PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
October 22, 2025

The Planning Commission of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.
Zoom Link: https://us02web.zoom.us/j/87087333912

MEETING CALLED TO ORDER AT 5:30 PM.

2. ROLL CALL

3. MINUTES APPROVAL

3.A. Consideration to Approve the Planning Commission Meeting Minutes from September 24, 2025

3.B. Consideration to Approve the Planning Commission Meeting Minutes from October 8, 2025

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. PUBLIC COMMUNICATIONS

6. CONTINUATIONS

6.A. **384 Woodside Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a 2,465-Square-Foot Single-Family Dwelling on a Steep Slope in the Historic Residential-1 Zoning District. PL-25-06608
(A) Public Hearing; (B) Continue to Date Uncertain

6.B. **368 Woodside Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a 3,915-Square-Foot Single-Family Dwelling on a Steep Slope in the Historic Residential-1 Zoning District. PL-25-06609
(A) Public Hearing, (B) Continue to Date Uncertain

7. REGULAR AGENDA

7.A. **Mid-Mountain Trailhead – Extension to a Conditional Use Permit** – The Applicant Requests an Extension of the Mid-Mountain Trailhead Conditional Use Permit in Order to Complete Construction by June 30, 2026. PL-25-06709 (15 mins.)
(A) Public Hearing; (B) Action

7.B. **Parcel PC-SS-121-X (Clark Ranch) – Zone Change – Ordinance** – The Applicant Proposes a Zone Change from Recreation Open Space to Residential Development Medium for an Affordable Development in the Sensitive Land Overlay. The Planning Commission May Consider Alternative Zone Designations or an Affordable Housing Overlay. PL-25-06656
(A) Public Hearing; (B) Continuation to November 12, 2025

7.C. **Parcel PC-SS-121-X (Clark Ranch) – Subdivision** – The Applicant Proposes to Create a Three-Lot Subdivision to Construct 201 Dwelling Units on No More than 10 Acres Through a Master Planned Development in the Sensitive Land Overlay. PL-25-06655
(A) Public Hearing; (B) Continuation to November 12, 2025

7.D. **7600 Royal Street – Conditional Use Permit** – The Applicant Proposes to Install a Temporary Tent Annually at the Silver Lake Lodge to be used for the Duration of the Deer Valley Resort Winter Season. PL-25-06689 (20 mins.)
(A) Public Hearing; (B) Action

7.E. **1060 Woodside Avenue – Plat Amendment** – The Applicant Proposes to Combine Lots 17, 18, And 19 of Block 4 of Snyders Addition to Park City to Create a 5,662.8 Square Foot Lot in the Historic Residential – 1 Zoning District. PL-25-06695 (15 mins.)
(A) Public Hearing; (B) Action

8. ADJOURNMENT

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.gov at least 24 hours prior to the meeting.

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

A majority of Planning Commissioners may meet socially after the meeting. If so, the location will be announced by the Planning Commission Chair. City business will not be conducted.

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
SEPTEMBER 24, 2025

COMMISSIONERS IN ATTENDANCE: Chair Christin Van Dine (arrived at 6:00 p.m.), Bill Johnson, John Frontero, Grant Tilson, Seth Beal, Rick Shand, Henry Sigg

EX OFFICIO: Rebecca Ward, Planning Director; Elissa Martin, Planning Project Manager; Mark Harrington, Senior City Attorney; Virgil Lund, Planner II; John Robertson, City Engineer

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1. ROLL CALL

In the absence of Chair Christin Van Dine, Chair Pro Tem Bill Johnson called the Planning Commission Meeting to order at 5:30 p.m. He explained that Chair Van Dine will arrive at the meeting shortly. Commissioner Henry Sigg is attending the meeting virtually.

2. MINUTES APPROVAL

A. Consideration to Approve the Planning Commission Meeting Minutes from September 10, 2025.

MOTION: Commissioner Frontero moved to APPROVE the Meeting Minutes from September 10, 2025. The motion was seconded by Commissioner Tilson. The motion passed with the unanimous consent of the Commission.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward, reminded the Commission that the General Plan is scheduled for City Council consideration at the City Council Meeting tomorrow evening.

Commissioner Sigg disclosed that he received a call this week from one of the owners of the Thaynes Canyon Tennis Club explaining that a letter would be submitted to the City outlining their position. This will not impact his decision on the item being discussed. He clarified that this relates to the 2110 Webster Drive item on the agenda. Commissioner Rick Shand received a similar phone call from one of the club members at the tennis court facility. This will not impact any decision made or the discussion about the item.

PENDING APPROVAL

4. PUBLIC COMMUNICATIONS

Chair Pro Tem Johnson read the guidelines for sharing public comments. He asked that those commenting sign in and limit comments to three minutes or less. All comments should be directed to the Commission rather than to an applicant or the audience. He clarified that there will be time provided for public input during the Clark Ranch item.

There were no public communications.

5. CONTINUATIONS

A. 322 Main Street – Plat Amendment – The Applicant Proposes to Combine One Lot and Two Partial Lots into One Lot for a Landmark Historic Site in the Historic Commercial Business Zoning District. PL-25-06637.

Director Ward asked that the 322 Main Street item be continued to a date uncertain.

Chair Pro Tem Johnson opened the public hearing. There were no comments. The public hearing was closed.

MOTION: Commissioner Shand moved to CONTINUE the 322 Main Street Plat Amendment to a date uncertain. The motion was seconded by Commissioner Beal. The motion passed with the unanimous consent of the Commission.

B. 384 Woodside Avenue – Steep Slope Conditional Use Permit – The Applicant Proposes to Construct a 2,465-Square-Foot Single-Family Dwelling on a Steep Slope in the Historic Residential-1 Zoning District. PL-25-06608.

Director Ward asked that the 384 Woodside Avenue item be continued.

Chair Pro Tem Johnson opened the public hearing. There were no comments. The public hearing was closed.

MOTION: Commissioner Sigg moved to CONTINUE the 384 Woodside Avenue Steep Slope Conditional Use Permit to the October 22, 2025, Planning Commission Meeting. The motion was seconded by Commissioner Shand. The motion passed with the unanimous consent of the Commission.

C. 368 Woodside Avenue – Steep Slope Conditional Use Permit – The Applicant Proposes to Construct a 3,915-Square-Foot Single-Family Dwelling on a Steep Slope in the Historic Residential-1 Zoning District. PL-25-06609.

Director Ward asked that the 368 Woodside Avenue item be continued.

PENDING APPROVAL

Chair Pro Tem Johnson opened the public hearing. There were no comments. The public hearing was closed.

MOTION: Commissioner Frontero moved to CONTINUE the 368 Woodside Avenue Steep Slope Conditional Use Permit to the October 22, 2025, Planning Commission Meeting. The motion was seconded by Commissioner Shand. The motion passed with the unanimous consent of the Commission.

6. WORK SESSION

A. 2110 Webster Drive – Plat Amendment – The Applicant Proposes Amending the Thaynes Canyon Subdivision No. 2, Lot 42, to Create a Single-Family Dwelling Lot and a Recreation Open Space Lot in the Single-Family Zoning District. PL-25-06467.

Planning Project Manager, Elissa Martin, presented the Staff Report and explained that the first Work Session item relates to 2110 Webster Drive. She explained that this is an application related to the Thaynes Canyon Tennis Club. The Planning Commission reviewed the subdivision proposal for Lot 42 during a Work Session in May. The property is owned by the Thaynes Canyon Tennis Club III, a Utah non-profit corporation. The subdivision was approved in 1975. The applicant proposes subdividing Lot 42 to sell a 0.22-acre lot for the development of a single-family dwelling in order to raise funds for a major renovation to the tennis courts. She reiterated that this was reviewed by the Planning Commission in May. It is before the Commission again to receive additional feedback.

The four units per acre density of the Thaynes Canyon Subdivision No. 2 was compliant in 1975. However, the Planning Commission agreed at the Work Session in May that the proposal to further amend the subdivision to add a new lot would exceed the density allowed today based on the Single-Family Zoning District requirements of three units per acre. The Commission was open to considering the development of a single-family dwelling on the lot if the applicant could bring forward additional information or alternative findings for Good Cause. The Covenants, Conditions, and Restrictions (“CC&Rs”) prohibit re-subdivision of any lot, but the applicant has explained that the Homeowners Association (“HOA”) was disbanded for the subdivision many years ago and the CC&Rs have not been enforced since that time.

The applicant also proposes that Lot 42 is not explicitly restricted by the plat for the development of a single-family dwelling. It calls out that Lot 42 is for a tennis center, but there is no Plat Note restricting development of a different use. According to the applicant, the proposed lot size or density of the subdivision is compliant with the density approved in the original Planned Unit Development (“PUD”) from the 1970s. The applicant submitted an updated narrative. It outlines what they believe would be findings for Good Cause for the Plat Amendment. The narrative mentions the following:

- Providing a public amenity with the tennis courts;

PENDING APPROVAL

- Resolving non-conformity by retrofitting the deteriorated courts;
- Promoting sustainable, excellent design by designing durable, low-maintenance courts;
- Preserving neighborhood character, "respecting existing lot sizes";
- Addressing density and land efficiency by utilizing under-utilized land to support a community amenity.

At the last Work Session, Staff recommended denial based on the current zoning requirements of the Single-Family Zoning District and the maximum density being three units per acre. There are two questions that the Commission is asked to consider:

- Does the Planning Commission find a basis to revisit whether the applicant's proposal would be allowed pursuant to the original 1975 PUD-approved density and is there Good Cause?
- If the Planning Commission finds no basis to permit further subdivision of Lot 42, could be a single-family dwelling be developed on Lot 42 as an accessory use to the tennis courts, without subdividing the lot?
    - If so, development of a single-family dwelling would require amending the original Conditional Use Permit ("CUP") approved by the Planning Commission in 1975 for the PUD, to allow the residential use on Lot 42, which was originally approved as a tennis center.

Staff recommends the Planning Commission review the applicant's updated proposal for the Thaynes Canyon Subdivision No. 2 Lot 42 Plat Amendment to subdivide Lot 42 into two lots and provide input to the applicant. There are representatives from the applicant team present at the Planning Commission Meeting who can answer questions.

Commissioner Sigg asked if restriction of the use on the property is included in any Title Report. The applicant, Michael Pfeiffer, introduced himself as the President of the tennis club. Craig Elliott stated that he is one of the members of the tennis club and is on the Board. Mr. Pfeiffer reported that the only reference to the tennis club is in the CC&Rs. There is a statement that Lot 42 may be used for the purpose of constructing and operating a tennis club. If the lot split occurs, there would be a restriction on any sale or development of the tennis court lot to develop only a small portion of the remaining lot for sale as a residential unit. There would not be increased density, because they believe that Lot 42 could be developed as a single-family residence based on the language.

Commissioner Sigg wanted to know if the CC&Rs show up as a deed restriction. The HOA might not be active, but the CC&Rs could still be recorded and show up on a Title Report. Ms. Pfeiffer confirmed this. Commissioner Shand mentioned the Declaration of Protective Covenants for Thaynes Canyon Subdivision No. 2 document. In section 5.3, it states that Lot 42 may be used for a tennis club. Section 5.6 mentions no re-subdivision. He noted that the Declaration also states the density is four units per acre, but the current zoning is three units. It appears there is some picking and choosing of which sections of the Declaration will be applied. Manager Martin confirmed there is language that references

PENDING APPROVAL

density at the time of approval. She reminded those present that the Planning Department does not enforce CC&Rs, but looks to the code. Based on the Land Management Code ("LMC"), it is three units per acre for the Single-Family Zoning District.

The Planning Commission discussed the Staff questions. Commissioner Sigg explained that he is in favor of improving neighborhoods and the aesthetic. This is a situation where there is a desire to improve the area. He is struggling with looking retroactively at the 1975 ordinance while also considering the current ordinance. As for the Good Cause arguments outlined in the narrative, he finds a lot of Good Cause for the members, but Good Cause is civic and community-based as well. He mentioned the value of land in Park City and pointed out that there could be surplus. Commissioner Sigg does not believe the lot should be divided for financial gain beyond improvements to the tennis court area. This is a complicated request because there would be a need for a Plat Amendment, Plat Notes, an official disbanding of the HOA, and a redaction of the CC&Rs.

Commissioner Seth Beal referenced the first question from Staff about whether there is Good Cause to revisit the issue of the 1975-approved density. He does not believe this rises to the level of Good Cause. As for the second question, he is more on the fence. He can see some pros and cons, but would need to know more before making a decision.

Commissioner John Frontero does not find a basis to revisit the applicant's proposal pursuant to the original 1975 PUD on density. He stated that the current code is clear with three units per acre and that is the code the Commission is there to enforce. Regarding Good Cause, the applicant's narrative refers to this as a public amenity. He visited the tennis court two days ago and all four doors to the court were locked. There is a large sign that states it is for member use only. Between the locks and the signage, the argument that this is a public amenity is not convincing to him, as it is a private club. Commissioner Frontero addressed the second question posed by Staff and explained that he is leaning against what was described. He is unsure how that would be possible.

Commissioner Shand does not find Good Cause and does not find that the original 1975 declaration should be applied here when there is current code that clearly states the maximum density is three units per acre. The idea that some parts of the original declaration are proposed to be rejected while others are proposed to be accepted does not make sense to him. A lot of this comes down to the application of the LMC. As for the second question, if the subdivided lot met code, then he would consider it. However, he assumes there is a reason the applicant has come in asking for a 0.22-acre lot.

Commissioner Grant Tilson believes the current LMC and zoning restrictions would still apply to this application. He would only find Good Cause if there was more of a public benefit. For example, if the tennis courts benefited the City and were not for private use. In addition, if the single-family home had a deed restriction as an affordable housing unit, that could contribute to Good Cause. Commissioner Tilson shared comments about the second Staff question and acknowledged that the proposal is a complicated one.

PENDING APPROVAL

Mr. Elliott explained that the intention is to find a way to repair the courts. It was determined that repairs could not be warrantied because of the age of the courts. There was communication received that there would need to be a replacement. At the same time, the County provided notice that they would be taxed as if this was a residential lot, because there were no restrictions placed on the lot according to County Records. Mr. Elliott responded to the locks on the gates and explained that it was done in response to people at Hotel Park City using the tennis courts. The intention was to prevent tennis court use from a commercial business. As for the lot size, Mr. Elliott reported that he lives on Lot 2, which is approximately 0.22 acres. All of the neighboring properties are that size, so the proposed lot size is consistent with the other properties in the neighborhood.

Mr. Pfeiffer addressed some of the Commissioners' comments. When it comes to the funds raised, he clarified that the goal is not to make money, but to address the tennis court. There is uncertainty about what the lot could be sold for, but the intention is to use all of the proceeds on the necessary tennis court work. Whatever remained would be put aside to address future needs. He reiterated that no money would be distributed to anyone in the neighborhood. Mr. Pfeiffer discussed Good Cause and the CC&Rs. If the disrepair continues, there will be an eyesore in Thaynes Canyon, as there is no money for necessary repairs. From a community perspective, the tennis courts reduce the use of other courts in Park City. If the repairs are made, membership could increase to 60, which is what the bylaws provide. 60 residents would not be using other courts in the City.

It was noted that Chair Van Dine joined the meeting at approximately 6:00 p.m.

Manager Martin expressed appreciation for the feedback received from the Planning Commission. Commissioner Johnson stated that for the first Staff question, there is consensus that there is no Good Cause found. There is some flexibility with the second question, but it would require some creativity as well as additional information.

Mr. Pfeiffer mentioned the suggestion made by Commissioner Tilson about affordable housing. He asked if that would contribute to Good Cause. Commissioner Johnson believed that it might, but pointed out that the entire context of the application needs to be reviewed. Commissioner Frontero noted that the current zoning code does not allow for what has been proposed. When it comes to a deed-restricted unit, it is something that could be considered, but the proposal would still not be in alignment with the current code. There would need to be an exception made, so this is a fairly complicated proposal.

Mr. Elliott asked what would happen if the lot size was changed to 0.33 acres and there was a restriction placed on the tennis center as a non-developable parcel. Senior City Attorney, Mark Harrington, explained that the density issue needs to be addressed in order for there to be Good Cause. Based on the Commission feedback received, the majority is in agreement with Staff on the density issue. As for the second question, it was reiterated that there is a willingness to consider additional information.

PENDING APPROVAL

Mr. Pfeiffer expressed appreciation for the Work Session discussion. He noted that the property taxes are high because the County believes it is a developable lot and are charging based on that. He wondered whether something could be presented to the County from the City to state that it is not developable, so that at least the property taxes could be reduced. It was noted that there can be communication with Staff about that matter.

Commissioner Johnson stated that the applicant can determine how to move forward. The Planning Commission has provided direction as far as the Staff questions posed.

B. Parcel PC-SS-121-X (Clark Ranch) – Zone Change, Subdivision Plat, Master Planned Development, Conditional Use Permit – The Applicant Proposes a Zone Change from Recreation Open Space to Allow an Affordable Residential Development, to Create a Three-Lot Subdivision, and to Construct 201 Dwelling Units Under a Master Planned Development in the Sensitive Land Overlay. PL-25-06656, PL-25-06655, PL-25-06654, PL-25-06653.

Chair Van Dine shared information about the public comment process that will take place during the Work Session item. Public comment should be based on the subject matter being discussed, which includes the Zone Change, Subdivision Plat, MPD, and CUP. It was noted that while public input will be received during the Work Session, it is not a public hearing. There will be a public hearing at the meeting on October 8, 2025. Chair Van Dine added that multiple emails have been received ahead of the current meeting. All of those emails will be entered into the public record. She reminded those submitting comments to submit them to planning@parkcity.gov rather than to Commissioners.

The Staff Report was presented to the Commission. It was explained that this Work Session item relates to the Clark Ranch Subdivision. The applicant is seeking Planning Commission input on the proposed 10-acre rezone. The applicant has submitted the following land use applications: Zone Change, Subdivision, MPD, CUP, and Sensitive Land Overlay (“SLO”). The Planning Commission previously heard the proposal during a Work Session on September 10, 2025. The proposal is returning to the Commission to focus on the Zone Change and the Subdivision applications. The other land use applications will be reviewed at a later date. The applicant is proposing the Clark Ranch Subdivision, an affordable housing project. This project will encompass an area that will not exceed 10 acres. The 10 acres will consist of three development pods. The remaining 47 acres are proposed to be protected open space through a conservation easement.

The applicant proposes a zone change to Residential Development – Medium Density within the three development pod areas. A zone change to Residential Development – Medium Density would allow for a potential Affordable Master Planned Development (“AMPD”). An AMPD would allow for a project with a much greater density, beyond what is being proposed for the Clark Ranch project. To address the limitations of a zone change, the Planning Commission could consider creating a Modified Affordable Residential Development – Medium Density Zoning District or a Residential Development Medium Density Zoning

PENDING APPROVAL

District with an Affordable Housing Overlay. The applicant will present and after the presentation, Staff will pose questions to the Planning Commission.

