal:

30) Describe the types of liquid wastes (other than wastewater described above) and solid wastes generated at the property.

31) Describe how the liquid and solid wastes generated at the property are disposed.

32) Are there currently, or to the best of your knowledge, has there previously been any hazardous substance, petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials dumped, buried, or burned on the property?

33) Please attach copies of any waste disposal permits or licenses pertaining to operations on the property.

Industrial Use:

34) Has the property been used for disposal of any liquid or solid waste? If so, describe the location of all disposal sites and the types of waste disposal each site.

35) Have evaporation or storage ponds been located on the property? If so describe the location of all ponds, their function, and type of wastes placed in each pond.

36) Have wastewater treatment facilities, such as acid neutralization vaults, been located on the property? If so, please describe the location of all facilities and the types of wastes treated in each facility.

37) Are there raw chemical or waste chemical storage areas on the property? If so, please describe the location of all such areas and the type of products or wastes stored in each area.

Agricultural Use:

38) Have pesticides, herbicides, or other agricultural chemicals been applied to the property? If so, please describe the locations and dates of application where such pesticides, herbicides, or chemicals were applied.

39) Have pesticides, herbicides, or other agricultural chemicals been mixed, formulated, rinsed, or disposed on the property? If so, please describe the locations and dates of application where such pesticides, herbicides, or chemicals were mixed, formulated, rinsed, or disposed.

Subsurface Conditions:

40) Please describe the subsurface soil types and/or the depth to bedrock on the property, to the extent you are aware.

41) Please describe the depth to the groundwater table on the property, to the extent you are aware.

Miscellaneous:

42) What is the means of heating and cooling of buildings on the property, including the fuel source for heating/cooling (e.g. heating oil, gas, electric, radiators from steam boiler fueled by gas).

43) Are you aware of any stressed vegetation on the property?

44) Are there any issues, concerns, evidence, activities, or other conditions which you have not declared in any of the preceding answers which you believe could possibly be linked to the presence, or likely presence, of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.

Notes, Comments, or Further Clarification of any Answers:

OWNER Signature: _____ Date: _____

Phase I Environmental Site Assessment ASTM: E1527-21

User Questionnaire

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “*Brownfields Amendments*”), the *USER* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *USER* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that “*all appropriate inquiries*” is not complete.

USER

Name: _____

Company/Title: _____ Phone Number: _____

Address: _____ City: _____ State: _____ Zip: _____

Property Name: _____

Address/Location: _____

City: _____ State: _____ Zip Code: _____

Epic Engineering interviewer: _____

Interview Medium: (email/phone/person) _____

- 1) What is the complete and correct address for the property (a map or other documentation showing property location and boundaries is helpful)?

- 2) What is the type of property and type of property transaction, for example, sale, purchase, exchange, etc.?

- 3) Who is the current site contact and how they can be reached?

- 4) What is the reason you want to have the Phase I Environmental Site Assessment performed?

- 5) Who are all of the parties which will rely on the Phase I Environmental Site Assessment report?

- 6) Are you aware of any environmental cleanup liens against the property that are filed or recorded against the property under federal, tribal, state or local law? (**40CFR312.25**)

7) Are you aware of any activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? **(40CFR 312.26(a)(1)(v) and (vi))**

8) Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? **(40 CFR 312.28)**

9) Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? **(40CFR 312.30)**

10) Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? **(40 CFR 312.30)**

(a.) Do you know the past uses of the property?

(b.) Do you know of specific chemicals that are present, or once were present at the property?

(c.) Do you know of spills or other chemical releases that have taken place at the property?

(d.) Do you know of any environmental cleanups that have taken place at the property?

- 11) Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of releases at the property? **(40 CRF 312.31)**
- 12) Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?
- 13) Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?
- 14) Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products on or from the property?
- 15) Do you know whether any of the helpful documents listed **below** exist and, if so, whether copies can be provided to the environmental professional within reasonable time and cost constraints?

Helpful Documents:

- Environment site assessment *reports*,
- Environment compliance audit *reports*,
- Environmental permits (for example, solid waste disposal permits, *hazardous waste* disposal permits, *wastewater* permits, NPDES permits, *underground injection* permits),
- Registrations for underground and above-ground storage tanks,
- Registrations for *underground injection* systems,
- *Material safety data sheets*,
- Community right-to-know plan,
- Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc.,
- *Reports* regarding hydrogeologic conditions on the *property* or surrounding area,
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the *property* or relating to *environmental liens* encumbering the *property*, 10.8.1.11 *Hazardous waste* generator notices or *reports*,
- Geotechnical studies,
- Risk assessments,
- Recorded AULs.

16) Are there any issues, concerns, evidence, activities, or other conditions which you have not declared in any of the preceding answers which you believe could possibly be linked to the presence, or likely presence, of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.

Notes, Comments, or Further Clarification of any Answers:

USER Signature: _____ Date: _____

APPENDIX B RADIUS REPORT

Holiday Village and Parkside Apartments

2200 MONITOR DR

Park City, UT 84060

Inquiry Number: 7280541.2s

March 15, 2023

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2200 MONITOR DR
PARK CITY, UT 84060

COORDINATES

Latitude (North):	40.6652890 - 40° 39' 55.04"
Longitude (West):	111.4995000 - 111° 29' 58.20"
Universal Transverse Mercator:	Zone 12
UTM X (Meters):	457778.3
UTM Y (Meters):	4501510.5
Elevation:	6780 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	14655506 PARK CITY EAST, UT
Version Date:	2020
Northwest Map:	14655508 PARK CITY WEST, UT
Version Date:	2020

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140701
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
2200 MONITOR DR
PARK CITY, UT 84060

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	RESORT RETAILERS INC	1723 SIDEWINDER DR	EDR Hist Auto	Higher	416, 0.079, South
2	MAVERIK #317	1635 BONANZA DR	LUST, UST	Higher	814, 0.154, SSW
A3	PLAZA DRY CLEANERS	1890 BONANZA DR	RCRA-VSQG, FINDS, ECHO	Higher	1192, 0.226, South
A4	PLAZA DRY CLEANERS	1890 BONANZA DRIVE	DRYCLEANERS	Higher	1192, 0.226, South
B5	EDGEMONT CLEANERS	1351 KEARNS B LVD.	RCRA-VSQG, FINDS, ECHO	Higher	1261, 0.239, SW
B6	EDGEMONT CLEANERS	1351 KEARNS BOULEVAR	DRYCLEANERS	Higher	1261, 0.239, SW
7	SCHOOL BUS GARAGE	2250 E HWY 248	LUST, UST	Lower	1746, 0.331, ENE
8	OLD PARK CITY DUMP	ON IRONHORSELOOP E B	SEMS	Higher	1822, 0.345, South
9	TREASURE MOUNTAIN MI	2530 KEARNS BOULEVAR	SEMS, PRP	Lower	2401, 0.455, ENE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY..... Federal Facility Site Information listing

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

EXECUTIVE SUMMARY

Lists of state- and tribal hazardous waste facilities

SHWS..... This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF..... List of Landfills

Lists of state and tribal leaking storage tanks

LAST..... Leaking Aboveground Storage Tank Sites
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing
AST..... Listing of Aboveground Storage Tanks
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

INST CONTROL..... Sites with Institutional Controls

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Sites List

Lists of state and tribal brownfield sites

BROWNFIELDS..... Brownfields Assessment Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
CDL..... Methamphetamine Contaminated Properties Listing
US CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

EXECUTIVE SUMMARY

Records of Emergency Release Reports

HMIRS.....	Hazardous Materials Information Reporting System
SPILLS.....	Spills Data
SPILLS 90.....	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR.....	RCRA - Non Generators / No Longer Regulated
FUDS.....	Formerly Used Defense Sites
DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
FINDS.....	Facility Index System/Facility Registry System
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
ECHO.....	Enforcement & Compliance History Information
UXO.....	Unexploded Ordnance Sites
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
PFAS NPL.....	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES.....	Federal Sites PFAS Information
PFAS TSCA.....	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST.....	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR.....	PFAS Contamination Site Location Listing
PFAS WQP.....	Ambient Environmental Sampling for PFAS
PFAS NPDES.....	Clean Water Act Discharge Monitoring Information
PFAS ECHO.....	Facilities in Industries that May Be Handling PFAS Listing

EXECUTIVE SUMMARY

PFAS ECHO FIRE TRAINING	Facilities in Industries that May Be Handling PFAS Listing
PFAS PART 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing
PFAS	PFAS Site Information Listing
EMI	Division of Air Quality
EWA	Enforceable Written Assurances
Financial Assurance	Financial Assurance Information Listing
FUDS	Formerly Used Defense Sites
MMRP	Military Munitions Response Program
NPDES	Permitted Facilities Listing
TIER 2	Tier 2 Facility Listing
UIC	UIC Site Location Listing
UOPF	Used Oil Permitted Facilities
MINES MRDS	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	Recovered Government Archive Solid Waste Facilities List
RGA LUST	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal sites subject to CERCLA removals and CERCLA orders

SEMS: SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities,

EXECUTIVE SUMMARY

private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the SEMS list, as provided by EDR, and dated 01/25/2023 has revealed that there are 2 SEMS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OLD PARK CITY DUMP Site ID: 0801326 EPA Id: UTD988078606	ON IRONHORSELOOP E B	S 1/4 - 1/2 (0.345 mi.)	8	23
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TREASURE MOUNTAIN MI	2530 KEARNS BOULEVAR	ENE 1/4 - 1/2 (0.455 mi.)	9	24

Lists of Federal RCRA generators

RCRA-VSQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-VSQG list, as provided by EDR, and dated 11/21/2022 has revealed that there are 2 RCRA-VSQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PLAZA DRY CLEANERS EPA ID:: UTD988069886	1890 BONANZA DR	S 1/8 - 1/4 (0.226 mi.)	A3	11
EDGEMONT CLEANERS EPA ID:: UTR000006726	1351 KEARNS B LVD.	SW 1/8 - 1/4 (0.239 mi.)	B5	15

Lists of state and tribal leaking storage tanks

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality's Potential Leaking UST Sites.

A review of the LUST list, as provided by EDR, and dated 10/10/2022 has revealed that there are 2 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MAVERIK #317 Facility ID: 7000065 Date Closed: 08/05/1999 Date Closed: 01/05/1996	1635 BONANZA DR	SSW 1/8 - 1/4 (0.154 mi.)	2	8

EXECUTIVE SUMMARY

Date Closed: 12/04/1998

Date Closed: 04/13/2021

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SCHOOL BUS GARAGE Facility ID: 7000037 Date Closed: 03/21/1995	2250 E HWY 248	ENE 1/4 - 1/2 (0.331 mi.)	7	20

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains a listing of Facility, Owner, Location & Tanks not Closed or Removed. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Quality's Facilities with at Least One Non-exempt Tank.

A review of the UST list, as provided by EDR, and dated 10/10/2022 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MAVERIK #317 Facility ID: 6043	1635 BONANZA DR	SSW 1/8 - 1/4 (0.154 mi.)	2	8

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

DRYCLEANERS: A listing of registered drycleaners.

A review of the DRYCLEANERS list, as provided by EDR, and dated 10/20/2022 has revealed that there are 2 DRYCLEANERS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PLAZA DRY CLEANERS Facility ID: UT0801020	1890 BONANZA DRIVE	S 1/8 - 1/4 (0.226 mi.)	A4	14
EDGEMONT CLEANERS Facility ID: UT0801008	1351 KEARNS BOULEVAR	SW 1/8 - 1/4 (0.239 mi.)	B6	19

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected

EXECUTIVE SUMMARY

listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RESORT RETAILERS INC	1723 SIDEWINDER DR	S 0 - 1/8 (0.079 mi.)	1	8

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 2 records.

Site Name

PAYLESS DRUG STORE
PUBLIC WORKS SERVICE CNTR.

Database(s)

LUST, UST
LUST, UST

-
- A horizontal number line representing a distance of 1 mile. It has tick marks at 0, $\frac{1}{4}$, $\frac{1}{2}$, and 1 Miles. The segment between 0 and $\frac{1}{4}$ is highlighted in yellow.

SITE NAME: Holiday Village and Parkside Apartments
ADDRESS: 2200 MONITOR DR
Park City UT 84060
LAT/LONG: 40.665289 / 111.4995

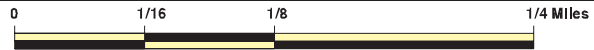
CLIENT: Epic Engineering, P.C.
CONTACT: TORREY COPFER
INQUIRY #: 7280541.2s
DATE: March 15, 2023 2:01 pm

DETAIL MAP - 7280541.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Holiday Village and Parkside Apartments
 ADDRESS: 2200 MONITOR DR
 Park City UT 84060
 LAT/LONG: 40.665289 / 111.4995

CLIENT: Epic Engineering, P.C.
 CONTACT: TORREY COPPER
 INQUIRY #: 7280541.2s
 DATE: March 15, 2023 2:04 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	2	NR	NR	2
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	2	NR	NR	NR	2
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal leaking storage tanks</i>								
LAST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LUST	0.500		0	1	1	NR	NR	2
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	1	NR	NR	NR	1
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2	0.001		0	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	2	NR	NR	NR	2
EWA	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
FUDS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MMRP	0.001		0	NR	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
TIER 2	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UOPF	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		1	NR	NR	NR	NR	1
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0

- Totals --		0	1	6	3	0	0	10
-------------	--	---	---	---	---	---	---	----

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

1
South
< 1/8
0.079 mi.
416 ft.

RESORT RETAILERS INC
1723 SEWINDR DR
PARK CITY, UT 84060

EDR Hist Auto 1020857141
N/A

Relative:
Higher

EDR Hist Auto

Actual:
6784 ft.

Year:	Name:	Type:
1991	RESORT RETAILERS INC	Convenience Stores
1992	RESORT RETAILERS INC	Convenience Stores
1993	RESORT RETAILERS INC	Convenience Stores
1994	RESORT RETAILERS INC	Convenience Stores
1995	RESORT RETAILERS INC	Convenience Stores
1996	RESORT RETAILERS INC	Convenience Stores
1997	RESORT RETAILERS INC	Convenience Stores
1998	RESORT RETAILERS INC	Convenience Stores
1999	RESORT RETAILERS INC	Convenience Stores
2000	RESORT RETAILERS INC	Convenience Stores
2001	RESORT RETAILERS INC	Convenience Stores
2002	RESORT RETAILERS INC	Convenience Stores
2003	RESORT RETAILERS INC	Convenience Stores
2004	RESORT RETAILERS INC	Convenience Stores
2005	RESORT RETAILERS INC	Convenience Stores
2006	RESORT RETAILERS INC	Convenience Stores
2007	RESORT RETAILERS INC	Convenience Stores
2008	RESORT RETAILERS INC	Convenience Stores
2009	RESORT RETAILERS INC	Convenience Stores
2010	RESORT RETAILERS INC	Convenience Stores
2011	RESORT RETAILERS INC	Convenience Stores
2012	RESORT RETAILERS INC	Convenience Stores
2013	RESORT RETAILERS INC	Convenience Stores
2014	RESORT RETAILERS INC	Convenience Stores

2
SSW
1/8-1/4
0.154 mi.
814 ft.

MAVERIK #317
1635 BONANZA DR
PARK CITY, UT 84060

LUST U003229733
UST N/A

Relative:
Higher

LUST:

Actual:
6803 ft.

Name:	MAVERIK #317
Address:	1635 BONANZA DR
City,State,Zip:	PARK CITY, UT 84060
Facility ID:	7000065
Release Id:	KUV
Closed Date:	08/05/1999
Notification Date:	01/04/1999
Owner Name:	MAVERIK, INC.
Owner Address:	185 S. STATE ST. STE 800
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84111
Owner City,St,Zip:	SALT LAKE CITY, UT 84111
Project Manager:	Kevin Beery
Name:	MAVERIK #317
Address:	1635 BONANZA DR
City,State,Zip:	PARK CITY, UT 84060
Facility ID:	7000065

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAVERIK #317 (Continued)

U003229733

Release Id: JHS
Closed Date: 01/05/1996
Notification Date: 12/28/1995
Owner Name: MAVERIK, INC.
Owner Address: 185 S. STATE ST. STE 800
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84111
Owner City,St,Zip: SALT LAKE CITY, UT 84111
Project Manager: UST

Name: MAVERIK #317
Address: 1635 BONANZA DR
City,State,Zip: PARK CITY, UT 84060
Facility ID: 7000065
Release Id: KLR
Closed Date: 12/04/1998
Notification Date: 04/23/1998
Owner Name: MAVERIK, INC.
Owner Address: 185 S. STATE ST. STE 800
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84111
Owner City,St,Zip: SALT LAKE CITY, UT 84111
Project Manager: Morgan Atkinson

Name: MAVERIK #317
Address: 1635 BONANZA DR
City,State,Zip: PARK CITY, UT 84060
Facility ID: 7000065
Release Id: OAK
Closed Date: 04/13/2021
Notification Date: 08/14/2020
Owner Name: MAVERIK, INC.
Owner Address: 185 S. STATE ST. STE 800
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84111
Owner City,St,Zip: SALT LAKE CITY, UT 84111
Project Manager: Eileen Brennan

UST:

Facility ID: 6043
Tank ID: 1
Above Tank: No
Alternate Tank ID: 1
Federal Regulated: Yes
Owner Name: MAVERIK, INC.
Owner Address: 185 S. STATE ST. STE 800
Owner City,State,Zip: SALT LAKE CITY, UT 84111
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Substance Detected: Gasoline
Substance Tested: Regular
Tank Material: Impressed Current Cathodic Protection

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAVERIK #317 (Continued)

U003229733

Tank Mod: Lined Interior
Pipe Material: Flexible Plastic
Pipe Mod: Double-Walled
Install Date: 1985-09-23 00:00:00
Closed Date: 2020-05-26 00:00:00
Closure Status: Tank removed from ground
Complaint: Yes
PST Fund: No
Other Type: Self-insurance

Facility:

Name: MAVERIK #317
Address: 1635 BONANZA DR
City,State,Zip: PARK CITY, UT 84060
Facility ID: 6043
Northing: 4501396
Easting: 457684

Facility ID: 6043
Tank ID: 2
Above Tank: No
Alternate Tank ID: 2
Federal Regulated: Yes
Owner Name: MAVERIK, INC.
Owner Address: 185 S. STATE ST. STE 800
Owner City,State,Zip: SALT LAKE CITY, UT 84111
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Substance Detected: Gasoline
Substance Tested: Premium
Tank Material: Impressed Current Cathodic Protection
Tank Mod: Lined Interior
Pipe Material: Flexible Plastic
Pipe Mod: Double-Walled
Install Date: 1985-09-23 00:00:00
Closed Date: 2020-05-26 00:00:00
Closure Status: Tank removed from ground
Complaint: Yes
PST Fund: No
Other Type: Self-insurance

Facility:

Name: MAVERIK #317
Address: 1635 BONANZA DR
City,State,Zip: PARK CITY, UT 84060
Facility ID: 6043
Northing: 4501396
Easting: 457684

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

	Site	Database(s)	EDR ID Number EPA ID Number
A3 South 1/8-1/4 0.226 mi. 1192 ft.	PLAZA DRY CLEANERS 1890 BONANZA DR PARK CITY, UT 84068 Site 1 of 2 in cluster A	RCRA-VSQG FINDS ECHO	1000472424 UTD988069886
Relative: Higher Actual: 6805 ft.	RCRA Listings: Date Form Received by Agency: 19901128 Handler Name: PLAZA DRY CLEANERS Handler Address: 1890 BONANZA DR Handler City,State,Zip: PARK CITY, UT 84068 EPA ID: UTD988069886 Contact Name: JOHN SANDS Contact Address: PO BOX 681510 Contact City,State,Zip: PARK CITY, UT 84068 Contact Telephone: 801-649-6780 Contact Fax: Not reported Contact Email: Not reported Contact Title: Not reported EPA Region: 08 Land Type: Not reported Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator Non-Notifier: Not reported Biennial Report Cycle: Not reported Accessibility: Not reported Active Site Indicator: Handler Activities State District Owner: Not reported State District: Not reported Mailing Address: PO BOX 681510 Mailing City,State,Zip: PARK CITY, UT 84068 Owner Name: P.C. ENTERPRISES Owner Type: Private Operator Name: Not reported Operator Type: Not reported Short-Term Generator Activity: No Importer Activity: No Mixed Waste Generator: No Transporter Activity: No Transfer Facility Activity: No Recycler Activity with Storage: No Small Quantity On-Site Burner Exemption: No Smelting Melting and Refining Furnace Exemption: No Underground Injection Control: No Off-Site Waste Receipt: No Universal Waste Indicator: No Universal Waste Destination Facility: No Federal Universal Waste: No Active Site Fed-Reg Treatment Storage and Disposal Facility: Not reported Active Site Converter Treatment storage and Disposal Facility: Not reported Active Site State-Reg Treatment Storage and Disposal Facility: Not reported Active Site State-Reg Handler: --- Federal Facility Indicator: Not reported Hazardous Secondary Material Indicator: NN Sub-Part K Indicator: Not reported Commercial TSD Indicator: No Treatment Storage and Disposal Type: Not reported 2018 GPRA Permit Baseline: Not on the Baseline 2018 GPRA Renewals Baseline: Not on the Baseline Permit Renewals Workload Universe: Not reported		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PLAZA DRY CLEANERS (Continued)

1000472424

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20140916
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D000
Waste Description:	Not Defined

Waste Code:	F002
Waste Description:	THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	P.C. ENTERPRISES
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	DATA NOT REQUESTED
Owner/Operator City,State,Zip:	DATA NOT REQUESTED, UT 99999
Owner/Operator Telephone:	999-999-9999

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PLAZA DRY CLEANERS (Continued)

1000472424

Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 19901128
Handler Name: PLAZA DRY CLEANERS
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violation:

Found Violation: No
Agency Which Determined Violation: Not reported
Violation Short Description: Not reported
Date Violation was Determined: Not reported
Actual Return to Compliance Date: Not reported
Return to Compliance Qualifier: Not reported
Violation Responsible Agency: Not reported
Scheduled Compliance Date: Not reported
Enforcement Identifier: Not reported
Date of Enforcement Action: Not reported
Enforcement Responsible Agency: Not reported
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: Not reported
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: Not reported
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PLAZA DRY CLEANERS (Continued)

1000472424

Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Evaluation Action Summary:

Evaluation Date: 19960415
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier: RDP
Evaluation Responsible Sub-Organization: HW
Actual Return to Compliance Date: Not reported
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

FINDS:

Registry ID: 110002154105

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. The CIM (Utah - Common Identifier Mechanism) is Utah's Department of Environmental Quality (UDEQ) mechanism for compliance and permitting operations.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000472424
Registry ID: 110002154105
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002154105>
Name: PLAZA DRY CLEANERS
Address: 1890 BONANZA DR
City,State,Zip: PARK CITY, UT 84068

A4
South
1/8-1/4
0.226 mi.
1192 ft.

PLAZA DRY CLEANERS
1890 BONANZA DRIVE
PARK CITY, UT 84060
Site 2 of 2 in cluster A

DRYCLEANERS **S106515126**
N/A

Relative:
Higher

Actual:
6805 ft.

DRYCLEANERS:
Name: PLAZA DRY CLEANERS
Address: 1890 BONANZA DRIVE
City,State,Zip: PARK CITY, UT 84060
Facility ID: UT0801020
Date Installed: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PLAZA DRY CLEANERS (Continued)

S106515126

Out of Business: Not reported
Not Regulated: Not reported
Date of Last Inspection: 2010-12-08 00:00:00
Machines: Not reported
Mailing Address: Not reported
Mailing City/State/Zip: Not reported
Comments: Pick up location. PCE Equipment Removed.
FFY: 2011
Inspection Date: Not reported
Inspection Report: Not reported
Compliance Actions: Not reported
Last Inspection Report: GS
Category: Not reported
EPA Category: Not reported

Name: PLAZA DRY CLEANERS
Address: 1890 BONANZA DRIVE
City,State,Zip: PARK CITY, UT 84060
Facility ID: UT0801020
Date Installed: Not reported
Out of Business: False
Not Regulated: True
Date of Last Inspection: Not reported
Machines: Not reported
Mailing Address: Not reported
Mailing City/State/Zip: Not reported
Comments: Mailing address: PO Box 770-361, Park City 84060
FFY: Not reported
Inspection Date: Not reported
Inspection Report: Not reported
Compliance Actions: Not reported
Last Inspection Report: Not reported
Category: Not reported
EPA Category: Not reported

**B5
SW
1/8-1/4
0.239 mi.
1261 ft.**

**EDGEMONT CLEANERS
1351 KEARNS B LVD.
PARK CITY, UT 84060**

Site 1 of 2 in cluster B

**RCRA-VSQG
FINDS
ECHO**

**1004789150
UTR000006726**

**Relative:
Higher**

**Actual:
6817 ft.**

RCRA Listings:
Date Form Received by Agency: 20010925
Handler Name: EDGEMONT CLEANERS
Handler Address: 1351 KEARNS B LVD.
Handler City,State,Zip: PARK CITY, UT 84060
EPA ID: UTR000006726
Contact Name: CRAIG TASSAINER
Contact Address: P.O. BOX 770361
Contact City,State,Zip: PARK CITY, UT 84060
Contact Telephone: 435-649-9336
Contact Fax: Not reported
Contact Email: Not reported
Contact Title: Not reported
EPA Region: 08
Land Type: Private
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
Non-Notifier: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EDGEMONT CLEANERS (Continued)

1004789150

Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	P.O. BOX 770361
Mailing City,State,Zip:	PARK CITY, UT 84060
Owner Name:	CRALAR INC.
Owner Type:	Private
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EDGEMONT CLEANERS (Continued)

1004789150

Financial Assurance Required:	Not reported
Handler Date of Last Change:	20140916
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D007
Waste Description:	CHROMIUM

Waste Code:	D039
Waste Description:	TETRACHLOROETHYLENE

Waste Code:	D040
Waste Description:	TRICHLOROETHYLENE

Waste Code:	F002
Waste Description:	THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code:	F007
Waste Description:	SPENT CYANIDE PLATING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS.

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: CRALAR INC.	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	P.O. BOX 770361
Owner/Operator City,State,Zip:	PARK CITY, UT 84060
Owner/Operator Telephone:	435-649-9336
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20010925
Handler Name: EDGEMONT CLEANERS	
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EDGEMONT CLEANERS (Continued)

1004789150

Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Codes:	No NAICS Codes Found
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Facility Has Received Notices of Violation:

Found Violation:	No
Agency Which Determined Violation:	Not reported
Violation Short Description:	Not reported
Date Violation was Determined:	Not reported
Actual Return to Compliance Date:	Not reported
Return to Compliance Qualifier:	Not reported
Violation Responsible Agency:	Not reported
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	Not reported
Date of Enforcement Action:	Not reported
Enforcement Responsible Agency:	Not reported
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	Not reported
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported

Evaluation Action Summary:

Evaluation Date:	20070207
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	COMPLIANCE ASSISTANCE VISIT
Evaluation Responsible Person Identifier:	ED
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EDGEMONT CLEANERS (Continued)

1004789150

Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

FINDS:

Registry ID: 110012232244

[Click Here for FRS Facility Detail Report:](#)

Environmental Interest/Information System:

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1004789150
Registry ID:	110012232244
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110012232244
Name:	EDGEMONT CLEANERS
Address:	1351 KEARNS B LVD.
City,State,Zip:	PARK CITY, UT 84060

B6
SW
1/8-1/4
0.239 mi.
1261 ft.

EDGEMONT CLEANERS
1351 KEARNS BOULEVARD
PARK CITY, UT 84060
Site 2 of 2 in cluster B

DRYCLEANERS **S106515115**
N/A

Relative:
Higher

Actual:
6817 ft.

DRYCLEANERS:	
Name:	EDGEMONT CLEANERS
Address:	1351 KEARNS BLVD.
City,State,Zip:	PARK CITY, UT 84060
Facility ID:	UT0801008
Date Installed:	Not reported
Out of Business:	Not reported
Not Regulated:	Not reported
Date of Last Inspection:	2010-12-08 00:00:00
# Machines:	Not reported
Mailing Address:	Not reported
Mailing City/State/Zip:	Not reported
Comments:	Equipment Removed. Pick up location only.
FFY:	2011
Inspection Date:	Not reported
Inspection Report:	Not reported
Compliance Actions:	Not reported
Last Inspection Report:	GS
Category:	Not reported
EPA Category:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EDGEMONT CLEANERS (Continued)

S106515115

Name: EDGEMONT CLEANERS
Address: 1351 KEARNS BOULEVARD
City,State,Zip: PARK CITY, UT 84060
Facility ID: UT0801008
Date Installed: Not reported
Out of Business: False
Not Regulated: True
Date of Last Inspection: Not reported
Machines: Not reported
Mailing Address: Not reported
Mailing City/State/Zip: Not reported
Comments: 1/06 see contact #2; Two ID#s: UT0801008 & UT0801243, Former address
Holiday Shopping Center, Unit #1
FFY: Not reported
Inspection Date: Not reported
Inspection Report: Not reported
Compliance Actions: Not reported
Last Inspection Report: Not reported
Category: Not reported
EPA Category: Not reported

7
ENE
1/4-1/2
0.331 mi.
1746 ft.

SCHOOL BUS GARAGE
2250 E HWY 248
PARK CITY, UT 84098

LUST U003033319
UST N/A

Relative:
Lower

LUST:
Name: SCHOOL BUS GARAGE
Address: 2250 E HWY 248
City,State,Zip: PARK CITY, UT 84098
Facility ID: 7000037
Release Id: ITH
Closed Date: 03/21/1995
Notification Date: 10/28/1994
Owner Name: PARK CITY SCHOOL DISTRICT
Owner Address: P O BOX 680310
Owner City: PARK CITY
Owner State: UT
Owner Zip: 84060
Owner City,St,Zip: PARK CITY, UT 84060
Project Manager: [Dale Urban]

Actual:
6738 ft.

UST:
Facility ID: 6019
Tank ID: 1
Above Tank: No
Alternate Tank ID: 1
Federal Regulated: Yes
Owner Name: PARK CITY SCHOOL DISTRICT
Owner Address: P O BOX 680310
Owner City,State,Zip: PARK CITY, UT 84060
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 4000
Substance Detected: Gasoline

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SCHOOL BUS GARAGE (Continued)

U003033319

Substance Tested: Not reported
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1979-05-06 00:00:00
Closed Date: 1994-10-17 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No
Other Type: Not reported

Facility:

Name: SCHOOL BUS GARAGE
Address: 2250 E HWY 248
City,State,Zip: PARK CITY, UT 84098
Facility ID: 6019
Northing: 4502067
Easting: 458360

Facility ID: 6019
Tank ID: 2
Above Tank: No
Alternate Tank ID: 2
Federal Regulated: Yes
Owner Name: PARK CITY SCHOOL DISTRICT
Owner Address: P O BOX 680310
Owner City,State,Zip: PARK CITY, UT 84060
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Substance Detected: Diesel
Substance Tested: Not reported
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1984-05-05 00:00:00
Closed Date: 1994-10-17 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No
Other Type: Not reported

Facility:

Name: SCHOOL BUS GARAGE
Address: 2250 E HWY 248
City,State,Zip: PARK CITY, UT 84098
Facility ID: 6019
Northing: 4502067
Easting: 458360

Facility ID: 6019
Tank ID: 3
Above Tank: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SCHOOL BUS GARAGE (Continued)

U003033319

Alternate Tank ID: 3
Federal Regulated: Yes
Owner Name: PARK CITY SCHOOL DISTRICT
Owner Address: P O BOX 680310
Owner City,State,Zip: PARK CITY, UT 84060
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Substance Detected: Diesel
Substance Tested: Not reported
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1984-05-05 00:00:00
Closed Date: 1994-10-17 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No
Other Type: Not reported

Facility:

Name: SCHOOL BUS GARAGE
Address: 2250 E HWY 248
City,State,Zip: PARK CITY, UT 84098
Facility ID: 6019
Northing: 4502067
Easting: 458360

Facility ID: 6019
Tank ID: 4
Above Tank: No
Alternate Tank ID: 4
Federal Regulated: Yes
Owner Name: PARK CITY SCHOOL DISTRICT
Owner Address: P O BOX 680310
Owner City,State,Zip: PARK CITY, UT 84060
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 500
Substance Detected: Used Oil
Substance Tested: Not reported
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1984-05-05 00:00:00
Closed Date: 1994-10-17 00:00:00
Closure Status: Tank Removed from Ground
Complaint: No
PST Fund: No
Other Type: Not reported

Facility:

Name: SCHOOL BUS GARAGE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SCHOOL BUS GARAGE (Continued)

U003033319

Address: 2250 E HWY 248
City,State,Zip: PARK CITY, UT 84098
Facility ID: 6019
Northing: 4502067
Easting: 458360

8
South
1/4-1/2
0.345 mi.
1822 ft.

OLD PARK CITY DUMP
ON IRONHORSELOOP E BONANZA DRIVE
PARK CITY, UT 84060

SEMS 1000710117
UTD988078606

Relative:
Higher

Actual:
6852 ft.

SEMS:
Site ID: 0801326
EPA ID: UTD988078606
Name: OLD PARK CITY DUMP
Address: ON IRONHORSELOOP E BONANZA DRIVE
Address 2: Not reported
City,State,Zip: PARK CITY, UT 84060
Cong District: 02
FIPS Code: 49043
Latitude: +40.658467
Longitude: -111.501098
FF: N
NPL: Not on the NPL
Non NPL Status: Site Reassessment Start Needed

SEMS Detail:

Region: 08
Site ID: 0801326
EPA ID: UTD988078606
Site Name: OLD PARK CITY DUMP
NPL: N
FF: N
OU: 00
Action Code: DS
Action Name: DISCVRY
SEQ: 1
Start Date: 1993-04-13 04:00:00
Finish Date: 1993-04-13 04:00:00
Qual: Not reported
Current Action Lead: EPA Perf

Region: 08
Site ID: 0801326
EPA ID: UTD988078606
Site Name: OLD PARK CITY DUMP
NPL: N
FF: N
OU: 00
Action Code: SI
Action Name: SI
SEQ: 1
Start Date: 1994-07-25 04:00:00
Finish Date: 1995-02-16 05:00:00
Qual: H
Current Action Lead: EPA Perf

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OLD PARK CITY DUMP (Continued)

1000710117

Region: 08
Site ID: 0801326
EPA ID: UTD988078606
Site Name: OLD PARK CITY DUMP
NPL: N
FF: N
OU: 00
Action Code: PA
Action Name: PA
SEQ: 1
Start Date: Not reported
Finish Date: 1994-01-26 05:00:00
Qual: L
Current Action Lead: St Perf

9
ENE
1/4-1/2
0.455 mi.
2401 ft.

TREASURE MOUNTAIN MIDDLE SCHOOL
2530 KEARNS BOULEVARD
PARK CITY, UT 84060

SEMS 1018162387
PRP UTN000802495

Relative:
Lower

Actual:
6728 ft.

SEMS:
Site ID: 0802495
EPA ID: UTN000802495
Name: TREASURE MOUNTAIN MIDDLE SCHOOL
Address: 2530 KEARNS BOULEVARD
Address 2: Not reported
City,State,Zip: PARK CITY, UT 84060
Cong District: 01
FIPS Code: 49043
Latitude: +40.669075
Longitude: -111.490368
FF: N
NPL: Not on the NPL
Non NPL Status: Removal Only Site (No Site Assessment Work Needed)

SEMS Detail:
Region: 08
Site ID: 0802495
EPA ID: UTN000802495
Site Name: TREASURE MOUNTAIN MIDDLE SCHOOL
NPL: N
FF: N
OU: 00
Action Code: RS
Action Name: RV ASSESS
SEQ: 1
Start Date: 2014-10-09 05:00:00
Finish Date: 2016-07-11 05:00:00
Qual: Not reported
Current Action Lead: EPA Perf

PRP:

PRP Name: E.I. DU PONT DE NEMOURS & CO., INC.

Count: 2 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
PARK CITY	U003033317	PAYLESS DRUG STORE	450 IRON HORSE DR ;; 400 FT N	84060	LUST, UST
PARK CITY	U003033318	PUBLIC WORKS SERVICE CNTR.	#10 IRON HORSE DR	84060	LUST, UST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/25/2023	Source: EPA
Date Data Arrived at EDR: 02/03/2023	Telephone: N/A
Date Made Active in Reports: 02/28/2023	Last EDR Contact: 03/01/2023
Number of Days to Update: 25	Next Scheduled EDR Contact: 04/10/2023
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 01/25/2023	Source: EPA
Date Data Arrived at EDR: 02/02/2023	Telephone: N/A
Date Made Active in Reports: 02/28/2023	Last EDR Contact: 03/01/2023
Number of Days to Update: 26	Next Scheduled EDR Contact: 04/10/2023
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 03/01/2023
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/20/2022
Date Data Arrived at EDR: 12/21/2022
Date Made Active in Reports: 03/10/2023
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/21/2022
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/01/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 01/25/2023	Source: EPA
Date Data Arrived at EDR: 02/02/2023	Telephone: 800-424-9346
Date Made Active in Reports: 02/28/2023	Last EDR Contact: 03/01/2023
Number of Days to Update: 26	Next Scheduled EDR Contact: 04/24/2023
	Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 11/21/2022	Source: EPA
Date Data Arrived at EDR: 11/21/2022	Telephone: 800-424-9346
Date Made Active in Reports: 12/05/2022	Last EDR Contact: 03/09/2023
Number of Days to Update: 14	Next Scheduled EDR Contact: 04/03/2023
	Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 11/21/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/21/2022	Telephone: 303-312-6149
Date Made Active in Reports: 12/05/2022	Last EDR Contact: 03/09/2023
Number of Days to Update: 14	Next Scheduled EDR Contact: 04/03/2023
	Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/21/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/21/2022	Telephone: 303-312-6149
Date Made Active in Reports: 12/05/2022	Last EDR Contact: 03/09/2023
Number of Days to Update: 14	Next Scheduled EDR Contact: 04/03/2023
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 11/21/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/21/2022	Telephone: 303-312-6149
Date Made Active in Reports: 12/05/2022	Last EDR Contact: 03/09/2023
Number of Days to Update: 14	Next Scheduled EDR Contact: 04/03/2023
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/21/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/21/2022	Telephone: 303-312-6149
Date Made Active in Reports: 12/05/2022	Last EDR Contact: 03/09/2023
Number of Days to Update: 14	Next Scheduled EDR Contact: 04/03/2023
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/02/2022	Source: Department of the Navy
Date Data Arrived at EDR: 11/08/2022	Telephone: 843-820-7326
Date Made Active in Reports: 01/10/2023	Last EDR Contact: 02/03/2023
Number of Days to Update: 63	Next Scheduled EDR Contact: 05/22/2023
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/27/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/16/2022	Telephone: 703-603-0695
Date Made Active in Reports: 02/09/2023	Last EDR Contact: 02/21/2023
Number of Days to Update: 85	Next Scheduled EDR Contact: 06/05/2023
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/27/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/16/2022	Telephone: 703-603-0695
Date Made Active in Reports: 02/09/2023	Last EDR Contact: 02/21/2023
Number of Days to Update: 85	Next Scheduled EDR Contact: 06/05/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/12/2022

Date Data Arrived at EDR: 12/14/2022

Date Made Active in Reports: 12/19/2022

Number of Days to Update: 5

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 12/14/2022

Next Scheduled EDR Contact: 04/03/2023

Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A

Date Data Arrived at EDR: N/A

Date Made Active in Reports: N/A

Number of Days to Update: N/A

Source: Department of Environmental Quality

Telephone: 801-536-4100

Last EDR Contact: 01/17/2023

Next Scheduled EDR Contact: 05/01/2023

Data Release Frequency: N/A

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: List of Landfills

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 07/12/2022

Date Data Arrived at EDR: 07/13/2022

Date Made Active in Reports: 09/28/2022

Number of Days to Update: 77

Source: Department of Environmental Quality

Telephone: 801-538-6170

Last EDR Contact: 12/29/2022

Next Scheduled EDR Contact: 04/17/2023

Data Release Frequency: Semi-Annually

Lists of state and tribal leaking storage tanks

LAST: Leaking Aboveground Storage Tank Sites

A listing of leaking aboveground storage tank locations.

Date of Government Version: 02/28/2023

Date Data Arrived at EDR: 03/01/2023

Date Made Active in Reports: 03/02/2023

Number of Days to Update: 1

Source: Department of Environmental Quality

Telephone: 801-536-4141

Last EDR Contact: 02/27/2023

Next Scheduled EDR Contact: 06/12/2023

Data Release Frequency: Varies

LUST: Sites with Leaking Underground Storage Tanks

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 10/10/2022

Date Data Arrived at EDR: 10/10/2022

Date Made Active in Reports: 12/28/2022

Number of Days to Update: 79

Source: Department of Environmental Quality

Telephone: 801-536-4115

Last EDR Contact: 01/11/2023

Next Scheduled EDR Contact: 04/24/2023

Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 11/26/2022	Source: EPA Region 4
Date Data Arrived at EDR: 12/06/2022	Telephone: 404-562-8677
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/20/2022	Source: EPA Region 10
Date Data Arrived at EDR: 06/13/2022	Telephone: 206-553-2857
Date Made Active in Reports: 08/16/2022	Last EDR Contact: 01/17/2023
Number of Days to Update: 64	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 11/23/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/06/2022	Telephone: 415-972-3372
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/14/2022	Source: EPA, Region 5
Date Data Arrived at EDR: 12/06/2022	Telephone: 312-886-7439
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/14/2022	Source: EPA Region 7
Date Data Arrived at EDR: 12/06/2022	Telephone: 913-551-7003
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 11/23/2022	Source: EPA Region 8
Date Data Arrived at EDR: 12/06/2022	Telephone: 303-312-6271
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/19/2022	Source: EPA Region 1
Date Data Arrived at EDR: 12/06/2022	Telephone: 617-918-1313
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 11/23/2022	Source: EPA Region 6
Date Data Arrived at EDR: 12/06/2022	Telephone: 214-665-6597
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 10/14/2021	Source: FEMA
Date Data Arrived at EDR: 11/05/2021	Telephone: 202-646-5797
Date Made Active in Reports: 02/01/2022	Last EDR Contact: 12/28/2022
Number of Days to Update: 88	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

UST: List of Sites with Underground Storage Tanks
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 10/10/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 10/10/2022	Telephone: 801-536-4115
Date Made Active in Reports: 12/28/2022	Last EDR Contact: 01/11/2023
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/24/2023
	Data Release Frequency: Quarterly

AST: Listing of Aboveground Storage Tanks
Aboveground storage tank site locations.

Date of Government Version: 02/28/2023	Source: Department of Environmental Quality
Date Data Arrived at EDR: 03/01/2023	Telephone: 801-536-4100
Date Made Active in Reports: 03/02/2023	Last EDR Contact: 02/27/2023
Number of Days to Update: 1	Next Scheduled EDR Contact: 06/12/2023
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 11/23/2022	Source: EPA Region 4
Date Data Arrived at EDR: 12/06/2022	Telephone: 404-562-9424
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 11/23/2022	Source: EPA Region 9
Date Data Arrived at EDR: 12/06/2022	Telephone: 415-972-3368
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 11/23/2022	Source: EPA Region 8
Date Data Arrived at EDR: 12/06/2022	Telephone: 303-312-6137
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/19/2022	Source: EPA, Region 1
Date Data Arrived at EDR: 12/06/2022	Telephone: 617-918-1313
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/14/2022	Source: EPA Region 5
Date Data Arrived at EDR: 12/06/2022	Telephone: 312-886-6136
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 11/23/2022	Source: EPA Region 6
Date Data Arrived at EDR: 12/06/2022	Telephone: 214-665-7591
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/20/2022	Source: EPA Region 10
Date Data Arrived at EDR: 06/13/2022	Telephone: 206-553-2857
Date Made Active in Reports: 08/16/2022	Last EDR Contact: 01/17/2023
Number of Days to Update: 64	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 10/14/2022	Source: EPA Region 7
Date Data Arrived at EDR: 12/06/2022	Telephone: 913-551-7003
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal institutional control / engineering control registries

INST CONTROL: Sites with Institutional Controls

Sites included on the Brownfields Sites listing that have institutional controls in place.

Date of Government Version: 10/17/2022

Source: Department of Environmental Quality

Date Data Arrived at EDR: 10/18/2022

Telephone: 801-536-4100

Date Made Active in Reports: 01/09/2023

Last EDR Contact: 01/19/2023

Number of Days to Update: 83

Next Scheduled EDR Contact: 05/01/2023

Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008

Source: EPA, Region 7

Date Data Arrived at EDR: 04/22/2008

Telephone: 913-551-7365

Date Made Active in Reports: 05/19/2008

Last EDR Contact: 07/08/2021

Number of Days to Update: 27

Next Scheduled EDR Contact: 07/20/2009

Data Release Frequency: Varies

VCP: Voluntary Cleanup Sites List

The purpose of the program is to encourage the voluntary cleanup of sites where there has been a contaminant release threatening public health and the environment, thereby removing the stigma attached to these sites which blocks economic redevelopment. Voluntary cleanup of these sites will hopefully result in clearing the pathway for returning these properties to beneficial use.

Date of Government Version: 09/27/2022

Source: Department of Environmental Quality

Date Data Arrived at EDR: 11/09/2022

Telephone: 801-536-4100

Date Made Active in Reports: 01/31/2023

Last EDR Contact: 02/06/2023

Number of Days to Update: 83

Next Scheduled EDR Contact: 05/22/2023

Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015

Source: EPA, Region 1

Date Data Arrived at EDR: 09/29/2015

Telephone: 617-918-1102

Date Made Active in Reports: 02/18/2016

Last EDR Contact: 12/13/2022

Number of Days to Update: 142

Next Scheduled EDR Contact: 04/03/2023

Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Brownfields Assessment Sites

A Brownfields site means real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant, controlled substance or petroleum product.

Date of Government Version: 11/09/2021

Source: Department of Environmental Quality

Date Data Arrived at EDR: 11/11/2021

Telephone: 801-536-4100

Date Made Active in Reports: 02/02/2022

Last EDR Contact: 02/16/2023

Number of Days to Update: 83

Next Scheduled EDR Contact: 05/22/2023

Data Release Frequency: Annually

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 02/23/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/10/2022	Telephone: 202-566-2777
Date Made Active in Reports: 03/10/2022	Last EDR Contact: 03/14/2023
Number of Days to Update: 0	Next Scheduled EDR Contact: 06/26/2023
	Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/03/2007	Telephone: 703-308-8245
Date Made Active in Reports: 01/24/2008	Last EDR Contact: 01/20/2023
Number of Days to Update: 52	Next Scheduled EDR Contact: 05/08/2023
	Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009	Source: EPA, Region 9
Date Data Arrived at EDR: 05/07/2009	Telephone: 415-947-4219
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 01/13/2023
Number of Days to Update: 137	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014	Source: Department of Health & Human Services, Indian Health Service
Date Data Arrived at EDR: 08/06/2014	Telephone: 301-443-1452
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 01/27/2023
Number of Days to Update: 176	Next Scheduled EDR Contact: 05/08/2023
	Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/06/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 8

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: No Update Planned

CDL: Methamphetamine Contaminated Properties Listing

Utah Administrative Rule 19-6-901 Illegal Drug Operations Site Reporting and Decontamination Act requires local health departments to maintain a list of properties believed to be contaminated by the illegal manufacture of drugs. The following properties were reported to the Salt Lake Valley Health Department by a complaint or report from a law enforcement agency and the Department has determined that reasonable evidence exists that the property is contaminated.

Date of Government Version: 11/28/2022
Date Data Arrived at EDR: 11/30/2022
Date Made Active in Reports: 02/21/2023
Number of Days to Update: 83

Source: Salt Lake Valley Health Department
Telephone: 801-468-2750
Last EDR Contact: 03/01/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 01/06/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 8

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 03/01/2023
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/13/2022
Date Data Arrived at EDR: 12/14/2022
Date Made Active in Reports: 03/10/2023
Number of Days to Update: 86

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/14/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Quarterly

SPILLS: Spills Data

Incidents reported to the Division of Environmental Response and Remediation

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/10/2022
Date Data Arrived at EDR: 10/10/2022
Date Made Active in Reports: 12/28/2022
Number of Days to Update: 79

Source: Department of Environmental Quality
Telephone: 801-536-4100
Last EDR Contact: 01/11/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Varies

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 07/31/2011
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/11/2013
Number of Days to Update: 39

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 11/21/2022
Date Data Arrived at EDR: 11/21/2022
Date Made Active in Reports: 12/05/2022
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 11/01/2022
Date Data Arrived at EDR: 11/10/2022
Date Made Active in Reports: 02/09/2023
Number of Days to Update: 91

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/14/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/13/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 01/03/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/03/2023	Telephone: 615-532-8599
Date Made Active in Reports: 02/10/2023	Last EDR Contact: 02/02/2023
Number of Days to Update: 7	Next Scheduled EDR Contact: 05/22/2023
	Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/13/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/14/2022	Telephone: 202-566-1917
Date Made Active in Reports: 03/10/2023	Last EDR Contact: 12/14/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 04/03/2023
	Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 01/30/2023
Number of Days to Update: 88	Next Scheduled EDR Contact: 05/15/2023
	Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/08/2018	Telephone: 703-308-4044
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 02/03/2023
Number of Days to Update: 73	Next Scheduled EDR Contact: 05/15/2023
	Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016	Source: EPA
Date Data Arrived at EDR: 06/17/2020	Telephone: 202-260-5521
Date Made Active in Reports: 09/10/2020	Last EDR Contact: 03/13/2023
Number of Days to Update: 85	Next Scheduled EDR Contact: 06/26/2023
	Data Release Frequency: Every 4 Years

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2021	Source: EPA
Date Data Arrived at EDR: 11/01/2022	Telephone: 202-566-0250
Date Made Active in Reports: 02/09/2023	Last EDR Contact: 02/16/2023
Number of Days to Update: 100	Next Scheduled EDR Contact: 05/29/2023
	Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 10/17/2022	Source: EPA
Date Data Arrived at EDR: 10/18/2022	Telephone: 202-564-4203
Date Made Active in Reports: 01/10/2023	Last EDR Contact: 01/18/2023
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/25/2023	Source: EPA
Date Data Arrived at EDR: 02/02/2023	Telephone: 703-416-0223
Date Made Active in Reports: 02/28/2023	Last EDR Contact: 03/01/2023
Number of Days to Update: 26	Next Scheduled EDR Contact: 06/12/2023
	Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/27/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/04/2022	Telephone: 202-564-8600
Date Made Active in Reports: 05/10/2022	Last EDR Contact: 01/17/2023
Number of Days to Update: 6	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/27/2022	Source: EPA
Date Data Arrived at EDR: 11/01/2022	Telephone: 202-564-6023
Date Made Active in Reports: 11/15/2022	Last EDR Contact: 03/01/2023
Number of Days to Update: 14	Next Scheduled EDR Contact: 05/15/2023
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/20/2022	Source: EPA
Date Data Arrived at EDR: 01/20/2022	Telephone: 202-566-0500
Date Made Active in Reports: 03/25/2022	Last EDR Contact: 01/04/2023
Number of Days to Update: 64	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 12/28/2022
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/26/2022	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 11/22/2022	Telephone: 301-415-7169
Date Made Active in Reports: 12/05/2022	Last EDR Contact: 01/17/2023
Number of Days to Update: 13	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2020	Source: Department of Energy
Date Data Arrived at EDR: 11/30/2021	Telephone: 202-586-8719
Date Made Active in Reports: 02/22/2022	Last EDR Contact: 03/03/2023
Number of Days to Update: 84	Next Scheduled EDR Contact: 06/12/2023
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019	Telephone: N/A
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 02/27/2023
Number of Days to Update: 251	Next Scheduled EDR Contact: 06/12/2023
	Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019	Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 02/03/2023
Number of Days to Update: 96	Next Scheduled EDR Contact: 05/15/2023
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2019	Telephone: 202-343-9775
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 12/20/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 04/10/2023
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/24/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2022
Date Data Arrived at EDR: 10/21/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 81

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/03/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 23

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/06/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/30/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/13/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 03/01/2023
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust.

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 11/17/2022
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 85

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/22/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/29/2022
Date Data Arrived at EDR: 11/30/2022
Date Made Active in Reports: 12/22/2022
Number of Days to Update: 22

Source: DOL, Mine Safety & Health Admin
Telephone: 202-693-9424
Last EDR Contact: 02/23/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/20/2022
Date Data Arrived at EDR: 12/20/2022
Date Made Active in Reports: 03/10/2023
Number of Days to Update: 80

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/01/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 08/03/2022
Date Data Arrived at EDR: 08/25/2022
Date Made Active in Reports: 10/24/2022
Number of Days to Update: 60

Source: EPA
Telephone: (303) 312-6312
Last EDR Contact: 02/28/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 11/09/2021
Date Data Arrived at EDR: 10/20/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 82

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/09/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/25/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/30/2022	Telephone: 202-564-2280
Date Made Active in Reports: 12/22/2022	Last EDR Contact: 01/04/2023
Number of Days to Update: 83	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/21/2021	Telephone: 202-564-0527
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 02/24/2023
Number of Days to Update: 82	Next Scheduled EDR Contact: 06/05/2023
	Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/10/2022	Source: EPA
Date Data Arrived at EDR: 11/10/2022	Telephone: 800-385-6164
Date Made Active in Reports: 02/09/2023	Last EDR Contact: 02/14/2023
Number of Days to Update: 91	Next Scheduled EDR Contact: 05/29/2023
	Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 02/23/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/08/2022	Telephone: 703-603-8895
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/10/2023
Number of Days to Update: 123	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 02/23/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/31/2022	Telephone: 202-272-0167
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/05/2023
Number of Days to Update: 222	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 01/03/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/31/2022	Telephone: 202-272-0167
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/05/2023
Number of Days to Update: 222	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 01/03/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/31/2022	Telephone: 202-272-0167
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/05/2023
Number of Days to Update: 222	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020	Source: Department of Health & Human Services
Date Data Arrived at EDR: 03/17/2021	Telephone: 202-741-5770
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/23/2023
Number of Days to Update: 601	Next Scheduled EDR Contact: 05/08/2023
	Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 01/03/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/31/2022	Telephone: 202-272-0167
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/05/2023
Number of Days to Update: 222	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits.

Date of Government Version: 01/03/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/31/2022	Telephone: 202-272-0167
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/05/2023
Number of Days to Update: 222	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 01/03/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/31/2022	Telephone: 202-272-0167
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/05/2023
Number of Days to Update: 222	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PFAS ECHO FIRE TRAINING: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facility's name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 08/22/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/31/2022	Telephone: 202-272-0167
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/05/2023
Number of Days to Update: 222	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

PFAS PART 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration's document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 08/22/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/26/2022	Telephone: 202-272-0167
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/05/2023
Number of Days to Update: 13	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 02/23/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/31/2022	Telephone: 202-272-0167
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/05/2023
Number of Days to Update: 222	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

PFAS: PFAS Site Information Listing

PFAS site information

Date of Government Version: 10/10/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 10/10/2022	Telephone: 801-536-4100
Date Made Active in Reports: 12/28/2022	Last EDR Contact: 01/11/2023
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/24/2023
	Data Release Frequency: Varies

AIRS: Division of Air Quality

Emissions inventory

Date of Government Version: 10/24/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 10/26/2022	Telephone: 801-536-4183
Date Made Active in Reports: 01/13/2023	Last EDR Contact: 01/25/2023
Number of Days to Update: 79	Next Scheduled EDR Contact: 05/08/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DRYCLEANERS: Registered Drycleaners

A listing of registered drycleaners.

Date of Government Version: 10/20/2022
Date Data Arrived at EDR: 10/21/2022
Date Made Active in Reports: 01/09/2023
Number of Days to Update: 80

Source: Department of Environmental Quality
Telephone: 801-536-4437
Last EDR Contact: 01/09/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Varies

EWA: Enforceable Written Assurances

EWA contains locations of potential Enforceable Written Assurance sites. EWAs will generally ensure to property owners or prospective property owners that there is no unacceptable risk to human health or the environment. EWA locations are based on coordinates derived from maps and GPS data. These locations represent sites, not contaminated areas.

Date of Government Version: 12/12/2022
Date Data Arrived at EDR: 12/12/2022
Date Made Active in Reports: 03/02/2023
Number of Days to Update: 80

Source: Department of Environmental Quality
Telephone: 801-536-4167
Last EDR Contact: 03/14/2023
Next Scheduled EDR Contact: 06/26/2023
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 07/13/2022
Date Made Active in Reports: 09/28/2022
Number of Days to Update: 77

Source: Department of Environmental Quality
Telephone: 801-538-6794
Last EDR Contact: 12/29/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

Financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay

Date of Government Version: 02/28/2023
Date Data Arrived at EDR: 03/01/2023
Date Made Active in Reports: 03/02/2023
Number of Days to Update: 1

Source: Department of Environmental Quality
Telephone: 801-536-4141
Last EDR Contact: 02/27/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

FUDS: Formerly Used Defense Sites

Formerly used defense sites.

Date of Government Version: 05/22/2022
Date Data Arrived at EDR: 07/20/2022
Date Made Active in Reports: 10/04/2022
Number of Days to Update: 76

Source: Utah AGRC
Telephone: 801-538-3665
Last EDR Contact: 01/18/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

MMRP: Military Munitions Response Program

Environment.MMRP contains locations of Military Munitions Response Program sites. MMRP manages the environmental, health and safety issues presented by unexploded ordnances (UXO), discarded military munitions (DMM) and munitions constituents (MC). Locations are based on coordinates derived from maps and GPS data. These locations represent sites, not contaminated areas.

Date of Government Version: 12/12/2022
Date Data Arrived at EDR: 12/12/2022
Date Made Active in Reports: 03/02/2023
Number of Days to Update: 80

Source: Department of Environmental Quality
Telephone: 801-539-4164
Last EDR Contact: 12/12/2022
Next Scheduled EDR Contact: 03/27/2023
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPDES: Permitted Facilities Listing

A listing of Division of Water Quality permits.

Date of Government Version: 12/05/2022

Date Data Arrived at EDR: 12/06/2022

Date Made Active in Reports: 02/21/2023

Number of Days to Update: 77

Source: Department of Environmental Quality

Telephone: 801-538-6146

Last EDR Contact: 03/08/2023

Next Scheduled EDR Contact: 06/19/2023

Data Release Frequency: Varies

TIER 2: Tier 2 Facility Listing

TIER 2 contains locations of Tier II facilities under the Emergency Planning and Community Right-to-Know Act (EPCRA). Qualifying facilities report on hazardous and toxic chemicals and are labeled either tier I or tier II. Locations are based on coordinates derived from maps and GPS data. These locations represent sites, not contaminated areas.

Date of Government Version: 12/31/2021

Date Data Arrived at EDR: 03/16/2022

Date Made Active in Reports: 06/13/2022

Number of Days to Update: 89

Source: Department of Environmental Quality

Telephone: 801-536-4152

Last EDR Contact: 12/12/2022

Next Scheduled EDR Contact: 03/27/2023

Data Release Frequency: Varies

UIC: UIC Site Location Listing

A listing of underground injection control wells.

Date of Government Version: 10/17/2022

Date Data Arrived at EDR: 10/18/2022

Date Made Active in Reports: 01/09/2023

Number of Days to Update: 83

Source: Department of Natural Resources

Telephone: 801-538-5329

Last EDR Contact: 01/18/2023

Next Scheduled EDR Contact: 05/01/2023

Data Release Frequency: Quarterly

UOPF: Used Oil Permitted Facilities

DSHW Permitted Used Oil Facilities contains locations in Utah of all Used Oil Facilities: Marketers, Processors, Transfer, Transport and Off-specification Permitted by UDEQ Division of Hazardous Waste (DSHW) ? Used Oil Section.

Date of Government Version: 12/12/2022

Date Data Arrived at EDR: 12/12/2022

Date Made Active in Reports: 03/02/2023

Number of Days to Update: 80

Source: Department of Environmental Quality

Telephone: 801-538-9408

Last EDR Contact: 12/12/2022

Next Scheduled EDR Contact: 03/27/2023

Data Release Frequency: Varies

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014

Date Data Arrived at EDR: 01/06/2015

Date Made Active in Reports: 05/06/2015

Number of Days to Update: 120

Source: EPA

Telephone: 202-564-2496

Last EDR Contact: 12/28/2022

Next Scheduled EDR Contact: 04/17/2023

Data Release Frequency: Semi-Annually

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011

Date Data Arrived at EDR: 08/05/2011

Date Made Active in Reports: 09/29/2011

Number of Days to Update: 55

Source: EPA, Office of Water

Telephone: 202-564-2496

Last EDR Contact: 12/28/2022

Next Scheduled EDR Contact: 04/17/2023

Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System Mineral Resources Data System

Date of Government Version: 08/23/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 98

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Utah.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/16/2014
Number of Days to Update: 199

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Utah.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/03/2014
Number of Days to Update: 186

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 10/29/2021
Date Made Active in Reports: 01/19/2022
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/27/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/06/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018

Date Data Arrived at EDR: 06/19/2019

Date Made Active in Reports: 09/03/2019

Number of Days to Update: 76

Source: Department of Natural Resources

Telephone: N/A

Last EDR Contact: 03/06/2023

Next Scheduled EDR Contact: 06/19/2023

Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Provider List

Source: Department of Health

Telephone: 801-538-9299

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Utah Geological Survey
Telephone: 801-537-3300

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

HOLIDAY VILLAGE AND PARKSIDE APARTMENTS
2200 MONITOR DR
PARK CITY, UT 84060

TARGET PROPERTY COORDINATES

Latitude (North):	40.665289 - 40° 39' 55.04"
Longitude (West):	111.4995 - 111° 29' 58.20"
Universal Transverse Mercator:	Zone 12
UTM X (Meters):	457778.3
UTM Y (Meters):	4501510.5
Elevation:	6780 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	14655506 PARK CITY EAST, UT
Version Date:	2020
Northwest Map:	14655508 PARK CITY WEST, UT
Version Date:	2020

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

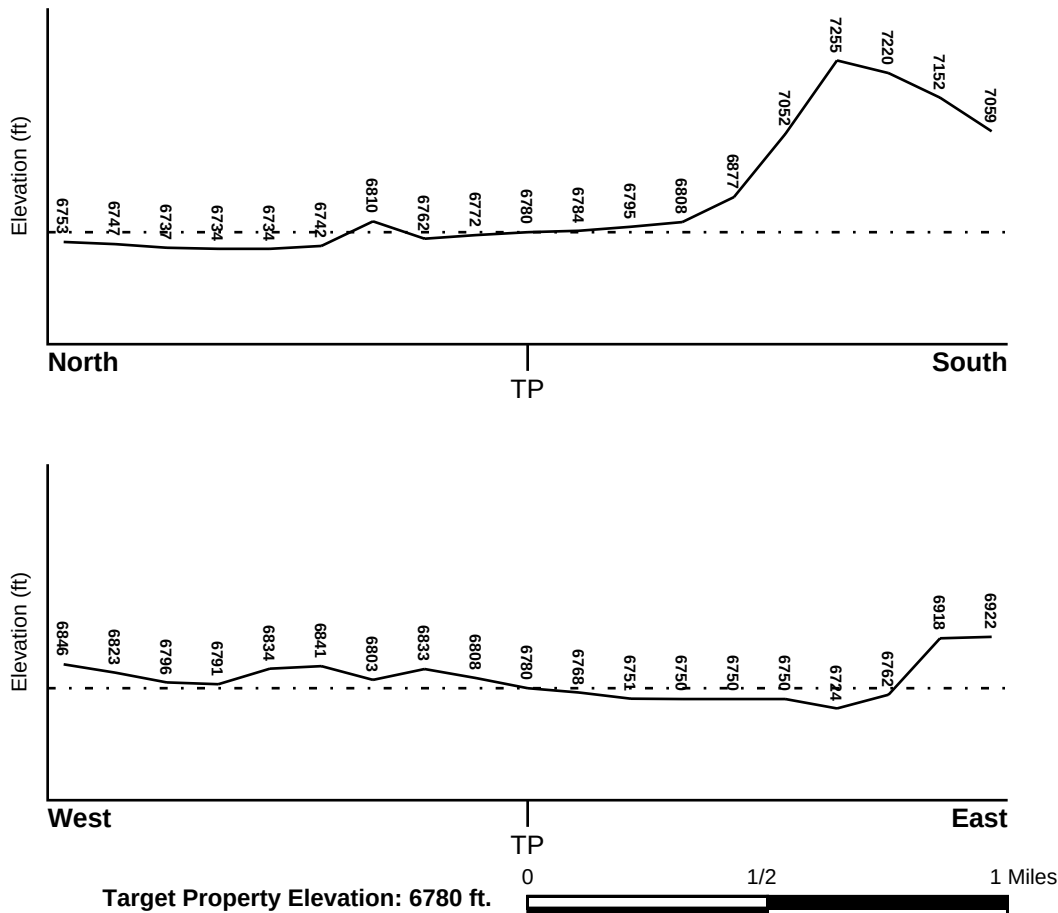
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ENE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
49051C0025E	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
49035C0375G	FEMA FIRM Flood data
49043C0917C	FEMA FIRM Flood data
49043C0936C	FEMA FIRM Flood data
49043C0938C	FEMA FIRM Flood data
49043C0919C	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
PARK CITY EAST	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

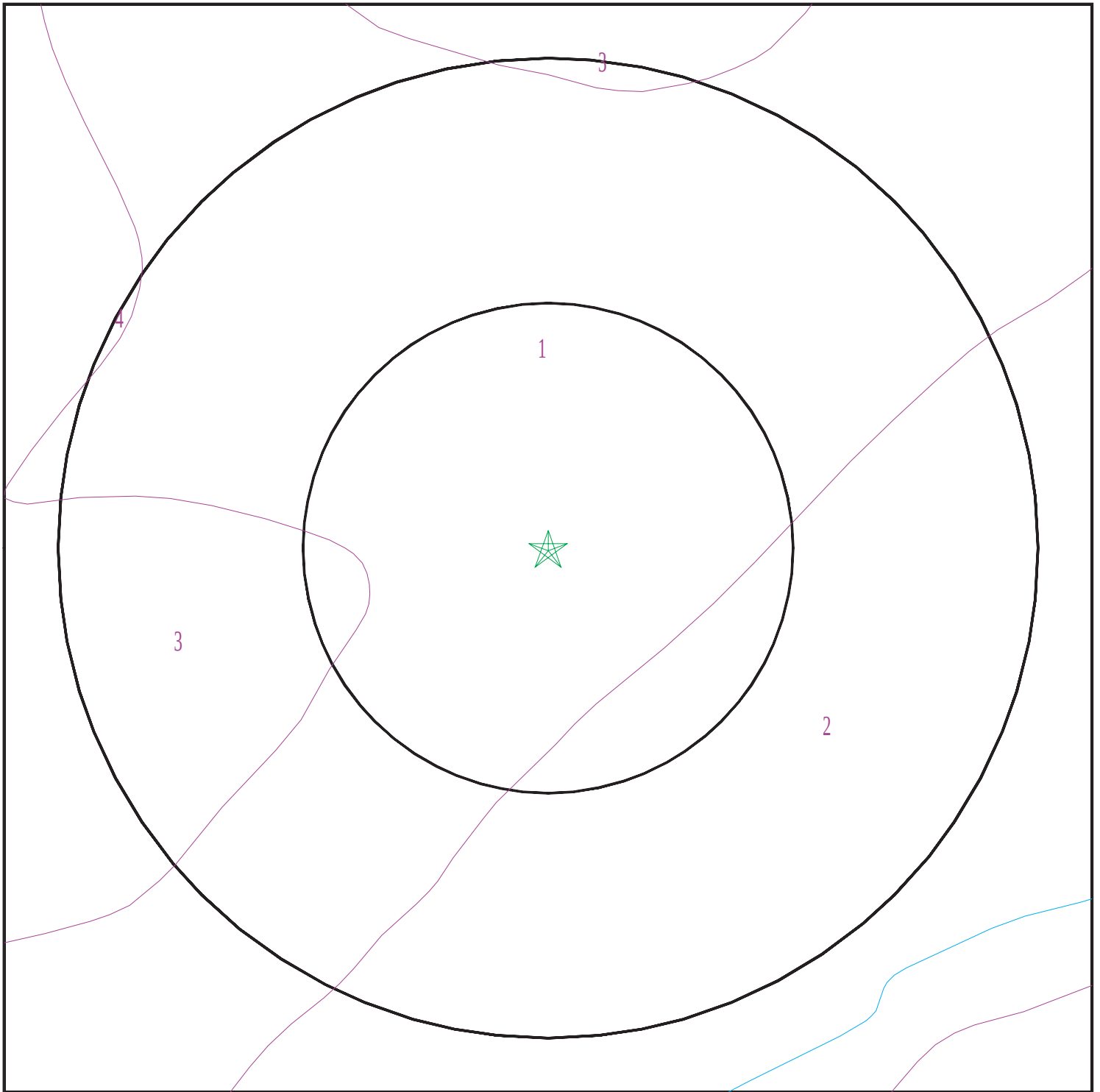
Era:	Paleozoic
System:	Pennsylvanian
Series:	Upper Paleozoic
Code:	uPz (<i>decoded above as Era, System & Series</i>)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7280541.2s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: Holiday Village and Parkside Apartments
ADDRESS: 2200 MONITOR DR
Park City UT 84060
LAT/LONG: 40.665289 / 111.4995

CLIENT: Epic Engineering, P.C.
CONTACT: TORREY COPFER
INQUIRY #: 7280541.2s
DATE: March 15, 2023 2:05 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: ECHOCREEK

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14.11 Min: 4.23	Max: 8.4 Min: 7.4
2	7 inches	18 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14.11 Min: 4.23	Max: 8.4 Min: 7.4
3	18 inches	25 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14.11 Min: 4.23	Max: 8.4 Min: 7.4

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
4	25 inches	38 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14.11 Min: 4.23	Max: 8.4 Min: 7.4
5	38 inches	44 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14.11 Min: 4.23	Max: 8.4 Min: 7.4
6	44 inches	59 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14.11 Min: 4.23	Max: 8.4 Min: 7.4

Soil Map ID: 2

Soil Component Name: DUMPS, MINES

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 3

Soil Component Name: HEINERS

Soil Surface Texture: gravelly loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4.23 Min: 1.41	Max: Min:
2	3 inches	7 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4.23 Min: 1.41	Max: Min:
3	7 inches	11 inches	very gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4.23 Min: 1.41	Max: Min:
4	11 inches	18 inches	very gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4.23 Min: 1.41	Max: Min:
5	18 inches	28 inches	bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4.23 Min: 1.41	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 4

Soil Component Name: WANSHIP

Soil Surface Texture: loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 67 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Well-graded sand.	Max: 141.11 Min: 42.34	Max: 8.4 Min: 6.6
2	7 inches	14 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Well-graded sand.	Max: 141.11 Min: 42.34	Max: 8.4 Min: 6.6
3	14 inches	24 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Well-graded sand.	Max: 141.11 Min: 42.34	Max: 8.4 Min: 6.6
4	24 inches	25 inches	extremely cobbly loamy sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Well-graded sand.	Max: 141.11 Min: 42.34	Max: 8.4 Min: 6.6
5	25 inches	59 inches	extremely cobbly loamy sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Well-graded sand.	Max: 141.11 Min: 42.34	Max: 8.4 Min: 6.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A3	USGS40001190324	1/8 - 1/4 Mile ENE
A4	USGS40001190310	1/8 - 1/4 Mile East
B5	USGS40001190288	1/8 - 1/4 Mile SSW
B6	USGS40001190289	1/8 - 1/4 Mile SSW
C7	USGS40001190352	1/8 - 1/4 Mile NW
D9	USGS40001190360	1/8 - 1/4 Mile North
11	USGS40001190340	1/8 - 1/4 Mile ENE
D12	USGS40001190361	1/8 - 1/4 Mile NNW
C13	USGS40001190357	1/8 - 1/4 Mile NNW
14	USGS40001190308	1/8 - 1/4 Mile East
19	USGS40001190286	1/4 - 1/2 Mile SE
20	USGS40001190279	1/4 - 1/2 Mile SSW
G30	USGS40001190298	1/4 - 1/2 Mile East
G31	USGS40001190299	1/4 - 1/2 Mile East
32	USGS40001190386	1/4 - 1/2 Mile North
F36	USGS40001190331	1/4 - 1/2 Mile East
H40	USGS40001190372	1/4 - 1/2 Mile NE
K77	USGS40001190351	1/2 - 1 Mile ENE
K78	USGS40001190350	1/2 - 1 Mile ENE
M90	USGS40001190356	1/2 - 1 Mile WNW
P92	USGS40001190369	1/2 - 1 Mile ENE
174	USGS40001190366	1/2 - 1 Mile ENE
214	USGS40001190355	1/2 - 1 Mile ENE
AL280	USGS40001190261	1/2 - 1 Mile WSW
AL298	USGS40001190258	1/2 - 1 Mile WSW
AN300	USGS40001190431	1/2 - 1 Mile NW
AL301	USGS40001190259	1/2 - 1 Mile WSW
307	USGS40001190442	1/2 - 1 Mile NNW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
H60	UT4900337	1/2 - 1 Mile NE

Note: PWS System location is not always the same as well location.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	UTDNR2000122447	1/8 - 1/4 Mile East
A2	UTDNR2000321925	1/8 - 1/4 Mile East
C8	UTDNR2000123102	1/8 - 1/4 Mile NW
C10	UTDNR2000267995	1/8 - 1/4 Mile NW
C15	UTDNR2000116510	1/4 - 1/2 Mile NNW
C16	UTDNR2000116442	1/4 - 1/2 Mile NNW
C17	UTDNR2000117319	1/4 - 1/2 Mile NNW
C18	UTDNR2000116511	1/4 - 1/2 Mile NNW
C21	UTDNR2000116441	1/4 - 1/2 Mile NW
C22	UTDNR2000117318	1/4 - 1/2 Mile NW
C23	UTDNR2000123473	1/4 - 1/2 Mile NNW
E24	UTDNR2000117996	1/4 - 1/2 Mile NNE
E25	UTDNR2000125246	1/4 - 1/2 Mile NNE
E26	UTDNR2000127629	1/4 - 1/2 Mile NNE
E27	UTDNR2000304378	1/4 - 1/2 Mile NNE
F28	UTDNR2000317975	1/4 - 1/2 Mile East
G29	UTDNR2000290158	1/4 - 1/2 Mile ESE
E33	UTDNR2000250632	1/4 - 1/2 Mile North
E34	UTDNR2000260714	1/4 - 1/2 Mile North
E35	UTDNR2000306345	1/4 - 1/2 Mile North
H37	UTDEQ2000000380	1/4 - 1/2 Mile NE
H38	UTDNR2000273108	1/4 - 1/2 Mile NE
H39	UTDNR2000273111	1/4 - 1/2 Mile NE
H41	UTDNR2000255689	1/4 - 1/2 Mile NE
H42	UTDNR2000255688	1/4 - 1/2 Mile NE
H43	UTDNR2000259673	1/4 - 1/2 Mile NE
H44	UTDNR2000259669	1/4 - 1/2 Mile NE
H45	UTDNR2000255687	1/4 - 1/2 Mile NE
H46	UTDNR2000253986	1/4 - 1/2 Mile NE
H47	UTDNR2000253985	1/4 - 1/2 Mile NE
H48	UTDNR2000255686	1/4 - 1/2 Mile NE
H49	UTDNR2000255685	1/4 - 1/2 Mile NE
H50	UTDNR2000260101	1/4 - 1/2 Mile NE
H51	UTDNR2000312251	1/4 - 1/2 Mile NE
H52	UTDNR2000312077	1/4 - 1/2 Mile NE
H53	UTDNR2000317369	1/4 - 1/2 Mile NE
H54	UTDNR2000317367	1/4 - 1/2 Mile NE
H55	UTDNR2000311992	1/4 - 1/2 Mile NE
H56	UTDNR2000290988	1/4 - 1/2 Mile NE
H57	UTDNR2000260716	1/4 - 1/2 Mile NE
H58	UTDNR2000311892	1/4 - 1/2 Mile NE
H59	UTDNR2000306347	1/4 - 1/2 Mile NE
I61	UTDNR2000124707	1/2 - 1 Mile WNW
I62	UTDNR2000125313	1/2 - 1 Mile WNW
I63	UTDNR2000116341	1/2 - 1 Mile WNW
I64	UTDNR2000116108	1/2 - 1 Mile WNW
I65	UTDNR2000116111	1/2 - 1 Mile WNW
I66	UTDNR2000304924	1/2 - 1 Mile WNW
I67	UTDNR2000308635	1/2 - 1 Mile WNW
I68	UTDNR2000302486	1/2 - 1 Mile WNW
I69	UTDNR2000126970	1/2 - 1 Mile WNW
I70	UTDNR2000126976	1/2 - 1 Mile WNW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
J71	UTDNR2000010555	1/2 - 1 Mile WSW
J72	UTDNR2000010556	1/2 - 1 Mile WSW
J73	UTDNR2000010554	1/2 - 1 Mile WSW
J74	UTDNR2000010553	1/2 - 1 Mile WSW
J75	UTDNR2000010552	1/2 - 1 Mile WSW
J76	UTDNR2000010551	1/2 - 1 Mile WSW
J79	UTDNR2000010579	1/2 - 1 Mile WSW
J80	UTDNR2000010578	1/2 - 1 Mile WSW
J81	UTDNR2000010577	1/2 - 1 Mile WSW
J82	UTDNR2000010576	1/2 - 1 Mile WSW
L83	UTDNR2000005394	1/2 - 1 Mile West
M84	UTDEQ2000000381	1/2 - 1 Mile WNW
N85	UTDNR2000260099	1/2 - 1 Mile North
N86	UTDNR2000250628	1/2 - 1 Mile North
N87	UTDNR2000306341	1/2 - 1 Mile North
N88	UTDNR2000260710	1/2 - 1 Mile North
L89	UTDNR2000004819	1/2 - 1 Mile West
O91	UTDNR2000273049	1/2 - 1 Mile WSW
L93	UTDNR2000004818	1/2 - 1 Mile West
Q94	UTDNR2000125310	1/2 - 1 Mile West
Q95	UTDNR2000116338	1/2 - 1 Mile West
Q96	UTDNR2000116105	1/2 - 1 Mile West
Q97	UTDNR2000308632	1/2 - 1 Mile West
Q98	UTDNR2000304921	1/2 - 1 Mile West
Q99	UTDNR2000126973	1/2 - 1 Mile West
Q100	UTDNR2000125309	1/2 - 1 Mile West
Q101	UTDNR2000125311	1/2 - 1 Mile West
Q102	UTDNR2000116339	1/2 - 1 Mile West
Q103	UTDNR2000116104	1/2 - 1 Mile West
Q104	UTDNR2000116106	1/2 - 1 Mile West
Q105	UTDNR2000304922	1/2 - 1 Mile West
Q106	UTDNR2000308633	1/2 - 1 Mile West
Q107	UTDNR2000126974	1/2 - 1 Mile West
Q108	UTDNR2000126967	1/2 - 1 Mile West
Q109	UTDNR2000126972	1/2 - 1 Mile West
M110	UTDNR2000273048	1/2 - 1 Mile WNW
O111	UTDNR2000260703	1/2 - 1 Mile WSW
O112	UTDNR2000118490	1/2 - 1 Mile WSW
M113	UTDNR2000312250	1/2 - 1 Mile WNW
M114	UTDNR2000317366	1/2 - 1 Mile WNW
O115	UTDNR2000292692	1/2 - 1 Mile WSW
M116	UTDNR2000260704	1/2 - 1 Mile WNW
M117	UTDNR2000302485	1/2 - 1 Mile WNW
M118	UTDNR2000124706	1/2 - 1 Mile WNW
M119	UTDNR2000125312	1/2 - 1 Mile WNW
M120	UTDNR2000116340	1/2 - 1 Mile WNW
M121	UTDNR2000116107	1/2 - 1 Mile WNW
M122	UTDNR2000116110	1/2 - 1 Mile WNW
M123	UTDNR2000126969	1/2 - 1 Mile WNW
M124	UTDNR2000306328	1/2 - 1 Mile WNW
M125	UTDNR2000308634	1/2 - 1 Mile WNW
M126	UTDNR2000304923	1/2 - 1 Mile WNW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
M127	UTDNR2000126975	1/2 - 1 Mile WNW
M128	UTDNR2000260684	1/2 - 1 Mile WNW
M129	UTDNR2000260683	1/2 - 1 Mile WNW
M130	UTDNR2000260094	1/2 - 1 Mile WNW
M131	UTDNR2000300474	1/2 - 1 Mile WNW
M132	UTDNR2000260702	1/2 - 1 Mile WNW
M133	UTDNR2000252957	1/2 - 1 Mile WNW
M134	UTDNR2000252688	1/2 - 1 Mile WNW
M135	UTDNR2000259671	1/2 - 1 Mile WNW
M136	UTDNR2000259667	1/2 - 1 Mile WNW
M137	UTDNR2000315288	1/2 - 1 Mile WNW
M138	UTDNR2000306335	1/2 - 1 Mile WNW
M139	UTDNR2000317368	1/2 - 1 Mile WNW
M140	UTDNR2000316684	1/2 - 1 Mile WNW
M141	UTDNR2000300727	1/2 - 1 Mile WNW
M142	UTDNR2000300475	1/2 - 1 Mile WNW
M143	UTDNR2000306327	1/2 - 1 Mile WNW
M144	UTDNR2000300731	1/2 - 1 Mile WNW
M145	UTDNR2000124849	1/2 - 1 Mile WNW
M146	UTDNR2000252212	1/2 - 1 Mile WNW
M147	UTDNR2000252368	1/2 - 1 Mile WNW
M148	UTDEQ2000000379	1/2 - 1 Mile WNW
M149	UTDNR2000273107	1/2 - 1 Mile WNW
O150	UTDNR2000126958	1/2 - 1 Mile WSW
R151	UTDNR2000260098	1/2 - 1 Mile NNW
R152	UTDNR2000127628	1/2 - 1 Mile NNW
R153	UTDNR2000260708	1/2 - 1 Mile NNW
R154	UTDNR2000306339	1/2 - 1 Mile NNW
R155	UTDNR2000302488	1/2 - 1 Mile NNW
M156	UTDNR2000013018	1/2 - 1 Mile WNW
M157	UTDNR2000273106	1/2 - 1 Mile WNW
M158	UTDNR2000273109	1/2 - 1 Mile WNW
M159	UTDNR2000273110	1/2 - 1 Mile WNW
M160	UTDNR2000013017	1/2 - 1 Mile WNW
M161	UTDNR2000291296	1/2 - 1 Mile WNW
M162	UTDNR2000291295	1/2 - 1 Mile WNW
M163	UTDNR2000291810	1/2 - 1 Mile WNW
M164	UTDNR2000292749	1/2 - 1 Mile WNW
M165	UTDNR2000292248	1/2 - 1 Mile WNW
O166	UTDNR2000011073	1/2 - 1 Mile WSW
O167	UTDNR2000011072	1/2 - 1 Mile WSW
S168	UTDNR2000011070	1/2 - 1 Mile WSW
T169	UTDNR2000124708	1/2 - 1 Mile NNW
T170	UTDNR2000116112	1/2 - 1 Mile NNW
T171	UTDNR2000302487	1/2 - 1 Mile NNW
T172	UTDNR2000126971	1/2 - 1 Mile NNW
O173	UTDNR2000011071	1/2 - 1 Mile WSW
O175	UTDNR2000011069	1/2 - 1 Mile WSW
S176	UTDNR2000011066	1/2 - 1 Mile WSW
S177	UTDNR2000011067	1/2 - 1 Mile WSW
178	UTDNR2000273050	1/2 - 1 Mile NNE
O179	UTDNR2000011068	1/2 - 1 Mile WSW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
O180	UTDNR2000011065	1/2 - 1 Mile WSW
O181	UTDNR2000011077	1/2 - 1 Mile WSW
P182	UTDNR2000117803	1/2 - 1 Mile ENE
P183	UTDNR2000117806	1/2 - 1 Mile ENE
P184	UTDNR2000117990	1/2 - 1 Mile ENE
P185	UTDNR2000115994	1/2 - 1 Mile ENE
P186	UTDNR2000115781	1/2 - 1 Mile ENE
P187	UTDNR2000115786	1/2 - 1 Mile ENE
P188	UTDNR2000115950	1/2 - 1 Mile ENE
P189	UTDNR2000117993	1/2 - 1 Mile ENE
P190	UTDNR2000127623	1/2 - 1 Mile ENE
P191	UTDNR2000304314	1/2 - 1 Mile ENE
P192	UTDNR2000304379	1/2 - 1 Mile ENE
P193	UTDNR2000125431	1/2 - 1 Mile ENE
P194	UTDNR2000119850	1/2 - 1 Mile ENE
P195	UTDNR2000125252	1/2 - 1 Mile ENE
P196	UTDNR2000125418	1/2 - 1 Mile ENE
S197	UTDNR2000011063	1/2 - 1 Mile WSW
S198	UTDNR2000011062	1/2 - 1 Mile WSW
S199	UTDNR2000011061	1/2 - 1 Mile WSW
O200	UTDNR2000011064	1/2 - 1 Mile WSW
S201	UTDNR2000011060	1/2 - 1 Mile WSW
S202	UTDNR2000011059	1/2 - 1 Mile WSW
S203	UTDNR2000011056	1/2 - 1 Mile WSW
U204	UTDNR2000316661	1/2 - 1 Mile SSW
S205	UTDNR2000011058	1/2 - 1 Mile WSW
V206	UTDNR2000316038	1/2 - 1 Mile WSW
S207	UTDNR2000011057	1/2 - 1 Mile WSW
S208	UTDNR2000011055	1/2 - 1 Mile WSW
S209	UTDNR2000011054	1/2 - 1 Mile WSW
S210	UTDNR2000011053	1/2 - 1 Mile WSW
U211	UTDNR2000316662	1/2 - 1 Mile SSW
V212	UTDNR2000126957	1/2 - 1 Mile WSW
V213	UTDNR2000127015	1/2 - 1 Mile WSW
W215	UTDNR2000322560	1/2 - 1 Mile NNE
S216	UTDNR2000003260	1/2 - 1 Mile West
S217	UTDNR2000003277	1/2 - 1 Mile West
X218	UTDNR2000116574	1/2 - 1 Mile WNW
X219	UTDNR2000116333	1/2 - 1 Mile WNW
X220	UTDNR2000116974	1/2 - 1 Mile WNW
X221	UTDNR2000128162	1/2 - 1 Mile WNW
X222	UTDNR2000126985	1/2 - 1 Mile WNW
Y223	UTDNR2000250631	1/2 - 1 Mile North
Y224	UTDNR2000260713	1/2 - 1 Mile North
Y225	UTDNR2000306344	1/2 - 1 Mile North
W226	UTDNR2000260100	1/2 - 1 Mile NNE
W227	UTDNR2000250634	1/2 - 1 Mile NNE
W228	UTDNR2000306346	1/2 - 1 Mile NNE
W229	UTDNR2000260715	1/2 - 1 Mile NNE
Z230	UTDNR2000316615	1/2 - 1 Mile SW
Z231	UTDNR2000316659	1/2 - 1 Mile SW
Z232	UTDNR2000260685	1/2 - 1 Mile SW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
Z233	UTDNR2000306329	1/2 - 1 Mile SW
234	UTDNR2000316617	1/2 - 1 Mile SSW
AA235	UTDNR2000260681	1/2 - 1 Mile West
AA236	UTDNR2000306325	1/2 - 1 Mile West
AB237	UTDNR2000316616	1/2 - 1 Mile SSW
AB238	UTDNR2000316660	1/2 - 1 Mile SSW
AB239	UTDNR2000009384	1/2 - 1 Mile SSW
W240	UTDNR2000250633	1/2 - 1 Mile NNE
AC241	UTDNR2000260095	1/2 - 1 Mile NW
AC242	UTDNR2000250624	1/2 - 1 Mile NW
AC243	UTDNR2000306336	1/2 - 1 Mile NW
AC244	UTDNR2000260705	1/2 - 1 Mile NW
AB245	UTDNR2000260686	1/2 - 1 Mile SW
AB246	UTDNR2000306330	1/2 - 1 Mile SW
AD247	UTDNR2000260682	1/2 - 1 Mile WSW
AD248	UTDNR2000273047	1/2 - 1 Mile WSW
AD249	UTDNR2000306326	1/2 - 1 Mile WSW
AE250	UTDNR2000250630	1/2 - 1 Mile North
AE251	UTDNR2000260712	1/2 - 1 Mile North
AE252	UTDNR2000306343	1/2 - 1 Mile North
AF253	UTDNR2000314788	1/2 - 1 Mile West
AG254	UTDNR2000008513	1/2 - 1 Mile NNE
AH255	UTDNR2000008519	1/2 - 1 Mile WSW
AI256	UTDNR2000250635	1/2 - 1 Mile NE
AI257	UTDNR2000260717	1/2 - 1 Mile NE
AI258	UTDNR2000306348	1/2 - 1 Mile NE
AG259	UTDNR2000003289	1/2 - 1 Mile NNE
AG260	UTDNR2000003915	1/2 - 1 Mile NNE
AG261	UTDNR2000003938	1/2 - 1 Mile NNE
AJ262	UTDNR2000008522	1/2 - 1 Mile WSW
263	UTDNR2000124872	1/2 - 1 Mile ENE
AF264	UTDNR2000260680	1/2 - 1 Mile West
AF265	UTDNR2000306324	1/2 - 1 Mile West
266	UTDNR2000127626	1/2 - 1 Mile South
267	UTDNR2000008517	1/2 - 1 Mile WSW
AK268	UTDNR2000250629	1/2 - 1 Mile North
AK269	UTDNR2000260711	1/2 - 1 Mile North
AK270	UTDNR2000306342	1/2 - 1 Mile North
AJ271	UTDNR2000008520	1/2 - 1 Mile WSW
AH272	UTDNR2000008515	1/2 - 1 Mile WSW
AJ273	UTDNR2000008518	1/2 - 1 Mile WSW
AL274	UTDNR2000008521	1/2 - 1 Mile WSW
AK275	UTDNR2000250627	1/2 - 1 Mile North
AK276	UTDNR2000260709	1/2 - 1 Mile North
AK277	UTDNR2000306340	1/2 - 1 Mile North
AM278	UTDNR2000260678	1/2 - 1 Mile West
AM279	UTDNR2000306322	1/2 - 1 Mile West
AM281	UTDNR2000316610	1/2 - 1 Mile West
AN282	UTDNR2000314866	1/2 - 1 Mile NW
AN283	UTDNR2000316708	1/2 - 1 Mile NW
AN284	UTDNR2000316709	1/2 - 1 Mile NW
AN285	UTDNR2000314426	1/2 - 1 Mile NW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
AN286	UTDNR2000288485	1/2 - 1 Mile NW
AN287	UTDNR2000314424	1/2 - 1 Mile NW
AN288	UTDNR2000314425	1/2 - 1 Mile NW
AN289	UTDNR2000316710	1/2 - 1 Mile NW
AN290	UTDNR2000322566	1/2 - 1 Mile NW
AN291	UTDNR2000322567	1/2 - 1 Mile NW
AN292	UTDNR2000322568	1/2 - 1 Mile NW
AN293	UTDNR2000317309	1/2 - 1 Mile NW
AN294	UTDNR2000316711	1/2 - 1 Mile NW
AN295	UTDNR2000316712	1/2 - 1 Mile NW
AN296	UTDNR2000316962	1/2 - 1 Mile NW
297	UTDNR2000256250	1/2 - 1 Mile WNW
299	UTDNR2000008516	1/2 - 1 Mile WSW
AM302	UTDNR2000260675	1/2 - 1 Mile West
AM303	UTDNR2000273046	1/2 - 1 Mile West
AM304	UTDNR2000306319	1/2 - 1 Mile West
305	UTDNR2000316609	1/2 - 1 Mile West
306	UTDNR2000126977	1/2 - 1 Mile SW