The applicant representatives introduced themselves to the Commission. It was noted that representatives from The Alexander Company are attending virtually. The Stereotomic representatives are attending in person. Chris Day and Colin Cassady are from The Alexander Company and Jarrett Moe and Cody Storey are from Stereotomic.

Mr. Day reported The Alexander Company is a second-generation full-service real estate development and property management company. The Alexander Company has developed and managed complex housing projects for the last 40 years throughout the country. Though the company is based in Wisconsin, local experts have been hired. The project team includes: The Alexander Company, Stereotomic Architecture, Talisman Civil Consultants, New Star General Contractors, and Parr Brown Gee & Loveless.

Mr. Cassady shared some background information with the Commission. He reported that in 2014, Park City purchased the Clark Ranch site. Part of the COSAC recommendation was to maintain 10 acres of that site for a variety of possible uses, including an affordable housing development or a community use. The City hired Stereotomic to conduct a Feasibility Study in 2022. The City issued a request for proposal ("RFP") and The Alexander Company was selected during a public process in 2024.

Mr. Cassady explained that there are a number of shared goals, which include:

- Prioritize a housing mix of 80% rental and 20% ownership;
- Target affordability and attainability;
- Prioritize essential/frontline workers and municipal employees;
- Provide ample and meaningful community engagement opportunities;
- Prioritize multi-model transportation options, connections to transit.

The previous feedback from the Planning Commission was summarized:

- Development should be limited to 10 acres;
- Concerns regarding the slope of the site;
- Amenity spaces and ties to recreation;
- Public transit access;
- Population expected on site; and
- Status of the Traffic Study.

Mr. Moe shared an aerial map of the site and reported that there has been work done with the Planning Department to redefine the boundaries and better reinforce that the development will be limited to 10 acres or less, with the remaining area shown as Recreation and Open Space ("ROS"). The development boundary shown in red is 10 acres. There are four zones identified within the boundary of the 10 acres. The image shown illustrates that

PENDING APPROVAL

the areas built in the four zones will be less than 10 acres. Commissioner Johnson asked if the stormwater retention basin depicted on the image is existing or proposed. Mr. Moe clarified that it is part of the proposal.

Some statistics were shared. Mr. Moe reported that the total developed area is shown as 10 acres. He noted that at the last meeting, there were questions about the slope, so slope analysis information was shared. Mr. Moe explained that the defined slope generally runs between 15% and 30% with the majority of the site at approximately 20%. That is consistent and typical for development in Park City. Work has been done to determine the most appropriate layout for the access roads and building footprints to balance the visual impact as well as the amount of cut and fill and disturbance on the site.

The existing Site Plan was shared with the Commission. Mr. Moe pointed out Building A, Building B, Building C, and the location of the townhomes. There has been work done with the Landscape Architect and Civil Engineer to design family zones and playground zones between Building B and Building C and adjacent to Building A. There have also been discussions about the most appropriate location for a community trailhead.

Mr. Moe shared a map related to the proposed transit. It shows a proposed transit stop, a proposed transit line extension, and a proposed paved trail connection. Commissioner Frontero asked if there had been discussions with the Transit Department about an additional transit stop. Mr. Moe confirmed that there have been several conversations with them, including a few during the Feasibility Study process. He clarified that further evaluation will need to take place, but this is seen as the easiest connection.

Mr. Cassady reported that at the last Planning Commission Meeting, there was a question about how many people are expected to be living on this site. An analysis was conducted and there are 382 people expected to live on the site, with approximately 236 of those people being of driving age. Mr. Cassady noted that there have been some questions about the Traffic Study. The traffic count field work is complete and the report and analysis are expected to be done by October 3, 2025. He offered to answer questions.

Commissioner Johnson asked whether the Traffic Study that is being done by Hales Engineering will have a third-party review, which was confirmed. Commissioner Beal asked to further review the slide related to the anticipated occupants. Under the number of one-bedroom apartments, it lists 102 units and 122 total persons. He is confused about the persons over the age of 16 (driving age) being listed as 75. Mr. Day explained that the 61.2% number shown was based on properties in their portfolio that are similar to the proposed project. That percentage was applied to the total persons for each unit type. It is possible to do a more thorough analysis, but the most important number is the total anticipated. Commissioner Beal felt a more persuasive analysis was needed.

Commissioner Frontero agreed with Commissioner Beal about the numbers presented. Rather than applying the 61.2% across all units, it might make sense to fine-tune the numbers. Realistically, there will be at least one driver per one-bedroom apartment.

PENDING APPROVAL

Commissioner Frontero mentioned the red border shown on the first slide. He asked if that would be the limit of disturbance ("LOD"). It was clarified that the red border indicates the 10 acres. There might be some disturbance that happens outside of that. Commissioner Frontero is currently in favor of keeping the total LOD to 10 acres.

Commissioner Johnson mentioned the stormwater retention pond. He asked if that would be an example of a use outside of the 10 acres. Mr. Moe confirmed this. Commissioner Johnson wanted to understand the kind of disturbance that goes into a retention pond. Mr. Moe explained that there would be some minor regrading to retain the stormwater runoff. There are other techniques, but the design team felt the other ways to capture and redistribute might not be as desirable to the end product. Commissioner Shand asked about the allocation of parking spaces per residence. Mr. Cassady reported that the majority of the parking will be under the buildings and it will likely be assigned as units are rented. There is some surface parking proposed as well. Mr. Moe added that the townhomes have their own dedicated parking with two stalls per unit in a private garage.

Commissioner Sigg asked if there has been a Geotechnical Report had been conducted. It was noted that the Geotechnical Report is underway and should be ready by the end of the week. There is no information available at this point on soil stability and earth movement. Commissioner Sigg pointed out that further south on Highway 40, there is significant evidence of earth sloughing, so the Geotechnical Report would need to support development in this location. He expressed support for development to be limited to 10 acres. As for transportation, there is a mandate to reduce trip-generated traffic into town. This could be a traffic generator, so the inclusion of a transportation stop is important.

Commissioner Sigg liked the Staff recommendation of some sort of overlay or zone that creates parameters for massing and density. He stressed the importance of considering the impression someone will have when driving into Park City. This is a prominent hillside that is seen when heading south on Highway 40. He is not opposed to the number of units that have been proposed, but the buildings in their current form might not be ideal when it comes to a first impression. There needs to be additional design discussion.

Commissioner Tilson referenced the access road. He requested additional information about the plan to construct that road since it is on a very steep slope. It seems like there will need to be heavy land disturbances in order to construct an access road there.

Chair Van Dine opened the public input portion of the meeting. This portion of the meeting will be limited to 30 minutes, so she asked that comments be three minutes or less.

Jeff Iannaccone gave his zip code as 84060 and stated that he is a resident of Park City Heights. He is also a member of the newly formed citizen advocacy group, Keep Clark Ranch Wild. The group does not want to prohibit affordable housing development, but wants to ensure that any subsidized affordable housing happens responsibly, so open space can be protected where intended. During the last Work Session, Commissioner Frontero asked about expediency. Mr. Iannaccone wanted to know why Staff is combining the Preliminary

PENDING APPROVAL

and Final review. Once open space is upzoned, there is no going back. If the proposal is not deemed to be viable, then the upzone will remain in place. Rezoning should be taken off the table until the rest of the proposal has been evaluated.

Mr. Iannaccone suggested that the Planning Commission do what was done in December 2022 with Snow Park and pause the review of planning applications until the City Council confirms there is a clear reason to proceed. In 2022, Commissioner John Kenworthy made a motion for Snow Park to be reviewed by the City Council. A member of the Commission can make a similar motion at any time. As for why the Planning Commission is being asked to review four applications simultaneously in a combined review, he stated that the City is a co-developer and co-applicant on this project while also driving Staff recommendations. Mr. Iannaccone believes this is a conflict of interest. The Alexander Company has previously stated that its urgency is tied to bond market timing.

Repeated in Staff Reports and public narratives is the claim that COSAC unanimously recommended affordable housing on the 10 acres potentially excluded from conservation. However, that is untrue. The actual COSAC Meeting Minutes from August 25, 2015, which Mr. Iannaccone will submit into the record something very different than what has been described. COSAC recommended up to 10 acres located in the northwest parcel adjacent to Park City Heights to be excluded from this easement for other City uses to be determined by the Council. Those Meeting Minutes confirm that housing was not discussed. Wendy Fisher showed a rendering with a firehouse, but there was no notable discussion about that. Recreation uses, like equestrian facilities and trailhead restrooms, were debated, but housing was not. He wanted to understand why the Staff Report in 2025 mentions affordable housing and why subsequent reports have mentioned a unanimous decision. These misrepresentations have created a false narrative that obscures the truth and impacts the ability to have an honest debate. Mr. Iannaccone urged the Planning Commission to pause this process and ask the City Council to resolve the following question: Should housing be considered, or is that a violation of the COSAC recommendation and the conservation values that are meant to be preserved.

Sue Gould gave her zip code as 84060 and stated that she is a member of Keep Clark Ranch Wild. She highlighted several areas where the Clark Ranch application is incomplete under the code requirements in Park City. Pursuant to those standards, she requested that the applicant be directed to provide the missing technical materials before the project proceeds further. Under LMC 15-2.21-2, applicants in the SLO must submit a complete Sensitive Lands Analysis at the time of application. This means identifying the steep slopes, ridgelines, wetlands, wildlife habitat, and the wildland interface. Those materials are absent or deferred, which makes it impossible to determine site suitability.

Ms. Gould reported that the record does not include grading cross sections, cut and fill data, or a road slope matrix. Without these, it is not possible to apply the slope protections in LMC 15-2.21-4. She added that no stamped stormwater or hydrology plan has been provided. Preliminary and Final Subdivision findings under LMC 15-7.1-5 and 15-7.1-6 require evaluation of runoff, downstream capacity, detention operations and maintenance, and

PENDING APPROVAL

property line edge sections. None of that is in the record at this point, which means there are questions about drainage, erosion, and public safety. Ms. Gould stated that the SLO requires that 75% of steep slope areas remain natural open space, but the application appears to count detention basins toward that requirement. In addition, she stated that the traffic analysis is incomplete. The applicant also proposes development on three parcels that total over 14 acres. Development limits are inclusive of setbacks and LOD. The proposal, as it stands, is a clear violation of the 10-acre constraint and should not be considered by the Commission until it is within that limit.

Ms. Gould asked the Planning Commission to direct the applicant to provide a complete sensitive land analysis, grading cross sections and slope data, stamped hydrology and stormwater plans, and a corrected open space table. Only once these materials are submitted can the Planning Commission and the public fairly evaluate this project.

John Greenfield gave his zip code as 84060 and is a member of Keep Clark Ranch Wild. He has long supported affordable housing development in Park City. He lives in affordable housing and would like to see more families benefit from the opportunities his family has been able to benefit from. Mr. Greenfield expressed support for the other comments made. He called attention to what appears to be an omission from the last two Staff Reports. Staff notes that the Feasibility Study was completed in 2023 by Stereotomic, which is who The Alexander Company presents as the local architect chosen for the Clark Ranch project. The omission is that Park City Municipal pursued feasibility work in 2021 prior to the final annexation. It was determined that the west side of the proposed annexation was unsuitable for housing for a multitude of reasons, including access, expense, steep slopes, lack of services, isolation from transit and support commercial, and sewer inadequacy. The details of these conversations and conclusions are relevant to the current discussions. He asked that this information be included in all future Meeting Materials Packets. Mr. Greenfield added that KPCW reported on the Utah Department of Transportation ("UDOT") proposed road development and expansion along both sides of Highway 40. He feels it is critical that all traffic studies factor in impacts from the proposed Clark Ranch development as well as the many luxury homes, condominiums, and hotels that will soon be occupied in the area.

Lynn Sheldon gave his zip code as 84060 and stated that he is also a member of Keep Clark Ranch Wild. He wanted to know if the Park City Municipal Code conditions related to radon mitigation have been taken into consideration. The underlying question is not if radon is present in the Clark Ranch soil, but at what level and if it is tolerable. Many Park City Heights residents have already installed radon remediation systems. Established standards indicate that up to 4 pCi/L is considered tolerable, but should be monitored. The radon readings at Clark Ranch will likely be high and remediation will be required. He pointed out that radon readings are lower in warmer months than in the winter months.

Mr. Sheldon lives next door to the property and currently does not have a radon remediation system in place. However, he does have a radon reading device and currently has short-term readings between six and eight, which is well above the tolerable range. He plans to put a system in his home to address this. If the possibility of high radon levels in the soil is

PENDING APPROVAL

not taken into consideration for the Clark Ranch property, there could be potential health consequences. Extended exposure to radon gas is proven to result in symptoms related to lung damage, which is a leading cause of lung cancer. It takes between five and 25 years for symptoms to appear. He asked what consideration is being built into the construction planning and if there will be inspections conducted.

Whitney Zaino gave her zip code as 84060 and stated that she is a member of Keep Clark Ranch Wild. She expressed her support for the previous comments shared. Ms. Zaino noted that Commissioner Johnson voted to uphold the citizen appeal of the Administrative Conditional Use Permit on the chair lifts. When that matter went before the local Third District Court, the Judge was clear and stated that it is not only the right of the Planning Commission to be able to verify inputs, but it is also a duty. She referenced the comments made by Mr. Iannaccone about how Staff has chosen to present the COSAC discussions. The Commission has a duty to review the available written records. COSAC never recommended housing, which is important to take into consideration. Ms. Zaino does not believe a Clark Ranch housing proposal should have been presented to the Commission.

Lance Lucey gave his zip code as 84060. He commented that the Traffic Study did not include information about service vehicles or visitors in the area. Unless there is a regulation that there will not be visitors, the study needs to take those into account.

There were no further comments. Chair Van Dine reiterated that there will be another opportunity to share comments at the Planning Commission Meeting on October 8, 2025. In addition, written comments can be submitted to planning@parkcity.gov.

Staff posed the following questions to the Planning Commission:

- Would the Planning Commission recommend creating an Affordable Residential Development – Medium Zoning District?
    - The new zoning district could establish criteria for evaluating requested exceptions that account for the unique features of the site.
- Would the Planning Commission recommend creating an Affordable Housing Overlay over the requested Residential Development – Medium Zoning District?
    - If so, would the Planning Commission recommend the overlay be specific to the 10 acres in Clark Ranch or potentially be applied broadly for affordable housing?

Commissioner Johnson pointed out that additional information is still needed, so he is not sure how to answer the Staff questions. Director Ward explained that during the Work Session, it is possible to discuss the process the Commission would like to consider.

The applicant is requesting a rezone to the Residential Development – Medium Zoning District. As Staff outlined in the earlier portion of the presentation, this would allow for an AMPD that would far exceed the density. Director Ward referenced the Staff questions and explained that the answers will impact the path that is pursued. There is a desire to

PENDING APPROVAL

understand the type of rezone that the Commission is interested in evaluating. This could be the applicant requested Residential Development – Medium Zoning District. Alternatively, the Commission could consider pursuing something more site-specific.

Commissioner Shand asked if the overlay would be more site-specific. Director Ward explained that there are avenues that would be more site-specific than the general Residential Development – Medium Zoning District. Commissioner Sigg asked if the options would only be applicable to the 10-acre site or if the options would be applicable throughout the Residential Development – Medium Zoning District. Director Ward explained that this would be up to the Commission. Commissioner Beal asked if it is possible to do a rezone with a sunset provision so that the rezone would be specific to this project. If the proposal does not move forward, it could revert back. Director Ward confirmed that this is something that has been considered. Additional questions were shared:

- Does the Planning Commission recommend that the 10 acres retain the SLO?
- Would the Planning Commission like to evaluate a sunset clause as part of the proposed rezone?

Chair Van Dine feels there needs to be something that is site-specific. Commissioner Johnson agreed that there should be an overlay of some sort because there are a lot of site-specific details that need to be taken into account. He pointed out that not all of the information is currently available. An overlay is a cautionary way to move forward. Chair Van Dine pointed out that the Commission will receive the necessary information in the future. Moving forward with the zoning is reasonable as long as certain restrictions are considered, because this project does not fit into the regular Residential Development – Medium Zoning District. Commissioner Shand agreed with the comments shared.

Commissioner Beal noted that there could be a sunset clause with the Residential Development – Medium Zoning District. He is concerned about creating an overlay that could potentially be used elsewhere in the City, but recognizes that site-specific constraints are needed on this project. He asked if the sunset clause could be used to maintain some control over this project area without creating a whole new zoning overlay. Attorney Harrington discussed some of the options that could be considered, but noted that there would need to be more information provided to weigh the pros and cons.

Commissioner Frontero does not feel he currently has enough information to make a recommendation on a rezone. The preferred rezone type is not something he feels comfortable answering with the amount of information that has been provided. Director Ward explained that Staff wants to understand the type of rezone that the Planning Commission would recommend be pursued. At the Planning Commission Meeting on October 8, 2025, there can be more detailed information presented to the Commission.

Commissioner Johnson stated that the Residential Development – Medium Zoning District does not fit, so something else will need to be considered. Commissioner Frontero wanted to understand what the harm would be in waiting to make a decision until there is more

PENDING APPROVAL

information available. Attorney Harrington clarified that Staff is not asking for a recommendation on the zoning itself, but has asked if the Commission would prefer something that is more site-specific. It is possible to provide that preliminary input.

Commissioner Sigg agrees with other Commissioners that he would like to see more information. He believes there needs to be more site-specific information as well as more direction on how this could be approached. Chair Van Dine believed the question is essentially whether there is a desire for this to be site-specific. Commissioner Tilson noted that there are a lot of questions about this site. If the site is unable to fit into the general zoning, it seems there might be issues with what has been presented. However, he pointed out that there is no complete information at this time. Additional information might indicate that the site fits within a more general zone.

There was discussion about zoning and what could be created. Director Ward reported that there are incentives built into the code for an AMPD. Those are allowed wherever multi-unit dwellings are allowed Citywide. She mentioned the Moderate Income Housing Plan and explained that the recommendations are specific to the distinct neighborhoods of Clark Ranch and Bonanza Park. There is a recommendation for a rezone, but it does not necessarily state what the rezone should be. Director Ward noted that the Staff recommendation is to consider something specific to the 10 acres, such as an overlay.

Commissioner Johnson believes there needs to be an overlay if the application is processed, because the Residential Development – Medium Zoning District does not fit the topography in this area. Chair Van Dine added that the uses in the zone do not fit. The uses allowed in the Residential Development – Medium Zoning District, in general, are not compatible uses with this property, considering that there is retail space allowed.

Commissioner Frontero asked when the Geotechnical Report is expected. Director Ward reported that the Geotechnical Report could be included in the next Meeting Materials Packet. The proposal that was reviewed by the Planning Commission on September 10, 2025, went over the slope regulations in the SLO, so that analysis is available. There is no proposal for a development that would be contrary to what the SLO regulations are.

Commissioner Frontero asked about the Traffic Studies and the timeline. Director Ward clarified that the rezone application is distinct from the SLO analysis. If there is consensus with the overlay, additional details will be shared with the Commission at the next meeting. Mr. Cassady reported that the Traffic Study is anticipated to be done next week.

Commissioner Frontero would prefer to wait to make a decision about the overlay until there is more information presented. Commissioner Sigg agreed with that approach. Chair Van Dine pointed out that Staff needs some sort of direction ahead of the next meeting. Director Ward asked if the Commission is open to considering something site-specific. Commissioner Beal is open to considering it, but cannot promise that he will be in favor of it in the future. Others agreed that the rezone and overlay can be considered.

PENDING APPROVAL

As for the question about whether the Commission would recommend that the 10 acres retain the SLO, there was support for that. Chair Van Dine believed it made sense to evaluate a sunset clause as part of the proposed rezone. Commissioner Johnson mentioned the MPD code. He read the following language from Section G – Site Planning:

- The project should be designed to fit the Site, not the Site modified to fit the project.

Commissioner Johnson stated that the project should be built to the site. The site has been identified and up to 10 acres was identified by COSAC, though there seems to be some disagreement about the uses. However, the project should fit the site. He is not sure where the disconnect has come from. What has been presented to the Commission is development pods on 10 acres, but retention ponds are also proposed. Commissioner Shand asked if he believes the retention ponds should be part of the 10 acres, which was confirmed. It was noted that Clark Ranch will be discussed again in the future.

The Planning Commission took a five-minute break before the Regular Agenda items.

7. REGULAR AGENDA

A. 41 Red Cloud Trail – Conditional Use Permit – The Applicant Proposes Constructing a 1,984-Square-Foot Private Pool in the Estate Zoning District and Sensitive Land Overlay. PL-25-06595.

Planner II, Virgil Lund, presented the Staff Report and explained that this is a CUP application for a private pool at 41 Red Cloud Trail in the Red Cloud Subdivision. The MPD and Subdivision for Red Cloud were approved in 2004. A Building Permit for a single-family dwelling at 41 Red Cloud was issued in November 2023. He shared a map of the area as well as an overview of the Site Plan and a rendering of the proposed pool. The pool will be located outside of all setbacks and within the LOD. The pool complies with the Estate Zoning District requirements, the CUP criteria, off-street parking, and SLO. Staff recommends that the Planning Commission open a public hearing and consider approving the CUP at 41 Red Cloud Trail based on the Draft Final Action Letter.

Chair Van Dine opened the public hearing. There were no comments. The public hearing was closed.

Commissioner Frontero stated that the Staff Report was complete. He appreciates when Staff takes time to outline whether an application does or does not comply. The Staff Report makes it clear that this application complies with each of the items discussed.

MOTION: Commissioner Frontero moved to APPROVE the CUP at 41 Red Cloud Trail for a private outdoor pool, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

PENDING APPROVAL

Findings of Fact:

1. On August 11, 2004, the Planning Commission approved the Master Planned Development (MPD) for 30 Single-Family Dwellings (SFDs) for Red Cloud.

2. On November 11, 2004, the City Council adopted Ordinance 04-56 approving the Red Cloud Subdivision for the 30 SFDs.

3. 41 Red Cloud Trail is Lot 29 of the Red Cloud Subdivision.

4. On November 15, 2023, the Building Department issued permit number 23-1499 for the construction of an SFD on Lot 29.

5. The proposed outdoor pool complies with the Estate (E) Zoning District requirements outlined in LMC Chapter 15-2.11.

6. The Estate Zoning District requires a 30-foot Front, Side, and Rear Setback.

    a. The proposed pool is greater than 35 feet from all property lines - it is 38 feet from the rear Lot line, 39 feet from the north side Lot line, and greater than 100 feet from the front and south side Lot lines.

7. LMC § 15-2.11-10 states: “The Property Owner must protect Significant Vegetation during any Development activity.”

    a. The Applicant’s proposal does not impact any Significant Vegetation.

8. The proposed outdoor pool complies with the Red Cloud Subdivision Plat requirements.

    a. Plat note #3 under the “Building Approval Process” restricts total limits of disturbance cannot to no more than 20 feet beyond the outside walls of the building.
    b. The proposed pool is underneath the cantilevered main level of the SFD and is within the total limits of disturbance for Lot 29.

9. The proposed outdoor pool complies with the Sensitive Land Overlay (SLO) requirements found in LMC Chapter 15-2.21.

    a. The Subdivision, MPD approval and platting of the Lots considered SLO principles, such as Steep Slopes, proximity to Open Space and wetlands, Ridge Lines, and visual analysis. The proposed outdoor pool is not near wetlands or Ridge Lines and is not visible from any designated vantage points. The proposed outdoor pool is on a slope

PENDING APPROVAL

between 10 and 20 percent and is not within 50 feet of Very Steep Slopes.

10. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in Land Management Code Section 15-1-10(E).

a. Size and location of the Site
b. 41 Red Cloud Trail is Lot 29 of the Red Cloud Subdivision. The Lot is 1.21 acres, and the proposed pool is approximately 1,984 square feet, located adjacent to the SFD.
c. Traffic considerations including capacity of the existing Streets in the Area
    i. The Transportation Impact Study Guidelines state that a 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.
    ii. The proposed outdoor pool will not generate any additional traffic beyond the property's primary Use as a SFD. The outdoor pool will be used by the property owner and their guests.
d. Utility capacity, including Storm Water run-off
    i. The Development Review Committee (DRC) reviewed the proposal on July 15, 2025, and confirmed the proposal conforms with their requirements.
e. Emergency Vehicle Access
    i. The DRC reviewed the proposal on July 15, 2025, and confirmed the proposal conforms with their requirements.
f. Location and amount of off-Street parking
    i. LMC § 15-3-6(A) requires two Off-Street Parking Spaces per Dwelling Unit for an SFD.
    ii. LMC § 15-3-6(B) requires one Off-Street Parking Space per four persons maximum rated capacity for a Private Recreation Facility.
    iii. The Applicant states the capacity for the pool would be between 20 to 25 people, requiring approximately 6.5 Parking Spaces.
    iv. LMC § 15-3-4(A)(1) requires double car garages to be at least 20 feet wide by 20 feet deep.
    v. The Applicant can park four vehicles in the SFD's attached garage, which measures 48 feet wide by 23 feet deep. An additional six vehicles can be parked in the driveway, for a total of eight Off-Street Parking Spaces.
g. Internal vehicular and pedestrian circulation system
    i. The proposed outdoor pool does not change the Lot's vehicle or pedestrian circulation.

PENDING APPROVAL

h. Fencing, Screening, and landscaping to separate the Use from adjoining Uses.
   i. The proposed outdoor pool will be screened by the SFD, and the Applicant's landscape plan shows evergreen and deciduous trees surrounding the pool on the north, south, and east side.
i. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots
   i. The proposed outdoor pool is in the backyard of the SFD and is not visible from neighboring properties.
j. Useable Open Space
k. The proposed outdoor pool does not decrease the amount of Open Space for the Red Cloud Subdivision.
l. Signs and Lighting
   i. No signs or exterior lighting are proposed with this application. If Outdoor Lighting is proposed to be installed, it requires compliance with the Dark Sky Code (LMC § 15-5-5(J)) and Planning Department review and approval.
m. Physical Design and Compatibility with Surrounding Structures
   i. The proposed pool is in-ground, surrounded on three sides by the SFD, and is not visible from neighboring properties.
n. Noise, Vibration, Odors, Steam, or Other Mechanical Factors
   i. The Applicant must adhere to the Noise Ordinance.
o. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas
   i. Vehicles for service and maintenance of the outdoor pool will access the property from the private driveway and Red Cloud Trail. No additional trash or recycling areas are proposed. All trash and recycling areas are inside the SFD.
p. Expected Ownership and Management
   i. 41 Red Cloud Trail is under private ownership and the proposed outdoor pool is for the use of the owner and guests.
q. 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
   i. See Finding of Fact 8.
r. Reviewed for Consistency with the Goals and Objectives of the Park City General Plan
   i. 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 recreation.

11. The Development Review Committee reviewed the proposal on July 15, 2025 and confirmed the proposal conforms to their requirements.

PENDING APPROVAL

12. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on September 10, 2025.

13. Staff mailed courtesy notice to property owners within 300 feet on September 10, 2025. The Park Record published courtesy notice on September 10, 2025.

Conclusions of Law:

1. The proposed pool complies with the LMC requirements pursuant to Chapter 15 2.11 *Estate Zoning District*, Chapter 15-2.21 *Sensitive Land Overlay*, and Section 15-1-10 *Conditional Use Review Process*.

2. The use will be compatible with surrounding Structures in use, scale, mass, and circulation.

3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the final plans dated June 24, 2025, submitted to the Planning Department and reviewed September 24, 2025, by the Planning Commission.

2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director prior to construction.

3. The Applicant shall adhere to Municipal Code of Park City Chapter 6-3, Noise.

4. If Outdoor Lighting is proposed to be installed, it requires compliance with the Dark Sky Code (LMC Section 15-5-5(J)) and Planning Department review and approval.

5. The Applicant shall coordinate pool drainage with the Snyderville Basin Water Reclamation District at the Building Permit phase.

6. The pool cannot be rented out separately from the property's primary Use of a Single-Family Dwelling.

The motion was seconded by Commissioner Tilson. The motion passed with the unanimous consent of the Commission.

PENDING APPROVAL

B. FEMA – Municipal Code Amendment – Review and Consider the Proposed Changes to Chapter 11-16 Flood Damage of the Municipal Code of Park City. GI-25-00569.

City Engineer, John Robertson, explained that the item before the Planning Commission is a review of proposed updates to Chapter 11-16 – Flood Damage. Some might be surprised to learn that there are floodplains and flood zones in this mountainous area, so he shared a map that illustrates the location of the City. He explained that the map is from the Federal Emergency Management Agency ("FEMA") website for flood zones. The areas shown in blue represent flood zones, which is often referred to as the 100-year floodplain. The brown areas shown on the map represent the 500-year floodplain.

Commissioner Shand asked if the primary risk of flood is abnormally high snowfall and snowmelt. Engineer Robertson explained that it depends. He reported that flood risks are typically in the spring when there is a large storm in the mountains and then the water comes rushing down. On the other hand, snowmelt tends to be more gradual. Park City is part of the National Flood Insurance Program ("NFIP"). When there are updates to the NFIP, there is a requirement to update the code in order to remain compliant. Remaining compliant means those who have residences within these flood areas are allowed to have flood insurance. It is difficult to obtain this kind of insurance anywhere else, because most insurance companies will not insure a house within the floodplain or will charge such a high rate that it becomes difficult to afford. That is the reason the NFIP exists.

The revisions to Chapter 11-16 – Flood Damage are included in the Meeting Materials Packet. Engineering Robertson reported that there are four additional sections added:

- 11-16-13 – Stop Work Order;
- 11-16-14 – Penalties for Noncompliance;
- 11-16-17 – Requirements to Submit New Technical Data;
- 11-16-21 – Substantial Improvement and Substantial Damage.

There were also updates made to the language for clarification, new definitions, or additional requirements made to eight existing code sections. This includes the following:

- 11-16-15 Designation of Floodplain Administrator;
- 11-16-16 Duties and Responsibilities of the Floodplain Administrator;
- 11-16-18 Permit Procedures;
- 11-16-19 Appeals and Variance Procedures;
- 11-16-22 Specific Standards;
- 11-16-24 Standards for Areas of Shallow Flooding (AO/AH Zones);
- 11-16-25 Floodways;
- 11-16-26 Definitions.

PENDING APPROVAL

Engineer Robertson shared information about freeboard and noted that it was one foot, but it is now two feet. Chair Van Dine asked if that is only for new construction. Engineer Robertson explained that it would be for new construction or if a remodel was 50% or more. The standard would not apply to a basic remodel unless something was proposed within the floodplain. He further reviewed the updates that have been proposed.

Chair Van Dine opened the public hearing. There were no comments. The public hearing was closed.

Commissioner Frontero asked how many buildings or homes are located within the flood zone. Engineer Robertson offered to find that out and report back to the Commission, but he believes it is a number in the hundreds. Commissioner Frontero thanked him for the estimate and clarified that he did not need a follow-up with the exact number.

MOTION: Commissioner Shand moved to forward a POSITIVE RECOMMENDATION to the City Council for the Proposed Changes to Chapter 11-16 – Flood Damage. The motion was seconded by Commissioner Frontero. The motion passed with the unanimous consent of the Commission.

C. Continuations – Land Management Code Amendment – The Planning Commission will Consider Forwarding a Recommendation to the City Council Regarding Amendments to Land Management Code Section 15-1-12.5 Continuations. PL-25-06512.

Director Ward explained that the last item on the agenda has to do with LMC amendments. The City Council has requested that there be consolidation, so additional amendments will be brought to the Commission on October 8, 2025. However, during the current meeting, a recommendation on continuations can be made to the Council.

Planner Lund presented the Staff Report and explained that it has to do with a proposed amendment to the LMC regarding continuations. In 2017, the continuations section of the code was updated. It provided Staff authority to approve an applicant's request for continuation up to five days before a public hearing and up to two times. The request must be made in writing. As discussed previously, there were situations where applicants requested continuations a day before a public hearing or even on the day of a public hearing. This did not respect the time Commissioners put into reviewing the Meeting Materials Packet. The code update is intended to create more efficiency in review, respect Commissioner time, and reduce delays for complete land use applications.

The updates would require continuation requests to be made in writing seven days prior to the public hearing. After the seven days, there must be a reasonable cause to continue the item. Reasonable cause is outlined in the code update, but could include a travel disruption at no fault of the applicant, a family emergency, or additional time to respond to input from the public, Development Review Committee (“DRC”), or Staff. Planner Lund reported that

PENDING APPROVAL

Staff recommends the Planning Commission open a public hearing and consider forwarding a positive recommendation for City Council consideration.

Commissioner Shand asked what would happen if sufficient notice was not provided. He believed the applicant would need to proceed with the information that existed or not attend the meeting. He wondered what the ramifications would be in the second scenario. Attorney Harrington reported that the first time the code was amended was to benefit applicants, as Staff could not guarantee that an item would be continued, no matter how much notice was provided. People from out of town or second property owners needed to wait and see if the Planning Commission would grant a continuance on the night of the hearing. There was no way to adjust that. The first amendments were intended to create an efficiency so applicants did not need to travel or attend a meeting unnecessarily. However, some took advantage of the ability to make requests inside the window. There was discussion about efficiency and the amendments proposed.

Attorney Harrington discussed due process. He noted that one continuation is not normally considered unreasonable. He discussed what could happen in the event that a continuation request did not occur with appropriate notice. Attorney Harrington pointed out that with electronic meetings, the hardship is greatly reduced, because it is almost always possible for a representative to attend a meeting either in person or virtually.

Commissioner Frontero asked about the current standard when someone requests a continuance, specifically whether someone receives a date certain. Attorney Harrington explained that it might depend on how much time the applicant needs to respond to a request made. Often, there is a request made for additional information. Alternatively, there might have been a deficiency in the information provided. A date uncertain might be selected because the applicant needs more time. The consequence is that the public hearing has to be re-noticed when there is a date uncertain. The Staff preference is to continue to a date certain whenever possible. Director Ward pointed out that there were three continuations on the Planning Commission Meeting agenda tonight. The goal is not to have continuations, but different situations occur. As far as continuing to a date certain or uncertain, that can depend on a lot of different factors, including what the Planning Commission Meeting agendas look like in the next few months.

Commissioner Frontero thought the amendments were a step in the right direction, but wanted to continue to discuss the issue. Everyone dedicates their time to the applications, so it is disappointing when there are late continuation requests that come in.

Chair Van Dine opened the public hearing.

Unknown explained that he is a student studying architecture at Utah Valley University. He commended the Commission for its discussion about the code amendments. He was curious about the process and appreciated all of the information shared.

There were no further comments. The public hearing was closed.

PENDING APPROVAL

MOTION: Commissioner Beal moved to forward a POSITIVE RECOMMENDATION to the City Council for Land Management Code Amendments to Section 15-1-12.5 - Continuations. The motion was seconded by Commissioner Shand. The motion passed with the unanimous consent of the Commission.

8. ADJOURNMENT

MOTION: Commissioner Shand moved to ADJOURN. The motion passed with the unanimous consent of the Commission.

The meeting adjourned at approximately 8:16 p.m.

PENDING APPROVAL

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
OCTOBER 8, 2025

COMMISSIONERS IN ATTENDANCE: Chair Christin Van Dine, Bill Johnson, John Frontero, Grant Tilson, Henry Sigg (attending virtually)

EX OFFICIO: Rebecca Ward, Planning Director; Elissa Martin, Planning Project Manager; Mark Harrington, Senior City Attorney; Becky Gutknecht, Assistant City Engineer; Lillian Zollinger, Planner III; Nan Larsen, Senior Planner; Alec Barton, Senior Planner

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1. ROLL CALL

Chair Christin Van Dine called the Planning Commission Meeting to order at 5:30 p.m. All Commissioners are present with the exception of Commissioner Seth Beal and Commissioner Rick Shand. Commissioner Henry Sigg is attending the meeting virtually.

2. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

There were no communications or disclosures.

3. PUBLIC COMMUNICATIONS

There were no public communications.

4. CONTINUATIONS

A. Parcel PC-SS-121-X (Clark Ranch) – Zone Change – Ordinance – The Applicant Proposes a Zone Change from Recreation Open Space to Residential Development Medium for an Affordable Development in the Sensitive Land Overlay. The Planning Commission May Consider Alternative Zone Designations or an Affordable Housing Overlay. PL-25-06656.

Planning Director, Rebecca Ward, reported that the applicant has requested that this item be continued to the October 22, 2025, Planning Commission Meeting. The applicant representatives are attending the meeting virtually. If there are any Commissioner questions about the continuation. Commissioner John Frontero asked to share a

PENDING APPROVAL

comment with the applicant. He understands the applicant's request for a continuance in order to address the previous Planning Commission questions. However, there is something else he would like the applicant to address at the next meeting.

Commissioner Frontero noted that the Planning Commission is being asked to consider a rezone on 10 acres. The rezone that is proposed will result in 20 units per acre, which is much more density than Park City Heights. It seems like a large increase from the neighboring project. The City is donating the land, so there is no land acquisition cost in the financial analysis, but the applicant is still requesting almost 40% market rate unit by square footage percentage. He finds that number to be high, given that there is no land acquisition cost associated with this project. Commissioner Frontero would like to better understand why the 40% market rate unit is needed to make this work when the land is essentially being donated. As for land use, after reading the COSAC report and speaking to some members who were on the COSAC Committee, it seems like market-rate housing is not what this area was intended to be used for. There were discussions about senior housing and other housing to support the community. Commissioner Frontero is struggling with the balance and asked that additional clarification be provided.

Chair Van Dine opened the public hearing. It was noted that written comments can be submitted to planning@parkcity.gov. Director Ward clarified that there are two public hearings related to Clark Ranch. The first is related to the Rezone and the second is related to the Subdivision. Chair Van Dine explained that this hearing is for Item 4(A), which is the zone change. There were no comments. The public hearing was continued.

MOTION: Commissioner Frontero moved to CONTINUE Parcel PC-SS-121-X (Clark Ranch) – Zone Change and the Public Hearing to the October 22, 2025, Planning Commission Meeting. The motion was seconded by Commissioner Johnson. The motion passed with the unanimous consent of the Commission.