[illegible]

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CLIENT: Epic Engineering, P.C.
CONTACT: TORREY COPFER
INQUIRY #: 7280541.2s
DATE: March 15, 2023 2:05 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

A1
East
1/8 - 1/4 Mile
Lower

UT WELLS UTDNR2000122447

Database:	Water Rights Database	Water Right #:	35-337
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified	Priority Date:	19460325
Status:	Appeal to Appropriate Certificated	Cubic ft/sec:	.478
Uses:	Other,	Owner:	R. G. Heath
Well ID:	5998	Supply Source:	Underground Water Well
Water Right Type:	WR		

A2
East
1/8 - 1/4 Mile
Lower

UT WELLS UTDNR2000321925

Database:	Water Rights Database	Water Right #:	35-6216
Exchange #:	E598	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Uses:	Domestic,Municipal,Other,
Status:	Appeal to Appropriate Permanently Lapsed	Well ID:	0
Priority Date:	19730205	Water Right Type:	EX
Cubic ft/sec:	0		
Owner:	Park City Corporation		
Supply Source:	East Canyon Reservoir		

A3
ENE
1/8 - 1/4 Mile
Lower

FED USGS USGS40001190324

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 9aac- 2	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Unconfined single aquifer	Construction Date:	19870719
Well Depth:	43	Well Depth Units:	ft
Well Hole Depth:	44.5	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	28	Level reading date:	1988-03-31
Feet below surface:	29.73	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1988-03-26	Feet below surface:	28.61
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-13	Feet below surface:	29.13
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-11	Feet below surface:	29.24
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-03-05	Feet below surface:	29.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-24	Feet below surface:	34.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	34.83
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	34.83
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	34.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	34.75
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	34.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	34.65
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	34.65
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	34.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	34.76
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	34.81
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	34.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	35.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	35.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	35.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-06	Feet below surface:	35.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-08	Feet below surface:	35.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-09	Feet below surface:	34.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-30	Feet below surface:	33.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	33.34
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1987-10-14	Feet below surface:	31.65
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-01	Feet below surface:	29.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-07	Feet below surface:	30.39
Feet to sea level:	Not Reported	Note:	Not Reported

A4
East
1/8 - 1/4 Mile
Lower

FED USGS USGS40001190310

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 9aac- 1	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported		
Formation Type:	Woodside Formation, Siltstone and/or Redbeds		
Aquifer Type:	Not Reported	Construction Date:	19480726
Well Depth:	446	Well Depth Units:	ft
Well Hole Depth:	446	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	77	Level reading date:	1995-08-03
Feet below surface:	3.83	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1995-07-11	Feet below surface:	-0.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-06-13	Feet below surface:	-5.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-05-10	Feet below surface:	2.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-04-12	Feet below surface:	-2.30
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-03-14	Feet below surface:	3.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-12-14	Feet below surface:	20.61
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-11-09	Feet below surface:	11.78
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-06	Feet below surface:	16.46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-03	Feet below surface:	17.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-09-09	Feet below surface:	15.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-08-11	Feet below surface:	15.27

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-07-14	Feet below surface:	12.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-05-26	Feet below surface:	6.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-04-01	Feet below surface:	12.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1993-03-31	Feet below surface:	0.57
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-09-08	Feet below surface:	27.17
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-03-31	Feet below surface:	23.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-09-16	Feet below surface:	11.33
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-03-27	Feet below surface:	19.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-09-27	Feet below surface:	20.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-03-26	Feet below surface:	20.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-09-15	Feet below surface:	12.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-04-06	Feet below surface:	5.76
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-09-28	Feet below surface:	14.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-04	Feet below surface:	11.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-26	Feet below surface:	11.61
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-11	Feet below surface:	12.82
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-05	Feet below surface:	14.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	15.27
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-24	Feet below surface:	17.81
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-24	Feet below surface:	17.81
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-02-21	Feet below surface:	24.99
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	25.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	25.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	25.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	25.01
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	24.95
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	24.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	25.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	25.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	25.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	25.24
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	25.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	25.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	25.24
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-08	Feet below surface:	24.51
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-09	Feet below surface:	22.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-29	Feet below surface:	15.29
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-03-23	Feet below surface:	14.76
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-21	Feet below surface:	24.99
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-20	Feet below surface:	25.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-19	Feet below surface:	25.06
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1987-02-18	Feet below surface:	25.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-17	Feet below surface:	25.01
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-16	Feet below surface:	24.95
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-15	Feet below surface:	24.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-14	Feet below surface:	25.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-13	Feet below surface:	25.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-12	Feet below surface:	25.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-11	Feet below surface:	25.24
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-10	Feet below surface:	25.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-09	Feet below surface:	25.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-02-08	Feet below surface:	25.24
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-01-08	Feet below surface:	24.51
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1986-12-09	Feet below surface:	22.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-06-22	Feet below surface:	-0.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-05-25	Feet below surface:	-0.82
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-04-26	Feet below surface:	-5.75
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-03-28	Feet below surface:	1.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-02-27	Feet below surface:	15.03
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-01-20	Feet below surface:	16.86
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-12-21	Feet below surface:	17.23
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-11-02	Feet below surface:	13.54
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1983-09-30	Feet below surface:	10.16
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-07-26	Feet below surface:	8.30
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1948-09-22	Feet below surface:	20.00
Feet to sea level:	Not Reported	Note:	Not Reported

B5
SSW
1/8 - 1/4 Mile
Higher

FED USGS USGS40001190288

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 9bdd- 1	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Not Reported	Construction Date:	19870715
Well Depth:	45	Well Depth Units:	ft
Well Hole Depth:	47	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	30	Level reading date:	1995-05-10
Feet below surface:	22.16	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1988-05-04	Feet below surface:	24.16
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-14	Feet below surface:	23.73
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-11	Feet below surface:	23.62
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-07	Feet below surface:	23.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-05	Feet below surface:	23.41
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	23.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-24	Feet below surface:	23.16
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	29.65
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	29.68
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	29.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	29.64
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-02-17	Feet below surface:	29.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	29.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	29.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	29.81
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	30.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	30.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	30.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	30.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	30.61
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	30.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-06	Feet below surface:	30.76
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-07	Feet below surface:	32.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-30	Feet below surface:	30.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	30.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-10-14	Feet below surface:	29.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-25	Feet below surface:	28.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-31	Feet below surface:	26.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-07	Feet below surface:	27.71
Feet to sea level:	Not Reported	Note:	Not Reported

**B6
SSW
1/8 - 1/4 Mile
Higher**

FED USGS USGS40001190289

Organization ID: USGS-UT
Monitor Location: (D- 2- 4) 9bdd- 2

Organization Name: USGS Utah Water Science Center
Type: Well

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Confined single aquifer	Construction Date:	19870803
Well Depth:	80	Well Depth Units:	ft
Well Hole Depth:	85.5	Well Hole Depth Units:	ft
Ground water levels, Number of Measurements:	107	Level reading date:	1988-05-04
Feet below surface:	30.12	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1988-04-14	Feet below surface:	29.16
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-11	Feet below surface:	29.03
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-07	Feet below surface:	28.65
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-05	Feet below surface:	28.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	28.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-24	Feet below surface:	28.76
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-16	Feet below surface:	29.22
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-01	Feet below surface:	33.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-25	Feet below surface:	35.82
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-24	Feet below surface:	36.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-23	Feet below surface:	36.34
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-22	Feet below surface:	36.54
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	36.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	36.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	36.82
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	36.75
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	36.80

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	36.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	36.82
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	36.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	36.99
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	37.21
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	37.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	37.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-03	Feet below surface:	37.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-02	Feet below surface:	37.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-01	Feet below surface:	37.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-31	Feet below surface:	38.03
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-30	Feet below surface:	38.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-29	Feet below surface:	38.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-28	Feet below surface:	38.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-27	Feet below surface:	38.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-26	Feet below surface:	39.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-25	Feet below surface:	39.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-24	Feet below surface:	39.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-23	Feet below surface:	39.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-22	Feet below surface:	39.18
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-01-21	Feet below surface:	39.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-20	Feet below surface:	39.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-19	Feet below surface:	39.17
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-18	Feet below surface:	39.10
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-17	Feet below surface:	39.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-16	Feet below surface:	39.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-15	Feet below surface:	38.98
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-14	Feet below surface:	39.01
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-13	Feet below surface:	38.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-12	Feet below surface:	38.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-11	Feet below surface:	38.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-10	Feet below surface:	38.82
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-09	Feet below surface:	38.76
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-08	Feet below surface:	38.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-07	Feet below surface:	38.68
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-06	Feet below surface:	38.60
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-05	Feet below surface:	38.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-04	Feet below surface:	38.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-03	Feet below surface:	38.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-02	Feet below surface:	38.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-01	Feet below surface:	38.29
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1987-12-31	Feet below surface:	38.16
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-30	Feet below surface:	37.95
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-29	Feet below surface:	37.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-28	Feet below surface:	37.69
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-27	Feet below surface:	37.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-26	Feet below surface:	37.13
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-15	Feet below surface:	37.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-14	Feet below surface:	37.59
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-13	Feet below surface:	37.55
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-12	Feet below surface:	37.59
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-11	Feet below surface:	37.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-10	Feet below surface:	37.99
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-09	Feet below surface:	37.98
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-08	Feet below surface:	37.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-07	Feet below surface:	37.88
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-06	Feet below surface:	37.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-05	Feet below surface:	37.75
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-04	Feet below surface:	37.73
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-03	Feet below surface:	37.68
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-02	Feet below surface:	37.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-01	Feet below surface:	37.54
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1987-11-30	Feet below surface:	37.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-29	Feet below surface:	37.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-28	Feet below surface:	37.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-27	Feet below surface:	37.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-26	Feet below surface:	37.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-25	Feet below surface:	37.32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	37.34
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-23	Feet below surface:	37.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-22	Feet below surface:	37.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-21	Feet below surface:	37.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-20	Feet below surface:	37.46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-19	Feet below surface:	37.65
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-18	Feet below surface:	37.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-17	Feet below surface:	37.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-16	Feet below surface:	37.57
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-15	Feet below surface:	37.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-14	Feet below surface:	37.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-13	Feet below surface:	37.51
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-12	Feet below surface:	37.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-11	Feet below surface:	37.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-10	Feet below surface:	37.39
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1987-10-14	Feet below surface:	35.86
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-25	Feet below surface:	35.22
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-09	Feet below surface:	33.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-31	Feet below surface:	33.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-08	Feet below surface:	34.55
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-07	Feet below surface:	34.98
Feet to sea level:	Not Reported	Note:	Not Reported

C7
NW
1/8 - 1/4 Mile
Lower

FED USGS USGS40001190352

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 9baa- 1	Type:	Well
Description:	Not Reported	HUC:	16020102
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19620101
Well Depth:	40	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported
Ground water levels,Number of Measurements:	1	Level reading date:	1962-12-01
Feet below surface:	25.00	Feet to sea level:	Not Reported
Note:	Not Reported		

C8
NW
1/8 - 1/4 Mile
Lower

UT WELLS UTDNR2000123102

Database:	Water Rights Database	Water Right #:	35-3952
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1910
Uses:	Domestic,Irrigation,	Cubic ft/sec:	.033
Well ID:	6124	Owner:	Vera M. Sorensen
Water Right Type:	WR	Supply Source:	Underground Water Well

D9
North
1/8 - 1/4 Mile
Lower

FED USGS USGS40001190360

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 4dcc- 1	Type:	Well

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	33	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported
Ground water levels,Number of Measurements:	42	Level reading date:	1995-09-05
Feet below surface:	27.14	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1995-08-03	Feet below surface:	24.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-07-07	Feet below surface:	20.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-06-12	Feet below surface:	15.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-05-10	Feet below surface:	15.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-04-06	Feet below surface:	27.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-03-17	Feet below surface:	24.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-11-09	Feet below surface:	30.63
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-06	Feet below surface:	17.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-03	Feet below surface:	19.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-09-09	Feet below surface:	24.13
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-08-12	Feet below surface:	25.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-07-13	Feet below surface:	22.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-06-02	Feet below surface:	18.37
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-04	Feet below surface:	19.03
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-26	Feet below surface:	25.33
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	29.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-24	Feet below surface:	29.83

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-16	Feet below surface:	30.32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-01	Feet below surface:	30.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-22	Feet below surface:	32.78
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	32.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	31.22
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	30.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	30.74
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	30.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	30.78
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	30.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	30.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	30.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	30.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	31.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-12	Feet below surface:	31.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	29.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-10-14	Feet below surface:	18.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-05-07	Feet below surface:	27.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-04-24	Feet below surface:	29.30
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-04-16	Feet below surface:	29.10
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1987-04-09	Feet below surface:	28.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-04-02	Feet below surface:	30.24
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-03-26	Feet below surface:	31.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-03-15	Feet below surface:	22.67
Feet to sea level:	Not Reported	Note:	Not Reported

C10
NW
1/8 - 1/4 Mile
Lower

UT WELLS UTDNR2000267995

Database:	Water Rights Database	Water Right #:	35-10876
Exchange #:	a24495	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	20000515	Uses:	Irrigation,
Cubic ft/sec:	0	Well ID:	0
Owner:	Kristin L. Larsen	Water Right Type:	CH
Supply Source:	East Canyon Creek and Underground Water Well		

11
ENE
1/8 - 1/4 Mile
Lower

FED USGS USGS40001190340

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 9aab- 1	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Unconfined single aquifer	Construction Date:	19870729
Well Depth:	35.5	Well Depth Units:	ft
Well Hole Depth:	36	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	24	Level reading date:	1988-05-04
Feet below surface:	21.87	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1988-04-12	Feet below surface:	22.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	22.68
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-24	Feet below surface:	25.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	25.46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	25.45

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	25.41
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	25.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	25.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	25.39
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	25.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	25.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	25.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	25.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	25.54
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	25.54
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	25.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-06	Feet below surface:	25.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-12	Feet below surface:	25.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-01	Feet below surface:	24.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	24.13
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-10-14	Feet below surface:	23.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-03	Feet below surface:	22.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-07	Feet below surface:	22.34
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

D12
NNW
1/8 - 1/4 Mile
Lower

FED USGS USGS40001190361

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 4dcc- 2	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Unconfined single aquifer	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	75	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	135	Level reading date:	1995-09-05
Feet below surface:	26.28	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1995-08-03	Feet below surface:	24.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-07-13	Feet below surface:	22.23
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-06-12	Feet below surface:	16.63
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-05-10	Feet below surface:	18.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-04-06	Feet below surface:	24.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-03-17	Feet below surface:	23.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-02-13	Feet below surface:	28.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-01-12	Feet below surface:	30.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-12-14	Feet below surface:	31.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-11-09	Feet below surface:	27.65
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-06	Feet below surface:	21.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-03	Feet below surface:	23.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-09-09	Feet below surface:	25.74
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-08-12	Feet below surface:	27.85

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-07-13	Feet below surface:	25.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-06-02	Feet below surface:	19.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-06-05	Feet below surface:	19.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-06-04	Feet below surface:	18.75
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-06-03	Feet below surface:	18.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-06-02	Feet below surface:	18.23
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-06-01	Feet below surface:	18.26
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-31	Feet below surface:	18.62
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-30	Feet below surface:	18.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-29	Feet below surface:	19.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-28	Feet below surface:	19.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-27	Feet below surface:	18.68
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-26	Feet below surface:	18.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-25	Feet below surface:	17.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-24	Feet below surface:	17.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-23	Feet below surface:	18.29
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-22	Feet below surface:	18.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-21	Feet below surface:	17.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-20	Feet below surface:	18.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-19	Feet below surface:	17.81
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-05-18	Feet below surface:	17.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-17	Feet below surface:	18.16
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-16	Feet below surface:	18.14
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-15	Feet below surface:	17.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-14	Feet below surface:	17.78
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-13	Feet below surface:	18.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-12	Feet below surface:	19.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-11	Feet below surface:	20.55
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-10	Feet below surface:	20.01
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-09	Feet below surface:	19.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-08	Feet below surface:	19.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-07	Feet below surface:	20.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-06	Feet below surface:	19.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-05	Feet below surface:	19.21
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-04	Feet below surface:	18.99
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-03	Feet below surface:	18.33
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-02	Feet below surface:	18.62
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-01	Feet below surface:	18.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-30	Feet below surface:	19.02
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-29	Feet below surface:	19.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-28	Feet below surface:	19.96
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-04-27	Feet below surface:	20.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-26	Feet below surface:	20.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-25	Feet below surface:	20.23
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-24	Feet below surface:	20.03
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-23	Feet below surface:	19.60
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-22	Feet below surface:	19.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-21	Feet below surface:	19.13
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-20	Feet below surface:	20.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-19	Feet below surface:	22.39
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-18	Feet below surface:	24.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-17	Feet below surface:	25.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-16	Feet below surface:	25.39
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-15	Feet below surface:	25.63
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-14	Feet below surface:	25.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-13	Feet below surface:	25.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-12	Feet below surface:	25.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-11	Feet below surface:	25.62
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-10	Feet below surface:	25.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-09	Feet below surface:	25.73
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-08	Feet below surface:	25.77
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-07	Feet below surface:	25.78
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-04-06	Feet below surface:	25.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-05	Feet below surface:	25.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-04	Feet below surface:	25.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-03	Feet below surface:	25.98
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-02	Feet below surface:	26.04
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-01	Feet below surface:	26.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	26.17
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-30	Feet below surface:	26.14
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-29	Feet below surface:	26.10
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-28	Feet below surface:	26.21
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-27	Feet below surface:	26.31
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-26	Feet below surface:	26.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-25	Feet below surface:	26.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-24	Feet below surface:	26.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-23	Feet below surface:	26.64
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-22	Feet below surface:	26.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-21	Feet below surface:	26.76
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-20	Feet below surface:	26.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-19	Feet below surface:	26.83
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-18	Feet below surface:	26.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-17	Feet below surface:	26.99
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-03-16	Feet below surface:	27.07
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-15	Feet below surface:	26.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-14	Feet below surface:	26.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-13	Feet below surface:	26.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-12	Feet below surface:	26.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-11	Feet below surface:	26.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-10	Feet below surface:	26.83
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-09	Feet below surface:	26.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-08	Feet below surface:	26.88
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-07	Feet below surface:	26.86
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-06	Feet below surface:	26.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-05	Feet below surface:	26.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-04	Feet below surface:	26.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-03	Feet below surface:	27.03
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-02	Feet below surface:	27.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-01	Feet below surface:	27.24
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-29	Feet below surface:	27.29
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-28	Feet below surface:	27.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-27	Feet below surface:	27.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-26	Feet below surface:	27.98
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-25	Feet below surface:	28.13
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-02-24	Feet below surface:	28.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-23	Feet below surface:	28.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-22	Feet below surface:	28.59
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	28.78
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	28.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	28.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	28.55
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	27.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	27.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	27.55
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	27.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	27.57
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	27.59
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	27.64
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	27.65
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	27.69
Feet to sea level:	Not Reported	Note:	Not Reported

C13
NNW
1/8 - 1/4 Mile
Lower

FED USGS USGS40001190357

Organization ID: USGS-UT
 Monitor Location: (D- 2- 4) 4cdd- 2
 Description: Not Reported
 Drainage Area: Not Reported
 Contrib Drainage Area: Not Reported
 Aquifer: Not Reported
 Aquifer Type: Not Reported
 Well Depth: 115

Organization Name: USGS Utah Water Science Center
 Type: Well
 HUC: 16020102
 Drainage Area Units: Not Reported
 Contrib Drainage Area Unts: Not Reported
 Formation Type: Holocene Alluvium
 Construction Date: 19670101
 Well Depth Units: ft

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported
Ground water levels, Number of Measurements:	2	Level reading date:	1987-03-26
Feet below surface:	25.60	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1967-09-01	Feet below surface:	32.00
Feet to sea level:	Not Reported	Note:	Not Reported

**14
East
1/8 - 1/4 Mile
Lower**

FED USGS USGS40001190308

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 9aac- 3	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Unconfined single aquifer	Construction Date:	19870804
Well Depth:	38.5	Well Depth Units:	ft
Well Hole Depth:	40.5	Well Hole Depth Units:	ft

Ground water levels, Number of Measurements:	23	Level reading date:	1988-05-03
Feet below surface:	22.49	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1988-04-12	Feet below surface:	22.14
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	22.95
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-24	Feet below surface:	29.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	29.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	29.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	29.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	29.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	29.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	29.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	29.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	29.93

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	29.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	29.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	29.98
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	30.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	30.02
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-08	Feet below surface:	29.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-01	Feet below surface:	28.63
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	28.33
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-10-14	Feet below surface:	27.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-01	Feet below surface:	25.31
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-07	Feet below surface:	25.32
Feet to sea level:	Not Reported	Note:	Not Reported

C15
NNW
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000116510

Database:	Water Rights Database	Water Right #:	35-11013
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	1890
Status:	Diligence Claim Re-numbered	Cubic ft/sec:	0
Uses:	Irrigation,	Owner:	Kathy Cartier
Well ID:	0	Supply Source:	Underground Water Well
Water Right Type:	WR		

C16
NNW
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000116442

Database:	Water Rights Database	Water Right #:	35-10977
Exchange #:	Not Reported	Type of Diversion:	Abandoned Well
Application Status:	Perfected; proof filed, right certified	Priority Date:	1890
Status:	Diligence Claim	Cubic ft/sec:	0
Uses:	Irrigation,	Owner:	Marjorie Preus-Jaques
Well ID:	29332		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Water Right Type: WR Supply Source: Underground Water Well

C17
NNW
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000117319

Database:	Water Rights Database	Water Right #:	35-11550
Exchange #:	Not Reported	Type of Diversion:	Abandoned Well
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1890
Uses:	Irrigation,	Cubic ft/sec:	0
Well ID:	0	Owner:	Bradley S. And Jillian A. Scott
Water Right Type:	WR	Supply Source:	Underground Water Well

C18
NNW
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000116511

Database:	Water Rights Database	Water Right #:	35-11014
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Diligence Claim Re-numbered	Priority Date:	1890
Uses:	Irrigation,	Cubic ft/sec:	0
Well ID:	0	Owner:	Kathy Cartier
Water Right Type:	WR	Supply Source:	Underground Water Well

19
SE
1/4 - 1/2 Mile
Lower

FED USGS USGS40001190286

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 9adc- 1	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Unconfined single aquifer	Construction Date:	19870722
Well Depth:	44	Well Depth Units:	ft
Well Hole Depth:	45	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	29	Level reading date:	1988-05-03
Feet below surface:	24.58	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1988-04-12	Feet below surface:	22.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-11	Feet below surface:	22.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-05	Feet below surface:	22.10
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-03-31	Feet below surface:	21.32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-29	Feet below surface:	21.22
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-24	Feet below surface:	22.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-16	Feet below surface:	22.04
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-24	Feet below surface:	33.30
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	33.94
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	33.94
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	33.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	33.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	33.63
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	33.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	33.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	33.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	32.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	32.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	33.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	33.24
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	33.27
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	33.26
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-07	Feet below surface:	33.14
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-01	Feet below surface:	32.84
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1987-11-24	Feet below surface:	32.30
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-10-14	Feet below surface:	31.69
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-01	Feet below surface:	28.59
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-07	Feet below surface:	28.64
Feet to sea level:	Not Reported	Note:	Not Reported

20
SSW
1/4 - 1/2 Mile
Higher

FED USGS USGS40001190279

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 9acc- 1	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Confined single aquifer	Construction Date:	19870820
Well Depth:	120	Well Depth Units:	ft
Well Hole Depth:	125	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	28	Level reading date:	1988-05-03
Feet below surface:	36.17	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1988-04-14	Feet below surface:	35.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-11	Feet below surface:	35.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-05	Feet below surface:	34.88
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	34.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-24	Feet below surface:	35.23
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-16	Feet below surface:	35.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-23	Feet below surface:	41.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	41.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	41.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	41.67
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-02-18	Feet below surface:	41.57
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	41.62
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	41.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	41.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	41.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	41.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	41.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	42.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	42.32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	42.41
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	42.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-06	Feet below surface:	42.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-07	Feet below surface:	43.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-30	Feet below surface:	42.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	42.27
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-10-14	Feet below surface:	41.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-31	Feet below surface:	38.95
Feet to sea level:	Not Reported	Note:	Not Reported

C21
NW
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000116441

Database:	Water Rights Database
Exchange #:	Not Reported
Application Status:	Perfected; proof filed, right certified
Status:	Diligence Claim
Uses:	Irrigation,

Water Right #:	35-10977
Type of Diversion:	Underground
Priority Date:	1890
Cubic ft/sec:	0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Well ID: 29333
Water Right Type: WR

Owner: 1990 Preus Living Trust
Supply Source: Underground Water Well

C22
NW
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000117318

Database: Water Rights Database
Exchange #: Not Reported
Application Status: Perfected; proof filed, right certified
Status: Diligence Claim
Uses: Irrigation,
Well ID: 0
Water Right Type: WR

Water Right #: 35-11550
Type of Diversion: Underground
Priority Date: 1890
Cubic ft/sec: 0
Owner: Bradley S. And Jillian A. Scott
Supply Source: Underground Water Well

C23
NNW
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000123473

Database: Water Rights Database
Exchange #: Not Reported
Application Status: Perfected; proof filed, right certified
Status: Underground Water Claim
Uses: Domestic,Irrigation,Stockwatering,
Well ID: 6074
Water Right Type: WR

Water Right #: 35-4284
Type of Diversion: Underground
Priority Date: 19170828
Cubic ft/sec: .1
Owner: Peter S. And Heather N. Cooke
Supply Source: Underground Water Well

E24
NNE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000117996

Database: Water Rights Database
Exchange #: Not Reported
Application Status: Perfected; proof filed, right certified
Status: Decree
Uses: Irrigation,Municipal,
Well ID: 0
Water Right Type: WR

Water Right #: 35-11982
Type of Diversion: Surface
Priority Date: 1875
Cubic ft/sec: 0
Owner: Park City Water Service District
Supply Source: Dorrity Spring

E25
NNE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000125246

Database: Water Rights Database
Exchange #: Not Reported
Application Status: Perfected; proof filed, right certified
Status: Decree
Uses: Irrigation,Municipal,
Well ID: 0
Water Right Type: WR

Water Right #: 35-5701
Type of Diversion: Surface
Priority Date: 1875
Cubic ft/sec: 0
Owner: Park City Municipal Corporation
Supply Source: Dorrity Spring

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

E26
NNE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000127629

Database:	Water Rights Database	Water Right #:	35-8827
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree	Cubic ft/sec:	0
Uses:	Domestic,Irrigation,Stockwatering,	Owner:	Samuel I. Burstyn
Well ID:	0	Supply Source:	Dorrity Spring
Water Right Type:	WR		

E27
NNE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000304378

Database:	Water Rights Database	Water Right #:	35-10525
Exchange #:	a21683	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19971112	Uses:	Irrigation,Municipal,
Cubic ft/sec:	2.11	Well ID:	0
Owner:	Park City Municipal Building Authority	Supply Source:	Silver Creek, Dorrity & Pace Springs
Water Right Type:	HT		

F28
East
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000317975

Database:	Water Rights Database	Water Right #:	35-9655
Exchange #:	E3127	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Uses:	Domestic,Irrigation,Stockwatering,
Status:	Appeal to Appropriate Permanently Lapsed	Well ID:	0
Priority Date:	19930510	Water Right Type:	EX
Cubic ft/sec:	0		
Owner:	Harley King		
Supply Source:	East Canyon Reservoir		

G29
ESE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000290158

Database:	Water Rights Database	Water Right #:	35-10282
Exchange #:	t20241	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19960729
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Other,	Owner:	Cop Construction
Well ID:	0	Supply Source:	Silver Creek and Weber River
Water Right Type:	CH		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

G30
East
1/4 - 1/2 Mile
Lower

FED USGS USGS40001190298

Organization ID: USGS-UT
Monitor Location: (D- 2- 4)10bbc- 2
Description: Not Reported
Drainage Area: Not Reported
Contrib Drainage Area: Not Reported
Aquifer: Not Reported
Aquifer Type: Unconfined single aquifer
Well Depth: 33
Well Hole Depth: 34

Organization Name: USGS Utah Water Science Center
Type: Well
HUC: 16020101
Drainage Area Units: Not Reported
Contrib Drainage Area Units: Not Reported
Formation Type: Holocene Alluvium
Construction Date: 19870727
Well Depth Units: ft
Well Hole Depth Units: ft

Ground water levels, Number of Measurements: 27
Feet below surface: 13.72
Note: Not Reported

Level reading date: 1988-05-04
Feet to sea level: Not Reported

Level reading date: 1988-04-12
Feet to sea level: Not Reported

Feet below surface: 13.79
Note: Not Reported

Level reading date: 1988-04-11
Feet to sea level: Not Reported

Feet below surface: 13.81
Note: Not Reported

Level reading date: 1988-04-05
Feet to sea level: Not Reported

Feet below surface: 14.15
Note: Not Reported

Level reading date: 1988-03-31
Feet to sea level: Not Reported

Feet below surface: 14.25
Note: Not Reported

Level reading date: 1988-03-24
Feet to sea level: Not Reported

Feet below surface: 15.45
Note: Not Reported

Level reading date: 1988-03-16
Feet to sea level: Not Reported

Feet below surface: 16.59
Note: Not Reported

Level reading date: 1988-02-25
Feet to sea level: Not Reported

Feet below surface: 22.14
Note: Not Reported

Level reading date: 1988-02-20
Feet to sea level: Not Reported

Feet below surface: 22.31
Note: Not Reported

Level reading date: 1988-02-19
Feet to sea level: Not Reported

Feet below surface: 22.23
Note: Not Reported

Level reading date: 1988-02-18
Feet to sea level: Not Reported

Feet below surface: 22.20
Note: Not Reported

Level reading date: 1988-02-17
Feet to sea level: Not Reported

Feet below surface: 22.25
Note: Not Reported

Level reading date: 1988-02-16
Feet to sea level: Not Reported

Feet below surface: 22.25
Note: Not Reported

Level reading date: 1988-02-15
Feet to sea level: Not Reported

Feet below surface: 22.25
Note: Not Reported

Level reading date: 1988-02-14

Feet below surface: 22.25

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	22.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	22.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	22.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	22.24
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	22.22
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-06	Feet below surface:	22.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-07	Feet below surface:	21.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-01	Feet below surface:	19.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	19.29
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-10-14	Feet below surface:	19.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-01	Feet below surface:	16.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-07	Feet below surface:	15.96
Feet to sea level:	Not Reported	Note:	Not Reported

G31
East
1/4 - 1/2 Mile
Lower

FED USGS USGS40001190299

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4)10bbc- 3	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Unconfined single aquifer	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	95.5	Well Hole Depth Units:	ft
Ground water levels,Number of Measurements:	24	Level reading date:	1995-09-05
Feet below surface:	30.66	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1995-08-02	Feet below surface:	28.78
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1995-07-19	Feet below surface:	27.65
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-06-12	Feet below surface:	25.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-05-10	Feet below surface:	26.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-04-06	Feet below surface:	25.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-03-14	Feet below surface:	27.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-02-13	Feet below surface:	30.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-01-12	Feet below surface:	32.34
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-12-14	Feet below surface:	33.07
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-11-09	Feet below surface:	30.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-06	Feet below surface:	31.23
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-03	Feet below surface:	31.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-09-09	Feet below surface:	31.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-08-11	Feet below surface:	31.68
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-07-12	Feet below surface:	31.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-05	Feet below surface:	28.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-12	Feet below surface:	28.34
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-11	Feet below surface:	28.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-05	Feet below surface:	28.65
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	28.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-24	Feet below surface:	29.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-16	Feet below surface:	30.56
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-02-25	Feet below surface:	33.02
Feet to sea level:	Not Reported	Note:	Not Reported

32
North
1/4 - 1/2 Mile
Lower

FED USGS USGS40001190386

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 4dcb- 1	Type:	Well
Description:	Not Reported	HUC:	16020102
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Unconfined single aquifer	Construction Date:	19880124
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	61	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	68	Level reading date:	1988-06-06
Feet below surface:	11.98	Feet to sea level:	Not Reported
Note:	Not Reported		

Level reading date:	1988-05-09	Feet below surface:	9.13
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-05-08	Feet below surface:	9.10
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-05-07	Feet below surface:	9.16
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-05-06	Feet below surface:	8.78
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-05-05	Feet below surface:	8.74
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-05-04	Feet below surface:	8.78
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-05-03	Feet below surface:	8.63
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-05-02	Feet below surface:	8.22
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-05-01	Feet below surface:	8.30
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-04-30	Feet below surface:	8.32
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-04-29	Feet below surface:	8.40
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-04-28	Feet below surface:	8.18
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1988-04-27	Feet below surface:	7.86
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-04-26	Feet below surface:	7.77
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-25	Feet below surface:	7.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-24	Feet below surface:	7.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-23	Feet below surface:	7.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-22	Feet below surface:	7.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-21	Feet below surface:	7.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-20	Feet below surface:	7.13
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-19	Feet below surface:	7.21
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-18	Feet below surface:	7.37
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-17	Feet below surface:	7.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-16	Feet below surface:	7.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-15	Feet below surface:	7.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-14	Feet below surface:	7.39
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-13	Feet below surface:	7.37
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-12	Feet below surface:	7.39
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-11	Feet below surface:	7.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-10	Feet below surface:	7.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-09	Feet below surface:	7.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-08	Feet below surface:	7.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-07	Feet below surface:	7.41
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-06	Feet below surface:	7.44
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-04-05	Feet below surface:	7.51
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-04	Feet below surface:	7.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-03	Feet below surface:	7.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-02	Feet below surface:	7.51
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-01	Feet below surface:	7.59
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	7.77
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-30	Feet below surface:	7.57
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-29	Feet below surface:	7.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-25	Feet below surface:	7.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-16	Feet below surface:	7.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-01	Feet below surface:	7.82
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-29	Feet below surface:	7.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-28	Feet below surface:	8.04
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-27	Feet below surface:	8.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-26	Feet below surface:	8.39
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-25	Feet below surface:	8.62
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-24	Feet below surface:	8.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-23	Feet below surface:	9.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-22	Feet below surface:	9.77
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	10.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	11.51
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-02-19	Feet below surface:	12.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	10.74
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	8.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	7.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	7.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	7.77
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	7.74
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	7.81
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	7.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	7.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	8.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	8.33
Feet to sea level:	Not Reported	Note:	Not Reported

E33 North 1/4 - 1/2 Mile Lower

UT WELLS UTDNR2000250632

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19820415
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	.75
Uses:	Irrigation, Other,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon & Silver Creeks
Water Right Type:	CH		

E34 North 1/4 - 1/2 Mile Lower

UT WELLS UTDNR2000260714

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Well ID:	0	Owner:	Park City Water Service District
Water Right Type:	CH	Supply Source:	wells, springs, tunnels

E35
North
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000306345

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Building Authority	Supply Source:	wells, springs, tunnels
Water Right Type:	HT		

F36
East
1/4 - 1/2 Mile
Lower

FED USGS USGS40001190331

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4)10bbc- 1	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Unconfined single aquifer	Construction Date:	19870721
Well Depth:	29	Well Depth Units:	ft
Well Hole Depth:	29	Well Hole Depth Units:	ft

Ground water levels, Number of Measurements:	24	Level reading date:	1988-05-04
Feet below surface:	12.31	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1988-04-12	Feet below surface:	12.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	13.78
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-24	Feet below surface:	16.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	16.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	16.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	16.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	16.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	16.45

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	16.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	16.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	16.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	16.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	16.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	16.46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	16.46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	16.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	16.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-08	Feet below surface:	16.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-01	Feet below surface:	15.26
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	15.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-10-14	Feet below surface:	14.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-02	Feet below surface:	13.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-07	Feet below surface:	13.31
Feet to sea level:	Not Reported	Note:	Not Reported

H37
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDEQ2000000380

Database:	Division of Drinking Water Well Data	Well Name:	MIDDLE SCHOOL WELL
System Name:	PARK CITY WATER SYSTEM	Drilling Method:	DR
Type Code:	WL	Well Cap Above Ground:	0
Well Cap:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

H38
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000273108

Database:	Water Rights Database	Water Right #:	35-11544
Exchange #:	a28636	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20100401	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Davis And Weber Counties Canal Company	Supply Source:	Underground Water Wells
Water Right Type:	CH		

H39
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000273111

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	United Park City Mines Company	Water Right Type:	CH
Supply Source:	Same as heretofore plus three new wells		

H40
NE
1/4 - 1/2 Mile
Lower

FED USGS USGS40001190372

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 4dda- 1	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported		
Formation Type:	Thaynes Limestone, Formation or Group		
Aquifer Type:	Not Reported	Construction Date:	19890512
Well Depth:	327	Well Depth Units:	ft
Well Hole Depth:	327	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	2	Level reading date:	1995-05-12
Feet below surface:	-6.62	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1989-06-16	Feet below surface:	-5
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

H41
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000255689

Database:	Water Rights Database	Water Right #:	35-8820
Exchange #:	a17669	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19931105
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	2002	Supply Source:	Underground Water Well
Water Right Type:	CH		

H42
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000255688

Database:	Water Rights Database	Water Right #:	35-11982
Exchange #:	a17665	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19931105
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Water Service District
Well ID:	2002	Supply Source:	Underground Water Well
Water Right Type:	CH		

H43
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000259673

Database:	Water Rights Database	Water Right #:	35-10447
Exchange #:	a21295	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19970707
Status:	Appeal to Appropriate Withdrawn	Well ID:	2002
Uses:	Domestic,Irrigation,Municipal,Stockwatering,	Water Right Type:	CH
Cubic ft/sec:	1.725		
Owner:	Park City Water Service District		
Supply Source:	Underground Water Wells, Springs, Tunnel & Creek		

H44
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000259669

Database:	Water Rights Database	Water Right #:	35-10446
Exchange #:	a21293	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19970627
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	.5
Uses:	Irrigation,Municipal,	Owner:	Standley Pace
Well ID:	2002		
Water Right Type:	CH		
Supply Source:	Underground Water Wells, Tunnel and Seepage Water		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

H45
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000255687

Database:	Water Rights Database	Water Right #:	35-5361
Exchange #:	a17664	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19931105
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	2002	Supply Source:	Underground Water Well
Water Right Type:	CH		

H46
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000253986

Database:	Water Rights Database	Water Right #:	35-8826
Exchange #:	a16061	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19910311	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	2002
Owner:	Park City Municipal Corporation	Water Right Type:	CH
Supply Source:	Well (existing)		

H47
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000253985

Database:	Water Rights Database	Water Right #:	35-5706
Exchange #:	a16060	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19910311
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Municipal Building Authority Of Park City
Well ID:	2002	Supply Source:	Well (existing)
Water Right Type:	CH		

H48
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000255686

Database:	Water Rights Database	Water Right #:	35-8457
Exchange #:	a17663	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19931105
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Water Service District
Well ID:	2002	Supply Source:	Underground Water Well
Water Right Type:	CH		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

H49
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000255685

Database:	Water Rights Database	Water Right #:	35-11856
Exchange #:	a17662	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19931105
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	2002	Supply Source:	Underground Water Well
Water Right Type:	CH		

H50
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000260101

Database:	Water Rights Database	Water Right #:	35-10525
Exchange #:	a21683	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19971112	Uses:	Irrigation,Municipal,
Cubic ft/sec:	2.11	Well ID:	2002
Owner:	Park City Municipal Building Authority	Supply Source:	Wells, Springs, and Tunnels (existing)
Water Right Type:	CH		

H51
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000312251

Database:	Water Rights Database	Water Right #:	35-9323
Exchange #:	t28225	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Uses:	Municipal,
Status:	Appeal to Appropriate Permanently Lapsed	Well ID:	0
Priority Date:	20030902	Water Right Type:	HT
Cubic ft/sec:	0		
Owner:	Park City Municipal Corporation		
Supply Source:	East Canyon Reservoir		

H52
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000312077

Database:	Water Rights Database	Water Right #:	35-5706
Exchange #:	t26885	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Uses:	Municipal,
Status:	Appeal to Appropriate Permanently Lapsed	Well ID:	2002
Priority Date:	20000427	Supply Source:	Underground Water Well (Treasure Mtn)
Cubic ft/sec:	0		
Owner:	Municipal Building Authority Of Park City		
Water Right Type:	HT		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

H53
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000317369

Database:	Water Rights Database	Water Right #:	35-9324
Exchange #:	E2718	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19900109	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	2002
Owner:	Park City Municipal Corporation	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

H54
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000317367

Database:	Water Rights Database	Water Right #:	35-9323
Exchange #:	E2717	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19900109	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	2002
Owner:	Park City Municipal Corporation	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

H55
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000311992

Database:	Water Rights Database	Water Right #:	35-5706
Exchange #:	t25785	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Withdrawn	Priority Date:	20010710
Uses:	Municipal,	Cubic ft/sec:	0
Well ID:	2002	Owner:	Municipal Building Authority Of Park City
Water Right Type:	HT	Supply Source:	Underground Water Well (Treasure Mtn)

H56
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000290988

Database:	Water Rights Database	Water Right #:	35-9435
Exchange #:	t23468	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19990714	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Atkinson Ssd	Water Right Type:	CH
Supply Source:	Underground Water Wells (6 existing, 1 new)		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

H57
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000260716

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	United Park City Mines Company
Well ID:	2002	Supply Source:	wells, springs, tunnels
Water Right Type:	CH		

H58
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000311892

Database:	Water Rights Database	Water Right #:	35-5706
Exchange #:	t24419	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Uses:	Municipal,
Status:	Appeal to Appropriate Permanently Lapsed	Well ID:	2002
Priority Date:	20000427	Supply Source:	Underground Water Well (Treasure Mtn)
Cubic ft/sec:	0		
Owner:	Municipal Building Authority Of Park City		
Water Right Type:	HT		

H59
NE
1/4 - 1/2 Mile
Lower

UT WELLS UTDNR2000306347

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	2002
Owner:	Park City Municipal Corporation	Water Right Type:	HT
Supply Source:	wells, springs, tunnels		

H60
NE
1/2 - 1 Mile
Lower

FRDS PWS UT4900337

PWS ID:	UT4900337	PWS name:	PARK CITY
Address:	PO BOX 1480	Care of:	Not Reported
City:	PARK CITY	State:	UT
Zip:	84060	Owner:	PARK CITY
Source code:	Ground water	Population:	6500
PWS ID:	UT4900337	PWS type:	Not Reported
PWS name:	Not Reported	PWS address:	Not Reported
PWS city:	Not Reported	PWS state:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

PWS zip:	Not Reported	County:	SUMMIT
Source:	Ground water	Treatment Objective:	DISINFECTION
Process:	GASEOUS CHLORINATION, POST		
Population:	6500		
County:	SUMMIT	Source:	Ground water
Treatment Objective:	IRON REMOVAL	Process:	GASEOUS CHLORINATION, PRE
Population:	6500		
PWS ID:	UT4900337	Activity status:	Active
Date system activated:	7707	Date system deactivated:	Not Reported
Retail population:	00005500	System name:	PARK CITY
System address:	Not Reported	System address:	P.O. BOX 1480
System city:	PARK CITY,	System state:	UT
System zip:	84060		
Population served:	5,001 - 10,000 Persons	Treatment:	Mixed (treated and untreated)
Latitude:	403904	Longitude:	1113125
Latitude:	404015	Longitude:	1112930
Latitude:	403904	Longitude:	1113125
Latitude:	404006	Longitude:	1113034
Latitude:	403904	Longitude:	1113124
Latitude:	403733	Longitude:	1113011
State:	UT	Latitude degrees:	40
Latitude minutes:	37	Latitude seconds:	33.0000
Longitude degrees:	111	Longitude minutes:	30
Longitude seconds:	11.0000		
State:	UT	Latitude degrees:	40
Latitude minutes:	39	Latitude seconds:	4.0000
Longitude degrees:	111	Longitude minutes:	31
Longitude seconds:	24.0000		
State:	UT	Latitude degrees:	40
Latitude minutes:	39	Latitude seconds:	4.0000
Longitude degrees:	111	Longitude minutes:	31
Longitude seconds:	25.0000		
State:	UT	Latitude degrees:	40
Latitude minutes:	40	Latitude seconds:	6.0000
Longitude degrees:	111	Longitude minutes:	30
Longitude seconds:	34.0000		
State:	UT	Latitude degrees:	40
Latitude minutes:	40	Latitude seconds:	15.0000
Longitude degrees:	111	Longitude minutes:	29
Longitude seconds:	30.0000		
PWS currently has or had major violation(s) or enforcement:Yes			
Violation ID:	9440022	Violation source ID:	Not Reported
PWS telephone:	Not Reported	Contaminant:	1,2,4-TRICHLOROBENZENE
Violation type:	Monitoring, Regular	Violation start date:	010193
Violation end date:	123193	Violation period (months):	012
Violation awareness date:	081594	Major violator:	Yes

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Maximum contaminant level:	Not Reported	Number of required samples:	Not Reported
Number of samples taken:	000	Analysis method:	Not Reported
Analysis result:	Not Reported		

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID:	9440021	Violation source ID:	Not Reported
PWS telephone:	Not Reported		
Contaminant:	METHYLENE CHLORIDE (DICHLOROMETHANE)		
Violation type:	Monitoring, Regular	Violation start date:	010193
Violation end date:	123193	Violation period (months):	012
Violation awareness date:	081594	Major violator:	Yes
Maximum contaminant level:	Not Reported	Number of required samples:	Not Reported
Number of samples taken:	000	Analysis method:	Not Reported
Analysis result:	Not Reported		

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID:	9440020	Violation source ID:	Not Reported
PWS telephone:	Not Reported	Contaminant:	XYLENES, TOTAL
Violation type:	Monitoring, Regular	Violation start date:	010193
Violation end date:	123193	Violation period (months):	012
Violation awareness date:	081594	Major violator:	Yes
Maximum contaminant level:	Not Reported	Number of required samples:	Not Reported
Number of samples taken:	000	Analysis method:	Not Reported
Analysis result:	Not Reported		

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID:	9440019	Violation source ID:	Not Reported
PWS telephone:	Not Reported	Contaminant:	TRANS-1,2-DICHLOROETHYLENE
Violation type:	Monitoring, Regular	Violation start date:	010193
Violation end date:	123193	Violation period (months):	012
Violation awareness date:	081594	Major violator:	Yes
Maximum contaminant level:	Not Reported	Number of required samples:	Not Reported
Number of samples taken:	000	Analysis method:	Not Reported
Analysis result:	Not Reported		

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID:	9440018	Violation source ID:	Not Reported
PWS telephone:	Not Reported	Contaminant:	TOLUENE
Violation type:	Monitoring, Regular	Violation start date:	010193
Violation end date:	123193	Violation period (months):	012
Violation awareness date:	081594	Major violator:	Yes
Maximum contaminant level:	Not Reported	Number of required samples:	Not Reported
Number of samples taken:	000	Analysis method:	Not Reported
Analysis result:	Not Reported		

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID:	9440017	Violation source ID:	Not Reported
PWS telephone:	Not Reported	Contaminant:	TETRACHLOROETHYLENE
Violation type:	Monitoring, Regular	Violation start date:	010193
Violation end date:	123193	Violation period (months):	012
Violation awareness date:	081594	Major violator:	Yes
Maximum contaminant level:	Not Reported	Number of required samples:	Not Reported
Number of samples taken:	000	Analysis method:	Not Reported
Analysis result:	Not Reported		

PWS currently has or had major violation(s) or enforcement:Yes

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Violation ID: 9440016
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: STYRENE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement: Yes

Violation ID: 9440015
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: O-DICHLOROBENZENE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement: Yes

Violation ID: 9440014
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: MONOCHLOROBENZENE (CHLOROBENZENE)
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement: Yes

Violation ID: 9440013
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: ETHYLBENZENE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement: Yes

Violation ID: 9440012
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: 1,2-DICHLOROPROPANE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement: Yes

Violation ID: 9440011
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000

Violation source ID: Not Reported
Contaminant: CIS-1,2-DICHLOROETHYLENE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Analysis result: Not Reported

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID: 9440010
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: 1,1,1-TRICHLOROETHANE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID: 9440009
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: P-DICHLOROBENZENE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID: 9440008
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: 1,1-DICHLOROETHYLENE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID: 9440007
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: TRICHLOROETHYLENE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID: 9440006
PWS telephone: Not Reported
Violation type: Monitoring, Regular
Violation end date: 123193
Violation awareness date: 081594
Maximum contaminant level: Not Reported
Number of samples taken: 000
Analysis result: Not Reported

Violation source ID: Not Reported
Contaminant: 1,2-DICHLOROETHANE
Violation start date: 010193
Violation period (months): 012
Major violator: Yes
Number of required samples: Not Reported
Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID: 9440005
PWS telephone: Not Reported
Violation type: Monitoring, Regular

Violation source ID: Not Reported
Contaminant: CARBON TETRACHLORIDE
Violation start date: 010193

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Violation end date: 123193
 Violation awareness date: 081594
 Maximum contaminant level: Not Reported
 Number of samples taken: 000
 Analysis result: Not Reported

Violation period (months): 012
 Major violator: Yes
 Number of required samples: Not Reported
 Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement: Yes

Violation ID: 9440004
 PWS telephone: Not Reported
 Violation type: Monitoring, Regular
 Violation end date: 123193
 Violation awareness date: 081594
 Maximum contaminant level: Not Reported
 Number of samples taken: 000
 Analysis result: Not Reported

Violation source ID: Not Reported
 Contaminant: BENZENE
 Violation start date: 010193
 Violation period (months): 012
 Major violator: Yes
 Number of required samples: Not Reported
 Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement: Yes

Violation ID: 9440003
 PWS telephone: Not Reported
 Violation type: Monitoring, Regular
 Violation end date: 123193
 Violation awareness date: 081594
 Maximum contaminant level: Not Reported
 Number of samples taken: 000
 Analysis result: Not Reported

Violation source ID: Not Reported
 Contaminant: VINYL CHLORIDE
 Violation start date: 010193
 Violation period (months): 012
 Major violator: Yes
 Number of required samples: Not Reported
 Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement: Yes

Violation ID: 9440002
 PWS telephone: Not Reported
 Violation type: Monitoring, Regular
 Violation end date: 123193
 Violation awareness date: 081594
 Maximum contaminant level: Not Reported
 Number of samples taken: 000
 Analysis result: Not Reported

Violation source ID: Not Reported
 Contaminant: GROSS BETA PARTICLE ACTIVITY
 Violation start date: 010190
 Violation period (months): 048
 Major violator: Yes
 Number of required samples: Not Reported
 Analysis method: Not Reported

PWS currently has or had major violation(s) or enforcement: Yes

Violation ID: 9440001
 PWS telephone: Not Reported
 Violation type: Monitoring, Regular
 Violation end date: 123193
 Violation awareness date: 081594
 Maximum contaminant level: Not Reported
 Number of samples taken: 000
 Analysis result: Not Reported

Violation source ID: Not Reported
 Contaminant: GROSS ALPHA, EXCL. RADON & U
 Violation start date: 010190
 Violation period (months): 048
 Major violator: Yes
 Number of required samples: Not Reported
 Analysis method: Not Reported

I61
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000124707

Database: Water Rights Database
 Exchange #: Not Reported
 Application Status: Perfected; proof filed, right certified
 Status: Decree
 Uses: Irrigation, Municipal,
 Well ID: 0

Water Right #: 35-5361
 Type of Diversion: Surface
 Priority Date: 18750101
 Cubic ft/sec: .97
 Owner: Park City Municipal Corporation

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Water Right Type: WR Supply Source: East Canyon Creek

**I62
WNW
1/2 - 1 Mile
Lower**

UT WELLS UTDNR2000125313

Database:	Water Rights Database	Water Right #:	35-5749
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree	Cubic ft/sec:	.65
Uses:	Irrigation,	Owner:	Summit Water Distribution Company
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

**I63
WNW
1/2 - 1 Mile
Lower**

UT WELLS UTDNR2000116341

Database:	Water Rights Database	Water Right #:	35-10876
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	0
Uses:	Irrigation,	Owner:	Kristin L. Larsen
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

**I64
WNW
1/2 - 1 Mile
Lower**

UT WELLS UTDNR2000116108

Database:	Water Rights Database	Water Right #:	35-10629
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree	Cubic ft/sec:	.65
Uses:	Irrigation,Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

**I65
WNW
1/2 - 1 Mile
Lower**

UT WELLS UTDNR2000116111

Database:	Water Rights Database	Water Right #:	35-10630
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	.335
Uses:	Irrigation,Municipal,Stockwatering,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

I66
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000304924

Database:	Water Rights Database	Water Right #:	35-10876
Exchange #:	a24495	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	20000515	Uses:	Irrigation,
Cubic ft/sec:	0	Well ID:	0
Owner:	Kristin L. Larsen	Water Right Type:	HT
Supply Source:	East Canyon Creek		

I67
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000308635

Database:	Water Rights Database	Water Right #:	35-12484
Exchange #:	a35854	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Withdrawn	Priority Date:	20090923
Uses:	Irrigation,Other,	Cubic ft/sec:	0
Well ID:	0	Owner:	Saddle Condominium Owners Association
Water Right Type:	HT	Supply Source:	East Canyon Creek

I68
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000302486

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	19820415
Uses:	Irrigation,Other,	Cubic ft/sec:	.75
Well ID:	0	Owner:	Park City Municipal Corporation
Water Right Type:	HT	Supply Source:	East Canyon & Silver Creeks

I69
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000126970

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfect; proof filed, right certified		
Status:	Decree	Priority Date:	18750101
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	.335
Well ID:	0	Owner:	Summit Water Distribution Company
Water Right Type:	WR	Supply Source:	East Canyon Creek

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

I70
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000126976

Database:	Water Rights Database	Water Right #:	35-8452
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	18750101
Uses:	Irrigation,	Cubic ft/sec:	1.18
Well ID:	0	Owner:	B. Richard & Leslie Springer
Water Right Type:	WR	Supply Source:	East Canyon Creek

J71
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000010555

Database:	Water Rights Database	Water Right #:	9435009M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	7122
Owner:	Richardson Design Partnership	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

J72
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000010556

Database:	Water Rights Database	Water Right #:	9435009M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	7118
Owner:	Richardson Design Partnership	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

J73
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000010554

Database:	Water Rights Database	Water Right #:	9435009M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	7120
Owner:	Richardson Design Partnership	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

J74
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000010553

Database:	Water Rights Database	Water Right #:	9435009M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	7117
Owner:	Richardson Design Partnership	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

J75
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000010552

Database:	Water Rights Database	Water Right #:	9435009M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	7121
Owner:	Richardson Design Partnership	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

J76
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000010551

Database:	Water Rights Database	Water Right #:	9435009M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	7119
Owner:	Richardson Design Partnership	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

K77
ENE
1/2 - 1 Mile
Lower

FED USGS USGS40001190351

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4)10bba- 2	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Unconfined single aquifer	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	138	Well Hole Depth Units:	ft

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Ground water levels, Number of Measurements:	29	Level reading date:	1995-09-05
Feet below surface:	16.41	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1995-08-03	Feet below surface:	14.34
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-07-07	Feet below surface:	13.16
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-06-12	Feet below surface:	12.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-05-10	Feet below surface:	13.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-04-06	Feet below surface:	12.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-03-14	Feet below surface:	13.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-12-14	Feet below surface:	20.69
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-11-09	Feet below surface:	15.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-06	Feet below surface:	15.95
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-03	Feet below surface:	16.76
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-09-09	Feet below surface:	19.64
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-08-11	Feet below surface:	19.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-07-12	Feet below surface:	17.74
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-05	Feet below surface:	13.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-12	Feet below surface:	14.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-11	Feet below surface:	14.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-05	Feet below surface:	14.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	14.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-29	Feet below surface:	14.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-24	Feet below surface:	14.68

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-16	Feet below surface:	14.99
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-25	Feet below surface:	15.54
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	15.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	15.75
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	15.73
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	15.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	15.63
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	15.63
Feet to sea level:	Not Reported	Note:	Not Reported

K78
ENE
1/2 - 1 Mile
Lower

FED USGS USGS40001190350

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4)10bba- 1	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Unconfined single aquifer	Construction Date:	19870721
Well Depth:	25.5	Well Depth Units:	ft
Well Hole Depth:	25.5	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	29	Level reading date:	1988-05-03
Feet below surface:	10.82	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1988-04-12	Feet below surface:	10.88
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-11	Feet below surface:	10.88
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-05	Feet below surface:	10.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	10.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-29	Feet below surface:	10.94
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-03-24	Feet below surface:	11.01
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-16	Feet below surface:	11.07
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-25	Feet below surface:	11.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	11.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	11.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	11.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	11.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	11.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	11.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	11.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	11.17
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	11.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	11.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	11.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	11.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	11.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	11.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-07	Feet below surface:	11.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-01	Feet below surface:	10.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	10.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-10-14	Feet below surface:	10.89
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1987-09-02	Feet below surface:	10.77
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-07	Feet below surface:	10.69
Feet to sea level:	Not Reported	Note:	Not Reported

J79
WSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000010579**

Database:	Water Rights Database	Water Right #:	9435013M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	8057
Owner:	P C Development C/O Eckhoff Watson & Preator Engineer		
Water Right Type:	NP	Supply Source:	Non-Production Well: Unknown

J80
WSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000010578**

Database:	Water Rights Database	Water Right #:	9435013M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	8059
Owner:	P C Development C/O Eckhoff Watson & Preator Engineer		
Water Right Type:	NP	Supply Source:	Non-Production Well: Unknown

J81
WSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000010577**

Database:	Water Rights Database	Water Right #:	9435013M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	8056
Owner:	P C Development C/O Eckhoff Watson & Preator Engineer		
Water Right Type:	NP	Supply Source:	Non-Production Well: Unknown

J82
WSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000010576**

Database:	Water Rights Database	Water Right #:	9435013M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	8058

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Owner: P C Development C/O Eckhoff Watson & Preator Engineer
Water Right Type: NP Supply Source: Non-Production Well: Unknown

L83
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000005394**

Database:	Water Rights Database	Water Right #:	0935014M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	433132
Owner:	Park City Corporation C/O Palace Geothermal		
Water Right Type:	NP		
Supply Source:	Non-Production Well: Closed Loop Heat Exchange		

M84
WNW
1/2 - 1 Mile
Lower

UT WELLS **UTDEQ2000000381**

Database:	Division of Drinking Water Well Data		
System Name:	PARK CITY WATER SYSTEM	Well Name:	PARK MEADOWS WELL
Type Code:	WL	Drilling Method:	DR
Well Cap:	Not Reported	Well Cap Above Ground:	0

N85
North
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000260099**

Database:	Water Rights Database	Water Right #:	35-10525
Exchange #:	a21683	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19971112	Uses:	Irrigation,Municipal,
Cubic ft/sec:	2.11	Well ID:	0
Owner:	Park City Municipal Building Authority		
Water Right Type:	CH	Supply Source:	Wells, Springs, and Tunnels (existing)

N86
North
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000250628**

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	19820415
Uses:	Irrigation,Other,	Cubic ft/sec:	.75
Well ID:	0	Owner:	Park City Municipal Corporation
Water Right Type:	CH	Supply Source:	East Canyon & Silver Creeks

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

N87
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000306341

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Building Authority	Supply Source:	wells, springs, tunnels
Water Right Type:	HT		

N88
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260710

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	United Park City Mines Company
Well ID:	0	Supply Source:	wells, springs, tunnels
Water Right Type:	CH		

L89
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000004819

Database:	Water Rights Database	Water Right #:	0835026M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	432240
Owner:	Park City Corp. C/O Sound Geothermal Corp.		
Water Right Type:	NP		
Supply Source:	Non-Production Well: Closed Loop Heat Exchange		

M90
WNW
1/2 - 1 Mile
Lower

FED USGS USGS40001190356

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 8aaa- 1	Type:	Well
Description:	Not Reported	HUC:	16020102
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported		
Formation Type:	Thaynes Limestone, Formation or Group	Construction Date:	19790622
Aquifer Type:	Not Reported	Well Depth Units:	ft
Well Depth:	300		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Well Hole Depth:	320	Well Hole Depth Units:	ft
Ground water levels, Number of Measurements:	49	Level reading date:	2004-03-30
Feet below surface:	46.35	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	2002-03-27	Feet below surface:	36.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-03-27	Feet below surface:	35.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-03-08	Feet below surface:	47.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-03-18	Feet below surface:	31.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-03-20	Feet below surface:	32.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-03-27	Feet below surface:	28.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-03-20	Feet below surface:	30.88
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-05-10	Feet below surface:	28.23
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-03-28	Feet below surface:	31.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-04-01	Feet below surface:	30.68
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1993-03-31	Feet below surface:	29.33
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-09-08	Feet below surface:	37.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-03-31	Feet below surface:	30.81
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-09-16	Feet below surface:	29.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-03-27	Feet below surface:	31.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-09-27	Feet below surface:	29.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-03-26	Feet below surface:	31.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-09-15	Feet below surface:	38.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-04-06	Feet below surface:	30.87

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	31.32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-01	Feet below surface:	31.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-23	Feet below surface:	33.23
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	34.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	35.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	37.34
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	45.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	43.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	31.32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	31.34
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	31.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-13	Feet below surface:	31.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	31.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	31.46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	31.63
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	32.23
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-29	Feet below surface:	35.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-03-23	Feet below surface:	32.86
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-06-20	Feet below surface:	28.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-05-25	Feet below surface:	30.62
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1984-04-26	Feet below surface:	30.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-03-28	Feet below surface:	31.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-02-27	Feet below surface:	31.88
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-01-20	Feet below surface:	31.71
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-12-21	Feet below surface:	31.03
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-11-02	Feet below surface:	29.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-09-30	Feet below surface:	29.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-07-26	Feet below surface:	29.23
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-06-22	Feet below surface:	30.00
Feet to sea level:	Not Reported	Note:	Not Reported

O91
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000273049

Database:	Water Rights Database	Water Right #:	35-2708
Exchange #:	a28615	Type of Diversion:	Rediversion
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040129	Uses:	Municipal,
Cubic ft/sec:	12	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	CH
Supply Source:	Spiro Tunnel		

P92
ENE
1/2 - 1 Mile
Lower

FED USGS USGS40001190369

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 3ccd- 1	Type:	Well
Description:	Not Reported	HUC:	16020101
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Confined single aquifer	Construction Date:	19870831
Well Depth:	20	Well Depth Units:	ft
Well Hole Depth:	21.5	Well Hole Depth Units:	ft

Ground water levels, Number of Measurements:	24	Level reading date:	1988-05-03
Feet below surface:	1.50	Feet to sea level:	Not Reported
Note:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-04-14	Feet below surface:	1.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-12	Feet below surface:	1.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-04-05	Feet below surface:	1.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-26	Feet below surface:	2.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-21	Feet below surface:	2.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-20	Feet below surface:	2.55
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-19	Feet below surface:	2.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-18	Feet below surface:	2.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-17	Feet below surface:	2.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	2.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	2.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	2.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	2.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	2.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	2.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	2.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	2.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-06	Feet below surface:	2.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-12	Feet below surface:	2.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-02	Feet below surface:	2.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	2.44
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1987-10-14	Feet below surface:	2.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-03	Feet below surface:	2.12
Feet to sea level:	Not Reported	Note:	Not Reported

L93 West 1/2 - 1 Mile Higher

UT WELLS UTDNR2000004818

Database:	Water Rights Database	Water Right #:	0835026M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	432239
Owner:	Park City Corp. C/O Sound Geothermal Corp.		
Water Right Type:	NP		
Supply Source:	Non-Production Well: Closed Loop Heat Exchange		

Q94 West 1/2 - 1 Mile Higher

UT WELLS UTDNR2000125310

Database:	Water Rights Database	Water Right #:	35-5749
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	1875
Uses:	Irrigation,	Cubic ft/sec:	.65
Well ID:	0	Owner:	Summit Water Distribution Company
Water Right Type:	WR	Supply Source:	East Canyon Creek

Q95 West 1/2 - 1 Mile Higher

UT WELLS UTDNR2000116338

Database:	Water Rights Database	Water Right #:	35-10876
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	18750101
Uses:	Irrigation,	Cubic ft/sec:	0
Well ID:	0	Owner:	Kristin L. Larsen
Water Right Type:	WR	Supply Source:	East Canyon Creek

Q96 West 1/2 - 1 Mile Higher

UT WELLS UTDNR2000116105

Database:	Water Rights Database	Water Right #:	35-10629
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	1875

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Uses:	Irrigation,Municipal,	Cubic ft/sec:	.65
Well ID:	0	Owner:	Park City Municipal Corporation
Water Right Type:	WR	Supply Source:	East Canyon Creek

Q97
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000308632**

Database:	Water Rights Database	Water Right #:	35-12484
Exchange #:	a35854	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	20090923
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Irrigation,Other,	Owner:	Saddle Condominium Owners Association
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	HT		

Q98
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000304921**

Database:	Water Rights Database	Water Right #:	35-10876
Exchange #:	a24495	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Uses:	Irrigation,
Status:	Appeal to Appropriate Permanently Lapsed	Well ID:	0
Priority Date:	20000515	Water Right Type:	HT
Cubic ft/sec:	0		
Owner:	Kristin L. Larsen		
Supply Source:	East Canyon Creek		

Q99
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000126973**

Database:	Water Rights Database	Water Right #:	35-8452
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	1.18
Uses:	Irrigation,	Owner:	Robert M. Anderson
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

Q100
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000125309**

Database:	Water Rights Database	Water Right #:	35-5748
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree	Cubic ft/sec:	.215
Uses:	Irrigation,		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Well ID:	0	Owner:	Summit Water Distribution Company
Water Right Type:	WR	Supply Source:	Spring Creek

Q101
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000125311**

Database:	Water Rights Database	Water Right #:	35-5749
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree	Cubic ft/sec:	.65
Uses:	Irrigation,	Owner:	Summit Water Distribution Company
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

Q102
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000116339**

Database:	Water Rights Database	Water Right #:	35-10876
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	0
Uses:	Irrigation,	Owner:	Kristin L. Larsen
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

Q103
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000116104**

Database:	Water Rights Database	Water Right #:	35-10628
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree	Cubic ft/sec:	.215
Uses:	Irrigation,Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	Spring Creek
Water Right Type:	WR		

Q104
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000116106**

Database:	Water Rights Database	Water Right #:	35-10629
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree	Cubic ft/sec:	.65
Uses:	Irrigation,Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

Q105
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000304922

Database:	Water Rights Database	Water Right #:	35-10876
Exchange #:	a24495	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	20000515	Uses:	Irrigation,
Cubic ft/sec:	0	Well ID:	0
Owner:	Kristin L. Larsen	Water Right Type:	HT
Supply Source:	East Canyon Creek		

Q106
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000308633

Database:	Water Rights Database	Water Right #:	35-12484
Exchange #:	a35854	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Withdrawn	Priority Date:	20090923
Uses:	Irrigation, Other,	Cubic ft/sec:	0
Well ID:	0	Owner:	Saddle Condominium Owners Association
Water Right Type:	HT	Supply Source:	East Canyon Creek

Q107
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000126974

Database:	Water Rights Database	Water Right #:	35-8452
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	18750101
Uses:	Irrigation,	Cubic ft/sec:	1.18
Well ID:	0	Owner:	Barney R. & Evelyn L. Saunders
Water Right Type:	WR	Supply Source:	East Canyon Creek

Q108
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000126967

Database:	Water Rights Database	Water Right #:	35-8449
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	18750101
Uses:	Irrigation,	Cubic ft/sec:	.21
Well ID:	0	Owner:	Scott F. & Gloria E. Abrams
Water Right Type:	WR	Supply Source:	Spring Creek

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

Q109
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000126972

Database:	Water Rights Database	Water Right #:	35-8451
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	.02
Uses:	Irrigation,	Owner:	Peter Riisgard
Well ID:	0	Supply Source:	Spring Creek
Water Right Type:	WR		

M110
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000273048

Database:	Water Rights Database	Water Right #:	35-2708
Exchange #:	a28615	Type of Diversion:	Rediversion
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040129	Uses:	Municipal,
Cubic ft/sec:	12	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	CH
Supply Source:	Spiro Tunnel		

O111
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000260703

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Corporation
Well ID:	0	Supply Source:	wells, springs, tunnels
Water Right Type:	CH		

O112
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000118490

Database:	Water Rights Database	Water Right #:	35-12484
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree Certificated	Cubic ft/sec:	0
Uses:	Other,	Owner:	Saddle Condominium Owners Association
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M113
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000312250

Database:	Water Rights Database	Water Right #:	35-9323
Exchange #:	t28225	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	20030902	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Corporation	Water Right Type:	HT
Supply Source:	East Canyon Reservoir		

M114
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000317366

Database:	Water Rights Database	Water Right #:	35-9323
Exchange #:	E2717	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19900109	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	25599
Owner:	Park City Municipal Corporation	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

O115
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000292692

Database:	Water Rights Database	Water Right #:	35-10497
Exchange #:	t28018	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	20030630	Uses:	Municipal,
Cubic ft/sec:	7.2	Well ID:	0
Owner:	Park City Municipal Corporation	Water Right Type:	CH
Supply Source:	Spiro Tunnel		

M116
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260704

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	19980223
Uses:	Municipal,	Cubic ft/sec:	0
Well ID:	0	Owner:	Park City Water Service District
Water Right Type:	CH	Supply Source:	wells, springs, tunnels

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M117
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000302485

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19820415
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	.75
Uses:	Irrigation, Other,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon & Silver Creeks
Water Right Type:	HT		

M118
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000124706

Database:	Water Rights Database	Water Right #:	35-5361
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	.97
Uses:	Irrigation, Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

M119
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000125312

Database:	Water Rights Database	Water Right #:	35-5749
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree	Cubic ft/sec:	.65
Uses:	Irrigation,	Owner:	Summit Water Distribution Company
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

M120
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000116340

Database:	Water Rights Database	Water Right #:	35-10876
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	0
Uses:	Irrigation,	Owner:	Kristin L. Larsen
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M121
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000116107

Database:	Water Rights Database	Water Right #:	35-10629
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1875
Status:	Decree	Cubic ft/sec:	.65
Uses:	Irrigation,Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

M122
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000116110

Database:	Water Rights Database	Water Right #:	35-10630
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	.335
Uses:	Irrigation,Municipal,Stockwatering,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

M123
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000126969

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	.335
Uses:	Domestic,Irrigation,Stockwatering,	Owner:	Summit Water Distribution Company
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

M124
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000306328

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a28637	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Franklin D. Richards, Jr, Family Trust	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	HT		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M125
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000308634

Database:	Water Rights Database	Water Right #:	35-12484
Exchange #:	a35854	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	20090923
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Irrigation, Other,	Owner:	Saddle Condominium Owners Association
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	HT		

M126
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000304923

Database:	Water Rights Database	Water Right #:	35-10876
Exchange #:	a24495	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Uses:	Irrigation,
Status:	Appeal to Appropriate Permanently Lapsed	Well ID:	0
Priority Date:	20000515	Water Right Type:	HT
Cubic ft/sec:	0		
Owner:	Kristin L. Larsen		
Supply Source:	East Canyon Creek		

M127
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000126975

Database:	Water Rights Database	Water Right #:	35-8452
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	1.18
Uses:	Irrigation,	Owner:	John D. Chasel
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

M128
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260684

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a21847	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980123
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Water Service District
Well ID:	0	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	CH		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M129
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260683

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a21847	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980123
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	2455	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	CH		

M130
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260094

Database:	Water Rights Database	Water Right #:	35-10525
Exchange #:	a21683	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19971112	Uses:	Irrigation, Municipal,
Cubic ft/sec:	2.11	Well ID:	2455
Owner:	Park City Municipal Building Authority	Supply Source:	Wells, Springs, and Tunnels (existing)
Water Right Type:	CH		

M131
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000300474

Database:	Water Rights Database	Water Right #:	35-5361
Exchange #:	t88-35-6	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19880810
Status:	Appeal to Appropriate Expired	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corp. & Equity Properties Corp
Well ID:	2455	Supply Source:	Park Meadows Well
Water Right Type:	CH		

M132
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260702

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	United Park City Mines Company
Well ID:	2455	Supply Source:	wells, springs, tunnels
Water Right Type:	CH		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M133
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000252957

Database:	Water Rights Database	Water Right #:	35-5361
Exchange #:	a14759	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19880819
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Aspen Springs Ranch Corp
Well ID:	2455	Supply Source:	Park Meadows Well (existing 10'well)
Water Right Type:	CH		

M134
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000252688

Database:	Water Rights Database	Water Right #:	35-5508
Exchange #:	a14453	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19870918
Status:	Appeal to Appropriate Rejected	Cubic ft/sec:	0
Uses:	Domestic,Municipal,	Owner:	Edward M. Garrett
Well ID:	2455	Supply Source:	Park City Municipal Sources
Water Right Type:	CH		

M135
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000259671

Database:	Water Rights Database	Water Right #:	35-10447
Exchange #:	a21295	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19970707
Status:	Appeal to Appropriate Withdrawn	Well ID:	2455
Uses:	Domestic,Irrigation,Municipal,Stockwatering,	Water Right Type:	CH
Cubic ft/sec:	1.725		
Owner:	Park City Water Service District		
Supply Source:	Underground Water Wells, Springs, Tunnel & Creek		

M136
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000259667

Database:	Water Rights Database	Water Right #:	35-10446
Exchange #:	a21293	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19970627
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	.5
Uses:	Irrigation,Municipal,	Owner:	Standley Pace
Well ID:	2455		
Water Right Type:	CH		
Supply Source:	Underground Water Wells, Tunnel and Seepage Water		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M137
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000315288

Database:	Water Rights Database	Water Right #:	35-6960
Exchange #:	E1577	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19790808	Uses:	Domestic,Irrigation,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Corporation	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

M138
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000306335

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	2455
Owner:	Park City Municipal Building Authority		
Water Right Type:	HT	Supply Source:	wells, springs, tunnels

M139
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000317368

Database:	Water Rights Database	Water Right #:	35-9324
Exchange #:	E2718	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19900109	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	2455
Owner:	Park City Municipal Corporation	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

M140
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000316684

Database:	Water Rights Database	Water Right #:	35-9077
Exchange #:	E2407	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19851104	Uses:	Domestic,
Cubic ft/sec:	0	Well ID:	2455
Owner:	Park City Municipal Corporation	Water Right Type:	EX
Supply Source:	East Canyon Creek		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M141
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000300727

Database:	Water Rights Database	Water Right #:	35-5361
Exchange #:	t89-35-08	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Expired	Priority Date:	19890915
Uses:	Municipal,	Cubic ft/sec:	0
Well ID:	2455		
Owner:	Park City Municipal Corp. & Equity Properties Corp		
Water Right Type:	CH	Supply Source:	Park Meadows Well

M142
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000300475

Database:	Water Rights Database	Water Right #:	35-1709
Exchange #:	t88-35-7	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Expired	Priority Date:	19880810
Uses:	Municipal,	Cubic ft/sec:	0
Well ID:	2455		
Owner:	Park City Municipal Corp. And Equity Properties Co		
Water Right Type:	CH	Supply Source:	Park Meadows Well

M143
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000306327

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a28637	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	2455
Owner:	Park City Municipal Building Authority		
Water Right Type:	HT	Supply Source:	Wells, tunnels, springs and surface sources

M144
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000300731

Database:	Water Rights Database	Water Right #:	35-1709
Exchange #:	t89-35-7	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Rejected	Priority Date:	19890915
Uses:	Municipal,	Cubic ft/sec:	0
Well ID:	2455		
Owner:	Park City Municipal Corp. & Equity Properties Corp		
Water Right Type:	CH	Supply Source:	Park Meadows Well

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M145
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000124849

Database:	Water Rights Database	Water Right #:	35-5463
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified	Priority Date:	18730101
Status:	Decree Certificated	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	2455	Supply Source:	Park Meadows Well
Water Right Type:	WR		

M146
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000252212

Database:	Water Rights Database	Water Right #:	35-5353
Exchange #:	a13913	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19860604
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	2455	Supply Source:	Underground Water Well--Park Meadows
Water Right Type:	CH		

M147
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000252368

Database:	Water Rights Database	Water Right #:	35-4244
Exchange #:	a13981	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19860731
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	2455	Supply Source:	Underground Water Well-Park Meadows
Water Right Type:	CH		

M148
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDEQ2000000379

Database:	Division of Drinking Water Well Data	Well Name:	DIVIDE WELL
System Name:	PARK CITY WATER SYSTEM	Drilling Method:	DR
Type Code:	WL	Well Cap Above Ground:	0
Well Cap:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M149
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000273107

Database:	Water Rights Database	Water Right #:	35-11544
Exchange #:	a28636	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20100401	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	2455
Owner:	Park City Municipal Corporation	Water Right Type:	CH
Supply Source:	Underground Water Wells		

O150
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000126958

Database:	Water Rights Database	Water Right #:	35-8444
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	1872
Uses:	Irrigation,	Cubic ft/sec:	.11
Well ID:	0	Owner:	Herbert S. Armstrong
Water Right Type:	WR	Supply Source:	Spring Creek

R151
NNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260098

Database:	Water Rights Database	Water Right #:	35-10525
Exchange #:	a21683	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19971112	Uses:	Irrigation,Municipal,
Cubic ft/sec:	2.11	Well ID:	0
Owner:	Park City Municipal Building Authority		
Water Right Type:	CH	Supply Source:	Wells, Springs, and Tunnels (existing)

R152
NNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000127628

Database:	Water Rights Database	Water Right #:	35-8826
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	1875
Uses:	Irrigation,Municipal,	Cubic ft/sec:	0
Well ID:	0	Owner:	Park City Municipal Corporation
Water Right Type:	WR	Supply Source:	Silver Creek

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

R153
NNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260708

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	United Park City Mines Company
Well ID:	0	Supply Source:	wells, springs, tunnels
Water Right Type:	CH		

R154
NNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000306339

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Corporation	Water Right Type:	HT
Supply Source:	wells, springs, tunnels		

R155
NNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000302488

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19820415
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	.75
Uses:	Irrigation, Other,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon & Silver Creeks
Water Right Type:	HT		

M156
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000013018

Database:	Water Rights Database	Water Right #:	9935005P00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	20838
Owner:	Park City Municipal Corporation	Water Right Type:	NP
Supply Source:	Non-Production Well: Test		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M157
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000273106

Database:	Water Rights Database	Water Right #:	35-11544
Exchange #:	a28636	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20100401	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Davis And Weber Counties Canal Company	Supply Source:	Underground Water Wells
Water Right Type:	CH		

M158
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000273109

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a28637	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Building Authority	Supply Source:	same as heretofore and new wells
Water Right Type:	CH		

M159
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000273110

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Building Authority	Supply Source:	Same as heretofore plus three new wells
Water Right Type:	CH		

M160
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000013017

Database:	Water Rights Database	Water Right #:	9935005P00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	20837
Owner:	Park City Municipal Corporation	Water Right Type:	NP
Supply Source:	Non-Production Well: Test		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M161
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000291296

Database:	Water Rights Database	Water Right #:	35-8430
Exchange #:	t24421	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	20000427	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Municipal Building Authority Of Park City		
Water Right Type:	CH	Supply Source:	Underground Water Well

M162
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000291295

Database:	Water Rights Database	Water Right #:	35-5706
Exchange #:	t24419	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	20000427	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Municipal Building Authority Of Park City		
Water Right Type:	CH	Supply Source:	Underground Water Wells

M163
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000291810

Database:	Water Rights Database	Water Right #:	35-5706
Exchange #:	t25785	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Withdrawn		
Uses:	Municipal,	Priority Date:	20010710
Well ID:	0	Cubic ft/sec:	0
Water Right Type:	CH	Owner:	Municipal Building Authority Of Park City
		Supply Source:	Underground Water Wells

M164
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000292749

Database:	Water Rights Database	Water Right #:	35-9323
Exchange #:	t28225	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	20030902	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Corporation	Water Right Type:	CH
Supply Source:	Underground Water Well (existing)		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

M165
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000292248

Database:	Water Rights Database	Water Right #:	35-5706
Exchange #:	t26885	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	20000427	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Municipal Building Authority Of Park City		
Water Right Type:	CH	Supply Source:	Underground Water Wells

O166
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011073

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9746
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

O167
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011072

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9747
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

S168
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011070

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9748
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

T169
NNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000124708

Database:	Water Rights Database	Water Right #:	35-5361
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	.97
Uses:	Irrigation,Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

T170
NNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000116112

Database:	Water Rights Database	Water Right #:	35-10630
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	.335
Uses:	Irrigation,Municipal,Stockwatering,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

T171
NNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000302487

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19820415
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	.75
Uses:	Irrigation,Other,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon & Silver Creeks
Water Right Type:	HT		

T172
NNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000126971

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18750101
Status:	Decree	Cubic ft/sec:	.335
Uses:	Domestic,Irrigation,Stockwatering,	Owner:	Summit Water Distribution Company
Well ID:	0	Supply Source:	East Canyon Creek
Water Right Type:	WR		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

O173
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011071

Database: Water Rights Database
Exchange #: Not Reported
Application Status: Approved
Priority Date: Not Reported
Cubic ft/sec: 0
Owner: Wasatch Environmental Inc
Supply Source: Non-Production Well: Unknown

Water Right #: 9535004M00
Type of Diversion: Underground
Status: Appeal to Appropriate Approved
Uses: Not Reported
Well ID: 9744
Water Right Type: NP

174
ENE
1/2 - 1 Mile
Lower

FED USGS USGS40001190366

Organization ID: USGS-UT
Monitor Location: (D- 2- 4) 3cdc- 1
Description: Not Reported
Drainage Area: Not Reported
Contrib Drainage Area: Not Reported
Aquifer: Not Reported
Aquifer Type: Unconfined single aquifer
Well Depth: Not Reported
Well Hole Depth: 85

Organization Name: USGS Utah Water Science Center
Type: Well
HUC: 16020101
Drainage Area Units: Not Reported
Contrib Drainage Area Units: Not Reported
Formation Type: Holocene Alluvium
Construction Date: Not Reported
Well Depth Units: Not Reported
Well Hole Depth Units: ft

Ground water levels,Number of Measurements: 17
Feet below surface: 8.32
Note: Not Reported

Level reading date: 1988-05-03
Feet to sea level: Not Reported

Level reading date: 1988-04-14
Feet to sea level: Not Reported

Feet below surface: 8.97
Note: Not Reported

Level reading date: 1988-04-12
Feet to sea level: Not Reported

Feet below surface: 8.99
Note: Not Reported

Level reading date: 1988-04-05
Feet to sea level: Not Reported

Feet below surface: 9.08
Note: Not Reported

Level reading date: 1988-02-26
Feet to sea level: Not Reported

Feet below surface: 9.46
Note: Not Reported

Level reading date: 1988-02-21
Feet to sea level: Not Reported

Feet below surface: 9.70
Note: Not Reported

Level reading date: 1988-02-20
Feet to sea level: Not Reported

Feet below surface: 9.75
Note: Not Reported

Level reading date: 1988-02-19
Feet to sea level: Not Reported

Feet below surface: 9.77
Note: Not Reported

Level reading date: 1988-02-18
Feet to sea level: Not Reported

Feet below surface: 9.64
Note: Not Reported

Level reading date: 1988-02-17

Feet below surface: 9.54

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-16	Feet below surface:	9.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-15	Feet below surface:	9.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-14	Feet below surface:	9.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	9.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	9.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	9.57
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	9.59
Feet to sea level:	Not Reported	Note:	Not Reported

O175
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011069

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9745
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

S176
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011066

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9749
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

S177
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011067

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Priority Date: Not Reported
Cubic ft/sec: 0
Owner: Wasatch Environmental Inc
Supply Source: Non-Production Well: Unknown

Uses: Not Reported
Well ID: 9750
Water Right Type: NP

178
NNE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000273050

Database:	Water Rights Database	Water Right #:	35-2708
Exchange #:	a28615	Type of Diversion:	Rediversion
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040129	Uses:	Municipal,
Cubic ft/sec:	12	Well ID:	0
Owner:	Salt Lake City Corporation Department Of Public Utilities	Supply Source:	Spiro Tunnel
Water Right Type:	CH		

O179
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011068

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9742
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

O180
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011065

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9741
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

O181
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011077

Database:	Water Rights Database	Water Right #:	9535006M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	10753

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Owner: Wind River Petroleum
Supply Source: Non-Production Well: Unknown

Water Right Type: NP

P182
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000117803**

Database:	Water Rights Database	Water Right #:	35-11804
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1861
Status:	Decree	Cubic ft/sec:	1.869
Uses:	Irrigation, Stockwatering,	Owner:	Estate Of Florence Gillmor
Well ID:	5788	Supply Source:	Silver Creek, Dorrity & Pace Springs
Water Right Type:	WR		

P183
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000117806**

Database:	Water Rights Database	Water Right #:	35-11805
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1861
Status:	Decree	Cubic ft/sec:	.25
Uses:	Irrigation,	Owner:	Florence Gillmor
Well ID:	5788	Supply Source:	Silver Creek, Dorrity & Pace Springs
Water Right Type:	WR		

P184
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000117990**

Database:	Water Rights Database	Water Right #:	35-11980
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1861
Status:	Decree	Cubic ft/sec:	0
Uses:	Domestic, Irrigation, Stockwatering,	Owner:	G-Bar Ventures, Llc
Well ID:	5788	Supply Source:	Silver Creek, Dorrity & Pace Springs
Water Right Type:	WR		

P185
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000115994**

Database:	Water Rights Database	Water Right #:	35-10525
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1861
Status:	Decree	Cubic ft/sec:	2.11
Uses:	Irrigation, Municipal,	Owner:	Park City Municipal Building Authority
Well ID:	5788		
Water Right Type:	WR		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Supply Source: Silver Creek, Dorrity & Pace Springs and Seepage

P186
ENE
1/2 - 1 Mile
Lower

UT WELLS

UTDNR2000115781

Database:	Water Rights Database	Water Right #:	35-10074
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	1861
Uses:	Irrigation,	Cubic ft/sec:	0
Well ID:	5788		
Owner:	Mountain Regional Water Special Service District		
Water Right Type:	WR	Supply Source:	Silver Creek, Springs, Seepage Water

P187
ENE
1/2 - 1 Mile
Lower

UT WELLS

UTDNR2000115786

Database:	Water Rights Database	Water Right #:	35-10075
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	1861
Uses:	Irrigation,Municipal,	Cubic ft/sec:	.418
Well ID:	5788		
Owner:	Mountain Regional Water Special Service District		
Water Right Type:	WR	Supply Source:	Silver Creek, Dorrity and Pace Springs

P188
ENE
1/2 - 1 Mile
Lower

UT WELLS

UTDNR2000115950

Database:	Water Rights Database	Water Right #:	35-10447
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Decree Terminated	Priority Date:	1861
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	1.725
Well ID:	5788	Owner:	Park City Water Service District
Water Right Type:	WR	Supply Source:	Silver Creek, Dorrity & Pace Springs

P189
ENE
1/2 - 1 Mile
Lower

UT WELLS

UTDNR2000117993

Database:	Water Rights Database	Water Right #:	35-11981
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	1861
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	0
Well ID:	5788	Owner:	Resort Center Associates, LLC

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Water Right Type: WR Supply Source: Silver Creek, Dorrity & Pace Springs

P190
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000127623**

Database:	Water Rights Database	Water Right #:	35-8820
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1861
Status:	Decree	Well ID:	5788
Uses:	Domestic,Irrigation,Municipal,Stockwatering,	Supply Source:	Silver Creek, Dorrity & Pace Springs
Cubic ft/sec:	2.116		
Owner:	Park City Municipal Building Authority		
Water Right Type:	WR		

P191
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000304314**

Database:	Water Rights Database	Water Right #:	35-10447
Exchange #:	a21295	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19970707
Status:	Appeal to Appropriate Withdrawn	Well ID:	0
Uses:	Domestic,Irrigation,Municipal,Stockwatering,	Water Right Type:	HT
Cubic ft/sec:	1.725		
Owner:	Park City Water Service District		
Supply Source:	Silver Creek, Dorrity & Pace Springs		

P192
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000304379**

Database:	Water Rights Database	Water Right #:	35-10525
Exchange #:	a21683	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19971112	Uses:	Irrigation,Municipal,
Cubic ft/sec:	2.11	Well ID:	0
Owner:	Park City Municipal Building Authority	Supply Source:	Silver Creek, Dorrity & Pace Springs
Water Right Type:	HT		

P193
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000125431**

Database:	Water Rights Database	Water Right #:	35-5842
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1861
Status:	Decree	Cubic ft/sec:	0
Uses:	Irrigation,	Owner:	Nadine F Gillmor
Well ID:	5788		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Water Right Type: WR Supply Source: Silver Creek, Dorrity & Pace Springs

P194
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000119850**

Database:	Water Rights Database	Water Right #:	35-12946
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1861
Status:	Decree	Cubic ft/sec:	0
Uses:	Irrigation,		
Well ID:	5788		
Owner:	Mountain Regional Water Special Service District		
Water Right Type:	WR	Supply Source:	Silver Creek, Springs, Seepage Water

P195
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000125252**

Database:	Water Rights Database	Water Right #:	35-5706
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18610101
Status:	Decree	Well ID:	5788
Uses:	Domestic,Irrigation,Municipal,Stockwatering,	Supply Source:	Silver Crk.Dorrity Spg.Pace & L.Pace
Cubic ft/sec:	0		
Owner:	Municipal Building Authority Of Park City		
Water Right Type:	WR		

P196
ENE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000125418**

Database:	Water Rights Database	Water Right #:	35-5828
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1861
Status:	Decree	Cubic ft/sec:	.28
Uses:	Domestic,Irrigation,Stockwatering,	Owner:	Charles F Gillmor
Well ID:	5788	Supply Source:	Silver Creek, Dorrity & Pace Springs
Water Right Type:	WR		

S197
WSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000011063**

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9743
Owner:	Wasatch Environmental Inc	Water Right Type:	NP

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Supply Source: Non-Production Well: Unknown

S198
WSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000011062**

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9751
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

S199
WSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000011061**

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9740
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

O200
WSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000011064**

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9738
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

S201
WSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000011060**

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9737
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

S202
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011059

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9739
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

S203
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011056

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9736
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

U204
SSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000316661

Database:	Water Rights Database	Water Right #:	35-9067
Exchange #:	E2390	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19850816
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	2.666
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	4 Creeks & Weber River
Water Right Type:	EX		

S205
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011058

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9731
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

V206
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000316038

Database:	Water Rights Database	Water Right #:	35-7781
Exchange #:	E2053	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19820318
Status:	Appeal to Appropriate Rejected	Cubic ft/sec:	0
Uses:	Other,	Owner:	Daniel L. Shoell Et. Al.
Well ID:	0	Supply Source:	Echo Reservoir
Water Right Type:	EX		

S207
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011057

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9732
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

S208
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011055

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9735
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

S209
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011054

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9733
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

S210
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000011053

Database:	Water Rights Database	Water Right #:	9535004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	9734
Owner:	Wasatch Environmental Inc	Water Right Type:	NP
Supply Source:	Non-Production Well: Unknown		

U211
SSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000316662

Database:	Water Rights Database	Water Right #:	35-9067
Exchange #:	E2390	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19850816
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	2.666
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	4 Creeks & Weber River
Water Right Type:	EX		

V212
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000126957

Database:	Water Rights Database	Water Right #:	35-8444
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1872
Status:	Decree	Cubic ft/sec:	.11
Uses:	Irrigation,	Owner:	Herbert S. Armstrong
Well ID:	0	Supply Source:	Spring Creek
Water Right Type:	WR		

V213
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000127015

Database:	Water Rights Database	Water Right #:	35-8476
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	18940101
Status:	Decree	Cubic ft/sec:	.02
Uses:	Domestic,Irrigation,Stockwatering,	Owner:	John C. Hanley
Well ID:	0	Supply Source:	Spring Creek
Water Right Type:	WR		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

214
ENE
1/2 - 1 Mile
Lower

FED USGS USGS40001190355

Organization ID: USGS-UT
Monitor Location: (D- 2- 4)10bab- 1
Description: Not Reported
Drainage Area: Not Reported
Contrib Drainage Area: Not Reported
Aquifer: Not Reported
Aquifer Type: Unconfined single aquifer
Well Depth: 15.5
Well Hole Depth: 16.5

Organization Name: USGS Utah Water Science Center
Type: Well
HUC: 16020101
Drainage Area Units: Not Reported
Contrib Drainage Area Units: Not Reported
Formation Type: Holocene Alluvium
Construction Date: 19870729
Well Depth Units: ft
Well Hole Depth Units: ft

Ground water levels, Number of Measurements: 26
Feet below surface: 5.20
Note: Not Reported

Level reading date: 1988-05-04
Feet to sea level: Not Reported

Level reading date: 1988-04-15
Feet to sea level: Not Reported

Feet below surface: 5.58
Note: Not Reported

Level reading date: 1988-04-13
Feet to sea level: Not Reported

Feet below surface: 5.67
Note: Not Reported

Level reading date: 1988-04-05
Feet to sea level: Not Reported

Feet below surface: 5.88
Note: Not Reported

Level reading date: 1988-03-31
Feet to sea level: Not Reported

Feet below surface: 5.71
Note: Not Reported

Level reading date: 1988-02-25
Feet to sea level: Not Reported

Feet below surface: 6.22
Note: Not Reported

Level reading date: 1988-02-21
Feet to sea level: Not Reported

Feet below surface: 6.78
Note: Not Reported

Level reading date: 1988-02-20
Feet to sea level: Not Reported

Feet below surface: 7.03
Note: Not Reported

Level reading date: 1988-02-19
Feet to sea level: Not Reported

Feet below surface: 7.03
Note: Not Reported

Level reading date: 1988-02-18
Feet to sea level: Not Reported

Feet below surface: 6.93
Note: Not Reported

Level reading date: 1988-02-17
Feet to sea level: Not Reported

Feet below surface: 6.82
Note: Not Reported

Level reading date: 1988-02-16
Feet to sea level: Not Reported

Feet below surface: 6.75
Note: Not Reported

Level reading date: 1988-02-15
Feet to sea level: Not Reported

Feet below surface: 6.68
Note: Not Reported

Level reading date: 1988-02-14
Feet to sea level: Not Reported

Feet below surface: 6.79
Note: Not Reported

Level reading date: 1988-02-13

Feet below surface: 6.65

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-12	Feet below surface:	6.74
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-11	Feet below surface:	6.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-10	Feet below surface:	6.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-09	Feet below surface:	6.98
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-02-08	Feet below surface:	6.95
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-08	Feet below surface:	7.29
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-02	Feet below surface:	6.86
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-24	Feet below surface:	6.51
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-10-14	Feet below surface:	5.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-02	Feet below surface:	6.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-07	Feet below surface:	6.33
Feet to sea level:	Not Reported	Note:	Not Reported

W215 NNE 1/2 - 1 Mile Lower

UT WELLS UTDNR2000322560

Database:	Water Rights Database	Water Right #:	55-8531
Exchange #:	E968	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19760224	Uses:	Domestic,
Cubic ft/sec:	0	Well ID:	0
Owner:	C. Stanley Huth	Water Right Type:	EX
Supply Source:	Snake Creek		

S216 West 1/2 - 1 Mile Higher

UT WELLS UTDNR2000003260

Database:	Water Rights Database	Water Right #:	0635006M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	35598

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Owner: Collin Hilton/Dave Gustofson Water Right Type: NP
Supply Source: Non-Production Well: Closed Loop Heat Exchange

S217
West
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000003277**

Database:	Water Rights Database	Water Right #:	0635012M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	427393
Owner:	Jacobson Construction	Water Right Type:	NP
Supply Source:	Non-Production Well: Closed Loop Heat Exchange		

X218
WNW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000116574**

Database:	Water Rights Database	Water Right #:	35-11077
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1882
Status:	Decree	Cubic ft/sec:	0
Uses:	Irrigation,	Owner:	The National Ability Center
Well ID:	0	Supply Source:	Thaynes Canyon and Spring Creek
Water Right Type:	WR		

X219
WNW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000116333**

Database:	Water Rights Database	Water Right #:	35-10864
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1882
Status:	Decree	Cubic ft/sec:	0
Uses:	Irrigation,	Owner:	Willow Ranch Development Company
Well ID:	0	Supply Source:	Thaynes Canyon and Spring Creek
Water Right Type:	WR		

X220
WNW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000116974**

Database:	Water Rights Database	Water Right #:	35-11360
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1882
Status:	Decree	Cubic ft/sec:	0
Uses:	Irrigation,	Owner:	Diane Jordan Smith Trust
Well ID:	0	Supply Source:	Thaynes Canyon and Spring Creek
Water Right Type:	WR		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

X221
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000128162

Database:	Water Rights Database	Water Right #:	35-9915
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	1882
Uses:	Irrigation,Municipal,	Cubic ft/sec:	.289
Well ID:	0	Owner:	Park City Water Service District
Water Right Type:	WR	Supply Source:	Thanes Canyon & Suppl. Spring Creek

X222
WNW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000126985

Database:	Water Rights Database	Water Right #:	35-8457
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Decree	Priority Date:	1882
Uses:	Domestic,Irrigation,Municipal,Stockwatering,		
Cubic ft/sec:	.591	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	WR
Supply Source:	Thaynes Canyon and Spring Creek		

Y223
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000250631

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	19820415
Uses:	Irrigation,Other,	Cubic ft/sec:	.75
Well ID:	0	Owner:	Park City Municipal Corporation
Water Right Type:	CH	Supply Source:	East Canyon & Silver Creeks

Y224
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260713

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	19980223
Uses:	Municipal,	Cubic ft/sec:	0
Well ID:	0	Owner:	Park City Municipal Corporation
Water Right Type:	CH	Supply Source:	wells, springs, tunnels

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

Y225
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000306344

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	HT
Supply Source:	wells, springs, tunnels		

W226
NNE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260100

Database:	Water Rights Database	Water Right #:	35-10525
Exchange #:	a21683	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19971112	Uses:	Irrigation,Municipal,
Cubic ft/sec:	2.11	Well ID:	0
Owner:	Park City Municipal Building Authority		
Water Right Type:	CH	Supply Source:	Wells, Springs, and Tunnels (existing)

W227
NNE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000250634

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	19820415
Uses:	Irrigation,Other,	Cubic ft/sec:	.75
Well ID:	0	Owner:	Park City Municipal Corporation
Water Right Type:	CH	Supply Source:	East Canyon & Silver Creeks

W228
NNE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000306346

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	HT
Supply Source:	wells, springs, tunnels		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

W229
NNE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260715

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Building Authority
Well ID:	0	Supply Source:	wells, springs, tunnels
Water Right Type:	CH		

Z230
SW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000316615

Database:	Water Rights Database	Water Right #:	35-7994
Exchange #:	E2363	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19850517
Status:	Appeal to Appropriate Rejected	Cubic ft/sec:	0
Uses:	Other,	Owner:	Weber Basin Water Conservancy District
Well ID:	0	Supply Source:	Smith-Morehouse Reservoir
Water Right Type:	EX		

Z231
SW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000316659

Database:	Water Rights Database	Water Right #:	35-9067
Exchange #:	E2390	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19850816
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	2.666
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	4 Creeks & Weber River
Water Right Type:	EX		

Z232
SW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000260685

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a21847	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980123
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	CH		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

Z233
SW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000306329

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a28637	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Building Authority	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	HT		

234
SSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000316617

Database:	Water Rights Database	Water Right #:	35-7994
Exchange #:	E2363	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19850517
Status:	Appeal to Appropriate Rejected	Cubic ft/sec:	0
Uses:	Other,	Owner:	Weber Basin Water Conservancy District
Well ID:	0	Supply Source:	Smith-Morehouse Reservoir
Water Right Type:	EX		

AA235
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000260681

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a21847	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980123
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Building Authority
Well ID:	0	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	CH		

AA236
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000306325

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a28637	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Building Authority	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	HT		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AB237
SSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000316616

Database:	Water Rights Database	Water Right #:	35-7994
Exchange #:	E2363	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19850517
Status:	Appeal to Appropriate Rejected	Cubic ft/sec:	0
Uses:	Other,	Owner:	Weber Basin Water Conservancy District
Well ID:	0	Supply Source:	Smith-Morehouse Reservoir
Water Right Type:	EX		

AB238
SSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000316660

Database:	Water Rights Database	Water Right #:	35-9067
Exchange #:	E2390	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19850816
Status:	Appeal to Appropriate Withdrawn	Cubic ft/sec:	2.666
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	4 Creeks & Weber River
Water Right Type:	EX		

AB239
SSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000009384

Database:	Water Rights Database	Water Right #:	8835005P00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	2448
Owner:	Park City Municipal Corp	Water Right Type:	NP
Supply Source:	Non-Production Well: Test		

W240
NNE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000250633

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19820415
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	.75
Uses:	Irrigation, Other,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon & Silver Creeks
Water Right Type:	CH		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AC241
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260095

Database:	Water Rights Database	Water Right #:	35-10525
Exchange #:	a21683	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19971112	Uses:	Irrigation,Municipal,
Cubic ft/sec:	2.11	Well ID:	0
Owner:	Park City Municipal Building Authority		
Water Right Type:	CH	Supply Source:	Wells, Springs, and Tunnels (existing)

AC242
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000250624

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	19820415
Uses:	Irrigation,Other,	Cubic ft/sec:	.75
Well ID:	0	Owner:	Park City Municipal Corporation
Water Right Type:	CH	Supply Source:	East Canyon & Silver Creeks

AC243
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000306336

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	HT
Supply Source:	wells, springs, tunnels		

AC244
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260705

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	19980223
Uses:	Municipal,	Cubic ft/sec:	0
Well ID:	0	Owner:	Park City Municipal Building Authority
Water Right Type:	CH	Supply Source:	wells, springs, tunnels

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AB245
SW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000260686

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a21847	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980123
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	CH		

AB246
SW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000306330

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a28637	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Franklin D. Richards, Jr, Family Trust	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	HT		

AD247
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000260682

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a21847	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980123
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Water Service District
Well ID:	0	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	CH		

AD248
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000273047

Database:	Water Rights Database	Water Right #:	35-2708
Exchange #:	a28615	Type of Diversion:	Rediversion
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040129	Uses:	Municipal,
Cubic ft/sec:	12	Well ID:	0
Owner:	Park City Municipal Corporation	Water Right Type:	CH
Supply Source:	Spiro Tunnel		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AD249
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000306326

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a28637	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	HT
Supply Source:	Wells, tunnels, springs and surface sources		

AE250
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000250630

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19820415
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	.75
Uses:	Irrigation, Other,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon & Silver Creeks
Water Right Type:	CH		

AE251
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260712

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	United Park City Mines Company
Well ID:	0	Supply Source:	wells, springs, tunnels
Water Right Type:	CH		

AE252
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000306343

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Building Authority	Supply Source:	wells, springs, tunnels
Water Right Type:	HT		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AF253
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000314788

Database:	Water Rights Database	Water Right #:	35-6665
Exchange #:	E1218	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19780105	Uses:	Domestic,Irrigation,Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Corporation	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

AG254
NNE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000008513

Database:	Water Rights Database	Water Right #:	1535001M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	0
Owner:	Custom Comfort Plumbing Heating & Cooling Llc		
Water Right Type:	NP		
Supply Source:	Non-Production Well: Closed Loop Heat Exchange		

AH255
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000008519

Database:	Water Rights Database	Water Right #:	1535003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	438405
Owner:	Park City Municipal Water	Water Right Type:	NP
Supply Source:	Non-Production Well: Piezometer		

AI256
NE
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000250635

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	19820415
Uses:	Irrigation,Other,	Cubic ft/sec:	.75
Well ID:	0	Owner:	Park City Municipal Corporation
Water Right Type:	CH	Supply Source:	East Canyon & Silver Creeks

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AI257
NE
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000260717

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Building Authority
Well ID:	0	Supply Source:	wells, springs, tunnels
Water Right Type:	CH		

AI258
NE
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000306348

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	HT
Supply Source:	wells, springs, tunnels		

AG259
NNE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000003289

Database:	Water Rights Database	Water Right #:	0635019M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	0
Owner:	Mark Smith For Robert Small	Water Right Type:	NP
Supply Source:	Non-Production Well: Closed Loop Heat Exchange		

AG260
NNE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000003915

Database:	Water Rights Database	Water Right #:	0735017M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	429955
Owner:	Mark Smith, For: Robert Small	Water Right Type:	NP
Supply Source:	Non-Production Well: Closed Loop Heat Exchange		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AG261
NNE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000003938

Database:	Water Rights Database	Water Right #:	0735025M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	430508
Owner:	Bertram Drilling Inc.	Water Right Type:	NP
Supply Source:	Non-Production Well: Closed Loop Heat Exchange		

AJ262
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000008522

Database:	Water Rights Database	Water Right #:	1535003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	438402
Owner:	Park City Municipal Water	Water Right Type:	NP
Supply Source:	Non-Production Well: Piezometer		

263
ENE
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000124872

Database:	Water Rights Database	Water Right #:	35-5478
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19870108
Status:	Temp Application (<1 yr) Expired	Cubic ft/sec:	2
Uses:	Other,	Owner:	Nordic Construction Company
Well ID:	0	Supply Source:	Silver Creek
Water Right Type:	WR		

AF264
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000260680

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a21847	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980123
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	CH		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AF265
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000306324

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a28637	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	United Park City Mines Company	Water Right Type:	HT
Supply Source:	Wells, tunnels, springs and surface sources		

266
South
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000127626

Database:	Water Rights Database	Water Right #:	35-8824
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1870
Status:	Decree	Cubic ft/sec:	.4
Uses:	Irrigation,	Owner:	Ontario Silver Mining Co.
Well ID:	0	Supply Source:	Silver Creek
Water Right Type:	WR		

267
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000008517

Database:	Water Rights Database	Water Right #:	1535003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	438403
Owner:	Park City Municipal Water	Water Right Type:	NP
Supply Source:	Non-Production Well: Piezometer		

AK268
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000250629

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19820415
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	.75
Uses:	Irrigation, Other,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon & Silver Creeks
Water Right Type:	CH		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AK269
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000260711

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Building Authority
Well ID:	0	Supply Source:	wells, springs, tunnels
Water Right Type:	CH		

AK270
North
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000306342

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	HT
Supply Source:	wells, springs, tunnels		

AJ271
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000008520

Database:	Water Rights Database	Water Right #:	1535003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	438400
Owner:	Park City Municipal Water	Water Right Type:	NP
Supply Source:	Non-Production Well: Piezometer		

AH272
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000008515

Database:	Water Rights Database	Water Right #:	1535003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	438404
Owner:	Park City Municipal Water	Water Right Type:	NP
Supply Source:	Non-Production Well: Piezometer		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AJ273
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000008518

Database:	Water Rights Database	Water Right #:	1535003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	438401
Owner:	Park City Municipal Water	Water Right Type:	NP
Supply Source:	Non-Production Well: Piezometer		

AL274
WSW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000008521

Database:	Water Rights Database	Water Right #:	1535003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	438399
Owner:	Park City Municipal Water	Water Right Type:	NP
Supply Source:	Non-Production Well: Piezometer		

AK275
North
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000250627

Database:	Water Rights Database	Water Right #:	35-8450
Exchange #:	a12238	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19820415
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	.75
Uses:	Irrigation, Other,	Owner:	Park City Municipal Corporation
Well ID:	0	Supply Source:	East Canyon & Silver Creeks
Water Right Type:	CH		

AK276
North
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000260709

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a21858	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980223
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Building Authority
Well ID:	0	Supply Source:	wells, springs, tunnels
Water Right Type:	CH		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AK277
North
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000306340

Database:	Water Rights Database	Water Right #:	35-1660
Exchange #:	a28638	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	HT
Supply Source:	wells, springs, tunnels		

AM278
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000260678

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a21847	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980123
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Water Service District
Well ID:	0	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	CH		

AM279
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000306322

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a28637	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	United Park City Mines Company	Water Right Type:	HT
Supply Source:	Wells, tunnels, springs and surface sources		

AL280
WSW
1/2 - 1 Mile
Higher

FED USGS USGS40001190261

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 8dbd- 1	Type:	Well
Description:	Not Reported	HUC:	16020102
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Not Reported	Construction Date:	19930413
Well Depth:	42	Well Depth Units:	ft
Well Hole Depth:	44	Well Hole Depth Units:	ft

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Ground water levels, Number of Measurements:	5	Level reading date:	1995-05-10
Feet below surface:	36.72	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1994-09-12	Feet below surface:	41.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-08-11	Feet below surface:	41.98
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-06-27	Feet below surface:	38.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1993-04-13	Feet below surface:	36
Feet to sea level:	Not Reported	Note:	Not Reported

AM281
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000316610

Database:	Water Rights Database	Water Right #:	35-7992
Exchange #:	E2361	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19850517
Status:	Appeal to Appropriate Rejected	Cubic ft/sec:	0
Uses:	Other,	Owner:	Weber Basin Water Conservancy District
Well ID:	0	Supply Source:	Smith and Morehouse Reservoir
Water Right Type:	EX		

AN282
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000314866

Database:	Water Rights Database	Water Right #:	35-6713
Exchange #:	E1274	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19780404
Status:	Appeal to Appropriate Rejected	Cubic ft/sec:	0
Uses:	Domestic,	Owner:	Christian And Letner Roofing Company
Well ID:	6123	Supply Source:	East Canyon Reservoir
Water Right Type:	EX		

AN283
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000316708

Database:	Water Rights Database	Water Right #:	35-9084
Exchange #:	E2415	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19860306	Uses:	Domestic,
Cubic ft/sec:	0	Well ID:	6123
Owner:	Mountain Top Homeowner Association	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AN284
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000316709

Database:	Water Rights Database	Water Right #:	35-9085
Exchange #:	E2416	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19860205	Uses:	Domestic,
Cubic ft/sec:	0	Well ID:	6123
Owner:	Dfg Investment Co.	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

AN285
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000314426

Database:	Water Rights Database	Water Right #:	35-6566
Exchange #:	E1076	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Rejected	Priority Date:	19770127
Uses:	Domestic,	Cubic ft/sec:	0
Well ID:	6123	Owner:	Alan & Jo Thomson
Water Right Type:	EX	Supply Source:	East Canyon Reservoir

AN286
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000288485

Database:	Water Rights Database	Water Right #:	35-4244
Exchange #:	a5249	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19670605	Uses:	Domestic,
Cubic ft/sec:	.25	Well ID:	6123
Owner:	Alan Thomson	Water Right Type:	CH
Supply Source:	Underground Water Well		

AN287
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000314424

Database:	Water Rights Database	Water Right #:	35-6564
Exchange #:	E1074	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19770127	Uses:	Domestic,
Cubic ft/sec:	0	Well ID:	6123
Owner:	Mountain Top Homeowners Association	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AN288
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000314425

Database:	Water Rights Database	Water Right #:	35-6565
Exchange #:	E1075	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19770127	Uses:	Domestic,
Cubic ft/sec:	0	Well ID:	6123
Owner:	Roger Dell And Carol D. Fuller	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

AN289
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000316710

Database:	Water Rights Database	Water Right #:	35-9086
Exchange #:	E2417	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19860331	Uses:	Domestic,
Cubic ft/sec:	0	Well ID:	6123
Owner:	Mary Therese Hammer	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

AN290
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000322566

Database:	Water Rights Database	Water Right #:	35-6486
Exchange #:	E971	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19760303	Uses:	Domestic,
Cubic ft/sec:	0	Well ID:	6123
Owner:	Paul & Martha Ebbers	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

AN291
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000322567

Database:	Water Rights Database	Water Right #:	35-6487
Exchange #:	E972	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19760301	Uses:	Domestic,
Cubic ft/sec:	0	Well ID:	6123
Owner:	Alan & Jo Thomson	Water Right Type:	EX
Supply Source:	East Canyon Reservoir		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AN292
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000322568

Database: Water Rights Database
Exchange #: E973
Application Status: Approved
Priority Date: 19760303
Cubic ft/sec: 0
Owner: Charles & Polly Bethke
Supply Source: East Canyon Reservoir

Water Right #: 35-6488
Type of Diversion: Underground
Status: Appeal to Appropriate Approved
Uses: Domestic,
Well ID: 6123
Water Right Type: EX

AN293
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000317309

Database: Water Rights Database
Exchange #: E2689
Application Status: Terminated; right most likely consolidated
Status: Appeal to Appropriate Rejected
Uses: Domestic,
Well ID: 6123
Water Right Type: EX

Water Right #: 35-9302
Type of Diversion: Underground
Priority Date: 19890626
Cubic ft/sec: 0
Owner: Penex Inc.
Supply Source: East Canyon Reservoir

AN294
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000316711

Database: Water Rights Database
Exchange #: E2418
Application Status: Terminated; right most likely consolidated
Status: Appeal to Appropriate Permanently Lapsed
Priority Date: 19860306
Cubic ft/sec: 0
Owner: Randall B. And Amy L. Barbe
Supply Source: East Canyon Reservoir

Water Right #: 35-9087
Type of Diversion: Underground
Uses: Domestic,Irrigation,Stockwatering,
Well ID: 6123
Water Right Type: EX

AN295
NW
1/2 - 1 Mile
Lower

UT WELLS UTDNR2000316712

Database: Water Rights Database
Exchange #: E2419
Application Status: Approved
Priority Date: 19860205
Cubic ft/sec: 0
Owner: Gary Thomson
Supply Source: East Canyon Reservoir

Water Right #: 35-9088
Type of Diversion: Underground
Status: Appeal to Appropriate Approved
Uses: Domestic,
Well ID: 6123
Water Right Type: EX

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AN296
NW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000316962**

Database:	Water Rights Database	Water Right #:	35-9125
Exchange #:	E2462	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19860807	Uses:	Domestic,Irrigation,
Cubic ft/sec:	0	Well ID:	6123
Owner:	Mountain Top Homeowners Assoc. C/O Alan Thomson		
Water Right Type:	EX	Supply Source:	East Canyon Reservoir

297
WNW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000256250**

Database:	Water Rights Database	Water Right #:	35-9915
Exchange #:	a18391	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19941007	Uses:	Irrigation,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	CH
Supply Source:	McCleod Creek and Spring Creek		

AL298
WSW
1/2 - 1 Mile
Higher

FED USGS **USGS40001190258**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 8dbd- 2	Type:	Well
Description:	Not Reported	HUC:	16020102
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Not Reported	Construction Date:	19930415
Well Depth:	50	Well Depth Units:	ft
Well Hole Depth:	54	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	5	Level reading date:	1995-05-10
Feet below surface:	40.57	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1994-10-06	Feet below surface:	49.63
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-08-11	Feet below surface:	45.14
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-06-27	Feet below surface:	40.54
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1993-04-16	Feet below surface:	36
Feet to sea level:	Not Reported	Note:	Not Reported

299
WSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000008516**

Database:	Water Rights Database	Water Right #:	1535003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	438398
Owner:	Park City Municipal Water	Water Right Type:	NP
Supply Source:	Non-Production Well: Piezometer		

AN300
NW
1/2 - 1 Mile
Lower

FED USGS **USGS40001190431**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 5add- 1	Type:	Well
Description:	Not Reported	HUC:	16020102
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported		
Formation Type:	Ankareh Shale, Formation, or Redbeds		
Aquifer Type:	Not Reported	Construction Date:	19720902
Well Depth:	151	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	1	Level reading date:	1972-09-02
Feet below surface:	2.00	Feet to sea level:	Not Reported
Note:	Not Reported		

AL301
WSW
1/2 - 1 Mile
Higher

FED USGS **USGS40001190259**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 2- 4) 8dbd- 3	Type:	Well
Description:	Not Reported	HUC:	16020102
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Holocene Alluvium
Aquifer Type:	Not Reported	Construction Date:	19930416
Well Depth:	50	Well Depth Units:	ft
Well Hole Depth:	50	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	15	Level reading date:	1995-09-05
Feet below surface:	38.95	Feet to sea level:	Not Reported
Note:	Not Reported		

Level reading date:	1995-08-03	Feet below surface:	25.82
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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-07-07	Feet below surface:	13.46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-06-12	Feet below surface:	16.39
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-05-10	Feet below surface:	38.34
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-04-06	Feet below surface:	38.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-03-17	Feet below surface:	41.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-02-17	Feet below surface:	49.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-12-14	Feet below surface:	49.29
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-11-09	Feet below surface:	47.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-06	Feet below surface:	48.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-09-12	Feet below surface:	47.33
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-08-11	Feet below surface:	43.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-06-27	Feet below surface:	38.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1993-04-16	Feet below surface:	36
Feet to sea level:	Not Reported	Note:	Not Reported

AM302
West
1/2 - 1 Mile
Higher

UT WELLS

UTDNR2000260675

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a21847	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated	Priority Date:	19980123
Status:	Appeal to Appropriate Amended	Cubic ft/sec:	0
Uses:	Municipal,	Owner:	Park City Municipal Building Authority
Well ID:	0	Supply Source:	Wells, tunnels, springs and surface sources
Water Right Type:	CH		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

AM303
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000273046

Database:	Water Rights Database	Water Right #:	35-2708
Exchange #:	a28615	Type of Diversion:	Rediversion
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040129	Uses:	Municipal,
Cubic ft/sec:	12	Well ID:	0
Owner:	Park City Water Service District	Water Right Type:	CH
Supply Source:	Spiro Tunnel		

AM304
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000306319

Database:	Water Rights Database	Water Right #:	35-2710
Exchange #:	a28637	Type of Diversion:	Surface
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20040209	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Park City Municipal Corporation	Water Right Type:	HT
Supply Source:	Wells, tunnels, springs and surface sources		

305
West
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000316609

Database:	Water Rights Database	Water Right #:	35-7992
Exchange #:	E2361	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated	Priority Date:	19850517
Status:	Appeal to Appropriate Rejected	Cubic ft/sec:	0
Uses:	Other,	Owner:	Weber Basin Water Conservancy District
Well ID:	0	Supply Source:	Smith and Morehouse Reservoir
Water Right Type:	EX		

306
SW
1/2 - 1 Mile
Higher

UT WELLS UTDNR2000126977

Database:	Water Rights Database	Water Right #:	35-8453
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified	Priority Date:	1877
Status:	Decree	Cubic ft/sec:	.25
Uses:	Domestic,Irrigation,Stockwatering,	Owner:	John C. & Lila W.H. Nelson
Well ID:	0	Supply Source:	Negro Hollow
Water Right Type:	WR		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

307
NNW
1/2 - 1 Mile
Lower

FED USGS USGS40001190442

Organization ID: USGS-UT
Monitor Location: QABLANK
Description: Not Reported
Drainage Area: Not Reported
Contrib Drainage Area: Not Reported
Aquifer: Not Reported
Aquifer Type: Not Reported
Well Depth: Not Reported
Well Hole Depth: Not Reported

Organization Name: USGS Utah Water Science Center
Type: Well
HUC: 16020102
Drainage Area Units: Not Reported
Contrib Drainage Area Unts: Not Reported
Formation Type: Not Reported
Construction Date: Not Reported
Well Depth Units: Not Reported
Well Hole Depth Units: Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: UT Radon

Radon Test Results

Zipcode	Maximum	Average	Num Tests	Test Term
84060	11	1.4	22	Long Term
84060	47.2	4.5	152	Short Term

Federal EPA Radon Zone for SUMMIT County: 2

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Utah Geological Survey

Telephone: 801-537-3300

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Rights Database

Source: Department of Natural Resources, Division of Water Rights

Telephone: 801-538-7408

Division of Drinking Water Well Data

Source: Department of Environmental Quality

Telephone: 801-536-4200

OTHER STATE DATABASE INFORMATION

Utah Oil, Gas and Mining Database

Source: Department of Natural Resources

Telephone: 801-538-5340

The Well Data file contains one record of basic information for each well in the Utah Division of Oil, Gas and Mining database.

RADON

State Database: UT Radon

Source: Department of Environmental Quality

Telephone: 801-536-4250

Test Results by Zip Code

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX C

HISTORICAL DOCUMENTS

AERIAL PHOTOGRAPHS



1938



LEGEND

 AOI

SOURCES:

Imagery- Utah Geologic Survey,
"Historical Imagery Collection":
Accessed March 15, 2023.
<https://geodata.geology.utah.gov/imagery/>

FOR GENERAL ILLUSTRATIVE
PURPOSES ONLY; BOUNDARIES
NOT SURVEYED.

DATE
3/16/2023



REVISIONS	
1.	

DRAWN: AND	
DESIGNER: JRC	
REVIEWED: TC	
PROJECT # 23SM662.19	

SCALES	
HORIZ: 1"=500' (11"x17")	

PROJECT NAME:
HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:
HISTORICAL IMAGERY

PLAN SET:	FIGURE:
	1



1952



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SOURCES:

Imagery- Utah Geologic Survey,
"Historical Imagery Collection":
Accessed March 15, 2023.
<https://geodata.geology.utah.gov/imagery/>

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DATE
3/16/2023



REVISIONS	
1.	

DRAWN: JRC	
DESIGNER: JRC	
REVIEWED: JNS	
PROJECT # 23SM662.19	

SCALES	
HORIZ: 1"=500' (11"x17")	

PROJECT NAME:
HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:
HISTORICAL IMAGERY

PLAN SET:	FIGURE:
	1



1976



LEGEND

AOI

SOURCES:

Imagery- Utah Geologic Survey,
"Historical Imagery Collection":
Accessed March 15, 2023.
<https://geodata.geology.utah.gov/imagery/>

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DATE

3/16/2023



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DRAWN: AND	
DESIGNER: JRC	
REVIEWED: TC	
PROJECT #	
23SM662.19	

SCALES

HORIZ: 1"=500'
(11"x17")

012"



PROJECT NAME:

HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:

HISTORICAL IMAGERY

PLAN SET:	FIGURE:
	1



LEGEND

AOI

SOURCES:

Imagery- Utah Geologic Survey,
"Historical Imagery Collection":
Accessed March 15, 2023.
<https://geodata.geology.utah.gov/imagery/>

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3/16/2023

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DESIGNER: JRC	
REVIEWED: TC	
PROJECT #	
23SM662.19	

SCALES

HORIZ: 1"=500'
(11"x17")

012"

PROJECT NAME:

HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:

HISTORICAL IMAGERY

PLAN SET:

FIGURE:

1



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AOI

SOURCES:

Imagery- Utah Geologic Survey,
"Historical Imagery Collection":
Accessed March 15, 2023.
<https://geodata.geology.utah.gov/imagery/>

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NOT SURVEYED.

DATE

3/16/2023



REVISIONS

1.	

DRAWN: AND	
DESIGNER: JRC	
REVIEWED: JNS	
PROJECT #	
23SM662.19	

SCALES

HORIZ: 1"=500'	
(11"x17")	

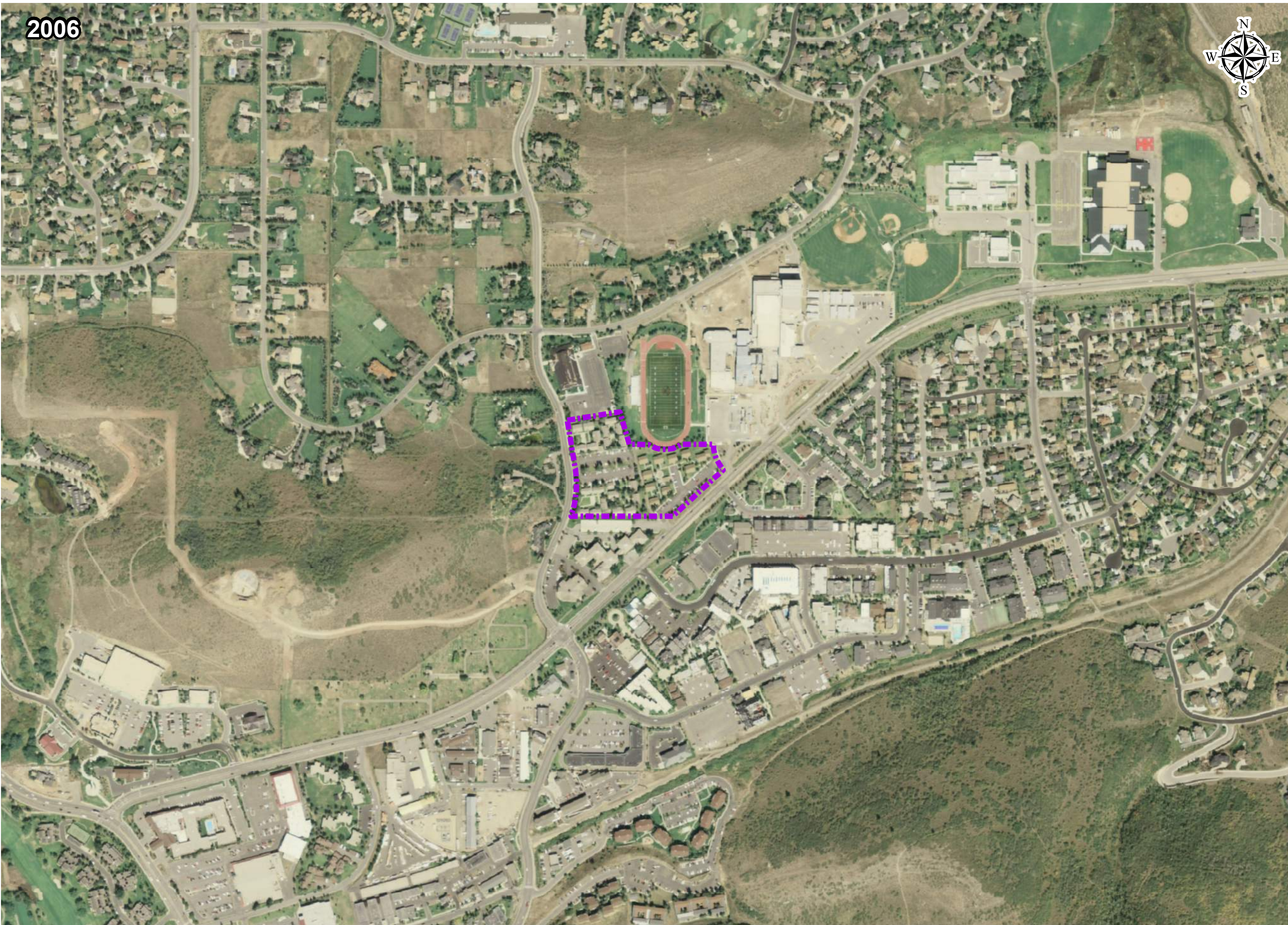
PROJECT NAME:

HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:

HISTORICAL IMAGERY

PLAN SET:	FIGURE:
	1



LEGEND

AOI

SOURCES:
Imagery- Utah Geologic Survey,
"Historical Imagery Collection":
Accessed March 15, 2023.
<https://geodata.geology.utah.gov/imagery/>

FOR GENERAL ILLUSTRATIVE
PURPOSES ONLY; BOUNDARIES
NOT SURVEYED.

DATE
3/16/2023

REVISIONS
1.

DRAWN: JRC
DESIGNER: JRC
REVIEWED: JNS

PROJECT #
23SM662.19

SCALES
HORIZ: 1"=500'
(11"x17")

0

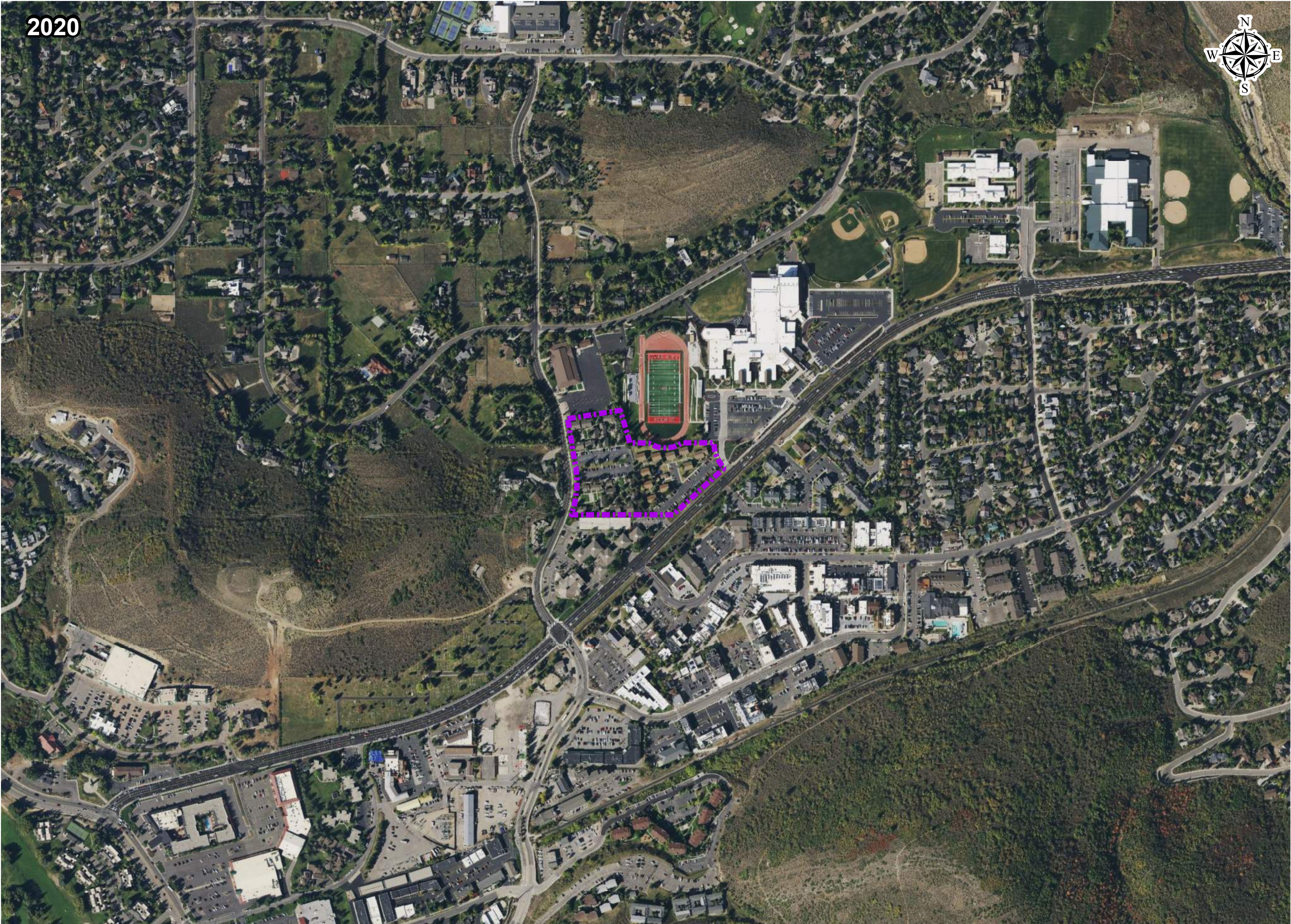
12"

PROJECT NAME:
HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:
HISTORICAL IMAGERY

PLAN SET:

FIGURE:
1



LEGEND

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SOURCES:
Imagery- Utah Geologic Survey,
"Historical Imagery Collection":
Accessed March 15, 2023.
<https://geodata.geology.utah.gov/imagery/>

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PURPOSES ONLY; BOUNDARIES
NOT SURVEYED.

DATE
3/16/2023



REVISIONS
1.

DRAWN: AND	
DESIGNER: JRC	
REVIEWED: TC	
PROJECT # 23SM662.19	

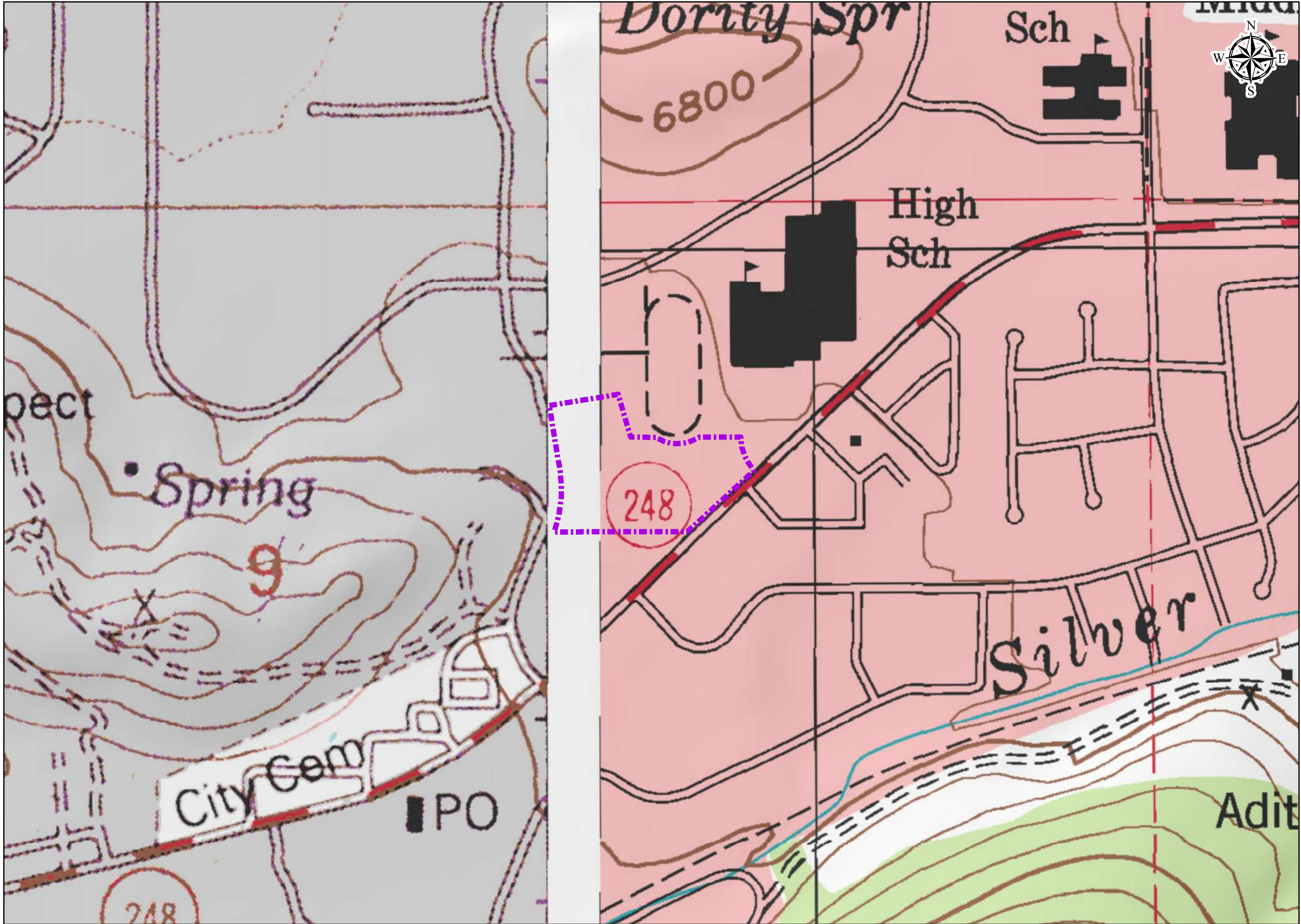
SCALES
HORIZ: 1"=500'
(11"x17")


PROJECT NAME:
HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:
HISTORICAL IMAGERY

PLAN SET:	FIGURE:
	1

TOPOGRAPHIC MAPS



LEGEND
 Site Boundary

SOURCES:
Topo- USGS Historical Topographic Map Record and Viewer.
<https://ngmdb.usgs.gov/topoview/viewer/#9/40.5017/-111.5006>

FOR GENERAL ILLUSTRATIVE PURPOSES ONLY; BOUNDARIES NOT SURVEYED.

DATE
3/16/2023



REVISIONS
1.

NO.	DESCRIPTION	DATE

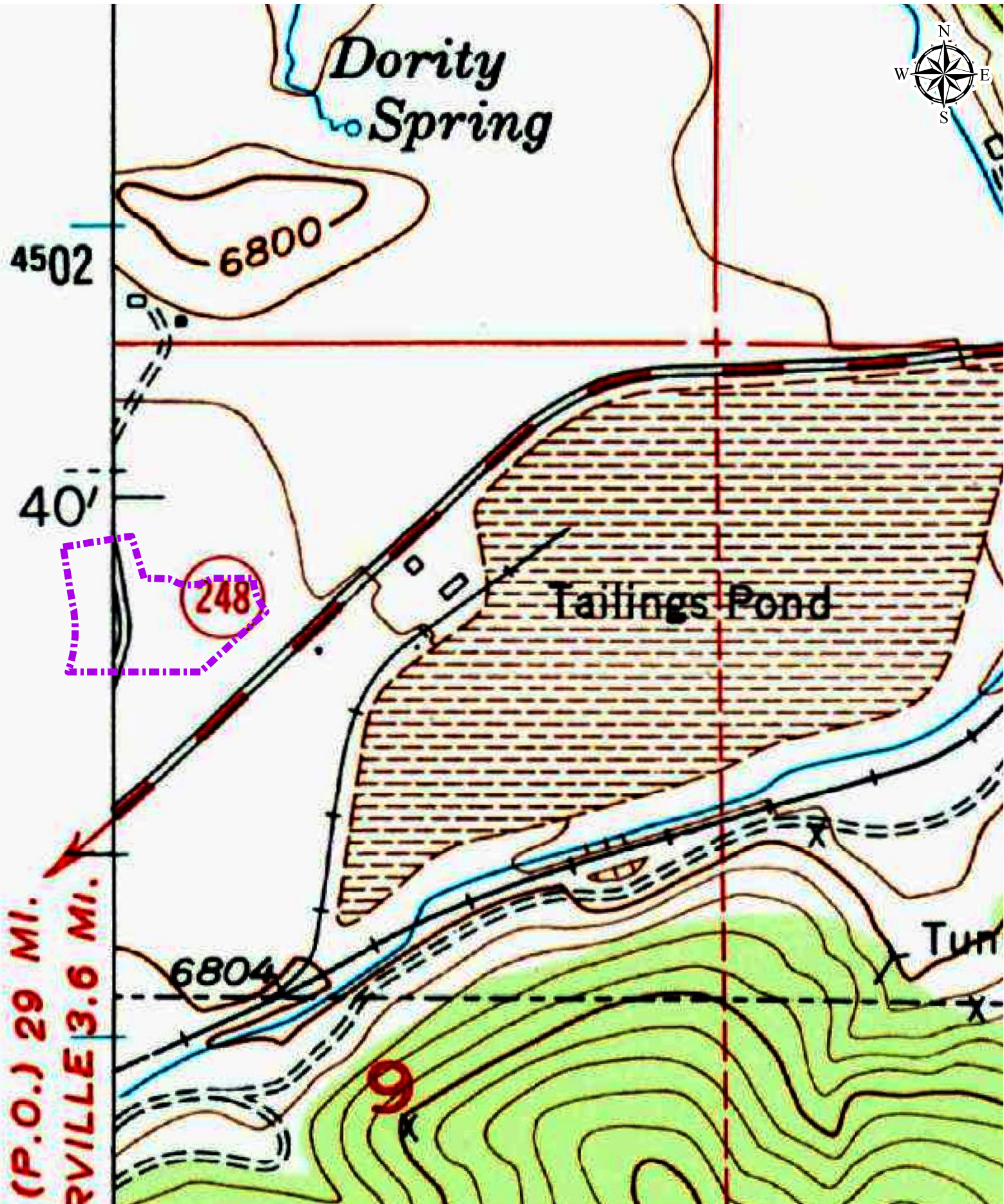
DRAWN: AND	
DESIGNER: JRC	
REVIEWED: TC	
PROJECT # 23SM662.19	

SCALES
HORIZ: 1"=500'
(11"x17")


PROJECT NAME:
HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:
USGS TOPO
1:24K QUAD 2020

APPENDIX: B



LEGEND

AOI

SOURCES:
Topo- USGS Historical Topographic Map Record and Viewer.
<https://ngmdb.usgs.gov/topoview/viewer/#9/40.5017/-111.5006>

FOR GENERAL ILLUSTRATIVE PURPOSES ONLY; BOUNDARIES NOT SURVEYED.

DATE
3/16/2023

REVISIONS
1.

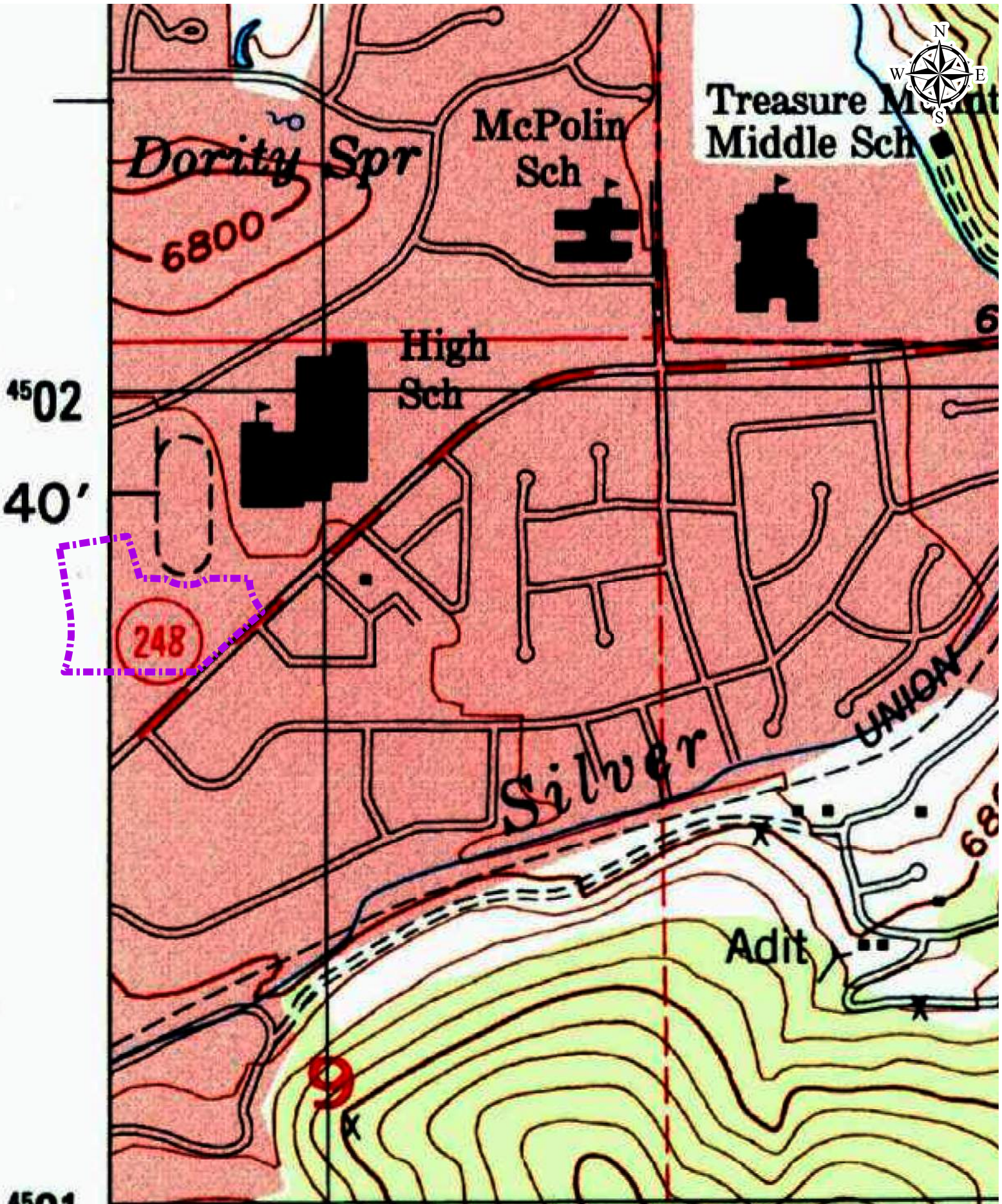
DRAWN:	AND
DESIGNER:	JRC
REVIEWED:	TC
PROJECT #	23SM662.19

SCALES
HORIZ: 1"=500'
(11"x17")

PROJECT NAME:
HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:
USGS TOPO
1:125K QUAD 1955

PLAN SET:	FIGURE:
	9



LEGEND

 AOI

SOURCES:
Topo- USGS Historical Topographic Map Record and Viewer.
<https://ngmdb.usgs.gov/topoview/viewer/#9/40.5017/-111.5006>

FOR GENERAL ILLUSTRATIVE PURPOSES ONLY; BOUNDARIES NOT SURVEYED.

DATE
3/16/2023



REVISIONS
1.

NO.	DESCRIPTION	DATE

DRAWN: AND	
DESIGNER: JRC	
REVIEWED: TC	
PROJECT # 23SM662.19	

SCALES
HORIZ: 1"=500'
(11"x17")


PROJECT NAME:
HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:
USGS TOPO
1:24K QUAD 1999

PLAN SET:	FIGURE: 12
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LEGEND

 AOI

SOURCES:
Topo- USGS Historical Topographic Map Record and Viewer.
<https://ngmdb.usgs.gov/topoview/viewer/#9/40.5017/-111.5006>

FOR GENERAL ILLUSTRATIVE PURPOSES ONLY; BOUNDARIES NOT SURVEYED.

DATE
3/16/2023



REVISIONS
1.

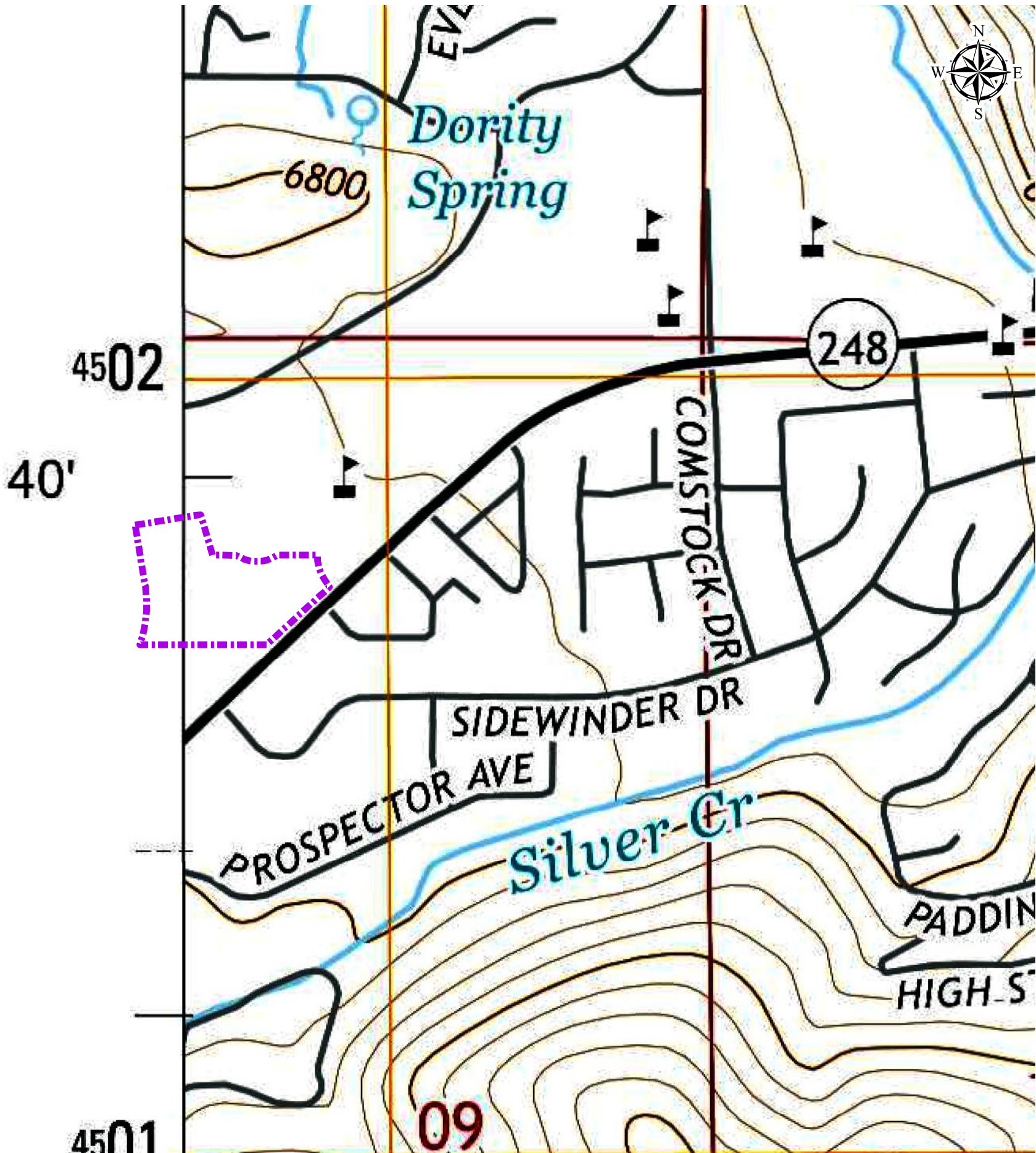
DRAWN: AND	
DESIGNER: JRC	
REVIEWED: TC	
PROJECT # 23SM662.19	

SCALES
HORIZ: 1"=500'
(11"x17")


PROJECT NAME:
HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:
USGS TOPO
1:24K QUAD 2011

PLAN SET:	FIGURE: 10
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LEGEND
 AOI

SOURCES:
Topo- USGS Historical Topographic Map Record and Viewer.
<https://ngmdb.usgs.gov/topoview/viewer/#9/40.5017/-111.5006>

FOR GENERAL ILLUSTRATIVE PURPOSES ONLY; BOUNDARIES NOT SURVEYED.

DATE
3/16/2023



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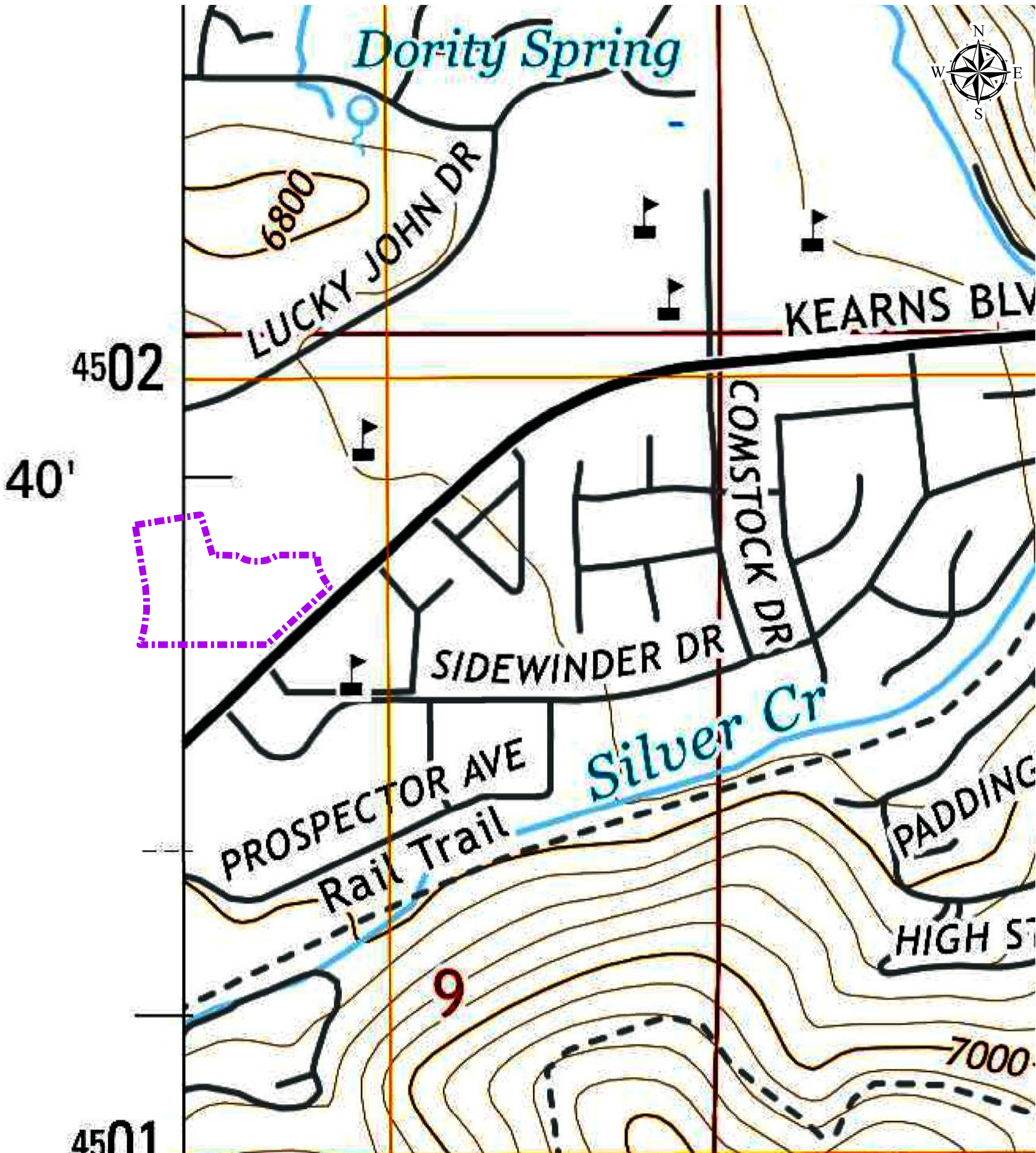
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DESIGNER: JRC	
REVIEWED: TC	
PROJECT # 23SM662.19	

SCALES
HORIZ: 1"=500'
(11"x17")


PROJECT NAME:
HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:
USGS TOPO
1:24K QUAD 2014

PLAN SET:	FIGURE: 14
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LEGEND
 AOI

SOURCES:
Topo- USGS Historical Topographic Map Record and Viewer.
<https://ngmdb.usgs.gov/topoview/viewer/#9/40.5017/-111.5006>

FOR GENERAL ILLUSTRATIVE PURPOSES ONLY; BOUNDARIES NOT SURVEYED.

DATE
3/16/2023

REVISIONS
1.

DRAWN:	AND
DESIGNER:	JRC
REVIEWED:	TC
PROJECT #	23SM662.19

SCALES
HORIZ: 1"=500'
(11"x17")

PROJECT NAME:
HOLIDAY VILLAGE
PHASE I ESA

SHEET TITLE:
USGS TOPO
1:24K QUAD 2017

PLAN SET:	FIGURE:
	15

APPENDIX D SITE PHOTOGRAPHS



Photo 1. Parkside Apartments: East corner looking southwest.



Photo 2. Parkside Apartments: East Corner looking west along the northern property boundary.



Photo 3. Parkside Apartments: Southwest corner looking north.



Photo 4. Parkside Apartments: Northwest corner looking south.



Photo 5. Holiday Village Apartments: Northeast corner looking south.



Photo 6. Holiday Village Apartments: Northeast corner looking west.



Photo 7. Holiday Village Apartments: Northwest corner looking south.



Photo 8. Holiday Village Apartments: Southwest corner looking east.



Photo 9. Holiday Village Apartments: Southwest corner looking north.



Photo 10. Holiday Village Apartments: Laundry facility.

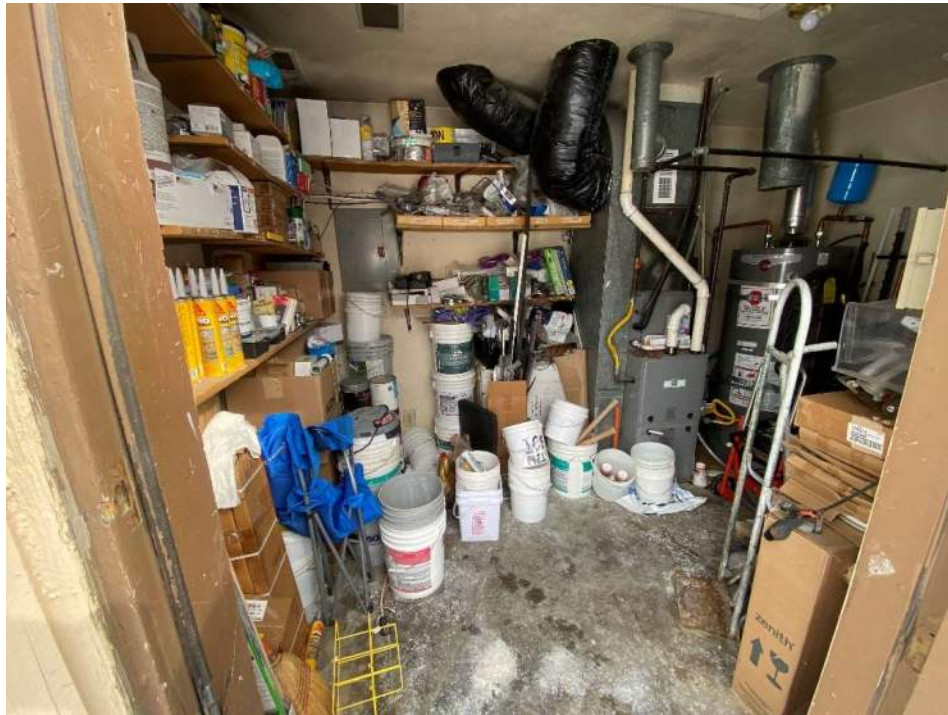


Photo 11. Parkside Apartments: Maintenance storage room.



Photo 12. Parkside Apartments: Laundry facility.

APPENDIX E

RESUME OF ENVIRONMENTAL PROFESSIONAL

Torrey Copfer, P.G.

EDUCATION

BS Degree in Hydrogeology Engineering Geology
MS Degree in Structural Geology
Utah State University



OTHER CERTIFICATIONS

Professional Geologist, State of Utah #6274549-2250; Colorado, North Dakota, Nevada.

Utah: UST/PST Consultant (CC-0223), Soil/Groundwater Sampler (GS-1571),

Septic System Level 1-2-3 (02731-OSP-3)

UDOT: AGTT, ASTT, CTT, EBTIT-DTT, SRDIT, LBTT, CSTT

ACI: Concrete Level 1, Field, Strength, Lab, Aggregate Level 1&2

OHSA: HAZWOPER-40, HAZWOPER-Supervisor, Competent Person

MSHA: 24-hr

Nuclear Testing: Radiological Safety, Gauge Operation, USDOT HAZMAT transport

EXPERIENCE

Advanced degree professional with 21+ years experience in customer/client environmental and civil engineering services. Ability to communicate and motivate team members to provide dynamic, team-spirited, and performance-driven results to enhance team goals and company bottom-line objectives. Proficient in adapting to new work environments, computer programs, and policies with a great attention to detail and customer/client support.

GEOLOGIC HAZARDS

- **Epic Engineering 2012-present - Senior Engineering Geologist - Project Manager and lead on** multiple geologic hazards project throughout the Wasatch Front, Utah; surface fault rupture hazard, liquefaction, landslides, alluvial fan and debris flow, site specific seismic, groundwater mitigation.
- **Heber Valley Temple Site 2022** - Geologic Hazards and site specific seismic analysis and reports.
- **Bob Young Creek Landslide/Debris Flow 2012-18**—Preliminary assessment, mapping, and monitoring of the Bob Young Creek landslide complex and resulting 2012 Debris Flow, Weber Canyon, UT.
- **Y2 Geotechnical, P.C. 2006-2008** — Company Manager of Engineering Geology and Geologic Hazards program. Preparation and presentation to clients of technical correspondence, project proposals, technical reports, work plans, and project specifications including cost estimates and budgets. Coordinated planned drilling/geologic activities, tracked and reported progress. Designed and conducted geological field investigations, engineering design, drilling, and analysis. Supervised geologic staff to ensure drilling, sampling, and logging programs were within the outlined program, schedule, and cost approvals.
- **East Layton/Kaysville Geologic Hazard studies 2008-11**— Numerous Surface Fault Rupture Hazard, Landslide, and Debris Flow Hazard studies along the Wasatch Fault for single family development and residential subdivision developments. Trenching, coring, and CPT analysis of subsurface soils for analysis and modeling of hazards.
- **South Ogden Landslide Complex 2009-10**—Slope stability and detailed mapping landslide complex for commercial and residential development. Landslide trenching, drilling and coring, CPT, and groundwater monitoring well installation on approximately 300-acres.
- **The Cove Subdivision, North Ogden 2009-10**—Surface Fault Rupture, Alluvial Fan Flooding, and Debris Flow hazard studies on approximately 500-acres for new residential development. Conducted trenching, detailed geologic mapping, modeling, and design calculations.
- **Milford Wind-farm 2009-10**—Preliminary geologic hazards and geotechnical assessment for Alluvial Fan Flooding, Liquefaction, and Debris Flow hazard analysis for the Milford Windmill Complex of approximately 175-Turbines, (First Wind GE), Beaver and Millard County, Utah.
- **West Valley Fault System 2008-10**—Numerous Surface Fault Rupture hazard studies on various commercial development parcels for the Taylorsville and Granger Faults. Detailed trenching, logging, and mapping of the fault systems for Engineering Geology design of commercial buildings.
- **Wasatch Fault System 2008-11**—Numerous Surface Fault Rupture hazards studies on various residential development parcels in North Ogden, Ogden, Layton, Kaysville, Farmington, Salt Lake City, Cottonwood Heights, Draper, Orem, and Provo, UT. Detailed mapping of surface and subsurface geologic hazards and Engineering Geology recommendations for residential development and structural design.
- **Slope Stability Investigations 2008-11**—Various Slope Stability investigations for commercial and residential developments along the Wasatch Front, Utah. Detailed slope modeling and engineering analysis for setbacks, slope remediation design, and engineering criteria.
- **UTA West Valley Light Rail Extension 2009**—Geologic Hazard analysis for the light-rail extension for Utah Transit Authority, West Valley extension line including fault analysis, liquefaction, surface fault rupture, and ground motion engineering.
- **Havasupai Indian Reservation 2004-08**—Debris Flow and Stream Flooding hazard assessments and remediation of irrigation canals, Havasu Creek, and protection of trail system.

Torrey Copfer, P.G.

(Continued from page 1)

GEOTECHNICAL ENGINEERING

- **Epic Engineering 2012-present**— Project manager of numerous geotechnical investigations including field sampling, site location, design and engineering for residential, commercial, and industrial sites throughout Utah, Idaho, Wyoming, and North Dakota.
- **Heber Valley Temple Site 2022** - Geotechnical Engineering lead and project manager for LDS temple site location in Heber City, UT and site specific seismic analysis and reports.
- **Y² Geotechnical 2006-08** — Company Manager of geology, hydrology, and environmental projects. Conducted geotechnical engineering, geologic hazard, hydrology, and environmental phase I & II investigations. Established the Utah County office and conducted new client marketing for Utah and Uintah counties. Preparation and presentation to clients of technical correspondence, project proposals, technical reports, work plans, and project specifications including cost estimates and budgets. Coordinated planned drilling/geotechnical activities, tracked and reported progress. Designed and conducted field investigations including geologic hazards investigations, geotechnical engineering, environmental assessments, and groundwater public water supply design, drilling, and analysis.
- **Davis County School District 2006-08**—Geotechnical Engineering design, Geologic Hazard, and environmental assessment of numerous public education schools including, Layton Heritage Academy, Syracuse Jr. High, and Layton Jr. High, including critical facility seismic design recommendations and liquefaction analysis.
- **Alpine School District 2006-08**—Geotechnical Engineering design, Geologic Hazard, and environmental assessment of numerous public education schools including, Mountainville Academy, Freedom Academy, and Saratoga Springs Academy including critical facility seismic design recommendations and liquefaction analysis.
- **First Wind 175-Turbine 2007-08**—Preliminary geotechnical and geologic engineering for 175-turbine wind-farm north of Milford, Utah on approximately 45-sq miles.
- **Toyota of Utah 2007-08**—Geotechnical engineering, geologic hazards, and environmental analysis of several new construction car sales complexes and multi-story buildings, including Karl Malone Toyota, Sandy, UT and Menlove Toyota, Woods Cross, UT.
- **Syracuse Fire Station 2007**—Geotechnical engineering and geologic hazards assessment for a new fire station for Syracuse City, Utah including critical facility seismic design recommendations and liquefaction analysis.
- **Grantsville Residential 2007-08**—Geotechnical engineering and debris flow hazard assessment of approximately 400-acres for new residential development south of Grantsville, UT.
- **Saratoga Spring/Eagle Mountain 2006-08**—Geotechnical and Engineering Geology oversight of residential construction in areas with highly hydro-sensitive soils. Daily contractor meetings and field and laboratory testing of foundation soils for stability
- **UTA West Valley Light Rail Extension 2007**—Geotechnical and Engineering Geology support for the Utah Transit Authority, West Valley Light Rail Extension line. Pile, pier, bridge, and surface design criteria, field and laboratory sampling and testing.
- **Construction Waste Landfill, Salt Lake County 2007**—Engineering design, settlement analysis, and groundwater management plan for a new solid construction waste landfill in Salt Lake County.
- **UPS Sort Facility 2006-07**—Geotechnical, Geologic, and Environmental Engineering for new UPS sort/distribution facility located on former Geneva Steel property, Orem, UT.
- **Camp Williams Ammo Storage and Training Facility 2007**—Geotechnical and geologic hazard assessment for a new complex on the Camp Williams Testing Range for 8 new buildings for ammo storage, training, and temporary housing.
- **Hill AFB, East Gate Entrance 2006-07**—Geotechnical engineering assessment for new East entrance guard station and roadway improvements. Field and laboratory sampling on Hill Air Force Base, Layton, UT.
- **AutoZone 2006-07**—Geotechnical Engineering and Phase I Environmental Assessment for new construction in Pleasant Grove and Heber City, Utah.
- **Great Harvest Bread Complex 2006**—Geotechnical engineering analysis for multi-business commercial development, West Haven, UT.
- **Mountainland Apartments 2007-08**—Geotechnical and hydrogeology engineering analysis for multi-story, multi-building apartment complex along stream channel, high groundwater, and poor soil conditions. Subsurface soil modifications and groundwater management recommendations.
- **Strawberry Ranches 2007-08**—Geotechnical, Geologic, and Environmental assessment of 5,000+ acres of private National Forest private in-holdings to be developed for multi-functional resort (golf, tennis, ski, scouts, hunting, fishing, etc.), Utah

ENVIRONMENTAL

- **Epic Engineering 2012-present**— Project manager and lead on numerous Phase I/II/III site investigations and cleanup sites throughout Utah and North Dakota.

Torrey Copfer, P.G.

(Continued from page 2)

- **Horner's Corner Mountain West Petroleum, Heber City, UT 2014-21** Environmental Phase I/II/III subsurface soil sampling for petroleum hydrocarbon release to determine extend of contamination and recommendations for remediation from LAST's and old gas station.
- **Sunrise Chevron, Duchesne UT 2015-18**—Environmental Phase II subsurface soil sampling for petroleum hydrocarbon release to determine extend of contamination and recommendations for remediation. Partial remediation with PST funding for dig/dump and import of structural fill for site reconstruction.
- **L&L Motor, Roosevelt, UT 2014-18**—Environmental Phase II subsurface soil sampling for petroleum hydrocarbon release to determine extend of contamination and recommendations for remediation. Removal of LUST's and groundwater monitoring well installations.
- **Kerry Holt Farm, Beryl Jct., UT 2012-17**—Environmental Phase II subsurface soil sampling for petroleum hydrocarbon release to determine extend of contamination and recommendations for remediation.
- **Fruitland General Store 2012-13**—Environmental Phase II subsurface soil sampling for petroleum hydrocarbon release to determine extend of contamination and recommendations for remediation.
- **Wasatch Environmental 2008-09** — Project Manager of numerous geologic and environmental phase I & II investigations. Successful execution of environmental monitoring programs, site assessments, and remediation programs, including the development and maintenance of project schedules and budgets. Interpretation of environmental regulations and investigations results to successfully meet the clients' requirements. Conducted groundwater sampling and monitoring; prepared technical reports and client recommendations.
- **Weber County Landfill 2009**—Project manager for the Weber County Landfill groundwater monitoring program. Quarterly groundwater water sampling of 7 wells on the closed facility with analysis and reporting to County.
- **Strawberry Ranches 2007-08**—Environmental assessment of 5,000+ acres of National Forest private in-holdings to be developed into recreational/residential use.
- **Roosevelt Tire 2009**—Environmental Phase I/II assessment of active and historic repair shop in Roosevelt, Utah, with associated neighboring petroleum releases potentially impacting the site.
- **Strawberry Plane Crash EM response 2008**—Emergency response of small plane crash southeast of Strawberry Reservoir, Utah. Monitoring of cleanup of fuel, hydraulic oils, and wreckage, and monitoring of surface and groundwater.
- **UDOT gravel pit procurement 2009**—Environmental sampling for arsenic and lead contamination of gravel pit, as part of current superfund/Brownfields site, Stockton, Utah for development and use as a gravel pit source for Utah Department of Transportation.
- **Tuxedo Junction Dry Cleaners 2008-09**—Environmental Phase II sampling of subsurface soils and groundwater to determine extend and direction of contamination of TCE/PCE from current/historic dry-cleaner operations. Quarterly monitoring and sampling of groundwater wells.
- **Menlove Toyota, Woods Cross 2007**—Environmental Phase II subsurface soil sampling for petroleum hydrocarbon release to determine extend of contamination. Recommendations and oversight of remediation and onsite land-farming operations.
- **Utah Non-Profit and Western Regional Housing Authority 2006-08**—Environmental Phase I assessments for Utah for Housing Authority re-designation for low-income housing of apartment complexes throughout Utah.
- **Ute Reservation, Waste Oil Evaporation Pond 2008**—Environmental and Engineering Geology assessment of pre-constructed waste-water evaporation pond for leaking and slope stability issues, and catastrophic failure potential.
- **UPS Sorting Facility 2007**—Environmental Phase I/II assessment for a new industrial complex for UPS sorting/shipping facility to be located on former Geneva Steel property, Orem, UT. Review of Geneva Environmental documents and compacts. Testing of subsurface soils and groundwater. Monitor and oversight of remediation and construction design and excavation.
- **Alpine and Davis County School Districts 2006-08**—Environmental Phase I/II assessments for numerous public school sites including Mountainville Academy, Alpine, UT, Freedom Academy, Provo, Layton Jr, High, Layton Heritage, and Syracuse Jr. High.
- **Family Dollar Store 2008**—Environmental Phase I/II assessment for new commercial construction on former gas station property in Fillmore, UT. Confirmation of removal of UST's and soil analysis.
- **Zion Development Corporation 2008-09**—Environmental Phase I/II assessment for property downtown Salt Lake City for potential hotel development. Site contaminated with arsenic and lead with groundwater contamination as well. Installation of groundwater monitoring wells, and quarterly sampling and analysis.

HYDROGEOLOGY

- **Epic Engineering 2012-present**— Project manager on numerous groundwater well installation, site investigation, aquifer testing, and water quality sampling for private and public wells.
- **Columbia Basin Groundwater Management Area-GWMA 2009-10** — Project Manager of Hydrogeologic Subsurface Mapping and Aquifer

Torrey Copfer, P.G.

(Continued from page 3)

Assessment program, east-central Washington. Gathered data and provided GIS/GPS support, data acquisition, and management for developing workable groundwater models and in providing sub-basin evaluations and groundwater quantity assessments. Managed groundwater chemistry sampling program over four county region of municipal, private, irrigation, and commercial groundwater wells. Provided support and presentations for public meetings and writing of press releases for local/State media.

- **Town of Huntsville New Water Well Design 2008**—Well siting, drilling oversight, and construction of new groundwater public supply well for Town of Huntsville, UT.
- **The Mound Hot Springs Development 2007-08**—Geotechnical and geothermal groundwater assessments for potential development surrounding and including The Mound Hot Springs, Midway, UT. Locally sensitive lands surrounding geothermal springs and wetlands. Attended and presented at monthly City Council meetings, results and studies conducted on site.
- **Strawberry Ranches Development 2007-08**—Spring inventory and groundwater assessment for public/private water availability and development for 5,000+ acre residential/recreational property for condos, golf course, tennis, scouts, fishing, hunting, and retreat developments.
- **Tristar Ranches Development 2006-07**—Installation of groundwater monitoring wells and quarterly monitoring for groundwater management for residential subdivision development.
- **Havasupai Indian Reservation 2001-06**—Project Manager of Natural Resources and Hydrogeology for Tribe, Supai, AZ. Bi-annual Spring Inventory Program to quantify and qualify groundwater availability for the Tribe with relation to Water Rights Adjudication process. Groundwater dating and monitoring of Coconino Plateau aquifer systems. Tribal representative to State/County water commission boards and BOR North Central Arizona Water Supply Study technical feasibility group. Hydrogeology expert witness for Tribe in (Tribes) vs. NFS/Snowbowl Ski Resort. Responsible for yearly BIA contract grant submittals and annual project reports.
- **Pechanga Indian Reservation 2001-06**—Project co-manager of Natural Resources and Hydrogeology assessment for Tribe, Riverside County, California. Creation of static and 3D groundwater flow model for the Wolf Creek aquifer system, Pechanga Valley in support of federal water right adjudication process. Multiple groundwater well sitings, drilling oversight, aquifer testing, and installation for public water supply wells for hotel/casino/golf-course developments. Development of groundwater recharge and runoff protection basins. Responsible for yearly BIA contract grant submittals and annual project reports.
- **Morongo and Cahuilla Indian Reservation 2005-06**—Groundwater flow model creation for the Reservation and surrounding aquifer systems for water availability study and use in federal water right adjudication process, Riverside County, California. Responsible for yearly BIA contract grant submittals and annual project reports.
- **Timbisha Indian Reservation 2004-06**—Groundwater well inventory and groundwater flow model for the Reservation and surrounding aquifer systems for water availability study and use in federal water right adjudication process, Death Valley, California & Nevada. Responsible for yearly BIA contract grant submittals and annual project reports.

NATURAL RESOURCES

- **Havasupai Indian Reservation 2001-06**—Project Manager of Natural Resources for Havasupai Tribe, Supai, AZ. Bi-annual support of biological inventory and sampling program in support of Spring Inventory Program to quantify and qualify biological and natural resources throughout the Reservation. Collection and identification of plants, insects, animals, etc. for support of importance of water rights. Installation of climate monitoring stations throughout the Reservation.

US GOVERNMENT

- **US-BOR 2003-06**—US Bureau of Reclamation special committee for North Central Arizona Water Supply Study (NCAWSS) engineering sub-committee. Representative for the Havasupai and Hualapai Tribes.
- **Tribes et al. vs. USFS, Arizona Snowbowl (2005-06)**—Expert witness for Havasupai and Hualapai Tribes regarding hydrogeology and groundwater flow of the Coconino Plateau aquifer system and impacts to Tribe.

Roger Durst, AIA

I had been an architect, registered in Utah since 1977, until my retirement this year (2023). During that period of time I was periodically commissioned for restorative/preservation design services on numerable residential, commercial, and institutional projects; and was simultaneously licensed in California, Washington, Idaho, Colorado, Nevada, & Texas. During this period of time I served for about eight years on the Park City Historic Review Board, two terms as chairman; and for 14 years with Utah Historic Preservation Foundation, (now "Utah Preservation"); and for two terms as chairman of their Historic Buildings Committee. As a 58 year member of the American Institute of Architects I was in frequent communications with their historic buildings study group, and was frequently called upon to research for mitigation of potential compromises to historic value on proposed redevelopment projects.

May 17, 2023

Historic Report

2200 Monitor Dr. / 2776 Kearns Blvd.

Regarding the land parcels currently identified as the Holiday Village and Parkside Apartments, with the respective parcel identification numbers of PCA-2-2306, PCA-2-2302, PCA-2-2307, and PCA-2-2307-A, located near the Southeast intersection of Kearns Boulevard and Monitor Drive in Park City:

I have examined the parcels in consideration for the presence of any historically significant architectural structures and performed research and inquiry into their history to determine if there is anything else of particular significance. To this aim, I have reviewed a survey of the existing site conditions, visited each respective site, searched the Park City Historic Site Inventory, and communicated with a representative of the Park City Historic Society (Dalton Gackle), as well as with staff at the Park City Planning Department.

Findings:

- None of the structures identified on the site survey performed by Layton Surveys LLC (included in the applicant's documents) have been found to be of historical significance.

- As verified by an in-person site visit, no other historically significant structures currently exist on any of the respective parcels.

- None of the respective parcels are listed on Park City's Historic Site Inventory. No information regarding these parcels is available from this resource.

- The Park City Historic Society did not have documentation of any information which would indicate historical precedence on any of the respective parcels.

- The Park City Planning department staff did not have documentation of any information which would indicate historical precedence on any of the respective parcels.