B. Parcel PC-SS-121-X (Clark Ranch) – Subdivision – The Applicant Proposes to Create a Three-Lot Subdivision to Construct 201 Dwelling Units on No More than 10 Acres Through a Master Planned Development in the Sensitive Land Overlay. PL-25-06655.

Director Ward reported that this item is proposed to be continued to October 22, 2025.

Chair Van Dine opened the public hearing. There were no comments. The public hearing was continued.

MOTION: Commissioner Johnson moved to CONTINUE Parcel PC-SS-121-X (Clark Ranch) – Subdivision and the Public Hearing to the October 22, 2025, Planning Commission Meeting. The motion was seconded by Commissioner Tilson. The motion passed with the unanimous consent of the Commission.

PENDING APPROVAL

5. REGULAR AGENDA

A. Parcel SS-104-B, Iron Canyon Drive – Subdivision Final Plat – The Applicant Proposes Creating a 1.73-Acre Lot for Development of a Single-Family Dwelling in the Single-Family Zoning District and the Sensitive Land Overlay Zone with Limits of Disturbance Pursuant to the Robbins Annexation Agreement. PL-23-05882.

Planning Project Manager, Elissa Martin, presented the Staff Report and explained that this relates to the Iron Canyon Subdivision Phase 2 Final Plat. She shared some background information with the Commission. The Final Plat includes three parcels in the Thaynes Neighborhood adjacent to Iron Canyon Drive. The largest parcel that makes up the 1.73-acre lot is Parcel SS-104-B, which was recently annexed into Park City. The Annexation Agreement included several requirements for future development of the lot and the Final Plat. For example, the gross floor area of the single-family dwelling must not exceed 7,500 square feet, the building height is limited to 25 feet, and the Final Plat must address the remnant pieces of IC-MISC. In addition, there was a requirement for a comprehensive Sensitive Land Overlay ("SLO") Analysis to establish Limits of Disturbance ("LOD"). The was also a requirement for a 10-foot-wide Public Utility Easement ("PUE") and Public Access Easement to be submitted for a sidewalk.

The Planning Commission reviewed the proposed Final Plat and LOD at the Work Session on August 27, 2025. One of the main points that was brought up at the last Work Session was how to address the remnant pieces. Manager Martin shared a map of IC-MISC. The applicant decided to plat those remnant portions of the parcel and dedicate them to the City as public right-of-way. That is included in the Exhibit for the Final Plat.

Manager Martin shared what was proposed and discussed at the last Work Session. The plans included LOD that had 10,888 square feet of hard surface paved area, including the driveway and 15 additional parking spaces. The single-family dwelling building footprint was 6,400 square feet and the accessory building footprint was 731 square feet. The total LOD was 18,019 square feet, which was 24% of the 1.73-acre lot. The Staff Report included an analysis that the driveway did not meet the standards of Land Management Code ("LMC") 15-3. The Planning Commission direction provided at that Work Session was for the applicant to reduce the hard surface paved area so it was compatible with the surrounding LOD and to lessen the impacts in the SLO.

At the last Work Session, there were some comparisons provided for the surrounding neighborhood LOD and driveways. Based on the Work Session discussion, Staff refined the data slightly to focus on lots that were comparable and similar in size to the 1.73-acre applicant lot. The highlighted entries on the table in the Meeting Materials Packet reflect lots within one acre. The remaining data points are for lots that are one-half acre and higher. Manager Martin explained that the highlighted sections represent lots that are

PENDING APPROVAL

most comparable to the applicant lot. The average LOD for those is 18% of the total lot size.

The updated LOD information was shared. Manager Martin reported that there is a reduction proposed. The driveway is now proposed to be 6,400 square feet and there are no additional parking spaces. The single-family dwelling will have a building footprint of 6,500 square feet and the footprint of the accessory apartment is 900 square feet. The total LOD is 13,800 square feet, which is 18.2% of the 1.73-acre lot. There is a Condition of Approval in the Draft Final Action Letter that allows for a slight adjustment, because the applicant is still working to finalize the design of the single-family dwelling and the accessory apartment. The intention is to provide a little bit of flexibility to the applicant. However, the applicant would not be allowed to exceed the 18.2% total mentioned earlier.

Commissioner Frontero asked if the applicant would need to submit information in writing for Staff approval. He wanted to better understand the flexibility described. Manager Martin explained that once a plat is approved by the Planning Commission, it goes through the plat redline process. This is where it is reviewed by the Engineering Department and the City Attorney. During that process, there are some minor changes that might happen. In this case, it is proposed that the applicant will have the ability to finalize the LOD lines on the plat during that phase. The design of the home is not completed at this time, so there might be some slight changes proposed. She reiterated that this flexibility will not change the total LOD of 13,800 square feet.

Commissioner Frontero pointed out that the Staff Report has two different Plat Note 4 listed and asked if that is a typo. Manager Martin confirmed that it is a typo. She wanted to provide numbers in the Staff Report so it was possible to make references during the discussions. Commissioner Sigg had a question about the 1,000-foot buffer. He believed that if the driveway was increased by 1,000 square feet, then the building would be reduced, which was confirmed. Manager Martin reported that the modifications for the boundary that have been expressed by the applicant will focus on the dwelling itself.

Commissioner Sigg asked about the verification process. Manager Martin reported that the Planning Department will handle the verification. When the Building Permit is submitted, the Planning Department will review the submitted plans and ensure that the building footprint lines up with what was platted. Director Ward discussed the language for Condition of Approval #5, which mentions any minor modifications to the LOD based on the final design of the single-family dwelling. Her interpretation of that is that the area around the home might be modified slightly, but the driveway will not be. Manager Martin pointed out that if the building footprint of the single-family dwelling is expanded, the applicant would need to take away from something else, like the accessory apartment or the driveway. She further discussed the 1,000 square foot threshold.

Commissioner Johnson noted that there is a lot of flexibility being provided to the applicant. Manager Martin shared information about the platting process. There is a

PENDING APPROVAL

general location of the footprint and driveway determined, but without the final design, some flexibility is needed. Commissioner Johnson understands wanting that flexibility, but expressed concerns about allowing the flexibility based on the previous discussions.

Commissioner Frontero agreed with the comments shared by Commissioner Johnson. He is leaning towards not making a recommendation until he feels more comfortable with the Final Plat. He finds it unusual that a Subdivision would be approved prior to seeing the final design. Commissioner Sigg agreed with the concerns that have been expressed. There will likely be some amendments and tweaks made, but the Planning Commission is being asked to sign off on a Final Plat. He is hesitant to move this forward, as it is not final. Chair Van Dine disagreed with the comments from the other Commissioners. There is not a lot of flexibility being requested. Considering the reductions that have been made and that previous Commissioner comments were taken into account, she believes the flexibility request is reasonable. She does not think this is a significant ask.

Commissioner Sigg asked the City Attorney for feedback on this matter. Senior City Attorney, Mark Harrington, explained that parameters are being established. This approach might be a little uncommon based on more recent applications, but in other subdivisions, there have been broader delegations. Staff has tried to allow for flexibility for a relatively nominal amount, which is a 1,000 square foot adjustment. If there are particular areas of the site the Planning Commission would like to protect, this can be communicated and Conditions of Approval can be drafted. He agrees with the comments from Chair Van Dine and cautioned the Commission against being overly restrictive.

Manager Martin shared information about the parking and driveway standards. The revised driveway complies with the Off-Street Parking requirements in Chapter 15-3 for a circular driveway. The single-family dwelling requires two parking spaces and then there is one space per room for the accessory apartment. The attached single-family dwelling garage provides four spaces. There are areas in the driveway that will accommodate additional parking as well. The 15 parking spaces that were proposed in the first iteration have been removed and now there is a compliant circular driveway that meets all of the dimensional standards. The driveway access has been reviewed by Engineering and there is support for the access point on Iron Canyon Drive. There is a Condition of Approval that states that if there is a requirement from the Engineering Department to shift it slightly during the redline phase, it can be shifted. However, it has been reviewed and the Engineering Department has expressed approval for the proposed location.

Staff found that there is Good Cause for the Final Plat, as the proposed lot meets the requirements of the Single Family Zoning District. In addition, the plat dedicates a 10-foot-wide public access easement for a sidewalk that connects the neighborhood with the existing sidewalk along Payday Drive. The plat dedicates remnant portions of Parcel IC-MISC to the City as public right-of-way, ensuring that the Subdivision does not create remnant parcels. The plat includes LOD compatible with the surrounding neighborhood

PENDING APPROVAL

and mitigates the impacts of development within the SLO. The Staff recommendation is to:

- Review the proposed Iron Canyon Subdivision Phase 2 Final Plat to create a 1.73-acre lot for one single-family dwelling and an affordable accessory apartment in the Single Family Zoning District and Sensitive Land Overlay;
- Conduct a public hearing; and
- Consider approving the Final Plat based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter.
    - Amend Condition of Approval 13 to state: "Design must show connection points to existing Park City water infrastructure."

Manager Martin reported that the applicant representative, Brad Mackay from Ivory Development, LLC, is present at the Planning Commission Meeting to answer questions.

Chair Van Dine opened the public hearing. There were no comments. The public hearing was closed.

Director Ward asked if the applicant representative had heard the Planning Commission discussion, since he had just stepped into the room. This was denied. Mr. Mackay asked for a summary of the concerns. Chair Van Dine explained that the concern raised by some Commissioners related to the 1,000 square foot flexibility. Some of the Commissioners would like more details about the final structures and placement.

Commissioner Frontero is still uncomfortable with the way the language is written. He noted that 1,000 square feet of flexibility is a lot. He asked the applicant to explain why the 1,000 square feet is needed and wondered whether 500 would be possible. Manager Martin clarified that the 1,000 square feet did not come from the applicant. It was an estimation from Planning Staff about what would be reasonable. At this point, the driveway is designed to meet the standards of the code. She does not see how the hard-surface paved area could be increased without going beyond the code requirements. The 24-foot width is already the maximum width there can be for a circular driveway. Commissioner Johnson asked if it would be possible to increase the size of the single-family dwelling from 6,500 square feet to 7,500 square feet and reduce the hardscape, which was confirmed. He noted that the Commission needs to think of the worst-case scenario. It might be possible to adjust Condition of Approval #5 to address concerns.

Mr. Mackay asked what would happen if the Commission wanted 500 square feet, but there was a buyer on the lot who wanted to do something different. It was noted that the applicant would need to return to the Planning Commission. The Condition of Approval states that any major modifications to the LOD would require Planning Commission review and approval. As currently written, within 1,000 square feet, that threshold could be approved by the Planning Department. Discussions were had about the numbers that

PENDING APPROVAL

could shift. Manager Martin explained that if one is adjusted, then something else would need to compensate. She reported that the LOD includes the building footprint.

Mr. Mackay does not understand the concerns expressed by the Planning Commission about whether the overall LOD percentage will remain the same. He believes it makes sense for the Planning Department to handle the flexibility, since the overall percentage of LOD will remain. It does not make sense for this to return to the Planning Commission as long as it all remains within the percentage maximum. Commissioner Johnson stated that he trusts the Planning Department and expressed support for Condition of Approval #5.

Chair Van Dine pointed out that there will still be a staff-level review that takes place. She trusts Staff to make thoughtful decisions about this application. Commissioner Sigg also trusts Staff with the verification process, but asked that this be done prior to the mylar preparation. Manager Martin confirmed that this can be done. There was discussion about amendments to the Draft Final Action Letter and the Conditions of Approval.

It was noted that there is consensus for Condition of Approval #5 to remain as written, but the Plat Note numbers referenced earlier were amended. The previously mentioned amendments to Condition of Approval #13 were made. Commissioner Johnson discussed Condition of Approval #6 and asked what the minimum sidewalk width would be. Assistant City Engineer, Becky Gutknecht, reported that it is 6 feet. She explained that this means a minimum of a 6-foot sidewalk could be placed in this right-of-way.

Mr. Mackay reported that he had been forwarded some of the public comments from neighbors who asked for an asphalt trail for bicycles in lieu of a sidewalk. There is a willingness to do an 8-foot asphalt trail in lieu of the sidewalk as long as it is adjacent to the street. Commissioner Johnson thought it made sense to provide flexibility to the Engineering Department. Additional discussions were had about Condition of Approval #6. Commissioner Frontero asked Engineer Gutknecht to comment on an 8-foot-wide asphalt trail. Engineer Gutknecht explained that there could be work done with the applicant to determine what would be best for the surrounding area. Some people prefer sidewalks and some people prefer pathways, so there could be discussions with the neighborhood. Amendments were made to Condition of Approval #3 based on the feedback received.

MOTION: Commissioner Johnson moved to APPROVE the Subdivision Final Plat for Iron Canyon Phase 2 Subdivision according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval, as amended:

Findings of Fact:

1. The Applicant submitted an Annexation petition application on September 28, 2023, for Parcel SS-104-B, a 0.94-acre vacant parcel that was an island

PENDING APPROVAL

of unincorporated Summit County, surrounded by land previously annexed into the Park City Municipal Boundary.

2. The Applicant submitted a Subdivision application on January 9, 2024, to create three Lots from Parcels SS-104-B, PCA-105, and portions of adjacent Parcel IC-MISC, in accordance with Land Management Code (LMC) § 15-8-3, which requires review and final action of a Preliminary Plat if the Annexation petition includes property intended for future development.

3. The City Council considered the Annexation petition and Subdivision preliminary plat for three Lots on May 7, 2024, and voted to accept the Annexation petition for continued processing, advising the Applicant that they would consider approving the Annexation and preliminary plat for creation of one Single-Family Dwelling (SFD) Lot.

4. The Applicant amended their Subdivision application with a preliminary plat to create one 1.73-acre Lot.

5. On October 23, 2024, the Planning Commission recommended approval to the City Council, of the Subdivision preliminary plat, Zoning Map Amendment, and Annexation Agreement, which included terms for the future development of the property to comply with the goals of the General Plan, the stated Annexation Purpose in the LMC § 15-8-1, and the zoning requirements of the Single Family (SF) Zoning District and the Sensitive Land Overlay (SLO).

6. On December 19, 2024, the City Council adopted Ordinance No. 2024-22, approving the annexation of Parcel SS-104-B and a zoning map amendment to zone the property SF within the SLO.

7. On August 14, 2025, the City Council adopted Ordinance No. 2025-18, approving an amendment to Ordinance No. 2024-22 to correct the legal description and implement an effective date of August 14, 2025.

8. As conditioned, the proposed Final Subdivision Plat meets the requirements outlined in the Robbins Annexation Agreement:

    a. Condition of Approval 4 requires that plat notes be added to the Final Plat, which include all required plat notes in the Annexation Agreement.
    b. A Final Subdivision Plat to create a Lot was submitted to the Planning Department and reviewed by the Planning Commission for Final Action.

PENDING APPROVAL

c. The remnant portions of Parcel IC-MISC have been addressed as part of the Final Plat application; the proposed Iron Canyon Subdivision Phase 2 plat includes remnant portions of Parcel IC-MISC as Parcels A, B, C, and D for dedication to the City as public right-of-way.
d. A comprehensive SLO Analysis was completed at the time of Final Plat that establishes the platted LOD for the SFD, Accessory Dwelling, driveway and hard surface areas, for neighborhood compatibility and to protect viewsheds and the northern entry corridor.
e. A plat note is included on the proposed plat that states: all Structures and hard surface paved areas shall be contained within the platted Limits of Disturbance.
f. The Final Plat dedicates a ten-foot-wide, non-exclusive, public easement across the Petitioner's Property along the frontage of Iron Canyon Drive, for the purposes of public access, utilities, irrigation, storm water drainage, and snow storage.

9. The proposed driveway LOD meets the standards outlined in LMC § 15-3-3(H) Driveway Widths and Spacing, which requires a maximum total width of 27 feet at the curb, through the length of the driveway, with the exception of circular driveways, which must provide one leg leading directly to and from a legally located garage or carport, be paved with a hard surface, have a minimum width of twelve feet (12') and a maximum width of twenty-four feet 24", and provide a Landscaped Area at least fifteen feet (15') in depth from the Front Property Line to the inside of the drive.

a. The proposed circular driveway is 27 feet in width at the curb, then splits into two 12-foot-wide drives with a landscaped Area in the center that begins 15 feet from the Front Property Line and extends to the inside of the drive. The circular drives widen to 24 feet and the area directly in front of the garage widens to approximately 44 feet to access the four-car garage, in accordance with the driveway width exception stated in LMC § 15-3-3(H), which allows driveways to widen beyond 27 feet in front of an approved garage to allow safe ingress and egress to the garage.

10. As conditioned, the proposed Final Plat meets the requirements of the SF Zoning District and the Sensitive Lands Overlay by:

a. The proposed plat will create one Lot for the development of an SFD and an affordable Accessory Apartment, which meets the maximum density of the SF Zoning District of three units per acre.

PENDING APPROVAL

b. The proposed plat includes Limits of Disturbance to minimize impacts of development on environmentally sensitive land within the Sensitive Lands Overlay, in accordance with LMC § 15-2.21. As conditioned, impacts to existing vegetation are mitigated by requiring any Significant Vegetation that is approved for removal to be replaced with equivalency and all disturbed vegetation to be replaced to existing or improved conditions.

11. As conditioned, there is Good Cause for the proposed Subdivision, in accordance with the requirements of LMC § 15-7.1-6 *Final Subdivision Plat*, based on the following:

a. The proposed Lot meets the requirements of the SF Zoning District by platting a 1.73-acre Lot for development of one SFD and Accessory Dwelling, which meets the maximum Density for Subdivisions of three units per acre.
b. The plat dedicates a ten-foot-wide public access easement for a sidewalk that connects the neighborhood with the existing sidewalk along Payday Drive.
c. The Plat dedicates remnant pieces of Parcel IC-MISC to the City as public ROW, ensuring that the Subdivision does not create remnant parcels.
d. The plat includes Limits of Disturbance compatible with the surrounding neighborhood, which mitigate impacts of development within the Sensitive Lands Overlay.

Conclusions of Law:

1. The Final Subdivision Plat to create one 1.73-acre Lot for development of a Single-Family Dwelling and Affordable Accessory Apartment complies with the SF Zoning District and the Sensitive Land Overlay.

2. There is Good Cause for the Subdivision Final Plat, consistent with Land Management Code Section 15-7.1-6, *Final Subdivision Plat*;

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

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the Plat for compliance with State Law, the

PENDING APPROVAL

Land Management Code, and the Conditions of Approval, prior to recordation of the Plat.

2. The applicant shall record the Final Plat within one year from the date of this approval. If the Final Plat is not recorded within one year's time, this approval for the Final Subdivision Plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.

3. The Applicant shall dedicate the remnant pieces of IC-MISC to the City upon recordation of the Final Plat as Public ROW.