Holiday Village & Parkside

Traffic Impact Study



Park City, Utah

June 16, 2023

UT23-2486



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Holiday Village & Parkside development located in Park City, Utah. The development is located northeast of the Monitor Drive / Kearns Boulevard (S.R. 248) intersection.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2023), future (2028), and future (2040) conditions with and without the proposed project and to recommend mitigation measures as needed. The morning and evening peak hour level of service (LOS) results are shown in Table ES-1. A site plan of the project is provided in Appendix A.

Table ES-1: Peak Hour Level of Service Results

Intersection		Level of Service											
		Existing (2023)				Future (2028)				Future (2040)			
		Background		Plus Project		Background		Plus Project		Background		Plus Project	
		AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
1	Kearns Boulevard / Park Avenue	B	C	B	D	B	D	B	D	B	D	B	E
2	Monitor Drive & Bonanza Drive / Kearns Boulevard	B	C	B	C	C	D	C	D	C	F	D	F
3	Holiday Village (West) Access / Monitor Drive	a	a	a	a	a	a	a	a	a	a	a	a
4	Parkside (South) Access / Kearns Boulevard	c	f	d	f	c	f	d	f	f	f	f	f
5	Comstock Drive / Kearns Boulevard	A	B	A	C	A	D	A	D	B	E	B	E
6	Deer Valley Drive & Empire Avenue / Park Avenue	C	E	C	E	C	E	C	E	C	E	C	E
7	Bonanza Drive / Deer Valley Drive	B	B	B	C	B	C	B	C	B	D	B	E

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)

Source: Hales Engineering, June 2023

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of 317 multi-family residential affordable housing units
- The project is anticipated to generate approximately 1,586 Saturday daily vehicle trips, including 86 trips in the morning peak hour, and 160 trips in the evening peak hour
- The project is anticipated to generate approximately 397 Saturday alternate mode (walk, bike, and transit) trips, including 22 trips in the morning peak hour, and 40 trips in the evening peak hour
- A northbound right-turn deceleration lane is recommended at the north access

2023	Background	Plus Project
Assumptions	• None	• Existing traffic from current housing units removed in the same distribution as those assigned from the proposed development • Trip generation calculated using the existing counts to/from the current housing units
Findings	• Poor LOS at: ◦ Parkside Access / Kearns Boulevard (PM) ◦ Deer Valley Drive / Park Avenue (PM) • Significant queuing at multiple intersections during the evening peak hour that backs into upstream signals	• Poor LOS at: ◦ South Access / Kearns Boulevard (PM) ◦ Deer Valley Drive / Park Avenue (PM) • Significant queuing at multiple intersections during the evening peak hour that backs into upstream signals
Mitigations	• A center two-way left-turn lane is available to help vehicles making an egress left turn during peak hours at the Parkside (South) Access	
2028	Background	Plus Project
Findings	• Poor LOS at: ◦ Parkside Access / Kearns Boulevard (PM) ◦ Deer Valley Drive / Park Avenue (PM) • Significant queuing at multiple intersections during the evening peak hour that backs into upstream signals	• Poor LOS at: ◦ Parkside Access / Kearns Boulevard (PM) ◦ Deer Valley Drive / Park Avenue (PM) • Significant queuing at multiple intersections during the evening peak hour that backs into upstream signals
Mitigations	• Park City plans to reduce travel demand through more robust transit strategies. If these strategies do not reduce traffic as much as desired, widening Kearns Boulevard to five lanes could be considered from Sidewinder Drive through at least Comstock Drive to allow more vehicles to get through the signal at Comstock Drive / Kearns Boulevard	
2040	Background	Plus Project
Findings	• Poor LOS at: ◦ Monitor Drive & Bonanza Drive / Kearns Boulevard (PM) ◦ Parkside Access / Kearns Boulevard (AM & PM) ◦ Comstock Drive / Kearns Boulevard (PM)	• Poor LOS at: ◦ Kearns Boulevard / Park Avenue (PM) ◦ Monitor Drive & Bonanza Drive / Kearns Boulevard (PM) ◦ South Access / Kearns Boulevard (AM & PM) ◦ Comstock Drive / Kearns Boulevard (PM)

	○ Deer Valley Drive / Park Avenue (PM) • Significant queuing at multiple intersections during the evening peak hour that backs into upstream signals	○ Deer Valley Drive / Park Avenue (PM) ○ Bonanza Drive / Deer Valley Drive (PM) • Significant queuing at multiple intersections during the evening peak hour that backs into upstream signals
Mitigations	• No further mitigations recommended	

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Appendix A: Project Site Plan

Appendix B: Turning Movement Counts

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Figure 7: Future (2040) background peak hour traffic volumes	30
Figure 8: Future (2040) plus project peak hour traffic volumes	34

I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed Holiday Village & Parkside developments located in Park City, Utah. The proposed project is located northeast of the Monitor Drive / Kearns Boulevard (S.R. 248) intersection. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2023), future (2028), and future (2040) conditions with and without the proposed project and to recommend mitigation measures as needed.

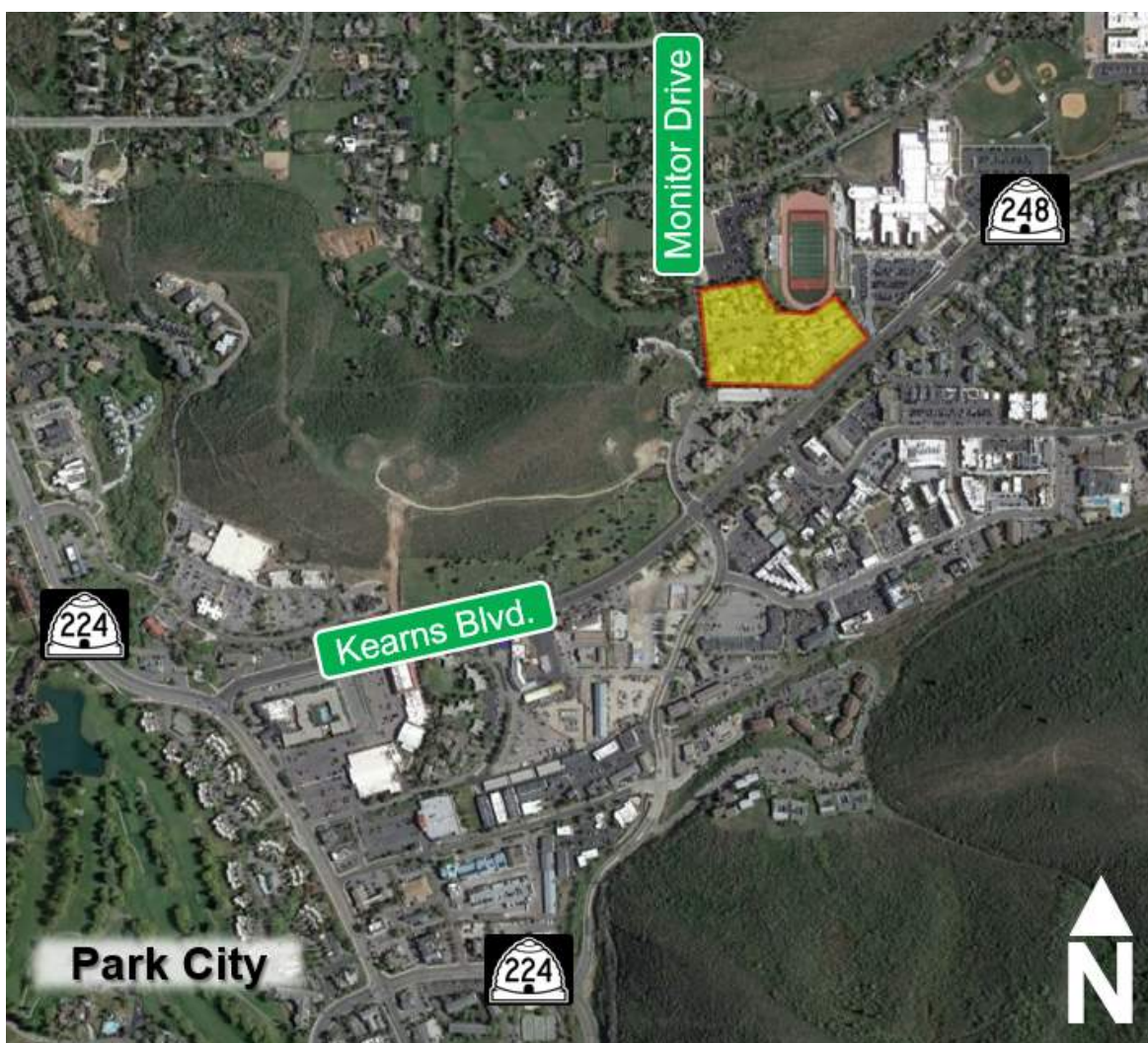


Figure 1: Vicinity map showing the project location in Park City, Utah

B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- Kearns Boulevard (S.R. 248) / Park Avenue (S.R. 224)
- Monitor Drive & Bonanza Drive / Kearns Boulevard (S.R. 248)
- Holiday Village (West) Access / Monitor Drive
- Parkside (South) Access / Kearns Boulevard (S.R. 248)
- Comstock Drive / Kearns Boulevard (S.R. 248)
- Deer Valley Drive (S.R. 224) & Empire Avenue / Park Avenue (S.R. 224)
- Bonanza Drive / Deer Valley Drive (S.R. 224)

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The *Highway Capacity Manual* (HCM), 7th Edition, 2022 methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix C. Hales Engineering also calculated the 95th percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

Many of the figures in this report are printouts of the Synchro model. These figures are not meant to be a design exhibit for exact lane striping and design, due to the limitations of the Synchro software. Instead, the purpose of these figures is to show assumed peak hour turning movement volumes and the conceptual travel lane configuration of the study roadway network.

D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.

Table 1: Level of Service Description

LOS		Description of Traffic Conditions	Average Delay (seconds/vehicle)	
			Signalized Intersections	Unsignalized Intersections
A		Free Flow / Insignificant Delay	≤ 10	≤ 10
B		Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C		Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D		Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E		Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F		Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 7th Edition, 2023 Methodology (Transportation Research Board)

II. EXISTING (2023) BACKGROUND CONDITIONS

A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Roadway System

The primary roadways that will provide access to the project site are described below:

Kearns Boulevard (S.R. 248) – is a state-maintained roadway (classified by UDOT access management standards as a “Community – Rural Importance” facility, or access category 7 roadway). The roadway has two travel lanes in each direction just to the west of the Parkside Access and narrows down to one travel lane in each direction to the west of the Parkside Access. As identified and controlled by UDOT, this roadway has minimum signalized intersection spacing of one-quarter mile (1,320 feet), minimum unsignalized street spacing of 300 feet, and minimum driveway spacing of 150 feet. The posted speed limit is 35 mph in the study area.

Monitor Drive – is a city-maintained roadway that is classified by Park City Forward (2022) as a residential suburban/lower density street. There is one travel lane in each direction. The speed limit is 25 mph through the study area.

C. Traffic Volumes

Saturday morning (8:00 to 10:00 a.m.) and evening (3:00 to 5:00 p.m.) peak period traffic counts were performed at the following intersections on Saturday, April 1, 2023:

- Holiday Village Access / Monitor Drive
- Parkside Access / Kearns Boulevard (S.R. 248)
- Comstock Drive / Kearns Boulevard (S.R. 248)

Additionally, 12-hour counts (7:00 a.m. to 7:00 p.m.) were provided by the City at the following intersections on Saturday, February 18, 2023:

- Kearns Boulevard (S.R. 248) / Park Avenue (S.R. 224)
- Monitor Drive & Bonanza Drive / Kearns Boulevard (S.R. 248)
- Deer Valley Drive (S.R. 224) & Empire Avenue / Park Avenue (S.R. 224)
- Bonanza Drive / Deer Valley Drive (S.R. 224)

The Saturday morning peak hour was determined to be between 9:00 and 10:00 a.m., and the evening peak hour was determined to be between 4:00 and 5:00 p.m. The evening peak hour volumes were approximately 50% higher than the morning peak hour volumes. Both the morning and evening peak hour volumes were used in the analysis. Detailed count data are included in Appendix B.

Hales Engineering used the 12-hour counts collected on Presidents Day to balance the counts taken from April. Presidents Day is considered one of the busiest travel days in the Park City area and represents peak traffic conditions.

Saturday counts were chosen for the analysis, based on conversations with the City staff and Planning Commission. It was noted that the Park City Mountain Resort recently changed to a reserved parking system, which may have contributed to lower traffic volumes from traffic counts taken in previous years.

Traffic volumes from the Homestake development were added to the background.

Figure 2 shows the existing morning and evening peak hour volumes as well as intersection geometry at the study intersections.

D. Crash Data

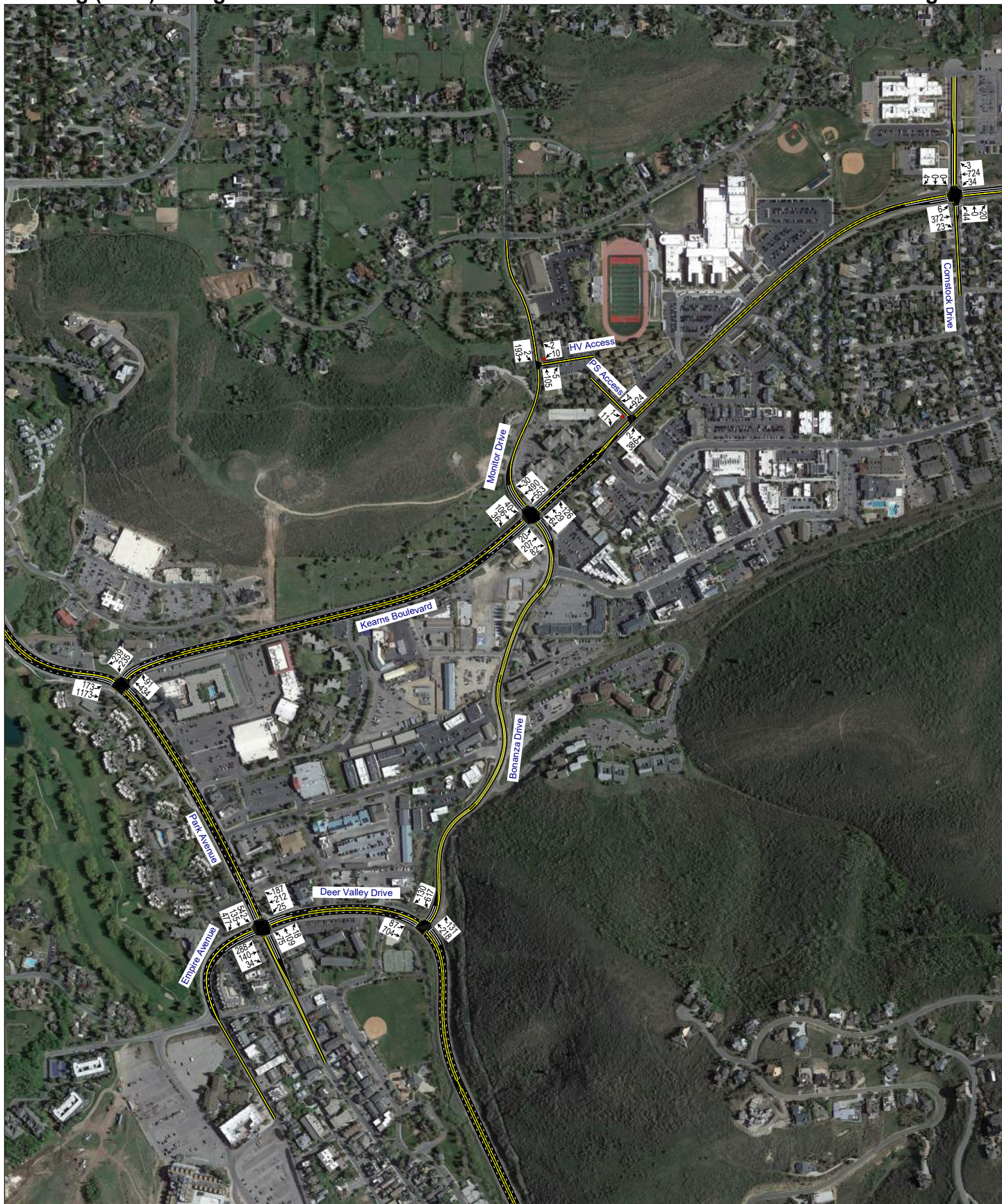
Crash data were obtained from the UDOT Traffic and Safety Division for the following intersections:

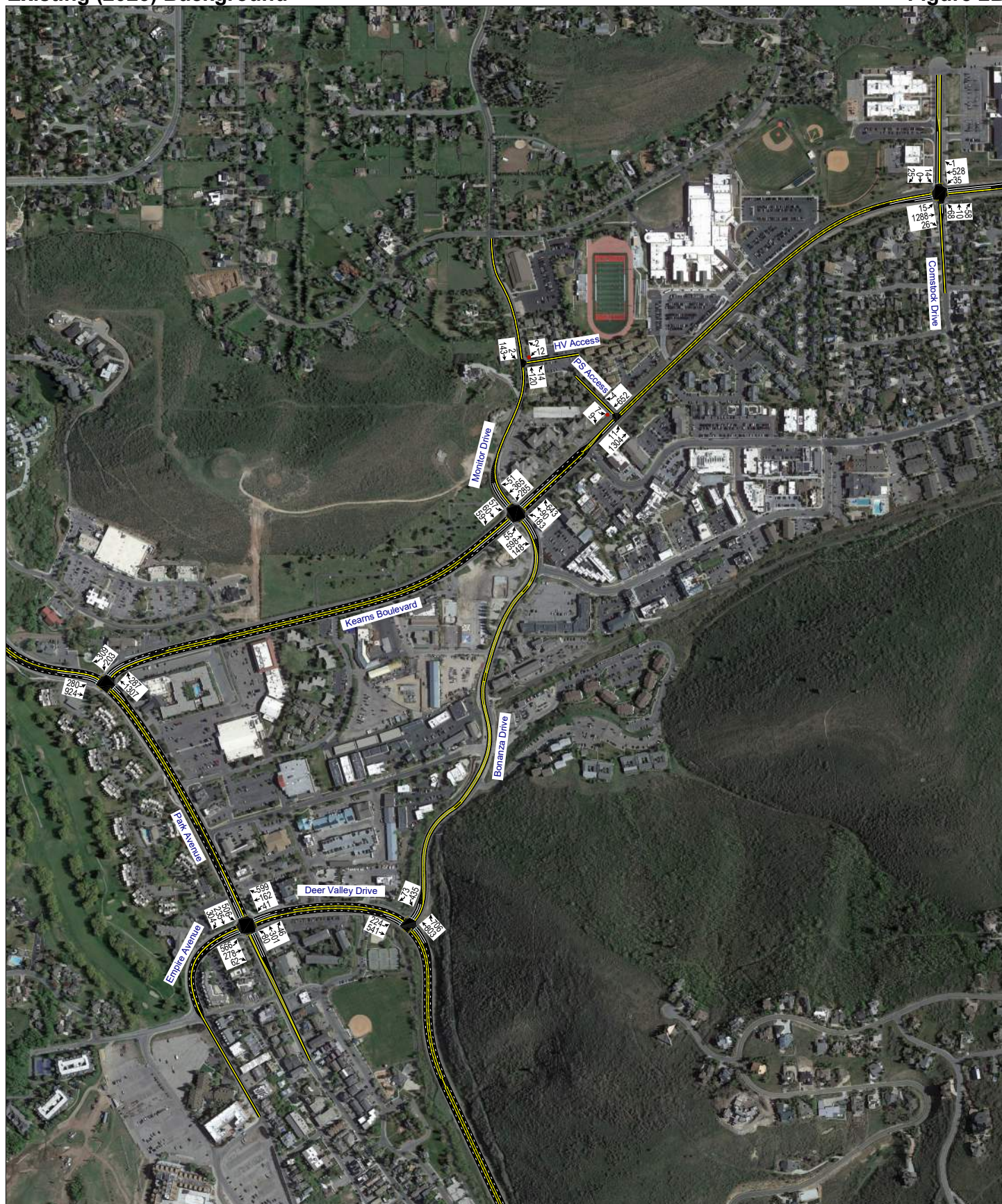
- Monitor Drive & Bonanza Drive / Kearns Boulevard
- Holiday Village Access / Monitor Drive
- Parkside Access / Kearns Boulevard

A summary of the crash data reported at this intersection from January 1, 2020, through December 31, 2022 is shown in Table 2. Crashes that occurred within 250 feet from the center of the intersections were included in the analysis. No trends were identified within the safety data.

Table 2: Crash Summary

Intersection	Year	Crash Injury Severity					Total
		None	Possible	Minor	Serious	Fatal	
Monitor Drive & Bonanza Drive / Kearns Boulevard	2020	7	0	3	0	0	10
	2021	4	2	0	0	0	6
	2022	3	0	2	0	0	5
	Total	14	2	5	0	0	21
Holiday Village Access / Monitor Drive	2020	0	0	0	0	0	0
	2021	0	0	0	0	0	0
	2022	1	0	0	0	0	1
	Total	1	0	0	0	0	1
Parkside Access / Kearns Boulevard	2020	1	0	1	0	0	2
	2021	0	0	0	0	0	0
	2022	0	0	0	0	0	0
	Total	1	0	1	0	0	2





E. Level of Service Analysis

Hales Engineering determined that the Parkside Access / Kearns Boulevard and Deer Valley Drive & Empire Avenue / Park Avenue intersections are currently operating at a poor level of service during the evening peak hour, as shown in Table 3. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2023) conditions. Some intersections may show lower delay than the true delay due to queues backing up into upstream signals.

Table 3: Existing (2023) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
Kearns Boulevard / Park Avenue	Signal	B (11.3)	C (31.8)
Monitor Drive & Bonanza Drive / Kearns Boulevard	Signal	B (18.7)	C (25.8)
Holiday Village Access / Monitor Drive	WB Stop	a (4.5) / WBL	a (5.0) / WBL
Parkside Access / Kearns Boulevard	SE Stop	c (17.7) / NEL	f (>50) / SEL
Comstock Drive / Kearns Boulevard	Signal	A (7.4)	B (19.5)
Deer Valley Drive & Empire Avenue / Park Avenue	Signal	C (26.7)	E (66.7)
Bonanza Drive / Deer Valley Drive	Signal	B (10.6)	B (19.8)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, June 2023

F. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- Kearns Boulevard / Park Avenue:
 - Northbound: 700 feet (PM)
- Park Avenue / Deer Valley Drive:
 - Southbound: >1,000 feet (PM)
 - Westbound: 950 feet (PM)
- Monitor Drive & Bonanza Drive / Kearns Blvd.:
 - Northbound: 575 feet (PM)
 - Southwest-bound: 550 feet (AM)

G. Mitigation Measures

No mitigation measures are recommended for the Parkside Access. The problematic turning movement is the egress left turn, which can be difficult to make when Kearns Boulevard is busy

with minimal available gaps. There is a center two-way left-turn lane that can be used to make a two-stage left turn. The intersection does not meet warrants for any further mitigations.

III. PROJECT CONDITIONS

A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

B. Project Description

The proposed Holiday Village & Parkside development is located northeast of the Monitor Drive / Kearns Boulevard (S.R. 248) intersection and will consist of 317 multi-family residential affordable housing units. A concept plan for the proposed development is provided in Appendix A.

C. Vehicle Trip Generation

Vehicle trip generation for the development was calculated using the existing counts in/out of the Parkside and Holiday Village accesses per discussions with City staff. The number of trips counted was divided by the total 122 existing units from both residential areas to calculate a per unit rate, which was 0.27 trips per unit for the morning peak hour and 0.50 trips per unit for the evening peak hour. Daily trips were estimated by multiplying the evening peak hour rate by 10 as daily trips are typically around ten times those of peak hour trips in residential areas. The trip generation provided by the Institute of Transportation Engineers (ITE) did not have enough reliable data for affordable housing to use for the analysis.

The proposed development is planning to implement strategies to reduce travel and parking demand. These include enhanced nearby bus stops, bike parking beyond what is required, and additional micro-transit pull-outs near the development. These reductions were not included in the trip generation to remain conservative in the analysis. Trip generation for the proposed project is included in Table 4.

Table 4: Trip Generation

Trip Generation Park City - Holiday Village & Parkside TIS								
Land Use	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Saturday Daily								
Affordable Housing	317	Units	1,586	50%	50%	793	793	1,586
AM Peak Hour								
Affordable Housing	317	Units	86	33%	67%	28	58	86
PM Peak Hour								
Affordable Housing	317	Units	160	51%	49%	82	78	160
SOURCE: Hales Engineering, April 2023								

The total trip generation for the development is as follows:

- Saturday Daily Trips: 1,586
- Morning Peak Hour Trips: 86
- Evening Peak Hour Trips: 160

D. Trip Distribution and Assignment

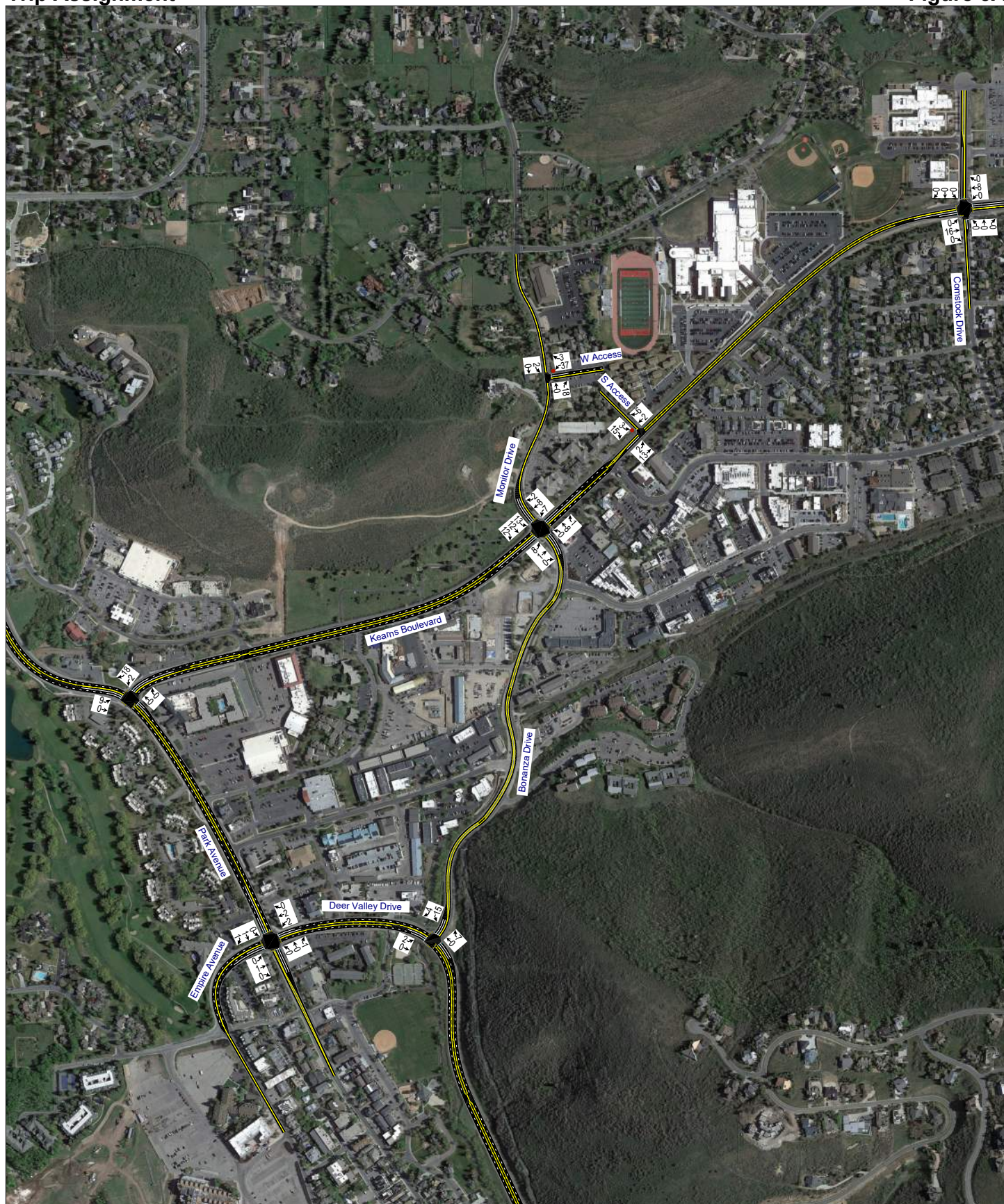
Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establish these distribution percentages, especially near the site. The resulting distribution of project generated trips during the morning and evening peak hour is shown in Table 5.

Table 5: Trip Distribution

Direction	Roadway	% To/From Project
North	Monitor Drive	5%
	Park Avenue	30%
South	Deer Valley Drive	25%
	Empire Avenue	5%
	Park Avenue	5%
East	Kearns Boulevard	30%

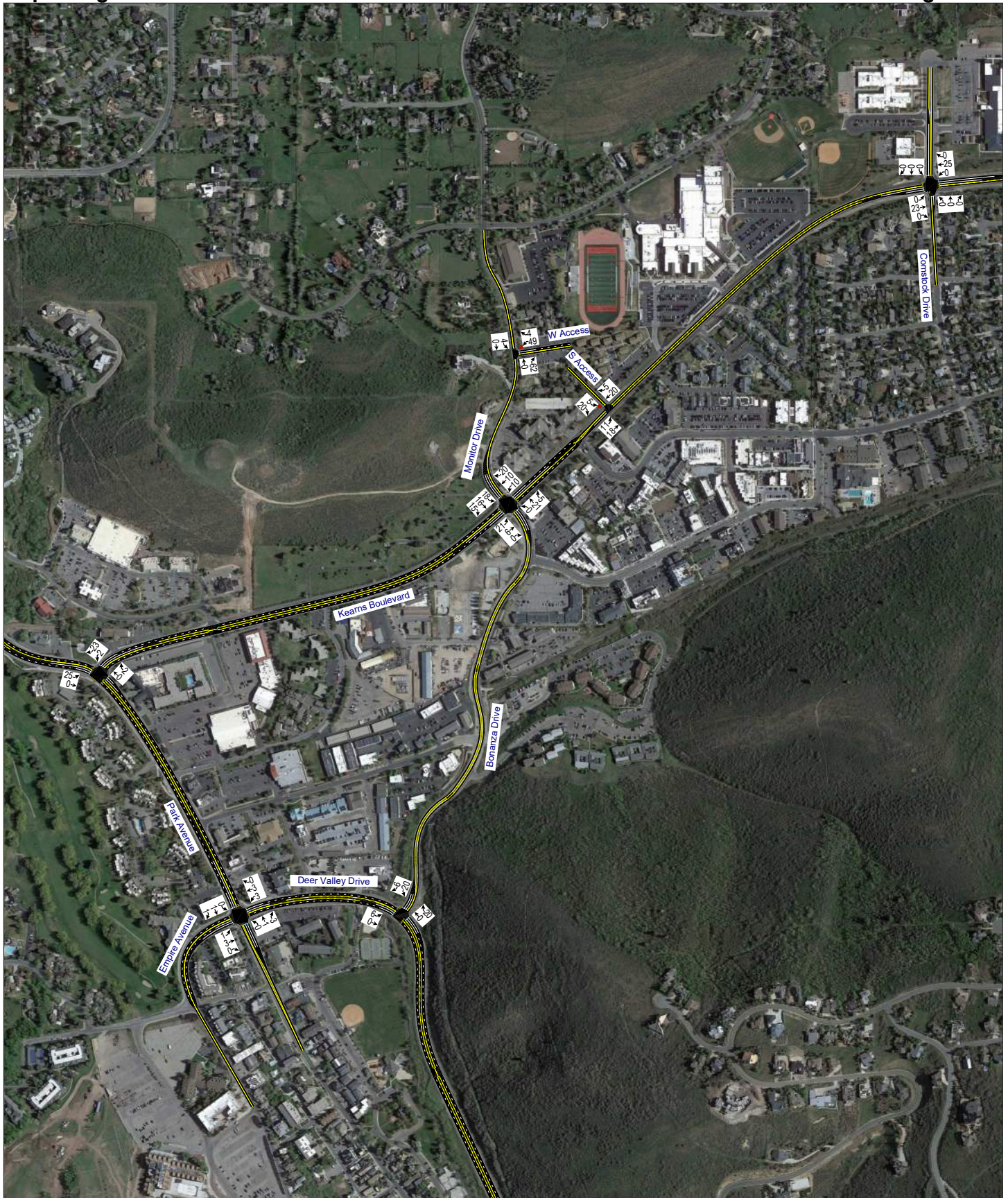
Additionally, the existing trips counted at the Parkside and Holiday Village access were removed from the study roadway network in the same distribution before assigning the new trips from the proposed development. Based on observations during the collected counts, only a couple of trips that used the access were not for the Parkside Apartments. Therefore, it was assumed that all of the trips at the Parkside Access were to/from the Parkside Apartments when removing trips from the background analysis.

While some trips are anticipated to originate/end at major commercial/educational zones that occur mid-block between study intersections, it was assumed that all trips generated would enter/exit from outside of the study boundaries in order to remain conservative in the analysis. These trip distribution assumptions were used to assign the morning and evening peak hour trip generation at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.



Park City Holiday Village & Parkside TIS Trip Assignment

Evening Peak Hour Figure 3B



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E. Access

The proposed access for the site will be gained at the following locations:

Monitor Drive:

- The west access will be where the Holiday Village access is currently located, which is approximately 825 feet north of the Monitor Drive & Bonanza Drive / Kearns Boulevard intersection. It will access the project on the east side of Monitor Drive. It is anticipated that the access will be stop-controlled.

Kearns Boulevard:

- The south access will be where the Parkside access is currently located, which is approximately 200 feet northeast of the Sidewinder Drive / Kearns Boulevard intersection and approximately 750 feet northeast of the signalized intersection at Monitor Drive & Bonanza Drive / Kearns Boulevard intersection. It will access the project on the northwest side of Kearns Boulevard (S.R. 248). It is anticipated that the access will be stop-controlled.
 - Commercial vehicles will utilize this access and turn around on the loop in front of the development.
 - This access will also link to the underground parking.

F. Auxiliary Lanes

Auxiliary lanes are deceleration (ingress) or acceleration (egress) turn lanes that provide for safe turning movements that have less impact on through traffic. These lanes are sometimes needed at accesses or roadway intersections if right- or left-turn volumes are high enough.

Deceleration (ingress) lanes are generally needed when there are at least 50 right-turn vehicles or 25 left-turn vehicles in an hour. These guidelines were used for the City roadways in the study area.

UDOT Administrative Rule R930-6 outlines minimum peak hour turn volumes to warrant auxiliary lanes on UDOT roadways. The following are the minimum requirements for these lanes on S.R. 248:

- Left-turn Deceleration (Ingress): 25 left-turn vehicles per hour
- Right-turn Deceleration (Ingress): 50 right-turn vehicles per hour

Based on these guidelines and the anticipated project traffic, a northbound right-turn deceleration lane is recommended at the West Access.

G. Access Sight Distance

The American Association of State Highway and Transportation Officials (AASHTO) provides recommendations for sight distance in *A Policy on Geometric Design of Highways and Streets*, 2018. Hales Engineering utilized these recommendations to analyze sight distances at the West

Access / Monitor Drive and South Access / Kearns Boulevard intersections, and the sight triangles are shown in Figure 4. At the West Access / Monitor Drive intersection, assuming a passenger car as the design vehicle and a 30 mph design speed on Monitor Drive, a sight distance of 335 feet would be required. At the South Access / Kearns Boulevard intersection, assuming a single-unit truck as the design vehicle and a 40 mph design speed on Kearns Boulevard, a sight distance of 600 feet would be required. As shown, it is anticipated that both access locations will have adequate sight distance.



Figure 4: Sight triangles

H. Multimodal Analysis

Trip generation for other modes of transportation were estimated as well, including walking, biking, and transit. ITE has recently published limited data on trip generation for these types of uses, but the data are sparse and may not be applicable to a community such as Park City, which

has an extensive trail network and free transit. Instead, because local data are available, trip generation was based on a survey of the existing residents which had been performed by the developer.

According to this survey, approximately 20% of residents that responded use alternative modes of transportation daily. If, during the time of the count, 80% of trips were car-based and 20% used alternative modes of transportation, this would mean that alternative trips would be equivalent to approximately 25% of car-based trips.

An additional survey filtered down the alternative modes by type, including walking, biking, and transit. Approximately 59% of alternate mode users responded that they walk, 26% responded that they bike, and 70% responded that they use public transportation. Combining these percentages into a total, it is estimated that 38% of alternate mode trips are via walking, 17% are via biking, and the remaining 45% are via public transportation.

Using these calculations, the estimated alternate mode trip generation is shown in Table 6.

Table 6: Alternate Mode Trip Generation

	Trip Generation			
	Walk	Bike	Transit	Total
Daily	151	67	179	397
AM Peak Hour	8	4	10	22
PM Peak Hour	15	7	18	40

The proposed project has appropriate pedestrian access. The project contains multiple pedestrian connections, including links to Monitor Drive, Kearns Boulevard, and the high school. A plan showing the sidewalks, as well as a broader map showing pedestrian paths in Park City is contained in Appendix E.

IV. EXISTING (2023) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2023) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2023) background traffic volumes to predict turning movement volumes for existing (2023) plus project conditions. Existing (2023) plus project morning and evening peak hour turning movement volumes are shown in Figure 5.

C. Level of Service Analysis

Hales Engineering determined that the South Access / Kearns Boulevard and Deer Valley Drive & Empire Drive / Park Avenue intersections are anticipated to operate at poor levels of service during the evening peak hour with project traffic added, as shown in Table 7. Some intersections may show lower delay than the true delay due to queues backing up into upstream signals.

Table 7: Existing (2023) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
Kearns Boulevard / Park Avenue	Signal	B (11.7)	D (35.8)
Monitor Drive & Bonanza Drive / Kearns Boulevard	Signal	B (19.4)	C (32.7)
West Access / Monitor Drive	WB Stop	a (5.3) / WBL	a (5.3) / WBL
South Access / Kearns Boulevard	SE Stop	d (30.6) / SEL	f (>50) / SEL
Comstock Drive / Kearns Boulevard	Signal	A (7.4)	C (25.6)
Deer Valley Drive & Empire Avenue / Park Avenue	Signal	C (27.6)	E (56.8)
Bonanza Drive / Deer Valley Drive	Signal	B (10.6)	C (23.5)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, June 2023

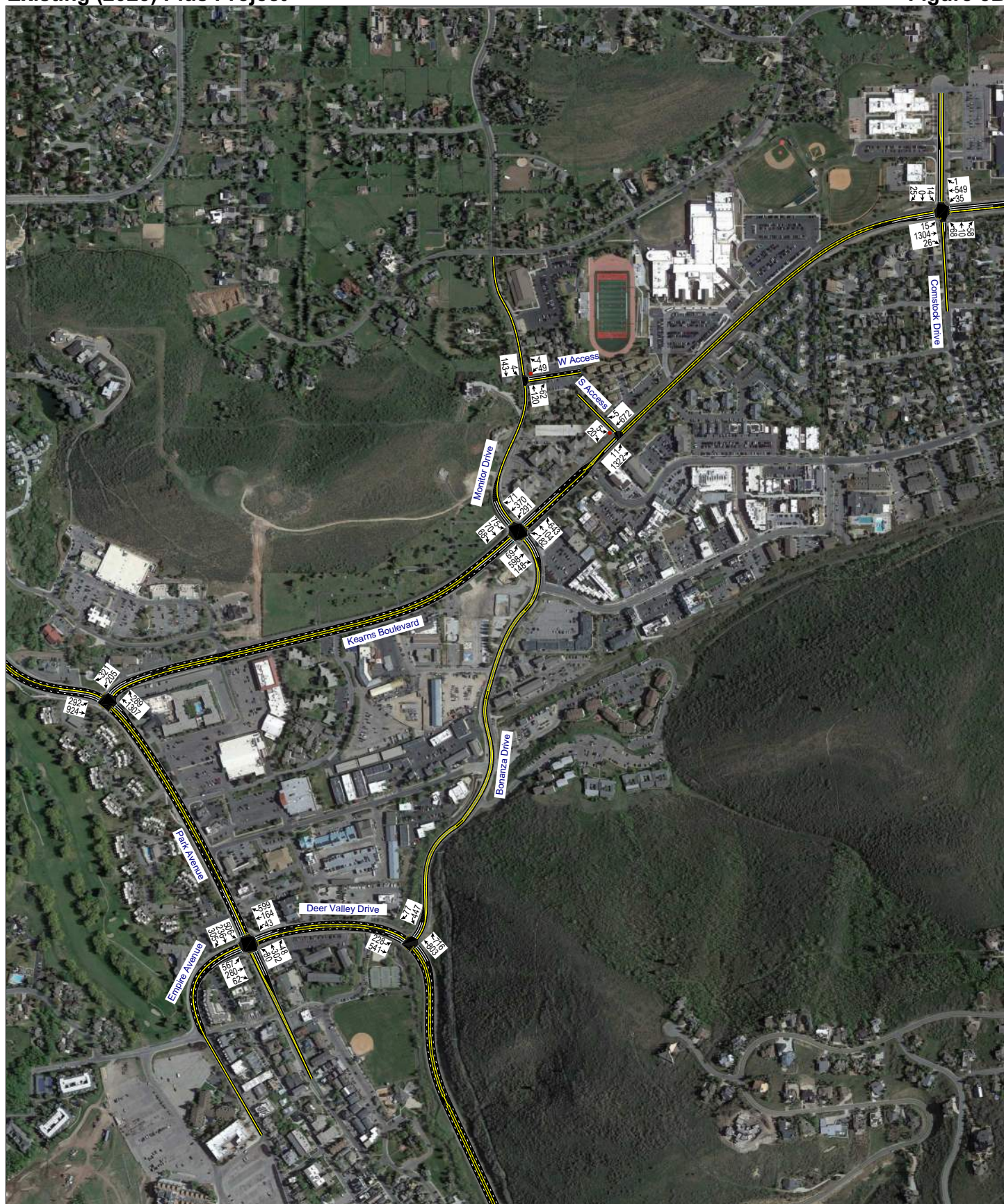
Park City Holiday Village & Parkside TIS Existing (2023) Plus Project

Morning Peak Hour Figure 5A



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D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- Kearns Boulevard / Park Avenue:
 - Northbound: 825 feet (PM)
- Park Avenue / Deer Valley Drive:
 - Southbound: 825 feet (PM)
 - Westbound: 950 feet (PM)
- Monitor Drive & Bonanza Drive / Kearns Blvd.:
 - Northbound: >1,000 feet (PM)
 - Southwest-bound: 500 feet (AM)
- Comstock Drive / Kearns Blvd.:
 - Eastbound: 800 feet (PM)

E. Mitigation Measures

No mitigation measures are recommended.

V. FUTURE (2028) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2028) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

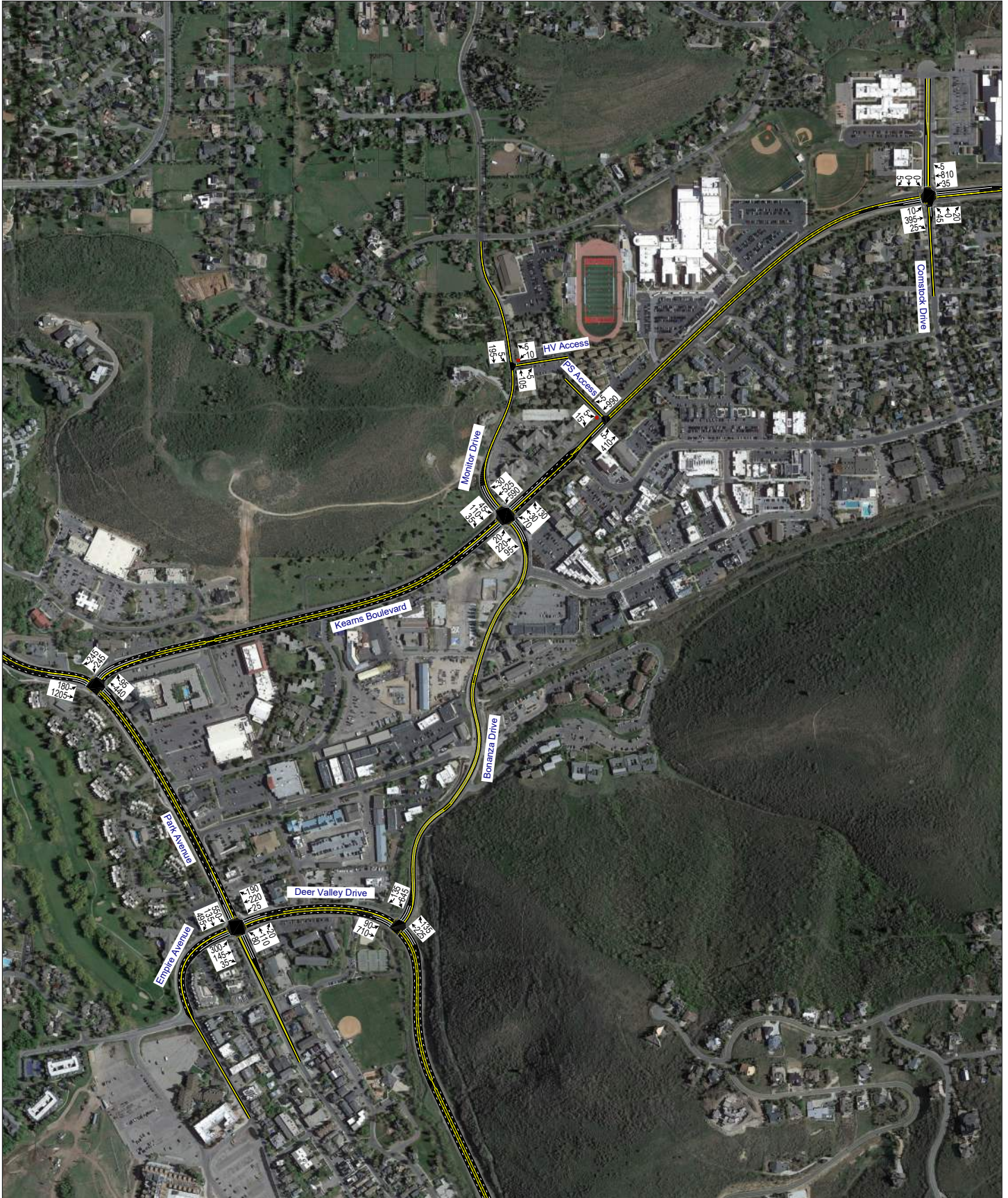
According to Park City Forward (2022), there are no projects planned before 2028 in the study area. Therefore, no changes were made to the roadway network for the future (2028) analysis.

C. Traffic Volumes

Hales Engineering obtained future (2028) forecasted volumes from the Summit/Wasatch County travel demand model. The travel demand model projects approximately a 0.75-1.25% annual growth rate for the area. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future (2028) morning and evening peak hour turning movement volumes are shown in Figure 6.

D. Level of Service Analysis

Hales Engineering determined that the Parkside Access / Kearns Boulevard and Deer Valley Drive & Empire Avenue / Park Avenue intersections are anticipated to operate at a poor level of service during the evening peak hour in future (2028) background conditions, as shown in Table 8. These results serve as a baseline condition for the impact analysis of the proposed development for future (2028) conditions. Some intersections may show lower delay than the true delay due to queues backing up into upstream signals.



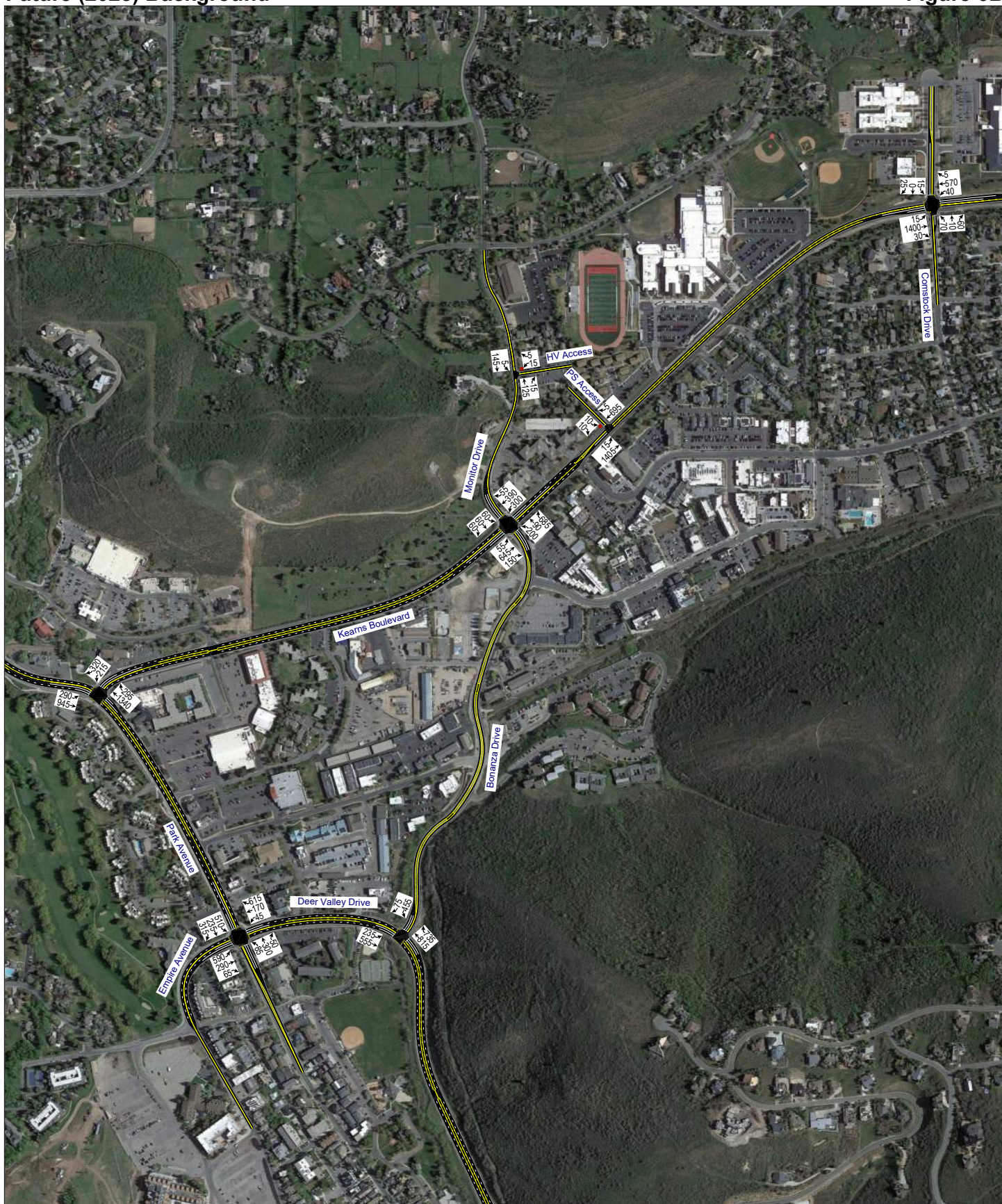


Table 8: Future (2028) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
Kearns Boulevard / Park Avenue	Signal	B (11.6)	D (35.7)
Monitor Drive & Bonanza Drive / Kearns Boulevard	Signal	C (20.9)	D (47.6)
Holiday Village Access / Monitor Drive	WB Stop	a (4.8) / WBL	a (4.8) / WBL
Parkside Access / Kearns Boulevard	SE Stop	c (20.6) / SEL	f (>50) / SEL
Comstock Drive / Kearns Boulevard	Signal	A (8.2)	D (54.0)
Deer Valley Drive & Empire Avenue / Park Avenue	Signal	C (30.4)	E (64.8)
Bonanza Drive / Deer Valley Drive	Signal	B (10.7)	C (32.1)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, June 2023

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- Kearns Boulevard / Park Avenue:
 - Northbound: 850 feet (PM)
- Comstock Drive / Kearns Blvd.:
 - Eastbound: >1,000 feet (PM)
- Bonanza Drive / Deer Valley Drive:
 - Northwest-bound: >1,000 feet (PM)
- Monitor Drive & Bonanza Drive / Kearns Blvd.:
 - Northbound: >1,000 feet (PM)
 - Southwest-bound: 675 feet (AM)
- Park Avenue / Deer Valley Drive:
 - Southbound: >1,000 feet (PM)
 - Westbound: >1,000 feet (PM)

F. Mitigation Measures

No mitigation measures are recommended. More extensive queuing is anticipated to begin developing along Kearns Boulevard and Bonanza Drive, which may require roadway widening if travel demand strategies implemented by the City are not effective. This queuing is also creating more difficulty for left turn egress movements from the Parkside Access. Park City plans to implement more robust public transit to reduce traffic to/from ski resorts during the busy winter months.

VI. FUTURE (2028) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2028) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2028) background traffic volumes to predict turning movement volumes for future (2028) plus project conditions. Future (2028) plus project morning and evening peak hour turning movement volumes are shown in Figure 7.

C. Level of Service Analysis

Hales Engineering determined that the South Access / Kearns Boulevard and Deer Valley Drive & Empire Avenue / Park Avenue intersections are anticipated to operate at a poor level of service during the evening peak hour in future (2028) plus project conditions, as shown in Table 9. Some intersections may show lower delay than the true delay due to queues backing up into upstream signals.

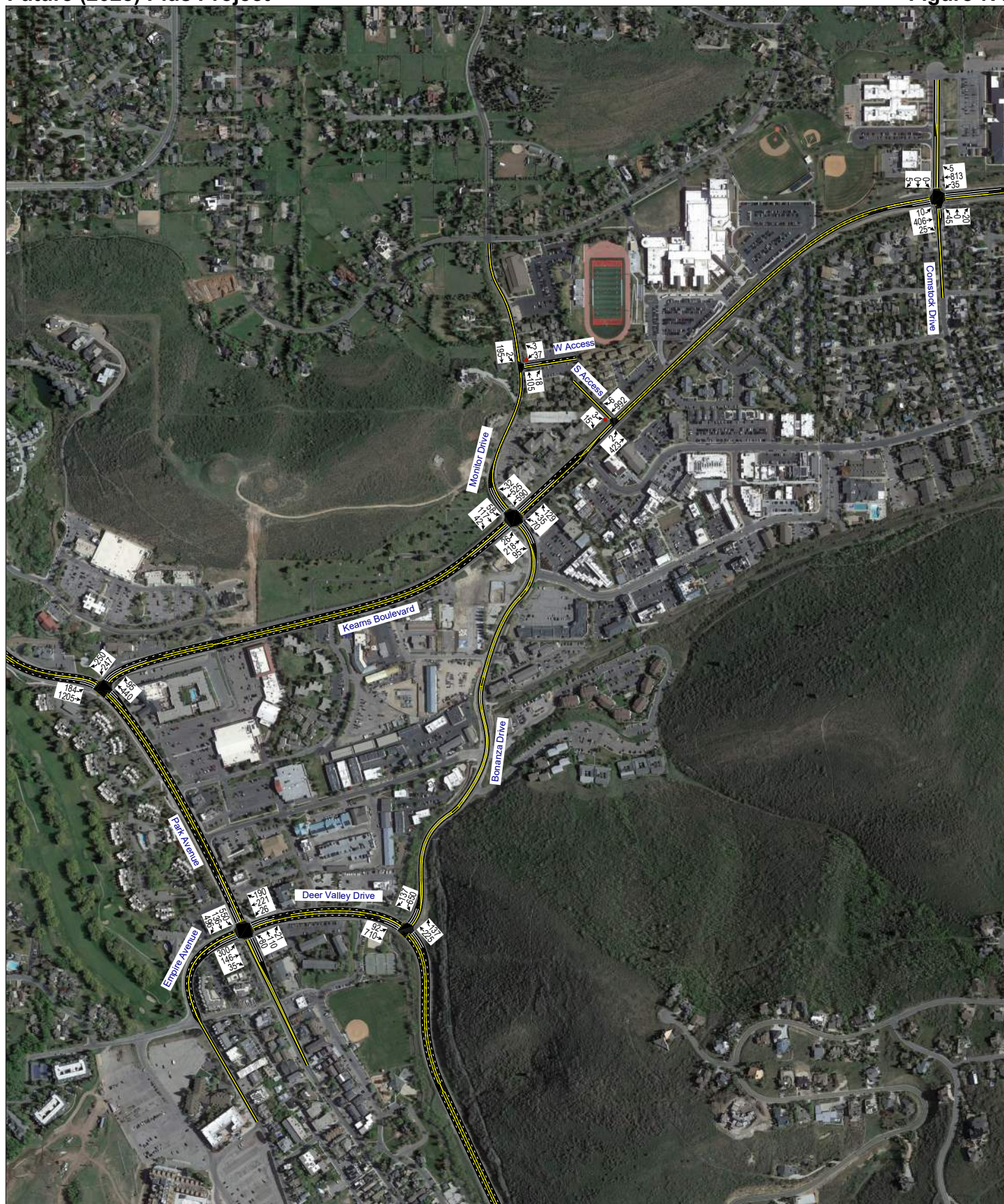
Table 9: Future (2028) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
Kearns Boulevard / Park Avenue	Signal	B (11.7)	D (36.3)
Monitor Drive & Bonanza Drive / Kearns Boulevard	Signal	C (24.0)	D (43.3)
West Access / Monitor Drive	WB Stop	a (5.3) / WBL	a (5.0) / WBL
South Access / Kearns Boulevard	SE Stop	d (28.8) / SER	f (>50) / SEL
Comstock Drive / Kearns Boulevard	Signal	A (8.3)	D (52.1)
Deer Valley Drive & Empire Avenue / Park Avenue	Signal	C (27.8)	E (61.9)
Bonanza Drive / Deer Valley Drive	Signal	B (10.7)	C (33.8)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, June 2023





D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- Kearns Boulevard / Park Avenue:
 - Northbound: 850 feet (PM)
- Comstock Drive / Kearns Blvd.:
 - Eastbound: >1,000 feet (PM)
- Bonanza Drive / Deer Valley Drive:
 - Northwest-bound: >1,000 feet (PM)
- Monitor Drive & Bonanza Drive / Kearns Blvd.:
 - Northbound: >1,000 feet (PM)
 - Southwest-bound: 975 feet (AM)
- Park Ave. & Empire Ave. / Deer Valley Dr.:
 - Southbound: 900 feet (PM)
 - Westbound: >1,000 feet (PM)

E. Mitigation Measures

No further mitigation measures are recommended beyond those mentioned in the Future (2028) Background Conditions chapter.

VII. FUTURE (2040) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2040) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to Park City Forward (2022), there are no projects planned before 2040 in the study area. Therefore, no changes were made to the roadway network for the future (2040) analysis.

C. Traffic Volumes

Hales Engineering obtained future (2040) forecasted volumes from the Summit/Wasatch County travel demand model. The travel demand model projects approximately a 0.75-1.25% annual growth rate for the area. Peak period turning movement counts were estimated using NCHRP 255 methodologies which utilize existing peak period turn volumes and future AWDT volumes to project the future turn volumes at the major intersections. Future (2040) background morning and evening peak hour turning movement volumes are shown in Figure 8.

D. Level of Service Analysis

Hales Engineering determined that the Bonanza Drive & Monitor Drive / Kearns Boulevard, Parkside Access / Kearns Boulevard, Comstock Drive / Kearns Boulevard, and Deer Valley Drive & Empire Avenue / Park Avenue intersections are anticipated to operate at poor levels of service during the evening peak hour in future (2040) background conditions, as shown in Table 10. These results serve as a baseline condition for the impact analysis of the proposed development for future (2040) conditions. Some intersections may show lower delay than the true delay due to queues backing up into upstream signals.



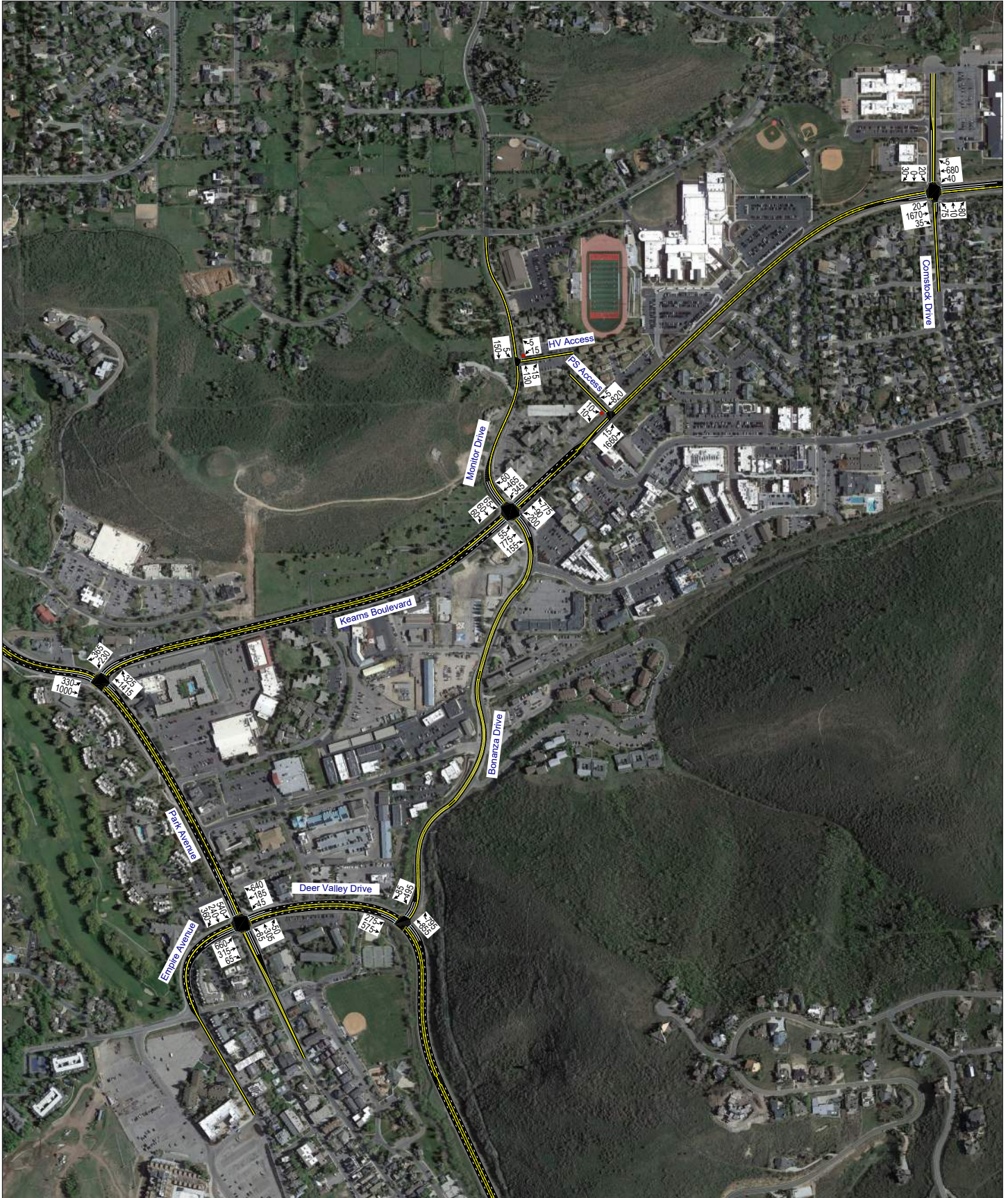


Table 10: Future (2040) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
Kearns Boulevard / Park Avenue	Signal	B (12.1)	D (50.1)
Monitor Drive & Bonanza Drive / Kearns Boulevard	Signal	C (31.8)	F (>80)
Holiday Village Access / Monitor Drive	WB Stop	a (4.9) / WBL	a (4.7) / WBL
Parkside Access / Kearns Boulevard	SE Stop	f (>50) / SEL	f (>50) / SEL
Comstock Drive / Kearns Boulevard	Signal	B (11.6)	E (63.8)
Deer Valley Drive & Empire Avenue / Park Avenue	Signal	C (32.0)	E (63.3)
Bonanza Drive / Deer Valley Drive	Signal	B (11.7)	D (43.1)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, June 2023

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- Park Avenue / Kearns Boulevard:
 - Northbound: >1,000 feet (PM)
- Bonanza Drive / Deer Valley Drive:
 - Northwest-bound: >1,000 feet (PM)
- Park Avenue / Deer Valley Drive:
 - Southbound: >1,000 feet (PM)
 - Westbound: 925 feet (PM)
- Monitor Drive & Bonanza Drive / Kearns Blvd.:
 - Northbound: >1,000 feet (PM)
 - Eastbound: >1,000 feet (PM)
 - Westbound: >1,000 feet (AM)
- Comstock Drive / Kearns Boulevard:
 - Eastbound: >1,000 feet (PM)

F. Mitigation Measures

No additional mitigation measures are recommended. Significant queuing along Kearns Boulevard is anticipated from the Comstock Signal that backs up onto Bonanza Drive and then back onto Deer Valley Drive. With the volume of traffic anticipated along Kearns Boulevard through the three-lane section near Comstock Drive, there is not enough green time available to allow the demand of vehicles to pass. The City could consider widening Kearns Boulevard to a five-lane cross section through Comstock Drive if travel demand reduction strategies are less effective than desired.

VIII. FUTURE (2040) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2040) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2040) background traffic volumes to predict turning movement volumes for future (2040) plus project conditions. Future (2040) plus project morning and evening peak hour turning movement volumes are shown in Figure 9.

C. Level of Service Analysis

Hales Engineering determined that all study intersections are anticipated to operate at poor levels of service during the evening peak hour, except for the West Access / Monitor Drive intersection, in future (2040) plus project conditions, as shown in Table 11. The South Access / Kearns Boulevard intersection is also anticipated to operate at a poor level of service during the morning peak hour. Some intersections may show lower delay than the true delay due to queues backing up into upstream signals.

Table 11: Future (2040) Plus Project Peak Hour LOS

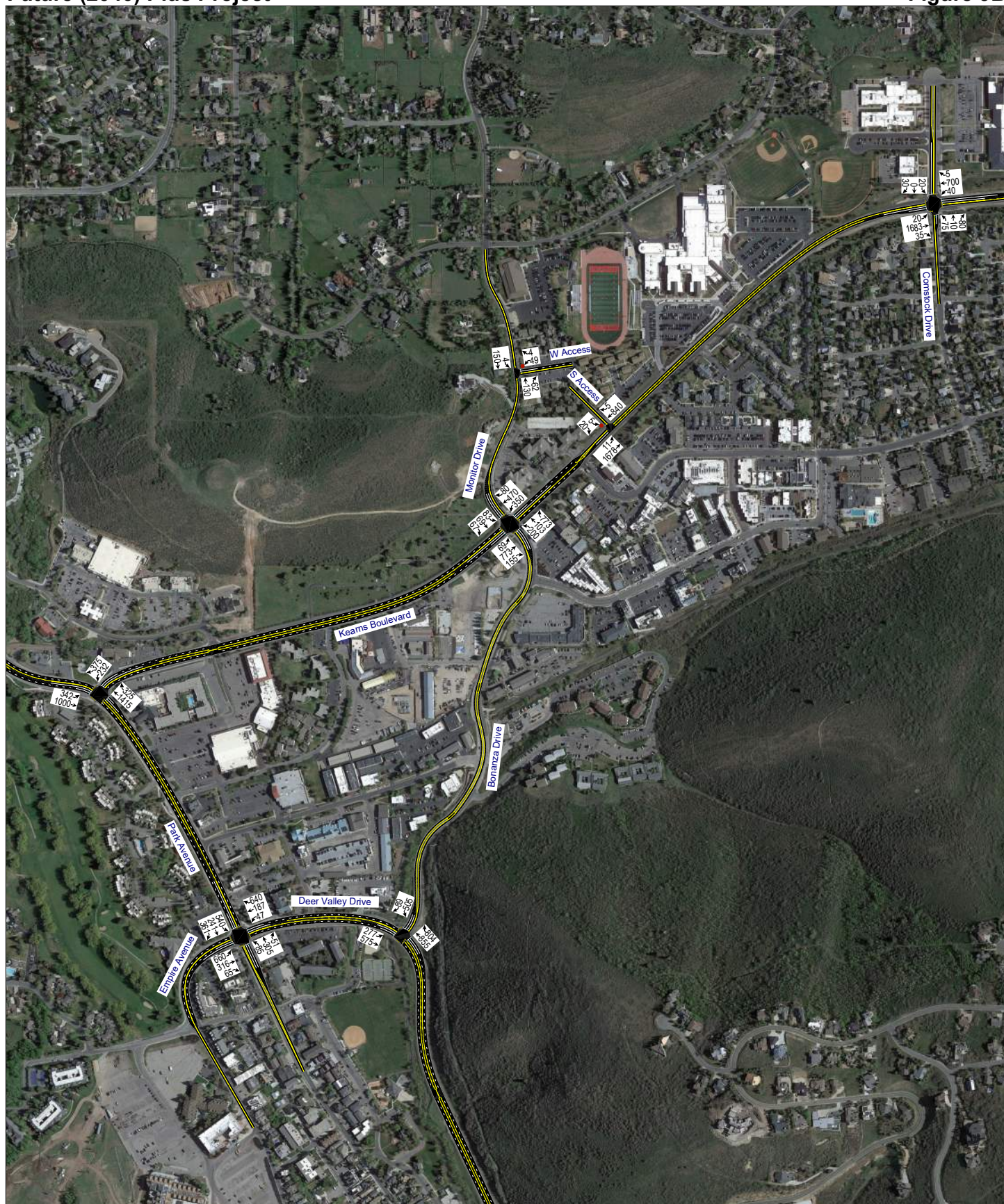
Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
Kearns Boulevard / Park Avenue	Signal	B (12.3)	E (56.4)
Monitor Drive & Bonanza Drive / Kearns Boulevard	Signal	D (46.0)	F (>80)
West Access / Monitor Drive	WB Stop	a (5.0) / WBL	a (5.1) / WBL
South Access / Kearns Boulevard	SE Stop	f (>50) / SEL	f (>50) / SER
Comstock Drive / Kearns Boulevard	Signal	B (14.9)	E (63.5)
Deer Valley Drive & Empire Avenue / Park Avenue	Signal	C (33.0)	E (60.2)
Bonanza Drive / Deer Valley Drive	Signal	B (11.3)	E (68.2)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, June 2023





D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- Park Avenue / Kearns Boulevard:
 - Northbound: >1,000 feet (PM)
- South Access / Kearns Boulevard:
 - Southeast-bound: >1,000 feet (AM)
- Bonanza Drive / Deer Valley Drive:
 - Northwest-bound: >1,000 feet (PM)
- Monitor Drive & Bonanza Drive / Kearns Blvd.:
 - Northbound: >1,000 feet (PM)
 - Eastbound: >1,000 feet (PM)
 - Westbound: >1,000 feet (AM)
- Comstock Drive / Kearns Boulevard:
 - Eastbound: >1,000 feet (PM)
- Park Avenue / Deer Valley Drive:
 - Southbound: >1,000 feet (PM)
 - Westbound: 750 feet (PM)

E. Mitigation Measures

No additional mitigation measures are recommended. Significant queuing along Kearns Boulevard is anticipated from the Comstock Signal that backs up onto Bonanza Drive and then back onto Deer Valley Drive. With the volume of traffic anticipated along Kearns Boulevard through the three-lane section near Comstock Drive, there is not enough green time available to allow the demand of vehicles to pass. The City could consider widening Kearns Boulevard to a five-lane cross section through Comstock Drive if travel demand reduction strategies are less effective than desired.

APPENDIX A

Site Plan



Building C - Units
(2) [Unit Icon]
(24) [Unit Icon]
(6) [Unit Icon]
32 Total Units

Building C - Parking
(35) [Car Icon] RD District
(34) [Car Icon] Market Rate
(18) [Car Icon] Affordable housing
35 [Car Icon] Underground
(7) [EV Icon]
(12) [Bike Icon]

Building A - Units
(26) [Unit Icon]
(14) [Unit Icon]
(5) [Unit Icon]
45 Total Units

Building A - Parking
(48) [Car Icon] RD District
(35) [Car Icon] Market Rate
(12) [Car Icon] Affordable housing
34 [Car Icon] Underground
(7) [EV Icon]
(8) [Bike Icon]

Building F - Units
(12) [Unit Icon]
(20) [Unit Icon]
(18) [Unit Icon]
50 Total Units

Building F - Parking
(50) [Car Icon] RD District
(35) [Car Icon] Market Rate
(10) [Car Icon] Affordable housing
43 [Car Icon] Underground
(9) [EV Icon]
(12) [Bike Icon]

Building B - Units
(27) [Unit Icon]
(12) [Unit Icon]
(5) [Unit Icon]
44 Total Units

Building B - Parking
(47) [Car Icon] RD District
(33) [Car Icon] Market Rate
(11) [Car Icon] Affordable housing
34 [Car Icon] Underground
4 [Car Icon] Surface
(8) [EV Icon]
(12) [Bike Icon]

Building E - Units
(21) [Unit Icon]
(9) [Unit Icon]
(1) [Unit Icon]
(5) [Unit Icon]
36 Total Units

Building E - Parking
(39) [Car Icon] RD District
(25) [Car Icon] Market Rate
(7) [Car Icon] Affordable housing
25 [Car Icon] Underground
(5) [EV Icon]
(12) [Bike Icon]

Building D - Units
(39) [Unit Icon]
(4) [Unit Icon]
(12) [Unit Icon]
(5) [Unit Icon]
60 Total Units

Building D - Parking
(63) [Car Icon] RD District
(41) [Car Icon] Market Rate
(11) [Car Icon] Affordable housing
44 [Car Icon] Underground
(9) [EV Icon]
(6) [Bike Icon]

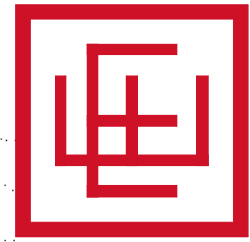
Building G - Units
(12) [Unit Icon]
(20) [Unit Icon]
(18) [Unit Icon]
50 Total Units

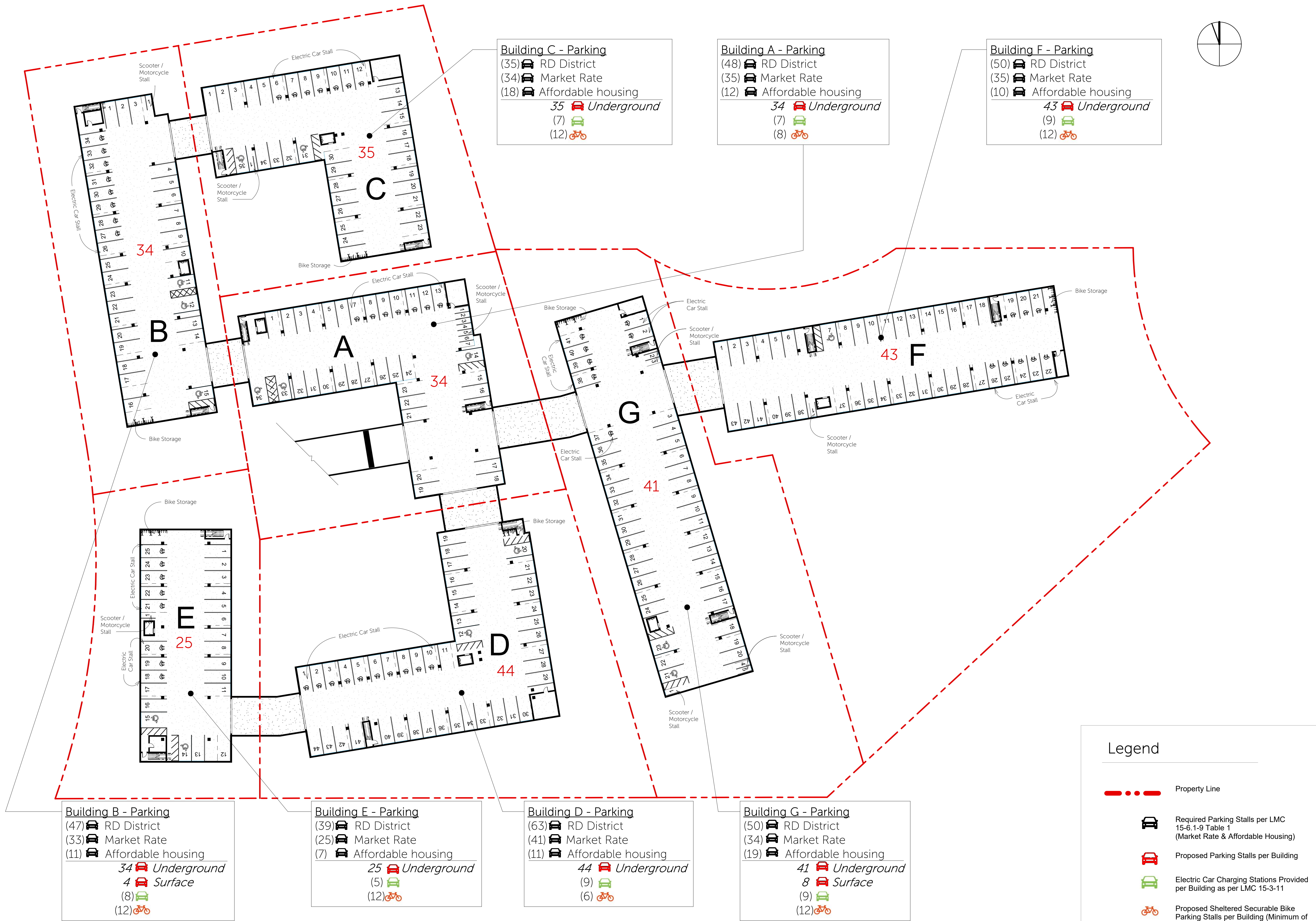
Building G - Parking
(50) [Car Icon] RD District
(34) [Car Icon] Market Rate
(19) [Car Icon] Affordable housing
41 [Car Icon] Underground
8 [Car Icon] Surface
(9) [EV Icon]
(12) [Bike Icon]

Legend

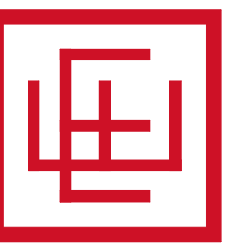
- Property Line
- Set Back Line
- Underground Connection
- Studio Unit (428 SF)
- One Bedroom Unit (598.5 SF)
- Two Bedroom Unit (838.5 SF)
- Three Bedroom Unit (1126.5 SF)
- Required Parking Stalls per LMC 15-6.1-9 Table 1 (Market Rate & Affordable Housing)
- Proposed Parking Stalls per Building
- Electric Car Charging Stations Provided per Building as per LMC 15-3-11
- Proposed Sheltered Securable Bike Parking Stalls per Building (Minimum of 10% of Required Off-Street Parking Per LMC 15-3-9)

Total Units.....317
Total Stalls.....268





Total Stalls.....268



APPENDIX B

Turning Movement Counts



File Name: "G:\Shared drives\2023 Projects\23-224 PCMC Traffic Counts\06_Project Deliverables\2023-03-14 - Traffic Counts\Saturday Data\SAT-SR-224 & SR-248 e.xls"

Start Date: 2/18/2023

Start Time: 7:00:00 AM

Site Code: Saturday

Comment 1: Project: WCG 23-224

Comment 2: Intersection: SR-224 / SR-248

Comment 3: City, State: Park City, Utah

Comment 4: Control: Signalized

Start Time	SR-224 (Park Avenue) From Northwest			SR-248 (Kearns Avenue) From Northeast			SR-224 (Park Avenue) From Southeast			Total
	Thru	Left	Peds	Right	Left	Peds	Right	Thru	Peds	
7:00:00 AM	117	19	0	42	28	1	14	46	0	267
7:15:00 AM	187	30	0	28	40	1	19	44	0	349
7:30:00 AM	244	47	0	30	45	0	25	63	0	454
7:45:00 AM	324	47	0	55	66	0	17	59	0	568
8:00:00 AM	314	44	1	57	67	4	26	118	0	631
8:15:00 AM	317	39	0	62	55	2	23	114	0	612
8:30:00 AM	217	41	2	60	47	3	25	139	0	534
8:45:00 AM	206	52	2	47	41	1	26	145	0	520
9:00:00 AM	194	46	0	42	47	4	25	145	0	503
9:15:00 AM	176	40	2	55	41	1	29	125	0	469
9:30:00 AM	199	56	1	48	32	2	42	143	0	523
9:45:00 AM	185	54	4	62	57	5	25	131	0	523
10:00:00 AM	194	45	3	54	57	3	37	148	0	541
10:15:00 AM	199	62	0	74	52	3	43	132	0	565
10:30:00 AM	208	47	2	56	49	5	39	146	0	552
10:45:00 AM	219	48	0	74	60	10	32	158	0	601
11:00:00 AM	205	57	0	55	34	3	45	170	0	569
11:15:00 AM	229	61	2	48	60	3	50	165	0	618
11:30:00 AM	210	67	0	79	49	4	36	161	0	606
11:45:00 AM	224	73	0	80	41	4	43	191	0	656
12:00:00 PM	252	72	6	75	45	0	37	181	0	668
12:15:00 PM	238	63	0	78	44	9	52	213	0	697
12:30:00 PM	215	54	3	88	49	4	47	182	0	642
12:45:00 PM	253	73	2	78	46	9	53	180	0	694
1:00:00 PM	242	79	3	71	58	4	57	209	0	723
1:15:00 PM	210	65	1	78	56	4	43	214	0	671
1:30:00 PM	218	68	1	81	40	6	44	203	0	661
1:45:00 PM	231	79	1	76	37	9	47	228	0	708
2:00:00 PM	192	52	0	69	47	4	50	221	0	635
2:15:00 PM	249	80	3	49	54	4	45	246	0	730
2:30:00 PM	234	63	3	70	61	4	55	258	0	748
2:45:00 PM	310	63	2	81	61	9	48	271	0	845
3:00:00 PM	246	68	1	74	52	6	72	258	0	777
3:15:00 PM	256	71	2	65	49	16	55	328	0	842
3:30:00 PM	228	88	5	85	48	6	53	292	0	805
3:45:00 PM	249	86	0	87	51	15	74	301	0	863
4:00:00 PM	215	79	0	71	38	6	64	313	0	786
4:15:00 PM	236	68	1	65	64	12	81	330	0	857
4:30:00 PM	210	78	2	66	42	4	61	278	0	741
4:45:00 PM	230	77	5	82	54	17	72	340	0	877
5:00:00 PM	218	71	2	72	52	13	82	332	0	842
5:15:00 PM	235	67	4	77	47	12	61	338	0	841
5:30:00 PM	237	61	0	75	50	8	72	295	0	798
5:45:00 PM	226	57	1	59	44	5	62	278	0	732
6:00:00 PM	177	58	7	75	36	22	65	229	0	669
6:15:00 PM	193	77	0	62	28	11	44	222	0	637
6:30:00 PM	199	83	0	66	34	6	52	244	0	684
6:45:00 PM	158	59	6	58	40	2	38	190	0	551
Grand Total	10725	2934	80	3141	2295	286	2207	9717	0	31385



File Name: "G:\Shared drives\2023 Projects\23-224 PCMC Traffic Counts\06_Project Deliverables\2023-03-14 - Traffic Counts\Saturday Data\SAT-Bonanza Drive & SR-248 e.xls"

Start Date: 2/18/2023

Start Time: 7:00:00 AM

Site Code: Saturday

Comment 1: Project: WCG 23-224

Comment 2: Intersection: Bonanza Dr / SR-248

Comment 3: City, State: Park City, Utah

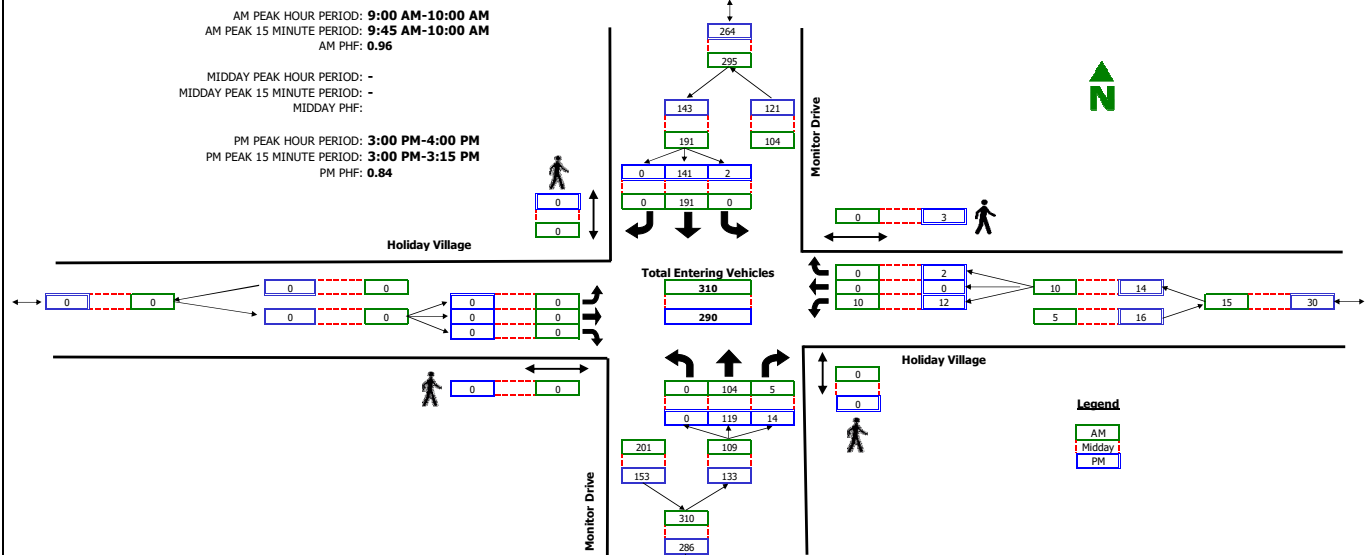
Comment 4: Control: Signalized

Start Time	Monitor Drive From Northwest				SR-248 (Kearns Blvd) From Northeast				Bonanza Drive From Southeast				SR-248 (Kearns Blvd) From Southwest				Total
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	
7:00:00 AM	1	5	2	0	7	91	80	0	8	1	13	1	9	25	5	0	248
7:15:00 AM	2	11	6	0	5	64	110	0	18	5	6	3	7	39	3	3	282
7:30:00 AM	7	13	8	0	5	75	126	0	20	5	11	1	13	66	1	0	351
7:45:00 AM	5	17	14	0	5	130	154	0	32	4	10	3	10	49	3	0	436
8:00:00 AM	5	20	6	0	9	143	134	0	24	4	12	0	22	63	4	0	446
8:15:00 AM	8	41	8	0	10	122	130	1	34	6	17	1	28	50	4	0	460
8:30:00 AM	17	28	12	0	6	93	135	0	36	15	25	0	21	37	7	0	432
8:45:00 AM	15	21	6	0	18	80	106	1	43	17	15	0	26	54	5	0	407
9:00:00 AM	15	20	10	3	13	81	109	3	48	16	11	1	26	56	10	0	422
9:15:00 AM	8	22	12	1	11	80	88	1	52	10	26	6	31	60	8	0	416
9:30:00 AM	15	13	4	0	10	74	85	1	46	15	21	1	43	72	10	0	410
9:45:00 AM	15	29	12	0	11	113	97	0	49	13	23	0	27	63	9	0	461
10:00:00 AM	19	20	13	4	13	109	73	4	45	7	23	3	23	50	13	2	421
10:15:00 AM	12	17	16	0	7	104	70	1	60	8	30	2	33	85	11	2	458
10:30:00 AM	11	26	12	3	12	94	80	1	53	13	28	3	21	91	6	4	458
10:45:00 AM	16	22	11	3	9	111	94	2	54	18	32	1	30	59	7	1	470
11:00:00 AM	18	24	14	2	14	88	90	5	60	14	30	1	31	83	9	3	486
11:15:00 AM	17	18	10	4	11	100	61	1	64	12	20	1	33	74	19	3	448
11:30:00 AM	14	19	25	4	9	97	75	6	52	10	39	2	43	68	13	1	477
11:45:00 AM	13	27	21	1	14	99	100	3	62	14	31	2	46	95	19	2	549
12:00:00 PM	19	29	22	1	10	94	82	0	51	10	40	7	45	82	13	2	507
12:15:00 PM	20	13	17	0	13	104	87	2	70	14	40	1	41	82	7	0	511
12:30:00 PM	19	24	13	2	13	121	102	1	61	23	52	6	56	84	9	2	588
12:45:00 PM	17	16	15	3	18	92	85	4	78	14	42	5	50	86	10	2	537
1:00:00 PM	14	18	16	1	13	110	88	0	68	14	37	1	46	120	16	2	564
1:15:00 PM	15	17	10	3	12	106	82	0	89	15	33	5	46	86	12	1	532
1:30:00 PM	20	26	18	0	10	86	71	2	94	19	33	2	34	98	8	0	521
1:45:00 PM	13	19	8	0	10	98	96	0	93	20	39	3	53	91	15	4	562
2:00:00 PM	7	17	10	6	12	97	93	2	95	19	42	2	34	92	5	1	534
2:15:00 PM	19	11	12	0	8	100	86	5	77	14	32	2	51	100	16	1	534
2:30:00 PM	11	16	17	2	11	102	88	1	100	17	45	2	48	100	8	1	569
2:45:00 PM	11	21	14	0	14	98	116	0	93	22	45	1	49	94	10	0	588
3:00:00 PM	16	28	11	0	12	109	84	6	106	18	37	1	35	106	16	0	585
3:15:00 PM	7	25	7	0	11	94	105	2	132	25	38	3	51	110	8	0	618
3:30:00 PM	15	12	12	1	4	93	87	2	140	26	46	1	38	124	10	0	611
3:45:00 PM	16	19	14	1	14	107	100	2	158	18	38	2	46	138	21	0	694
4:00:00 PM	12	15	14	1	10	74	78	0	163	12	40	6	40	114	19	0	598
4:15:00 PM	9	10	10	0	14	94	74	7	158	23	57	5	32	144	15	0	652
4:30:00 PM	9	18	8	4	18	81	81	5	157	23	42	9	35	127	16	1	634
4:45:00 PM	15	14	19	10	11	102	72	4	156	27	45	6	43	167	9	1	701
5:00:00 PM	24	18	20	2	8	81	58	2	172	17	38	2	37	156	14	0	649
5:15:00 PM	14	12	10	1	11	103	77	4	152	24	37	2	32	139	8	0	626
5:30:00 PM	10	18	13	0	13	96	78	0	113	17	39	4	41	127	10	0	579
5:45:00 PM	4	14	11	0	7	87	75	1	107	16	41	4	37	87	8	0	499
6:00:00 PM	8	19	14	0	12	79	75	0	92	16	48	4	33	137	15	0	552
6:15:00 PM	15	14	9	3	6	71	79	4	101	17	22	5	46	98	11	0	501
6:30:00 PM	6	7	12	2	5	75	63	0	72	18	25	2	36	114	9	0	446
6:45:00 PM	9	13	14	1	9	81	53	3	84	7	34	7	39	95	13	3	465
Grand Total	607	896	592	69	508	4583	4312	89	3892	712	1530	132	1697	4337	497	42	24495