4. The following plat notes shall be included on the Final Plat:

Plat Note 1: Nightly Rentals are prohibited.
Plat Note 2: Development of the Lot is limited to one Single-Family Dwelling and one affordable External Accessory Apartment.
Plat Note 3: The Lot shall not be subdivided further.
Plat Note 4: The Single-Family Dwelling shall be limited in size with a maximum Gross Residential Floor Area of 7,500 square feet with the second level Floor Area not to exceed 35% of the overall Gross Residential Floor Area. The External Accessory Apartment shall not exceed 1,000 square feet in Gross Residential Floor Area.
Plat Note 5: Building height of the Single-Family Dwelling shall be limited to 25 feet from Existing Grade. Building height of the Accessory Apartment shall be limited to 18 feet from Existing Grade. Building Height exceptions outlined in Land Management Code § 15-2.11-4 apply to the Single-Family Dwelling, and do not apply to the External Accessory Apartment. Additional External Accessory Structures are prohibited.
Plat Note 6: All Structures and hard surface paved areas shall be contained within the platted Limits of Disturbance. The total Limits of Disturbance of the home, the External Accessory Apartment and hard surface paved areas, including the driveway, shall not exceed 18.2% of the total area of Lot 1, or 13,800 square feet.
Plat Note 7: Temporary construction disturbance shall be limited to 20 feet beyond the platted Limits of Disturbance, and such disturbed area shall be revegetated with landscaping.
Plat Note 8: The affordable External Accessory Apartment is subject to the approved Housing Mitigation Plan and deed restriction recorded with the Summit County Recorder in accordance with requirements of Ordinance No. 2024-22.
Plat Note 9: Parcels A, B, C, and D are hereby dedicated to Park City Municipal Corporation as public Right-of-Way.

PENDING APPROVAL

5. Any minor modifications to the LOD, based on the final design of the SFD, require Planning Department review and approval prior to recording the plat; the square footage of the building footprints and hard surface paved areas may be adjusted within a threshold of no more than 1,000 square feet and the final total LOD of the SFD, Accessory Dwelling and driveway shall not exceed 18.2% or 13,800 square feet of the area of the 1.73-acre Lot and the general location of the buildings and driveway, sited on the Lot shall be maintained. Major modifications to the LOD require Planning Commission review and approval.

6. In accordance with Ordinance No. 2024-22, a condition precedent to Certificate of Occupancy for the SFD on the 1.73-acre lot is construction of a non-vehicular public pedestrian sidewalk, to be located within the ten-foot-wide public easement along the property's frontage on Iron Canyon Drive, constructed to City Standards and Specifications as required by the City Engineer. Any obligations or guarantees with respect to the construction of such sidewalk shall be governed by the terms and conditions of the Final Subdivision for the Property.

7. In Accordance with Ordinance No. 2024-22, a Housing Mitigation Plan shall be reviewed and approved by the Housing Authority and a deed restriction that complies with the City's Affordable Housing Resolution regarding tenants, rent charged, and rental terms shall be recorded with the Summit County Recorder prior to issuance of a Certificate of Occupancy for the Single-Family Dwelling.

8. A Landscape Plan shall be submitted with the SFD Building Permit that complies with standards outlined in the Municipal Code of Park City Chapter 11-21, *Utah Wildland-Urban Interface Code*, as amended, and Land Management Code § 15-5-5(N) *Landscaping*. All Significant Vegetation must be replaced with equivalency; all disturbed vegetation shall be replaced to existing or improved conditions; seeded areas must be at least 80% or more germinated prior to Site Completion; bark mulched areas must have 50% or more plants installed.

9. The Public Works Department requires the protection of existing snow storage easements adjacent to Iron Canyon Drive and shall review stormwater impacts of proposed development at the Building Permit stage.

10. Park City Fire District requires that an adequate water supply is available to meet fire flow requirements; emergency access roads are provided and installed throughout the project to meet the requirements of the Fire Code; and that impact fees are paid as each building is submitted for review and approval as part of the Building Permit process.

PENDING APPROVAL

11. Per the City Engineer, all proposed improvements that tie into City rights-of-way shall be constructed per the Park City Municipal Code and the most current version of the Park City Supplemental Standards and Specifications.

12. An extension of the wastewater main line system is required, with the main lines being extended to the proposed Lot; a Line Extension Agreement and additional off-site easements will be required, per Snyderville Basin Water Reclamation District requirements.

13. Per the Park City Water Department, there is no existing water service in Iron Canyon Drive along the frontage of the proposed Lot. The Developer is responsible for installing water infrastructure to serve the Lot, as follows:

- Design Drawings must conform to Park City Water Standard Plans and Specifications.
- Design must show connection points to existing Park City water infrastructure.
- Fire Hydrants may be needed to meet Park City Water and Park City Fire Department requirements.
- All designs will be subject to the review and approval of the Public Utilities Department.

There are existing water-related easements in the project area, which include but are not limited to the following: Entry No. 125799 & 134110. Details as to the grantee, purpose and future use and/or abandonment need to be provided to the Public Utilities Team for review. A one-inch waterline is shown on the site plan of the annexation petition drawing package. Details as to the owner, purpose and future use of this water line need to be provided to the Public Utilities Team for review.

14. Prior to Final Plat recordation, the Applicant shall ensure adequate public utilities are provided to service new development at the site and dedicate utility easements on the Final Subdivision Plat per Public Utilities (for water) and Snyderville Basin Reclamation District (for sewer) specifications.

The motion was seconded by Commissioner Frontero. The motion passed with the unanimous consent of the Commission.

PENDING APPROVAL

B. 405 Woodside Avenue – Steep Slope Conditional Use Permit – The Applicant Proposes to Construct a Rear Addition on a Significant Historic Structure on a Steep Slope in the Historic Residential - 1 Zoning District. PL-25-06511.

Planner III, Lillian Zollinger, presented the Staff Report and explained that this is the Steep Slope Conditional Use Permit ("SSCUP") for 405 Woodside Avenue. 405 Woodside Avenue is in the Historic Residential – 1 Zoning District and there is a Significant Historic Structure on the site that was built in 1901. The applicant is proposing an addition to the single-family dwelling behind the existing Significant Historic Structure. The slope of the lot towards the rear is 45% and requires a SSCUP. As conditioned, the proposed addition complies with the setbacks, footprint, height, and parking requirements of the LMC. As conditioned, the proposal also complies with the SSCUP requirements, which include:

- Location of Development;
- Visual Analysis;
- Access;
- Terracing;
- Building Location;
- Building Form and Scale;
- Setbacks;
- Dwelling Volume;
- Building Height.

The applicant has provided several renderings, including renderings that show the northeast view, northwest view, southeast view, and southwest view. Planner Zollinger explained that the renderings show the proposed addition behind the single-family dwelling. It is approximately 40 feet from the rear of the lot and approximately 55 feet from the front of the lot. She noted that it is approximately 7 feet behind the Significant Historic Structure. Several of the drafted Conditions of Approval were shared with the Commission. Planner Zollinger reported that there are conditions related to retaining walls, an Encroachment Agreement for the driveway, and Shoring Plans. There is also a condition that states the guest house and sheds on the northeastern side must be removed. New structures must be constructed entirely on the property and out of the right-of-way. The applicant will also be required to reduce the driveway width to 10 feet.

The Staff recommendation is that the Planning Commission review the SSCUP at 504 Woodside Avenue, conduct a public hearing, and consider approving the proposal based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter. Planner Zollinger reported that the applicant representative, Jonathan DeGray, has a point of discussion related to the terracing of the retaining walls.

Mr. DeGray stated that there is agreement with the Conditions of Approval, but there was one item that was added to the Staff Report that was not discussed previously. Under

PENDING APPROVAL

the SSCUP criteria, there is a rendering image of the south wall of the driveway. It follows the slope of the grade adjacent to the driveway and then steps back three to four feet for a planting strip. The question was whether the lower wall should be angled or if there should be a step. The following language from the Staff Report was referenced:

- The Applicant proposes a series of concrete walls around the site. All proposed walls are four feet or less from Final Grade to break up the impact of the walls and to help create a Final Grade that is closer to Existing Grade. There is one wall on the southern end of the site that is proposed to slope instead of terrace. The Planning Commission may discuss whether the Applicant should break up this wall into smaller terraced walls to reduce the overall impact of the retaining wall. Such a plan amendment could be reflected as a condition of approval if determined necessary to comply with this section.

Chair Van Dine opened the public hearing. There were no comments. The public hearing was closed.

Director Ward reported that there are a few SSCUPs that are being processed right now. On June 5, 2025, there were updates made to the SSCUP criteria. She clarified that there was a complete application submitted by the applicant prior to the code updates.

Commissioner Frontero finds the application to be well put together. The item where he is struggling is Criteria 9, which relates to building height. He walked the site a few days ago and it is clear that the original mining house sits fairly high above the street. Page 13 of the Staff Report highlights his concern. The peak of the addition in the back dwarfs the neighboring homes. SSCUP Criteria 9 gives the Planning Commission a fair amount of discretion. Commissioner Frontero read the following language into the record:

- The Zone Height in HR-1 is 27 feet for Structures and is restricted as stated above in Section 15-2.2-5. The Planning Commission may require a reduction in Building Height for all or portions of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.

Commissioner Frontero is concerned that what has been proposed will be out of scale. He did notice that a home to the right had the driveway dipping down. That home had less height and was less impactful since it started at a lower grade. He reiterated his concerns that the current design may not be compatible with the Historic Residential – 1 Zoning District. Commissioner Johnson echoed the concerns related to height. He believes Criteria 8 is applicable for the same reason, because the structure is overwhelming the Significant Historic Structure on the site. Commissioner Sigg noted that the Geotechnical Report points out that there was most likely fill brought to the site at some point. He agrees with the comments shared about the views. He shared

PENDING APPROVAL

comments about the various streetscape images provided. It appears the new structure towers over the historic structure, so there are concerns about Criteria 8 and Criteria 9.

Mr. DeGray explained that there is sensitivity to the height. He reviewed Figure 15 in the Staff Report and stated that the dashed line in the image above the building represents the 27-foot height limit, so the building is only around 20 feet tall above grade. The building was stepped with the grade, as the code requests, and he feels the profile is reflective of that. The main floor of the historic home is the same elevation as the garage level of the building. If that were descended further, the upper floors would nestle down into the site even further, creating struggles for natural light. It seemed the natural and logical approach to the design was to stair-step the structure up the site. Commissioner Sigg asked if an additional tiered wall in the back would solve the issue of dropping the building down. Mr. DeGray reported that the stair-stepping effect behind the building maximizes the 4-foot steps in the grading. To drop the building further and still retain light in the back would involve larger walls. Additional discussions were had about the height.

Chair Van Dine appreciates the effort that has been made and noted that the appearance of the massing depends on the point of view. She mentioned Streetscape 2 and pointed out that when comparing it to the house to the north, it is not that much out of scale. Based on the streetscape shown, she believes the new structure is somewhat subordinate to the historic structure. The historic structure still stands out and the look has been mirrored to maintain the roof lines. An effort has been made to keep the height down while avoiding going deeper into a very steep lot. Commissioner Grant Tilson agreed. The application follows the code for the Historic Residential – 1 Zoning District and gives the Significant Historic Structure enough of a presence against the new construction to differentiate it. This stepped design mitigates some other impacts as well.

Commissioner Johnson disagrees with Chair Van Dine and Commissioner Tilson. He referenced Figure 5, which shows the interior height based on the old Code calculation. He referenced the steep slope and reiterated that he does not believe the current proposal is in compliance with Criteria 8 and Criteria 9. Commissioner Frontero mentioned the driveway in Streetscape 1. He asked if the driveway rises up from the street to the first level of the mining house, which was confirmed. Commissioner Frontero wondered if there is a reason it is not possible to come straight in rather than rising 7 or 8 feet. He would like to see an alteration made to this design so that there is a driveway that comes in flat from the street. That would set the back of the house down 7 or 8 feet, which would alleviate a lot of his concerns related to the overall neighborhood compatibility.

Commissioner Sigg expressed support for the comments shared by Commissioner Johnson and Commissioner Frontero. He would like to see a driveway that is closer to the grade of Woodside Avenue rather than rising from Woodside Avenue. There could be some mitigation with additional tiered walls to the rear of the house. Chair Van Dine stated that it is possible for the applicant to continue the item, so additional work can be done. Mr. DeGray thought that was the best course of action based on the comments.

PENDING APPROVAL

Director Ward summarized the input from the Planning Commission. Criteria 6, which is related to building form and scale, is a concern for some Commissioners, especially how the addition fits in with the district. There were also concerns related to Criteria 8, which relates to the building volume, and Criteria 9, which relates to the building height. Chair Van Dine asked about a date to continue the item in the motion language. Director Ward recommended that the Planning Commission continue this item to a date uncertain.

MOTION: Commissioner Johnson moved to CONTINUE the SSCUP for 405 Woodside Avenue to a date uncertain. The motion was seconded by Commissioner Sigg. The motion passed with the unanimous consent of the Commission.

C. **Ordinance – Complete Application, Noticing Requirements, Annexation References, and Public Meeting Clarification to Comply with Utah Code – Land Management Code Amendments –** The Planning Commission Will Consider Forwarding a Recommendation to the City Council Regarding Amendments to Land Management Code Sections 15-1-8 Review Procedure Under the Code, 15-1-12 Notice, 15-1-21 Notice Matrix, 15-15-1 Definitions to Comply With Changes to State Code, and Chapters 15-8 Board of Adjustment, and 15-10 Annexation. PL-25-06686.

Senior Planner, Nan Larsen, presented the Staff Report and explained that the purpose of this presentation is to review needed amendments to the LMC after recent updates were made to the State Code. The updates are part of House Bill ("H.B.") 368, which was signed into law last spring. Earlier this year, the Planning Commission heard the first phase of amendments, which were immediately necessary. This is the second phase. It is in large part to clarify those needed amendments. The third phase will be heard by the Planning Commission in the future and will address bonds associated with public improvements. The proposed amendments currently under review will better align the LMC with State Code. It will make the necessary changes that add clarity. She reported that H.B. 368 modified the state-mandated notice requirements for certain Land Use applications, reorganized and renumbered the Annexation sections of State Code, and prohibited public hearings for Variance Requests and Land Use Appeals.

To comply with the changes, Staff is recommending amendments to the LMC. Planner Larsen reported that there will be clarification that Variances and Land Use Appeals cannot require a public meeting. Section 15-1-12 is recommended to be updated to address all application types rather than only public hearings. The notice matrix in Section 15-1-21 has been amended to comply with State Code and it includes Ministerial Notice Requirements. It is recommended that the matrix reorganize applications by the noticing class, which is categorized by State Code. The notice matrix has also been simplified. The footnotes in the notice matrix were removed, as they are addressed elsewhere.

PENDING APPROVAL

During the last Legislative Session, the Annexation sections of State Code were reorganized and numbered. As a result, Chapter 15-8, where there are State Code Annexation citations, will need to be updated to reflect those State Code changes.

Planner Larsen discussed Section 15-15-1. The current definition for application includes both Land Use and Building Permit applications. Staff recommends separating and distinguishing between these two types of applications, as State Code has different screening and review times for Land Use applications and Building Permit submittals. A new definition of a Complete Building Permit Submittal is also provided. This new definition is defined by State Code. Staff recommends the Planning Commission consider forwarding a recommendation of approval to the City Council for their consideration.

Chair Van Dine opened the public hearing. There were no comments. The public hearing was closed.

MOTION: Commissioner Frontero moved to forward a POSITIVE RECOMMENDATION to the City Council for Land Management Code Amendments for Review on December 11, 2025. The motion was seconded by Commissioner Tilson. The motion passed with the unanimous consent of the Commission.

6. WORK SESSION

A. 2025 General Plan Implementation - The Planning Commission Will Review the 2025 General Plan Vision, Goals, and Strategies and Discuss Potential Actions to Recommend to the City Council for Implementation in 2026. *The Staff Report Was Published on Tuesday, October 7.*

Director Ward reported that the 2025 General Plan Implementation item was added to the Planning Commission Meeting agenda when the Clark Ranch item was continued. This Work Session was originally intended to be brought to the Commission in November, but since there was some time available, it was determined that an overview would be provided. This includes information about the codes that were adopted this year, what is in progress, and some early considerations. In addition, some of the work that is being done to prepare for the Work Sessions in November and December will be shared. She noted that there will be coordination with Transportation Planning on some of the projects that are in progress. The Economic Development Team is working on a Feasibility Study for one component of the Main Street Area Plan, which is related to pedestrian and circulation improvements. The Sustainability Team and Housing Team will also share information.

Senior Planner, Alec Barton, recapped the LMC amendments the Commission has already reviewed and recommended this year. This includes the following:

- Child Care Facilities;

PENDING APPROVAL

- Steep Slope Conditional Use Permits in Historic Districts;
- Radon Mitigation;
- Historic District Materials;
- Maximum Driveway Widths in Non-Historic Districts;
- Changes to Reflect Updates to State Code.

Planner Larsen reviewed the LMC amendments that are currently in progress:

- Bonanza Park Mixed-Use District;
- Transportation Demand Management;
- Continuations;
- House Bill 368.

The Bonanza Park Small Area Plan was adopted by the City Council in 2024 and it establishes a vision for more walkable mixed-use with livability in mind. The Planning Commission heard the proposed rezone to the Bonanza Park Mixed-Use District in June 2025 and forwarded a recommendation for approval. Staff is also working to codify Transportation Demand Management strategies in the LMC to incentivize multi-modal transportation. The Work Session for this item was conducted in August 2025 and draft amendments are scheduled for Planning Commission review in early 2026. The Planning Commission also forwarded a recommendation to approve some Continuation amendments on September 24, 2025. The Continuation amendments, along with H.B. 368, are scheduled to be heard by the City Council on December 11, 2025.

Planner Larsen shared information about updating the LMC to shape compatible infill. Many subdivisions in Park City were approved in the 1970s through the 1990s and have lots that remain vacant. While the Planning Commission today regulates building envelopes, maximum square footage, and LOD through Subdivision reviews and Plat Notes, some Subdivisions approved during this time did not include Plat Notes and instead were regulated through Covenants, Conditions, and Restrictions ("CC&R"). CC&Rs may be modified or removed by the Homeowners Association ("HOA") without returning for Planning Commission review. Removal of CC&Rs that regulate building envelopes, maximum square footage, and LOD may result in new infill construction or redevelopment that is larger than the other structures in the neighborhood and might not be compatible. The General Plan includes strategies and potential actions to address compatible infill development. Potential amendments could include the following:

- Codify previously approved maximum footprint or limitations;
- Additional zoning amendments based on lot size;
- Maximum footprint for combined lots.

Planner Barton reported that the LMC includes regulations for Telecommunication Facilities. The last time these were substantially updated was over 20 years ago, in 2002. Since that time, there have been emerging technologies that have shifted the way cell

PENDING APPROVAL

infrastructure is constructed and permitted. A major theme in the review of cell infrastructure is the co-location of infrastructure to limit the construction of macro towers and protect sensitive views. Another potential update to the LMC could include requiring conduit for future installations, ensuring that new developments are adequately prepared to provide infrastructure in the future for these facilities. Commissioner feedback was requested.

Commissioner Johnson stated that he is interested in the Telecommunication Facilities item, as it has not been updated since 2002. Commissioner Frontero asked to further review the presentation slide related to infill. Director Ward reported that there are some Subdivisions that have lots that are quite large. At the time those were approved, there were also CC&Rs that established a LOD or maximum house size, but those were separated from the Subdivision. The State is shifting to a more administrative review for plats in general. With regulations that can apply to properties, they need to be codified in zoning. Right now, there are setbacks and height restrictions in the residential zoning that is outside of Old Town. There could be some opportunities to update the zoning regulations in order to address some of the gaps that exist and help shape infill so that it is compatible.

Commissioner Frontero asked about the process moving forward. Director Ward explained that research would need to be conducted to determine where there are opportunities to fill in some of the gaps. This would involve a lot of community engagement and outreach. It would be done at a Subdivision level, but would be addressed comprehensively through zoning. She anticipates that this would be a long process with a lot of community engagement throughout the review process itself. Commissioner Tilson asked how many structures would become non-compliant. Director Ward reported that the number of homes would need to be evaluated.

Commissioner Sigg believes implementing the zoning criteria for certain neighborhoods would supersede any HOA authority or jurisdiction. He knows that there are some Subdivisions in Park City where the Land Use Code specifically references the approval by the HOA. He wondered who would have the greater jurisdiction and also asked about the future of those CC&Rs. Director Ward reported that the LMC would address massing, but would not preempt something like architectural review or materials. Commissioner Sigg asked when the chart of vacant lots was created. Director Ward reported that as part of the General Plan update, all of the platted residential properties were reviewed and an analysis was conducted on those that remained vacant. Chair Van Dine stated that she would like to see the Planning Department move forward with this work.

Director Ward explained that the recommendations were a result of the neighborhood open houses. Commissioner Frontero asked what problem there is a desire to solve. Director Ward clarified that when looking at some older plats, there is a lot and that is it. The only regulations for what can be built on that lot are setbacks and height. For large

PENDING APPROVAL

lots, that could result in a large home. There is an opportunity to do some research and analysis to find out where the gaps are, so there is ultimately compatible development.

Commissioners expressed support for the Planning Department to move in this direction. Director Ward reported that on November 12, 2025, and December 10, 2025, there will be additional discussion. She asked for input on what should be evaluated. There was consensus to keep the following items on the list: Update LMC to Shape Compatible Infill and Telecommunication Facilities. Director Ward reiterated that input can be shared at future Planning Commission Meetings. Suggestions can also be submitted via email.

7. ADJOURNMENT

MOTION: Commissioner Sigg moved to ADJOURN. The motion passed with the unanimous consent of the Commission.

The Planning Commission Meeting adjourned at approximately 7:12 p.m.

PENDING APPROVAL

PUBLIC COMMENTS

PENDING APPROVAL

From: [redacted]
To: Elissa Martin
Subject: [External] FW: SS-104-B Iron Canyon Drive Proposed Final Plat
Date: Sunday, October 5, 2025 8:21:02 PM

Warning: Replies to this message will go to dickpick@rdpnaturephoto.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

From: [redacted]>
Sent: Sunday, October 5, 2025 7:59 PM
To: elissa.martin@parkcity.gov.
Cc: Jim Helfand [redacted]
Subject: SS-104-B Iron Canyon Drive Proposed Final Plat

Dear Planning Commissioners,

I have two comments that I hope the Planning Commission will consider. As you know the "S Curve" on Iron Canyon Drive between Delta Drive and Payday Drive is a dangerous street especially in the winter but also in the summer for walkers and bicycles. It is steep and has the two curves, one of which is a blind corner. This is why we had always hoped that access to the proposed dwelling would not be off of Iron Canyon Drive. The decision, however, was to permit access on to Iron Canyon Drive. Working together everyone has tried to come up with ways to mitigate the safety concerns.

The construction of the sidewalk from Delta Drive to Payday is meant to address safety concerns for walkers on this segment of Iron Canyon Drive. (Note: Our School bus stop is at Payday Drive.) I would like the Commission to consider making this a "bike" path for both bicycles and pedestrians. It could be adjacent to the road similar to what has been done on Thaynes Canyon Drive by the entrance to the golf course. This might mean a width of eight or ten feet. A sidewalk will get people off the road, but a bike path would also get bicycles off the road. This is a steep section of road with curves and I think this would greatly enhance safety for bicycles. A lot of the new ebikes the kids are riding are just really moving down this stretch of road.

Secondly, should the driveway from the new lot line up with the existing driveway from the lot across the street? Would this be a safer arrangement? It's not that far away from lining up. I would defer to the City Engineer and the Commission.

Thank you for everything all of you do for our community.

Richard D. Pick
[redacted]

PENDING APPROVAL

[redacted]

PENDING APPROVAL

August 25, 2025
Planning Commission:

Subject: Working Session August 27, 2025
SS-104-B Iron Canyon Drive Proposed Final Plat

Dear Commission Members,

My home is situated north of and overlooks the 1.73 acre property which is the subject of your review. Naturally, we have an interest in what is being developed.

In looking at the proposed plat documents we are at first reminded of the lyrics in that Joni Mitchell song, "They paved paradise and put up a parking lot." We are grateful that the Planning Department and its staff have addressed this aspect of the proposed plat head-on. Even with the revised driveway suggested in the Staff Report the almost 250-foot long driveway could accommodate over a dozen parked cars and still leave room for a fire truck to gain access to the residence.

Secondly, virtually all of the homes in the Aspen Springs and Iron Canyon neighborhood are situated in the center of their lots. A center-of-the-lot location has been depicted for the residence location in previous drawings prepared by the Planning Department, however, the applicant proposes to place the residence further to the north, apparently to add an extra 2-3 feet of elevation on a lot which is already elevated above the road. Is it really necessary to squeeze out a couple more feet of elevation?

Third, even with the elimination of the proposed parking lot on the property, the extended driveway and sprawling layout of the proposed residence exceed the customary LOD area for homes in the neighborhood. And, apart from the actual areas of development, shouldn't there be LOD boundaries shown on the plat more restrictive than merely the outer boundaries of the parcel as are currently shown?

Fourth, the proposed driveway entry onto Iron Canyon Drive would probably be more safely located further east of the proposed location rather than in the proximity of the sharp curve on Iron Canyon Drive.

Fifth, the visual renderings of the residence as shown on Exhibit B look like a self-storage facility or industrial structure rather than a residence. This is apparently due to both the sprawling layout and flat- or shed-roof design. This is not consistent with the design features of other homes in the neighborhood.

In summary, as adjoining property owners we've long known that this parcel was destined for development and that the view from our windows would include the results of that development. We hope the applicant will be a good steward of the land while also giving some consideration to neighbors' perspectives.

PENDING APPROVAL

Planning Commission
August 25, 2025

We realize you've got much bigger projects than this to deal with in Park City. That makes us particularly grateful for the consideration you are giving, and particularly the Planning Department and its staff for the diligence involved in picking up on the shortcomings of this proposed plat, including its failure to address the remnant parcels relating to the property, failure to mention the sidewalk obligation, and the overreach regarding the actual area proposed to be disturbed.

Thank you,

James Helfand
[redacted]

PENDING APPROVAL

October 4, 2025
Park City Planning Commission:

Subject: Public Meeting October 8, 2025
SS-104-B Iron Canyon Drive Final Plat

Dear Commission Members,

For the record, my letter to you dated August 25 concerning the above property was written in advance of your working session on August 27th. I wish to thank you and Ivory Homes or the Boyer Company for resolving most of the issues raised in that letter.

One remaining issue that deserves mention, even though it may not fall within the scope of your duties, is the visual assessment (Exhibit C of the Meeting Files) of the proposed residence. Note on the next page of this letter that the residence is obscured by various trees whose images were "pasted" onto the two renderings. In the working session on August 27th those trees were mistakenly represented as already existing on the property (Video recording of meeting at 2:04:55). In fact, there are currently no trees on the property that would shield the view of the residence as seen from either direction on Iron Canyon Drive.

Secondly, the rendering depicts a flat-roof or shed-roof structure which appears to be similar to the residential design format in Ivory Homes' Park City Heights development. For example, the picture below is a portrayal of one of the models in that development. Not meaning to impugn that design for that neighborhood, almost all of the homes in the surrounding neighborhoods of the Iron Canyon lot have pitched roofs and ridges, including recently built homes on Country Lane and Aspen Springs Drive. The residence depicted in the renderings shown on the next page does not blend in with home styles in the surrounding neighborhood, thus I would implore Ivory Homes or the Boyer Company to reconsider its design plans.

Sincerely,
James Helfand
[redacted]



Park City Heights Model

PENDING APPROVAL





PENDING APPROVAL

Planning Department
Staff Report

Subject: **384 Woodside Avenue**
Applications: **PL-25-06608**
Author: **Elissa Martin**
Date: **October 22, 2025**
Type of Item: **Steep Slope Conditional Use Permit**

Recommendation

Staff recommends the Commission please continue the public hearing to a date uncertain to allow additional time for the Applicant to submit the updated renderings required for the Visual Analysis pursuant to LMC § 15-2.2-6 *Development on Steep Slopes*.

Description

Applicant:	Rob and Laura Beasley Represented by Jonathan DeGray
Location:	384 Woodside Avenue
Zoning District:	Historic Residential-1
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Commission reviews and takes Final Action on Steep Slope Conditional Use Permits (SSCUP).[1]

Background

During the September 24, 2025 Planning Commission meeting, the Commission opened a public hearing for the SCCUP application for development of a Single-Family Dwelling at 384 Woodside Avenue and continued the item to the October 22, 2025 meeting to allow the Applicant additional time to address staff comments and submit updated plans. While the Applicant submitted updated schematics addressing staff's comments, the Applicant requires additional time to update the renderings and Visual Analysis materials required pursuant to LMC § 15-2.2-6 *Development on Steep Slopes.* In accordance with LMC § 15-1-12.5, staff approved the item to be continued to a date uncertain.

[1] LMC § 15-2.1-6(A)(1)

Planning Department
Staff Report

Subject: **368 Woodside Avenue**
Applications: **PL-25-06609**
Author: **Elissa Martin**
Date: **October 22, 2025**
Type of Item: **Steep Slope Conditional Use Permit**

Recommendation

Staff recommends the Commission please continue the public hearing to a date uncertain to allow additional time for the Applicant to submit the updated renderings required for the Visual Analysis pursuant to LMC § 15-2.2-6 *Development on Steep Slopes*.

Description

Applicant:	Rob and Laura Beasley Represented by Jonathan DeGray
Location:	368 Woodside Avenue
Zoning District:	Historic Residential-1
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Commission reviews and takes Final Action on Steep Slope Conditional Use Permits (SSCUP).[1]

Background

During the September 24, 2025 Planning Commission meeting, the Commission opened a public hearing for the SCCUP application for development of a Single-Family Dwelling at 368 Woodside Avenue and continued the item to the October 22, 2025 meeting to allow the Applicant additional time to address staff comments and submit updated plans. While the Applicant submitted updated schematics addressing staff's comments, the Applicant requires additional time to update the renderings and Visual Analysis materials required for the Visual Analysis pursuant to LMC § 15-2.2-6 *Development on Steep Slopes.* In accordance with LMC § 15-1-12.5, staff approved the item to be continued to a date uncertain.

[1] LMC § 15-2.1-6(A)(1)

Planning Commission
Staff Report

Subject: **Mid-Mountain Trailhead**
Parcel PCA-S-98-SD-1-A
Application: **PL-25-06709**
Author: **Virgil Lund, Planner II**
Date: **October 22, 2025**
Type of Item: **Extension to a Conditional Use Permit**

Recommendation

(I) Review the request for an extension of the Mid-Mountain Trailhead Conditional Use Permit (CUP) to June 30, 2026, (II) conduct a public hearing, and (III) consider approving the extension based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Sommet Blanc LLC, represented by Doug Ogilvy
Location:	Mid-Mountain Trailhead, Parcel PCA-S-98-SD-1-A
Zoning District:	Residential Development
Adjacent Land Uses:	Multi-Family Dwellings, Recreation Open Space
Reason for Review:	Parking Areas greater than five spaces require a Conditional Use Permit in the Residential Development Zoning District.[1]

CUP	Conditional Use Permit
LMC	Land Management Code
UDOT	Utah Department of Transportation

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

Background

On March 9, 2022, the Planning Commission approved the Sommet Blanc CUP for the development of 49 residential units and a 3,600-square-foot restaurant at 9300 Marsac Avenue near the Mid-Mountain Trailhead. Improvements to the Mid-Mountain Trailhead and Parking Area were required by the Planning Commission as a condition of the 2022 Sommet Blanc CUP.

On June 26, 2024, the Planning Commission approved the CUP for Parking Area

[1] LMC § 15-2.13-2

improvements at the Mid-Mountain Trailhead (Staff Report, Minutes).[2]

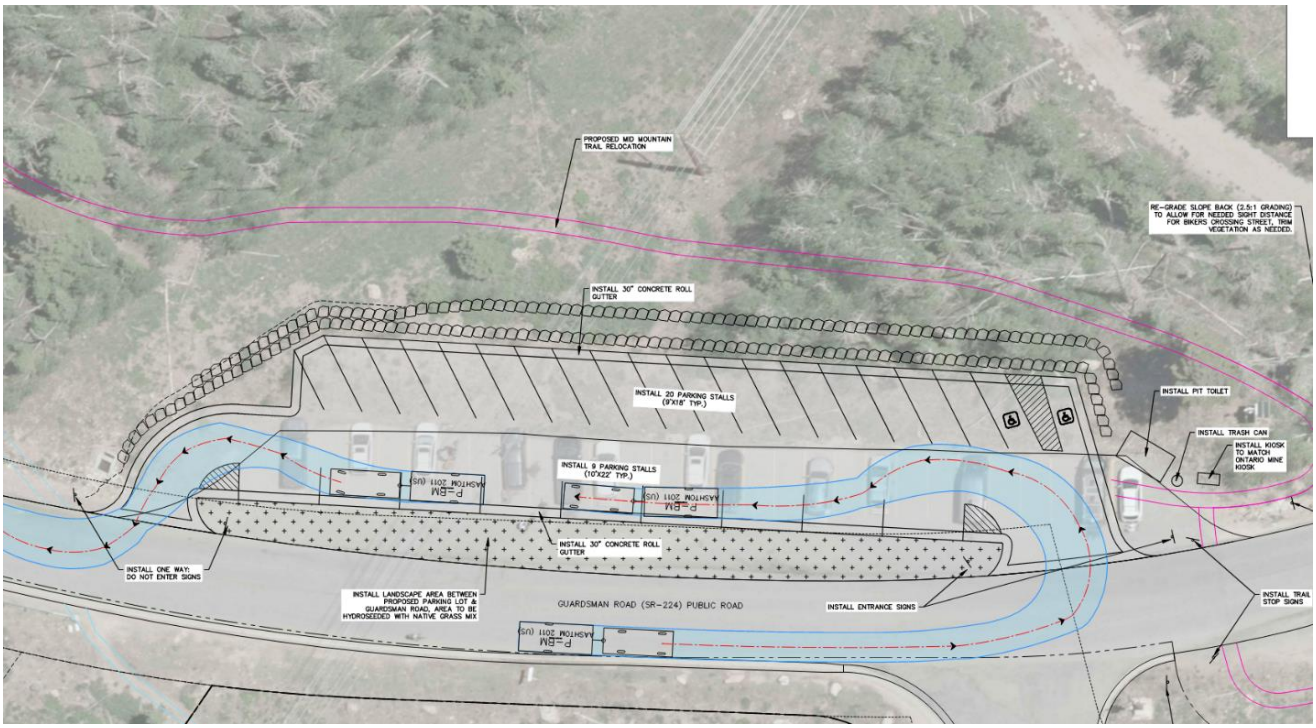


Figure 1: Mid-Mountain Trailhead CUP Plans Approved by Planning Commission June 26, 2024

On October 9, 2024, the Planning Commission approved an extension to allow additional time to construct the Parking Area improvements to accommodate Utah Department of Transportation's (UDOT) review for a Conditional Access Permit and Rocky Mountain Power's project to underground 15kV lines that cross the Parking Area (Staff Report, Minutes). The Planning Commission modified Condition of Approval 18:

> *The Mid-Mountain Trailhead parking lot shall be constructed by 10/15/25 and no Certificate of Occupancy shall be issued for a Sommet Blanc unit until the Mid-Mountain Trailhead parking lot improvements are completed as approved by the Planning Commission on June 26, 2024.*

On September 10, 2025, the Planning Commission approved a modification to the June 26, 2024 CUP to reduce the Parking Spaces from 29 to 23 to accommodate a transit stop for the 9 purple bus line and to extend the six-foot-tall retaining wall by 36 feet for a total length of 324 feet (Staff Report, Minutes).

[2] See the June 26, 2024, Planning Commission Staff Report for the Sommet Blanc approvals.

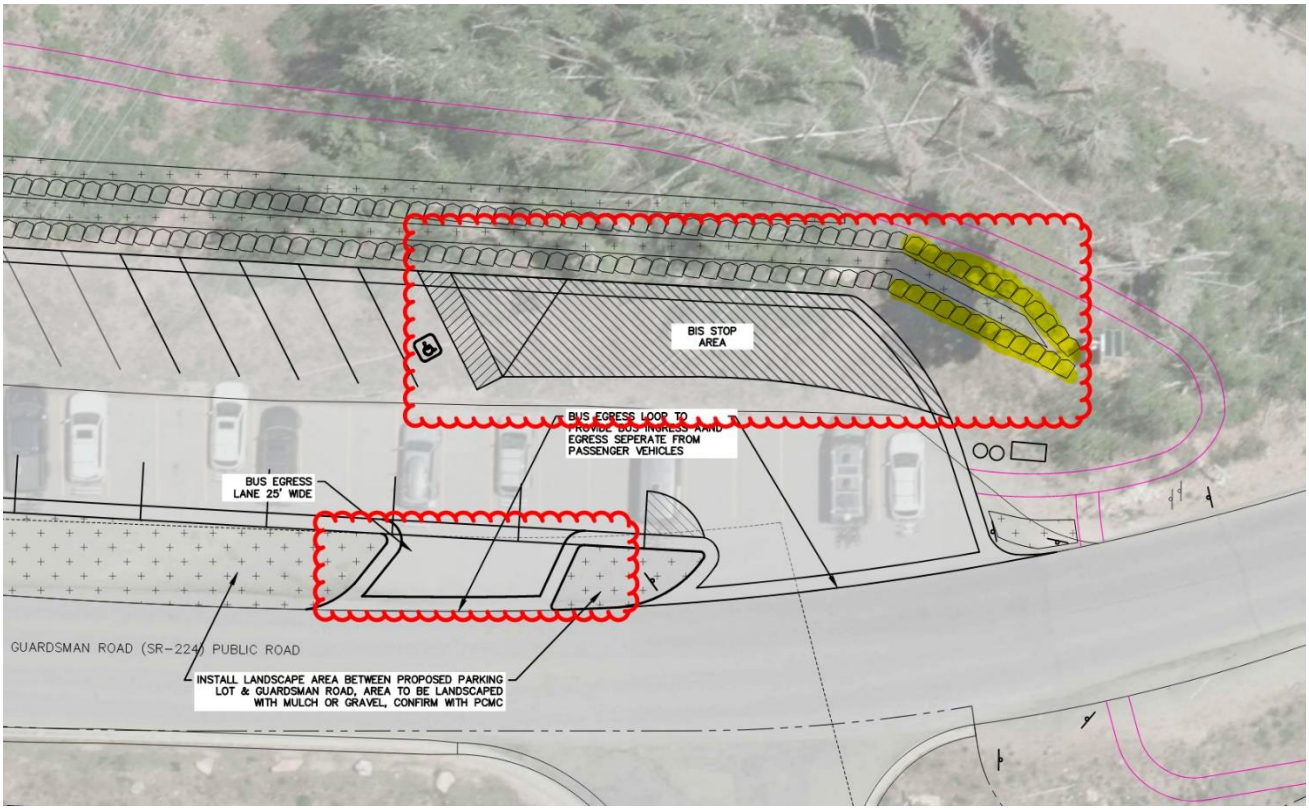


Figure 2: September 10, 2025 Approved Modified Plans to the CUP

On September 29, 2025, the Applicant submitted an extension request (Exhibit B). The Applicant requests additional time to obtain approval from UDOT for the additional curb cut off Marsac Avenue required for bus egress from the Trailhead.