Intersection Turning Movement Summary

Intersection: Monitor Drive / Holiday Village
North/South: Monitor Drive
East/West: Holiday Village
Jurisdiction: Park City
Project Title: Holiday Village & Parkside TIS
Project No: UT23-2486
Weather: Clear

Date: 4-1-23, Sat
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

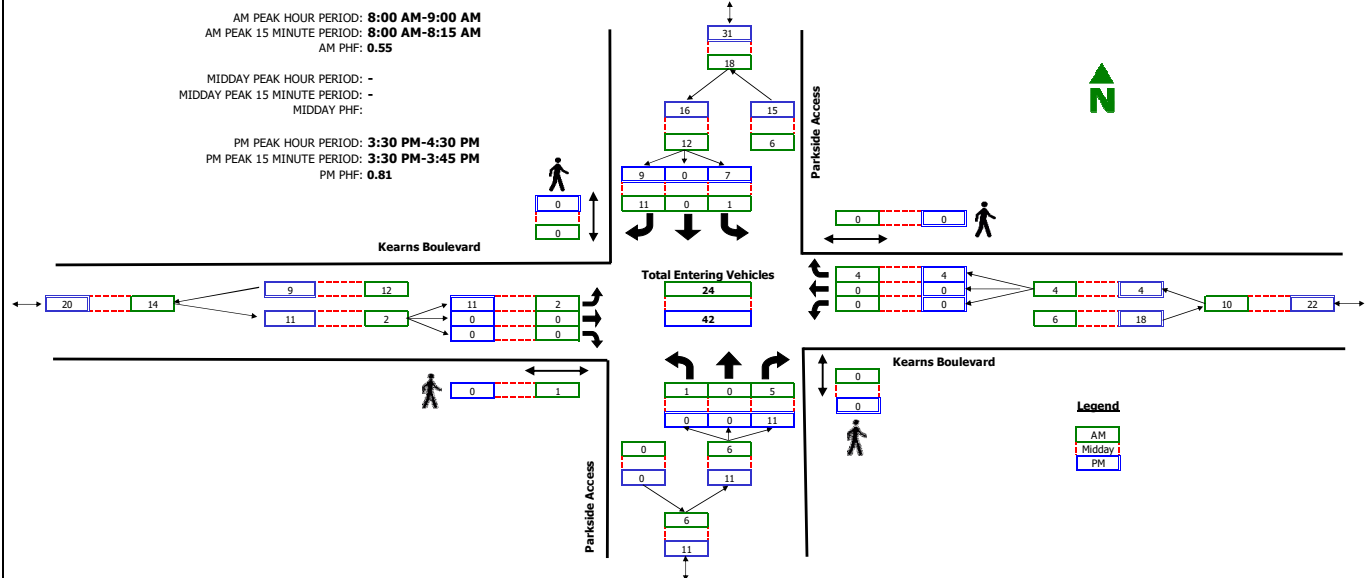


RAW COUNT SUMMARIES	Monitor Drive Northbound				Monitor Drive Southbound				Holiday Village Eastbound				Holiday Village Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
8:00 - 8:15	0	23	0	0	1	34	0	0	0	0	0	0	0	0	0	0	58
8:15 - 8:30	0	15	1	0	0	40	0	0	0	0	0	0	0	0	0	0	56
8:30 - 8:45	0	26	2	0	0	36	0	0	0	0	0	0	2	0	2	0	68
8:45 - 9:00	0	32	0	0	0	36	0	0	0	0	0	0	4	0	0	0	72
9:00 - 9:15	0	23	3	0	0	46	0	0	0	0	0	0	4	0	0	0	76
9:15 - 9:30	0	19	1	0	0	52	0	0	0	0	0	0	1	0	0	0	73
9:30 - 9:45	0	28	0	0	0	50	0	0	0	0	0	0	2	0	0	0	80
9:45 - 10:00	0	34	1	0	0	43	0	0	0	0	0	0	3	0	0	0	81
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
15:00 - 15:15	0	34	3	0	1	42	0	0	0	0	0	0	5	0	1	0	86
15:15 - 15:30	0	26	3	0	0	29	0	0	0	0	0	0	1	0	0	0	59
15:30 - 15:45	0	26	3	0	0	43	0	0	0	0	0	0	3	0	0	0	75
15:45 - 16:00	0	33	5	0	1	27	0	0	0	0	0	0	3	0	1	3	70
16:00 - 16:15	0	31	3	0	0	29	0	0	0	0	0	0	4	0	0	0	67
16:15 - 16:30	0	37	4	0	0	30	0	0	0	0	0	0	1	0	0	0	72
16:30 - 16:45	0	33	0	0	0	44	0	0	0	0	0	0	1	0	1	0	79
16:45 - 17:00	0	42	3	0	0	25	0	0	0	0	0	0	0	0	0	0	70

Intersection Turning Movement Summary

Intersection: Parkside Access / Kearns Boulevard
 North/South: Parkside Access
 East/West: Kearns Boulevard
 Jurisdiction: Park City
 Project Title: Holiday Vukkgage & Parkside TIS
 Project No: UT23-2486
 Weather: Clear

Date: 4-1-23, Sat
 Day of Week Adjustment: 100.0%
 Month of Year Adjustment: 100.0%
 Adjustment Station #: 0
 Growth Rate: 0.0%
 Number of Years: 0

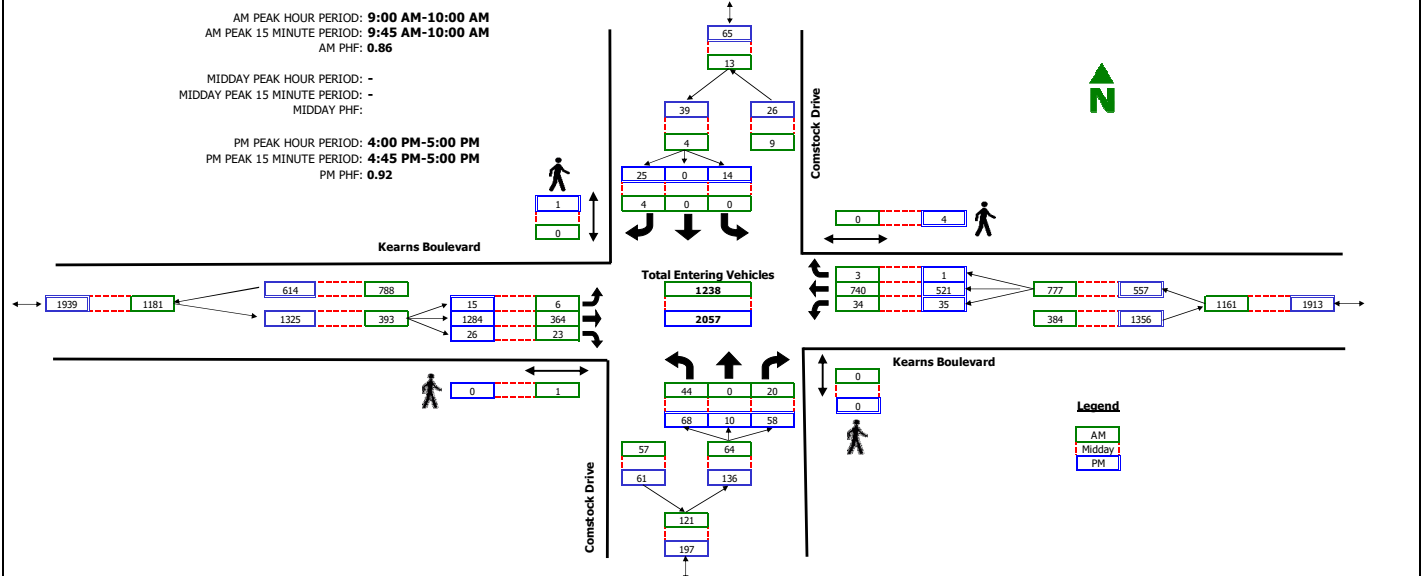


RAW COUNT SUMMARIES	Parkside Access				Parkside Access				Kearns Boulevard				Kearns Boulevard				TOTAL
	Northbound				Southbound				Eastbound				Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
8:00 - 8:15	0	0	3	0	0	0	5	0	2	0	0	1	0	0	1	0	11
8:15 - 8:30	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
8:30 - 8:45	0	0	2	0	1	0	1	0	0	0	0	0	0	0	2	0	6
8:45 - 9:00	1	0	0	0	0	0	4	0	0	0	0	0	0	0	1	0	6
9:00 - 9:15	0	0	1	0	0	0	2	0	0	0	0	0	0	0	1	0	4
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	1	0	0	0	3	0	0	0	0	0	0	0	1	0	5
9:45 - 10:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
15:00 - 15:15	0	0	2	0	0	0	1	1	2	0	0	0	0	0	1	0	6
15:15 - 15:30	0	0	1	0	0	0	3	0	1	0	0	0	0	0	1	0	6
15:30 - 15:45	0	0	3	0	3	0	2	0	2	0	0	0	0	0	3	0	13
15:45 - 16:00	0	0	4	0	2	0	3	0	4	0	0	0	0	0	0	0	13
16:00 - 16:15	0	0	1	0	2	0	3	0	2	0	0	0	0	0	0	0	8
16:15 - 16:30	0	0	3	0	0	0	1	0	3	0	0	0	0	0	1	0	8
16:30 - 16:45	0	0	3	0	0	0	2	0	3	0	0	0	0	0	1	0	9
16:45 - 17:00	0	0	1	0	0	0	3	0	1	0	0	0	0	0	1	0	6

Intersection Turning Movement Summary

Intersection: Comstock Drive / Kearns Boulevard
North/South: Comstock Drive
East/West: Kearns Boulevard
Jurisdiction: Park City
Project Title: Holiday Village & Parkside TIS
Project No: UT23-2486
Weather: Clear

Date: 4-1-23, Sat
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0



RAW COUNT SUMMARIES	Comstock Drive Northbound				Comstock Drive Southbound				Kearns Boulevard Eastbound				Kearns Boulevard Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
8:00 - 8:15	7	0	4	0	0	0	0	0	0	58	1	1	9	166	0	0	245
8:15 - 8:30	10	0	2	0	0	0	1	0	3	55	5	4	4	192	1	0	272
8:30 - 8:45	10	0	1	0	0	0	1	0	1	68	6	0	4	162	0	0	253
8:45 - 9:00	8	0	0	0	0	0	1	0	2	85	0	0	9	175	1	0	281
9:00 - 9:15	8	0	5	0	0	0	2	0	0	67	5	1	6	179	0	0	272
9:15 - 9:30	13	0	3	0	0	0	1	0	5	106	7	0	9	165	0	0	309
9:30 - 9:45	9	0	7	0	0	0	1	0	0	79	6	0	11	184	2	0	299
9:45 - 10:00	14	0	5	0	0	0	0	0	1	112	5	0	8	212	1	0	358
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
15:00 - 15:15	6	0	11	0	0	0	4	0	3	223	8	0	8	132	0	0	392
15:15 - 15:30	6	0	9	0	0	0	6	0	1	284	7	0	3	144	1	0	461
15:30 - 15:45	7	0	11	0	3	0	3	0	4	275	4	0	9	121	1	0	438
15:45 - 16:00	7	0	10	0	0	0	2	0	3	284	2	1	9	131	0	0	448
16:00 - 16:15	16	0	14	0	3	0	8	0	4	264	3	0	6	111	0	1	429
16:15 - 16:30	13	0	18	0	4	1	4	1	4	339	8	0	4	130	0	2	523
16:30 - 16:45	14	0	13	0	4	0	11	0	6	330	6	0	11	153	1	1	549
16:45 - 17:00	25	10	13	0	4	0	2	0	1	351	9	0	14	127	0	0	556



File Name: "G:\Shared drives\2023 Projects\23-224 PCMC Traffic Counts\06_Project Deliverables\2023-03-14 - Traffic Counts\Saturday
Data\SAT-SR-224 & Deer Valley Drive e.xls"

Start Date: 2/18/2023

Start Time: 7:00:00 AM

Site Code: Saturday

Comment 1: Project: WCG 23-224

Comment 2: Intersection: SR-224 / Deer Valley Dr

Comment 3: City, State: Park City, Utah

Comment 4: Control: Signalized

Start Time	SR-224 (Park Avenue) From North				Deer Valley Drive From East				SR-224 (Park Avenue) From South				Empire Avenue From West				Total
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	
7:00:00 AM	68	17	63	1	26	14	0	2	2	16	4	1	4	13	13	0	244
7:15:00 AM	60	19	112	1	27	11	1	2	3	13	4	0	1	11	24	0	289
7:30:00 AM	87	26	156	3	30	24	6	3	5	19	1	1	4	15	23	2	405
7:45:00 AM	118	38	176	3	29	29	2	4	5	12	8	1	7	28	37	3	500
8:00:00 AM	168	32	172	3	37	43	3	5	4	26	13	3	5	20	69	3	606
8:15:00 AM	135	29	145	11	40	64	4	5	4	17	18	7	9	38	73	2	601
8:30:00 AM	87	31	108	2	58	50	3	5	4	32	23	2	11	39	71	1	527
8:45:00 AM	83	40	113	4	51	55	15	3	6	33	21	1	9	43	74	3	554
9:00:00 AM	74	43	109	16	61	46	6	8	8	34	24	1	14	27	49	3	523
9:15:00 AM	85	36	88	15	62	63	6	12	10	28	17	6	13	48	59	5	553
9:30:00 AM	91	36	116	6	61	27	6	1	5	42	11	0	11	37	74	1	525
9:45:00 AM	84	46	84	7	47	35	11	5	8	37	12	3	12	31	51	1	474
10:00:00 AM	76	50	93	13	56	42	11	4	9	44	15	3	14	42	63	1	536
10:15:00 AM	80	53	114	6	82	25	9	2	15	32	13	1	19	22	58	7	538
10:30:00 AM	75	36	106	8	83	22	15	11	9	48	12	4	7	44	46	5	531
10:45:00 AM	81	68	119	14	81	27	11	2	13	52	16	2	11	30	53	1	581
11:00:00 AM	69	31	90	5	91	33	9	7	6	38	17	1	21	29	58	0	505
11:15:00 AM	87	67	123	6	93	18	6	5	10	42	17	0	16	30	56	2	578
11:30:00 AM	58	61	116	5	79	35	7	11	8	57	11	5	13	33	42	1	542
11:45:00 AM	69	61	113	5	100	21	4	9	9	62	16	1	9	23	64	0	566
12:00:00 PM	59	70	117	9	98	24	10	7	10	53	11	2	10	30	54	5	569
12:15:00 PM	82	65	125	19	108	27	6	7	14	67	8	2	9	32	47	4	622
12:30:00 PM	73	53	105	14	95	35	10	5	9	63	12	3	19	33	59	6	594
12:45:00 PM	75	71	127	14	111	28	4	12	7	56	9	8	7	27	58	4	618
1:00:00 PM	74	73	113	15	112	32	10	8	11	47	14	10	14	26	63	4	626
1:15:00 PM	70	61	98	5	105	25	10	8	10	59	17	5	9	29	74	4	589
1:30:00 PM	60	68	122	2	107	38	9	12	6	68	13	2	13	37	43	1	601
1:45:00 PM	68	64	115	8	126	27	8	15	10	63	18	4	11	32	57	6	632
2:00:00 PM	63	49	100	13	135	30	12	2	7	55	19	1	15	38	66	3	608
2:15:00 PM	73	70	143	8	129	24	12	12	7	73	21	2	11	36	72	4	697
2:30:00 PM	71	58	123	13	163	48	10	20	6	70	14	1	12	39	86	0	734
2:45:00 PM	120	81	130	9	152	40	16	9	11	59	11	2	16	34	81	7	778
3:00:00 PM	90	76	108	6	137	31	12	11	10	85	28	1	16	51	116	3	781
3:15:00 PM	91	59	125	28	142	35	13	20	7	76	22	0	12	74	155	6	865
3:30:00 PM	63	65	138	20	159	33	8	6	13	71	23	0	17	62	133	3	814
3:45:00 PM	72	59	131	6	145	41	12	2	13	74	19	0	13	70	139	7	803
4:00:00 PM	76	50	110	8	149	53	8	7	13	78	16	0	20	72	135	15	810
4:15:00 PM	65	62	125	26	150	37	17	10	12	100	21	2	12	64	146	7	856
4:30:00 PM	70	64	111	17	144	34	8	15	14	75	21	0	16	69	124	6	788
4:45:00 PM	60	70	111	12	131	35	8	23	12	85	27	4	16	55	163	4	816
5:00:00 PM	72	78	129	21	171	38	12	21	5	88	12	3	16	50	109	3	828
5:15:00 PM	55	79	129	22	160	27	8	20	14	94	23	6	16	51	115	4	823
5:30:00 PM	44	61	128	7	181	35	8	14	8	65	11	7	8	46	103	1	727
5:45:00 PM	53	91	135	6	171	28	7	6	6	65	9	0	18	45	89	3	732
6:00:00 PM	33	56	114	19	136	23	6	15	16	84	15	10	9	45	71	11	663
6:15:00 PM	39	53	126	10	144	23	8	10	13	63	10	1	8	14	54	2	578
6:30:00 PM	28	60	100	8	126	16	9	7	15	78	16	1	13	33	57	4	571
6:45:00 PM	39	54	108	10	109	20	10	13	2	79	5	4	11	19	51	13	547
Grand Total	3573	2640	5662	489	4990	1571	406	423	424	2677	718	124	577	1816	3577	181	29848



File Name: "G:\Shared drives\2023 Projects\23-224 PCMC Traffic Counts\06_Project Deliverables\2023-03-14 - Traffic Counts\Saturday Data\SAT-Bonanza Drive & Deer Valley Drive e.xls"

Start Date: 2/18/2023

Start Time: 7:00:00 AM

Site Code: Saturday

Comment 1: Project: WCG 23-224

Comment 2: Intersection: Bonanza Dr/Deer Valley Dr

Comment 3: City, State: Park City, Utah

Comment 4: Control: Signalized

Start Time	Deer Valley Drive From Northwest				Bonanza Drive From Northeast				Deer Valley Drive From Southeast			Total
	Thru	Left	Peds		Right	Left	Peds		Right	Thru	Peds	
7:00:00 AM	55	6	0		3	72	0		13	24	1	174
7:15:00 AM	102	9	0		15	115	0		33	29	0	303
7:30:00 AM	155	6	0		17	123	0		32	35	0	368
7:45:00 AM	204	22	0		23	173	0		30	27	0	479
8:00:00 AM	178	13	0		33	144	0		30	54	0	452
8:15:00 AM	168	25	0		31	165	0		31	67	0	487
8:30:00 AM	150	27	0		43	135	0		40	69	0	464
8:45:00 AM	145	26	0		35	133	0		37	85	0	461
9:00:00 AM	113	24	0		35	116	0		50	73	0	411
9:15:00 AM	123	25	0		36	101	3		60	78	0	426
9:30:00 AM	137	24	0		23	114	0		47	72	0	417
9:45:00 AM	98	21	0		34	116	0		57	73	0	399
10:00:00 AM	128	24	0		22	84	0		50	83	0	391
10:15:00 AM	132	21	0		28	65	0		61	95	0	402
10:30:00 AM	126	26	0		24	101	0		50	96	0	423
10:45:00 AM	137	30	0		18	83	0		67	87	0	422
11:00:00 AM	103	17	0		28	86	0		61	103	0	398
11:15:00 AM	137	26	0		16	66	0		68	93	0	406
11:30:00 AM	146	19	0		12	88	0		65	102	0	432
11:45:00 AM	135	21	0		25	104	0		78	98	1	462
12:00:00 PM	133	25	0		23	114	0		75	110	0	480
12:15:00 PM	98	21	0		23	102	0		84	114	0	442
12:30:00 PM	136	21	0		34	104	0		92	99	0	486
12:45:00 PM	182	35	0		14	65	0		68	120	0	484
1:00:00 PM	141	34	0		36	100	0		96	113	0	520
1:15:00 PM	105	30	0		28	98	0		104	115	0	480
1:30:00 PM	158	32	0		21	89	0		98	105	0	503
1:45:00 PM	118	33	0		27	116	0		87	112	0	493
2:00:00 PM	116	37	0		18	82	0		101	158	0	512
2:15:00 PM	142	33	0		14	86	0		91	136	0	502
2:30:00 PM	144	32	0		25	125	0		102	173	0	601
2:45:00 PM	142	26	0		38	129	0		100	179	0	614
3:00:00 PM	118	47	0		39	102	0		130	160	0	596
3:15:00 PM	152	67	0		31	115	0		115	203	0	683
3:30:00 PM	159	42	0		25	116	0		149	181	0	672
3:45:00 PM	167	53	0		19	96	0		172	189	0	696
4:00:00 PM	134	54	0		17	111	0		172	190	0	678
4:15:00 PM	119	53	0		19	111	0		174	220	0	696
4:30:00 PM	119	64	0		18	117	0		188	200	0	706
4:45:00 PM	91	50	0		20	81	0		181	180	0	603
5:00:00 PM	99	43	0		12	124	0		197	230	0	705
5:15:00 PM	123	47	0		10	77	0		154	179	0	590
5:30:00 PM	160	30	0		12	118	0		146	212	0	678
5:45:00 PM	153	34	0		7	85	0		138	196	0	613
6:00:00 PM	166	24	0		10	77	0		115	144	2	538
6:15:00 PM	138	23	0		10	102	0		102	148	0	523
6:30:00 PM	147	18	0		6	77	0		102	139	0	489
6:45:00 PM	112	10	0		13	97	0		70	121	0	423
Grand Total	6444	1430	0		1070	5000	3		4363	5869	4	24183

APPENDIX C

LOS Results

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Background
Time Period: Morning Peak Hour
Project #: UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	493	493	100	14.6	B
	R	91	92	101	7.0	A
	Subtotal	584	585	100	13.4	B
SE	L	173	172	99	10.7	B
	T	1,173	1,169	100	7.1	A
	Subtotal	1,346	1,341	100	7.6	A
SW	L	235	227	97	37.6	D
	T	116	118	102	0.4	A
	R	239	236	99	6.9	A
	Subtotal	590	581	98	17.6	B
Total		2,520	2,507	99	11.3	B

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	64	60	93	32.4	C
	T	29	29	100	19.5	B
	R	126	130	103	3.8	A
	Subtotal	219	219	100	13.7	B
SE	L	40	39	97	29.5	C
	T	127	130	103	16.7	B
	R	36	32	89	5.2	A
	Subtotal	203	201	99	17.4	B
NE	L	20	20	100	21.2	C
	T	207	203	98	17.1	B
	R	82	85	103	9.6	A
	Subtotal	309	308	100	15.3	B
SW	L	553	549	99	23.5	C
	T	490	489	100	5.3	A
	R	30	30	101	3.3	A
	Subtotal	1,073	1,068	100	14.6	B
Total		1,804	1,796	100	18.7	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Background
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Monitor Drive & HV Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	105	103	98	0.2	A
	R	5	5	95	0.1	A
	Subtotal	110	108	98	0.2	A
SB	L	2	2	100	1.5	A
	T	193	193	100	0.3	A
	Subtotal	195	195	100	0.3	A
WB	L	10	8	82	4.5	A
	R	2	2	100	3.5	A
	Subtotal	12	10	83	4.3	A
Total		317	313	99	0.4	A

Intersection: Kearns Boulevard & PS Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	1	1	100	16.5	C
	R	11	12	112	13.0	B
	Subtotal	12	13	108	13.3	B
NE	L	2	2	100	17.7	C
	T	386	384	99	0.4	A
	Subtotal	388	386	99	0.5	A
SW	T	924	919	99	7.3	A
	R	4	4	94	6.2	A
	Subtotal	928	923	99	7.3	A
Total		1,328	1,322	100	5.4	A

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Background
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	44	46	104	16.1	B
	R	20	21	105	6.0	A
	Subtotal	64	67	105	12.9	B
SB	R	4	3	71	5.9	A
	Subtotal	4	3	75	5.9	A
EB	L	6	5	80	20.0	B
	T	372	371	100	5.4	A
	R	23	24	103	3.3	A
	Subtotal	401	400	100	5.5	A
WB	L	34	35	103	10.1	B
	T	724	720	99	7.9	A
	R	3	3	100	3.5	A
	Subtotal	761	758	100	8.0	A
Total		1,232	1,228	100	7.4	A

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	75	73	97	37.5	D
	T	109	112	103	45.0	D
	R	18	18	100	14.1	B
	Subtotal	202	203	100	39.6	D
SB	L	542	534	98	33.0	C
	T	388	380	98	8.6	A
	R	477	483	101	8.9	A
	Subtotal	1,407	1,397	99	18.0	B
EB	L	288	283	98	48.9	D
	T	140	141	101	32.6	C
	R	34	36	106	20.6	C
	Subtotal	462	460	100	41.7	D
WB	L	25	25	99	56.9	E
	T	212	217	102	52.0	D
	R	187	192	103	7.0	A
	Subtotal	424	434	102	32.4	C
Total		2,495	2,494	100	26.7	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Background
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	218	224	103	7.5	A
	R	131	129	98	1.6	A
	Subtotal	349	353	101	5.3	A
SE	L	87	88	101	14.7	B
	T	704	700	99	8.8	A
	Subtotal	791	788	100	9.5	A
SW	L	617	615	100	15.8	B
	R	130	133	102	6.7	A
	Subtotal	747	748	100	14.2	B
Total		1,887	1,889	100	10.6	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Background
Time Period: Evening Peak Hour
Project #: UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	1,307	1,302	100	44.8	D
	R	287	281	98	34.8	C
	Subtotal	1,594	1,583	99	43.0	D
SE	L	280	278	99	41.9	D
	T	924	920	100	9.3	A
	Subtotal	1,204	1,198	100	16.9	B
SW	L	203	206	101	48.2	D
	T	95	104	110	0.6	A
	R	309	307	99	30.1	C
	Subtotal	607	617	102	31.2	C
Total		3,405	3,398	100	31.8	C

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	183	178	97	38.1	D
	T	104	104	100	29.2	C
	R	643	629	98	34.0	C
	Subtotal	930	911	98	34.3	C
SE	L	57	58	102	35.2	D
	T	60	62	104	29.4	C
	R	59	60	102	6.3	A
	Subtotal	176	180	102	23.6	C
NE	L	55	56	102	22.6	C
	T	598	584	98	26.4	C
	R	148	148	100	15.5	B
	Subtotal	801	788	98	24.1	C
SW	L	285	282	99	30.5	C
	T	365	381	104	9.2	A
	R	51	54	105	5.9	A
	Subtotal	701	717	102	17.3	B
Total		2,608	2,596	100	25.8	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Background
Time Period: Evening Peak Hour **Project #: UT23-2486**

Intersection: Monitor Drive & HV Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	182	185	102	0.3	A
	R	14	14	98	0.2	A
	Subtotal	196	199	102	0.3	A
SB	L	2	1	50	2.4	A
	T	143	148	103	0.2	A
	Subtotal	145	149	103	0.2	A
WB	L	12	10	82	5.0	A
	R	2	2	100	3.3	A
	Subtotal	14	12	86	4.7	A
Total		355	360	101	0.4	A

Intersection: Kearns Boulevard & PS Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	7	4	55	275.5	F
	R	9	9	97	44.5	E
	Subtotal	16	13	81	115.6	F
NE	L	11	11	98	5.9	A
	T	1,304	1,275	98	3.4	A
	Subtotal	1,315	1,286	98	3.4	A
SW	T	652	663	102	4.7	A
	R	4	4	100	4.1	A
	Subtotal	656	667	102	4.7	A
Total		1,988	1,966	99	4.6	A

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Background
Time Period: Evening Peak Hour
Project #: UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	68	63	93	49.7	D
	T	10	10	98	48.6	D
	R	58	56	97	42.8	D
	Subtotal	136	129	95	46.6	D
SB	L	14	14	98	51.7	D
	R	25	26	105	8.5	A
	Subtotal	39	40	103	23.6	C
EB	L	15	15	98	24.1	C
	T	1,288	1,254	97	21.1	C
	R	26	26	101	15.5	B
	Subtotal	1,329	1,295	97	21.0	C
WB	L	35	30	86	75.4	E
	T	528	537	102	5.8	A
	R	1	3	300	2.0	A
	Subtotal	564	570	101	9.4	A
Total		2,068	2,034	98	19.5	B

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	80	75	93	45.1	D
	T	301	298	99	62.6	E
	R	46	46	99	38.5	D
	Subtotal	427	419	98	56.8	E
SB	L	506	491	97	118.2	F
	T	317	308	97	38.4	D
	R	304	311	102	6.8	A
	Subtotal	1,127	1,110	98	64.8	E
EB	L	566	575	102	55.4	E
	T	278	275	99	51.0	D
	R	62	66	107	43.3	D
	Subtotal	906	916	101	53.2	D
WB	L	41	42	102	84.0	F
	T	236	233	99	67.8	E
	R	599	591	99	93.4	F
	Subtotal	876	866	99	86.1	F
Total		3,336	3,311	99	66.7	E

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Background
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	803	812	101	22.4	C
	R	706	704	100	17.1	B
	Subtotal	1,509	1,516	100	19.9	B
SE	L	224	211	94	28.5	C
	T	606	601	99	6.7	A
	Subtotal	830	812	98	12.4	B
SW	L	435	430	99	33.3	C
	R	73	71	97	17.7	B
	Subtotal	508	501	99	31.1	C
Total		2,847	2,829	99	19.8	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	493	496	101	14.4	B
	R	91	96	105	7.0	A
	Subtotal	584	592	101	13.2	B
SE	L	178	178	100	11.2	B
	T	1,173	1,154	98	7.6	A
	Subtotal	1,351	1,332	99	8.1	A
SW	L	237	243	103	36.5	D
	T	116	112	97	0.5	A
	R	247	251	102	7.4	A
	Subtotal	600	606	101	17.8	B
Total		2,534	2,530	100	11.7	B

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	64	65	101	33.1	C
	T	35	31	88	18.2	B
	R	126	128	102	3.9	A
	Subtotal	225	224	100	14.4	B
SE	L	53	51	96	26.9	C
	T	134	143	107	17.4	B
	R	43	45	104	5.7	A
	Subtotal	230	239	104	17.2	B
NE	L	25	27	107	21.8	C
	T	207	208	100	18.5	B
	R	82	86	105	9.6	A
	Subtotal	314	321	102	16.4	B
SW	L	554	544	98	26.3	C
	T	493	496	101	5.4	A
	R	32	36	113	3.4	A
	Subtotal	1,079	1,076	100	15.9	B
Total		1,849	1,860	101	19.4	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Monitor Drive & W Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	105	107	102	0.3	A
	R	18	22	122	0.1	A
	Subtotal	123	129	105	0.3	A
SB	L	2	1	50	2.4	A
	T	193	202	105	0.3	A
	Subtotal	195	203	104	0.3	A
WB	L	37	37	100	5.3	A
	R	3	4	133	2.9	A
	Subtotal	40	41	103	5.1	A
Total		358	373	104	0.8	A

Intersection: Kearns Boulevard & S Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	3	2	67	30.6	D
	R	15	17	115	16.1	C
	Subtotal	18	19	106	17.6	C
NE	L	2	2	100	8.0	A
	T	400	401	100	0.5	A
	Subtotal	402	403	100	0.5	A
SW	T	926	924	100	6.8	A
	R	6	6	96	5.8	A
	Subtotal	932	930	100	6.8	A
Total		1,352	1,352	100	5.1	A

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	44	42	95	14.4	B
	R	20	20	100	5.7	A
	Subtotal	64	62	97	11.6	B
SB	R	4	7	165	10.4	B
	Subtotal	4	7	175	10.4	B
EB	L	6	6	96	15.2	B
	T	387	385	99	5.5	A
	R	23	26	112	3.4	A
	Subtotal	416	417	100	5.5	A
WB	L	34	32	94	10.1	B
	T	746	739	99	7.9	A
	R	3	4	133	3.4	A
	Subtotal	783	775	99	8.0	A
Total		1,268	1,261	99	7.4	A

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	75	75	100	40.7	D
	T	109	110	101	46.9	D
	R	19	20	105	12.7	B
	Subtotal	203	205	101	41.3	D
SB	L	542	541	100	36.2	D
	T	390	388	100	8.1	A
	R	478	471	99	8.9	A
	Subtotal	1,410	1,400	99	19.2	B
EB	L	288	293	102	48.0	D
	T	141	139	99	33.9	C
	R	34	36	106	23.8	C
	Subtotal	463	468	101	42.0	D
WB	L	26	24	91	59.1	E
	T	213	218	102	52.6	D
	R	187	193	103	7.1	A
	Subtotal	426	435	102	32.8	C
Total		2,501	2,508	100	27.6	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	218	220	101	7.7	A
	R	135	134	99	1.7	A
	Subtotal	353	354	100	5.4	A
SE	L	89	88	99	14.0	B
	T	704	704	100	8.8	A
	Subtotal	793	792	100	9.4	A
SW	L	623	624	100	16.0	B
	R	132	134	102	6.6	A
	Subtotal	755	758	100	14.3	B
Total		1,901	1,904	100	10.6	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	1,307	1,310	100	53.4	D
	R	289	281	97	44.3	D
	Subtotal	1,596	1,591	100	51.8	D
SE	L	292	303	104	43.0	D
	T	924	912	99	7.6	A
	Subtotal	1,216	1,215	100	16.4	B
SW	L	205	203	99	47.8	D
	T	94	94	100	0.6	A
	R	321	315	98	30.5	C
	Subtotal	620	612	99	31.6	C
Total		3,432	3,418	100	35.8	D

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	182	178	98	57.4	E
	T	118	118	100	48.0	D
	R	643	629	98	51.7	D
	Subtotal	943	925	98	52.3	D
SE	L	75	74	98	34.6	C
	T	70	73	104	30.1	C
	R	68	64	94	5.9	A
	Subtotal	213	211	99	24.3	C
NE	L	69	73	106	25.0	C
	T	598	599	100	25.9	C
	R	148	147	99	16.2	B
	Subtotal	815	819	100	24.1	C
SW	L	291	285	98	34.0	C
	T	370	371	100	10.2	B
	R	71	78	110	6.6	A
	Subtotal	732	734	100	19.1	B
Total		2,704	2,689	99	32.7	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Monitor Drive & W Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	182	187	103	0.6	A
	R	62	66	107	0.6	A
	Subtotal	244	253	104	0.6	A
SB	L	4	4	100	2.3	A
	T	143	142	99	0.3	A
	Subtotal	147	146	99	0.4	A
WB	L	49	50	102	5.3	A
	R	4	4	100	3.3	A
	Subtotal	53	54	102	5.2	A
Total		444	453	102	1.0	A

Intersection: Kearns Boulevard & S Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	5	4	80	338.1	F
	R	20	19	96	96.4	F
	Subtotal	25	23	92	138.4	F
NE	L	11	11	98	6.8	A
	T	1,322	1,308	99	4.0	A
	Subtotal	1,333	1,319	99	4.0	A
SW	T	672	674	100	4.9	A
	R	5	5	100	5.1	A
	Subtotal	677	679	100	4.9	A
Total		2,036	2,021	99	6.1	A

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	68	67	99	50.7	D
	T	10	10	98	59.7	E
	R	58	56	97	48.4	D
	Subtotal	136	133	98	50.4	D
SB	L	14	14	98	50.3	D
	R	25	22	89	9.6	A
	Subtotal	39	36	92	25.4	C
EB	L	15	12	79	32.3	C
	T	1,304	1,279	98	30.2	C
	R	26	28	109	26.7	C
	Subtotal	1,345	1,319	98	30.1	C
WB	L	35	33	94	73.4	E
	T	549	556	101	6.0	A
	R	1	1	100	3.3	A
	Subtotal	585	590	101	9.8	A
Total		2,105	2,078	99	25.6	C

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	80	80	100	45.0	D
	T	302	304	101	60.6	E
	R	48	52	108	36.3	D
	Subtotal	430	436	101	54.8	D
SB	L	506	487	96	83.2	F
	T	318	316	99	26.7	C
	R	305	308	101	6.0	A
	Subtotal	1,129	1,111	98	45.7	D
EB	L	567	574	101	58.0	E
	T	280	283	101	50.3	D
	R	62	65	105	41.7	D
	Subtotal	909	922	101	54.5	D
WB	L	43	40	92	79.3	E
	T	238	238	100	46.8	D
	R	599	594	99	84.3	F
	Subtotal	880	872	99	73.8	E
Total		3,348	3,341	100	56.8	E

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	803	806	100	25.3	C
	R	716	717	100	24.2	C
	Subtotal	1,519	1,523	100	24.8	C
SE	L	228	224	98	29.8	C
	T	606	598	99	6.9	A
	Subtotal	834	822	99	13.1	B
SW	L	447	445	100	39.0	D
	R	77	73	94	19.1	B
	Subtotal	524	518	99	36.2	D
Total		2,877	2,863	100	23.5	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Background
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	506	508	100	14.6	B
	R	95	98	103	7.4	A
	Subtotal	601	606	101	13.4	B
SE	L	180	179	100	11.1	B
	T	1,205	1,199	99	7.7	A
	Subtotal	1,385	1,378	99	8.1	A
SW	L	245	246	100	36.4	D
	T	140	142	102	0.5	A
	R	245	255	104	7.3	A
	Subtotal	630	643	102	16.9	B
Total		2,616	2,627	100	11.6	B

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	70	74	106	32.5	C
	T	30	28	94	18.4	B
	R	130	132	102	3.7	A
	Subtotal	230	234	102	14.6	B
SE	L	45	45	99	31.9	C
	T	124	123	99	20.2	C
	R	35	38	109	5.2	A
	Subtotal	204	206	101	20.0	B
NE	L	20	18	90	24.2	C
	T	220	220	100	18.7	B
	R	95	101	106	10.9	B
	Subtotal	335	339	101	16.7	B
SW	L	590	585	99	26.6	C
	T	525	531	101	5.0	A
	R	30	35	118	3.2	A
	Subtotal	1,145	1,151	101	15.9	B
Total		1,914	1,930	101	20.9	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Background
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Monitor Drive & HV Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	105	108	103	0.2	A
	R	5	6	114	0.1	A
	Subtotal	110	114	104	0.2	A
SB	L	5	6	114	2.0	A
	T	195	194	100	0.3	A
	Subtotal	200	200	100	0.4	A
WB	L	10	10	103	4.8	A
	R	5	6	114	3.0	A
	Subtotal	15	16	107	4.1	A
Total		325	330	102	0.5	A

Intersection: Kearns Boulevard & PS Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	5	4	76	20.6	C
	R	15	16	108	13.2	B
	Subtotal	20	20	100	14.7	B
NE	L	5	5	95	13.3	B
	T	410	412	100	0.5	A
	Subtotal	415	417	100	0.7	A
SW	T	990	998	101	8.7	A
	R	5	4	76	8.5	A
	Subtotal	995	1,002	101	8.7	A
Total		1,431	1,439	101	6.4	A

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Background
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	45	43	95	17.3	B
	R	20	24	120	6.5	A
	Subtotal	65	67	103	13.4	B
SB	R	5	5	95	11.5	B
	Subtotal	5	5	100	11.5	B
EB	L	10	9	92	21.6	C
	T	395	399	101	5.7	A
	R	25	27	107	3.7	A
	Subtotal	430	435	101	5.9	A
WB	L	35	31	89	11.2	B
	T	810	816	101	8.9	A
	R	5	6	114	5.7	A
	Subtotal	850	853	100	9.0	A
Total		1,351	1,360	101	8.2	A

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	80	78	97	38.4	D
	T	110	111	101	47.4	D
	R	20	22	110	14.6	B
	Subtotal	210	211	100	40.7	D
SB	L	550	552	100	44.7	D
	T	406	397	98	8.6	A
	R	495	495	100	10.0	A
	Subtotal	1,451	1,444	100	22.9	C
EB	L	300	302	101	50.3	D
	T	145	143	99	33.9	C
	R	35	36	103	22.5	C
	Subtotal	480	481	100	43.3	D
WB	L	25	26	103	65.4	E
	T	220	224	102	57.1	E
	R	190	193	101	7.0	A
	Subtotal	435	443	102	35.8	D
Total		2,576	2,579	100	30.4	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Background
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	225	232	103	7.4	A
	R	135	144	106	1.6	A
	Subtotal	360	376	104	5.2	A
SE	L	90	84	93	14.6	B
	T	710	715	101	9.1	A
	Subtotal	800	799	100	9.7	A
SW	L	645	641	99	16.3	B
	T	15	15	102	1.7	A
	R	135	140	104	6.7	A
	Subtotal	795	796	100	14.3	B
Total		1,955	1,971	101	10.7	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Background
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	1,340	1,311	98	53.8	D
	R	295	281	95	43.7	D
	Subtotal	1,635	1,592	97	52.0	D
SE	L	290	298	103	42.4	D
	T	945	952	101	8.6	A
	Subtotal	1,235	1,250	101	16.7	B
SW	L	215	214	99	48.2	D
	T	114	113	99	0.6	A
	R	320	318	99	30.2	C
	Subtotal	649	645	99	31.0	C
Total		3,520	3,487	99	35.7	D

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	200	197	99	89.4	F
	T	90	87	97	89.2	F
	R	685	660	96	82.4	F
	Subtotal	975	944	97	84.5	F
SE	L	60	60	100	39.8	D
	T	60	59	99	35.3	D
	R	60	64	107	6.6	A
	Subtotal	180	183	102	26.7	C
NE	L	55	56	102	26.3	C
	T	645	642	100	33.4	C
	R	150	143	95	21.2	C
	Subtotal	850	841	99	30.9	C
SW	L	300	301	100	41.5	D
	T	390	386	99	9.9	A
	R	55	56	102	7.0	A
	Subtotal	745	743	100	22.5	C
Total		2,748	2,711	99	47.6	D

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Background
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Monitor Drive & HV Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	184	184	100	0.4	A
	R	15	14	92	0.3	A
	Subtotal	199	198	99	0.4	A
SB	L	5	4	80	2.1	A
	T	145	148	102	0.3	A
	Subtotal	150	152	101	0.3	A
WB	L	15	15	98	4.8	A
	R	5	5	100	3.0	A
	Subtotal	20	20	100	4.4	A
Total		370	370	100	0.6	A

Intersection: Kearns Boulevard & PS Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	10	5	49	923.4	F
	R	10	6	59	707.3	F
	Subtotal	20	11	55	805.5	F
NE	L	15	13	85	8.1	A
	T	1,405	1,371	98	6.4	A
	Subtotal	1,420	1,384	97	6.4	A
SW	T	695	699	101	4.7	A
	R	5	6	120	4.2	A
	Subtotal	700	705	101	4.7	A
Total		2,140	2,100	98	14.1	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Background
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	70	70	100	66.4	E
	T	10	10	98	66.5	E
	R	60	64	107	59.0	E
	Subtotal	140	144	103	63.1	E
SB	L	15	15	98	61.2	E
	R	25	24	97	9.3	A
	Subtotal	40	39	98	29.3	C
EB	L	15	13	85	68.1	E
	T	1,400	1,312	94	72.9	E
	R	30	29	97	64.1	E
	Subtotal	1,445	1,354	94	72.7	E
WB	L	40	36	90	92.8	F
	T	570	576	101	5.9	A
	R	5	6	120	2.6	A
	Subtotal	615	618	100	10.9	B
Total		2,240	2,155	96	54.0	D

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	85	83	97	42.7	D
	T	300	297	99	65.4	E
	R	50	49	98	40.8	D
	Subtotal	435	429	99	58.2	E
SB	L	510	505	99	108.3	F
	T	336	340	101	35.3	D
	R	315	312	99	7.7	A
	Subtotal	1,161	1,157	100	59.7	E
EB	L	590	580	98	58.2	E
	T	290	297	102	56.8	E
	R	65	69	106	47.1	D
	Subtotal	945	946	100	57.0	E
WB	L	45	49	108	79.4	E
	T	230	219	95	51.6	D
	R	615	602	98	93.6	F
	Subtotal	890	870	98	82.2	F
Total		3,431	3,402	99	64.8	E

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Background
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	455	445	98	47.0	D
	R	75	75	100	24.6	C
	Subtotal	530	520	98	43.8	D
NW	T	815	802	98	34.3	C
	R	735	727	99	39.6	D
	Subtotal	1,550	1,529	99	36.8	D
SE	L	235	237	101	38.9	D
	T	616	613	100	7.0	A
	Subtotal	851	850	100	15.9	B
Total		2,931	2,899	99	32.1	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Plus Project
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	506	505	100	14.1	B
	R	95	91	96	6.7	A
	Subtotal	601	596	99	13.0	B
SE	L	184	186	101	11.8	B
	T	1,205	1,218	101	7.7	A
	Subtotal	1,389	1,404	101	8.2	A
SW	L	247	253	102	37.2	D
	T	140	149	106	0.5	A
	R	250	252	101	7.8	A
	Subtotal	637	654	103	17.5	B
Total		2,627	2,654	101	11.7	B

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	70	70	100	34.2	C
	T	35	35	100	20.6	C
	R	129	136	105	3.8	A
	Subtotal	234	241	103	15.1	B
SE	L	58	58	100	28.3	C
	T	132	140	106	19.5	B
	R	42	41	97	5.7	A
	Subtotal	232	239	103	19.3	B
NE	L	26	27	103	20.8	C
	T	218	222	102	19.3	B
	R	95	94	99	10.7	B
	Subtotal	339	343	101	17.1	B
SW	L	590	590	100	29.9	C
	T	525	545	104	6.0	A
	R	32	33	104	4.8	A
	Subtotal	1,147	1,168	102	18.0	B
Total		1,952	1,991	102	24.0	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Plus Project
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Monitor Drive & W Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	105	104	99	0.3	A
	R	18	20	111	0.2	A
	Subtotal	123	124	101	0.3	A
SB	L	2	2	100	1.7	A
	T	195	200	103	0.3	A
	Subtotal	197	202	103	0.3	A
WB	L	37	38	103	5.3	A
	R	3	4	133	2.1	A
	Subtotal	40	42	105	5.0	A
Total		360	368	102	0.8	A

Intersection: Kearns Boulevard & S Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	3	2	67	9.4	A
	R	15	15	102	28.8	D
	Subtotal	18	17	94	26.5	D
NE	L	2	2	100	15.2	C
	T	423	434	103	0.5	A
	Subtotal	425	436	103	0.6	A
SW	T	992	1,010	102	12.3	B
	R	6	6	96	7.7	A
	Subtotal	998	1,016	102	12.3	B
Total		1,441	1,469	102	9.0	A

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Plus Project
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	45	45	99	17.4	B
	R	20	21	105	5.5	A
	Subtotal	65	66	102	13.6	B
SB	R	5	6	114	8.5	A
	Subtotal	5	6	120	8.5	A
EB	L	10	9	92	21.4	C
	T	406	415	102	5.6	A
	R	25	25	99	3.6	A
	Subtotal	441	449	102	5.8	A
WB	L	35	36	103	11.0	B
	T	813	829	102	9.2	A
	R	5	5	95	4.0	A
	Subtotal	853	870	102	9.2	A
Total		1,365	1,391	102	8.3	A

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	80	78	97	37.8	D
	T	110	109	99	47.3	D
	R	21	24	114	13.4	B
	Subtotal	211	211	100	39.9	D
SB	L	550	550	100	37.0	D
	T	406	412	101	8.4	A
	R	496	509	103	9.7	A
	Subtotal	1,452	1,471	101	19.5	B
EB	L	300	296	99	49.0	D
	T	146	146	100	34.4	C
	R	35	36	103	21.6	C
	Subtotal	481	478	99	42.5	D
WB	L	26	26	99	57.5	E
	T	221	224	101	53.4	D
	R	190	191	100	6.5	A
	Subtotal	437	441	101	33.3	C
Total		2,582	2,601	101	27.8	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Plus Project
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	225	229	102	7.6	A
	R	137	146	106	1.5	A
	Subtotal	362	375	104	5.2	A
SE	L	92	93	101	14.7	B
	T	710	714	101	9.2	A
	Subtotal	802	807	101	9.8	A
SW	L	650	656	101	15.8	B
	T	15	16	108	1.6	A
	R	137	138	101	6.7	A
	Subtotal	802	810	101	14.0	B
Total		1,966	1,992	101	10.7	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Plus Project
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	1,340	1,320	99	54.7	D
	R	295	286	97	44.6	D
	Subtotal	1,635	1,606	98	52.9	D
SE	L	302	289	96	43.2	D
	T	945	936	99	7.8	A
	Subtotal	1,247	1,225	98	16.2	B
SW	L	217	211	97	48.5	D
	T	115	111	97	0.6	A
	R	330	319	97	31.2	C
	Subtotal	662	641	97	31.6	C
Total		3,544	3,472	98	36.3	D

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	200	190	95	85.6	F
	T	103	92	89	74.3	E
	R	683	658	96	75.5	E
	Subtotal	986	940	95	77.4	E
SE	L	78	72	92	35.2	D
	T	69	69	100	33.6	C
	R	67	65	97	6.1	A
	Subtotal	214	206	96	25.5	C
NE	L	69	65	94	26.3	C
	T	643	631	98	29.4	C
	R	150	145	97	18.4	B
	Subtotal	862	841	98	27.3	C
SW	L	305	297	97	39.9	D
	T	395	387	98	9.9	A
	R	75	74	98	6.2	A
	Subtotal	775	758	98	21.3	C
Total		2,837	2,745	97	43.3	D

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Plus Project
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Monitor Drive & W Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	186	172	93	0.6	A
	R	62	58	94	0.5	A
	Subtotal	248	230	93	0.6	A
SB	L	4	4	100	2.0	A
	T	145	141	97	0.2	A
	Subtotal	149	145	97	0.2	A
WB	L	49	47	95	5.0	A
	R	4	5	125	2.8	A
	Subtotal	53	52	98	4.8	A
Total		450	427	95	1.0	A

Intersection: Kearns Boulevard & S Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	5	4	80	668.2	F
	R	20	16	81	384.3	F
	Subtotal	25	20	80	441.1	F
NE	L	11	11	98	6.9	A
	T	1,423	1,370	96	5.8	A
	Subtotal	1,434	1,381	96	5.8	A
SW	T	715	702	98	5.1	A
	R	5	6	120	4.1	A
	Subtotal	720	708	98	5.1	A
Total		2,179	2,109	97	10.7	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Plus Project
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	70	67	96	61.0	E
	T	10	11	107	61.5	E
	R	60	61	102	57.1	E
	Subtotal	140	139	99	59.3	E
SB	L	15	13	85	59.5	E
	R	25	25	101	9.5	A
	Subtotal	40	38	95	26.6	C
EB	L	15	14	92	72.7	E
	T	1,413	1,321	93	70.3	E
	R	30	26	87	66.6	E
	Subtotal	1,458	1,361	93	70.3	E
WB	L	40	38	95	99.1	F
	T	590	588	100	6.3	A
	R	5	6	120	2.2	A
	Subtotal	635	632	100	11.8	B
Total		2,273	2,170	95	52.1	D

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	85	90	106	42.7	D
	T	300	303	101	64.9	E
	R	51	48	94	44.8	D
	Subtotal	436	441	101	58.2	E
SB	L	510	488	96	83.3	F
	T	337	330	98	27.5	C
	R	316	322	102	6.5	A
	Subtotal	1,163	1,140	98	45.5	D
EB	L	590	596	101	56.6	E
	T	291	290	100	50.3	D
	R	65	64	98	41.4	D
	Subtotal	946	950	100	53.7	D
WB	L	47	45	95	79.2	E
	T	232	228	98	63.1	E
	R	615	592	96	105.8	F
	Subtotal	894	865	97	93.2	F
Total		3,439	3,396	99	61.9	E

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2028) Plus Project
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	465	450	97	52.1	D
	R	79	77	97	27.9	C
	Subtotal	544	527	97	48.6	D
NW	T	815	804	99	37.5	D
	R	744	728	98	39.5	D
	Subtotal	1,559	1,532	98	38.5	D
SE	L	237	231	97	37.4	D
	T	615	597	97	6.6	A
	Subtotal	852	828	97	15.2	B
Total		2,955	2,887	98	33.8	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Background
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	545	538	99	14.8	B
	R	100	99	99	9.0	A
	Subtotal	645	637	99	13.9	B
SE	L	200	196	98	12.7	B
	T	1,280	1,308	102	8.7	A
	Subtotal	1,480	1,504	102	9.2	A
SW	L	265	254	96	36.5	D
	T	195	196	101	0.5	A
	R	275	275	100	8.9	A
	Subtotal	735	725	99	16.3	B
Total		2,860	2,866	100	12.1	B

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	70	68	97	31.9	C
	T	30	29	97	20.7	C
	R	155	161	104	4.3	A
	Subtotal	255	258	101	13.4	B
SE	L	50	48	96	30.0	C
	T	125	125	100	20.0	B
	R	35	32	91	6.8	A
	Subtotal	210	205	98	20.3	C
NE	L	20	18	90	22.2	C
	T	260	257	99	19.9	B
	R	95	95	100	13.0	B
	Subtotal	375	370	99	18.2	B
SW	L	665	667	100	38.7	D
	T	630	626	99	6.5	A
	R	35	37	106	4.8	A
	Subtotal	1,330	1,330	100	22.6	C
Total		2,170	2,163	100	31.8	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Background
Time Period: Morning Peak Hour **Project #: UT23-2486**

Intersection: Monitor Drive & HV Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	110	109	99	0.2	A
	R	5	5	95	0.1	A
	Subtotal	115	114	99	0.2	A
SB	L	5	5	95	2.0	A
	T	200	196	98	0.3	A
	Subtotal	205	201	98	0.3	A
WB	L	10	8	82	4.9	A
	R	5	6	114	2.8	A
	Subtotal	15	14	93	4.0	A
Total		336	329	98	0.4	A

Intersection: Kearns Boulevard & PS Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	5	6	114	109.0	F
	R	15	14	95	104.2	F
	Subtotal	20	20	100	105.6	F
NE	L	5	5	95	60.0	F
	T	485	485	100	0.7	A
	Subtotal	490	490	100	1.3	A
SW	T	1,165	1,166	100	20.7	C
	R	5	5	95	15.6	C
	Subtotal	1,170	1,171	100	20.7	C
Total		1,681	1,681	100	16.1	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Background
Time Period: Morning Peak Hour
Project #: UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	52	105	29.4	C
	R	25	29	115	8.4	A
	Subtotal	75	81	108	21.9	C
SB	R	5	5	95	25.0	C
	Subtotal	5	5	100	25.0	C
EB	L	10	8	82	37.5	D
	T	470	471	100	6.6	A
	R	30	31	104	4.7	A
	Subtotal	510	510	100	7.0	A
WB	L	40	43	107	16.6	B
	T	970	971	100	12.9	B
	R	5	5	95	6.8	A
	Subtotal	1,015	1,019	100	13.0	B
Total		1,605	1,615	101	11.6	B

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	80	72	90	37.5	D
	T	110	113	103	47.0	D
	R	20	18	90	14.5	B
	Subtotal	210	203	97	40.7	D
SB	L	575	578	100	52.3	D
	T	415	431	104	10.6	B
	R	555	556	100	9.7	A
	Subtotal	1,545	1,565	101	25.7	C
EB	L	340	333	98	48.8	D
	T	160	170	106	33.5	C
	R	35	38	109	20.1	C
	Subtotal	535	541	101	42.0	D
WB	L	25	25	99	64.7	E
	T	240	239	100	59.1	E
	R	195	187	96	6.9	A
	Subtotal	460	451	98	37.8	D
Total		2,751	2,760	100	32.0	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Background
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	235	232	99	7.5	A
	R	145	147	101	1.8	A
	Subtotal	380	379	100	5.3	A
SE	L	100	101	101	16.3	B
	T	750	759	101	9.8	A
	Subtotal	850	860	101	10.6	B
SW	L	705	702	100	17.5	B
	T	10	10	105	2.1	A
	R	155	155	100	8.0	A
	Subtotal	870	867	100	15.6	B
Total		2,100	2,106	100	11.7	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Background
Time Period: Evening Peak Hour
Project #: UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	1,415	1,341	95	83.1	F
	R	325	305	94	75.0	E
	Subtotal	1,740	1,646	95	81.6	F
SE	L	330	327	99	45.7	D
	T	1,000	993	99	10.3	B
	Subtotal	1,330	1,320	99	19.1	B
SW	L	230	221	96	47.2	D
	T	130	124	96	0.7	A
	R	365	356	97	32.1	C
	Subtotal	725	701	97	31.3	C
Total		3,794	3,667	97	50.1	D

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	200	186	93	170.1	F
	T	96	93	97	144.1	F
	R	775	730	94	117.1	F
	Subtotal	1,071	1,009	94	129.4	F
SE	L	65	62	95	65.9	E
	T	60	56	93	57.6	E
	R	60	62	103	7.3	A
	Subtotal	185	180	97	43.1	D
NE	L	55	45	82	170.9	F
	T	775	628	81	240.6	F
	R	155	125	81	229.2	F
	Subtotal	985	798	81	234.9	F
SW	L	345	344	100	26.9	C
	T	465	454	98	8.0	A
	R	60	56	93	6.4	A
	Subtotal	870	854	98	15.5	B
Total		3,110	2,841	91	122.7	F

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Background
Time Period: Evening Peak Hour
Project #: UT23-2486

Intersection: Monitor Drive & HV Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	190	173	91	0.4	A
	R	15	14	92	0.4	A
	Subtotal	205	187	91	0.4	A
SB	L	5	5	100	2.6	A
	T	150	148	99	0.2	A
	Subtotal	155	153	99	0.3	A
WB	L	15	15	98	4.7	A
	R	5	6	120	3.5	A
	Subtotal	20	21	105	4.4	A
Total		380	361	95	0.6	A

Intersection: Kearns Boulevard & PS Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	10	0	0	2454.6	F
	R	10	1	10	2110.9	F
	Subtotal	20	1	5	2110.9	F
NE	L	15	14	92	12.7	B
	T	1,660	1,440	87	7.8	A
	Subtotal	1,675	1,454	87	7.8	A
SW	T	820	817	100	5.4	A
	R	5	5	100	3.8	A
	Subtotal	825	822	100	5.4	A
Total		2,521	2,277	90	21.7	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Background
Time Period: Evening Peak Hour
Project #: UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	75	73	97	161.5	F
	T	10	10	98	181.5	F
	R	80	74	92	169.1	F
	Subtotal	165	157	95	166.4	F
SB	L	20	19	94	108.3	F
	R	30	31	104	11.8	B
	Subtotal	50	50	100	48.5	D
EB	L	20	14	69	69.6	E
	T	1,670	1,390	83	70.2	E
	R	35	27	78	65.1	E
	Subtotal	1,725	1,431	83	70.1	E
WB	L	40	39	98	118.2	F
	T	680	676	99	5.6	A
	R	5	6	120	3.0	A
	Subtotal	725	721	99	11.7	B
Total		2,666	2,359	88	63.8	E

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	85	90	106	44.4	D
	T	305	300	98	65.1	E
	R	50	50	100	40.9	D
	Subtotal	440	440	100	58.1	E
SB	L	540	509	94	127.8	F
	T	329	323	98	44.0	D
	R	360	351	97	7.7	A
	Subtotal	1,229	1,183	96	69.3	E
EB	L	660	661	100	57.8	E
	T	315	314	100	45.8	D
	R	65	67	103	39.5	D
	Subtotal	1,040	1,042	100	53.0	D
WB	L	45	40	89	80.7	F
	T	255	252	99	55.5	E
	R	640	622	97	72.4	E
	Subtotal	940	914	97	68.1	E
Total		3,650	3,579	98	63.3	E

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Background
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	495	465	94	36.7	D
	R	85	81	95	20.7	C
	Subtotal	580	546	94	34.3	C
NW	T	855	842	98	56.9	E
	R	795	781	98	64.8	E
	Subtotal	1,650	1,623	98	60.7	E
SE	L	275	263	96	32.3	C
	T	630	611	97	7.8	A
	Subtotal	905	874	97	15.2	B
Total		3,135	3,043	97	43.1	D

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Plus Project
Time Period: Morning Peak Hour
Project #: UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	545	534	98	15.8	B
	R	100	99	99	8.0	A
	Subtotal	645	633	98	14.6	B
SE	L	204	202	99	12.5	B
	T	1,280	1,295	101	8.9	A
	Subtotal	1,484	1,497	101	9.4	A
SW	L	267	258	97	35.9	D
	T	195	191	98	0.6	A
	R	280	274	98	8.6	A
	Subtotal	742	723	97	16.2	B
Total		2,872	2,853	99	12.3	B

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	70	70	100	32.5	C
	T	35	36	102	21.5	C
	R	154	154	100	4.2	A
	Subtotal	259	260	100	14.2	B
SE	L	63	62	98	29.4	C
	T	132	138	105	20.8	C
	R	42	38	90	6.5	A
	Subtotal	237	238	100	20.8	C
NE	L	26	24	91	26.7	C
	T	258	248	96	21.0	C
	R	95	99	104	12.4	B
	Subtotal	379	371	98	19.1	B
SW	L	665	626	94	49.8	D
	T	630	614	97	8.0	A
	R	37	37	100	4.8	A
	Subtotal	1,332	1,277	96	28.4	C
Total		2,208	2,146	97	46.0	D

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Plus Project
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Monitor Drive & W Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	110	112	102	0.2	A
	R	18	18	100	0.1	A
	Subtotal	128	130	102	0.2	A
SB	L	2	2	100	1.5	A
	T	200	202	101	0.3	A
	Subtotal	202	204	101	0.3	A
WB	L	37	35	95	5.0	A
	R	3	3	100	2.8	A
	Subtotal	40	38	95	4.8	A
Total		370	372	101	0.8	A

Intersection: Kearns Boulevard & S Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	3	2	67	75.0	F
	R	15	17	115	67.5	F
	Subtotal	18	19	106	68.3	F
NE	L	2	2	100	64.1	F
	T	498	488	98	0.6	A
	Subtotal	500	490	98	0.9	A
SW	T	1,167	1,129	97	40.4	E
	R	6	6	96	44.3	E
	Subtotal	1,173	1,135	97	40.4	E
Total		1,691	1,644	97	29.3	D

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Plus Project
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	50	101	31.6	C
	R	25	28	111	6.7	A
	Subtotal	75	78	104	22.7	C
SB	R	5	6	114	19.4	B
	Subtotal	5	6	120	19.4	B
EB	L	10	10	103	39.3	D
	T	486	471	97	6.2	A
	R	30	32	108	4.0	A
	Subtotal	526	513	98	6.7	A
WB	L	40	43	107	20.1	C
	T	978	982	100	18.3	B
	R	5	5	95	8.9	A
	Subtotal	1,023	1,030	101	18.3	B
Total		1,630	1,627	100	14.9	B

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	80	83	103	39.9	D
	T	110	109	99	48.7	D
	R	21	24	114	13.2	B
	Subtotal	211	216	102	41.4	D
SB	L	575	578	100	51.4	D
	T	416	430	103	10.0	A
	R	556	550	99	10.8	B
	Subtotal	1,547	1,558	101	25.6	C
EB	L	340	339	100	49.7	D
	T	161	158	98	35.2	D
	R	35	36	103	24.6	C
	Subtotal	536	533	99	43.7	D
WB	L	26	28	107	66.2	E
	T	241	237	98	64.4	E
	R	195	187	96	7.7	A
	Subtotal	462	452	98	41.1	D
Total		2,757	2,759	100	33.0	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Plus Project
Time Period: Morning Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	235	237	101	8.0	A
	R	147	147	100	1.7	A
	Subtotal	382	384	101	5.6	A
SE	L	102	103	101	15.3	B
	T	750	754	101	9.2	A
	Subtotal	852	857	101	9.9	A
SW	L	710	680	96	17.3	B
	T	11	12	112	1.7	A
	R	157	151	96	7.2	A
	Subtotal	878	843	96	15.3	B
Total		2,110	2,084	99	11.3	B

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Plus Project
Time Period: Evening Peak Hour
Project #: UT23-2486

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	1,415	1,337	95	96.2	F
	R	325	293	90	87.5	F
	Subtotal	1,740	1,630	94	94.6	F
SE	L	342	340	99	54.2	D
	T	1,000	988	99	9.1	A
	Subtotal	1,342	1,328	99	20.6	C
SW	L	232	217	94	46.8	D
	T	130	121	93	0.7	A
	R	375	361	96	31.2	C
	Subtotal	737	699	95	30.8	C
Total		3,818	3,657	96	56.4	E

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	200	178	89	176.2	F
	T	108	101	93	151.7	F
	R	773	711	92	123.1	F
	Subtotal	1,081	990	92	135.6	F
SE	L	83	84	101	69.9	E
	T	69	66	95	57.9	E
	R	67	64	95	7.5	A
	Subtotal	219	214	98	47.5	D
NE	L	69	55	79	189.4	F
	T	773	623	81	262.1	F
	R	155	128	83	252.4	F
	Subtotal	997	806	81	255.6	F
SW	L	350	333	95	27.1	C
	T	470	457	97	8.9	A
	R	80	78	97	6.3	A
	Subtotal	900	868	96	15.6	B
Total		3,198	2,878	90	130.2	F

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Plus Project
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Monitor Drive & W Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	190	174	91	0.6	A
	R	62	54	87	0.5	A
	Subtotal	252	228	90	0.6	A
SB	L	4	5	125	2.5	A
	T	150	147	98	0.3	A
	Subtotal	154	152	99	0.4	A
WB	L	49	47	96	5.1	A
	R	4	5	125	2.8	A
	Subtotal	53	52	98	4.9	A
Total		459	432	94	1.0	A

Intersection: Kearns Boulevard & S Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SE	L	5	0	0	2156.5	F
	R	20	3	15	1739.4	F
	Subtotal	25	3	12	1739.4	F
NE	L	11	8	71	11.5	B
	T	1,678	1,439	86	8.0	A
	Subtotal	1,689	1,447	86	8.0	A
SW	T	840	829	99	5.4	A
	R	5	4	80	6.1	A
	Subtotal	845	833	99	5.4	A
Total		2,560	2,283	89	20.5	C

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Plus Project
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	75	69	92	198.5	F
	T	10	11	107	188.4	F
	R	80	77	96	191.1	F
	Subtotal	165	157	95	194.2	F
SB	L	20	18	89	103.3	F
	R	30	28	94	11.9	B
	Subtotal	50	46	92	47.7	D
EB	L	20	18	89	76.0	E
	T	1,683	1,383	82	75.2	E
	R	35	28	81	74.8	E
	Subtotal	1,738	1,429	82	75.2	E
WB	L	40	44	111	111.9	F
	T	700	700	100	5.9	A
	R	5	4	80	3.1	A
	Subtotal	745	748	100	12.1	B
Total		2,698	2,380	88	63.5	E

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	85	81	95	43.3	D
	T	305	304	100	64.0	E
	R	51	56	110	45.8	D
	Subtotal	441	441	100	57.9	E
SB	L	540	514	95	119.5	F
	T	330	325	98	42.3	D
	R	361	351	97	7.4	A
	Subtotal	1,231	1,190	97	65.4	E
EB	L	660	664	101	59.5	E
	T	316	316	100	48.8	D
	R	65	67	103	42.2	D
	Subtotal	1,041	1,047	101	55.2	E
WB	L	47	45	96	83.2	F
	T	257	246	96	56.9	E
	R	640	606	95	58.5	E
	Subtotal	944	897	95	59.3	E
Total		3,658	3,575	98	60.2	E

SimTraffic LOS Report

Project: Park City Holiday Village & Parkside TIS
Analysis Period: Future (2040) Plus Project
Time Period: Evening Peak Hour **Project #:** UT23-2486

Intersection: Deer Valley Drive & Bonanza Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	855	814	95	99.3	F
	R	804	767	95	111.0	F
	Subtotal	1,659	1,581	95	105.0	F
SE	L	277	258	93	49.0	D
	T	630	622	99	12.9	B
	Subtotal	907	880	97	23.5	C
SW	L	505	473	94	32.8	C
	R	89	84	95	19.2	B
	Subtotal	594	557	94	30.7	C
Total		3,160	3,018	96	68.2	E

APPENDIX D

95th Percentile Queue Length Reports

Intersection	NB					NE			NW			SB				SE				SW				EB				WB			
	L	LT	R	T	TR	L	T	TR	L	R	T	L	LT	R	T	L	LR	R	T	L	R	T	TR	L	R	T	TR	L	LR	R	T
01: Park Avenue & Kearns Boulevard										100	175					100			200	150	125										
02: Kearns Boulevard & Bonanza Drive/Monitor Drive						50	125	100	100	75	75					75		50	125	675		250	175								
03: Monitor Drive & HV Access																													50		
04: Kearns Boulevard & PS Access																	50					200									
05: Comstock Drive & Kearns Boulevard			75	50																					125			50			200
06: Park Avenue & Empire Avenue/Deer Valley Drive	125				125	100						550		175	425									200			200	125		100	325
07: Deer Valley Drive & Bonanza Drive										50	75					75			150	150	75										

Intersection	NB					NE			NW			SB				SE				SW				EB				WB			
	L	LT	R	T	TR	L	T	TR	L	R	T	L	LT	R	T	L	LR	R	T	L	R	T	TR	L	R	T	TR	L	LR	R	T
01: Park Avenue & Kearns Boulevard										200	800					275			200	175	275										
02: Kearns Boulevard & Bonanza Drive/Monitor Drive						125	325	325	200	275	1,875					100		75	100	300		150	150								
03: Monitor Drive & HV Access																															
04: Kearns Boulevard & PS Access						50	125										300													50	
05: Comstock Drive & Kearns Boulevard		175	125										50	50										125	125	1,575		100			175
06: Park Avenue & Empire Avenue/Deer Valley Drive	150				275	250							700		625	1,275							500				425	150		1,025	775
07: Deer Valley Drive & Bonanza Drive										325	1,000		350		150		225		150												

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

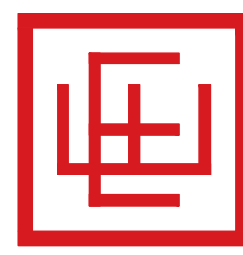
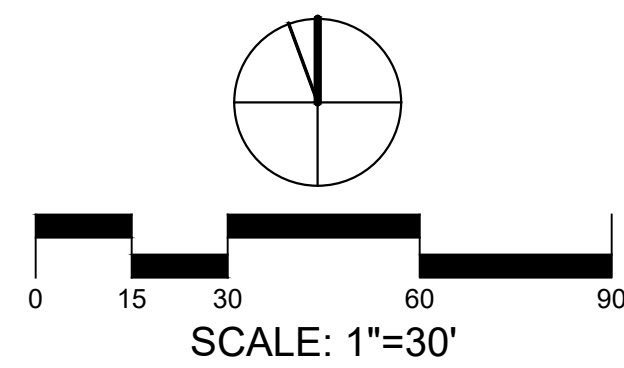
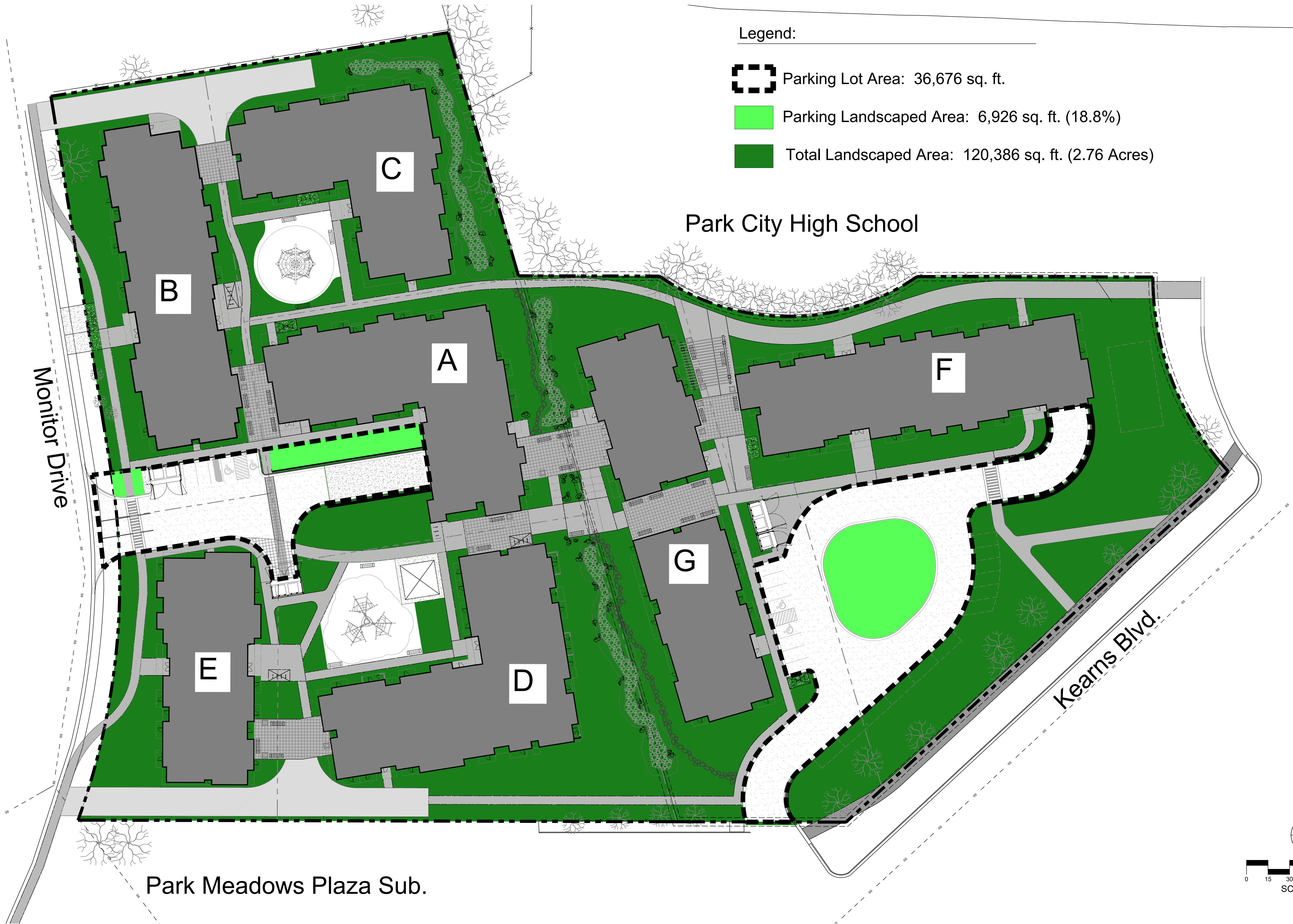
Intersection	NB					NE			NW			SB				SE				SW				EB				WB			
	L	LT	R	T	TR	L	T	TR	L	R	T	L	LT	R	T	L	LR	R	T	L	R	T	TR	L	R	T	TR	L	LR	R	T
01: Park Avenue & Kearns Boulevard										100	175					100			225	150	125										
02: Kearns Boulevard & Bonanza Drive/Monitor Drive						50	125	125	100	100	75					75		50	125	1,325		500	350								
03: Monitor Drive & HV Access																													50		
04: Kearns Boulevard & PS Access																	100					625									
05: Comstock Drive & Kearns Boulevard		100	75																					50		125		50		275	
06: Park Avenue & Empire Avenue/Deer Valley Drive	100				125	100						600		225	625									200			200	125		100	325
07: Deer Valley Drive & Bonanza Drive										50	100					100			150	175	75										

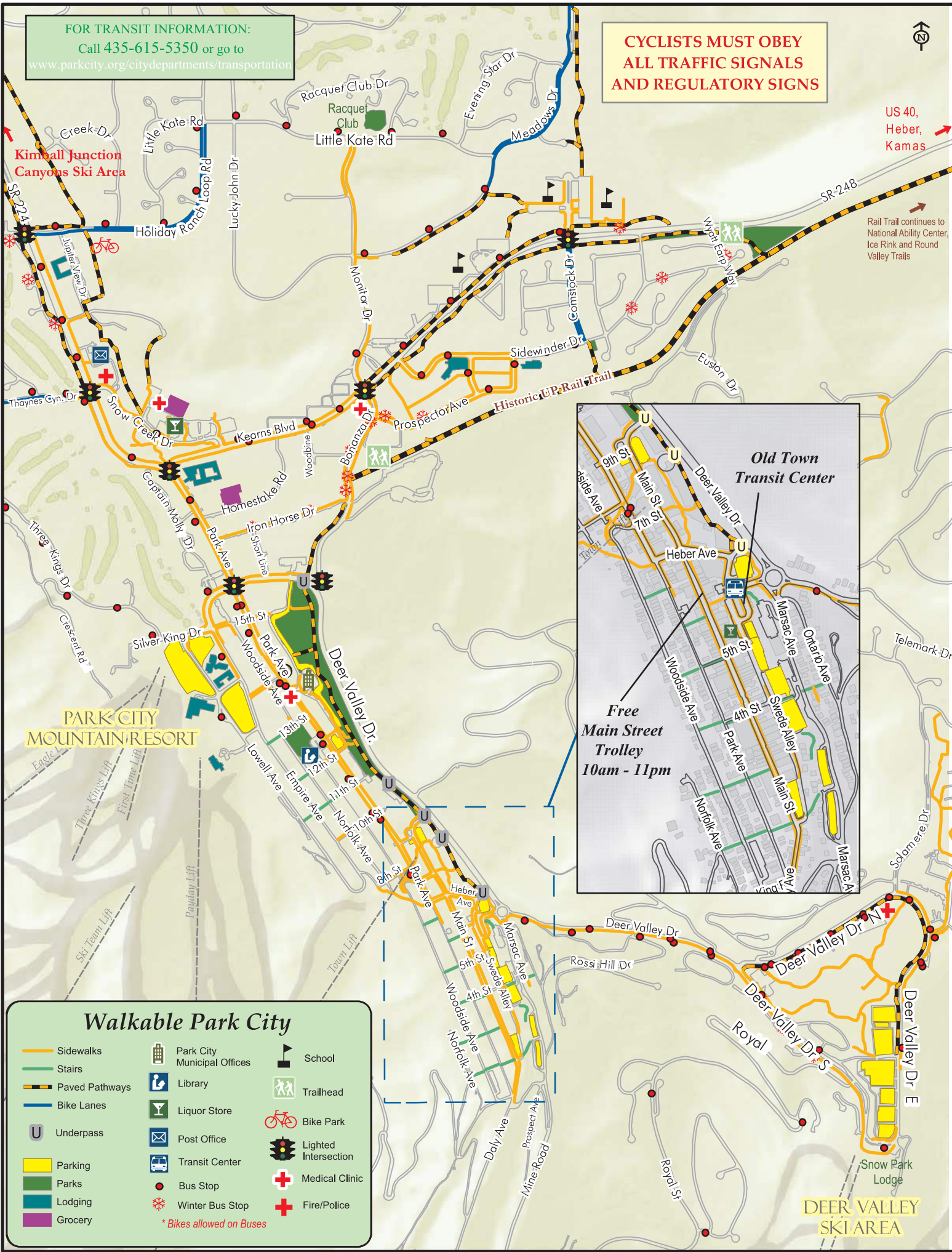
Intersection	NB					NE			NW			SB				SE				SW				EB				WB		
	L	LT	R	T	TR	L	T	TR	L	R	T	L	LT	R	T	L	LR	R	T	L	R	T	TR	L	R	T	TR	L	R	T
01: Park Avenue & Kearns Boulevard										125	200					125			200	150	125									
02: Kearns Boulevard & Bonanza Drive/Monitor Drive						50	125	125	100	100	75					100		50	125	2,275	625	425								
03: Monitor Drive & W Access																													50	
04: Kearns Boulevard & S Access																75						1,450								
05: Comstock Drive & Kearns Boulevard		75	50																					50	25	150		125	50	625
06: Park Avenue & Empire Avenue/Deer Valley Drive	125				125	100						575		175	550									200			225	125	100	350
07: Deer Valley Drive & Bonanza Drive										50	100					100			150	175	75									

Intersection	NB					NE			NW			SB				SE				SW				EB				WB		
	L	LT	R	T	TR	L	T	TR	L	R	T	L	LT	R	T	L	LR	R	T	L	R	T	TR	L	R	T	TR	L	R	T
01: Park Avenue & Kearns Boulevard									200		1,325					375			275	175	300									
02: Kearns Boulevard & Bonanza Drive/Monitor Drive						525	1,350	1,400	250	275	2,750					175		75	125	275		125	150							
03: Monitor Drive & W Access																												75		
04: Kearns Boulevard & S Access																	375													
05: Comstock Drive & Kearns Boulevard		500	150										75	50										125	100	1,275		125		175
06: Park Avenue & Empire Avenue/Deer Valley Drive	150				300	250						725		750	1,375								475			425	175	750	400	
07: Deer Valley Drive & Bonanza Drive									300	2,225						225			300	250	100									

APPENDIX E

Sidewalks and Pedestrian Routing





TECHNICAL MEMORANDUM

Date: Thursday, June 22nd, 2023

To: John Robertson, City Engineer

From: Jeremy Searle, PE, PTOE

Subject: Holiday Village & Parkside Traffic Impact Study Review

Purpose

WCG was asked to review the traffic impact study (TIS) for the proposed Holiday Village & Parkside (HOPA) development in Park City, Utah. The proposed development is located northeast of the Monitor Drive / Kearns Boulevard (S.R. 248) intersection. WCG completed a review on the original TIS, dated April 19, 2023 and provided feedback to the applicant. The TIS was subsequently updated and resubmitted with a date of June 16, 2023. The updated TIS includes an analysis of the existing conditions, future 2028, and future 2040 conditions, both with and without the proposed project. The purpose of this memorandum is to provide an independent 3rd party review of the updated TIS and summarize our comments and findings.

The TIS was reviewed and a summary of our comments and observations are provided below.

1. Several links in the table of contents are broken.
2. Thank you for providing alternate mode trip generation values. It is recommended that additional explanation and documentation of assumptions be provided when discussing how these were calculated. The paragraph that discusses how the percentages were calculated is confusing. I assume that survey respondents were able to select more than one option, which leads to a total percentage greater than 100%. This needs to be explained better. The AM and PM alternate mode trip generation numbers look reasonable, however, the daily number of trips may need to be double checked. Does the "multiply the pm peak hour by ten" assumption hold true in these cases? I recommend requesting the boardings and alighting data from Park City for the nearby transit stops. If the data shows a similar number of boardings and alightings at the nearby stop, then that would further substantiate these estimates.

All previous comments and questions on the original TIS were addressed. Upon further review of the updated TIS dated June 16, 2023, only the two minor comments outlined above were noted. The TIS was completed following industry standards, is technically sound, and generally follows the draft Park City TIS guidelines.

MEMORANDUM

Date: April 19, 2023
To: Park City
From: Hales Engineering



Subject: Park City Holiday Village & Parkside Parking Study

UT23-2487

Introduction

This memorandum discusses the parking study completed for the proposed Holiday Village & Parkside development located in Park City, Utah. The study identifies the City parking supply rates and parking demand rates identified at nearby local affordable housing units. The proposed development is located northeast of the Monitor Drive & Bonanza Drive / Kearns Boulevard (S.R. 248) intersection in Park City, Utah. A vicinity map of the project site is shown in Figure 1.

Project Description

The development consists of 317 multi-family affordable housing units, including 26 three-bedroom units, 99 two-bedroom units, 108 one-bedroom units, and 84 studio units. The three-bedroom units are planned to be sized between 1,000 and 2,000 square feet and the rest of the units sized less than 1,000 square feet. A summary of the unit and bedroom count is shown in Table 1.

Table 1: Summary of Proposed Unit Count

Unit Type	# Units	# Bedrooms
Studio	84	84
1-Bedroom	108	108
2-Bedroom	99	198
3-Bedroom	26	78
TOTAL	317	468

A supply of 268 parking stalls is currently planned for the project. An underground parking structure will contain 256 of those parking stalls and an additional 12 parking stalls will be provided at surface level. Included within the parking garage stall count are 7 motorcycle parking stalls and 54 electric vehicle charging stalls. There are also 74 bicycle parking stalls proposed. A site plan is provided in Appendix A.



Figure 1: Site vicinity map of the project in Park City, Utah

City Parking Code

The Park City Municipal code specifies parking rates for various land use types. The required parking rates found in the City code for the study land uses are shown in Table 2. The calculations for the parking required by the City without any reductions are shown in Table 3. As shown, it is anticipated that the City would require 330 parking stalls for the proposed development.

Table 2: City Parking Rates

Land Use	Unit Type	Rate
Multi-Unit Dwelling	< 1,000 sq. ft.	1 per dwelling unit
	1,000 – 2,000 sq. ft.	1.5 per dwelling unit
	> 2,000 sq. ft.	2 per dwelling unit

Source: Park City Municipal code, 2023

Table 3: City Parking Calculations – No Reductions

City Parking Calculations Park City - Holiday Village & Parkside				
Land Use	# of Units	Unit Type	Rate (stalls per unit)	Total Stalls
Multi-Unit Dwelling (< 1,000 sq. ft.)	291	Units	1.00	291
Multi-Unit Dwelling (1,000 - 2,000 sq. ft.)	26	Units	1.50	39
TOTAL				330
Source: Park City Municipal code, 2023.				

Parking Reductions

Park City allows for potential parking requirement reductions for affordable housing developments based on a number of criteria from Section 15-6.1-9D of the City code. There is no provided quantification for how much reduction can be applied from implementing each of these strategies. However, there are quantitative measures provided in a South Salt Lake study from national sources that were applied to estimate the potential reduction that these strategies could have. Since those quantitative measures are in a per unit rate, a ratio was used to calculate a percentage reduction based on nationwide rates found in the Institute of Transportation Engineering (ITE), *Parking Generation Manual*, 5th Edition, 2019. The following criteria are listed in the Park City code with the reduction percentage listed in parentheses:

- **The development is within ¼-mile from a bus stop that includes a waiting shelter consistent with City standards (11%)**
 - There are multiple bus stops adjacent to the development within a quarter mile that offer waiting shelters, and a new enhanced bus stop is planned on Monitor Drive as a part of the development. There are also planned micro-transit pullouts at the development.
- **On-Site parking is provided for motorcycles and/or scooters (1%)**
 - There are planned motorcycle stalls as part of the development.
- **Bicycle parking exceeds the requirements of Section 15-3-9 (4%)**
 - New construction of Multi-Unit Dwellings must provide at least three (3) bicycle Parking Spaces or ten percent (10%) of the required off-Street Parking Spaces, whichever is greater, for the temporary storage of bicycles. The development is planning on providing 74 bicycle parking spaces, which equates to approximately 22% of the required off-street parking spaces.
- **The development provides dedicated parking spaces for resident carshare vehicles (4%)**
 - The development is open to providing resident carshare vehicles. If this is pursued, it is recommended that at least 4 carshare vehicles be provided for the development.

The development has also stated that they plan to enforce one vehicle per unit to reduce parking demand and that there is potential to encourage use of parking stalls off-site at the Richardson Flat Park and Ride lot and shuttle to and from the parking lot with a shared agreement. These were not assumed within the reduction calculation.

A summary of the City Parking calculations with these reductions is shown in Table 4. As shown, it is anticipated that a parking supply of 265 parking stalls would be recommended after all of the affordable housing parking reductions are taken into consideration.

Table 4: City Parking Calculations with Reductions

City Parking Calculations Park City - Holiday Village & Parkside						
Land Use	# of Units	Unit Type	Rate (stalls per unit)	Stalls	% Red.	Total Stalls
Multi-Unit Dwelling (< 1,000 sq. ft.)	291	Units	1.00	291	20%	233
Multi-Unit Dwelling (1,000 - 2,000 sq. ft.)	26	Units	1.50	39	20%	32
TOTAL				330		265

Source: Park City Municipal code, 2023.

Local Parking Demand

Local parking demand counts were taken at a time between 12-4 a.m. at three affordable multi-family residential complexes within the Park City area on Monday, April 18, 2023. These include the existing Parkside and Holiday Village areas, as well as the Iron Horse Park Apartments. Since two of these locations were mostly two- and three-bedroom units, the parking demand rate per bedroom was found to be more consistent among all three locations. An average rate of 0.64 parking stalls per bedroom was calculated from the local counts.

The parking demand counts were taken at apartment complexes with nearby transit already accessible so the full 20% reduction is not applicable. However, with planned improvements to the transit infrastructure at the development including a new enhanced bus stop and a micro-transit pullout, it was assumed that approximately half of the 11% transit could be applied. Therefore a range for the total reduction of 14-16% was used in the calculation. The parking demand and supply calculations are shown in Table 5.

Table 5: Local Parking Demand

Local Parking Demand and Supply Park City - Holiday Village & Parkside							
Land Use	# of Units	Unit Type	Average Rate	Total	Reductions	Demand	Supply (+5%)
Affordable Housing	468	Bedrooms	0.64	300	14 - 16%	252 - 258	265 - 271

Source: Hales Engineering, 2023

Since the local rates represent actual parking demand, it is common to provide a parking supply beyond what the anticipated demand is to accommodate occasional surges in demand and to reduce the need for drivers to circle the parking lot to find an open stall. Hales Engineering recommends providing 5% additional stalls beyond the anticipated demand for residential developments. Based on this, a supply of approximately 265 – 271 parking stalls should be provided for the project based on local data.

Comparison and Recommendation

A comparison of the proposed supply, the local parking demand, and the city's parking requirement including any applicable parking reductions is shown in Table 6. Based on the provided information, Hales Engineering recommends that at least 265 to 271 stalls be provided for the project if all previously mentioned parking demand reduction strategies are pursued and implemented by the development. The development will need to implement effective transit management strategies in order for parking reductions to be maximized.

Table 6: Parking Comparison

Source	# of Stalls
Proposed Site Plan	268
Local Parking Demand + 5%	265 - 271
City Requirement (no reductions)	330
City Requirement w/ Reductions	265

Conclusions

The key findings of this study are as follows:

- The proposed development includes 317 multi-family affordable housing units and a total count of 468 bedrooms
- There are 268 proposed parking stalls, including 7 motorcycle parking stalls and 54 electric vehicle charging stalls
- Park City would require 330 parking stalls for the proposed development without considering any potential parking reduction strategies
- Park City allows for a reduction in parking requirements for affordable housing developments
 - An estimated 20% reduction in the parking requirement was calculated based on the development being nearby existing and planned transit facilities, having more than twice the required bicycle parking stalls, having carshare parking stalls, and having motorcycle parking stalls
 - With these reductions, the parking requirement is reduced to 265 parking stalls
- Local parking demand counts were taken at three existing affordable housing apartment locations within Park City, including the two that exist on-site
 - An average parking demand rate of 0.64 parking stalls per bedroom was calculated

- An additional 5% buffer was used to convert the parking demand to a recommended parking supply
- With the reductions and the buffer taken into account, the recommended parking supply is at least 265 to 271 parking stalls if all parking demand reduction strategies are pursued and implemented by the development.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

APPENDIX A

Site Plan



Building C - Units
(2) [Unit Icon]
(24) [Unit Icon]
(6) [Unit Icon]
32 Total Units

Building C - Parking
(35) [Car Icon] RD District
(34) [Car Icon] Market Rate
(18) [Car Icon] Affordable housing
35 [Car Icon] Underground
(7) [EV Icon]
(12) [Bike Icon]

Building A - Units
(26) [Unit Icon]
(14) [Unit Icon]
(5) [Unit Icon]
45 Total Units

Building A - Parking
(48) [Car Icon] RD District
(35) [Car Icon] Market Rate
(12) [Car Icon] Affordable housing
34 [Car Icon] Underground
(7) [EV Icon]
(8) [Bike Icon]

Building F - Units
(12) [Unit Icon]
(20) [Unit Icon]
(18) [Unit Icon]
50 Total Units

Building F - Parking
(50) [Car Icon] RD District
(35) [Car Icon] Market Rate
(10) [Car Icon] Affordable housing
43 [Car Icon] Underground
(9) [EV Icon]
(12) [Bike Icon]

Building B - Units
(27) [Unit Icon]
(12) [Unit Icon]
(5) [Unit Icon]
44 Total Units

Building B - Parking
(47) [Car Icon] RD District
(33) [Car Icon] Market Rate
(11) [Car Icon] Affordable housing
34 [Car Icon] Underground
4 [Car Icon] Surface
(8) [EV Icon]
(12) [Bike Icon]

Building E - Units
(21) [Unit Icon]
(4) [Unit Icon]
(1) [Unit Icon]
(5) [Unit Icon]
36 Total Units

Building E - Parking
(39) [Car Icon] RD District
(25) [Car Icon] Market Rate
(7) [Car Icon] Affordable housing
25 [Car Icon] Underground
(5) [EV Icon]
(12) [Bike Icon]

Building D - Units
(39) [Unit Icon]
(4) [Unit Icon]
(12) [Unit Icon]
(5) [Unit Icon]
60 Total Units

Building D - Parking
(63) [Car Icon] RD District
(41) [Car Icon] Market Rate
(11) [Car Icon] Affordable housing
44 [Car Icon] Underground
(9) [EV Icon]
(6) [Bike Icon]

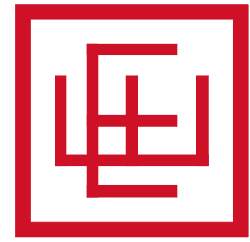
Building G - Units
(12) [Unit Icon]
(20) [Unit Icon]
(18) [Unit Icon]
50 Total Units

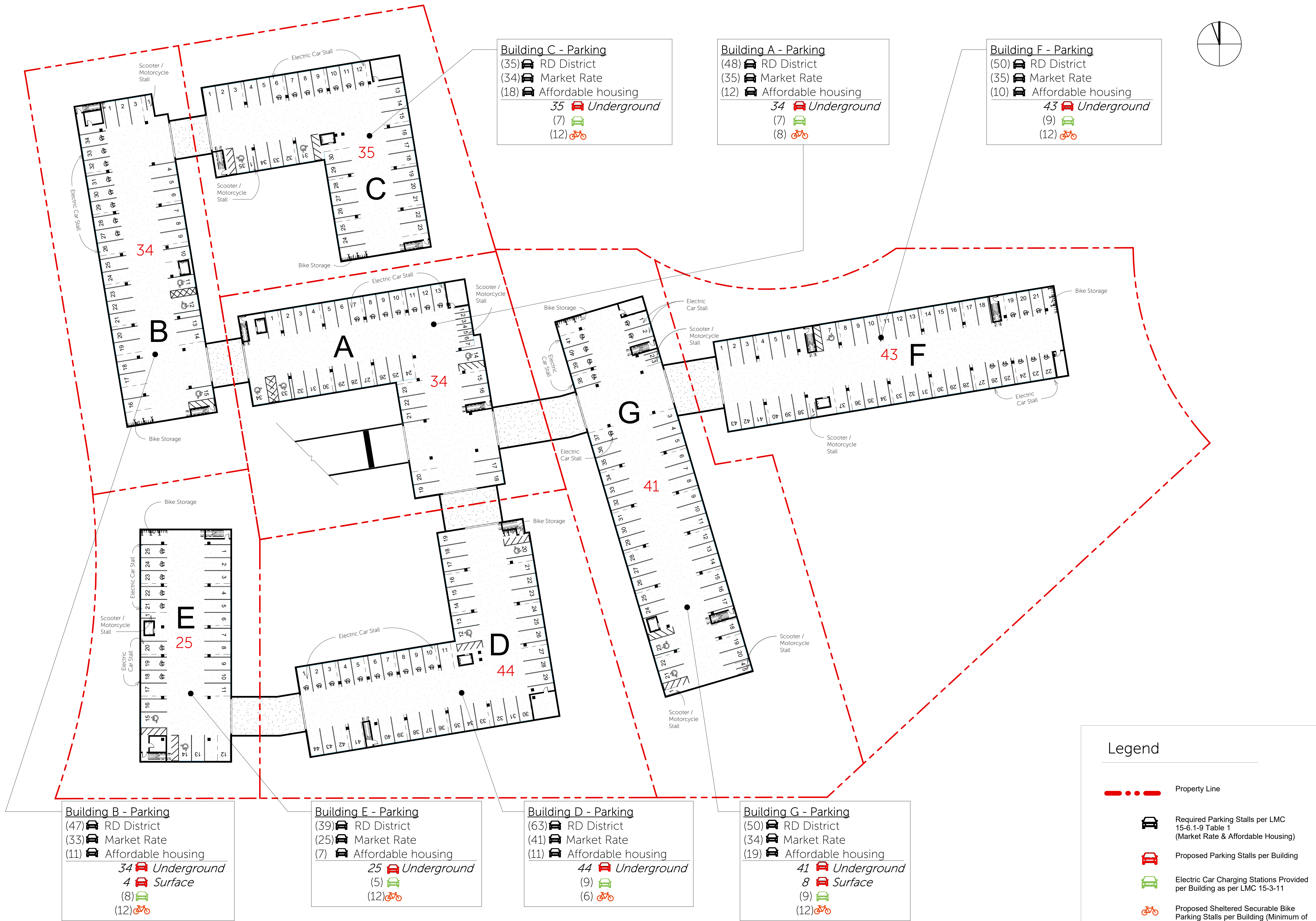
Building G - Parking
(50) [Car Icon] RD District
(34) [Car Icon] Market Rate
(19) [Car Icon] Affordable housing
41 [Car Icon] Underground
8 [Car Icon] Surface
(9) [EV Icon]
(12) [Bike Icon]

Legend

- [Red Dashed Line] Property Line
- [Red Solid Line] Set Back Line
- [Dashed Line] Underground Connection
- [Unit Icon] Studio Unit (428 SF)
- [Unit Icon] One Bedroom Unit (598.5 SF)
- [Unit Icon] Two Bedroom Unit (838.5 SF)
- [Unit Icon] Three Bedroom Unit (1126.5 SF)
- [Car Icon] Required Parking Stalls per LMC 15-6.1-9 Table 1 (Market Rate & Affordable Housing)
- [Car Icon] Proposed Parking Stalls per Building
- [EV Icon] Electric Car Charging Stations Provided per Building as per LMC 15-3-11
- [Bike Icon] Proposed Sheltered Securable Bike Parking Stalls per Building (Minimum of 10% of Required Off-Street Parking Per LMC 15-3-9)

Total Units.....317
Total Stalls.....268

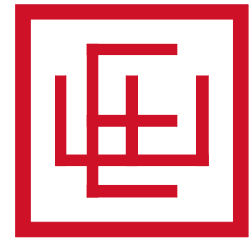




Legend

- Property Line
- Required Parking Stalls per LMC 15-6.1-9 Table 1 (Market Rate & Affordable Housing)
- Proposed Parking Stalls per Building
- Electric Car Charging Stations Provided per Building as per LMC 15-3-11
- Proposed Sheltered Securable Bike Parking Stalls per Building (Minimum of 10% of Required Off-Street Parking Per LMC 15-3-9)

Total Stalls.....268





HOPA Parking Management Plan V4

Stage #1- Pre-Construction

Exiting tenants have been asked to register their cars to obtain current car count.

Results	# Spaces Available	# Units	# Bdrms	# Cars Registered
HV N =	51	40	60	37
HV S =	51	40	60	36
PS =	90	42	96	41
Totals	192	122	216	114

Additional survey information was obtained in early May from current HOPA residents to get more information regarding current transportation methods, habits and usage. Results are summarized below.

The survey, which had a 1/4th response rate, showed that all but one residents own a gas car, with one owning an electric vehicle. The survey also demonstrated that 50% of respondents walk, 25% bike, and 75% take public transit to access daily needs. Several respondents also noted they use paratransit and ride share (uber/ lyft) to access daily needs. Two respondents use a scooter/ motorcycle. Nearly half of respondents would be interested in a car or bike share program.

Stage #2- During Construction

Prior to construction start HOPA parking stickers will be issued for registered cars only, and cars without stickers will be towed if left more than 24 hours. Parking spaces for both projects will be assigned to tenants. No guest parking will be available during the first construction phases.

Building A Construction:

Residents of Holiday Village (currently 73 cars) will be asked to park in the following locations:

- Parkside excess parking stalls – 49 stalls
- Parking garage owned by KIC – 40 stalls
 - LOI for 2024 with possible extension to June 2025.

Buildings B&C Construction –

Existing tenants of HV-N w/cars registered will be given an assigned parking spot in new building when they take occupancy – 38 stalls created

Existing tenants who don't have a car registered will be given the following incentives:

- First choice of new unit location of appropriate size in appropriate building
- Designated bike, scooter or motorcycle parking spot of their choice (or maybe two spots if they need them)
- The additional 5 units after all HV-N residents are relocated will first be offered to HV-S residents who don't own a car, if remaining unit sizes are appropriate, since no additional parking spaces are available in that building
- HV-S residents will continue to park in PS Parking Lot, which should have sufficient spaces for all HV-S residents

If demand/ future parking can be added in FPZ on Parkside side

Once Buildings B&C are completed, remaining HV and PS tenants should be permanently relocated (76 cars).

Stage #3- Permanent Parking Plan

- All underground parking spaces will be assigned, and tenants will have to keep their vehicles registered with management. No household will be allowed to store more than one car onsite.
- The project will be marketed as ideal for local workers and their families who use transit and active transportation instead of cars.
- MCHT will keep two separate waiting lists for households who do and do not OWN cars and allow people to get on both lists. If their name comes to the top of the "no car" list, they have the option to accept the spot and get rid of their car if they choose.
- Optional surface parking in Frontage Protection Zone will be Conditionally Approved until the last building(s) are completed to give an additional parking option if the demand for parking is high enough.
- Paratransit and microtransit turnarounds will be located on the current Parkside side of the development.
- There will be indoor and outdoor (but enclosed) bike storage.
- An annual PC Bikeshare pass will be provided for those without a car. A future PC Bikeshare location could be placed with FPZ. Mountainlands is working with County and City Staff to coordinate the Bike Share options, and plans to work together once data is back in the Fall.
- Mountainlands is willing to agree to a Condition of Approval that should a Carshare program become available, it will be accommodated on site.
- The development will help the City to enhance the Monitor Drive bus stop to encourage further transit usage. Mountainlands has met with City Staff to coordinate. A concrete pad will be poured in construction.

1700 Kearns Blvd. Parking Requirement Evaluation

05/22/2023

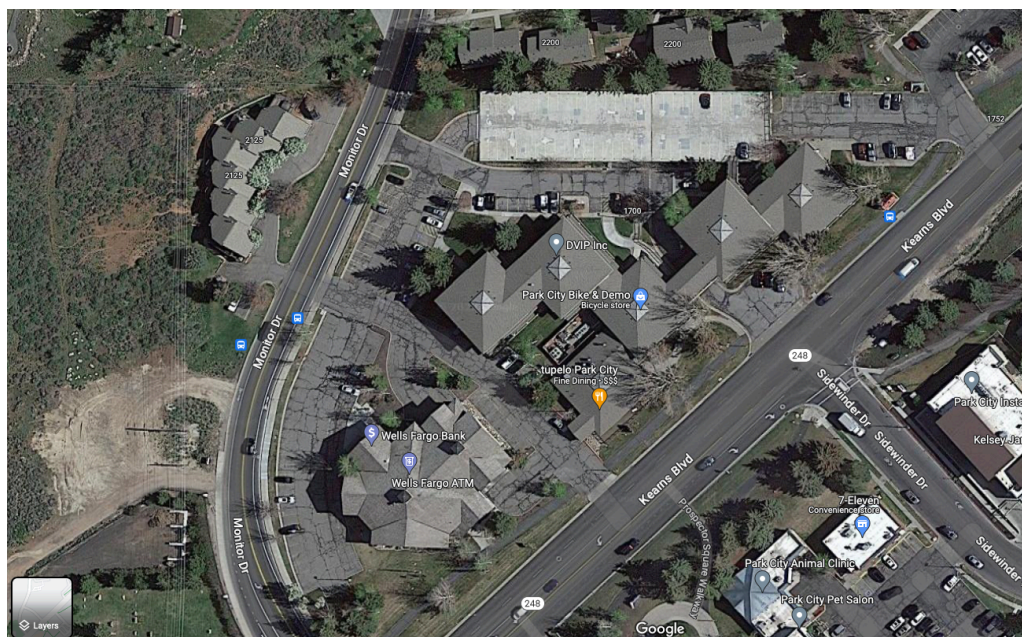
PARKING

Elliott Workgroup evaluated the parking requirements of the existing property, located on 1700 Kearns Boulevard per the parking ratio requirements as presented in 15-3-6 of the Park City municipal code. The current number of parking stalls on the mentioned site is **176 parking stalls**. The table below shows the breakdown of parking needs by non-residential use and overall parking needs for the development.

OCCUPANCY TYPE	SQ. FT.	PARKING REQUIREMENT	STALLS
Office	23,432	3 stalls every 1000 SF	70
Retail	18,745	3 stalls every 1000 SF	56
Restaurant	4,687	1 stall every 100 SF	47
TOTAL	46,864		173

ANALYSIS

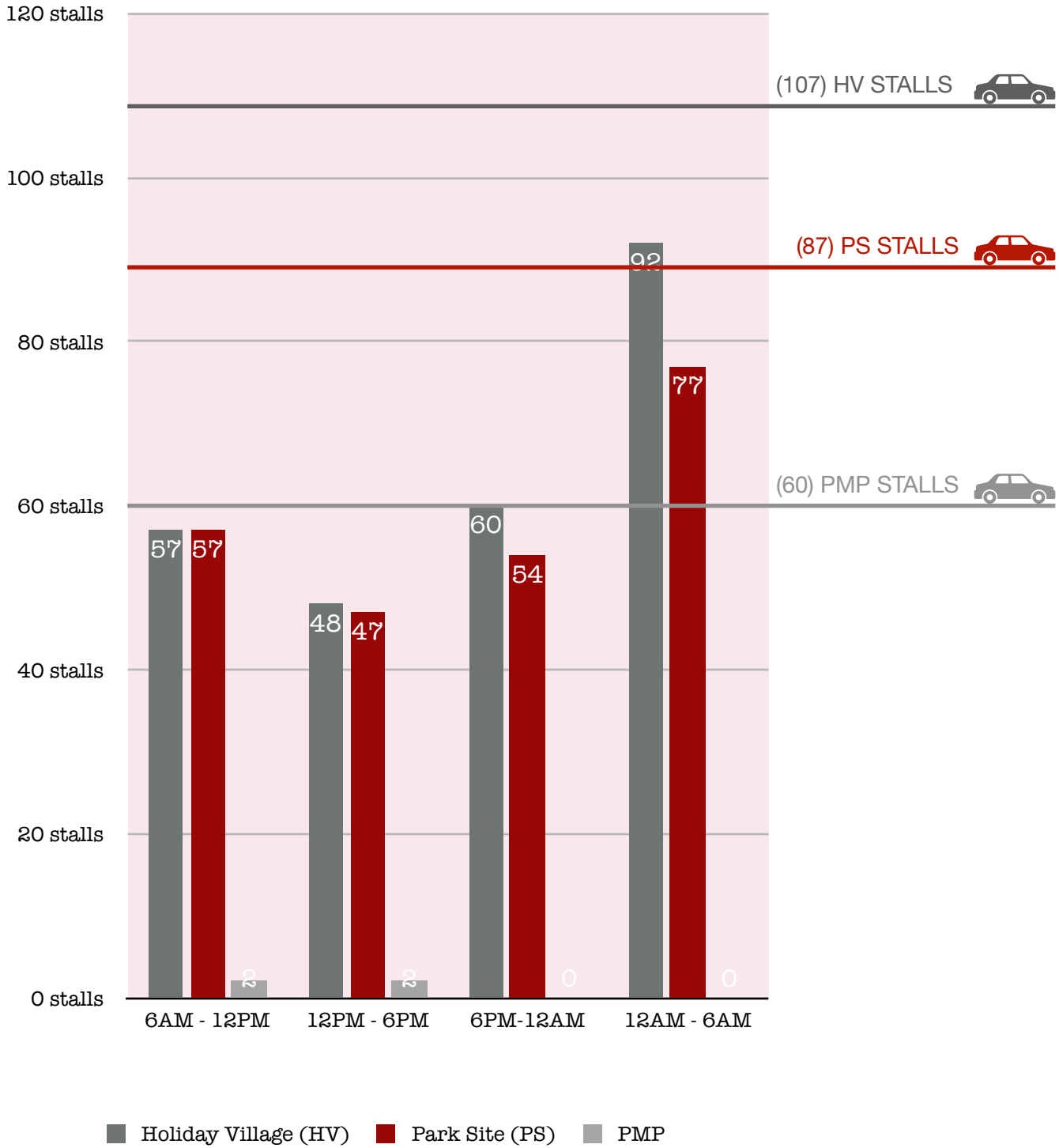
The existing buildings have a mixed use of occupancy that overlaps during the day. Ninety percent (90%) of the building is dedicated to a business and retail use, which generally operates during business hours 9AM to 5PM. A ten percent (10%) of the overall leasable area is for a restaurant occupancy which typically opens from 5PM to 10PM daily.



CONCLUSION

Elliott Workgroup evaluated the parking requirements of the existing buildings and during business hours there is a need of up to 126 stalls and after 5 PM the need reduces to 47 stalls until 10PM. After the restaurant closes the parking stalls reduce to a demand of zero.

EXISTING PARKING USAGE ANALYSIS (September 2022)



HERE. AND THEN. AND NOW.

ELLIOTT WORKGROUP



May 4, 2023

David Levine, Executive Director
Mountainlands Community Housing Trust
1960 Sidewinder Dr, Suite 107
Park City UT 84060

RE: Temporary parking – HOPA redevelopment

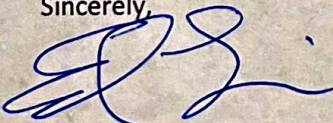
David,

Thank you for sharing Mountainlands' plans for the redevelopment of Holiday Village and Parkside Apartments (HOPA). Building new homes for the 122 existing residents of these properties and significantly increasing the total number of units on the site are worthy goals supportive of the larger Park City community. Kensington Investment Company (KIC) is a proud supporter of Mountainlands and many other nonprofit organizations who serve our community members so well.

To facilitate the HOPA project, KIC will consider donating the temporary use of a portion of the parking stalls at Park Meadows Plaza immediately adjacent to the south side of the HOPA site. A formal agreement will be drafted between KIC and Mountainlands after plans are approved by the Park City Planning Commission and City Council. The anticipated agreement would indemnify KIC from liability and outline the donation of 40 stalls of parking in the parking structure at Park Meadows Plaza for 2024 at an expected rate of \$100 per stall, per month.

As I understand from you, the temporary parking solution on KIC's adjacent site is a critical part of the HOPA redevelopment plan. Our company is happy to support efforts that preserve and enhance housing for members of the Park City community. We wish you the best of luck with this much needed project and look forward to a continued collaboration in the future.

Sincerely,



Ed Lewis

Chief Executive Officer, KIC

Survey of occupied parking stalls at Park Meadows Plaza (PMP)

These data were collected by Mountainlands staff and represent the number of vehicles parked on the top of the parking structure located along the northern property line of the Park Meadows Plaza (just south of Holiday Village). There are 57 total stalls on the top of the structure. Anecdotally, there are typically between 6 and 12 cars parked on the bottom level of the structure.

Date	Day of Week	Time	Vehicles @ PMP
9/14/2022	Wednesday	8:30 AM	0
9/15/2022	Thursday	9:40 AM	0
9/16/2022	Friday	7:47 AM	0
9/16/2022	Friday	11:00 AM	2
9/17/2022	Saturday	12:00 PM	1
9/18/2022	Sunday	6:00 PM	0
9/22/2022	Thursday	9:00 AM	0
9/23/2022	Friday	7:30 PM	0
9/26/2022	Monday	8:30 PM	0
9/27/2022	Tuesday	8:00 AM	2
9/27/2022	Tuesday	2:00 PM	3
9/28/2022	Wednesday	9:00 AM	2

Exhibit L – Public Input

April 24, 2023 2:47 PM

To the Park City Planning Commission:

Reusing and repurposing is the future of our planet. With proper collaboration this new complex could be an amazing example of how we do better, of how we don't allow a developer to come in and do whatever and then leave it to the rest of us to deal with, of how we can use current technology to get the most efficiency and environmentally sound housing/living space.

The Park City film series showed a film last Thursday called "Going Circular" - a must see!

The film nudges us to rethink the way we are currently doing things and to shift towards reuse and repurpose.

We could make this new complex the shining star example of how to do it right.

Wishing you Wellness!

Tami Wrice

May 24, 2023 4:18 PM

Commissioners,

Thank you for your attention to the information below, and for allowing it to be read/ included in the Public hearing/ Public record.

While I generally support the idea of affordable/ worker housing in Park City, I must take exception to the above referenced proposed project, currently under your review.

The project has been conceived so as to maximize housing units, site coverage, parking & density, with little/ no regard for its low-density residential neighbors to the north & west.

The design effort looks to be a couple years along & fairly complete, nonetheless, here are some of my observations & suggestions:

1. Incompatible mass, scale & design for this low-density neighborhood. Three story heights & over 200' long facades overwhelm the residential scale of Monitor Dr. - ***Buildings should be scaled down & moved back. Reduce project size by 25% overall.***

2. Disproportionate traffic impacts from private & service vehicles onto Monitor Dr. - ***Incorporate garage access from Kearns Blvd. for resident vehicles.***

3. Density & coverage is skewed - 57 units per Acre/ 5 of the 8 bldgs/ 42% lot coverage on HVA parcel vs. 35 Units per Acre/ 3 of the 8 bldgs/ 24% lot coverage for Parkside parcel. ***Address through shifting density & height from Monitor to Kearns, use part of 248 Frontage Zone if necessary.***

4. Appears that street cuts for buses on Monitor indicate creation of a busy transit hub that would not be appropriate for an entrance to Holiday Ranch & Park Meadows neighborhoods. ***Such functions should be accessed primarily from Kearns.***

5. There are no mitigating or programmed community benefits - ie: Community center, market, gardens etc. - just housing blocks & parking garages. ***Redesign to include.***

Additionally, directed comments per LMC 15-6.1 Affordable Housing:

4. Process

C. C. PUBLIC OUTREACH. It is recommended that the Applicant conduct public outreach and that the Applicant host neighborhood meetings prior to submitting an Application for an Affordable Master Planned Development. - ***Despite the recommended public outreach/ meeting, no attempt was made to inform Holiday Ranch property owners of impacts from this major project, or to invite opinions/ feedback from residents in H.R. or adjacent neighborhoods.***

11. Site Planning

A. CLUSTERED DEVELOPMENT. Units shall be clustered on the most developable and least visually sensitive portions of the Site. Open Space shall separate the clusters. The Open Space should be designed so that existing Significant Vegetation is maintained on the Site. - ***Not actual 'clustering', just large geometric blocks with void spaces between.***

N. GENERAL PLAN REVIEW. The Planning Commission shall review Affordable Master Planned Developments for consistency with the goals and objectives of the General Plan –

2012 PC General Plan/ Neighborhoods/ Park Meadows

2.1: Average Density 2.56 units per acre in Park Meadow/ Holiday Ranch. ***HOPA is 8 bldgs., 317 units on 6.67 A for a density of 47.5 units/ Acre***

2.3: As a primary residential neighborhood, community amenities should be planned to meet daily needs...Creating community amenities close to residential neighborhoods is essential to maintaining community while decreasing Vehicle

Miles Traveled." ***No amenities created.***

2.4: The aesthetic of the Park Meadows Neighborhood should be preserved. ***Large housing blocks with unbroken facades & multiple materials impact view corridors in neighborhoods. Property values may be negatively impacted.***

12. Required Findings and Conclusions of Law

D. Provides meaningful Open Space for residents and public. ***None provided***

F. Compliments the natural features on the Site and preserves significant features or vegetation to the extent possible. ***None preserved, entire site excavated/ developed.***

***Respectfully Submitted,
Steven A. Swanson
2524 Lucky John Drive Steven A Swanson***

May 19, 2023

Dick Grannis

Mountainlands Meeting Report - Monday 5/15/23

Purpose: An informal meeting was held on 5/15/23 between the Executive Director of Mountainlands and 7 local residents to discuss neighborhood concerns about the proposed redevelopment of the Holiday Village and Parkside Apartments (i.e., the "HOPA" affordable housing projects).

Attendees:

- David Levine, Executive Director, Mountainlands Community Housing Trust
- Diego Zegarra, VP Equity & Impact, Park City Community Foundation
- Local residents:
 - Gary & Debbie Crandall, 2187 Monitor Drive
 - Dick Grannis, 2245 Monitor Drive
 - Bill & Pam Hart, 1391 Lucky John Drive
 - Steve Swanson, 2524 Lucky John Drive
 - Mike Florance, 2595 Lucky John Drive

Key Discussion Points:

- **Population Density.** All of the neighbors support affordable housing, but they feel strongly that the proposed development calls for an excessive increase in population density.
 - **Dramatic Increase.** Today there are 122 units with approximately 200 occupants. The new proposal would increase the number of units to 317 with nearly 1,000 occupants. That's a ~5x increase, or almost a

quintupling of occupants. The neighbors believe that such an astonishing increase in density is excessive and does not fit with the neighborhood.

- **Per Acre Comparisons.**

- **Current.** The current housing project in its entirety (Holiday Village + Parkside) has **16.5** units/acre (= 122 units ÷ 7.4 acres).

- **Proposed.** The proposed redevelopment of the two Holiday Village parcels along Monitor Drive calls for **57.6** units/acre (= 217 units ÷ 3.77 acres).

- **Local homes.** The residential properties across the street on Monitor have between **0.33 to 0.40** units/acre (= 1 residence ÷ single family parcels of 2.5 to 3.0 acres in size).

- **Comparisons.** The density per acre* of units in the proposed redevelopment of the Holiday Village parcels will be **144 to 175 times greater** than the residential homes across the street. The current housing project in its entirety (Holiday Village + Parkside) is *already* **41-50 times greater** than the neighboring homes (= 16.5 units/acre ÷ 0.33 to 0.40 units/acre). We believe this very high-density proposal will not harmonize with the surrounding residential neighborhood. When does the disparity become too much? Do Mountainlands and the Planning Commission really want to densify Park City residential neighborhoods to this extreme degree?

- **Comparable Affordable Housing.** One of the attendees, Gary Crandall, is the developer of an affordable housing project adjacent to the Utah Film Studio. It has a similar density** (**14.3** units/acre) as the current affordable housing project in its entirety (**16.5** units/acre). Why is the Planning Commission now supporting an affordable housing project for the Holiday Village parcels with **~4x greater density** than the other two comparable affordable housing projects?

- **Neighborhood Character.** The neighbors feel that this proposal will not fit with the character of the Holiday Ranch neighborhood.

- **Open Space.** The Holiday Ranch Homeowners Association (the "HOA") consists of 100 single family homes with a minimum of 1 acre per lot. The HOA's founding governing documents mandate the preservation of open spaces and natural views whenever possible, and these goals have been respected and upheld by the HOA members for nearly 50 years. More than 50% of the current apartment layout consists of open space (lawns and trees) along the front of Monitor Drive. Sadly, less than 25% of the proposed redevelopment will consist of open space along the front of Monitor.

- **Entry to Park Meadows.** Monitor Drive is the entry to Park Meadows. It now introduces the sense of a low-key, residential area with natural views, lawns and wooded areas. In contrast, the proposed project would erect two massive, 3-story commercial apartment buildings along Monitor Drive. They would resemble a "solid wall" of commercial

buildings, or, as one person put it, "There will be a *Nordstrom's* across the street!." The neighbors believe that the negative visual impact upon entering Park Meadows would be unfortunate and unnecessary.

- **Residential Zoning.** The Holiday Ranch neighborhood, including the affordable housing parcels, are currently zoned as **Residential Development ("RD")** [see [LMC 15-2.13-1](#)]. Its purpose is to, among other things, "...*preserve natural open space*," "*minimize site disturbance and impacts of development*," and "*allow activities...in harmony with residential neighborhoods*." Recently, the affordable housing parcels were *additionally* zoned as **Residential Commercial ("RC")** [see [LMC 15-2.16-1](#)]. The neighbors feel strongly that the proposed redevelopment plan should respect the RD zoning goals as well as the RC zoning goals. Otherwise, the RD zoning will be overlooked which is not how the LMC is written.
- **Parking Spaces.** The proposal would dramatically increase the number of parking spaces in the parking lot on Monitor Drive.
 - Today approximately 55 cars park in the Monitor lot each night, but the proposal would create 268 parking spaces for 317 units, an increase of **4.8x**. (Note: This means that 49 units would not have a parking space!) The neighbors believe this assumption is unrealistic because many of the units will be 2- and 3-bedroom with multiple vehicles, and there will be a number of "market rate" units whose occupants are more likely to afford and own automobiles.
 - The Planning Commissioners have themselves discussed the fact that affordable housing projects in Park City are currently plagued by too few parking spaces, and they are considering a "one parking space per unit" policy for this proposal. If so, this project would add 317 parking spaces for 317 units, an increase of **5.7x**.
- **Traffic Impact on Monitor.** The neighbors strongly feel that a drastically higher number of vehicles (approx. 5 times more cars!) parked in the underground lot will result in increased traffic problems on Monitor Drive.
 - **Traffic History.** At one time a new road was planned for traffic in Park Meadows (east of the North 40 field). It would have connected Kearns Blvd. to Lucky John/Meadows Dr. It was eliminated because of complaints by the affected residents. As a result, Monitor and Little Kate have carried the increased traffic load.
 - **Higher Traffic Volumes.** Common sense would indicate that increasing the number of cars entering and exiting Monitor Drive by a factor of 5x-6x will result in serious traffic problems. The neighbors know the traffic loads and witness the traffic problems every day. They are worried about a significantly greater number of cars (i) crossing the traffic lane to exit the underground lot, (ii) crossing in front of pedestrians on the only sidewalk on Monitor Drive, (iii) crossing in front of bicyclists heading north on Monitor Drive, (iv) backed up at the Kearns stop light, and (v) cars diverting to Lucky John and Little Kate during periods of heavy

traffic on Kearns (e.g., M-F morning and evening commuting hours, Sundance film festival, ski season, etc.).

- **Traffic Impact Study.** The neighbors are concerned that the City's traffic impact study may have been conducted on a Saturday morning in winter months when traffic is relatively light. Such results would not be realistic. We believe the study should take into account the other development projects in our local area that are in the works:
 - **Homestake affordable housing project** (140 parking spaces planned for 123 units)
 - **Deer Valley housing project** (off Bonanza)
 - **PC High School** parking lot (25 parking spaces under construction on Lucky John Dr.)
 - **MARC** future expansion
- **Prolonged Construction.** The neighbors are concerned about long-term disruption to traffic and neighborhood noise from the prolonged construction of this project.
 - **Long-term.** The neighbors estimate this project would require at least 8 years from now until the earliest completion in 2031. This assumes 7 buildings, approved by the Park City Council in 2023, financed with tax credits one-year-at-a-time (which is not guaranteed), with a one year construction period for each building, and with the first building beginning construction in the Spring of 2024. This schedule will result in prolonged noise/dust/construction equipment in our neighborhood for the foreseeable future.
- **Lighting Glare at Night.** The neighbors are concerned about the loss of privacy and the annoyance from lighting glare at night from the proposed Buildings "B" and "E" along Monitor Drive. The "solid wall" of apartment buildings facing Monitor Drive will feature approximately 100 windows that will result in a loss of privacy for the apartment tenants from the many pedestrians, bicyclists and motorists who pass by each day and night, and for the neighbors across the street who would feel like 100 occupants are looking into their private homes. The neighbors would suffer a further annoyance from the glaring lights emitted by ~100 apartment windows every night.
- **Effect on Families.** The current small, two-story apartment buildings in HOPA house a number of families and single parents with children. Some of us are friends with them. Tricycles and toys are scattered in the open lawn areas. Children are often playing outside in the sunlit lawns. It's a simple matter of walking outside their front door. However, the proposed high-rise apartment buildings are likely to have a negative effect on the children. First, the interior open spaces will not get much sunlight because of the number of tall, densely spaced buildings. Second, children living in the new upper levels of the commercial apartment buildings will have to exit their apartment, walk down a long corridor and take the elevator downstairs in order to reach the outside areas. They will be separated from their parent(s) by a significant distance, and they will be out of their parent(s)' sight and earshot. This impact can't be healthy for families.

- Discussion of Possible Solutions.

- Decrease the proposed density by 25%.
- Ease the traffic problems on Monitor by allowing cars to enter/exit the underground parking garage on Kearns as well as Monitor.
- Reverse the master plan by (i) seeking a zoning waiver from Park City for the "100' Protection Zone" on Kearns, and (ii) constructing large buildings there. Large apartment buildings on Kearns would blend in because the street is already lined with commercial office buildings.
- Lower the height of buildings that face Monitor Drive to one or two stories.
- Angle the buildings on Monitor Drive to create more visual interest and open space.
- Improve and increase the density of the existing apartment buildings instead of demolishing them and constructing new high-rise, commercial apartments buildings in a residential neighborhood.
- Arrange for a Mountainlands representative to meet with a larger group of residents in the local area. It was disappointing that only 2-3 residents who live across the street from the project received notice from the Planning Department of the on-site public visit on April 26. Most residents in the area still have no idea about this major redevelopment plan that will permanently affect their community.
- The neighbors all agreed with David Levine that, for the sake of our community, everyone should strive for a "Win-Win" compromise instead of a "Win-Lose" mandate.

** The comparison of the density per acre of the redevelopment proposal for the Holiday Village parcels to the neighboring homes is computed as follows: $57.6 \text{ units/acre} \div 0.33 \text{ to } 0.40 \text{ units per acre} = \text{a higher density ratio of } \mathbf{144x \text{ to } 175x}.$*

*** The density per acre of apartment units adjacent to the Utah Film Studio is computed as follows:*

- 25 acres are being developed
- The project will encompass 208 affordable housing units + 100 market rate units = 308 units plus 60,000 sq. ft. of commercial office space
- The commercial office space equates to an additional 50 units (= 60,000 sq. ft. $\div$ 1200 sq. ft. per average apartment size)
- This equates to a total of 358 apartment unit equivalents
- $358 \text{ units} \div 25 \text{ acres} = \mathbf{14.3 \text{ units/acre}}$

Planning Commission Staff Report



Subject: Private Recreation Facility – Abbett Residence
Application: PL-23-05658
Author: Spencer Cawley, Planner II
Date: June 28, 2023
Type of Item: Conditional Use Permit

Recommendation

(I) Review the Conditional Use Permit to construct a Private Recreation Facility (Swimming Pool) at 2644 Aspen Springs Drive, (II) hold a public hearing, and (III) consider approving the Conditional Use Permit subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Mark & Kim Abbett
Location: 2644 Aspen Springs Drive
Zoning District: Single-Family
Adjacent Land Uses: Residential, Open Space
Reason for Review: The Planning Commission reviews Conditional Use Permits, holds a public hearing, and takes Final Action¹

CUP Conditional Use Permit
LMC Land Management Code
LOD Limits of Disturbance
SF Single – Family
SLO Sensitive Lands Overlay

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

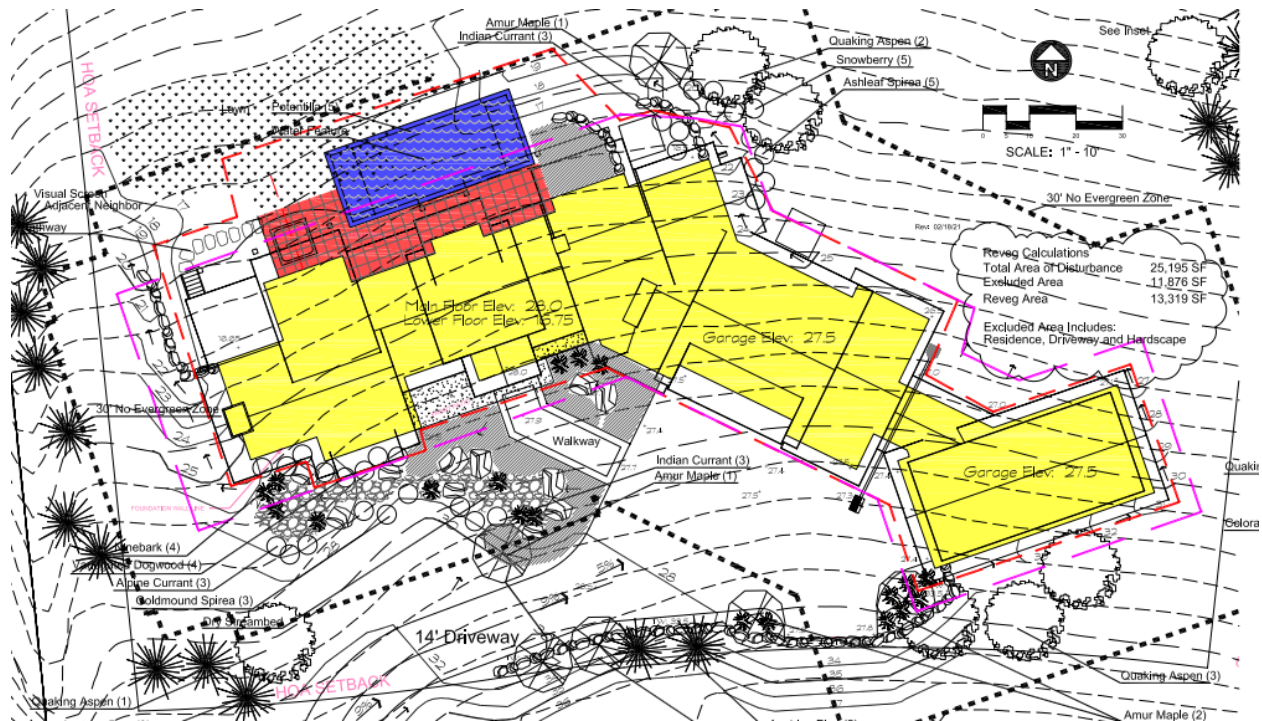
Background

2644 Aspen Springs Drive is Lot 46 of the Aspen Springs Ranch Subdivision Phase II in the Single – Family Zoning District. The site contains a new Single – Family Dwelling, completed in early 2023. The Applicant proposes to construct a 17-foot by 40-foot Swimming Pool (defined in the Land Management Code as a Private Recreation Facility) in the rear of the property. The proposed Swimming Pool is for the benefit of the Property Owner and will not be accessible to the general public. The Applicant's Representative provided the following image highlighting the location of the pool in relation to the existing Single-Family Dwelling.

¹ LMC [§ 15-1-8\(G\)](#)

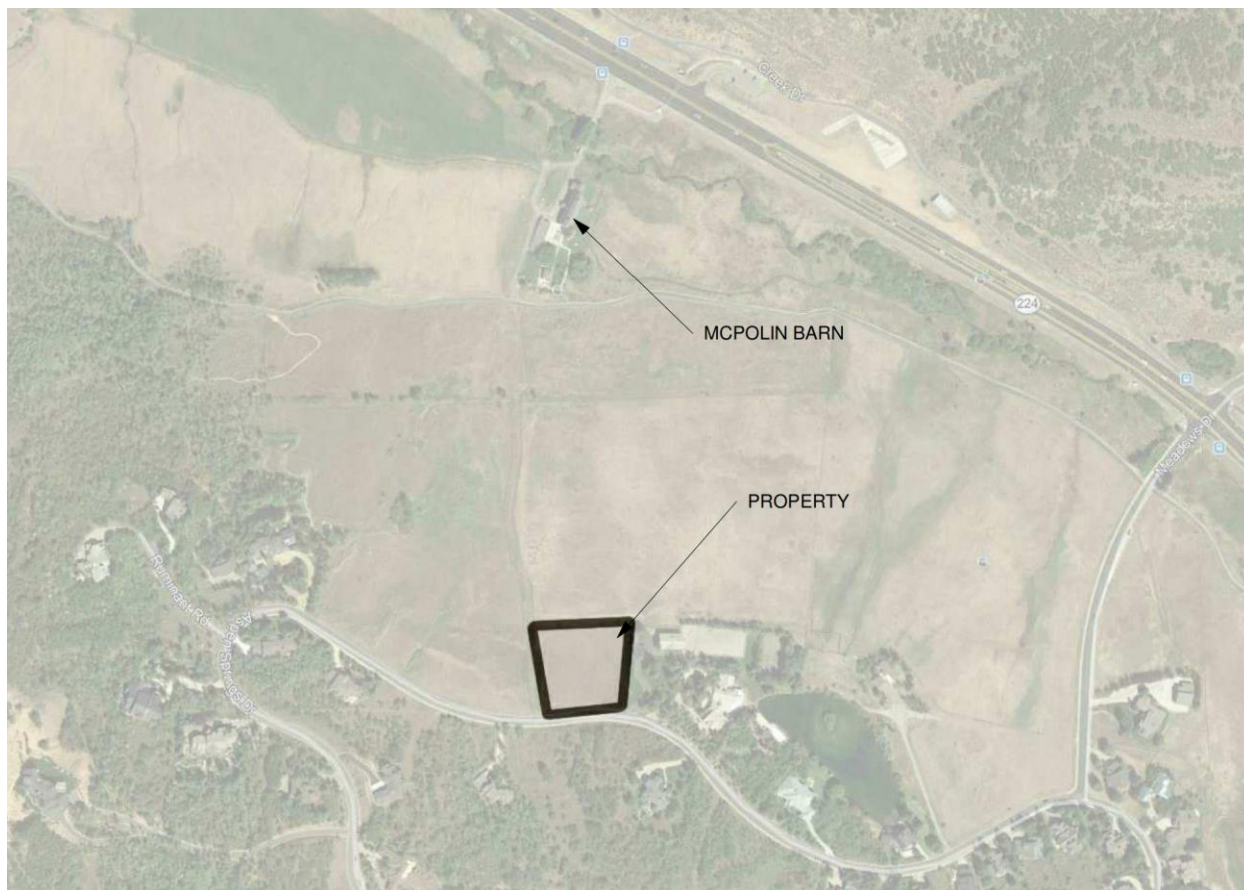


The image below is taken from the proposed landscape plan. The Swimming Pool is highlighted in blue, the house in yellow, and the rear patio area in red. The purple dashed line shows the original Building Pad, the red dashed line shows the amended, HOA approved Building Pad, and the black dashed line shows the area in which evergreen trees cannot be planted (a 30-foot set back from the existing Structure).



As indicated on the landscape plan, the total area of disturbance is 25,195 square feet. The Applicant is required to revegetate the area disturbed by construction of the house. The driveway, Single-Family Dwelling, and hardscape Area is excluded. So, the Applicant is required to revegetate a total Area of 13,319 square feet. A complete analysis of the proposed landscape is in **Analysis Section III**.

The aerial image below, taken from the Applicant's building plans, shows the location of the property in relation to the McPolin Barn and SR-224. The Aspen Springs Ranch Subdivision Phase II recorded plat establishes the site's Limits of Disturbance (LOD) and are included in the analysis section of this report.



On May 10, 2023, the Applicant submitted a Conditional Use Permit to the Planning Department. On June 5, 2023, the Planning Department determined the application complete.

Analysis

The Land Management Code (LMC) identifies residential swimming pools as Private Recreation Facilities. Private Recreation Facilities are a Conditional Use in the Single-Family (SF) Zoning District.²

LMC [§ 15-15-1](#) defines Private Recreation Facilities as:

Recreation facilities operated on private property and not open to the general public, including Recreation Facilities such as swimming pools, tennis courts, outdoor Pickle Ball Courts, and similar facilities for the Use by Owners and Guests.

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

A Private Recreation Facility is a Conditional Use and must meet the SF Zoning District

² LMC [§ 15-2.11-2\(B\)\(13\)](#)

Lot and Site requirements, outlined in the table below:³

SF Zoning District Requirement	Analysis of Proposal
Front Setback – 20 feet for main Structure, 25 feet for Garages	Complies. The site's main Structure is set back 73 feet and the Garage is set back 37 feet. The Swimming Pool is set back 130 feet from the Front Setback, behind the existing Structure.
Rear Setback – 15 feet	Complies. The proposed Swimming Pool will be set back 115 feet from the rear lot line.
Side Setback – 12 feet	Complies. The proposed Swimming Pool will be set back 80 feet from the east side lot line and 180 feet from the west side property line.

(II) The proposal complies with the Aspen Springs Ranch Subdivision Phase II Plat.

2644 Aspen Springs Drive contains 1.577 Acres (68,694.12 square feet) and contains an existing Single – Family Dwelling. The following section outlines the site's restrictions as outlined on the recorded Subdivision Plat (see Exhibit B):

Plat Note 2

2. A "Limits of Disturbance Area" has been established for all Lots in the Aspen Springs Ranch Phase II Subdivision. It is the area within the outer limits of the area which may be disturbed by construction activity. The proposed placement of the Limits of Disturbance Area for each Lot shall be designated by the Owner of the Lot, subject to review and approval by the Aspen Springs Ranch Homeowner's Association's Architectural Committee (the "Committee"), and the City. No Limits of Disturbance Area shall be placed closer than 20 feet from any side lot-line, or rear lot-line, or front lot-line. A Lot owner may request from the Committee a waiver of the front lot-line setback to the Limits of Disturbance Area. The Committee may grant a waiver if it determines that such action would reduce the impacts of construction on the Lot. If the Lot includes land which is zoned Open Space, then the Limits of Disturbance Area shall not include any such land.

The Limits of Disturbance or Building Pad for Lot 46 of the Aspen Springs Ranch Subdivision Phase II is 12,000 square feet. The Swimming Pool is proposed inside the 12,000 square foot LOD/BP. Additionally, because of the LOD, the proposed Swimming Pool is not within 20 feet of the side, rear, or front Lot lines.

Plat Note 6

6. The Recreation Open Space Line shown on Ranch Lots 2, 3, and 4 and Lots 46 thru 51, 53, and 70 thru 73 indicates a non-disturbance zone; see First Supplemental Declaration of Covenants, Conditions, and Restrictions for description of uses.

The proposed Swimming Pool does not disturb the platted Open Space Area.

³ LMC [§ 15-2.11-3](#)

Plat Note 11

11. Dwellings built on Ranch Lots #2, 3, and 4 and on Lots #46, 47, and 48 are subject to "Special Design Restriction" including but not limited to Maximum Height, Maximum Ridgeline, Upper Floor Levels, Maximum Exterior Wall Height and Length, and Mitigating Off-site Visual Impacts. The maximum dwelling height shall be 25 feet. All definitions and the manner of measurement shall be as set forth in the City's Land Management Code. The maximum height of a dwelling's ridgeline (including roof appurtenances) shall be thirty feet. Not more than fifty percent (50%) of a dwelling's total ridgeline measurement, shall be at or within 3 feet of this height. No floor level other than attic storage space or loft space above a garage shall be more than 2 feet higher than natural grade at the point of the dwellings primary entrance. No exterior wall may exceed 23 feet in height when measured from the overhanging eave line to the lesser in elevation of either natural grade or finished grade. No single, continuous exterior wall plane, if parallel to or within 45 degrees of parallel to Highway U-224, shall measure more than 30 feet in length before a change in depth of at least 3 feet. To further mitigate the off-site visual impacts of dwelling construction on these Lots, in addition to the requirements of Articles VII and X of the Original Declaration, each owner shall submit a detailed landscape plan to the Committee and to the City at the time construction plans are submitted. See First Supplemental Declaration of Covenants, Conditions, and Restrictions for more complete description of these Special Design Restrictions.

The Architectural Committee approved the Swimming Pool on May 8, 2023. The Letter is attached as Exhibit C. The landscape plans are attached as Exhibit E.

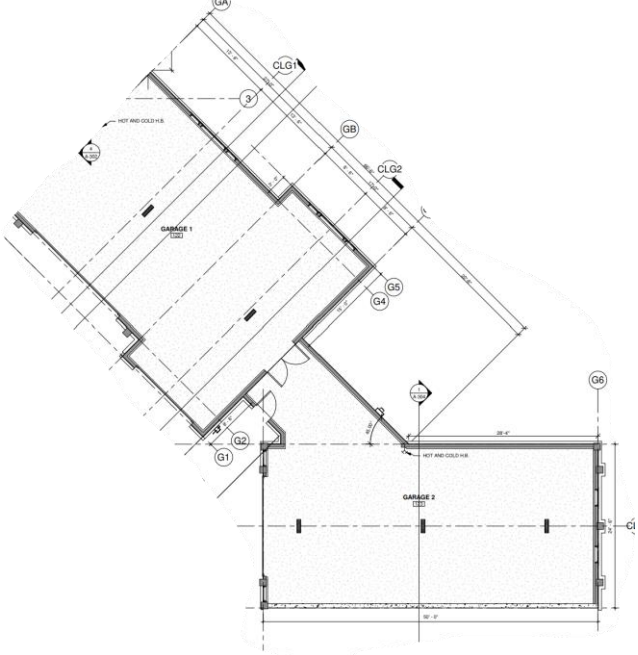
(III) The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).

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

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

CUP Review Criteria	Analysis of Proposal
1. Size and Location of Site	Condition of Approval 1: As previously mentioned, 2644 Aspen Springs Drive is Lot 46 of the Aspen Springs Ranch Subdivision Phase II. The Lot contains 1.577 acres or 68,694.12 square feet. Pursuant to the recorded Plat, this Lot has a LOD/BP of 12,000 square feet. The Swimming Pool shall fit in the LOD/BP.

2. Traffic Capacity	The Swimming Pool will not generate traffic beyond the primary Use of the property as a Single-Family Dwelling.
3. Utility Capacity	Condition of Approval 2: On June 6, 2023, the Water Department and Snyderville Basin Water Reclamation District (SBWRD) reviewed this proposal. They require the Applicant to provide a plan that will address draining and cleaning the pool. Specifically, they request a condition of approval stating the Applicant cannot drain the pool into the storm water or sewer systems without first gaining approval to do so.
4. Emergency Vehicle Access	The proposal will not change emergency access to the Property. On June 6, 2023, Park City Fire District reviewed the proposal and does not require additional emergency access to the site.
5. Off-Street Parking	LMC § 15-3-6(A) requires two off – street parking spaces per Dwelling Unit for a Single – Family Dwelling. LMC § 15-3-6(B) requires one off – street parking space per four persons maximum rated capacity for a Private Recreation Facility. The Applicant can park a minimum of four vehicles off – street in the Structure’s attached Garages. (See image below.)

	 Condition of Approval 3 prohibits on – street parking and requires all parking to be satisfied on site.
6. Internal Vehicle and Pedestrian Circulation	The Swimming Pool will be used primarily by the property owner and their guests which will not change the Lot's vehicle and pedestrian circulation.
7. Fencing, Screening, and Landscaping	Due to the location of the site in relation to the sensitive view corridor, SR 224, the Applicant is required to screen the Swimming Pool and associated equipment. The landscape plans show that the pool will be screened with evergreens and deciduous trees. The pool equipment room is vaulted at the northeast corner of the house. Prior to disturbing the site for construction of the Single-Family Dwelling, the Lot did not have any Significant Vegetation⁴. (See Analysis Section IV.) As required by the HOA, the Applicant will revegetate areas of disturbance on the site. The landscape plans propose to reseed all disturbed areas not covered by hardscape or other plantings

⁴ LMC § 15-15-1 defines Significant Vegetation: Includes all large trees six inches in diameter or greater measured four and one-half feet above the ground, all groves of small trees, and all clumps of oak or maple covering an Area 50 square feet or more measured at the drip line.

	with a native grass and wildflower mix. Evergreens and deciduous trees will screen the site from neighboring properties to the east and west. The proposed landscape plan shows a 30-foot set back from the existing Structure that defines the Intermediate Ignition Zone as outlined in Municipal Code § 11-21-1, Utah Wildland-Urban Interface (WUI) Code. When the Property Owner applies for a Building Permit, they are required to identify compliance with Home Hardening, Defensible Space, and each Ignition Zone. Park City's Fire Marshall inspects the site for compliance with the WUI Code prior to issuing a full Certificate of Occupancy. The site has tiered retaining walls that are not in the Front, Side, or Rear Setbacks. Condition of Approval 4 requires the Applicant to include the retaining walls in the scope of their Building Permit as required by LMC § 15-4-2(D).⁵
8. Structure Mass, Bulk, and Orientation	The property gradually slopes from Aspen Springs Drive to the rear of the property. The proposed Swimming Pool will be behind the existing Single – Family Dwelling within the allowed LOD. There are no proposed retaining walls and no additional Swimming Pool “structural elements”.
9. Useable Open Space	Not applicable. There are no open space requirements for a Single – Family Dwelling. The addition of the Swimming Pool does not affect the platted Ranch Open Space at the rear of the property.
10. Signs and Lighting	Signs are not proposed or approved with this application. The landscape plan proposes outdoor lighting, restricted to the back patio, water features, and along the driveway. Condition of Approval 5: All outdoor lighting shall be compliant with LMC § 15-5-5(J) and the dark

⁵ A Building Permit is required for construction of any Fence or retaining wall greater than six feet in height.

	sky standards. Outdoor lighting must be fully shielded and down directed. Outdoor lightbulbs shall not exceed 3,000 degrees Kelvin.
11. Physical Design and Compatibility with Surrounding Structures	The Planning, Engineering, and Building Departments will review the final design prior to issuance of a building permit. The Planning Department will review the Swimming Pool materials and design for compliance with LMC Chapter 15-5 Architectural Review and the Conditions of Approval of this Conditional Use Permit.
12. Noise, Vibration, Odors, Steam, or Other Mechanical Structures	The Swimming Pool equipment will be vaulted at the northeast corner of the existing Single-Family Dwelling. The area is further screened by a tiered rock retaining wall, two Quaking Aspens, one Amur Maple, three Indian Currants, five Snowberry Shrubs, and five Ashleaf Spirea as seen in the image below. The location of the vaulted equipment is highlighted in green.  Regarding noise, Park City Municipal Code § 6-3-2 states: <i>These regulations establish minimum standards to:</i> A. <i>Reduce the making and reaction of excessive, unnecessary, or unusually loud noises within the limits of Park City, Utah;</i> B. <i>Prevent the making, creation, or maintenance of such excessive, unnecessary, or unusually loud noises that are prolonged, unusual, or unreasonable in their time, place, or use, that affect and are a detriment to public health, comfort, convenience, safety, or welfare of the residents of the City; and</i> C. <i>Secure and promote the public health, comfort, convenience, safety, welfare and the peace and quiet of the residents of the City.</i>

	Park City Municipal Code § 6-3-9 outlines the maximum permissible sound levels for Residential Uses: <table><tr><td>Time</td><td>10:00 PM – 6:00 AM</td><td>6:00 AM – 10:00 PM</td></tr><tr><td>Permissible Levels</td><td>50 dBA</td><td>55 dBA</td></tr></table> Condition of Approval 6 limits the Use of the Swimming Pool to the property owners and their guests. Condition of Approval 7 requires adherence to Park City Municipal Code Chapter 6-3 Noise. Outdoor speakers shall be limited to the approved building plans (Permit # 21-298) and no additional outdoor speakers are approved or allowed with this Conditional Use Permit.	Time	10:00 PM – 6:00 AM	6:00 AM – 10:00 PM	Permissible Levels	50 dBA	55 dBA
Time	10:00 PM – 6:00 AM	6:00 AM – 10:00 PM					
Permissible Levels	50 dBA	55 dBA					
13. Control of Delivery and Service Vehicles; Loading and Unloading; Screening of Trash and Recycling Pickup Areas	Vehicles for service and maintenance of the Swimming Pool will access the property from Aspen Springs Road.						
14. Expected Ownership	The Applicant is the owner of record and the property maintained as a Single – Family Dwelling.						
15. Environmentally Sensitive Lands, Physical Hazards, Historic Mining Waste, Park City Soils Ordinance, or Steep Slope	Staff recommends Condition of Approval 8 Requiring the Applicant provide an updated Construction Mitigation Plan for review by the Planning, Engineering, and Building Departments at the time of Building Permit application. Additionally, Condition of Approval 9 stipulates that the updated Construction Mitigation Plan must verify the Limits of Disturbance for the construction operations as well as define construction access locations and material laydown locations for the site. See Analysis Section IV for additional information.						
16. General Plan Consistency	The Property is located in the Aspen Springs neighborhood and is the Applicant’s primary						

	residence. Goal 7 ⁶ of the General Plan states that the City strives to create a diversity of primary housing opportunities, allowing full-time residents to have local options for work and play.
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(IV) The proposal complies with the Sensitive Land Overlay Criteria outlined in LMC Chapter 15-2.21.

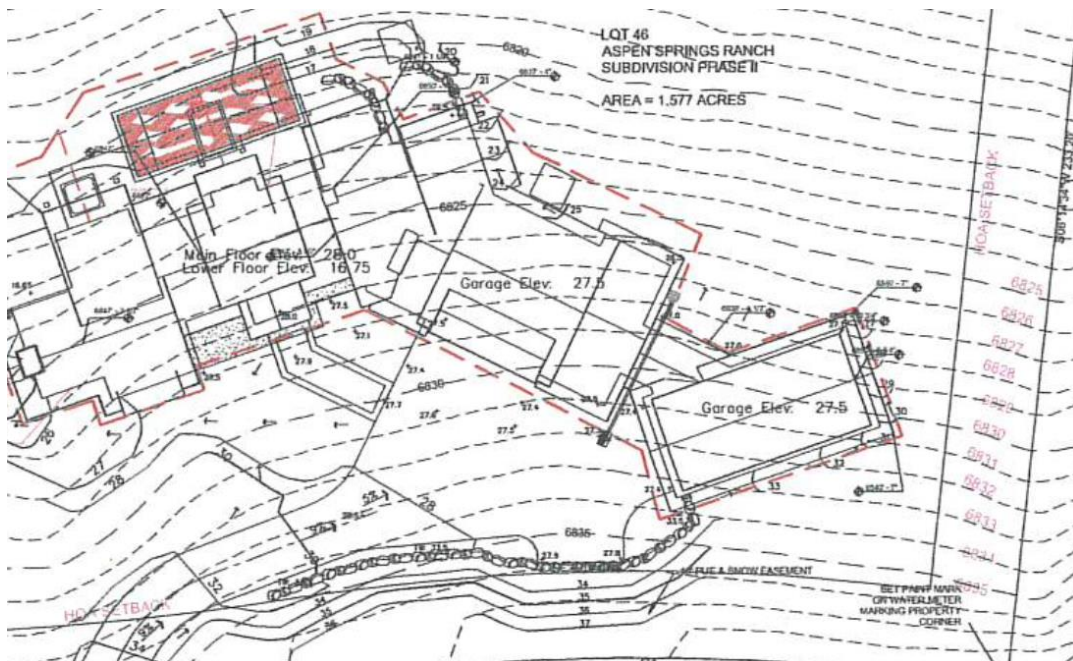
The proposed development is located within the Sensitive Land Overlay (SLO). LMC [§ 15-2.21-2\(A\)](#) requires:

Applicants for Development within the SLO must identify the Property's sensitive environmental and aesthetic Areas such as Steep Slopes, Ridge Line Areas, wetlands, Stream Corridors, Wildland interface, and Wildlife Habitat Areas and provide at time of Application, a Sensitive Lands Analysis.

The following outlines the SLO Criteria and the Analysis of the proposal:

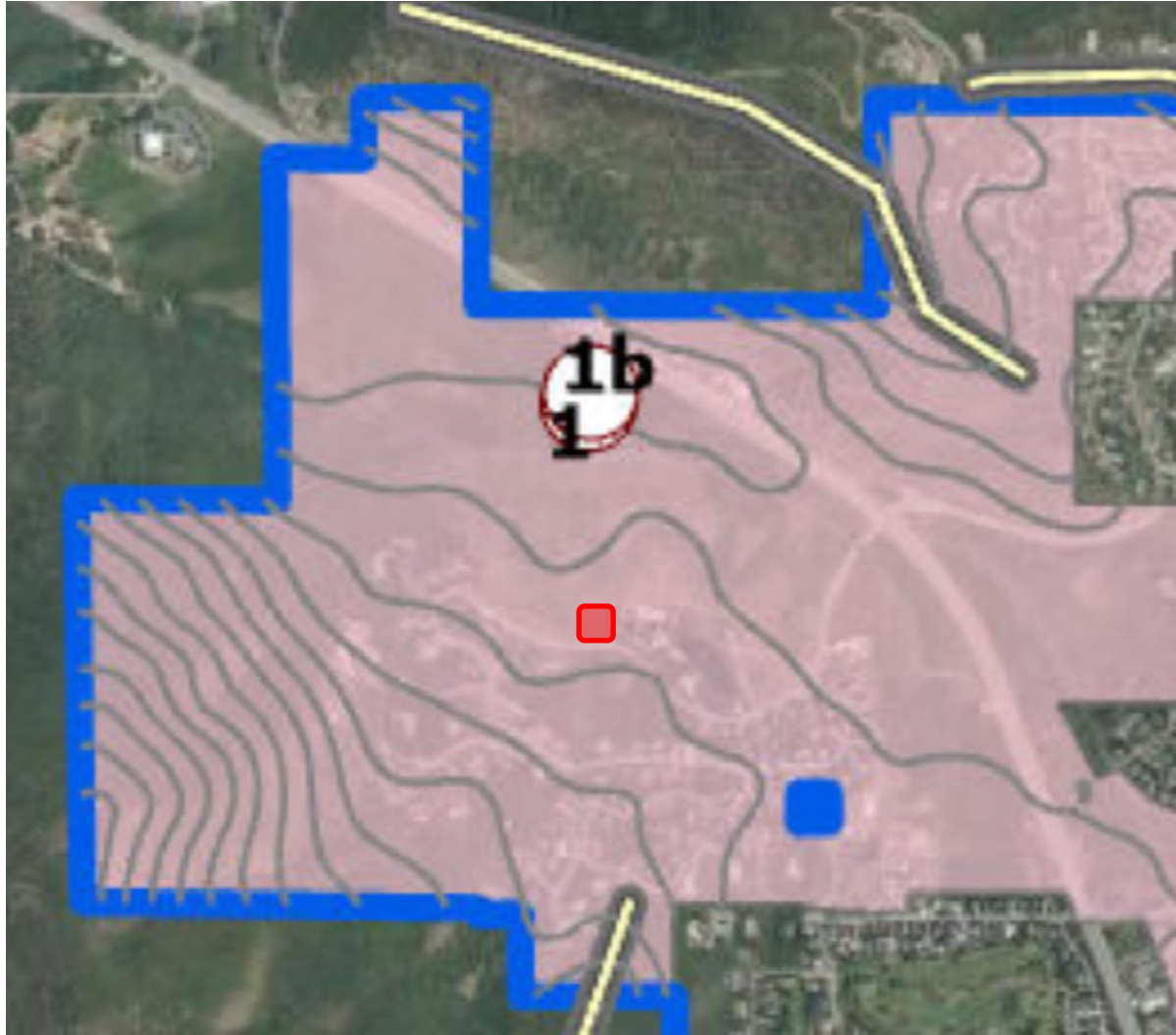
Slope/Topographic Map

The LMC identifies Significant Steep Slopes in categories of greater than 15%, 30-40% and greater than 40%. The Applicant's site plan shows one-foot contour intervals. The proposed area for the Swimming Pool has a slope of 12% which is not a Steep Slope.



Ridge Line Areas

The proposed swimming pool will not affect Crests of Hills or Ridge Line Areas. The map below identifies Ridge Line Areas with the yellow lines. The Property is highlighted in red. No ridgelines cross through or are adjacent to the property.



Vegetative Cover

Prior to construction of the Single – Family Dwelling, the site had very little vegetation. The image below, taken from the City’s GIS database, shows the property’s small amount of vegetation in yellow. The proposed landscape plan will introduce native, fire-wise, and water-wise vegetation to the site.



Designated Entry Corridors and Vantage Points

The property is visible from McPolin Barn and SR 224. The Applicant has provided updated landscape plans that screen the pool from this vantage point as well as the neighboring properties to the east and west. (Exhibit E).

The following image, taken from Google Earth, shows the Property from SR-224/McPolin Barn. The property is highlighted in red.



Additional images of the site from this vantage point are found below in the Visual Analysis subsection.

Wetlands

The image below, taken from the Utah Geological Survey website, shows the Wetlands in the vicinity. Blue indicates freshwater ponds, green indicates freshwater emergent Wetland, and yellow indicates freshwater shrub Wetland. 2644 Aspen Springs Drive is highlighted on the map in red. Freshwater ponds and freshwater shrub Wetlands are to the east of the property. Freshwater emergent Wetlands are to the north and to the east of the property. The site is more than 50 feet from these Wetland Areas.⁷



⁷ LMC [§ 15-2.21-6](#)

Stream Corridors, Canals, and Irrigation Ditches

The blue lines on the map below show the location of streams, canals, and irrigation ditches in the vicinity. The property is highlighted in red. Streams in the area are to the north and east of 2644 Aspen Springs Drive and do not cross the site or adjacent properties.



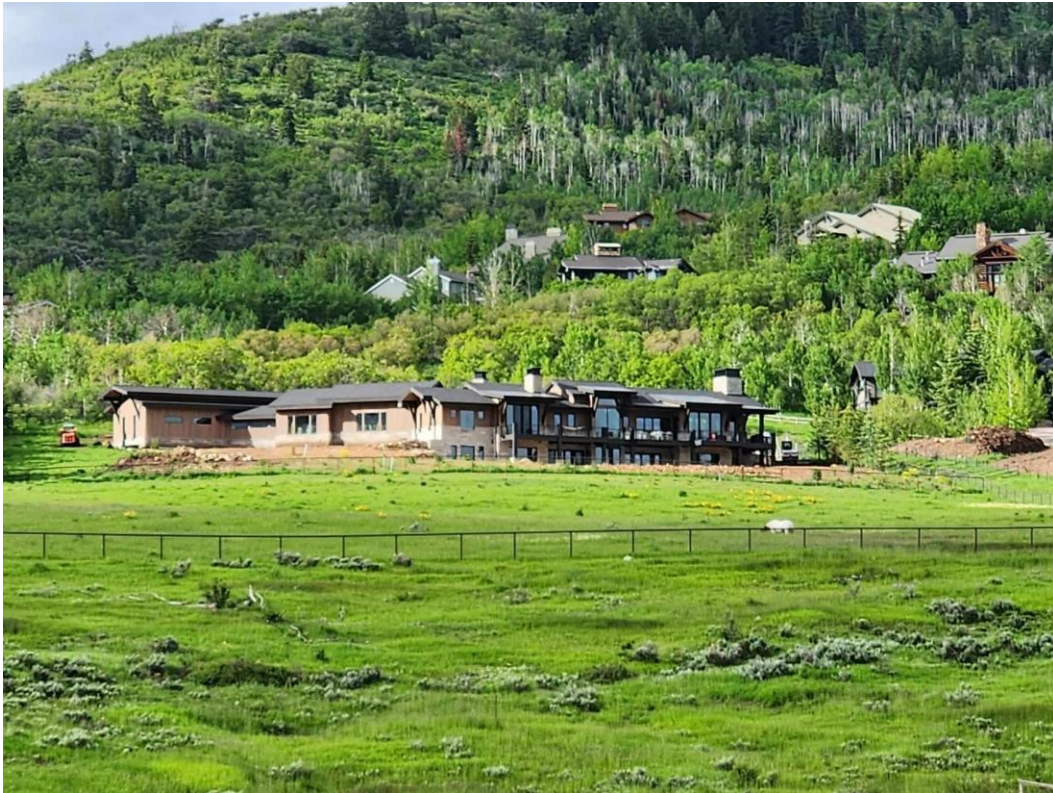
Wildlife Habitat Areas

The Property is a developed site and has a defined Building Pad and LOD. The Aspen Springs Ranch Subdivision Phase II includes an area of platted Open Space behind Lot 46 that cannot be developed and must be maintained as Open Space. This Area of Open Space acts as a buffer for wildlife in the area.

Visual Analysis

The Applicant's Representative provided the following images of the site:

I. The site as viewed from McPolin Barn.



II. View from southwest corner of Lot.



III. View from southeast corner of Lot.



IV. View from northeast corner of Lot.



V. View from northwest corner of Lot.



VI. East side of the Swimming Pool (outlined in orange paint) looking west.



VII. West side of Swimming Pool (outlined in orange paint) looking east.



(V) On June 6, 2023, the Development Review Committee⁸ reviewed the proposal and request the following Conditions of Approval.

Snyderville Basin Water Reclamation District and the City's Water Department require the Applicant to provide a plan that will address draining and cleaning the pool. The Applicant shall not drain into the storm water or sewer systems without approval from SWBRD and the Water Department. **(Condition of Approval 2.)** A proposed Swimming Pool water removal plan is attached as Exhibit F.

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on June 14, 2023. Staff mailed courtesy notice to property owners within 300 feet on June 13, 2023. The *Park Record* published notice on June 14, 2023.⁹

Public Input

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

Alternatives

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

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Aspen Springs Ranch Subdivision Phase II Plat
Exhibit C: Aspen Springs Ranch Architectural Committee Approval Letter
Exhibit D: Applicant Statement and Proposed Site Plan
Exhibit E: Landscape Plan
Exhibit F: Proposed Swimming Pool Water Removal Plan

⁸ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

⁹ LMC [§ 15-1-21](#)



Planning Department

June 28, 2023

Mark and Kim Abbett
2644 Aspen Springs Drive
Park City, UT 84060
219-508-2886

CC: Earthworks Landscape

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 2644 Aspen Springs Drive

Zoning District: Single-Family

Application: Conditional Use Permit

Project Number: PL-23-05658

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: June 28, 2023

Project Summary: The Applicant proposes to construct a Private Recreation Facility (Swimming Pool)

Action Taken

On June 28, 2023, the Planning Commission conducted a public hearing and approved the Private Recreation Facility (Swimming Pool) according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Site is located at 2644 Aspen Springs Drive.
2. The Site is within the Single-Family (SF) Zoning District.
3. The Property is Lot 46 of the Aspen Springs Ranch Subdivision Phase II.
4. The Lot contains 1.557 Acres.
5. Private Recreation Facilities (Swimming Pool) are a Conditional Use in the SF Zoning District and require Planning Commission review and approval.

6. On May 10, 2023, the Planning Department received a Conditional Use Permit Application to construct a Swimming Pool.
7. On June 5, 2023, the Planning Department determined the Conditional Use Permit Application complete.
8. The proposed Swimming Pool is for the benefit of the Property Owner and will not be accessible to general public.
9. The total area of disturbance for this site is 25,195 square feet. The Applicant is required to revegetate all disturbed Area except for the driveway, Single-Family Dwelling, and hardscape Areas. The total disturbed Area required to be revegetated is 13,319 square feet.
10. The Front Setback in the SF Zoning District is 20 feet for main Structures and 25 feet for Garages.
11. The Rear Setback in the SF Zoning District is 15 feet.
12. The Side Setback is 12 feet, each side.
13. The site's main Structure is set back 73 feet and the Garage is set back 37 feet from the front property line.
14. The proposed Swimming Pool is set back 130 feet from the Front Setback, behind the existing Structure.
15. The proposed Swimming Pool will be set back 115 feet from the rear property line.
16. The proposed Swimming Pool will be set back 80 feet from the east side property line and 180 feet from the west side property line.
17. The Limits of Disturbance (LOD) or Building Pad (BP) for Lot 46 is 12,000 square feet.
18. The proposed Swimming Pool is in the LOD/BP.
19. The proposed Swimming Pool does not disturb the platted Open Space Area.
20. The Aspen Springs Ranch Architectural Review Committee approved the Swimming Pool on May 8, 2023.
21. Conditional Use Permits require review pursuant to the criteria outlined in Land Management Code (LMC) § 15-1-10(E).
 - a. Size and Location of Site Condition of Approval – Condition of Approval 1.
 - b. Traffic Capacity – The Swimming Pool will not generate traffic beyond the primary Use of the Property as a Single-Family Dwelling.
 - c. Utility Capacity – On June, 6, 2023, the Water Department and Snyderville Basin Water Reclamation District reviewed this proposal. They require the Applicant to provide a plan that will address draining and cleaning the pool.
 - d. Emergency Vehicle Access – The proposal will not change emergency access to the Property. On June 6, 2023, Park City Fire District reviewed

the proposal and does not require additional emergency access to the site.

- e. Off-Street Parking – The LMC requires two off-street parking spaces for a Single-Family Dwelling and one off-street parking space per four persons maximum rated capacity for a Private Recreation Facility. The Applicant can park a minimum of four vehicles off-street in the attached Garages.
- f. Internal Vehicle and Pedestrian Circulation – No unmitigated impacts. The Swimming Pool will be used primarily by the property owner and their guests which will not change the Lot's vehicle and pedestrian circulation.
- g. Fencing, Screening, and Landscaping – Conditions of Approval 4 and 5.
- h. Structure Mass, Bulk, and Orientation – The property gradually slopes away from Aspen Springs Drive toward the rear of the property. The proposed Swimming Pool will be behind the existing Single-Family Dwelling within the allowed LOD.
- i. Useable Open Space – Not applicable. There are no open space requirements for a Single-Family Dwelling. The addition of the Swimming Pool does not affect the platted Ranch Open Space at the rear of the property.
- j. Signs and Lighting – Condition of Approval 6. Signs are not proposed or approved with this application. The landscape plan proposes outdoor lighting, restricted to the back patio, water features, and along the driveway.
- k. Physical Design and Compatibility with Surrounding Structures – The Planning, Engineering, and Building Departments will review the final design prior to issuance of a building permit. The Planning Department will review the Swimming Pool materials and design for compliance with LMC Chapter 15-5 Architectural Review and the Conditions of Approval of this Conditional Use Permit.
- l. Noise, Vibration, Odors, Steam, or Other Mechanical Structures – Conditions of Approval 6 and 7. The Swimming Pool equipment will be vaulted at the northeast corner of the existing Single-Family Dwelling. The area is further screened by a tiered rock retaining wall, two Quaking Aspens, one Amur Maple, three Indian Currants, five Snowberry Shrubs, and five Ashleaf Spirea
- m. Control of Delivery and Service Vehicles; Loading and Unloading; Screening of Trash and Recycling Pickup Areas – Vehicles for service and maintenance of the Swimming Pool will access the Property from Aspen Springs Road.
- n. Expected Ownership – The Applicant is the owner of record, and the property will be maintained as a Single-Family Dwelling.

- o. Environmentally Sensitive Lands, Physical Hazards, Historic Mining Waste, Park City Soils Ordinance, or Steep Slope – Conditions of Approval 8 and 9.
 - p. General Plan Consistency – The Property is located in the Aspen Springs neighborhood and is the Applicant’s primary residence. The General Plan calls out the importance of developing a Sense of Community for those that choose to live in Park City full-time. Goal 7 of the General Plan states that the City strives to create a diversity of primary housing opportunities, allowing full-time residents to have local options for work and play.
22. The proposal complies with the Sensitive Land Overlay Criteria outlined in LMC Chapter 15-2.21.
- a. Slope – The proposed area for the Swimming Pool has a slope of 12%, which is not a Significant Steep Slope as defined in the LMC.
 - b. Ridge Line Areas – The proposed Swimming Pool will not affect crests of hills or ridge line areas. No ridgelines cross through or adjacent to the property.
 - c. Vegetative Cover – Prior to construction of the Single – Family Dwelling, the site had very little vegetation. The image below, taken from the City’s GIS database, shows the property’s small amount of vegetation in yellow. The proposed landscape plan will introduce native, fire-wise, and water-wise vegetation to the site.
 - d. Designated Entry Corridors and Vantage Points – The property is visible from McPolin Barn and SR 224.
 - e. Wetlands – Freshwater ponds and freshwater shrub wetlands are to the east of the Property. Freshwater emergent wetlands are to the north and to the east of the Property. No wetlands cross the site. The site is more than 50 feet from these Wetland Areas.
 - f. Stream Corridors, Canals, and Irrigation Ditches – Streams in the area are to the north and east of the Property and do not cross the site.
 - g. Wildlife Habitat Areas – The Property is a developed site and has a defined LOD. The Aspen Springs Ranch Subdivision Phase II includes an area of platted Open Space behind Lot 46 that cannot be developed and must be maintained as Open Space. This Area of Open Space acts as a buffer for wildlife in the area.
23. On June 6, 2023, the Development Review Committee reviewed the proposal. Snyderville Basin Water Reclamation District and the City’s Water Department require the Applicant to provide a plan that will address draining and cleaning the pool. The Applicant shall not drain into the storm water or sewer systems without approval from SWBRD and the Water Department.

24. Staff published notice on the City's website and the Utah Public Notice website, and posted notice to property on June 14, 2023.
25. Staff mailed courtesy notice to property owners within 300 feet on June 14, 2023.
26. The *Park Record* published notice on June 14, 2023.

Conclusions of Law

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

Conditions of Approval

1. The Swimming Pool shall be within the 12,000 square foot LOD/BP as indicated on the plans.
2. Snyderville Basin Water Reclamation District and the City's Water Department require the Applicant to provide a plan that will address draining and cleaning the pool. The Applicant shall not drain into the storm water or sewer systems without approval from SBWRD and the Water Department.
3. The Applicant shall satisfy all parking on site and shall not park on Aspen Springs Drive.
4. The Applicant shall include the retaining walls in the scope of their Building Permit as required by LMC § 15-4-2(D): A Building Permit is required for construction of any Fence or retaining wall greater than six feet in height.
5. All outdoor lighting shall be compliant with LMC § 15-5-5(J) and the dark sky standards. Outdoor lighting must be shielded. Lightbulbs shall not exceed 3,000 degrees Kelvin.
6. The use of the Swimming Pool shall be limited to the property owners and their guests.
7. The Applicant shall adhere to Park City's Noise Ordinance. Outdoor speakers shall be limited to the approved building plans and no additional outdoor speakers are approved or allowed with this Conditional Use Permit.
8. The Applicant shall provide an updated Construction Mitigation Plan for review by the Planning, Engineering, and Building Department at the time of Building Permit Application.
9. The updated Construction Mitigation Plan must verify the Limits of Disturbance for the construction operations as well as define construction access locations and material laydown locations for the site.

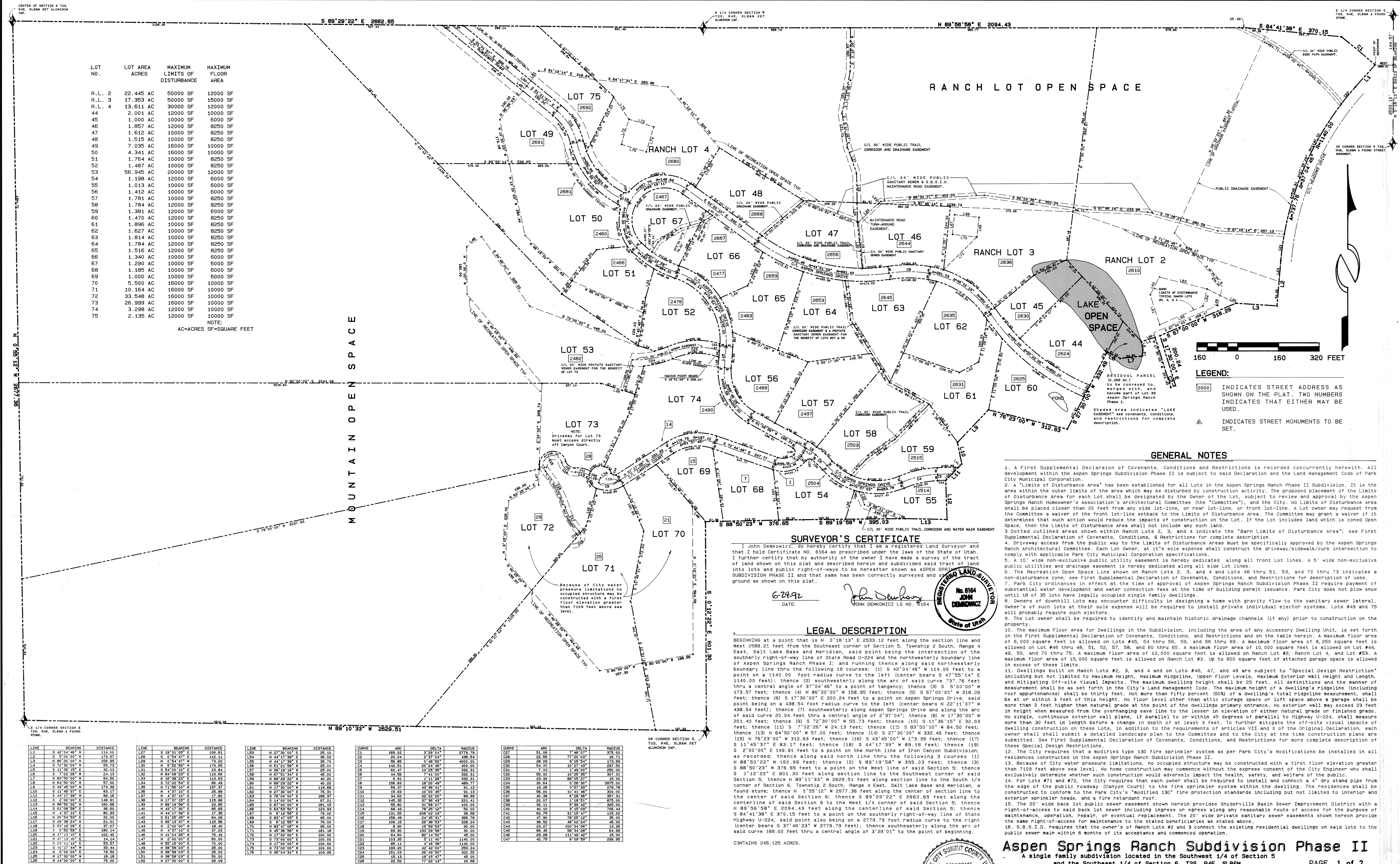
If you have questions or concerns regarding this Final Action Letter, please call 435-615-5065 or email spencer.cawley@parkcity.org.

Sincerely,

Laura Suesser
Planning Commission Chair

CC: Spencer Cawley, Project Planner

DRAFT



ALLIANCE ENGINEERING INC.
P.O. BOX 2664
323 MAIN STREET
PARK CITY, UTAH 84060
(801) 649-9467

PLANNING COMMISSION
APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS 28th
DAY OF JUNE, 1992 A.D.
BY *[Signature]*
CHAIRMAN

ENGINEERS CERTIFICATE
I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS 28th
DAY OF JUNE, 1992 A.D.
BY *[Signature]* P.E.
PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 28th
DAY OF JUNE, 1992 A.D.
BY *[Signature]*
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY
MAP WAS APPROVED BY PARK CITY
COUNCIL THIS 28TH DAY
OF MAY, 1992 A.D.
BY *[Signature]*
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS 28TH DAY OF MAY,
1992 A.D.
BY *[Signature]* MAYOR
FEE *57.00*
RECORDED

RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF *Aspen Springs Ranch*
DATE 06-26-92 TIME 3:00 PM BOOK PAGE
FEE *57.00* RECORDER *[Signature]*

Aspen Springs Ranch Subdivision Phase II
A single family subdivision located in the Southwest 1/4 of Section 5
and the Southeast 1/4 of Section 6, T2S, R4E, SLB&M.

Aspen Springs Ranch Subdivision Phase II
A single family subdivision located in the Southwest 1/4 of Section 5
and the Southeast 1/4 of Section 6, T2S, R4E, SLB&M.

JOB NO. 14-11-91 y:asr.srp 573 600

OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT: That the undersigned is a owner of the herein described tract of land, having caused the same to be subdivided into lots, public right-of-ways, together with easements as set forth on this Record of Survey Plat to be known hereafter as ASPEN SPRINGS RANCH SUBDIVISION PHASE II does hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use and further consent to the recordation of this Record of Survey Plat in accordance with Utah Law.

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

IN WITNESS WHEREOF, the undersigned sets their hand this 19 day of June, 1992.

ASPEN SPRINGS RANCH CORP.
A Utah Corporation

Gerald A. Jackson
GERALD A. JACKSON
President

ACKNOWLEDGEMENT

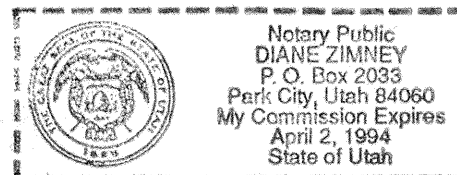
STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this 19 day, of June, 1992, personally appeared before me, the undersigned Notary Public, in and for said State and County, Gerald A. Jackson, who after being duly sworn, acknowledged to me that he is the President of Aspen Springs Ranch Corp., a Utah Corporation, that he signed the foregoing Owners Dedication and Consent to Record freely and voluntarily for the purposes therein mentioned on behalf of said corporation with full authority of its bylaws.

Diane Zimney
NOTARY PUBLIC
Residing at 344 E. 1st St.

My Commission Expires:

4/2/94



OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT: That the undersigned is a owner of the herein described tract of land, having caused the same to be subdivided into lots, public right-of-ways, together with easements as set forth on this Record of Survey Plat to be known hereafter as ASPEN SPRINGS RANCH SUBDIVISION PHASE II does hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use and further consent to the recordation of this Record of Survey Plat in accordance with Utah Law.

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IN WITNESS WHEREOF, the undersigned sets their hand this 18 day of June, 1992.

LAWRENCE K. HESTER LIVING TRUST

Lawrence K. Hester
LAWRENCE K. HESTER, TRUSTEE

ACKNOWLEDGEMENT

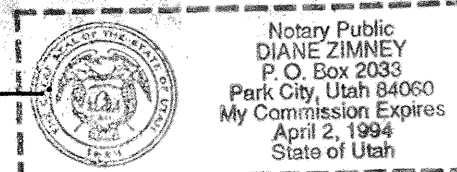
STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this 18 day, of June, 1992, personally appeared before me, the undersigned Notary Public, in and for said State and County, Lawrence K. Hester, who after being duly sworn, acknowledged to me that he is the trustee of the Lawrence K. Hester Living Trust, a owner of Aspen Springs Ranch Phase II, that he signed the foregoing Owners Dedication and Consent to Record freely and voluntarily for the purposes therein mentioned, on behalf of said living trust with full authority.