Staff recommends the following Condition of Approval:

The Mid-Mountain Trailhead parking lot shall be constructed by 6/30/2026 and no Certificate of Occupancy shall be issued for a Sommet Blanc unit until the Mid-Mountain Trailhead parking lot improvements are completed as approved by the Planning Commission on September 10, 2025.

Analysis

The extension request complies with the extension requirements found in LMC § 15-1-10(G).

LMC § 15-1-10(G) states the Planning Commission may grant an extension when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with review criteria in Section 15-1-10(E) or other provisions of the Land Management Code in effect at the time of the extension request. Change of circumstance includes physical changes to the Property or surroundings.

The extension request does not result in a finding of non-compliance with the review criteria in Section 15-1-10(E). The extension allows the Applicant to continue to work with UDOT to obtain the necessary approvals to construct the transit stop and bus-through lane at the Mid-Mountain Trailhead. The Applicant states that construction will continue, the Site retaining walls will be completed this fall, and the original pavement will remain in place so the public will have use of the Parking Area.

Staff recommends the following Condition of Approval to ensure access to the trailhead during the winter:

> *The Applicant shall ensure that the Mid Mountain Trailhead parking lot is safely open for public use from December 15, 2025, through April 15, 2026. The parking lot shall have its entrances and boundaries clearly marked for snowplowing and include temporary signage as approved by the Parking Department to support safe and enforceable public use during this interim period.*

Department Review

The Planning Department, Executive 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 October 8, 2025. Staff mailed courtesy notice to property owners within 300 feet on October 8, 2025. The *Park Record* published courtesy notice on October 8, 2025.[3]

Public Input

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

Alternatives

The Planning Commission may:

- Approve the extension request to the Mid-Mountain Trailhead CUP.
- Deny the extension request to the Mid-Mountain Trailhead CUP and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter
B: Applicant's Extension Request

[3] LMC § 15-1-21

Planning Department

October 22, 2025

Doug Ogilvy

CC: Sommet Blanc LLC

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	Parcel PCA-S-98-SD-1-A
Zoning District:	Residential Development
Application:	Extension to a Conditional Use Permit
Project Number:	PL-25-06709
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	October 22, 2025
Project Summary:	The Applicant requests an extension of the Mid-Mountain Conditional Use Permit to complete construction by June 30, 2026.

Action Taken

On October 22, 2025, the Planning Commission conducted a public hearing and approved the extension request according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The June 26, 2024 and September 10, 2025 Final Action Letters for the Mid-Mountain Trailhead CUP are incorporated herein.
2. Land Management Code (LMC) Section 15-1-10(G) establishes the following for extensions: the extension does not result in a finding of non-compliance with the review criteria in Section 15-1-10(E) or LMC and there are no physical changes to the Property or surroundings.
    a. The extension allows the Applicant to continue to work with UDOT to obtain the necessary approvals to construct the transit stop and bus-through lane at the Mid-Mountain Trailhead. The Applicant states that

construction will continue, the Site retaining walls will be completed this fall, and the original pavement will remain in place so the public will have use of the Parking Area.

Conclusions of Law

1. The extension complies with LMC Section 15-1-10(G).
2. The proposal complies with the LMC requirements pursuant to Chapter 15-2.13 *Residential Development Zoning District*, Chapter 15-3 *Off-Street Parking*, and Section 15-1-10 *Conditional Use Review Process*.
3. The Use will be compatible with surrounding Structures in use, scale, mass, and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. All conditions of approval from June 24, 2024 and September 10, 2025 Planning Commission Final Action Letters except for the completion date shall apply.
2. The Mid-Mountain Trailhead parking lot shall be completed by June 30, 2026.
3. No Certificate of Occupancy shall be issued for a Sommet Blanc unit until the Mid-Mountain Trailhead parking area improvements are completed and inspected for compliance with the Planning Commission's CUP approval.
4. Sommet Blanc shall amend its Public Improvement Agreement to include the Mid-Mountain Trailhead parking lot improvements, and no Certificate of Occupancy shall be issued for a Sommet Blanc unit until the Mid-Mountain Trailhead parking lot improvements are completed and have passed all necessary inspections.
5. The Applicant shall ensure that the Mid Mountain Trailhead parking lot is safely open for public use from December 15, 2025, through April 15, 2026. The parking lot shall have its entrances and boundaries clearly marked for snowplowing and include temporary signage as approved by the Parking Department to support safe and enforceable public use during this interim period.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.gov.

Sincerely,

Christin Van Dine
Planning Commission Chair

CC: Virgil Lund

Sommet Blanc
Request for Modification of Plat COA #18
Mid Mountain Trailhead Parking Improvements

9-26–25

On 10-9-24, Planning Commission approved an amendment to the Sommet Blanc Plat COA #18, extending the date for completion of Mid Mountain Trailhead parking lot improvements until 10-15-25.

On 9-10-25, Planning Commission approved an amendment to the Mid Mountain Trailhead Parking Lot CUP. This amendment was for a change in parking lot layout to accommodate buses in the parking lot at the expense of five parking stalls. The parking lot is currently under construction and the Applicant is awaiting approval from UDOT for the additional curb cut required for bus egress. PCMC Trails & Open Space Manager has since requested that Applicant further tweak the parking lot site plan to accommodate a bus shelter/kiosk on the site rather than the simple trail kiosk shown on the approved plans.

With the October 15th paving deadline fast approaching, it is not feasible to complete the parking lot project this year while awaiting UDOT approvals and site plan refinements. Excavation is already substantially complete and the Applicant will complete construction of the site retaining walls this fall. The original blacktop remains in place, so for this winter, the public and PC Transit will have use of the expanded parking area.

The Applicant is requesting a further extension of Sommet Blanc Plat COA #18 until 6-30-25 to allow for paving to be completed when the ground warms up in the spring, but prior to busy summer season. As a Condition of Approval, the Applicant is agreeable to amending the Sommet Blanc Public Improvement Agreement to include security for improvements not complete at time of extension approval (eg. Paving, kiosk, signage).

Planning Commission
Staff Report

Subject: **Clark Ranch**
Affordable Housing Development
Application: **PL-25-06656**
Authors: **Nan Larsen, Senior Planner**
Lillian Zollinger, Planner III
Meredith Covey, Planner II
Date: **October 22, 2025**
Type of Item: **Zone Change**

Disclosure

Park City Municipal Corporation owns the Clark Ranch property and authorized The Alexander Company to propose an affordable housing development on ten acres through a public-private partnership.

Recommendation

(I) Review the proposed rezone from Recreation and Open Space to Residential Development-Medium Density (RDM) with a potential Affordable Housing Overlay, (II) hold a public hearing, (III) provide input to the Applicant, and (IV) continue the discussion and public hearing to November 12, 2025.

Description

Applicant:	The Alexander Company, Inc. Representative, Chris Day
Location:	A portion of Parcel PC-SS-121-X, owned by Park City Municipal
Zoning District:	Recreation and Open Space Sensitive Land Overlay
Adjacent Land Uses:	Park City Heights, Trails, and Open Space
Reason for Review:	The Planning Commission reviews Zone Changes, conducts a public hearing, and makes a recommendation to the City Council for Final Action.[1]

CUP	Conditional Use Permit
ITE	Institute of Transportation Engineers
LMC	Land Management Code
LOS	Level of Service
MPD	Master Planned Development

[1] LMC § 15-1-7 *Amendments to the Land Management Code and Zoning Map*

ROS	Recreation and Open Space
SLO	Sensitive Land Overlay
TIS	Traffic Impact Study

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

Background

The City Council set a goal at their annual retreat in February of this year to house 15% of Park City's workforce, adding 1,190 units by the year 2032. On June 12, 2025, the City Council confirmed this goal (Packet, Old Business Item 2; Minutes, p. 12).

The 2025 Update to the 2022 Moderate Income Housing Plan, the Housing Element of the General Plan, establishes the following to support this goal:

> GOAL II: Enact zoning changes and amend the Land Management Code to incentivize the development of affordable housing.
>
> *State Strategy A: Rezone for densities necessary to facilitate production of moderate income housing.*[2]
>
> - Rezone the City-owned land at Clark Ranch and Bonanza Park to provide higher density and reduced parking for the development of affordable and attainable housing.

The Applicant proposes rezoning ten acres of the Clark Ranch property from Recreation and Open Space (ROS) to Residential Development-Medium Density (RDM) to construct three Multi-Unit Dwellings each with an open first-level shared garage structure and two levels of residential units above (167 units) (Phase I) and 34 townhomes (Phase II) (Exhibit A, Applicant Narrative; Exhibit B, Proposed Plans). The units are proposed to be a mix of affordable, attainable, and market-rate.

On September 10, 2025, the Planning Commission conducted a site visit, The Alexander Company presented a project overview, and the Planning Commission provided input on the proposed Subdivision review process (Packet, Item 5.A, Audio):

- Clarification is needed on the ten-acre limitation.
- The preliminary and final subdivision reviews may be completed concurrently.
- The requirement to include all contiguous City-owned property in the Clark Ranch Subdivision is waived with the understanding that the remaining acreage is protected through a conservation easement.
- Creating development pods to clearly establish future limitations is recommended.
- The project should include a family-friendly gathering space for community or recreational use.

[2] Utah Code Section 10-9a-403(2)(b)(iii)(A)

On September 24, 2025, the Planning Commission conducted a work session and allowed public input on the proposed Clark Ranch Development (Packet, Item 6.B, Audio). The Planning Commission provided additional input on the requested Zone Change and Subdivision and asked the Applicant to provide the following:

- Information on the proposed access road connection from the Frontage Road and the level of disturbance.
- Details on the affordable unit mix.
- The level of disturbance proposed for the area reserved as Open Space during construction.
- How the proposed project will be designed to fit the site.
- The location and description of the proposed retention ponds.

Additionally, the Commission requested a geotechnical report and Traffic Impact Study to be reviewed concurrently with the requested rezone.

On October 8, 2025, the Planning Commission opened a public hearing and, at the Applicant's request, continued the item to October 22, 2025 (Packet, Items 4 and 5; Audio). The Planning Commission requested the Applicant provide additional information:

- The mix of proposed market rate and affordable units.
- Affordable units currently under construction or approved for construction.

The Housing team compiled a report outlining information the affordable housing pipeline (Exhibit P). The Applicant indicated they will be prepared to discuss these items during the public hearing.

The Alexander Company requests the Planning Commission consider forwarding a recommendation to the City Council on the proposed rezone and taking final action on the Subdivision before the end of the year, with detailed review of the MPD and CUP applications for the Multi-Unit Dwellings (Phase I) and townhomes (Phase II) by the Planning Commission in 2026.

The Applicant's updated Development and Open Space submittal (Exhibit C) below outlines the proposed areas to be rezoned (yellow) and Open Space acreage (gray with the area proposed for the retention pond marked as Open Space in orange) within 57 of the ~344 Clark Ranch acres:

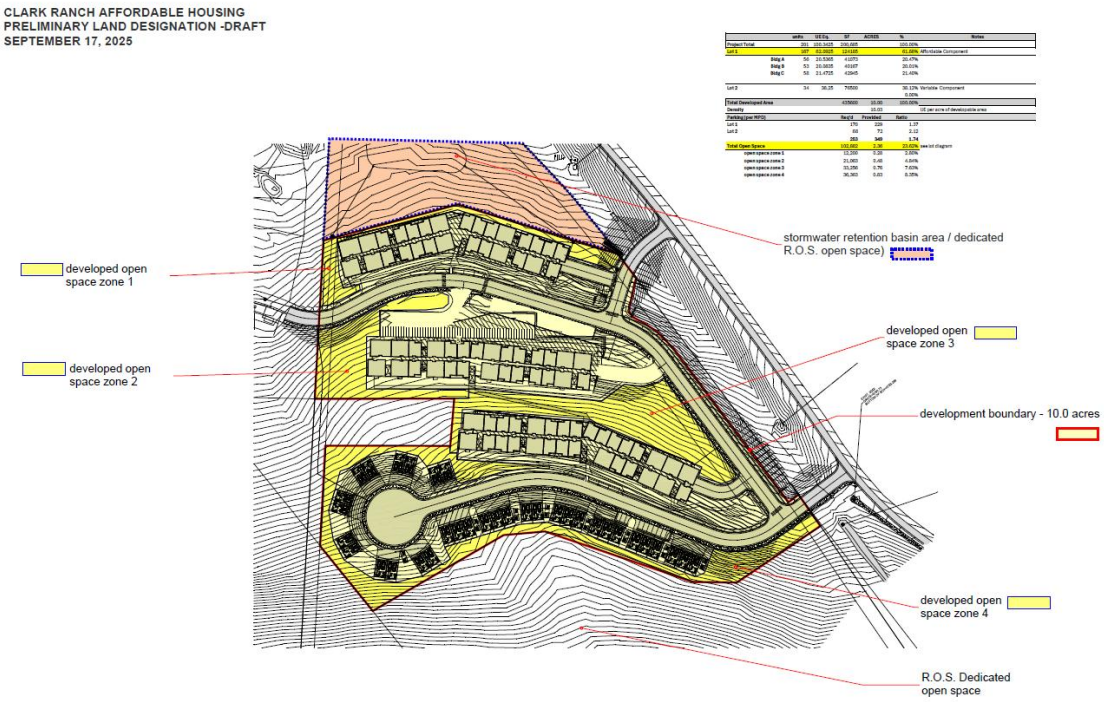


Figure 1: Applicant's Proposed Rezoned Area for Development in Yellow separated from Open Space (gray with the orange area showing the proposed retention spot in Open Space).

The Applicant's table from the above map, provided below, outlines areas protected as Open Space, meaning ten acres are proposed to be within the rezoned development pods, excluding the area proposed for the retention ponds:

	units	UE Eq.	SF	ACRES	%	Notes
Project Total	201	100.3425	200,685		100.00%	
Lot 1	167	62.0925	124185		61.88%	Affordable Component
Bldg A	56	20.5365	41073		20.47%	
Bldg B	53	20.0835	40167		20.01%	
Bldg C	58	21.4725	42945		21.40%	
Lot 2	34	38.25	76500		38.12%	Variable Component
					0.00%	
Total Developed Area			435600	10.00	100.00%	
Density				10.03		UE per acre of developable area
Parking (per MPD)			**Req'd**	**Provided**	**Ratio**	
Lot 1			170	229	1.37	
Lot 2			68	72	2.12	
			253	**349**	**1.74**	
Total Open Space			102,882	2.36	23.62%	see lot diagram
open space zone 1			12,200	0.28	2.80%	
open space zone 2			21,063	0.48	4.84%	
open space zone 3			33,256	0.76	7.63%	
open space zone 4			36,363	0.83	8.35%	

Figure 2: Applicant's Table Showing Open Space within the 56.617-acre Subdivision.

Please refer to the September 10 and September 24 staff reports for detailed project background.

The Analysis Section below outlines (I) the Sensitive Land Overlay requirements, (II) the Traffic Impact Study, and (III) the potential rezone.

Analysis

(I) The proposed Clark Ranch Project is within the Sensitive Land Overlay. Staff recommends consideration of grading, filling, massing, and compatibility.

The ten acres within the Clark Ranch property proposed to be rezoned are within the Sensitive Land Overlay (SLO). Land Management Code (LMC) Section 15-2.21-1 outlines the purposes of the SLO:

- Require dedicated Open Space in aesthetically and environmentally sensitive areas.
- Encourage preservation of large expanses of Open Space and wildlife habitat.
- Cluster development while allowing a reasonable use of property.
- Prohibit development on Ridge Line Areas, Steep Slopes, and wetlands.
- Protect and preserve environmentally sensitive land.

LMC Section 15-2.21-2(A) requires the Applicant to submit a Sensitive Land Analysis identifying the property's sensitive environmental and aesthetic areas such as Steep Slopes, Ridge Line Areas, Crest of Hills, wetlands, Stream Corridors, Wildland interface, and wildlife habitat areas. Planning staff reviewed the Sensitive Land Analysis and prepared this report for the Applicant and the Planning Commission identifying areas suitable for development and outlining recommended considerations (LMC Section 15-2.21-2(C)).

The relevant Sensitive Lands Analysis and criteria are below:[3]

1. Visual Assessment

A visual assessment from Vantage Points depicting conditions before and after the proposed development, including the location, size, design, landscaping, and other visual features of the project is required. The project is not visible from most designated Vantage Points but is visible from the intersection of the Rail Trail and Richardson Flat Road. The Planning Commission may request additional renderings of the proposed development to assess the visual impact pursuant to LMC § 15-2.21-3(A)(6).

The Applicant submitted a Visual Contextual Analysis of Phase I (the three Multi-Unit Dwellings) showing renderings of the proposed development when viewed from Richardson Flat, south of Richardson Flat Road on HWY 40, the Richardson Flat Parking Lot, the intersection of Richardson Flat Road and Piper Way at the base of Park City Heights, as well as five renderings within the project area (Exhibit B, pages 17-19).

[3] LMC Section 15-2.21-3

The Visual Contextual Analysis illustrates the retaining walls proposed throughout the site for the roads and terracing of the structures as well as the project massing.



Figure 3: visual assessment, aerial view to the south/west



Figure 4: visual assessment, view south from HWY 40



Figure 5: visual assessment, view west from Richardson Flat Road



Figure 6: visual assessment, view south from Richardson Flat Road and Piper Way at the base of Park City Heights

Due to its location within the SLO on Steep Slopes, staff recommends consideration of the project massing and compatibility, outlined in Analysis Section (H)(2)(d)(1) below.

2. Slope/Topographic Map

The project is proposed to be developed on Steep Slopes that are less than 40% with most of the development on Steep Slopes between 15% and 30%.