Diane Zimney
NOTARY PUBLIC
Residing at 344 E. 1st St.

My Commission Expires:

4/2/94



OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT: That the undersigned is a owner of the herein described tract of land, having caused the same to be subdivided into lots, public right-of-ways, together with easements as set forth on this Record of Survey Plat to be known hereafter as ASPEN SPRINGS RANCH SUBDIVISION PHASE II does hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use and further consent to the recordation of this Record of Survey Plat in accordance with Utah Law.

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

IN WITNESS WHEREOF, the undersigned sets his hand this 21st day of June, 1992.

Richard W. Ringwood
RICHARD W. RINGWOOD
A INDIVIDUAL

ACKNOWLEDGEMENT

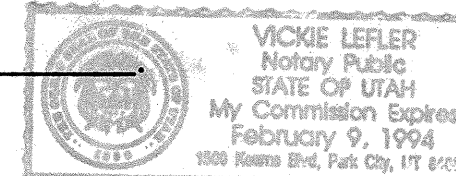
STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this 21 day, of June, 1992, personally appeared before me, the undersigned Notary Public, in and for said State and County, Richard W. Ringwood, a individual, who after being duly sworn, acknowledged to me that he is a owner of Aspen Springs Ranch Phase II, that he signed the foregoing Owners Dedication and Consent to Record freely and voluntarily for the purposes therein mentioned.

Vickie Lerler
NOTARY PUBLIC
Residing at:

My Commission Expires:

2/9/94



OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT: That the undersigned is a owner of the herein described tract of land, having caused the same to be subdivided into lots, public right-of-ways, together with easements as set forth on this Record of Survey Plat to be known hereafter as ASPEN SPRINGS RANCH SUBDIVISION PHASE II does hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use and further consent to the recordation of this Record of Survey Plat in accordance with Utah Law.

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

IN WITNESS WHEREOF, the undersigned sets his hand this 15th day of JUNE, 1992.

Thomas E. Terry
THOMAS E. TERRY
A INDIVIDUAL

ACKNOWLEDGEMENT

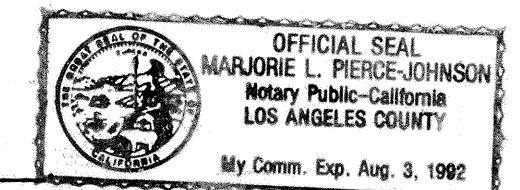
CALIFORNIA
STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this 15th day, of JUNE, 1992, personally appeared before me, the undersigned Notary Public, in and for said State and County, Thomas E. Terry, a individual, who after being duly sworn, acknowledged to me that he is a owner of Aspen Springs Ranch Phase II, that he signed the foregoing Owners Dedication and Consent to Record freely and voluntarily for the purposes therein mentioned.

Marjorie L. Pierce-Johnson
NOTARY PUBLIC
Residing at:

My Commission Expires:

Aug. 3, 1992



Aspen Springs Ranch Subdivision Phase II

A single family subdivision located in the Southwest 1/4 of Section 5 and the Southeast 1/4 of Section 6, T2S, R4E, SLB&M.

PAGE 2 OF 2

36/321 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF Associated Title Company
DATE 06-26-92 TIME 3:00 PM BOOK 557 PAGE 52
FEE 57.50 RECORDER Alan [Signature]

JOB NO. 14-11-92Y:\ASR\SRP

Abbett Residence Swimming Pool Addition

AT 2644 Aspen Springs Dr.

This is a description of the C.U.P. for the Abbett residence. The request is for a swimming pool permit, to be built and installed for the current residence. The pool will be used for personal/family use. The requested pool has been approved by the HOA and lies within the building envelope.

ABBET RESIDENCE PROJECT DESCRIPTION

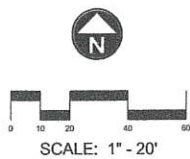
- The requested pool will be built adjacent to the current home in the back yard. The pool is within the building envelope. All elements of the pool were designed to blend and fit with the current elements of the existing home.
- This project is for the private residence as will not serve a purpose for the city.
- This proposed pool is consistent with the current zoning district and general plan.
- This proposed pool is similar and compatible to the surrounding area. The next door neighbors have a pool and others in the area.
- The proposed pool is very suitable for the existing site. It is in within the building envelope and is very private.
- The proposed pool will NOT emit noise, glare dust, pollutants, or odor.
- There are no other issues that need to be mitigated.

ASR-II-R-4
N/F HENDRICKSON
Single Family Residential
(existing residence)

ASR-II-R-3-AM
N/F GOLDSMITH & GUYMON PC
Single Family Residential
(existing barn and residence)

ASR-II-47
N/F SNAVELY

Single Family Residential
(under construction) ---



ASR-II-64
N/F PIHLIAN TRUSTEE
Single Family Residential
(exsiting home)

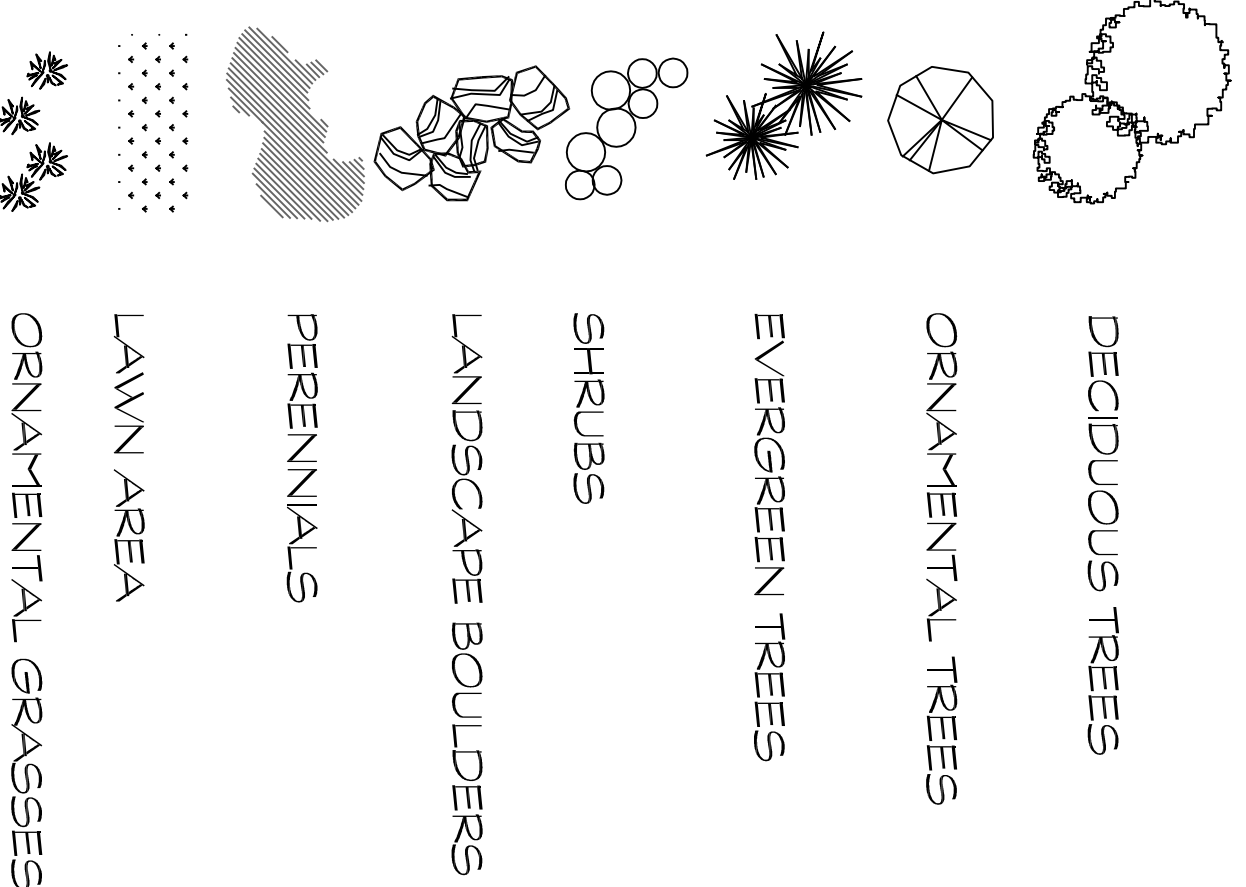
ASR-II-63
N/F 2635 ASPEN SPRINGS LLC
Single Family Residential
(vacant)

ASR-II-62
N/F 2635 ASPEN SP
Single Family Re:
(exsiting hor

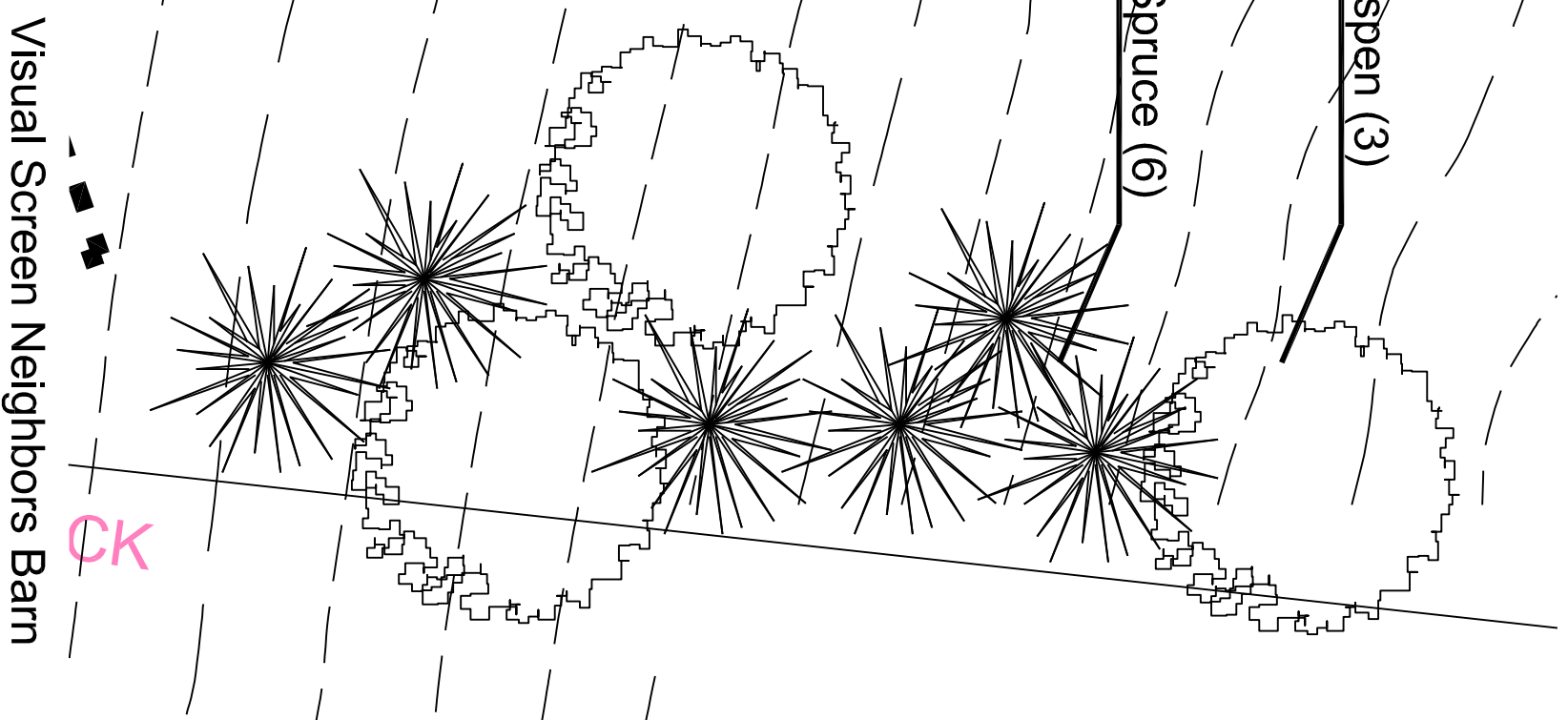


DATE ISSUED	01-25-2021
SET	PERMIT
REVISION DATES	
1 02/17/2021	
2	

LANDSCAPE LEGEND



Inset

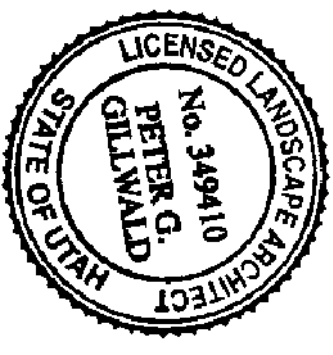


PROJECT

ABBETT RESIDENCE

LOT 46, 2644 Aspen Springs Drive Park City, Utah

Project Number R15-003

PRELIMINARY
LANDSCAPE
PLAN

L-101

PO Box 683175
Park City, Utah 84068
435.901.3716
peteg@landsolutionspc.biz

QNTY	COMMON NAME	SCIENTIFIC NAME	SIZE	COND.	COMMENTS
6	AMUR MAPLE	ACER GINALE	2" CAL.	CONT.	MULTI-STEM
4	QUAKING ASPEN	POPULUS TREMULOIDES	2" CAL.	CONT.	MULTI-STEM
5	QUAKING ASPEN	POPULUS TREMULOIDES	3" CAL.	B&B	SINGLE STEM
6	COLORADO SPRUCE	PICEA PUNGENS	12" - 14"	B&B	FULL BRANCHING
5	AUSTRIAN PINE	PINUS NERA	12" - 14"	B&B	FULL BRANCHING
4	DIABLO YEW	PHYSCARPUS OPULICULIS	5 GAL.	CONT.	4" ON CENTER
5	POTENTILLA	POTENTILLA SP.	5 GAL.	CONT.	4" ON CENTER
3	ALPINE CURRANT	RIBES ALPINUM	5 GAL.	CONT.	4" ON CENTER
5	ASHLEAF SPIREA	SORBARIA SORBARICA	5 GAL.	CONT.	4" ON CENTER
5	SNOWBERRY	SYMPHOCARPUS ALBA	5 GAL.	CONT.	4" ON CENTER
3	GOLDBOUND SPIREA	SPIREA BIMALIDA	5 GAL.	CONT.	4" ON CENTER
6	INDIAN CURRANT	SYMPHOCARPUS OREGANALIS	5 GAL.	CONT.	4" ON CENTER

PLANT SCHEDULE

PERENNIALS/GROUNDCOVERS
1 GAL. CONTAINERS

SEEDED AREAS

SEE WILDLAND INTERFACE CODE FOR ACCEPTABLE PERENNIAL PLANT MATERIAL.
ALTERNATIVE PERENNIALS MAY BE ADDED AFTER REVIEW BY OWNER OR OWNERS REPRESENTATIVE SUBJECT TO COMPLIANCE WITH WILDLAND INTERFACE CODE.

SEEDED AREAS INCLUDE ALL DISTURBED AREAS NOT COVERED BY HARDSCAPE OR OTHER PLANTINGS.

NO PLANT SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR REVIEW AND APPROVAL BY OWNER OR OWNERS REPRESENTATIVE.

THE SITE CONTAINS 0(ZERO) EXISTING TREES

NO GRAVEL OR MULCH LESS THAN 4" DIAMETER IS ALLOWED WITHIN RIGHT OF WAY

ALL DISTURBED AREAS NOT COVERED BY PAVEMENT OR ASSUMING LOWER MIX AS NOTED.

ALL PLANT MATERIAL SHALL BE MIXED WITH MINIMUM 2" SHREDDED BARK WHICH SHALL BE DETERMINED AS PERENNIAL PLANTING AREAS SHALL ALSO BE MULCHED.

SEEDED AREAS ON SLOPES GREATER THAN 3:1 ASPECT SHALL BE UTILIZED AS A BID ALTERNATE AND SEEDED AREAS MAY BE INSTALLED AS SOO UTILIZING THE SAME SEED MIX OR ACCEPTABLE ALTERNATIVE.

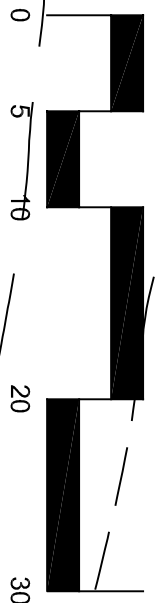
MULTI-TIERED RETAINING WALLS TO BE PLANTED WITH A MIXTURE OF SHRUBS, PERENNIALS AND NATIVE GRASSES.

DECIDUOUS AND EVERGREEN TREES MAY BE PLANTED TO FRAME VIEWS AND REDUCE VISUAL IMPACT OF WALLS.

LANDSCAPE LIGHTING TO BE RESTRICTED TO AREAS WITHIN THE DRIVEWAY CORRIDOR.



See Inset



SCALE: 1" = 10'

Rev. 02/18/21

Reveg Calculations
Total Area of Disturbance 25,195 SF
Excluded Area 11,876 SF
Reveg Area 13,319 SF

Excluded Area Includes:
Residence, Driveway and Hardscape

WILDLAND URBAN INTERFACE CODE
#1 - #4, #6, #8 and #9
#1 - #3
#1 - #4
#1 - #2

ABBETT RESIDENCE POOL WATER REMOVAL

2644 ASPEN SPRINGS DR

ASR-II-46-AM

To whom it may concern. If and when the pool needs to be drained. These conditions will be met.

-The existing pool water will be tested and not have any chorine and/or not have any other chemicals in it, and drained on the property into an approved drainage area.

or

-The existing pool water will be drained/pumped into a truck with a tank/s to accommodate the water for disposal or placed/pumped back into the swimming pool structure.

Owner- Mark Abbett

Contractor- Earthworks Landscape

Planning Commission Staff Report



Subject: 2175 Sidewinder Drive
Application: PL-23-05693
Author: Lillian Zollinger, Planner II
Date: June 28, 2023
Type of Item: Conditional Use Permit

Recommendation

Review the proposed 2175 Sidewinder Drive Conditional Use Permit for an annual tent installation in the summer months for a private event; (II) conduct a public hearing; and (III) consider approving a Conditional Use Permit based on the draft Final Action Letter Findings of Fact, Conclusions of Law, and Conditions of Approval (Exhibit A).

Description

Applicant: IAS/ Park City Mathematic Institute

Location: 2175 Sidewinder Drive

Zoning District: Residential Development

Adjacent Land Uses: Single-Family Dwellings, Condos, Commercial, Parking Lots

Reason for Review: Planning Commission reviews and takes Final Action on Conditional Use Permits¹

ACUP Administrative Conditional Use Permit
CUP Conditional Use Permit
DRC Development Review Committee
LMC Land Management Code
RD Residential Development

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

Background

The Applicant proposes to install an annual temporary tent (between June and August) for an Institute for Advance Study (IAS)/Park City Math Institute private event at 2175 Sidewinder Drive. The event involves participants from around the world for a three-week math conference. The event has a history of low impact on the neighborhood from

¹ LMC § [15-1-8](#)

the past 13 years.

The Planning Department approved the following Administrative Conditional Use Permits (ACUP) for a temporary tent installation for the event:

PL-10-00994 & PL-10-01017 (June 24 - July 18, 2010)
PL-11-01272 (June 30 - July 25, 2011)
PL-12-01567 (July 1 - July 23, 2012)
PL-13-01944 (July 1 - July 15, 2013)
PL-14-02398 (June 29 - July 12, 2014) & PL-14-02399 (July 13 - July 19, 2014)
PL-17-03570 (June 25 - July 9, 2017) & PL-17-03576 (July 10 - July 15, 2017)
PL-18-03859 (July 1 - July 21, 2018)
PL-19-04183 (June 27 - July 22, 2019)
PL-22-05289 (July 5 - August 10, 2022)

At the time of the most recent 2022 approval, Staff discussed applying for a full Conditional Use Permit (CUP) in January of 2023 with the Applicant. The Applicant applied for the CUP on May 31, 2023.

LMC [§ 15-4-16\(A\)\(7\)](#) states, “in no case shall a tent be installed for a duration longer than fourteen (14) days . . .” Tent installations that exceed 14 days require a Conditional Use Permit and Planning Commission review. Staff recommended the Applicant apply for a Conditional Use Permit that would be ongoing, would allow for a tent installation that exceeds 14 days, and would support efficient review moving forward, requiring only an annual fire permit at the building permit phase.

Additional parking will be made available for owners & tenants at 2175 Sidewinder Drive (Conf. Cnt. bldg.) as outlined below.



Analysis

(I) The proposal to install an annual temporary tent installation complies with the requirements outlined in LMC Chapter [15-2.13](#).

2175 Sidewinder Drive is in the Residential Development Zoning District. A Temporary Improvement in this Zoning District requires a Conditional Use Permit pursuant to LMC [§ 15-2.13\(B\)\(30\)](#). LMC [§ 15-15-1](#) defines a Temporary Improvement as “[a] Structure built, or installed, and maintained during construction of a Development, or during a Special Event or activity” Temporary Improvements include temporary tents pursuant to [§ 15-4-16](#).

LMC [§ 15-2.13-3](#) sets the following setbacks for temporary tents in the Residential Development Zoning District:

Zoning Requirement	Analysis of Proposal
Minimum Front Setback – 20’	Complies: ~40’
Minimum Rear Setback –15’	Complies: ~69’
Minimum Side Setback – 12’	Complies: ~335’ and ~594’

LMC [§ 15-2.13-3](#) states, “No Structure shall be erected to a height greater than twenty-eight feet (28’) from Existing Grade.” The proposed tent is 17’ high and compliant with maximum structure height.

(II) The proposal to install an ongoing annual temporary tent installation complies with LMC § 15-4-16.

LMC [§ 15-4-16\(A\)\(7\)](#) states, “in no case shall a tent be installed for a duration longer than fourteen (14) days and for more than five (5) times per year on the same Property or Site, unless a longer duration or greater frequency is approved by the Planning Commission consistent with Conditional Use criteria in Section 15-1-10.”

The Applicant is proposing to install a temporary tent for more than 14 days, which requires a Conditional Use Permit. The Applicant also requests an ongoing annual approval for the tent from the Planning Commission.

Temporary Structure	Analysis of Proposal
The proposed Use should not diminish existing parking. Any net loss of parking shall be mitigated in the Applicant's plan.	See Condition of Approval 5: The current Uses of the site are Multi-Unit Dwellings and Private Event Facility (The Prospector Conference Center). LMC § 15-3-6 requires the following parking requirements for Multi-Unit Dwellings: • 1 parking space per Condos less than 1,000 square foot (sf) floor area • 1.5 parking spaces per Condos more than 1,000 sf and less than 2,000 sf • 2 parking spaces per Condos more than 2,000 sf There is no specific parking requirement for Private Event Facilities designated in the LMC. There are approximately 180 parking spaces on site currently between the Condos and the Conference Center. The temporary tent covers approximately 40 spaces in the parking lot where the event takes place. The Applicant stated, "The Conference Center parking lot has more than 50 parking spaces, and on any given day, 3-5 cars park there, with the rest remaining empty. It will be possible to accommodate any disruption caused by the installation of a tent on the target parking lot." Additionally, most of the participants will be on site, or nearby, and take public transportation, and not increase the demand for parking spaces.
The proposed Use shall not impede pedestrian circulation, emergency Access, or any other public safety measure.	See Condition of Approval 6: The temporary tent will temporarily impact pedestrian circulation but shall not impede emergency access, as conditioned by the Park City Fire District.
The Use shall not violate the Noise Ordinance, Municipal Code Chapter 6-3.	See Condition of Approval 7: The event shall comply with Municipal Code of Park City Chapter 6-3 <i>Noise</i>.
The Use shall comply with the LMC, the signage shall comply with the Sign Code, Title 12, and the lighting shall comply with Illumination Section 12-4-9.	Complies: No proposed or approved Signs or Lights.

The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering.	See Condition of Approval 6: The Development Review Committee (DRC) reviewed this on June 6, 2023, and required a Condition of Approval.
The Use shall not violate the International Building Code (IBC).	See Condition of Approval 8: The Applicant shall be required to submit a building permit each year for review of compliance with the IBC and with this CUP.

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

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

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

CUP Review Criteria	Analysis of Proposal
Size and Location of the Site	Complies: The proposed temporary tent location is near the side and rear of the property, mostly shielded by existing structures, and outside of Setbacks.
Traffic	Complies: The Applicant's event will increase traffic slightly during drop-off and pick-up times. However, this will not significantly impact traffic throughout the day.
Utility Capacity	Complies: No changes to utility needs.
Emergency Vehicle Access	See Condition of Approval 6: The Park City Fire District requires 20' of asphalt access for emergency vehicle access. The temporary tent shall not impede emergency access.
Parking	See Condition of Approval 5: Parking on site will be temporarily impacted during the private event. Condo residents will be able to park at The Prospector for the duration of the event.

Internal Vehicular and Pedestrian Circulation System	See Condition of Approval 5: The internal vehicular circulation will be temporarily impacted during the private event, wherein no Condo residents will be able to park in the parking lot where the temporary tent is located. The pedestrian circulation system will be temporarily impacted by the proposed tent location.
Fencing, Screening, and Landscaping	Complies: The temporary tent will be mostly screened by the existing building, and will not impact landscaping, as the tent will be installed on existing asphalt.
Building Mass, Bulk, and Orientation	Complies: No change to building size.
Useable Open Space	Complies: No open space impacted.
Signs and Lighting	Complies: No proposed signs or lighting.
Physical Design and Compatibility with Surrounding Structures	Complies: A temporary tent is not required to be compatible with surrounding structures, as it will be removed yearly.
Noise, Vibration, Odors, Stream, or Other Mechanical Factors	See Condition of Approval 7: The event shall comply with the City's Noise Ordinance.
Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas	Complies: The delivery of the tent will not impede public Right-of-Way, and existing load and unload zones, trash and recycling, will not be impeded by the temporary tent.
Expected Ownership and Management	Complies: The Applicant has permission from The Prospector HOA General Manager for the installation of the temporary tent.
Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site	Complies: No unmitigated impacts.

Reviewed for Consistency with the Goals and Objectives of the Park City General Plan	Complies: The proposed temporary tent supports the Park City Math Institute event. The event is in keeping with Goal 10 of the General Plan, herein, “Park City will provide world-class recreation and public infrastructure to host local, regional, national, and international events that further Park City’s role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community.”
--	--

(V) The Development Review Committee requires Conditions of Approval.²

The Park City Fire District requires Condition of Approval 6, requiring 20’ of access on the road and in the parking lot for Fire Truck access and safety.

Department Review

The Planning Department, Engineering Department, and City Attorney’s Office reviewed this report.

Notice

Staff published notice on the City’s website and the Utah Public Notice website, and posted notice to the property on June 14, 2023. Staff mailed courtesy notice to property owners within 300 feet on June 14, 2023. The *Park Record* published notice on June 14, 2023.³

Public Input

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

Alternatives

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

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: Parking Memo

² The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney’s Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

³ LMC [§ 15-1-21](#)



Planning Department

June 28, 2023

IAS/Park City Math Institute
1 Einstein Drive
Princeton, NJ 08540

CC: Sovan Mohanty
smohanty@theprospectorparkcity.com; (425) 200-0068

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 2175 Sidewinder Drive

Zoning District: Residential Development (RD)

Application: Conditional Use Permit

Project Number: PL-23-05693

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: June 28, 2023

Project Summary: The Applicant Proposes a Yearly Tent Installation in the Summer Months for a Private Event.

Action Taken

On June 28, 2023, the Planning Commission conducted a public hearing and approved the ongoing temporary tent according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Property is located at 2175 Sidewinder Drive and is a part of the Prospector Square Condo Subdivision.
2. The Property is located within the Residential Development (RD) Zoning District.
3. In the RD Zoning District, the Front Setback is 20 feet, the Rear Setback is 15 feet, and the Side Setbacks are 12 feet. The maximum building height is 28 feet.
4. The Applicant proposes to install a temporary tent once each year in the summer months (June, July, and/or August) for a private event (Park City Math Institute Event) hosted on the Property.



Planning Department

5. The temporary tent is not installed in the Setbacks.
6. The tent is proposed to be located on private property in the parking lot located directly behind the conference center at 2175 Sidewinder Drive and the Silver Mountain Sports Club and Spa at 2080 Gold Dust Lane. The HOA has approved the location and temporary construction of the tent.
7. The proposed tent is 40' by 120' by 10'.
8. The proposed tent location will temporarily impact parking for the Condo residents. Additional temporary parking is available for Condo residents in The Prospector parking lot.
9. There are no proposed signs or lights.
10. Temporary Structures require review pursuant to the criteria outlined in LMC § 15-4-16:
 - a. The proposed Use should not diminish existing parking. Any net loss of parking shall be mitigated in the Applicant's plan - **See Condition of Approval 5:** The current Uses of the site are Multi-Unit Dwellings and Private Event Facility (The Prospector Conference Center). LMC § 15-3-6 requires the following parking requirements for Multi-Unit Dwellings:
 - 1 parking space per Condos less than 1,000 square foot (sf) floor area
 - 1.5 parking spaces per Condos more than 1,000 sf and less than 2,000 sf
 - 2 parking spaces per Condos more than 2,000 sfThere is no specific parking requirement for Private Event Facilities designated in the LMC. There are approximately 180 parking spaces on site currently between the Condos and the Conference Center. The temporary tent covers approximately 40 spaces in the parking lot where the event takes place. The Applicant stated, "The Conference Center parking lot has more than 50 parking spaces, and on any given day, 3-5 cars park there, with the rest remaining empty. It will be possible to accommodate any disruption caused by the installation of a tent on the target parking lot." Additionally, most of the participants will be on site, or nearby, and take public transportation, and not increase the demand for parking spaces.
 - b. The proposed Use shall not impede pedestrian circulation, emergency Access, or any other public safety measure - **See Condition of Approval**



Planning Department

- 6:** The temporary tent will temporarily impact pedestrian circulation but shall not impede emergency access.
- c. The Use shall not violate the Noise Ordinance, Municipal Code Chapter 6-3 - **See Condition of Approval 7:** The event shall not violate the Noise Ordinance.
 - d. The Use shall comply with the LMC, the signage shall comply with the Sign Code, Title 12, and the lighting shall comply with Illumination Section 12-4-9 - **Complies:** No proposed or approved Signs or Lights.
 - e. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering - **See Condition of Approval 6:** The Development Review Committee (DRC) reviewed this on June 6, 2023, and required a Condition of Approval.
 - f. The Use shall not violate the International Building Code (IBC). **See Condition of Approval 8:** The Applicant shall be required to submit a building permit each year for review of compliance with the IBC and with this CUP.
11. Conditional Use Permits require review pursuant to the criteria outlined in Land Management Code (LMC) § 15-1-10(E).
- a. Size and Location of Site – **Complies:** The proposed temporary tent location is near the side and rear of the property, mostly shielded by existing structures, and outside of Setbacks.
 - b. Traffic – **Complies:** The Applicant's event will increase traffic slightly during drop-off and pick-up times. However, this will not significantly impact traffic throughout the day.
 - c. Utility Capacity - **Complies:** No changes to utility needs.
 - d. Emergency Vehicle Access - **See Condition of Approval 6:** The Park City Fire District requires 20' of asphalt access for emergency vehicle access. The temporary tent shall not impede emergency access.
 - e. Parking – **See Condition of Approval 5:** Parking on site will be temporarily impacted during the private event. Condo residents will be able to park at The Prospector for the duration of the event.
 - f. Internal Vehicular and Pedestrian Circulation – **See Condition of Approval 5:** The internal vehicular circulation will be temporarily impacted during the private event, wherein no Condo residents will be able to park in the parking lot where the temporary tent is located. The pedestrian



Planning Department

circulation system will be temporarily impacted by the proposed tent location.

- g. Fencing, Screening, and Landscaping – **Complies:** The temporary tent will be mostly screened by the existing building, and will not impact landscaping, as the tent will be installed on existing asphalt.
 - h. Building Mass, Bulk, and Orientation – **Complies:** No change to building size.
 - i. Usable Open Space - **Complies:** No open space impacted.
 - j. Signs and Lighting – **Complies:** No proposed signs or lighting.
 - k. Physical Design and Compatibility with Surrounding Structures – **Complies:** A temporary tent is not required to be compatible with surrounding structures, as it will be removed yearly.
 - l. Noise, Vibration, Odors, Steam, or Other Mechanical Factors – **See Condition of Approval 7:** The event shall comply with the City's Noise Ordinance.
 - m. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas - **Complies:** The delivery of the tent will not impede public Right-of-Way, and existing load and unload zones, trash and recycling, will not be impeded by the temporary tent.
 - n. Expected Ownership and Management – **Complies:** The Applicant has permission from The Prospector HOA General Manager for the installation of the temporary tent.
 - o. Within and Adjoining Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, Park City Soils Ordinance, Steep Slopes – **Complies:** No unmitigated impacts.
 - p. Reviewed for Consistency with the Park City General Plan – **Complies:** The proposed temporary tent supports the Park City Math Institute event. The event is in keeping with Goal 10 of the General Plan, herein, "Park City will provide world-class recreation and public infrastructure to host local, regional, national, and international events that further Park City's role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community."
12. The Development Review Committee reviewed the proposal on June 6, 2023, and recommended Condition of Approval 6.



Planning Department

13. Staff published notice on the City's website, the Utah Public Notice website, and posted notice to the property on June 14, 2023. Staff mailed courtesy notice to property owners within 300 feet on June 14, 2023. The Park Record published notice on June 14, 2023.

Conclusions of Law

1. The application is reviewed for compliance with Land Management Code § 15-1-10(E), Conditional Use Review Process, LMC Chapter 15-2.13, Residential Development (RD) Zoning District, LMC Chapter 15-4-16, Temporary Structures, Tents, and Vendors.
2. The Use is compatible with the surrounding Structures in Use, scale, mass, and circulation.
3. The effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. Final tent installation plans shall be similar to the plans reviewed on June 28, 2023, by the Planning Commission. Any significant changes, modifications, or deviations from the approval that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The temporary tent installation may be installed for up to 31 days. The tent must come down within three days of the final event.
3. The temporary tent is not allowed to be used for other private events.
4. The temporary tent may not be larger than 40' by 120' by 10'.
5. No more than three parking stalls may be used for employees of the private event on the Prospector parking lot (see Exhibit C).
6. The Park City Fire District requires 20' of asphalt access for emergency vehicle access adjacent to the temporary tent (see Exhibit B). The temporary tent shall not impede emergency access.
7. There shall be no exception granted for the tent and private event with the City's Noise Ordinance.
8. The Applicant shall apply for a Fire and Building permit each year, at least one month before the proposed installation of the temporary tent.
9. The Applicant shall provide notice to the residents one month prior to the installation of the temporary tent.
10. Condo residents may park in The Prospector parking area for the duration of the temporary tent installation.



Planning Department

11. If at any time parking is found to be insufficient and creates significant impacts on vehicle, pedestrian, or emergency access circulation, as reported by the neighborhood, this permit shall be invalid and the Applicant shall return to the Planning Commission for review of the ongoing temporary tent permit.

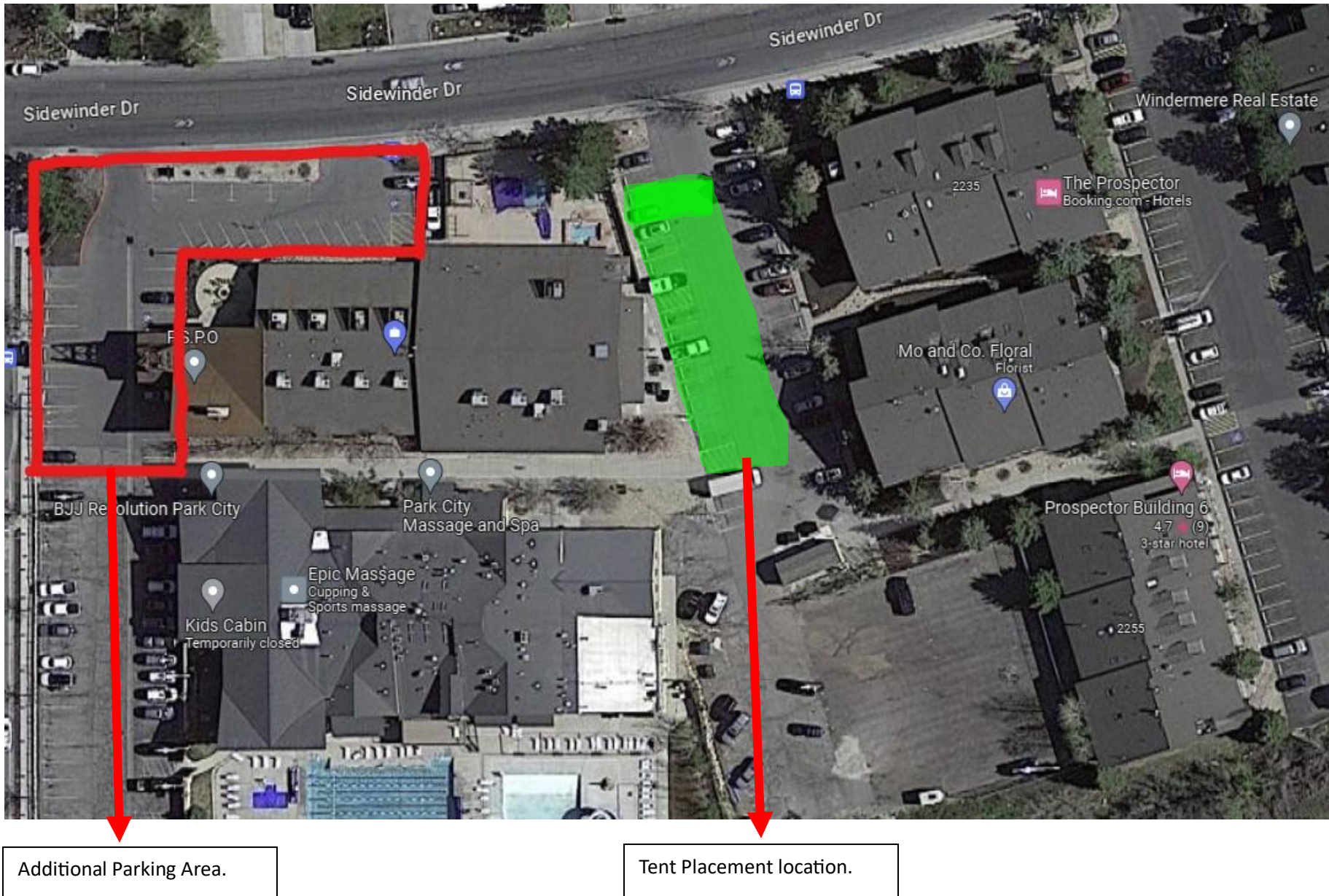
If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5068 or email lillianzollinger@parkcity.org.

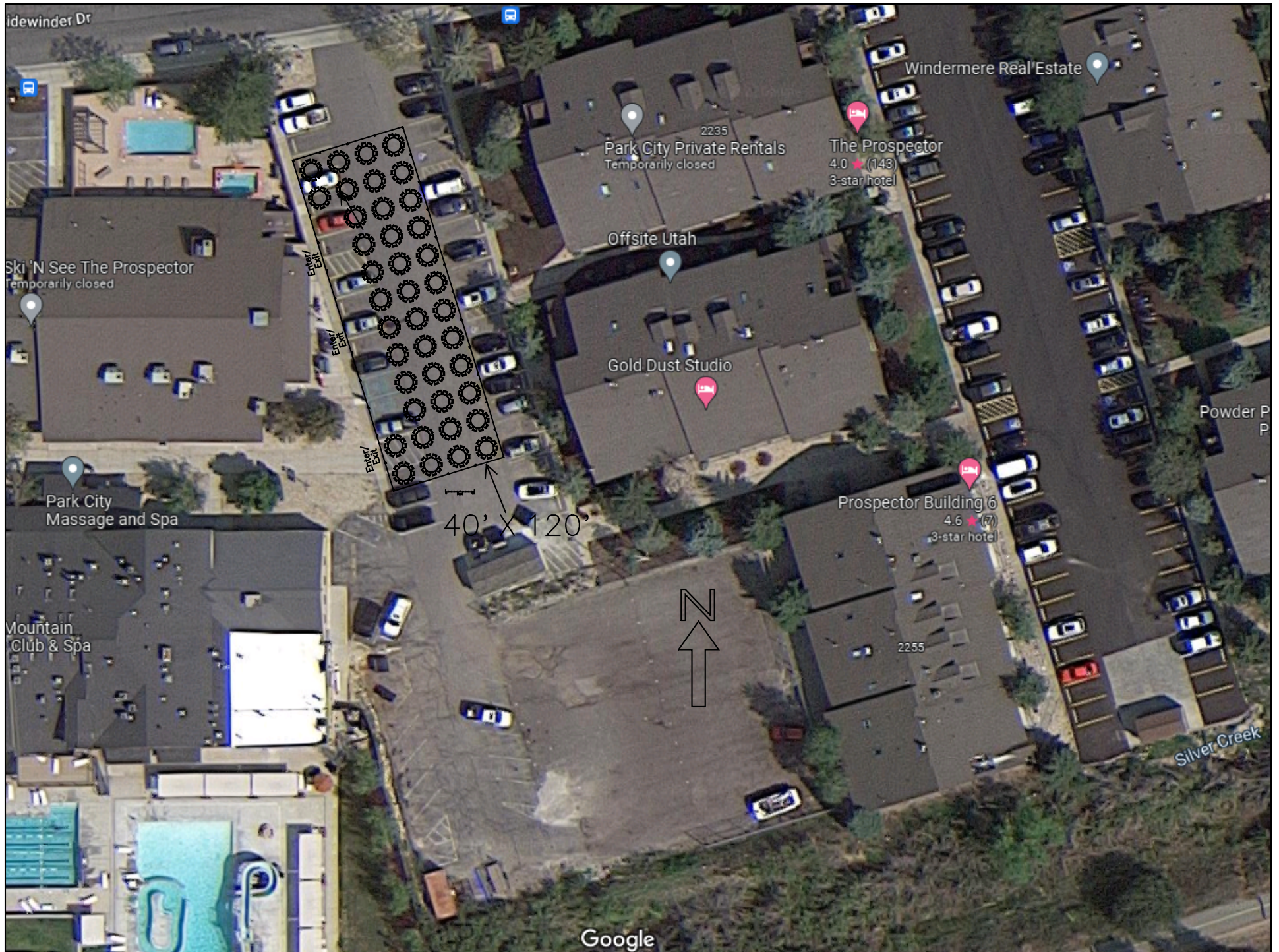
Sincerely,

Laura Suesser,
Planning Commission Chair

CC: Lillian Zollinger, Project Planner

Additional parking will be made available for owners & tenants at 2175 Sidewinder Drive (Conf. Cnt. bldg.) as outlined below.





Google



PROSPECTOR SQUARE CONDOMINIUMS
EXHIBIT MAP WITH
PLAT OF RECORD & GOOGLE EARTH

FOR: HOA: PROSPECTOR SQUARE CONDOMINIUMS | DWG: PROSPECTOR SQUARE CONDOS.dwg

Park City
Surveying

PO Box 885993
Park City, UT 84098
435-649-2918
WWW.PARKCITYSURVEY.COM

DATE	BY	COMMENTS

DATE: MAY 28, 2023

CHECKED BY: MN

DRAWN BY: MN



THE PROSPECTOR
ESTD. 1978

TO: Park City Planning Commission,

Please allow me to introduce myself as Sovan Mohanty, an employee of Prospector Square condominiums. In my five+ years with the company, I am confident that the conference center parking lot, located at 2175 Sidewinder Drive, will be made available to all owners, tenants, and guests for their use, during the Math Institute event, that is currently scheduled for July 10th to August 10th.

The Conference Center parking lot has more than 50 parking spaces, and on any given day, 3-5 cars park there, with the rest remaining empty. It will be possible to accommodate any disruption caused by the installation of a tent on the target parking lot in these empty stalls.

I am including some pictures taken on the day of writing this letter that hopefully verifies my statement on available parking space.

Respectfully,

Sovan Mohanty

Director of Finance & HR

O: 435-200-0068

Mailing Address: PO BOX 681063 | Park City | UT 84068









Planning Commission Staff Report



Subject: 7700 Marsac Avenue Salt Shed
Application: PL-23-05637
Author: Lillian Zollinger, Planner II
Date: June 28, 2023
Type of Item: Conditional Use Permit

Recommendation

(I) Review the proposed 7700 Marsac Avenue Conditional Use Permit to install a 2,500-square-foot salt storage shed in the Recreation and Open Space Zoning District, (II) conduct a public hearing, and (III) consider approving a Conditional Use Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Douglas Ogilvy

Location: 7700 Marsac Avenue
(Mine Bench property)

Zoning District: Recreation and Open Space and Sensitive Land Overlay

Adjacent Land Uses: Residential Development

Reason for Review: Planning Commission reviews and takes Final Action on Conditional Use Permits¹

CUP	Conditional Use Permit
EPMOA	Empire Pass Master Owners Association
HPB	Historic Preservation Board
LMC	Land Management Code
PCMC	Park City Municipal Corporation
RD	Residential Development
ROS	Recreation and Open Space
ROW	Right-of-Way
SLO	Sensitive Land Overlay

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

¹ LMC § [15-1-8](#)

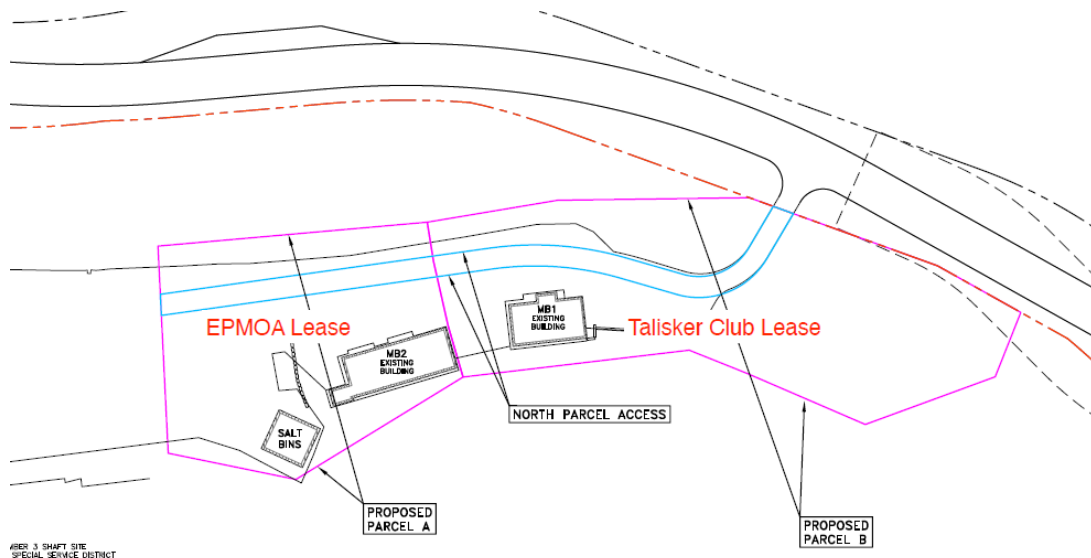
Summary

Empire Pass Master Owners Association (EPMOA) proposes to construct a replacement salt shed within the EPMOA leasehold on the Mine Bench property, owned by Park City Municipal Corporation. The property is located within the Recreation and Open Space Zoning District (ROS) and Sensitive Land Overlay (SLO). The existing fabric salt storage shed is 1,600 square feet and was badly damaged during the winter. The proposed new shed is a 2,500-square-foot Western Steel prefabricated salt shed that the Applicant believes will be better suited to store the quantities needed to maintain Empire Pass Roads. The proposed steel structure will be better suited to snow and winter conditions.

Background

In 1999, the City Council adopted Ordinance 99-30 and Resolution 20-99 approving the annexation and development agreement for the 1,655-acre Flagstaff Mountain Area. The Mine Bench property at 7700 Marsac Avenue was included in this annexation and zoned ROS. In 2017, the City acquired the 29-acre Mine Bench property for essential municipal uses, including office and storage for the Streets, Public Utilities, and Parks Departments.

Also in 2017, as part of the consideration for acquisition of the greater parcel, the City and EPMOA entered a Lease Agreement for 1.3 acres of the 29-acre parcel (see Exhibit C). This 99-year Lease Agreement allows EPMOA to use two oversized vehicle bays, shop, office space, and restroom. Below is a map illustrating the EPMOA lease:



It is unknown when the existing 1,600-square-foot fabric salt shed was installed on the acreage leased by EPMOA. The Flagstaff Development Agreement requires EPMOA to remove snow on S.R. 224 (Marsac Avenue) from Bob Wheaton Way to the winter closure gate adjacent the start of Twisted Branch Road. EPMOA is also responsible for

snow removal on private roads within Empire Pass including Twisted Branch Road and Red Cloud Trail. EPMOA has also contracted with UDOT to maintain the Mine Road from the Deer Valley roundabout to Bob Wheaton Way. The existing salt shed provides the necessary road salt for this maintenance.

Due to recent severe winter conditions, the current salt shed has been damaged and needs to be replaced with a prefabricated shed that will better suit Park City's winter conditions, as seen in the image below, submitted by the applicant.



Analysis

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

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

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

1. Size and location of the Site.
No unmitigated impacts

This is an existing site currently being utilized for salt storage and other light industrial and municipal uses including the EPMOA Maintenance Building, EPMOA Fuel Tanks, and PCMC Public Works Yard (temporary PCFD Fire Station).

2. Traffic considerations including capacity of the existing Streets in the Area.
No unmitigated impacts

The replacement structure will not impact existing traffic conditions. 7700 Marsac Avenue is accessed directly off Marsac Avenue. As signed from Marsac Avenue, no unauthorized vehicles are allowed onto the property. Anticipated traffic includes salt delivery, employees, and salt trucks.

It is anticipated that truck traffic will remain unchanged – salt trucks and plow operations will continue to run 24 hours a day in the winter months, dependent on weather conditions and road maintenance needs.



3. Utility capacity, including Storm Water run-off.
No unmitigated impacts

No utilities are needed for the salt storage shed. It is not anticipated that the new structure will create additional Storm Water run-off, as it is not increasing the amount of impervious surface on the site.

4. Emergency vehicle Access.
No unmitigated impacts

On May 16, 2023, the Park City Fire District reviewed the proposed salt storage shed and confirmed the proposal conforms with their requirements.

5. Location and amount of off-Street parking.

No unmitigated impacts

EPMOA's peak staffing at this site consists of 16 employees: four snowplow drivers, one mechanic, and 11 shuttle drivers. LMC [§ 15-3-6\(B\)](#) requires two parking spaces for every three employees for public utility uses, rounding up to 11 required spaces. The EPMOA lease area contains roughly 255 feet of parking spaces (the equivalent of roughly 28 parking spaces) along the northeastern border for employees and shuttle storage along with separate storage areas for snowplows and additional equipment (see Exhibit D).

6. Internal vehicular and pedestrian circulation system.

No unmitigated impacts

The proposed salt shed replacement will not impact internal vehicle or pedestrian circulation. The new salt shed will be shorter and wider, to accommodate the storage of more road salt and will be oriented as to not impact circulation through the site.

7. Fencing, Screening, and landscaping to separate the Use from adjoining Uses.

No unmitigated impacts

The uses surrounding the site are industrial, including the EPMOA Maintenance Building, EPMOA Fuel Tanks, and PCMC Public Works Yard (temporary PCFD Fire Station). The replacement salt shed will not visually impact surrounding uses.

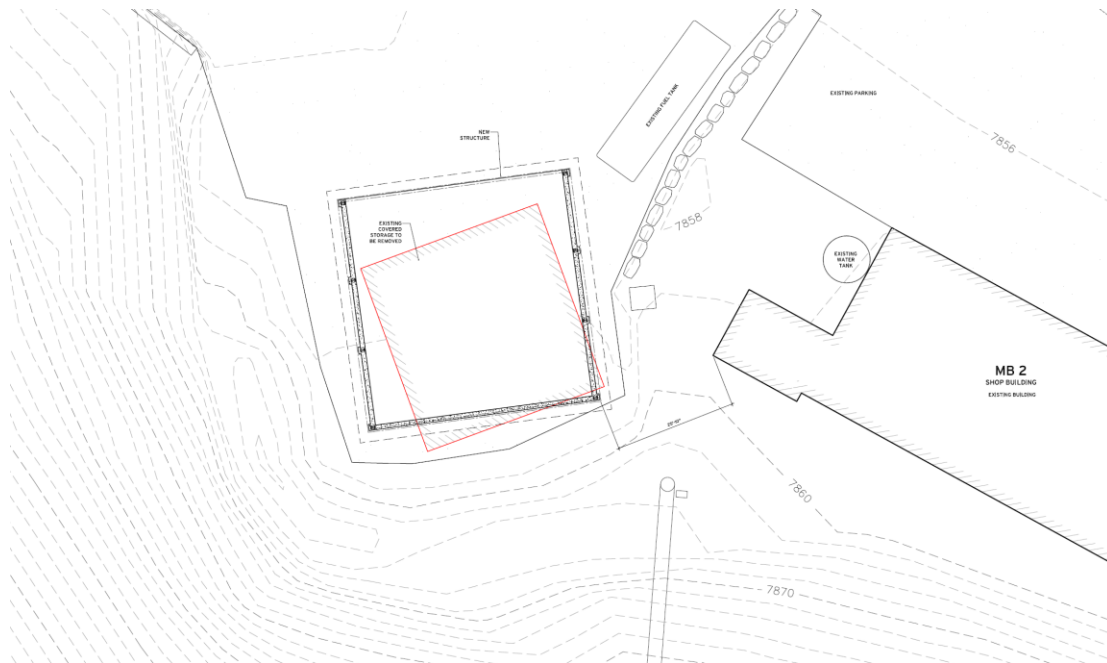
The site itself is screened from residential uses to the southwest by a steep hillside and natural vegetation as shown below in an image taken by staff (facing southwest).



8. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots.

No unmitigated impacts

The current salt shed is 1,600 square feet and approximately 33 feet in height. The proposed salt shed is 50 feet by 50 feet and 27 feet, eight inches high. The new shed reduces the height impact and brings it into compliance with the LMC. The new shed location is also slightly pulled back from the nearby Steep Slopes. Additionally, the shed is set back more than 25 feet from the property line and nearly 26 feet from the nearest building on site.



9. Usable Open Space.
No unmitigated impacts

The proposed use does not change or disturb the site's Open Space, as it is being constructed in the same location as the existing shed over existing impervious surface and there is no additional requirement in the LMC.

10. Signs and lighting.
Condition of Approval Recommended

No new signs are proposed.

Staff recommends Condition of Approval 5 that the lighting shall comply with the outdoor lighting code outlined in LMC [§ 15-5-5\(J\)](#), be Fully Shielded, down directed, and with bulbs 3,000 degrees Kelvin or less.

11. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing.
No unmitigated impacts

Per the applicant, cladding and roofing will be in muted earth tones complementary to

color of adjacent structures on site. The proposed replacement salt shed will be larger than the existing shed but will have a smaller footprint than the other buildings on site and will conform to the required 28-foot height maximum in the ROS Zone.

12. Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site.

No unmitigated impacts

The current use of storing and loading road salt has generated dust pollutants or odor during its time in use, it is not anticipated that noise, odor, or other impacts will change.

Surrounding buildings are industrial in use, the nearest affected neighbors are nearly 800 feet away and separated by significant slopes and mature vegetation, masking potential noise impacts from deliveries and salt loading.

13. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas.

Condition of Approval Recommended

During the winter months, deliveries of road salt are typically monthly, depending on winter conditions. The delivery of road salt occurs on the site which is accessed by a private right of way accessed by Marsac Avenue as shown below:



Staff Recommends Condition of Approval 6 that the applicant maintains adequate space for standing, loading, or unloading services Off-Street.

14. Expected ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial

tenancies, how the form of Ownership affects taxing entities.

No unmitigated impacts

Pursuant to the 2017 lease agreement (see Exhibit C), the site is owned by PCMC and leased to EPMOA through December 1, 2116. The salt shed is recognized as an approved use within the lease agreement.

15. Within and adjoining the site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site.
Conditions of Approval Recommended

As mentioned prior, this site is within the SLO, requiring more intensive environmental hazard review and mitigation. See the above analysis of compliance with the SLO regulations for a complete analysis.

Staff recommends Condition of Approval 4, wherein: “The Limits of Disturbance shall be limited to the minimal Area necessary to excavate and backfill the foundation. No significant vegetation shall be disturbed with the replacement of the salt shed. Disturbance to existing hillside is prohibited.”

16. Reviewed for consistency with the goals and objectives of the Park City General Plan; however, such review for consistency shall not alone be binding.
No unmitigated impacts

Objective 9A in the General Plan has a goal to: “Maintain local recreation opportunities with high quality of service, exceptional facilities, and variety of options.” The current General Plan discusses the need for high quality services for residents and visitors. The new salt storage shed will allow EPMOA to maintain roads through Park City’s peak season, allowing residents, visitors, and employees safe and reliable commutes during winter weather conditions.

(II) The proposal to install a salt shed complies with the requirements outlined in LMC Chapter [15-2.7](#).

7700 Marsac Avenue is in the ROS Zoning District. Pursuant to LMC [§ 15-2.7-2\(C\)\(13\)](#), an Accessory Building, greater than 600 square feet is a Conditional Use in the ROS Zoning District.

LMC [§ 15-2.7-3](#) states, “All Structures must be no less than twenty-five feet (25') from the boundary line of the Lot, district or public Right-of-Way.” The proposed salt shed is over 300 feet from the nearest Lot line, district, or public Right-of-Way (ROW).

LMC [§ 15-2.7-4](#) states, “No Structure may be erected to a height greater than twenty-eight feet (28') from Existing Grade.” The proposed salt shed is 27 feet, 8 inches high and compliant with Zone height. Additionally, the existing shed is approximately 33 feet

in height and non-compliant, and by installing the new shed will bring the height into compliance.

(III) The proposal to install a salt shed complies with the requirements outlined in LMC Chapter [15-2.21](#).

Pursuant to LMC [§ 15-2.21](#), development within the SLO requires additional analysis. The purpose of the SLO is to:

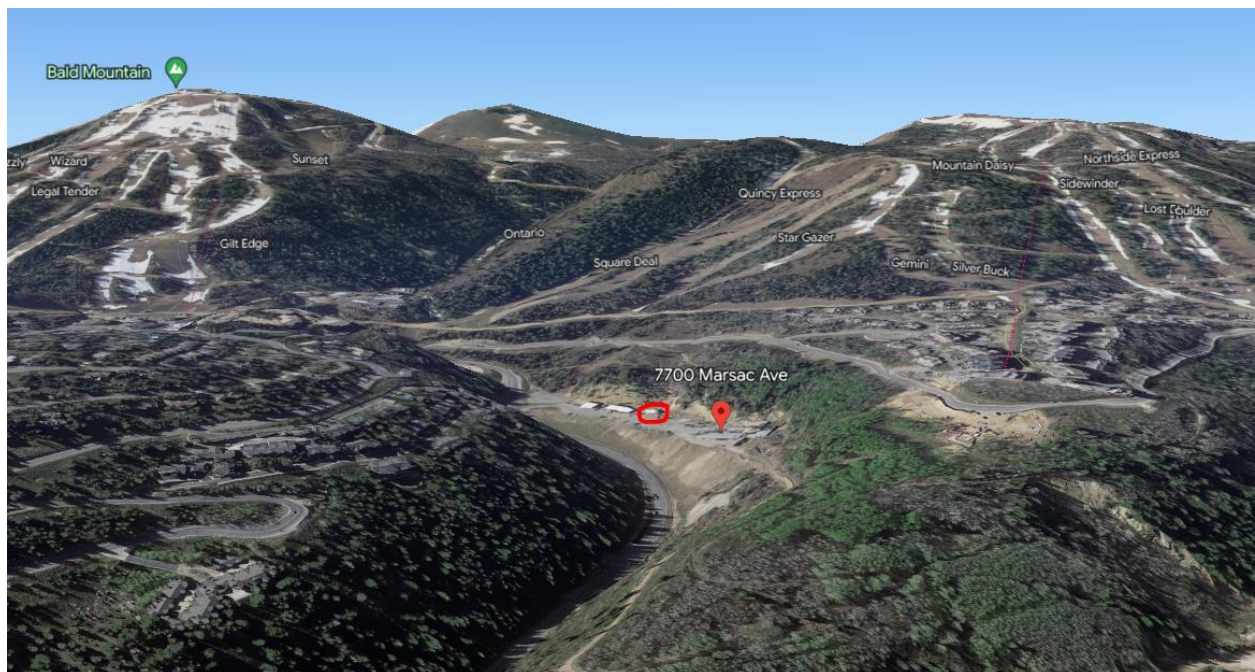
- A. require dedicated Open Space in aesthetically and environmentally sensitive Areas;
- B. encourage preservation of large expanses of Open Space and wildlife habitat;
- C. cluster Development while allowing a reasonable use of Property;
- D. prohibit Development on Ridge Line Areas, Steep Slopes,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

SLO Zoning District Requirement	Analysis of Proposal
Steep Slopes: No Development is allowed on or within fifty feet (50'), map distance, of Very Steep Slopes, Areas subject to land slide activity, and other high-hazard geologic Areas.	Conditions of Approval Recommended: See analysis below.
Ridge Line Area Protection	Complies: The proposed structure will not disrupt the ridgeline area and 100% of the ridgeline area shall remain open space. No vantage points are affected by the replacement of the existing salt shed.
Wetlands and Stream Corridors	Complies: There are no wetlands or streams in or surrounding the site according to the Wetland delineation from the National Wetland Inventory provided by the United States Fish and Wildlife Service.
Wildland Urban Interface	Complies: There are no known Sensitive or Specially Valued Species on the site as it has been disturbed/developed in roughly 1872 when the Ontario Silver Mine opened.

Steep Slope Analysis

7700 Marsac is surrounded by Very Steep Slopes on either side, with the closest being located to the southwest of the existing salt bin and proposed replacement as shown on the site plan (Exhibit B) and Google Earth image below. LMC [§ 15-2.21-4\(A\)](#) prohibits

development on or within 50 feet of Very Steep Slopes (grade exceeding 40%) unless otherwise approved by the Planning Commission. The closest portion the current shed is approximately two feet from Very Steep Slopes. The closest portion of the new proposed shed will be five feet.



avoidance, minimization of changes to the viewshed from public Areas, and reduction of Site disturbance:

Complies: The proposed salt shed will be installed on existing asphalt and will not affect Significant Vegetation.

6. The reduction in Setback results in a reduction in overall project Density or Development massing as established by the Planning Staff's Site Suitability Determination:

Complies. The proposed salt shed replacement does not impact the site density or visual mass and will not be visible from the Public Right-of-Way.

7. In no case shall additional disturbance be allowed beyond the maximum area determined in the Site Development Suitability Determination:

Complies. See above analysis for determination on Slope Protection, Ridge Line Area Protection, Wetlands and Stream Protection, and Wildlife and Wildlife Habitat Protection.

Department Review

The Planning Department, Engineering Department, and City Attorney's Office reviewed this proposal on May 16, 2023.²

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on June 14, 2023. Staff mailed courtesy notice to property owners within 300 feet on June 14, 2023. The *Park Record* published notice on June 14, 2023.³

Public Input

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

Alternatives

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

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: EPMOA PCMC Lease Agreement

Exhibit C: Salt Shed Site Plan

Exhibit D: Parking Plan

² The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

³ LMC [§ 15-1-21](#)



Planning Department

June 28, 2023

Empire Pass MOA
PO Box 99
Kamas, UT 84036

CC: Douglas Ogilvy
douglas.ogilvy@gmail.com; (775) 223-1204

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 7700 Marsac Avenue

Zoning District: Recreation and Open Space; Sensitive Land Overlay

Application: Conditional Use Permit

Project Number: PL-23-05637

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: June 28, 2023

Project Summary: The Applicant Requests a Conditional Use Permit to Replace the Existing Salt Storage Shed.

Action Taken

On June 28, 2023, the Planning Commission conducted a public hearing and approved the installation of a new salt shed according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Property is located at 7700 Marsac Avenue, Parcel Number PCA-S-46-98-X.
2. The Property is located within the Recreation and Open Space (ROS) Zoning District and the Sensitive Land Overlay (SLO) Zone.
3. In 1999, the City Council adopted Ordinance 99-30 and Resolution 20-99 approving the annexation and development agreement for the 1,655-acre Flagstaff Mountain Area. The Mine Bench property at 7700 Marsac Avenue was included in this agreement.



Planning Department

4. In 2017, PCMC and EPMOA entered a Lease Agreement for 1.3 acres of the 29-acre parcel at Ontario Mine.
5. In the ROS Zoning District, the Setbacks are 25 feet from property lines and any right-of-way. The maximum building height is 28 feet.
6. The Applicant proposes to install a salt shed.
7. A salt shed is an Essential Municipal Structure. An Essential Municipal Structure is a Conditional Use in the ROS Zoning District.
8. The salt shed is 50 feet by 50 feet (2,500 square feet) by 27 feet, 8 inches tall. The shed materials will be mostly constructed from steel and concrete.
9. The current salt shed is approximately two feet from Very Steep Slopes. The proposed shed will be approximately five feet from Very Steep Slopes.
10. Conditional Use Permits require review pursuant to the criteria outlined in Land Management Code (LMC) § 15-1-10(E).
 - a. Size and Location of Site – **No unmitigated impacts.** This is an existing site currently being utilized for salt storage and other light industrial and municipal uses including the EPMOA Maintenance Building, EPMOA Fuel Tanks, and PCMC Public Works Yard (temporary PCFD Fire Station).
 - b. Traffic – **No unmitigated impacts.** The replacement structure will not impact existing traffic conditions. 7700 Marsac Avenue is accessed directly off Marsac Avenue. As signed from Marsac Avenue, no unauthorized vehicles are allowed onto the property, anticipated traffic includes salt delivery, employees, and salt trucks. It is anticipated that truck traffic will remain unchanged – salt trucks and plow operations will continue to run 24 hours a day in the winter months, dependent on weather conditions and road maintenance needs.
 - c. Utility Capacity - **No unmitigated impacts.** No utilities are needed for the salt storage shed. It is not anticipated that the new structure will create additional Storm Water run-off, as it is not increasing the amount of impervious surface on the site.
 - d. Emergency Vehicle Access – **No unmitigated impacts.** On May 16, 2023, the Park City Fire District reviewed the proposed salt storage shed and confirmed the proposal conforms with their requirements.
 - e. Parking – **No unmitigated impacts.** EPMOA's peak staffing at this site consists of 16 employees: four snowplow drivers, one mechanic, and 11 shuttle drivers. LMC § 15-3-6(B) requires two parking spaces for every three employees for public utility uses, rounding up to 11 required spaces.



Planning Department

The EPMOA lease area contains roughly 255 feet of parking spaces (the equivalent of roughly 28 parking spaces) along the northeastern border for employees and shuttle storage along with separate storage areas for snowplows and additional equipment.

- f. Internal Vehicular and Pedestrian Circulation – **No unmitigated impacts.** The proposed salt shed replacement will not impact internal vehicle or pedestrian circulation. The new salt shed will be slightly larger to accommodate the storage of more road salt but will be oriented as to not impact circulation through the site.
- g. Fencing, Screening, and Landscaping – **No unmitigated impacts.** The uses surrounding the site are industrial, including the EPMOA Maintenance Building, EPMOA Fuel Tanks, and PCMC Public Works Yard (temporary PCFD Fire Station). The replacement salt shed will not visually impact surrounding uses. The site itself is screened from residential uses to the southwest by a steep hillside and natural vegetation as shown below in an image taken by staff (facing southwest).
- h. Building Mass, Bulk, and Orientation – **No unmitigated impacts.** The current salt shed is 1,600 square feet and approximately 33 feet in height. The proposed salt shed is 50 feet by 50 feet and 27 feet, eight inches high. The new shed reduces the height impact and brings it into compliance with the LMC. The new shed location is also slightly pulled back from the nearby Steep Slopes. Additionally, the shed is set back more than 25 feet from the property line and nearly 26 feet from the nearest building on site.
- i. Open Space - **No unmitigated impacts.** The proposed use does not change or disturb the site's Open Space, as it is being constructed in the same location as the existing shed over existing impervious surface and there is no additional requirement in the LMC.
- j. Signs and Lighting – **Condition of Approval Recommended.** Staff recommends conditions of approval 5 that the lighting shall comply the outdoor lighting code outlined in LMC § 15-5-5(J), be Fully Shielded, down directed, with bulbs 3,000 degrees Kelvin or less.
- k. Physical Design and Compatibility with Surrounding Structures – **No unmitigated impacts.** Per the applicant, cladding and roofing will be in muted earth tones complementary to color of adjacent structures on site. The proposed replacement salt shed will be larger than the existing shed



Planning Department

but will have a smaller footprint than the other buildings on site and will conform to the required twenty-eight-foot height maximum in the ROS Zone.

- l. Noise, Vibration, Odors, Steam, or Other Mechanical Factors – **No unmitigated impacts.** The current use of storing and loading road salt has generated dust pollutants or odor during its time in use, it is not anticipated that noise, odor, or other impacts will change. Surrounding buildings are industrial in use, the nearest affected neighbors are nearly 800 feet away and separated by significant slopes and mature vegetation, masking potential noise impacts from deliveries and salt loading.
- m. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas - **Condition of Approval Recommended.** During the winter months, deliveries of road salt are typically monthly but may be more frequent, depending on winter conditions. The delivery of road salt occurs on the site which is accessed by a private right of way accessed by Marsac Avenue. Staff Recommends Condition of Approval 6 that the applicant maintains adequate space for standing, loading, or unloading services Off-Street.
- n. Expected Ownership and Management – **No unmitigated impacts.** Pursuant to the 2017 lease agreement (see Exhibit C), the site is owned by PCMC and leased to EPMOA through December 1, 2116. The salt shed is recognized as an approved use within the lease agreement.
- o. Within and Adjoining Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, Park City Soils Ordinance, Steep Slopes – **Conditions of Approval Recommended.** As mentioned prior, this site is within the SLO, requiring more intensive environmental hazard review and mitigation. See the above analysis of compliance with the SLO regulations for a complete analysis. Staff recommends Condition of Approval 4, wherein: “The Limits of Disturbance shall be limited to the minimal Area necessary to excavate and backfill the foundation. No significant vegetation shall be disturbed with the replacement of the salt shed. Disturbance to existing hillside is prohibited.”
- p. Reviewed for Consistency with the Park City General Plan – **No unmitigated impacts.** Objective 9A in the General Plan has a goal to: “Maintain local recreation opportunities with high quality of service, exceptional facilities, and variety of options.” The current General Plan



Planning Department

discusses the need for high quality services for residents and visitors. The new salt storage shed will allow EPMOA to maintain roads through Park City's peak season, allowing residents, visitors, and employees safe and reliable commutes during winter weather conditions.

11. Construction in the SLO require review pursuant to the criteria outlined in LMC § 15-2.21:

- a. Construction near Very Steep Slopes (greater than 40%) require review by the Planning Commission as follows:
 - i. Varying the Setback does not create an intrusion by Buildings into the Ridge Line Area when viewed from designated Vantage Points, Section 15-2.21-3(A)(4), or other Vantage Points designated by the Planning staff or Commission- **Complies**. The proposed structure will not disrupt the ridgeline area and 100% of the ridgeline area shall remain open space. No vantage points are affected by the replacement of the existing salt shed.
 - ii. Building Areas in the Setback do not create excessive cut or fill Slopes; minimal retaining walls to limit disturbance and meet Grade may be required by the Planning Commission- **Condition of Approval Recommended**. Grading is not expected as part of this proposal, as there is currently an existing shed on level Asphalt, no new retaining walls are proposed. Staff recommends Condition of Approval 4 that disturbance to existing hillside shall be prohibited.
 - iii. Limits of Disturbance around any Structure within the Setback shall be limited to the minimal Area necessary to excavate and backfill the foundation- **Condition of Approval Recommended**. Staff recommends Condition of Approval 4, wherein the only area disturbed is the asphalt under and surrounding the existing salt shed and there shall be no additional disturbance to the very steep slopes.
 - iv. No additional erosion, land subsidence, or avalanche hazard is created- **Complies**. The proposed structure will be placed in the same location as the existing structure will not result in additional erosion, land subsidence, or avalanche hazard. The Applicant plans on filling in the sides between the new structure and the existing landscaping, up to five feet' to help create a natural grade to the structure.
 - v. The Site plan results in an improved organization of units through vegetation avoidance, minimization of changes to the viewshed from public Areas, and reduction of Site disturbance: **Complies**. The proposed salt shed will be installed on existing asphalt and will not affect Significant Vegetation.



Planning Department

- vi. The reduction in Setback results in a reduction in overall project Density or Development massing as established by the Planning Staff's Site Suitability Determination- **Complies**. The proposed salt shed replacement does not impact the site density or visual mass and will not be visible from the Public Right-of-Way.
 - vii. In no case shall additional disturbance be allowed beyond the maximum area determined in the Site Development Suitability Determination- **Complies**. See above analysis for determination on Slope Protection, Ridge Line Area Protection, Wetlands and Stream Protection, Development Approval for Ski Area Construction, and Wildlife and Wildlife Habitat Protection.
 - b. Ridge Line Area Protection - **Complies**: The proposed structure will not disrupt the ridgeline area and 100% of the ridgeline area shall remain open space. No vantage points are affected by the replacement of the existing salt shed.
 - c. Wetlands and Stream Corridors – **Complies**: There are no wetlands or streams in or surrounding the site according to the Wetland delineation from the National Wetland Inventory provided by the United States Fish and Wildlife Service.
 - d. Wildland Urban Interface - **Complies**: There are no known Sensitive or Specially Valued Species on the site as it has been disturbed/developed in roughly 1872 when the Ontario Silver Mine opened.
12. The Development Review Committee reviewed the proposal on May 16, 2023, and did not identify any issues.
13. Staff published notice on the City's website, the Utah Public Notice website, and posted notice to the property on February 22, 2023. Staff mailed courtesy notice to property owners within 300 feet on February 22, 2023. The Park Record published notice on February 22, 2023.

Conclusions of Law

1. The application is reviewed for compliance with Land Management Code § 15-1-10(E), Conditional Use Review Process, LMC Chapter 15-2.7, Recreation and Open Space (ROS) Zoning District, and LMC Chapter 15-2.21, Sensitive Land Overlay Zone (SLO) Regulations.
2. The Use is compatible with the surrounding Structures in Use, scale, mass, and circulation.
3. The effects of any differences in Use or scale have been mitigated through careful planning.



Planning Department

Conditions of Approval

1. Final shed construction shall match plans reviewed on June 28, 2023, by the Planning Commission. Any significant changes, modifications, or deviations from the approval that have not been approved in advance by the Planning and Building Departments may result in a stop work order. Relocation of the shed on-site in accordance with the lease may be approved by the Planning Director upon finding no new impacts or material design changes. Any substantive change as determined by the Planning Director will require full CUP re-review.
2. The Conditional Use Permit will expire one year from the date of Planning Commission Final Action unless the Applicant has commenced on the project, or a Building Permit for the Use has been issued.
3. The existing shed shall be removed from the site in its entirety.
4. The Limits of Disturbance shall be limited to the minimal Area necessary to excavate and backfill the foundation. No significant vegetation shall be disturbed with the replacement of the salt shed. Disturbance to existing hillside is prohibited.
5. Lighting must comply with the outdoor lighting code outlined in LMC Section 15-5-5(J), be Fully Shielded, down directed, with bulbs 3,000 degrees Kelvin or less.
6. The Applicant shall maintain adequate space for standing, loading, or unloading services Off-Street. All such loading Areas or berths shall be located so that no vehicle loading or unloading merchandise or other material shall be parked in any Front Yard or in any Street or Right-of-Way.
7. The Applicant shall obtain a Building Permit prior to installing the shed.

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

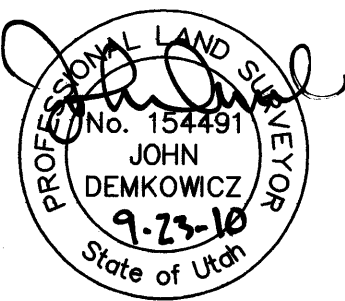
Sincerely,

Laura Suesser,
Planning Commission Chair

CC: Lillian Zollinger, Project Planner

SURVEYOR'S CERTIFICATE

I, John Demkowicz, do hereby certify that I am a registered land surveyor and that I hold certification no. 154491 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

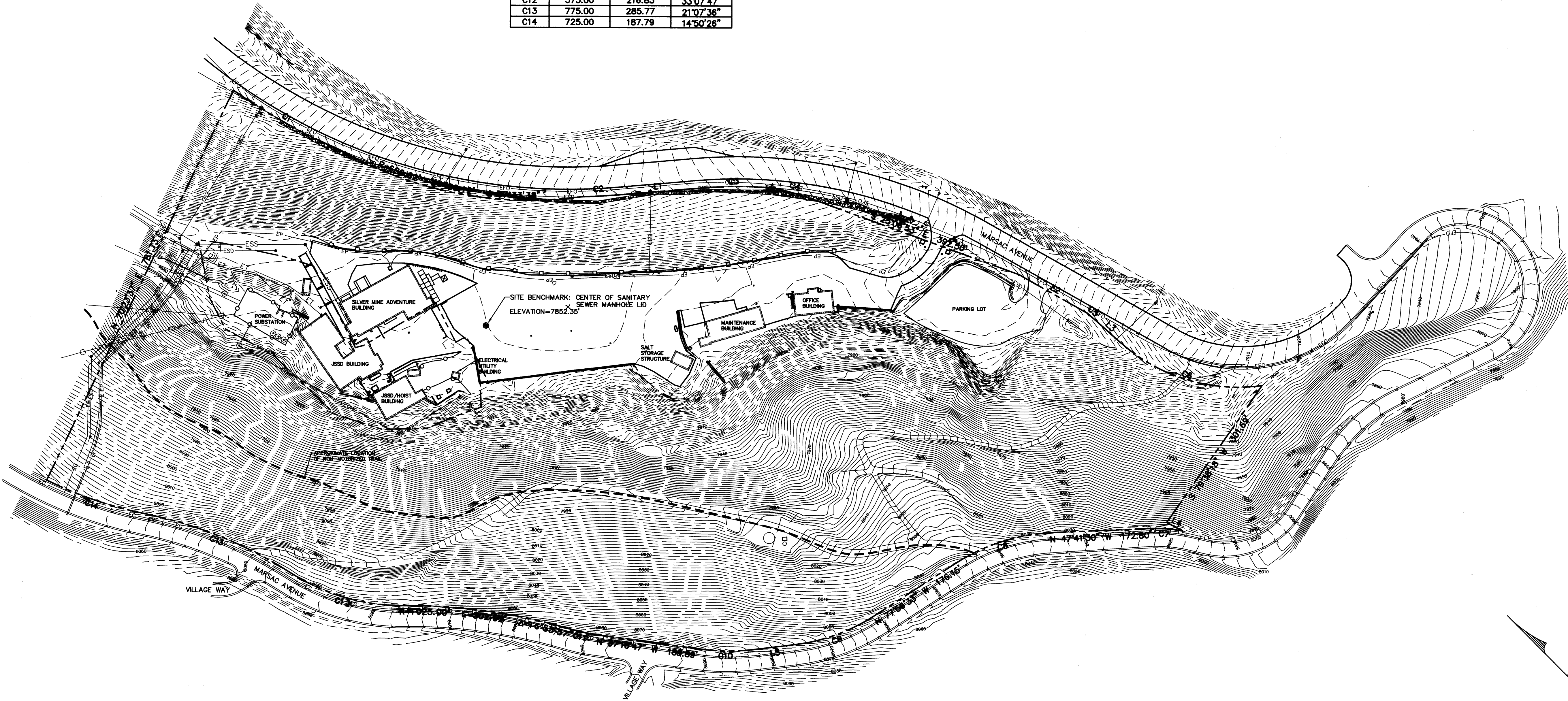


CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	1050.77	221.81	12°05'40"
C2	1050.77	68.58	03°44'21"
C3	860.00	136.47	08°05'32"
C4	586.62	78.91	07°42'28"
C5	408.37	16.42	02°18'15"
C6	320.00	276.53	49°30'45"
C7	275.00	62.75	13°04'22"
C8	351.56	185.62	30°15'03"
C9	340.00	152.67	25°43'36"
C10	375.00	97.76	14°56'10"
C11	325.00	48.46	08°32'36"
C12	375.00	216.83	33°07'47"
C13	775.00	285.77	21°07'36"
C14	725.00	187.79	14°50'26"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 50°02'39" E	142.82
L2	S 15°46'27" E	141.56
L3	S 03°30'00" E	63.08
L4	S 17°09'46" E	32.98
L5	N 52°12'57" W	74.75

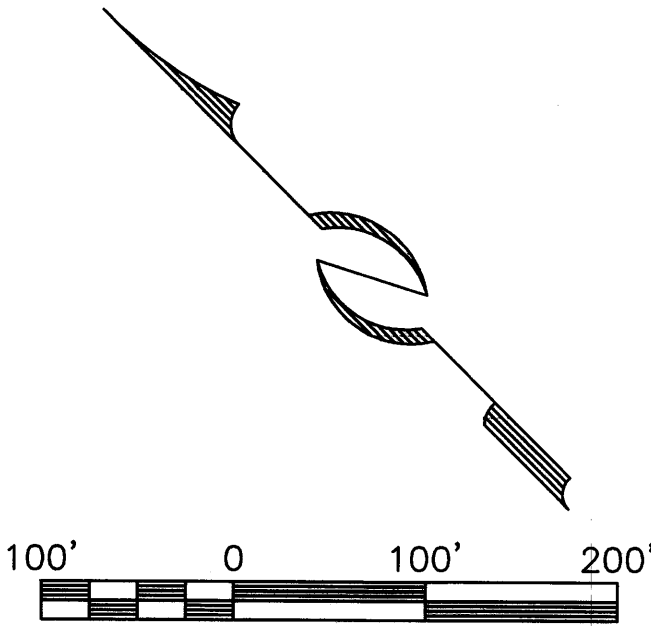
NOTES

1. Site Benchmark: Center of sanitary sewer manhole lid
Elevation=7852.35'
2. This topographic map is based on a field survey performed in November, 2006, May 22, 2008, and aerial topography.



LEGEND

—	ESS	—	EXISTING SANITARY SEWER
—	ESD	—	EXISTING STORM DRAIN
—	EW	—	EXISTING WATER
—	EP	—	EXISTING POWER
—	EOHP	—	EXISTING OVERHEAD POWER
—	ET	—	EXISTING TELECOMMUNICATIONS
—	EG	—	EXISTING GAS
—	EFO	—	EXISTING FIBER OPTICS



(435) 649-9467

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

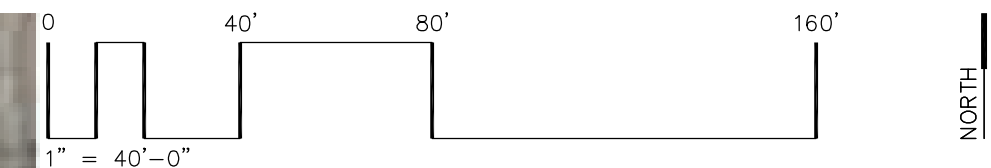
STAFF:
JOHN DEMKOWICZ
MARSHALL KING
BLAKE MYERS
MICHAEL DEMKOWICZ

DATE: 9/23/10

EXISTING CONDITIONS MAP
ONTARIO MINE BENCH
7700 MARSAC AVENUE

FOR: TALISKER
JOB NO.: 1-5-10
FILE: X:\Empire\dwg\src\topo2010\010510.dwg

SHEET
1
OF
1



GENERAL NOTES

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS AND HAVE THEM STAKED PRIOR TO EXCAVATION. COORDINATE ALL DIGGING, TRENCHING, EARTHWORK, AND ANY OTHER SUB GRADE WORK WITH THE EXISTING UTILITIES.
- B. SEE SHEET A002 FOR ENLARGED PROJECT SITE PLAN.
- C. SEE SHEET A003 FOR ROOF OVER TOPO HEIGHT EXHIBIT.
- D. PARKING SPACES ARE EXISTING.
- E. FIELD VERIFY ALL CONDITIONS, NOTIFY THE ARCHITECT OF CONDITIONS NOT NOTED ON THESE PLANS. DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE.
- F. COORDINATE ALL DIGGING, TRENCHING, EARTHWORK, AND ANY OTHER SUB GRADE WORK WITH THE EXISTING UTILITIES.
- G. CONSTRUCTION DEBRIS DUMPSITE AND TEMPORARY CONSTRUCTION TOILET SHALL BE LOCATED ON SITE AT AN APPROVED LOCATION.
- H. GROUND SURFACE ALONG ACCESSIBLE ROUTES SHALL BE STABLE, FIRM, AND SUFFICIENTLY RESISTANT. CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL. EDGE TREATMENT: CHANGES IN LEVEL FROM 1/4" TO 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:5. ROUTE SLOPE SHALL NOT EXCEED 5%. CROSS SLOPE SHALL NOT EXCEED 2%.
- I. CONTRACTOR TO PROVIDE SWPPP AS DEFERRED SUBMITTAL ON COVER SHEET. SEE SHEET A060 FOR SILT FENCE.

REFERENCE NOTES

- 1 LIMITS OF DISTURBANCE FENCING. TO BE 6' HIGH CHAIN LINK.
- 2 PROVIDE STABILIZED CONSTRUCTION ENTRANCE PER DETAIL A4/G002..
- 3 EROSION CONTROL SILT FENCE, PER DETAIL A1/A600.
- 4 CONSTRUCTION DEBRIS DUMPSTER LOCATION.
- 5 CONSTRUCTION TEMPORARY CHEMICAL TOILET LOCATION.
- 6 CONCRETE WASHOUT CONTAINER.
- 7 MATERIAL STAGING AREA.
- 8 EXISTING, TO REMAIN. FIELD VERIFY.

PROVIDE EROSION CONTROL PER DETAIL A1/A600.

ADDRESS SIGN: PROVIDE APPROVED ADDRESS NUMBERS PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY & IN CONTRAST WITH BACKGROUND, AS LOCATED ON THE PLANS..

LEGEND



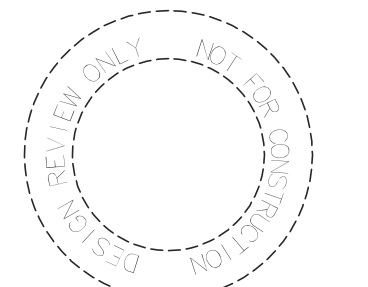
DIRECTION OF DRAINAGE

L.O.D. TOTAL AREA:	XXX S.F.
SILT FENCE:	XXX L.F.

SITE DATUM ELEVATION
FINISHED FLOOR: 7855.0 = 100'-0"

hoffman architects^{LLC}

1308 south 1700 east #202
salt lake city, utah 84108
801 583 3400
hhoffman.com

02 MAY 2023
REVIEW

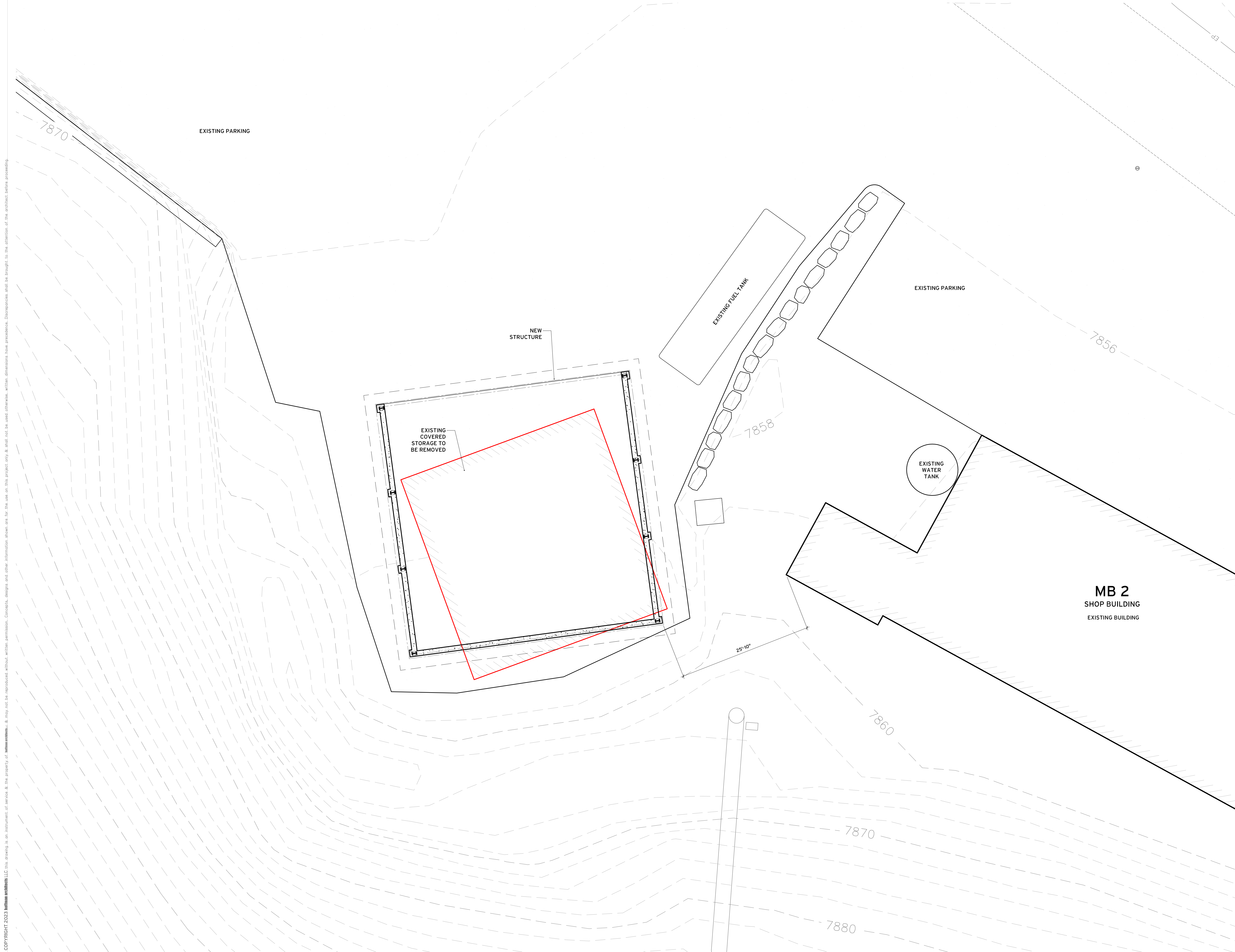
SALT STORAGE
REPLACEMENT STRUCTURE
EMPIRE PASS MOA
7700 MARSAC AVENUE
PARK CITY, UTAH

DESIGNED: HRH DRAWN: G S REVIEWED: HRH 2023-12

SITE PLAN

A001

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- GENERAL NOTES
- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS AND HAVE THEM STAKED PRIOR TO EXCAVATION. COORDINATE ALL DIGGING, TRENCHING, EARTHWORK, AND ANY OTHER SUB GRADE WORK WITH THE EXISTING UTILITIES
 - B. SEE SHEET A001 FOR OVERALL PROJECT SITE PLAN.
 - C. SEE SHEET A003 FOR ROOF OVER TOPO HEIGHT EXHIBIT.
 - D. PARKING SPACES ARE EXISTING.
 - E. FIELD VERIFY ALL CONDITIONS. NOTIFY THE ARCHITECT OF CONDITIONS NOT NOTED ON THESE PLANS. DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE.
 - F. COORDINATE ALL DIGGING, TRENCHING, EARTHWORK, AND ANY OTHER SUB GRADE WORK WITH THE EXISTING UTILITIES.
 - G. CONSTRUCTION DEBRIS DUMPSTER AND TEMPORARY CONSTRUCTION TOILET SHALL BE LOCATED ON SITE AT AN APPROVED LOCATION.
 - H. GROUND SURFACE ALONG ACCESSIBLE ROUTES SHALL BE STABLE, FIRM, AND SLIP RESISTANT; CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL WITHOUT EDGE TREATMENT. CHANGES IN LEVEL FROM 1/4" TO 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. ROUTE SLOPE SHALL NOT EXCEED 5%, CROSS SLOPE SHALL NOT EXCEED 2%.
 - I. CONTRACTOR TO PROVIDE SWPPP AS DEFERRED SUBMITTAL ON COVER SHEET. SEE SHEET A600 FOR SILT FENCE.

- REFERENCE NOTES
- 1 LIMITS OF DISTURBANCE FENCING. TO BE 6" HIGH CHAIN LINK.
 - 2 PROVIDE STABILIZED CONSTRUCTION ENTRANCE PER DETAIL A4/G002.
 - 3 EROSION CONTROL SILT FENCE, PER DETAIL A1/A600.
 - 4 CONSTRUCTION DEBRIS DUMPSTER LOCATION.
 - 5 CONSTRUCTION TEMPORARY CHEMICAL TOILET LOCATION.
 - 6 CONCRETE WASHOUT CONTAINER.
 - 7 MATERIAL STAGING AREA.
 - 8 EXISTING, TO REMAIN. FIELD VERIFY.

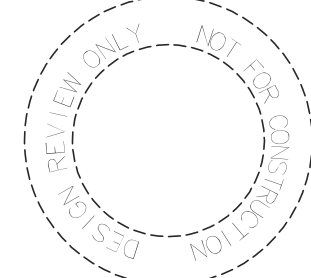
LEGEND

← DIRECTION OF DRAINAGE

SITE DATUM ELEVATION
FINISHED FLOOR: 7855.0 = 100'-0"

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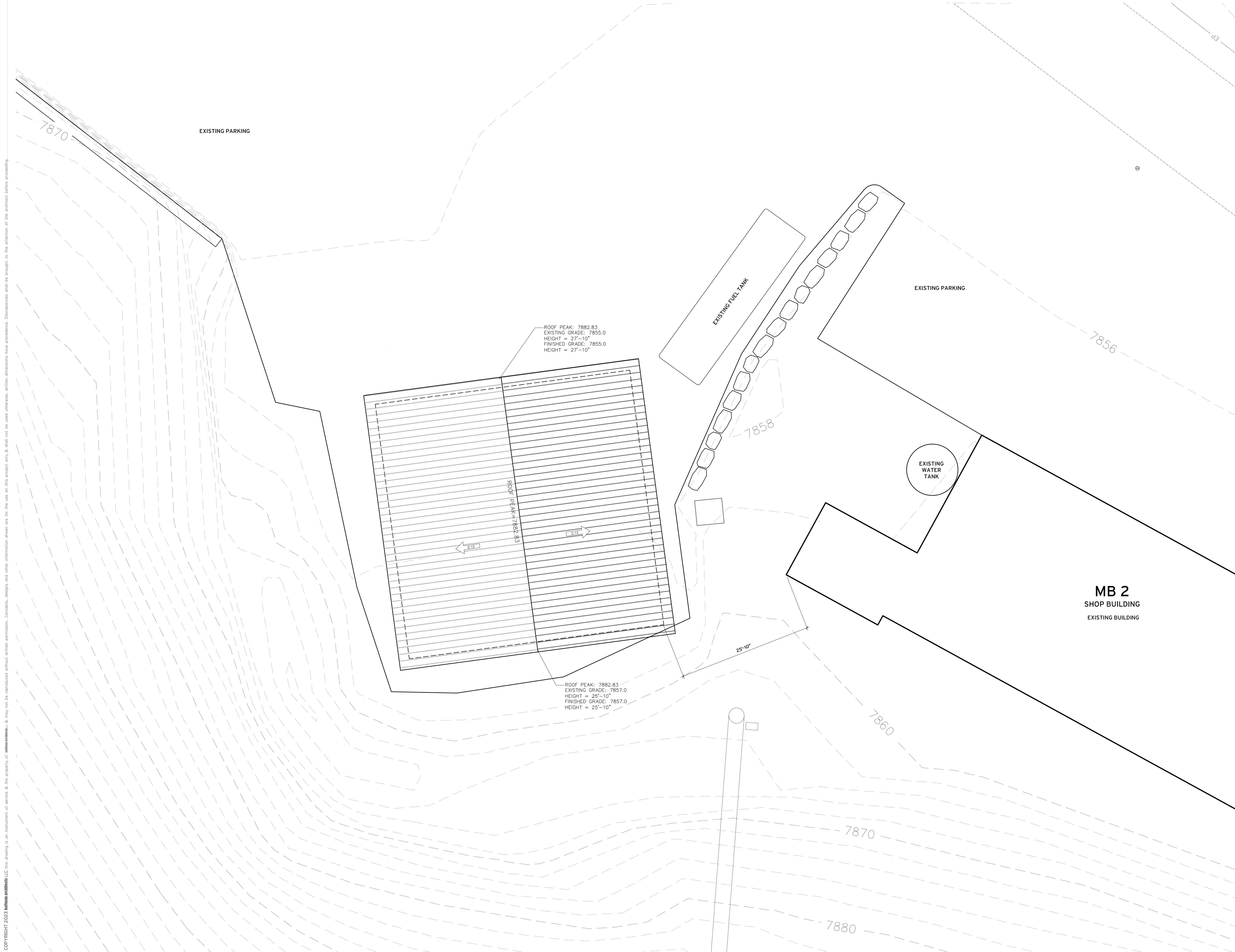
**SALT STORAGE
REPLACEMENT STRUCTURE**
EMPIRE PASS MOA
7700 MARSAC AVENUE
PARK CITY, UTAH

DESIGNED: HRH DRAWN: G S REVIEWED: HRH 2023-12

ENLARGED
SITE PLAN

A002

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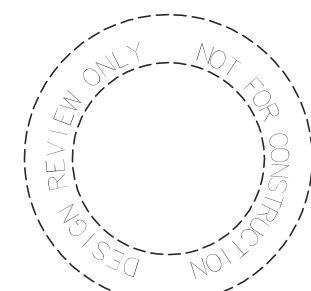


- GENERAL NOTES
- A. ROOF PLAN TO DEMONSTRATE BUILDING HEIGHT EXHIBIT.
 - B. SEE SHEET A102 FOR ROOF PLAN INFORMATION, SHOWN ON THIS SHEET FOR REFERENCE ONLY.
 - C. REFER TO SITE PLAN FOR SITE INFORMATION.
 - D. MAXIMUM HEIGHT ALLOWED: 28'

SITE DATUM ELEVATION
FINISHED FLOOR: 7855.0 = 100'-0"

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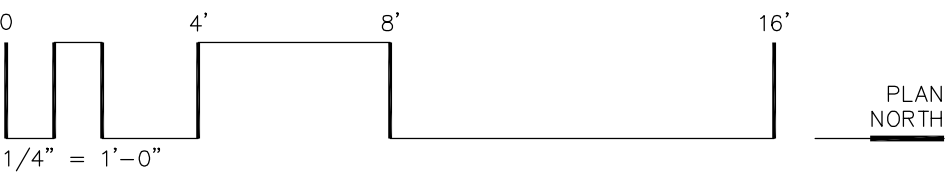
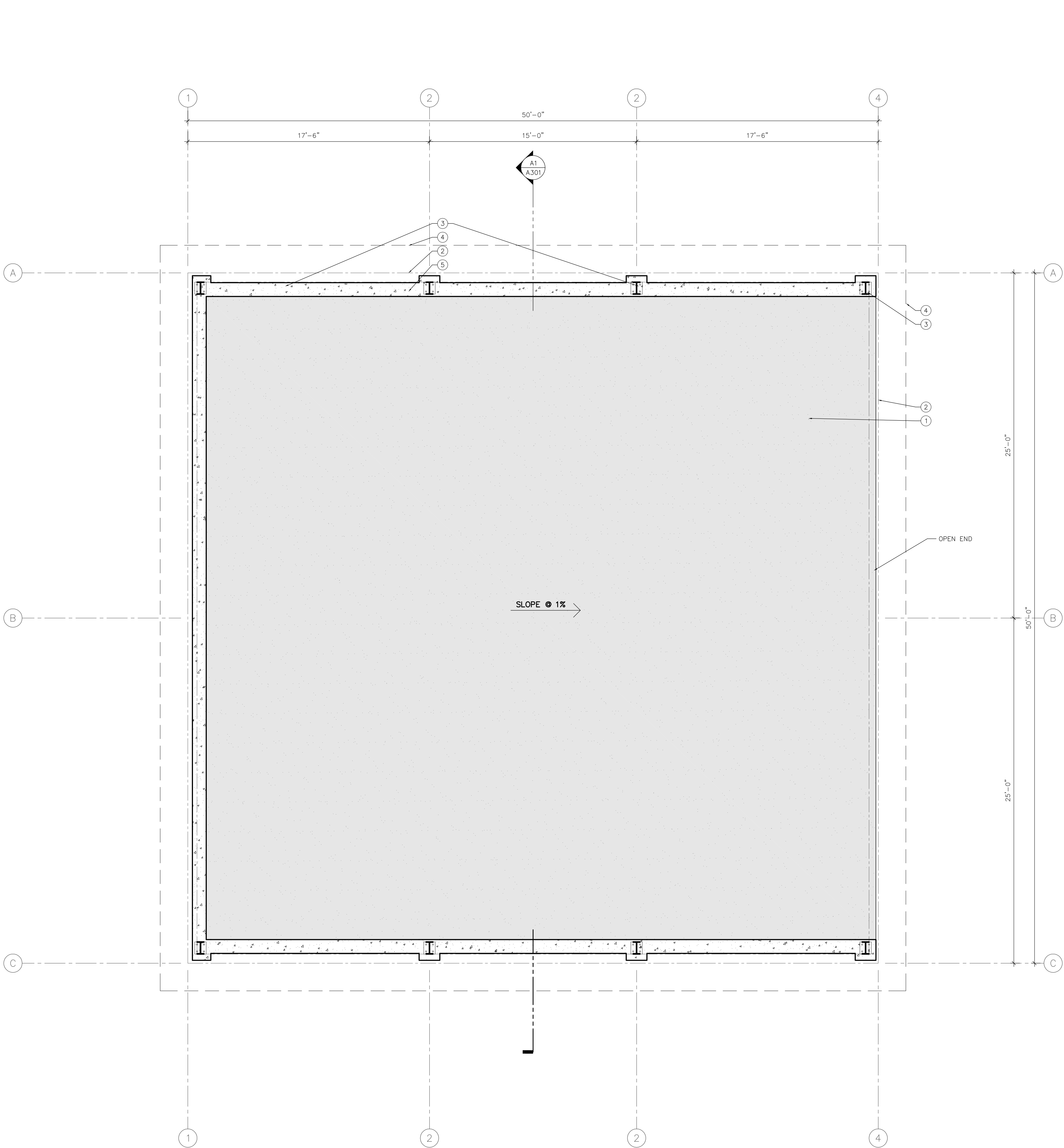
**SALT STORAGE
REPLACEMENT STRUCTURE
EMPIRE PASS MOA
7700 MARSAC AVENUE
PARK CITY, UTAH**

DESIGNED: HRH DRAWN: G S REVIEWED: HRH 2023-12

ROOF PLAN OVER TOPO
SITE PLAN

A003

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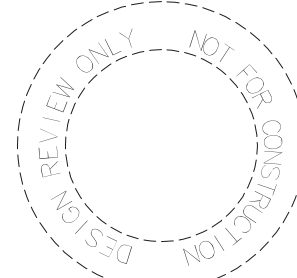


- GENERAL NOTES
- VERIFY ALL CONDITIONS PRIOR TO WORK, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
 - COORDINATE ALL WORK WITH METAL BUILDING SUPPLIER.
 - DIMENSIONS SHALL BE TO EDGE OF CONCRETE, EDGE OF MASONRY, CENTER OF COLUMNS, FACE OF STUD (F.O.S.), CENTER OF DOORS AND WINDOWS IN STUD WALLS AND EDGE OF MASONRY OPENINGS IN MASONRY WALLS, UNLESS NOTED OTHERWISE. PROVIDE 4" FROM F.O.S. TO DOOR ROUGH OPENING, TYPICAL U.N.O.
 - SEE STRUCTURAL DRAWINGS FOR FOUNDATION DESIGN AND WALL STRUCTURAL INFORMATION.
 - SEE ROOF PLAN FOR DOWNSPOUT LOCATIONS.

- REFERENCE NOTES
- CONCRETE PAD, PROVIDE PER CONCRETE DETAILS SHEET A600. SLOPE OUT TO OPENING AT 1% MINIMUM.
 - METAL BUILDING WALL ABOVE, PER METAL BUILDING DRAWINGS.
 - METAL BUILDING COLUMN, PER METAL BUILDING DRAWINGS.
 - ROOF OVERHANG ABOVE, METAL BUILDING DRAWINGS.
 - CONCRETE WALL, PER STRUCTURAL.

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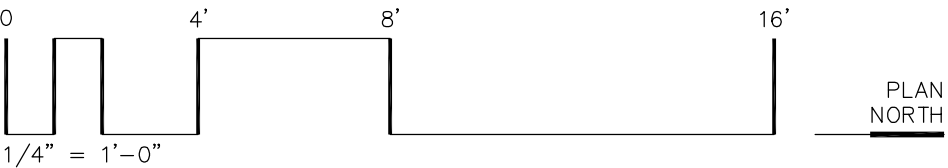
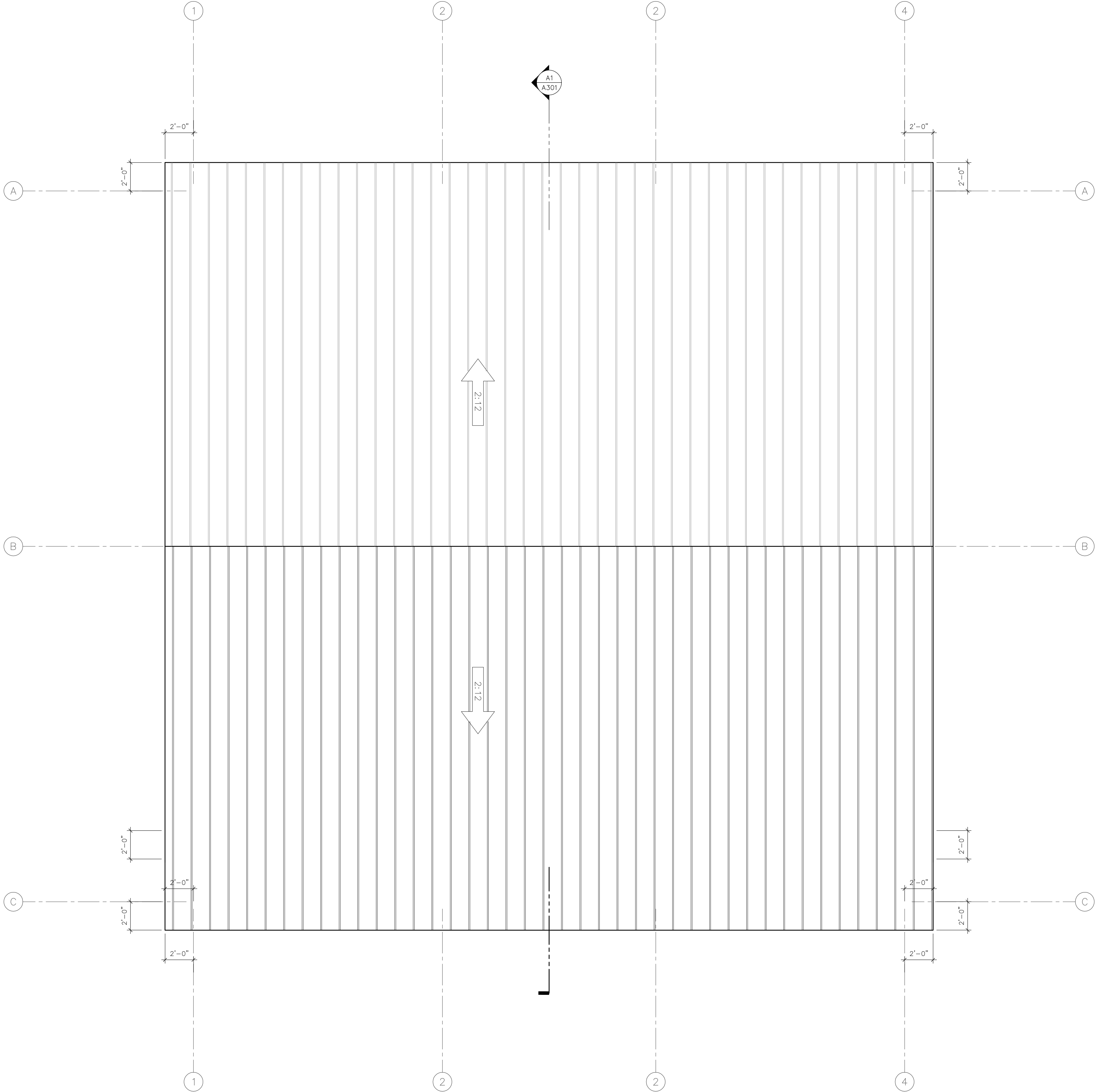
02 MAY 2023
REVIEW

**SALT STORAGE
REPLACEMENT STRUCTURE**
EMPIRE PASS MOA
7700 MARSAC AVENUE
PARK CITY, UTAH

DESIGNED: HRH DRAWN: STAFF REVIEWED: HRH 2023-12

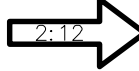
FLOOR PLAN

A101



- GENERAL NOTES
- A. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - C. VERIFY ALL CONDITIONS PRIOR TO INSTALLATION.
 - D. CRICKETS AND OVERHANGS SHALL PROVIDE A MIN. 3/8" SLOPE.
 - E. EXTEND ICE AND WATERSHIELD UNDERLAYMENT PROTECTION OVER METAL ROOF ROOF, EXPECT WITHIN 24" OF RIDGES, INCLUDING ALL ROOF PERIMETERS, PROJECTIONS, PENETRATIONS, VALLEYS AND WALL INTERSECTIONS AND EXTERIOR WALL/ROOF INTERSECTIONS. 24" AT RIDGE SHALL RECEIVE 30# ROOF UNDERLAYMENT, OVERLAP ICE SHIELD.
 - F. FINAL COLORS TO BE APPROVED BY ARCHITECT AND OWNER.
 - G. ALL EXPOSED MECHANICAL VENTS & GRILLES TO BE PRE-FINISHED PER ARCHITECT.
 - H. REFER TO FLASHING DETAILS ON SHEET A602.
 - J. PROVIDE GROUND FAULT PROTECTION IN ACCORDANCE WITH 426.28 NEC 2020 & ELECTRICAL DRAWINGS.
 - K. ALL ROOF VENTS AND PENETRATION SHALL BE COLLECTED INTO FLUE OR CAP. PROVIDE REQUIRED CLEARANCE AT ALL PLUMBING VENTS.

- REFERENCE NOTES
- 1. STEEL ROOFING BY METAL BUILDING SUPPLIER, PER B4/A602. CLASS A ROOFING.
 - 2. ELEMENT BELOW, PER PLAN.
 - 3. LINE OF WALL PERIMETER BELOW, SEE PLAN.
 - 4. GUTTER, PREFINISHED. SLOPE TO DOWNSPOUTS. SEE DETAIL A4/A602. PROVIDE HEAT TAPE.
 - 5. EAVE DRIP EDGE, PER D4/A602.

- LEGEND
-  114'-0" T.O.R. ELEVATION TAG.
 -  2:12 DIRECTION OF ROOF SLOPE TOWARDS ROOF DRAIN / GUTTER.

hoffman architects LLC

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801 583 3400
hhoffman.com

02 MAY 2023
REVIEW

**SALT STORAGE
REPLACEMENT STRUCTURE
EMPIRE PASS MOA
7700 MARSAC AVENUE
PARK CITY, UTAH**

DESIGNED: HRH DRAWN: STAFF REVIEWED: HRH 2023-12

Architectural elevation drawing of a building facade. The drawing shows a gabled roof structure supported by two columns. Key elevation points are marked on the right side:

- ROOF RIDGE: 127'-10"
- EAVE HEIGHT: 123'-6"
- T.O. WALL: 110'-0"
- SLAB @ GRID 4: 100'-0"

The drawing includes vertical grid lines labeled A, B, and C. A human figure is shown for scale near the base. The text "OPEN END" is written in the center of the facade.

Architectural section drawing of a building facade. The drawing shows a cross-section of the structure with various levels and materials indicated by hatching and patterns. Key features include:

- Roof Ridge:** Indicated by a dashed line at the top right, labeled "ROOF RIDGE 127'-10\"".
- Eave Height:** Indicated by a dashed line below the roof ridge, labeled "EAVE HEIGHT 123'-6\"".
- T.O. Wall:** Indicated by a dashed line below the eave height, labeled "T.O. WALL 110'-0\"".
- Slab @ Grid 4:** Indicated by a dashed line at the bottom right, labeled "SLAB @ GRID 4 100'-0\"".
- Interior Slab:** A dashed line at the bottom left indicates the "LINE OF INTERIOR SLAB, SLOPE TO OPEN END".
- Human Figure:** A silhouette of a person is shown at the bottom right for scale.
- Section Line:** A diamond-shaped symbol in the center indicates the section line, labeled "A1" and "A301".
- Grid Lines:** Vertical dashed lines are labeled with circled numbers 1, 2, 3, and 4 at the top.

GENERAL NOTES

- A. GRADING SHOWN ON THIS PLAN IS ILLUSTRATIVE, REFER TO GRADING PLAN FOR FINAL GRADES. FINAL GRADE TO SLOPE AWAY FROM HOME MIN. OF 6" OF FIRST 10' FROM HOME.
- B. SEE FLOOR PLANS FOR DIMENSIONS.
- C. SEE ROOF PLAN FOR ROOF GUTTERS AND DOWNSPOUT LOCATIONS.
- D. ALL VISIBLE EXPOSED FLASHING TO BE KYNAR FINISHED.

hoffman architects^{LLC}

1308 south 1700 east #202
salt lake city, utah 84108
801 583 3400
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02 MAY 2023
REVIEW

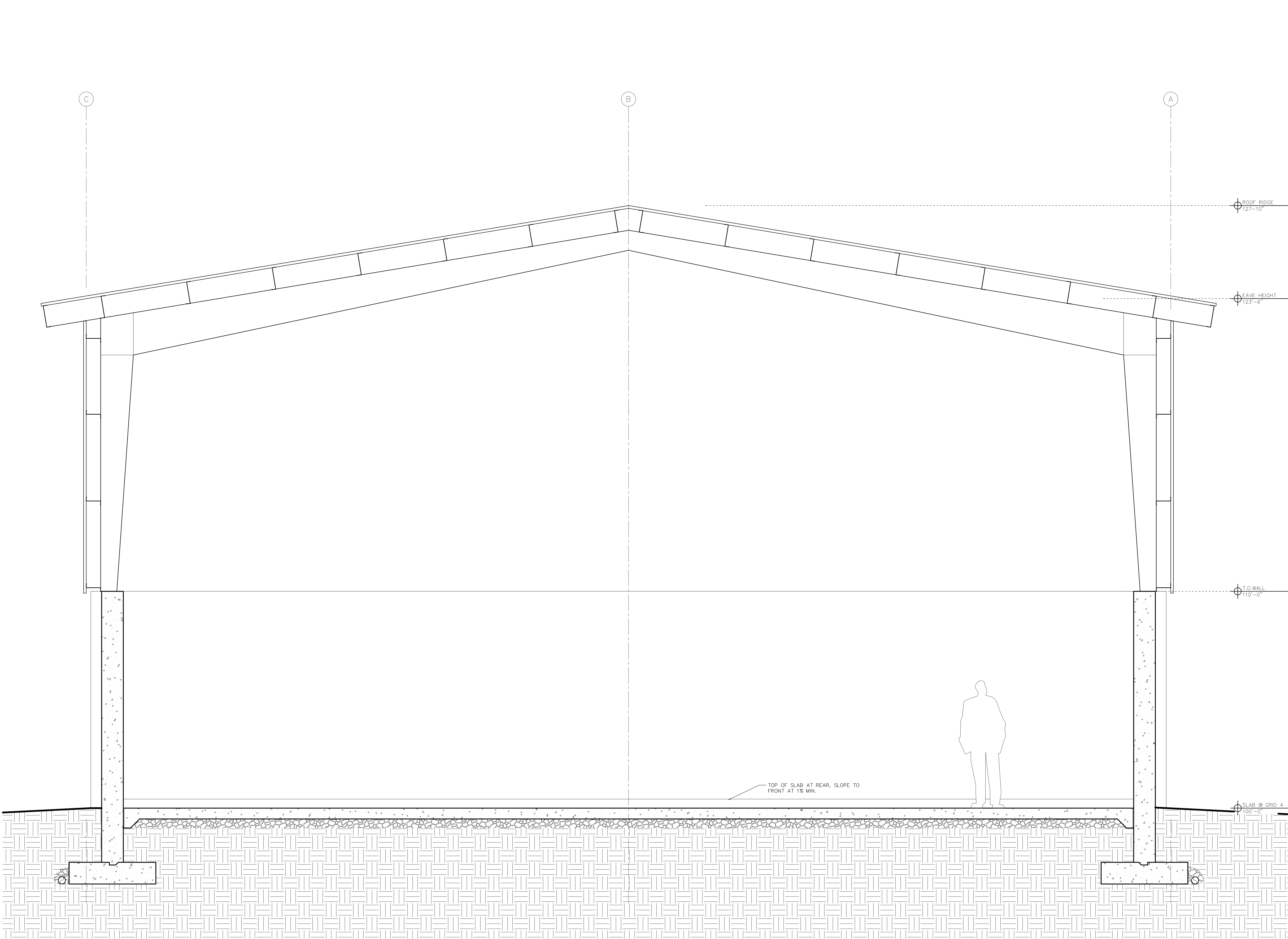
SALT STORAGE
REPLACEMENT STRUCTURE
EMPIRE PASS MOA
7700 MARSAC AVENUE
PARK CITY, UTAH

DESIGNED: HRH DRAWN: STAFF REVIEWED: HRH 2023-12

EXTERIOR ELEVATIONS

A201

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0 2' 4' 8'

1/2" = 1'-0"

GENERAL NOTES

A. GRADING SHOWN ON THIS PLAN IS ILLUSTRATIVE, REFER TO GRADING PLAN FOR FINAL GRADES. FINAL GRADE TO SLOPE AWAY FROM HOME MIN. OF 6" OF FIRST 10' FROM HOME.

B. SEE FLOOR PLANS FOR DIMENSIONS.

C. SEE ROOF PLAN FOR FOR ROOF GUTTERS AND DOWNSPOUT LOCATIONS.

D. ALL VISIBLE EXPOSED FLASHING TO BE KYNAR FINISHED.

REFERENCE NOTES

1. FINISHED GRADE, 6" BELOW TOP OF FOUNDATION WALL, TYPICAL. SLOPE PER GRADING PLAN, PER DETAIL C4/A600.

2. LINE OF EXISTING GRADE AT LINE OF FACADE. SEE GRADING PLAN.

3. CONCRETE FOUNDATION WALL, PER STRUCTURAL, PROVIDE FOUNDATION DRAIN PER A4/B00.

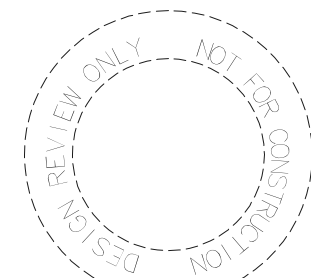
4. METAL SIDING, BY METAL BUILDING SUPPLIER, PROVIDE WALL TYPE PER A4/A601.

5. METAL FASCIA, BY METAL BUILDING SUPPLIER.

6. ROOFING, PER ROOF PLAN.

hoffman architects LLC

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salt lake city, utah 84108
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03 APRIL 2023
CONCEPTS

**SALT STORAGE
REPLACEMENT STRUCTURE**
EMPIRE PASS MOA
7700 MARSAC AVENUE
PARK CITY, UTAH

DESIGNED: HRH DRAWN: STAFF REVIEWED: HRH 2023-12

A1 TYPICAL SIDE ELEVATION - EAST & WEST
AS NOTED

BUILDING
SECTION

A301

655

LEASE AGREEMENT
[Mine Bench – Association]

THIS LEASE AGREEMENT (“Lease”), is entered into as of the 30 day of Nov, 2017 by and between **PARK CITY MUNICIPAL CORPORATION**, a political subdivision of the State of Utah as “**Lessor**” whose address is P.O. Box 1480, Park City, Utah 84060 and **EMPIRE PASS MASTER OWNERS ASSOCIATION, INC.**, a Utah nonprofit corporation as “**Lessee**” whose address is P.O. Box 99, 4188 S.R. 248, Kamas, Utah 84036.

RECITALS:

WHEREAS, Lessor and Redus Park City LLC, a Delaware limited liability company (“**Redus**”) have entered into that certain Exchange Agreement for Real Property [Mine Bench] (the “**Exchange Agreement**”), pursuant to which Redus agreed to convey certain real property known as the “**Mine Bench Property**” in exchange for certain covenants and agreements from Lessor, including the covenant of Lessor to enter into this Lease;

WHEREAS, the Leased Premises (defined below) are located on the Mine Bench Property, which Mine Bench Property is more particularly described on Exhibit A;

WHEREAS, Lessee and Redus are affiliated or related entities and Redus will benefit from the agreements, covenants, terms and conditions contained in this Lease; and

WHEREAS, this Lease is an express condition to Redus’s obligation to convey the Mine Bench Property to Lessor under the Exchange Agreement and this Lease is a material part of the consideration received by Redus in exchange for conveying the Mine Bench Property to Lessor under the Exchange Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee hereby agree as follows:

1. **LEASED PREMISES.** The Lessor, in consideration of the rents herein reserved and of the agreements and conditions herein contained, on the part of the Lessee to be kept and performed, leases unto the Lessee and Lessee hereby rents and leases from Lessor, according to the terms and provisions herein, the following described property, situated in Summit County, Utah (the “**Leased Premises**”), to wit:

(a) all of the land identified on the attached Site Plan attached hereto as Exhibit B and depicted as “Proposed Parcel A” (the “**Land**”) and all easements, appurtenances and rights appurtenant thereto; and

(b) all improvements, equipment and other property located on the Land, including, but not limited to the building depicted on Exhibit B as building MB2 (the “**Building**”).

Notwithstanding the foregoing, Lessor reserves the right, in its reasonable discretion, and upon not less than ninety (90) days’ written notice (“**Lessor’s Notice**”), to relocate Lessee into different premises and/or facilities (the “**New Location(s)**”) elsewhere within the Mine Bench Property so long as (y) the relocation is to facilities and/or premises of equal or better quality than the Land and Building at the time of relocation; and (z) the New Location will accommodate the following uses (“**Permitted Uses**”):

(i) Yard Uses on approximately 0.75 acres, exclusive of building areas and salt shed facilities, to accommodate the following:

- (1) Staging for Dial-A-Ride vehicles used by the Lessee;
- (2) Storage for Lessee equipment fleet which currently consists of four (4) snow plows, one (1) snow blower unit, two (2) dump trucks, and two (2) loaders, and associated attachments and equipment;
- (3) Employee parking for Lessee staff;
- (4) Salt bins for storage of road salt; and
- (5) Storage of fuel for the above equipment and vehicles, in accordance with industry safety standards.

(ii) Workshop/Storage Uses within an approximately 5,300 square foot industrial grade building, to accommodate the following:

- (1) Approximately 3,000 square feet of full height equipment repair with overhead crane (currently located within three full service bays including wash bay);
- (2) Approximately 1,000 square feet of mezzanine workshop area with overhead crane; and
- (3) Approximately 1,300 square feet of single height space for office, parts storage, mechanical and restrooms.

Any relocation will be subject to this Section 1(b) beginning above and the following conditions: (a) Lessee shall not be required to cease occupancy or use of the Leased Premises until the New Location is available for the Permitted Uses; (b) Lessor shall be responsible for all costs associated with making the New Location available to Lessee; and (c) the rental shall be adjusted as provided in subsection 4(b) below. Lessor's Notice will specify the location of the New Location and the date by which Lessor will make the New Location available and require that Lessee complete such relocation. Lessor will reimburse Lessee within fifteen (15) days from demand all costs incurred by Lessee in connection with the relocation, which costs shall be mutually agreed to in advance by Lessor and Lessee. As of the date of the relocation, the New Location will be deemed the Leased Premises for all purposes under this Lease and Lessee shall be entitled to occupy and use the New Location for the remaining Term or Extension Term (as those terms are defined below) of this Lease. If the parties agree in writing, Lessee may be relocated in part or in whole to facilities and premises located away from the Mine Bench Property.

2. **TERM OF LEASE.** The term of the Lease shall be for a period of ninety-nine (99) years from Dec. 1, 2017 (the "**Commencement Date**") to Dec. 1, 2116 (the "**Expiration Date**"). The "**Term**" shall mean the duration of the Lease from the Commencement Date through the Expiration Date.

3. **OPTION TO RENEW.** This Lease shall automatically renew at the expiration of the Term and each Extension Term (defined below) thereafter for successive periods of twenty (20) years (each, an "**Extension Term**"), under the same terms and conditions set forth herein unless either party delivers written notice of termination to the other party not less than six (6) months prior to the expiration of the Term or Extension Term, as the case may be, or unless otherwise mutually agreed by the parties in writing.

4. **RENT.**

(a) Lessee agrees to pay to Lessor as rental hereunder the sum of Thirty Thousand Dollars (\$30,000.00) per year (the "**Rent**"). Annual installments of Rent shall be paid in advance. The first installment of Rent shall be due and payable within five (5) days of the Commencement Date. Thereafter, installments of Rent shall be due and payable within five (5) days of each anniversary of the Commencement Date.

(b) Lessor agrees to hold a concept review meeting with Lessee not fewer than ninety (90) days before delivering a Lessor's Notice. In the event Lessor elects to relocate the Leased Premises to a New Location and delivers a Lessor's Notice, then the following shall apply: (i) Lessor's Notice shall include the estimated Construction Cost [defined below] for the New Location; (ii) Lessor's Notice shall include the construction plans related to the New Location upon which the Construction Cost is based; and (iii) Lessor's Notice shall include the Lessor's estimate of the Adjusted Rent [defined below] that will be in effect as of the date of the relocation.

(i) "**Construction Cost**" means the reasonable costs and expenses associated with constructing the new building space at the New Location and shall expressly exclude the value of the Land, but shall include the proportionate share of costs associated with environmental removal and/or remediation associated with (i) the new building site, (ii) related utility infrastructure leading to the new building site, and (iii) up to fifty (50) feet of ingress and egress improvements measured from the new building..

(ii) Within five (5) days after delivery of Lessor's Notice, the parties shall meet to review the information contained in Lessor's Notice. Lessee may provide input as to the Construction Cost and the proposed construction plans related to the New Location and whether the proposed plans are able to accommodate the uses described in subsection 1(b)(ii) of this Agreement. Lessee may within ten (10) business days of the meeting described above, but under no circumstances more than fourteen (14) business days after Lessor's delivery of Lessor's Notice, exercise a onetime right to terminate this Lease and vacate the Premises within ninety (90) days of delivery of such termination notice (the "Termination Option."). Lessor's Notice shall reflect Lessor's good faith plans to redevelop the Property and to accommodate this Lease and shall not be created with the intent to cause Lessee to exercise its Termination Option.

(iii) "**Adjusted Rent**" means the final product of the following: the Construction Cost divided by three hundred sixty (360) with the quotient multiplied by one hundred twenty percent (120%) with the product multiplied by twelve (12) [Adjusted Rent = (Construction Cost / three hundred sixty) x 1.20 x 12]. For example, if the Construction Cost is \$1,000,000.00, then the Adjusted Rent would be \$40,000.00 [(1,000,000 / 360) x 1.20 x 12] per year. Upon the satisfaction of the conditions for the relocation set forth in subsection 1(b) and this subsection 4(b), the annual rental set forth in subsection 4(a) shall be modified to be the Adjusted Rent.

(iv) The Rent and Adjusted Rent shall be adjusted every 60 months during the Term, including any Extension Terms, effective on the date which is 60 months after the commencement of Term, with respect to the Rent, and effective on the date which is 60 months after the date on which the Adjusted Rent became effective, with respect to the Adjusted Rent (each an "**Adjustment Date**"). Rent and Adjusted Rent shall be adjusted effective on each Adjustment Date by an amount equal to the percentage difference, if any, in the U.S. Bureau of Labor Statistics Consumer Price Index for All Urban Consumers (CPI-U) for the U.S. City Average (1982-84 = 100) (the "CPI") between the month which is 60 months prior to the Adjustment Date and the month in which Adjustment Date occurs. Notwithstanding the foregoing, in no event shall the Rent or Adjusted Rent as adjusted increase by more than ten percent (10%) over any five (5) year period.

5. UTILITIES.

(a) Electricity, Gas and Sewer. Lessor shall cause all utilities, including water, serving the Leased Premises to be separately metered. Until such time as Lessor arranges separate meters or billing for electrical, gas, and sewer service to the Leased Premises, Lessee shall reimburse Lessor for Lessee's proportionate use of the foregoing services as determined on a usage basis and according to standard rates. Once separate meters or billings arrangements are made for the portions of the Leased Premises used by Lessee, Lessee alone will be responsible for paying such utility charges.

(b) Water.

(i) Until such time as a separate meter is set as contemplated in subsection 5(c)(ii) below, Lessee shall pay Lessor the sum of Two Thousand Dollars (\$2,000.00) per year for water usage on the Leased Premises; provided, however, that within sixty (60) days after each anniversary of the Term, Lessor and Lessee may mutually agree in writing upon an estimate of actual water usage for the Leased Premises during the previous year and the amount Lessee would be obligated to pay for such usage if the Leased Premises were separately metered and, if such estimate is higher than Two Thousand Dollars (\$2,000.00), Lessee shall pay Lessor the difference within thirty (30) days of the parties' mutual agreement of such amount.

(ii) Upon the setting of a separate water meter for the Leased Premises, the obligation to pay an annual payment as outlined subsection 5(b)(i) above will terminate and Lessee will be responsible for paying the monthly bills associated with the meter for water use occurring on the Leased Premises.

6. **POSSESSION; CONDITION OF LEASED PREMISES.** Lessee shall be entitled to possession of the Leased Premises on Dec 1, 2017. Lessee has inspected the Leased Premises and accepts possession of the Leased Premises in its "AS IS" condition on the date of possession. Except as otherwise expressly provided in this Lease, Lessee has full responsibility for the repair, alteration, maintenance, and replacement of the Leased Premises.

7. **USE OF PREMISES.** Lessee covenants and agrees during the Term of this Lease to use and to occupy the Leased Premises only for the Permitted Uses. Lessee shall not allow the Leased Premises to be used for the storage, use treatment, manufacture, or sale of Hazardous Material except such fuels, solvents, and other petrochemicals used in connection with the repair, maintenance and operation of road maintenance vehicles and equipment. "**Hazardous Material**" means any hazardous or toxic substance, material, or waste which is or becomes regulated by the United States of America, the State of Utah, the County of Summit County, or the City of Park City because of toxicity, infectiousness, radioactivity, explosiveness, ignitability, corrosiveness, or reactivity under any environmental requirements applicable to the Leased Premises. Lessee acknowledges that Lessor may incur costs for complying with laws relating to Hazardous Material, or otherwise in connection with Hazardous Material. Lessee agrees that the cost incurred by Lessor with respect to the Leased Premises for complying with laws relating to Hazardous Material shall be paid by Lessee, if Lessee's use or storage of Hazardous Material on the Leased Premises is the cause of such liability. "**Environmental requirements**," as set forth above, means any laws, rules, regulations, guidance documents, judgments, decrees, orders, and other restrictions and requirements now or hereafter in effect of any governmental authority relating to the regulation or protection of human health and safety, natural resources, conservation, the environment, or to any Hazardous Material. Any fuels, solvents, and other petrochemicals stored and used on the Premises shall be stored and used in compliance with industry standard and applicable regulations.

Lessee will make no unlawful use of the Leased Premises and agrees to comply with all valid regulations of the Park City Municipal Corporation, Summit County, the State of Utah, and the United States, but this provision shall not be construed as creating any duty by Lessee to members of the general

public or a duty by Lessee to upgrade the facilities or Building constituting the Leased Premises as they exist on the date of this Lease.

8. **QUIET ENJOYMENT.** Lessor covenants that its estate in the Leased Premises is fee simple and that Lessor has the right and authority to enter into this Lease and lease the Leased Premises to Lessee on the terms and conditions contained herein. Lessee, on paying the rent herein reserved and performing all the agreements by the Lessee to be performed as provided in this Lease, shall and may peaceably have, hold, and enjoy the Leased Premises for the Term of this Lease free from molestation, eviction, or disturbance by the Lessor or any other persons or legal entity whatsoever, subject to Section 9 below.

9. **MAINTENANCE/ALTERATION OF LEASED PREMISES.**

(a) Lessee shall, at all times during the Term of this Lease, at Lessee's sole cost and expense, keep and maintain the Leased Premises, including the Building and other improvements, appurtenances, and every part thereof that may exist on, in, or be made a part of the Leased Premises, in a reasonably safe and serviceable condition, and make all necessary repairs thereto, interior and exterior, structural and non-structural, ordinary and extraordinary, and foreseen and unforeseen. If Lessee fails to keep and maintain the Leased Premises as required by this Lease, Lessor may (but shall not be required to) perform and satisfy same, and Lessee hereby agrees to reimburse Lessor, for the reasonable cost thereof promptly upon demand. Lessee shall not permit any material waste of the Premises. Lessee shall keep the entire Leased Premises substantially free of any accumulation of rubbish, snow, and ice; provided, however, that Lessor may, at its sole cost and expense, elect to perform snow or ice removal on the Lessor Right-of-Way (defined below) in order to gain access to Lessor's adjacent property. In such event, Lessor shall indemnify, defend, and hold Lessee and Lessee's employees, agents, guests, and invitees harmless for, from, and against any and all claims, liability, damages or injury arising out of Lessor's or its agent's removal of snow or ice on the Leased Premises. Unless otherwise expressly provided in this Lease, Lessor is not required to maintain, repair, clean, alter, or improve the Leased Premises, or to provide any services to the Leased Premises.

(b) Lessee may, at its sole cost and expense, alter, replace, or remodel the Building or any improvements upon the Leased Premises ("**Alterations**"), provided that the foregoing: (a) are made in compliance with all local, State, and federal rules, regulations, and laws; (b) are completed in accordance with generally accepted construction standards; (c) any remodeling shall not materially diminish the value of the Building or the Leased Premises; and (d) Lessee shall not allow mechanic's or materialmen's liens to affix to the Leased Premises because of the Alterations. Notwithstanding the foregoing, Lessee shall not make structural alterations or improvements to the Building without the prior written approval of the Lessor.

(c) Lessee will provide dumpsters or other suitable means of trash disposal adjacent to the Building. Lessee shall be responsible for the costs associated with trash generated from the Leased Premises.

10. **ACCESS TO LESSOR'S PROPERTY.** Lessor hereby reserves a right-of-way across the Leased Premises as depicted on Exhibit B attached hereto as the North Parcel Access (the "**Lessor Right-of-Way**") for purposes of ingress, egress, and access to and from the Lessor's property adjacent to the Leased Premises; provided, however, that Lessor agrees to indemnify, defend, and hold Lessee and Lessee's employees, agents, guests, and invitees harmless for, from, and against any and all claims, liability, damages, or injury arising out of Lessor's or its agent's use of the Lessor Right-of-Way. As provided in and subject to Section 9(a), Lessor may elect to remove snow or ice from the Lessor Right-of-Way at its sole cost and expense in order to provide access to Lessor's property. Lessee shall not use the Leased Premises in any way that unreasonably interferes with Lessor's use of the Lessor Right-of-Way.

11. SURRENDER OF PREMISES AT END OF TERM—REMOVAL OF FIXTURES.

(a) Lessee agrees that upon the termination of this Lease it will surrender, yield up, and deliver the Leased Premises in good and clean condition, except the effects of ordinary wear and tear and depreciation arising from lapse of time, or damage without fault or liability of Lessee.

(b) Lessee may, at the expiration of the Term or an Extension Term of this Lease, or at a reasonable time thereafter, if Lessee is not in default hereunder, remove any trade fixtures or equipment which Lessee has installed in the Leased Premises and shall promptly repair any and all damage caused by such removal.

12. HOLDING OVER. Continued possession, beyond the expiration date of the Term of this Lease or any Extension Term, by the Lessee (and absent a written agreement by both parties for an extension of this lease, or for a new lease, and absent the written consent of the Lessor) shall constitute a month-to-month extension of this Lease at a rental of 150% of the previous rental for the Leased Premises (plus payment of all other expenses payable by Lessee as set forth in this Lease). Such holding over without the Lessor's consent shall not prejudice the Lessor's right to bring an action for the eviction of the Lessee.

13. ASSIGNMENT AND SUBLETTING. Lessee shall not sublease or assign this Lease without the prior written consent of the Lessor, which consent shall not be unreasonably withheld, delayed, or conditioned. No such assignment or subletting by the Lessee shall relieve the Lessee of the obligations under this Lease. In the event of a default in the Lease after any assignment or subletting, the Lessor may proceed against the Lessee or such assignee or sublessee, or both. Notwithstanding the foregoing, Lessee shall have the right, without the consent of Lessor, to enter into an assignment or transfer of this Lease to any entity (i) that owns or controls, or is owned or controlled by, Lessee, or (ii) that acquires all or substantially all of Lessee's assets or is merged or consolidated with Lessee, provided that: (a) the assignee or transferee is not a debtor or debtor-in-possession in a voluntary or involuntary bankruptcy proceeding; and (b) the assignee or transferee assumes all of Lessee's obligations under this Lease thereafter arising and Lessor is provided with a fully executed copy of the assignment and assumption agreement. If Lessee's interest in this Lease is assigned in violation of the provisions of this Section 13, such assignment shall be void and of no force and effect against Lessor.

14. REAL ESTATE TAXES. All real estate taxes levied or assessed by lawful authority (but reasonably preserving Lessor's rights of appeal) against the Leased Premises, if any, shall be timely paid by Lessor.

15. INSURANCE.

(a) It is the intent of the parties that all risk of loss for the Leased Premises be shifted to insurance to the maximum extent practicable. Accordingly, unless Lessor otherwise agrees in its sole discretion, Lessee shall maintain, or cause to be maintained, insurance covering the risks enumerated below. The premiums for such insurance shall be paid by Lessee. Such insurance shall be written on an occurrence basis unless Lessor otherwise consents in writing, but for errors and omissions insurance issued on a claims-made basis. The policy shall provide that: (i) such insurance shall be primary coverage without reduction or right of offset or contribution on account of any insurance provided by Lessor to itself or its officers, officials, or employees; (ii) such insurance shall not be altered or cancelled without thirty (30) days' written notice to Lessor; and (iii) such insurance shall name Lessor as an additional insured.

(b) Lessee shall, at its sole cost and expense throughout the entire Term of this Lease, keep the Building and other improvements on the Leased Premises insured against loss or damage by fire,

windstorm, flood, or earthquake, in each case in amounts equal to the full replacement cost of the Building and other improvements on the Leased Premises from time to time.

(c) At all times during the Term of this Lease, Lessee shall maintain a primary commercial general liability insurance ("CGL") policy covering all claims for bodily injury (including death) and property damage, including loss of use thereof, with no less than Two Million Dollars (\$2,000,000) per occurrence limit and Three Million Dollars (\$3,000,000) aggregate limit, to include personal injury and property damage, and contract liability to cover all insurable obligations in this Lease. Coverage shall be specific for this project or, upon approval of Lessor, covered under umbrella or pooled policies. The policy or policies must be on an "occurrence" basis unless waived by the Lessor. The CGL policy shall include contractual liability coverage, which shall be endorsed to state that indemnity obligations specified in this Lease are insured by the carrier. Lessee shall also maintain an automobile liability insurance ("Auto") with no less than Two Million Dollars (\$2,000,000) combined single limit per accident for bodily injury and property damage.

(d) Lessee will not do or permit the doing of any act which would violate any insurance, or increase the insurance rates in force upon the real estate improvements on the Leased Premises or upon any personal property of the Lessee upon which the Lessor by law or by the terms of this lease, has or shall have a lien. In the event that any improvements caused by Lessee, any personal property of Lessee's on the premises or any activity of Lessee on the premises causes the Lessor's insurance premium to increase, then the Lessee shall be responsible for 100% of the cost of such increase.

(e) Subrogation rights are not waived, unless Lessor and Lessee agree in writing to special provisions that shall be attached to this lease.

(f) Lessor shall be named as an additional insured on the CGL and Auto insurance policies and a copy of the endorsement naming the Lessor as an additional insured shall be attached to the Certificate of Insurance. The Lessor reserves the right to request certified copies of any required policies. Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.

(g) Lessee's insurance shall contain a clause stating that coverage shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

16. **INDEMNITY.** Except as to any negligence or activities of the Lessor arising out of Lessor's or its employees, agents, guests, invitees or licensees of Lessor's property or Lessor's Right-of-Way, Lessee will protect, indemnify, and save harmless the Lessor from and against any and all loss, costs, damage, and expenses (i) occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury and/or damage to any person or property, happening or done in or upon the Leased Premises, or (ii) due directly or indirectly to, or arising out of or in connection with, the tenancy, use, or occupancy of the Leased Premises, or any part thereof, by the Lessee, its employees, agents, subtenants, or invitees, or any person claiming by, through, or under any of them.

17. **DESTRUCTION OF PREMISES; INTERRUPTION OF USE.** Notwithstanding any other provision of this Lease, if for any reason a condition develops that prevents Lessee from conducting normal business operations on the Leased Premises, for a period of thirty (30) days, Lessee, at its option, may terminate this Lease and each party shall be released from all future obligations hereunder, with Lessee paying rental pro rata only to the beginning date of such condition. Such termination shall be effected by written notice to Lessor within thirty (30) days after such determination. Lessee shall surrender possession within ten (10) days after delivery of such notice and thereafter, each party shall be released from all future obligations hereunder, Lessee paying rental pro rata only to the date of such

condition. Notwithstanding the foregoing, Lessee may, at its option, replace or rebuild the Building at its sole cost and expense following any damage or destruction to the Building in accordance with Section 9(b).

18. **CONDEMNATION.** Should the whole or any part of the Leased Premises be condemned or taken by eminent domain for any public or quasi-public use or purpose, each party shall be entitled to retain, as its own property, any award payable to it. In the event that a single entire award is made on account of the taking, each party will then be entitled to such proportion of said award as may be fair and reasonable and reflective of their respective property interests in the land so taken.

19. **TERMINATION AND DEFAULT.**

(a) This Lease shall terminate upon expiration of the Term or an Extension Term, as applicable, or in accordance with Section 4(b)(ii) above. Upon default in payment of rental herein or upon any other default by Lessee in accordance with the terms and provisions of this Lease, this Lease may at the option of the Lessor be cancelled and forfeited; provided, however, that before any such cancellation and forfeiture, except as provided in Section 19(b) below, Lessor shall give Lessee written notice specifying the default, or defaults, and stating that its Lease will be cancelled and forfeited fourteen (14) days after the giving of such notice, in the case of failure to pay rent and/or other charges unless such default, or defaults, are remedied within such grace period; and thirty (30) days after the giving of such notice, in the case of defaults other than for the payment of rent; provided, however, that if the nature of the default is other than the payment of rent or other charges, and such defaults cannot reasonably be cured within such thirty (30) day period, the Lessee shall not be in default, provided it commences to cure the default within such thirty (30) day period and thereafter diligently completes the cure. Lessee will be liable for all legal fees and expenses incurred by Lessor in connection with the collection of delinquent rent or other defaults by Lessee.

(b) In the event Lessee is adjudicated as bankrupt or in the event of a judicial sale or other transfer of Lessee's leasehold interest by reason of any bankruptcy or insolvency proceedings or by other operation of law, but not by death, and such bankruptcy, judicial sale, or transfer has not been vacated or set aside within sixty (60) days from the giving of notice thereof by Lessee to Lessor, then and in any such events, Lessor may, at its option, immediately terminate this Lease and re-enter said premises, upon giving of ten (10) days written notice by Lessor, all to the extent permitted by applicable law.

(c) Acceptance of keys, advertising, and re-renting by the Lessor upon the Lessee's default shall be construed only as an effort to mitigate damages by the Lessor, and not as an agreement to terminate this Lease.

20. **RIGHT OF EITHER PARTY TO CURE ANY DEFAULT OF THE OTHER.** If default shall be made by either party in the performance of, or compliance with, any of the terms, covenants, or conditions to this Lease, and such default shall have continued for thirty (30) days after written notice thereof from one party to the other, the party aggrieved, in addition to all other remedies now or hereafter provided by law, may, but need not, perform such term, covenant, or condition, or cure such default, and any amount advanced shall be repaid forthwith on demand, together with interest at the rate of twelve percent (12%) per annum, from the date of advance.

21. **SIGNS.**

(a) Lessee may install such reasonable signage in compliance with all applicable codes as is necessary for the operation of its business in conformance with the Permitted Uses in Section 7.

(b) Lessor, during the last ninety (90) days of this Lease, or extension, shall have the right to maintain on the Leased Premises either or both a 'For Rent' or 'For Sale' sign and Lessee will permit, at such time, prospective lessees or buyers to enter and examine the premises upon reasonable notice from Lessor.

22. **MECHANIC'S LIENS.** Neither the Lessee nor anyone claiming by, through, or under the Lessee, shall have the right to file or place any mechanic's lien or other lien of any kind or character whatsoever, upon the Leased Premises or upon any building or improvement thereon, or upon the leasehold interest of the Lessee therein, and notice is hereby given that no contractor, sub-contractor, or anyone else who may furnish any material, service, or labor for any building, improvements, alternation, repairs, or any part thereof, shall at any time be or become entitle to any lien thereon, and for the further security of the Lessor, the Lessee covenants and agrees to give actual notice thereof in advance, to any and all contractors and sub-contractors who may furnish or agree to furnish any such material, service, or labor.

23. **RIGHTS CUMULATIVE.** The various rights, powers, options, elections, and remedies of either party, provided in this Lease, shall be construed as cumulative and no one of them as exclusive of the others, or exclusive of any rights, remedies, or priorities allowed either party by law, and shall in no way affect or impair the right of either party to pursue any other equitable or legal remedy to which either party may be entitled as long as any default remains in any way unremedied, unsatisfied, or undischarged.

24. **NOTICES AND DEMANDS.** All notices required or permitted under this Lease shall be in writing. Notices as provided for in this Lease shall be given to the respective parties hereto at the respective addresses designated on page one of this Lease unless either party notifies the other, in writing, of a different address. Notices by mail shall be considered given under the terms of this Lease two (2) days after being sent, addressed as above designated, postage prepaid, by registered or certified mail, return receipt requested, by the United States mail and so deposited in a United States mail box. Notices by personal delivery, fax, and e-mail shall be deemed to be given upon delivery as evidenced by receipt or other reasonable evidence.

25. **PROVISIONS TO BIND AND BENEFIT SUCCESSORS, ASSIGNS, ETC.** Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors, and assigns of the parties hereto.

26. **CHANGES TO BE IN WRITING.** None of the covenants, provisions, terms, or conditions of this Lease to be kept or performed by Lessor or Lessee shall be in any manner modified, waived, or abandoned, except by a written instrument duly signed by the parties and delivered to the Lessor and Lessee. THIS LEASE, INCLUDING ANY EXHIBITS HERETO, CONTAINS THE WHOLE AGREEMENT OF THE PARTIES AND SUPERSEDES ANY PRIOR MEMORANDA OR UNDERSTANDINGS BETWEEN THE PARTIES.

27. **CONSTRUCTION.** Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the context.

28. **MISCELLANEOUS.**

(a) The rules, regulations, and policies of the City and County relative to security and public safety shall apply to the Leased Premises.

(b) Within ten (10) days of filing a request in writing by Lessor, Lessee shall execute and deliver to Lessor an estoppel certificate (or any other document that may be reasonably required by any

prospective mortgagee or purchaser of the property or any position thereof) indicating that there are no defaults in the Lease (or specifying such defaults). Failure of Lessee to timely execute and deliver such estoppel certificate or other instruments shall constitute an acknowledgement by Lessee that statements included in the estoppel certificate are true and correct, without exception.

(c) Lessor reserves the right at all reasonable times and upon reasonable notice (24 hours conclusively deemed to be reasonable) to Lessee (except in the case of an emergency) to enter the Leased Premises to inspect them, show the Leased Premises to prospective purchasers, mortgagees, or lessees, and to post notices of non-responsibility.

(d) In the event any provision, or any portion of any provision of this Lease is held invalid, the other provisions of this Lease and the remaining portion of said provision, shall not be affected thereby and shall continue in full force and effect.

(e) This Lease may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Delivery of a signed copy of this Lease by facsimile, e-mail or similar electronic means shall be deemed the same as delivery of an original.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties hereto have duly executed this Lease in duplicate the day and year first above written.

LESSOR:

PARK CITY MUNICIPAL CORPORATION,
a political subdivision of the State of Utah

By: Jack Thomas
Jack Thomas, Mayor

Attest:
Kate
City Recorder



Approved as to Form:

[Signature]
City Attorney's Office

LESSEE:

**EMPIRE PASS MASTER OWNERS
ASSOCIATION, INC.,**
a Utah nonprofit corporation

By: _____
Daniel Bartok, Authorized Officer

IN WITNESS WHEREOF, the parties hereto have duly executed this Lease in duplicate the day and year first above written.

LESSOR:

PARK CITY MUNICIPAL CORPORATION,
a political subdivision of the State of Utah

By: _____
Jack Thomas, Mayor

Attest:

City Recorder

Approved as to Form:

City Attorney's Office

LESSEE:

**EMPIRE PASS MASTER OWNERS
ASSOCIATION, INC.,**
a Utah nonprofit corporation

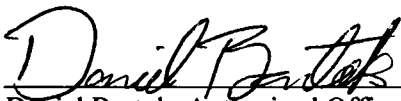
By:  _____
Daniel Bartok, Authorized Officer

EXHIBIT A
LEGAL DESCRIPTION OF THE MINE BENCH

A parcel of land located in the southeast quarter of Section 21 and the northeast quarter of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point that is North 88°09'24" East 337.42 feet along section line and North 96.81 feet from the north quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on the easterly boundary of the Marsac Avenue Right-of-Way, recorded June 28, 2002, as Entry No. 623451 in the office of the Summit County Recorder; and running thence North 48°58'47" East 120.58 feet; thence North 21°40'14" East 199.66 feet; thence North 23°48'28" West 61.83 feet to a point on the southerly sideline of the Chapter mining claim Lot 335 in the Uintah Mining District, and running thence coincident with the southerly sideline of the Chapter Lot 335 the following (2) courses: 1) North 85°06'00" East 211.97; thence 2) North 51°30'00" East 382.28 feet to a point on a non tangent curve to the left having a radius of 1050.77 feet, of which the radius point bears North 89°10'23" East, said point also being on the westerly boundary of the Marsac Avenue Right-of-Way, recorded September 17, 2007, as Entry No. 825734 in the office of the Summit County Recorder; thence coincident with the westerly boundary of the Marsac Avenue Right-of-Way the following eleven (11) courses: 1) southerly along the arc of said curve 338.61 feet through a central angle of 21°11'23" to a point on a non tangent curve to the left having a radius of 686.62 feet, of which the radius point bears North 74°37'10" East; thence 2) southeasterly along the arc of said curve 450.12 feet through a central angle of 37°33'38" to a point on a non tangent curve to the left having a radius of 1050.77 feet, of which the radius point bears North 43°41'43" East; thence 3) southeasterly along the arc of said curve 68.58 feet through a central angle of 03°44'21"; thence 4) South 50°02'39" East 142.82 feet to a point on a curve to the right having a radius of 860.00 feet, of which the radius point bears South 39°57'21" West; thence 5) along the arc of said curve 136.47 feet through a central angle of 09°05'32" to a point on a non tangent curve to the right having a radius of 586.62 feet, of which the radius point bears South 57°10'28" West; thence 6) southeasterly along the arc of said curve 78.91 feet through a central angle of 07°42'26"; thence 7) South 25°06'53" East 392.50 feet; thence 8) South 15°46'27" East 141.56 feet to a point on a non tangent curve to the right having a radius of 408.37 feet, of which the radius point bears South 84°11'45" West; thence 9) southerly along the arc of said curve 16.42

feet through a central angle of 02°18'15"; thence 10) South 03°30'00" East 63.08 feet to a point on a non tangent curve to the left having a radius of 320.00 feet, of which the radius point bears North 86°29'59" East; thence 11) southeasterly along the arc of said curve 276.53 feet through a central angle of 49°30'45" (deed 49°30'48") to a point on the northwesterly boundary of Parcel 3 described in that certain special warranty deed recorded October 21, 1980 as Entry No. 171980 in Book M169 at page 778 on file and of record in the office of the recorder, Summit County, Utah; thence coincident with said special warranty deed South 79°38'18" West 301.69 feet (deed South 78°38'18" West) to a point on the boundary of Flagstaff Mountain Resort, recorded July 28, 1999, as Entry No. 545098 in the Office of the Recorder, Summit County, Utah; thence coincident with the boundary of Flagstaff Mountain Resort South 17°09'46" East 32.98 feet to a point on a non tangent curve to the left having a radius of 275.00 feet, of which the radius point bears South 55°22'52" West, said point also being on the easterly boundary of the Marsac Avenue Right-of-Way, recorded June 28, 2002, as Entry No. 623451 in the office of the Summit County Recorder; thence coincident with the easterly boundary of the Marsac Avenue Right-of-Way the following thirteen (13) courses: 1) northwesterly along the arc of said curve 62.75 feet through a central angle of 13°04'22"; thence 2) North 47°41'30" West 172.80 feet to a point on a curve to the left having a radius of 351.56 feet, of which the radius point bears South 42°18'30" West; thence 3) along the arc of said curve 185.62 feet through a central angle of 30°15'03"; thence 4) North 77°56'33" West 176.15 feet to a point on a curve to the right having a radius of 340.00 feet, of which the radius point bears North 12°03'27" East; thence 5) along the arc of said curve 152.67 feet through a central angle of 25°43'36"; thence 6) North 52°12'57" West 74.75 feet to a point on a curve to the right having a radius of 375.00 feet, of which the radius point bears North 37°47'03" East; thence 7) along the arc of said curve 97.76 feet through a central angle of 14°56'10"; thence 8) North 37°16'47" West 189.89 feet to a point on a curve to the right having a radius of 325.00 feet, of which the radius point bears North 52°43'13" East; thence 9) along the arc of said curve 48.46 feet through a central angle of 08°32'36" to a point of reverse curve to the left having a radius of 1025.00 feet, of which the radius point bears South 61°15'49" West; thence 10) northwesterly along the arc of said curve 302.92 feet through a central angle of 16°55'57" to a point of reverse curve to the right having a radius of 375.00 feet, of which the radius point bears North 44°19'52" East; thence 11) northwesterly along the arc of said curve 216.83 feet through a central angle of 33°07'47" to a point of reverse curve to the left having a radius of 775.00 feet, of which the radius point

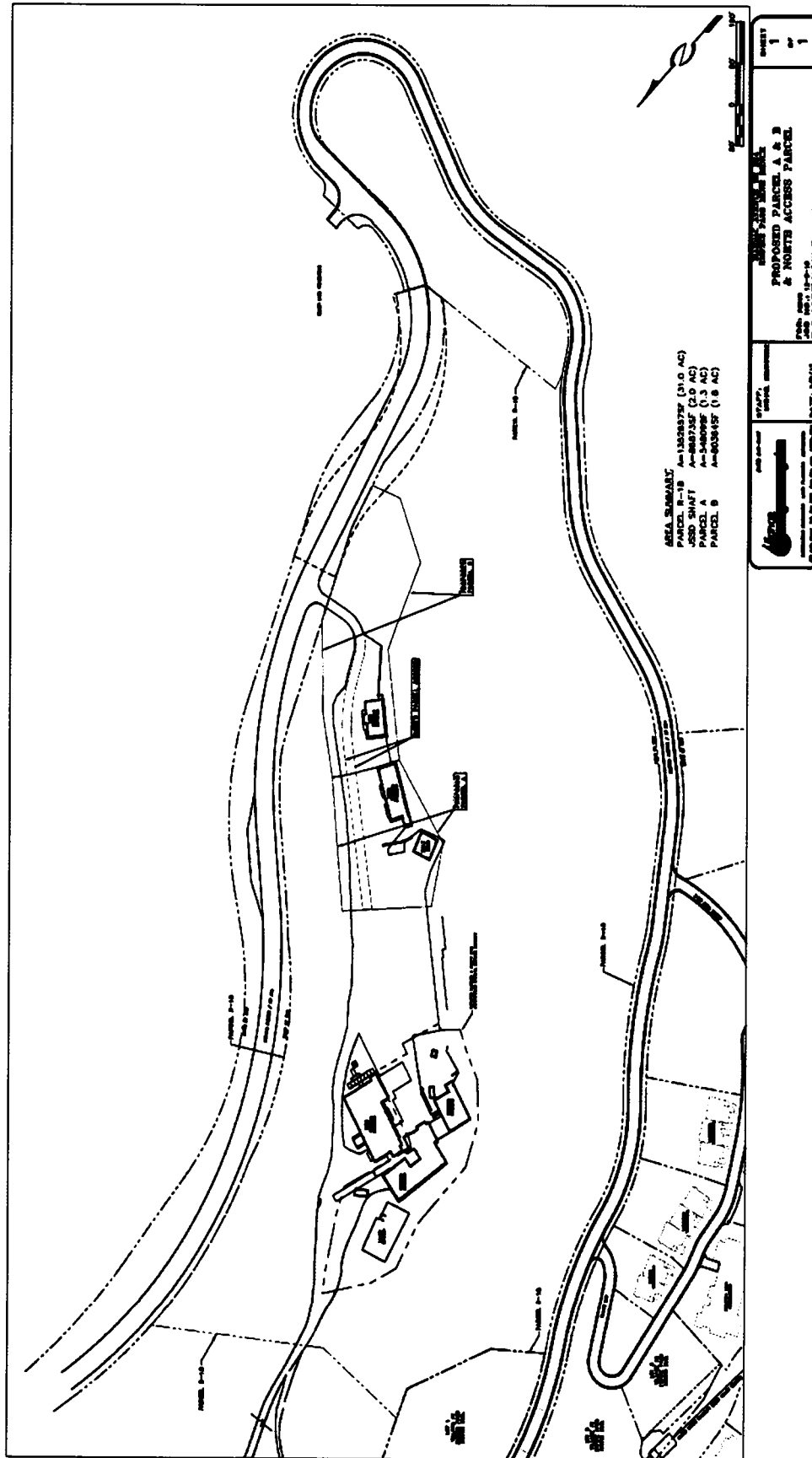
bears South 77°27'40" West; thence 12) northwesterly along the arc of said curve 285.77 feet through a central angle of 21°07'36" to a point of reverse curve to the right having a radius of 725.00 feet, of which the radius point bears North 56°20'03" East; thence 13) northwesterly along the arc of said curve 55.84 feet through a central angle of 04°24'47" to the point of beginning.

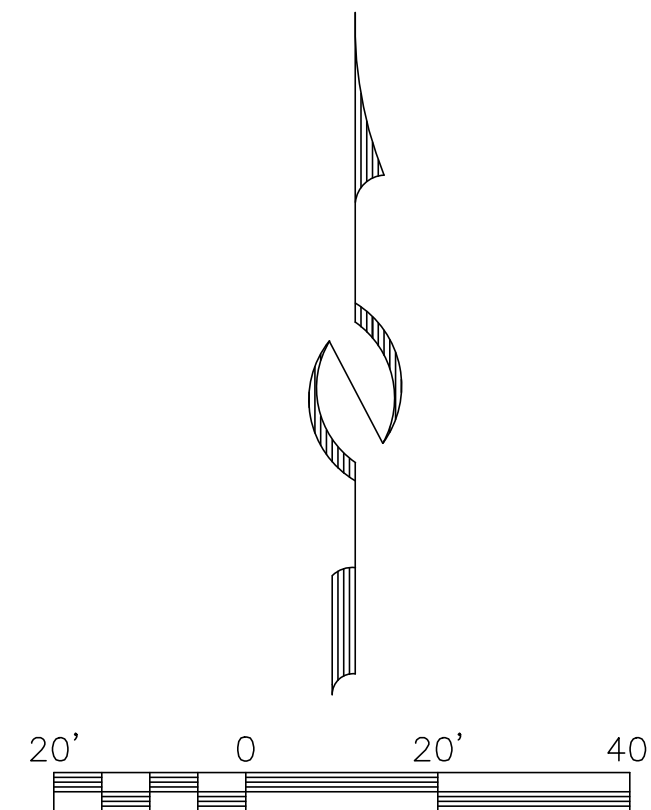
Less and Excepting the following:

BEGINNING AT A POINT LOCATED NORTH 455.92 FEET AND EAST 3370.90 FEET MORE OR LESS FROM A SECTION CORNER COMMON TO SECTIONS 20, 21, 28 AND 29 IN TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

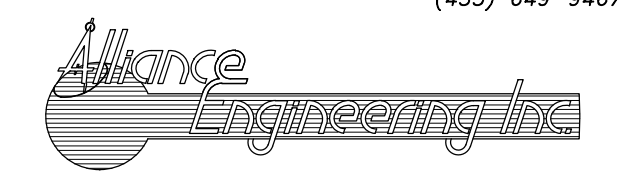
THENCE SOUTH 33°42'02" WEST 108.13 FEET; THENCE SOUTH 17°51'26" WEST 61.96 FEET; THENCE SOUTH 16°15'59" EAST 99.96 FEET; THENCE SOUTH 1°29'54" EAST 152.98 FEET; THENCE SOUTH 27°26'18" EAST 88.97 FEET; THENCE SOUTH 46°01'0" EAST 80.60 FEET; THENCE SOUTH 68°45'43" EAST 60.77 FEET; THENCE SOUTH 64°9'40" EAST 45.23 FEET; THENCE NORTH 42°51'43" EAST 42.86 FEET; THENCE SOUTH 46°15'46" EAST 15.23 FEET; THENCE NORTH 19°6'20" EAST 93.55 FEET; THENCE NORTH 74°22'6" WEST 21.74 FEET; THENCE NORTH 17°56'16" EAST 80.73 FEET; THENCE NORTH 76°40'11" WEST 24.74 FEET; THENCE NORTH 75°59'11" WEST 127.02 FEET; THENCE NORTH 59°2'43" WEST 15.24 FEET; THENCE NORTH 17°47'43" EAST 165.41 FEET; THENCE NORTH 27°21'09" WEST 54.94 FEET; THENCE NORTH 32°42'55" WEST 112.86 FEET; THENCE NORTH 37°7'41" WEST 46.39 FEET TO THE point of beginning.

EXHIBIT B
DEPICTION OF INITIAL LEASED PREMISES
 [Labeled as Proposed Parcel A below]





— EP — EXISTING POWER
— ESD — EXISTING STORM DRAIN

 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	(435) 649-9467 STAFF: BRAYLON ROSE THOMAS VAUGHN	EXISTING CONDITIONS ONTARIO MINE BENCH SALT HOUSE	SHEET 1 OF 1	
	DATE: 4/25/23	FOR: DOUG OGILVY JOB NO.: 13-3-23 FILE: X:\Empire\dwg\srvtopo2023\130323.dwg		

MEMORANDUM

Date: April 19, 2023
To: Park City
From: Hales Engineering



Subject: Park City Holiday Village & Parkside Parking Study

UT23-2487

Introduction

This memorandum discusses the parking study completed for the proposed Holiday Village & Parkside development located in Park City, Utah. The study identifies the City parking supply rates and parking demand rates identified at nearby local affordable housing units. The proposed development is located northeast of the Monitor Drive & Bonanza Drive / Kearns Boulevard (S.R. 248) intersection in Park City, Utah. A vicinity map of the project site is shown in Figure 1.

Project Description

The development consists of 317 multi-family affordable housing units, including 26 three-bedroom units, 99 two-bedroom units, 108 one-bedroom units, and 84 studio units. The three-bedroom units are planned to be sized between 1,000 and 2,000 square feet and the rest of the units sized less than 1,000 square feet. A summary of the unit and bedroom count is shown in Table 1.

Table 1: Summary of Proposed Unit Count

Unit Type	# Units	# Bedrooms
Studio	84	84
1-Bedroom	108	108
2-Bedroom	99	198
3-Bedroom	26	78
TOTAL	317	468

A supply of 268 parking stalls is currently planned for the project. An underground parking structure will contain 256 of those parking stalls and an additional 12 parking stalls will be provided at surface level. Included within the parking garage stall count are 7 motorcycle parking stalls and 54 electric vehicle charging stalls. There are also 74 bicycle parking stalls proposed. A site plan is provided in Appendix A.



Figure 1: Site vicinity map of the project in Park City, Utah

City Parking Code

The Park City Municipal code specifies parking rates for various land use types. The required parking rates found in the City code for the study land uses are shown in Table 2. The calculations for the parking required by the City without any reductions are shown in Table 3. As shown, it is anticipated that the City would require 330 parking stalls for the proposed development.

Table 2: City Parking Rates

Land Use	Unit Type	Rate
Multi-Unit Dwelling	< 1,000 sq. ft.	1 per dwelling unit
	1,000 – 2,000 sq. ft.	1.5 per dwelling unit
	> 2,000 sq. ft.	2 per dwelling unit

Source: Park City Municipal code, 2023

Table 3: City Parking Calculations – No Reductions

City Parking Calculations Park City - Holiday Village & Parkside				
Land Use	# of Units	Unit Type	Rate (stalls per unit)	Total Stalls
Multi-Unit Dwelling (< 1,000 sq. ft.)	291	Units	1.00	291
Multi-Unit Dwelling (1,000 - 2,000 sq. ft.)	26	Units	1.50	39
TOTAL				330
Source: Park City Municipal code, 2023.				

Parking Reductions

Park City allows for potential parking requirement reductions for affordable housing developments based on a number of criteria from Section 15-6.1-9D of the City code. There is no provided quantification for how much reduction can be applied from implementing each of these strategies. However, there are quantitative measures provided in a South Salt Lake study from national sources that were applied to estimate the potential reduction that these strategies could have. Since those quantitative measures are in a per unit rate, a ratio was used to calculate a percentage reduction based on nationwide rates found in the Institute of Transportation Engineering (ITE), *Parking Generation Manual*, 5th Edition, 2019. The following criteria are listed in the Park City code with the reduction percentage listed in parentheses:

- **The development is within ¼-mile from a bus stop that includes a waiting shelter consistent with City standards (11%)**
 - There are multiple bus stops adjacent to the development within a quarter mile that offer waiting shelters, and a new enhanced bus stop is planned on Monitor Drive as a part of the development. There are also planned micro-transit pullouts at the development.
- **On-Site parking is provided for motorcycles and/or scooters (1%)**
 - There are planned motorcycle stalls as part of the development.
- **Bicycle parking exceeds the requirements of Section 15-3-9 (4%)**
 - New construction of Multi-Unit Dwellings must provide at least three (3) bicycle Parking Spaces or ten percent (10%) of the required off-Street Parking Spaces, whichever is greater, for the temporary storage of bicycles. The development is planning on providing 74 bicycle parking spaces, which equates to approximately 22% of the required off-street parking spaces.
- **The development provides dedicated parking spaces for resident carshare vehicles (4%)**
 - The development is open to providing resident carshare vehicles. If this is pursued, it is recommended that at least 4 carshare vehicles be provided for the development.

The development has also stated that they plan to enforce one vehicle per unit to reduce parking demand and that there is potential to encourage use of parking stalls off-site at the Richardson Flat Park and Ride lot and shuttle to and from the parking lot with a shared agreement. These were not assumed within the reduction calculation.

A summary of the City Parking calculations with these reductions is shown in Table 4. As shown, it is anticipated that a parking supply of 265 parking stalls would be recommended after all of the affordable housing parking reductions are taken into consideration.

Table 4: City Parking Calculations with Reductions

City Parking Calculations Park City - Holiday Village & Parkside						
Land Use	# of Units	Unit Type	Rate (stalls per unit)	Stalls	% Red.	Total Stalls
Multi-Unit Dwelling (< 1,000 sq. ft.)	291	Units	1.00	291	20%	233
Multi-Unit Dwelling (1,000 - 2,000 sq. ft.)	26	Units	1.50	39	20%	32
TOTAL				330		265

Source: Park City Municipal code, 2023.

Local Parking Demand

Local parking demand counts were taken at a time between 12-4 a.m. at three affordable multi-family residential complexes within the Park City area on Monday, April 18, 2023. These include the existing Parkside and Holiday Village areas, as well as the Iron Horse Park Apartments. Since two of these locations were mostly two- and three-bedroom units, the parking demand rate per bedroom was found to be more consistent among all three locations. An average rate of 0.64 parking stalls per bedroom was calculated from the local counts.

The parking demand counts were taken at apartment complexes with nearby transit already accessible so the full 20% reduction is not applicable. However, with planned improvements to the transit infrastructure at the development including a new enhanced bus stop and a micro-transit pullout, it was assumed that approximately half of the 11% transit could be applied. Therefore a range for the total reduction of 14-16% was used in the calculation. The parking demand and supply calculations are shown in Table 5.

Table 5: Local Parking Demand

Local Parking Demand and Supply Park City - Holiday Village & Parkside							
Land Use	# of Units	Unit Type	Average Rate	Total	Reductions	Demand	Supply (+5%)
Affordable Housing	468	Bedrooms	0.64	300	14 - 16%	252 - 258	265 - 271

Source: Hales Engineering, 2023

Since the local rates represent actual parking demand, it is common to provide a parking supply beyond what the anticipated demand is to accommodate occasional surges in demand and to reduce the need for drivers to circle the parking lot to find an open stall. Hales Engineering recommends providing 5% additional stalls beyond the anticipated demand for residential developments. Based on this, a supply of approximately 265 – 271 parking stalls should be provided for the project based on local data.

Comparison and Recommendation

A comparison of the proposed supply, the local parking demand, and the city's parking requirement including any applicable parking reductions is shown in Table 6. Based on the provided information, Hales Engineering recommends that at least 265 to 271 stalls be provided for the project if all previously mentioned parking demand reduction strategies are pursued and implemented by the development. The development will need to implement effective transit management strategies in order for parking reductions to be maximized.

Table 6: Parking Comparison

Source	# of Stalls
Proposed Site Plan	268
Local Parking Demand + 5%	265 - 271
City Requirement (no reductions)	330
City Requirement w/ Reductions	265

Conclusions

The key findings of this study are as follows:

- The proposed development includes 317 multi-family affordable housing units and a total count of 468 bedrooms
- There are 268 proposed parking stalls, including 7 motorcycle parking stalls and 54 electric vehicle charging stalls
- Park City would require 330 parking stalls for the proposed development without considering any potential parking reduction strategies
- Park City allows for a reduction in parking requirements for affordable housing developments
 - An estimated 20% reduction in the parking requirement was calculated based on the development being nearby existing and planned transit facilities, having more than twice the required bicycle parking stalls, having carshare parking stalls, and having motorcycle parking stalls
 - With these reductions, the parking requirement is reduced to 265 parking stalls
- Local parking demand counts were taken at three existing affordable housing apartment locations within Park City, including the two that exist on-site
 - An average parking demand rate of 0.64 parking stalls per bedroom was calculated

- An additional 5% buffer was used to convert the parking demand to a recommended parking supply
- With the reductions and the buffer taken into account, the recommended parking supply is at least 265 to 271 parking stalls if all parking demand reduction strategies are pursued and implemented by the development.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

APPENDIX A

Site Plan



Building C - Units
(2) [Unit Icon]
(24) [Unit Icon]
(6) [Unit Icon]
32 Total Units

Building C - Parking
(35) [Car Icon] RD District
(34) [Car Icon] Market Rate
(18) [Car Icon] Affordable housing
35 [Car Icon] Underground
(7) [EV Icon]
(12) [Bike Icon]

Building A - Units
(26) [Unit Icon]
(14) [Unit Icon]
(5) [Unit Icon]
45 Total Units

Building A - Parking
(48) [Car Icon] RD District
(35) [Car Icon] Market Rate
(12) [Car Icon] Affordable housing
34 [Car Icon] Underground
(7) [EV Icon]
(8) [Bike Icon]

Building F - Units
(12) [Unit Icon]
(20) [Unit Icon]
(18) [Unit Icon]
50 Total Units

Building F - Parking
(50) [Car Icon] RD District
(35) [Car Icon] Market Rate
(10) [Car Icon] Affordable housing
43 [Car Icon] Underground
(9) [EV Icon]
(12) [Bike Icon]

Building B - Units
(27) [Unit Icon]
(12) [Unit Icon]
(5) [Unit Icon]
44 Total Units

Building B - Parking
(47) [Car Icon] RD District
(33) [Car Icon] Market Rate
(11) [Car Icon] Affordable housing
34 [Car Icon] Underground
4 [Car Icon] Surface
(8) [EV Icon]
(12) [Bike Icon]

Building E - Units
(21) [Unit Icon]
(4) [Unit Icon]
(1) [Unit Icon]
(5) [Unit Icon]
36 Total Units

Building E - Parking
(39) [Car Icon] RD District
(25) [Car Icon] Market Rate
(7) [Car Icon] Affordable housing
25 [Car Icon] Underground
(5) [EV Icon]
(12) [Bike Icon]

Building D - Units
(39) [Unit Icon]
(4) [Unit Icon]
(12) [Unit Icon]
(5) [Unit Icon]
60 Total Units

Building D - Parking
(63) [Car Icon] RD District
(41) [Car Icon] Market Rate
(11) [Car Icon] Affordable housing
44 [Car Icon] Underground
(9) [EV Icon]
(6) [Bike Icon]

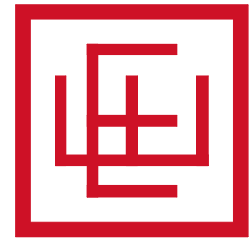
Building G - Units
(12) [Unit Icon]
(20) [Unit Icon]
(18) [Unit Icon]
50 Total Units

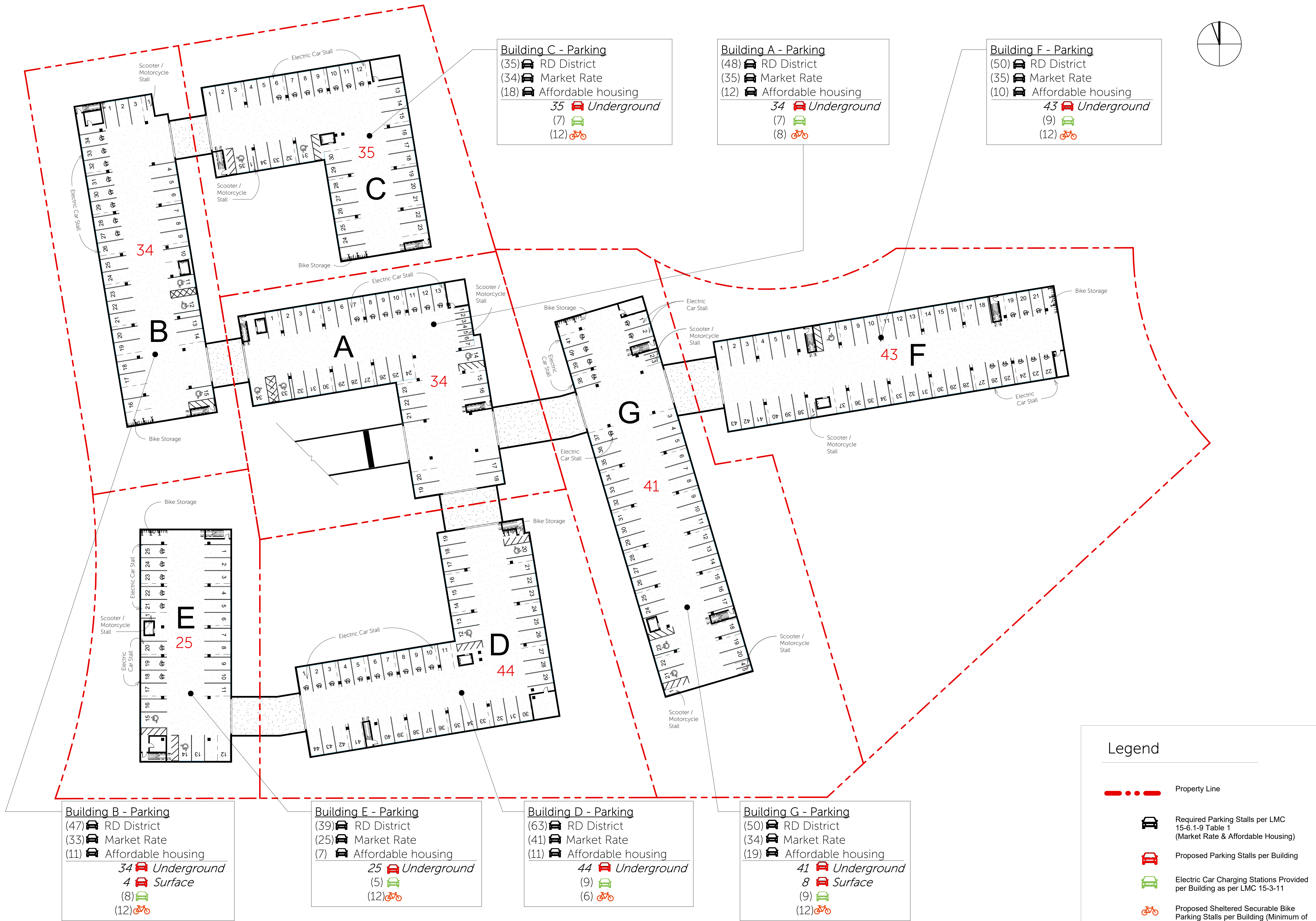
Building G - Parking
(50) [Car Icon] RD District
(34) [Car Icon] Market Rate
(19) [Car Icon] Affordable housing
41 [Car Icon] Underground
8 [Car Icon] Surface
(9) [EV Icon]
(12) [Bike Icon]

Legend

- Property Line
- Set Back Line
- Underground Connection
- Studio Unit (428 SF)
- One Bedroom Unit (598.5 SF)
- Two Bedroom Unit (838.5 SF)
- Three Bedroom Unit (1126.5 SF)
- Required Parking Stalls per LMC 15-6.1-9 Table 1 (Market Rate & Affordable Housing)
- Proposed Parking Stalls per Building
- Electric Car Charging Stations Provided per Building as per LMC 15-3-11
- Proposed Sheltered Securable Bike Parking Stalls per Building (Minimum of 10% of Required Off-Street Parking Per LMC 15-3-9)

Total Units.....317
Total Stalls.....268





Total Stalls.....268