LMC Section 15-15-1 defines “Steep Slope” as a slope greater than 15% and “Very Steep Slope” as a slope greater than 40%. A slope and topographic map based on a certified boundary survey depicting contours at an interval of five feet or less is required. The map must identify Very Steep Slopes within 50 feet of the Property boundary and must highlight areas of high geologic hazard, areas subject to land sliding, and all Steep Slopes for areas with a rise of at least 25 feet vertically and a run of at least 50 feet horizontally.

The Applicant submitted a Slope Analysis (Exhibit D) that color-codes the site’s Steep Slopes and Very Steep Slopes:

- Green slopes under 15%,
- Yellow slopes between 15% and 30%,
- Orange slopes between 30% and 40%,
- Red slopes over 40%.



Figure 7: slope analysis

LMC Section 15-2.21-4 sets forth the following Steep Slope protection provisions:

A. Prohibitions

No Development is allowed on or within 50 feet of Very Steep Slopes, Areas subject to land slide activity, and other high hazard geologic Areas.

The proposed development pods are not on or within 50 feet of Very Steep Slopes. The existing dirt Frontage Road and berms considered to have been created as part of the HWY 40 project are adjacent to the site and create Very Steep Slopes the proposed connector road must cross. The Applicant is working with the Engineering Department to determine the least impactful location and regrading for site access.

B. Graded or Filled Slopes

The Applicant must avoid or—to the greatest extent possible—minimize proposed cuts and fills. Cutting and filling to create additional or larger building sites shall be kept to a minimum and shall be avoided to the maximum extent feasible. Graded or filled Slopes shall be limited to a 3:1 Slope or less. All Graded Slopes shall be recontoured to the natural, varied contour of surrounding terrain.

The Applicant proposes platted development pods to minimize the cut and fill of the site and submitted a schematic grading plan prepared by Talisman Civil Consultants (Exhibit E). However, as the schematic grading plan indicates, the Applicant proposes changes to existing grade.

LMC Section 15-6-5(G) requires that Master Planned Developments be designed to take into consideration the characteristics of the site upon which it is proposed to be placed: “The project should be designed to fit the Site, not the Site modified to fit the project.”

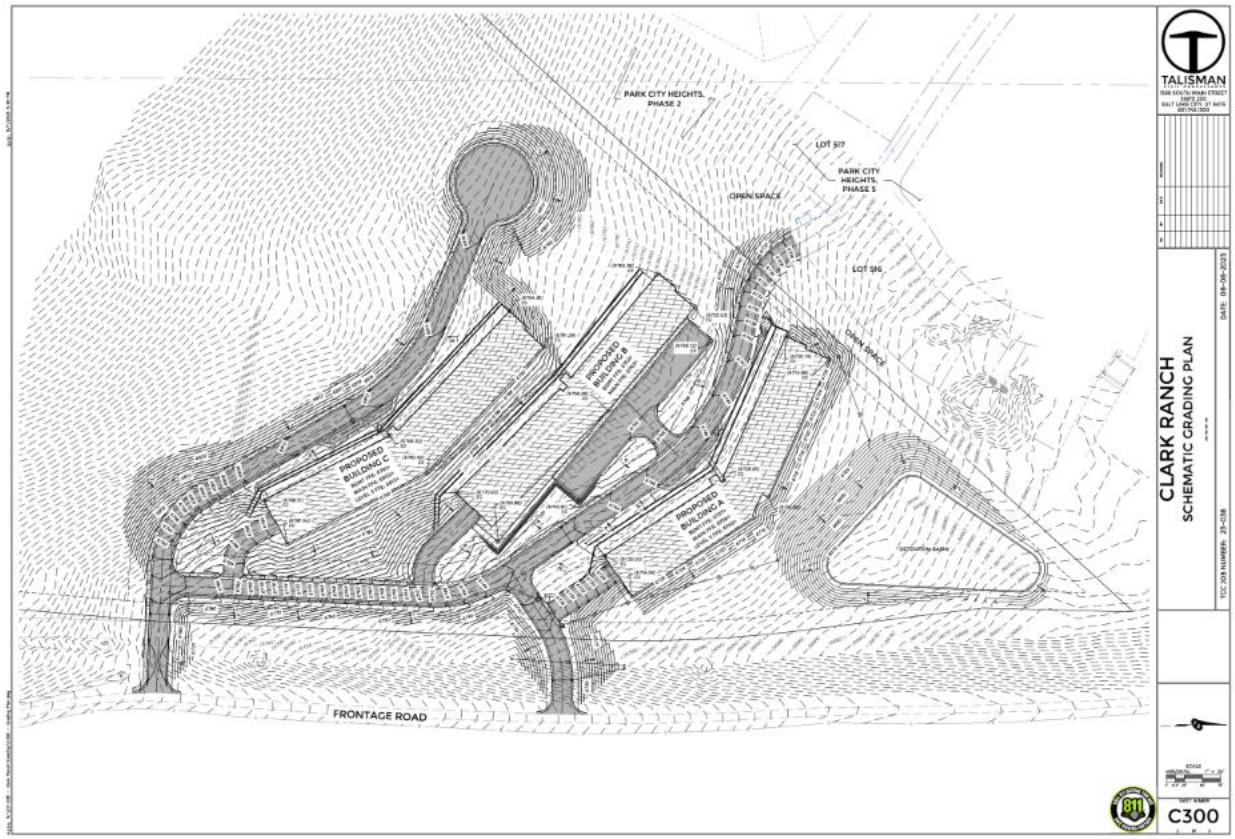


Figure 8: Applicant's Schematic Grading Plan

Staff recommends the Applicant provide an overview of the extent of the proposed grading and filling of slopes, and opportunities to reduce and mitigate the extent of the grading and filling.

C. Benching or Terracing

Benching or terracing the site to provide additional or larger Building Sites is prohibited. The Applicant proposes development pods to reduce overall disturbance on the site, but as noted above, the Applicant proposes grading and filling of slopes to accommodate the massing of the three Multi-Unit Dwellings to provide 167 units. Please see staff recommendations in Analysis Section (H)(2)(d)(1) below.

D. Streets and Roads

Streets and roads are not permitted to cross Slopes of 30% or greater. The roads proposed within the Clark Ranch Subdivision do not cross Slopes of 30% or greater. However, the existing dirt Frontage Road and berms adjacent to the property are considered to have been modified in part because of the HWY 40 project and are adjacent to the site, creating a Very Steep Slope the proposed connector road crosses.

A segment of 100 feet or less may be permitted to cross if the Planning Director and City Engineer conclude that there will be no significant adverse visual, environmental, or

safety impacts. The Applicant is working with the Planning and Engineering Departments to evaluate the access road and to locate it in the area least impactful.

E. Retaining Walls

The use, design, and construction of retaining walls are subject to an Administrative Permit based on assessment of visual impact, compatibility with surrounding terrain and vegetation, and safety. As the graded and filled slopes are evaluated, staff recommends the retaining walls be terraced to not exceed four to six feet in height where possible, to be made with materials that blend in with the natural features of the site, and to include a landscaped buffer of at least three feet between terraced walls.

F. Landscaping and Revegetation

The Applicant must commit to landscaping or re-vegetating exposed Slopes. Topsoil from any disturbed portion of a Steep Slope must be preserved and utilized in re-vegetation. Fill soil must be of a quality to support plant growth.

G. Private Development Design Standards

Development will be required to comply with the design standards set forth in LMC Chapter 15-5 *Architectural Review*. The design of the development, including building mass, bulk, and orientation, and physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing, will be reviewed by the Planning Commission as part of the Conditional Use Permit and Master Planned Development applications.

H. Open Space and Density on Delineated Portions of Sites with Steep Slopes greater than 15% but less than or equal to 40%

1. *Open Space*

   75% of the Steep Slope Area must remain Open Space. The Applicant proposes development on ten of the 57 acres of the west parcel of the Clark Ranch property meaning that 82.75% of the site will be retained Open Space. The acreage outside of the ten acres proposed to be rezoned are planned to be included in a conservation easement.

2. *Developable Land*

   Pursuant to LMC § 15-2.21-4(H)(2), 25% of the Steep Slope Area may be Developed subject to the following conditions:

   a. *The maximum Density on Developable Land within a Steep Slope Area is governed by the underlying Zoning District*

The Applicant is proposing to rezone the property to RDM with an Affordable Housing Overlay. The proposed density is 20 units per acre and limited to the development pods not to exceed ten acres. The Applicant will be required to comply with whatever density is established in the adopted Zoning District.

b. *The Developable Land in a Steep Slope Area is that Area with the least visual and environmental impacts.*

The Applicant proposes clustering the development in pods to minimize the impacts. To accomplish the massing for the three Multi-Unit Dwellings, the Applicant proposes grading and filling Steep Slopes, indicated on the Applicant's submitted grading plan. Please see Section (d)(1) below for staff's recommendations.

c. *Density Transfer*

The Applicant is not proposing a Density Transfer.

d. *The Applicant must prove that the Development will have no significant adverse impact on adjacent Properties. The Planning Commission shall determine that the Proposal complies with this chapter if the Applicant proves:*

1. The Density is Compatible with that of the adjacent properties.

The closest project is the Park City Heights development.

LMC Section 15-15-1 defines "Density" as follows:

The intensity or number of non-residential and Residential Uses expressed in terms of Unit Equivalents per acre or Lot or units per acre. Density is a function of both number and type of Dwelling Units and/or non-residential units and the land Area.

In terms of visual compatibility, Density refers to the pattern of clustering residential or commercial structures within a neighborhood and/or District. The pattern is established by the overall mass (length, height, and width) of the structure visible from the Right-of-Way, size of the lot(s), width between structures, and orientation of structures on the site.

While the density for this project is nuanced – pursuant to LMC Section 15-6-8 "Affordable Housing units required as part of the MPD approval and constructed on Site do not count towards the residential Unit Equivalents of the Master Plan" – the platted area for the construction of townhomes and Single-Family Dwellings is approximately 70 acres. There are 239 units in Park City Heights (79 are deed restricted units in the affordable and attainable ranges), and the built density is approximately 3.4 units per acre.

The proposed RDM Zoning District allows for up to eight units per acre in a Master Planned Development.[4] The Applicant proposes 20 units per acre with at least 60% of the Residential Unit Equivalents deed restricted affordable through clustered development not to exceed ten acres.

2. The Architectural Detail, height, building materials, and other design features of the Development are Compatible with adjacent Properties.

Park City Heights is in the Community Transition Zoning District, which establishes a maximum height of 28 feet from Existing Grade with a five-foot height exception for gable, hip, or similar pitched roofs if the roof pitch is 4:12 or greater[5] and the neighborhood is developed in a series of townhomes and Single-Family Dwellings with lot widths ranging from approximately 25 feet to 50 feet.

For the Clark Ranch project, the Applicant proposes nearly flat roofs and three Multi-Unit Dwellings with massing that extends over 200 feet in length with heights up to 45 feet above Existing Grade. A consideration could be to require that the massing be broken into smaller modules with roof pitch variation for design compatibility with the adjacent Park City Heights.

3. The Applicant has adopted appropriate mitigation measures such as landscaping, Screening, illumination standards, and other design features to buffer the adjacent Properties from the Developable Land.

Staff recommends the Applicant's landscape plan be updated to reflect screening between the Park City Heights and Clark Ranch property, as well as screening between the Clark Ranch project and HWY 40.

Compliance with the City's Dark Sky Code will be required. Additional considerations could be requirements for interior lighting, glazing, and interior shades to reduce impacts on migratory birds and light pollution.

3. Properties With Steep Slopes Or With Very Steep Slopes Within Fifty Feet (50') Of The Property Require a Soil Investigation Report and Geotechnical Report.

a. Soil Investigation Report

A soil investigation report that includes shrink-swell potential water table elevation, general soil classification and suitability for development, erosion potential, hazardous material analysis, and potential frost action is required.

[4] LMC Chapter 15-2.14
[5] LMC Section 15-2.23-5

The Applicant submitted a Custom Soil Resource Report prepared in January of 2011 for the Park City Heights Soil Survey that encompasses the ten acres proposed to be developed for the Clark Ranch project in areas 180 and 181 (Exhibit F).

If located within the Prospector Soils Ordinance area or within a Point Source water protection zone, additional information in the soils report is required. However, the Clark Ranch property is not within the City's Soils Ordinance Boundary[6] or a Water Source Protection Zone.[7]

b. Geotechnical Report

A geotechnical report that includes the location of major geographic and geologic features, the depth of bedrock, structural features, folds, fractures, etc. and potential land slide and other high-hazard areas such as mine shafts and avalanche paths must be submitted.

The Applicant submitted a Geotechnical Study prepared by Gordon Geotechnical Engineering, Inc. (Exhibit G). The study notes "site development will require a moderate amount of earthwork in the form of site grading. Due to the sloping topography, site grading cuts on the order of 2 to 6 feet and fills on the order of 7 to 12 feet are planned for the building pads and roads."[8]

The report outlines recommendations for the Applicant to incorporate into the development:

- No footings, floor slabs, or exterior flatwork may be established upon expansive clay soils.
- A qualified engineer should verify that all expansive soils have been adequately removed.
- All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated.
- Final slopes in both cut and fill scenarios must be no steeper than one and one-half horizontal to one vertical (1.5H:1.0V).

The Applicant will be required to incorporate the recommendations from the Geotechnical Report into the proposed development.

4. Ridge Line Areas

[6] Municipal Code of Park City Chapter 11-15
[7] Municipal Code of Park City Section 13-1-28
[8] The Applicant's submittal indicates Sections of Road 1 and Road 3 require fills that have a height from 14 feet to 24 feet and cuts exceeding 20 feet and staff recommends this be clarified.

The Applicant submitted a map depicting Crest of Hills and Ridge Line Areas (Exhibit H). The proposed development does not impact any Ridge Line Areas.

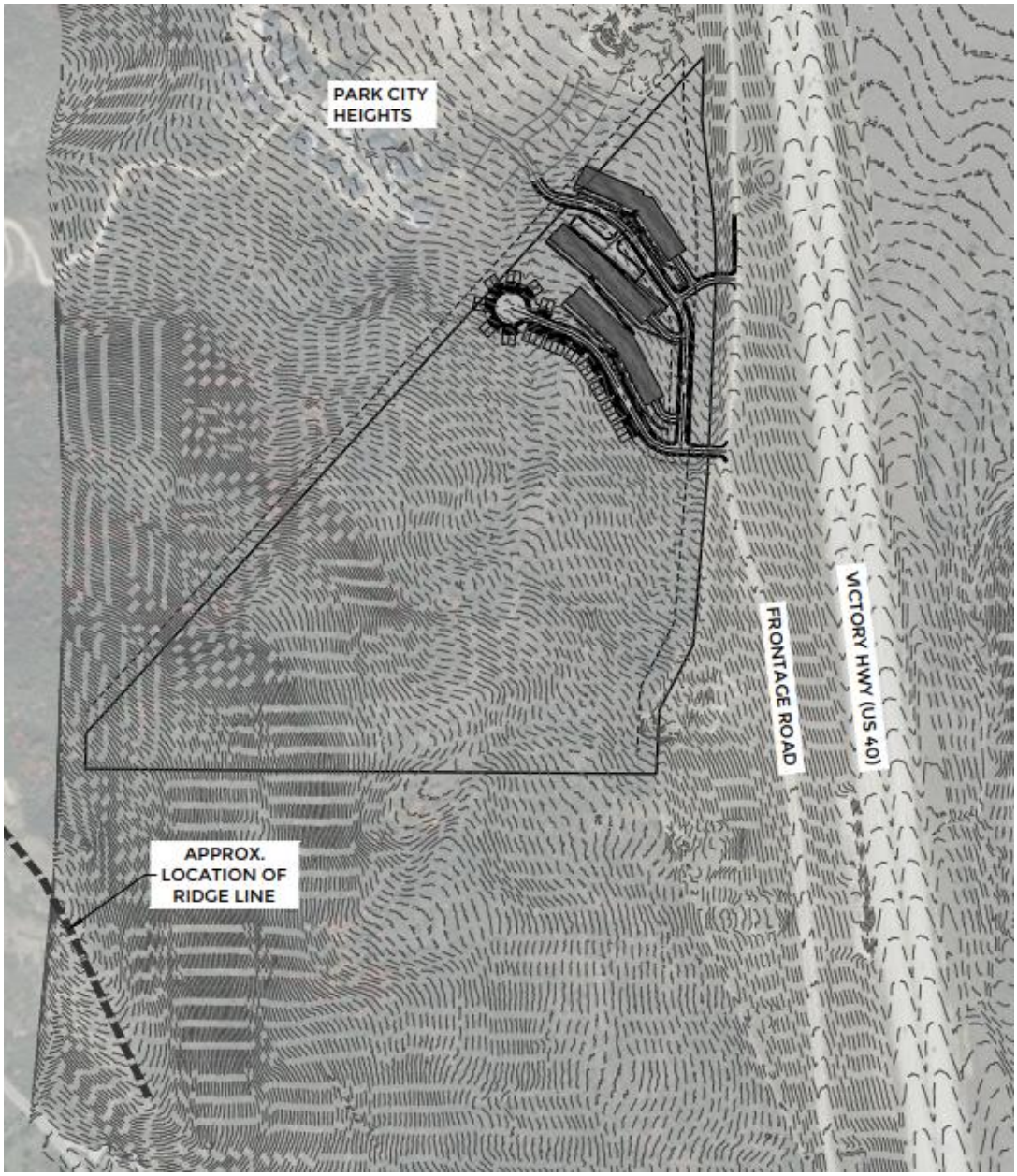


Figure 9: Ridge line areas

5. Vegetative Cover

A detailed map of vegetative cover including deciduous trees, coniferous trees, gamble oak or high shrub, and sage, grassland, and agricultural crops is required.

The Applicant submitted the Clark Ranch Report draft prepared for the conservation resources inventory – a preliminary analysis of the natural features, ecological condition, unique character, and current conditions found on the Clark Ranch property (Exhibit I). The area proposed to be developed includes Shrubsteppe (sagebrush/grasslands) and northern oak vegetative landcover dominated by Gambel oak with understory of snowberry, elk sedge, grasses, serviceberry, sagebrush, and Oregon grape. Areas within the Clark Ranch property indicate past grazing practices and in the 1980s crested wheatgrass and Kentucky bluegrass were seeded to provide forage for livestock. Invasive species are indicated within the property and staff recommends a Condition of Approval that these be addressed pursuant to Summit County's Noxious Weed Control and Management requirements.

No known threatened, endangered, or sensitive plant species were observed or reported.



Figure 10: Vegetative cover areas

LMC Section 15-15-1 defines “Significant Vegetation” as 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. Staff recommends that as part of the Master Planned Development and Conditional Use Permit review, the Applicant identify Significant Vegetation and propose replacement that is native, waterwise, and firewise for impacted areas.

6. Wetlands

According to the Clark Ranch Report draft prepared for the conservation resources inventory, there are no wetlands or streams within the ten acres proposed to be developed (Exhibit I). The Applicant will be required to submit updated verification that no wetlands are within the area proposed for development based on the standards outlined in the 1987 Army Corp of Engineers Manual for Identifying and Delineating Jurisdictional Wetlands, as amended.

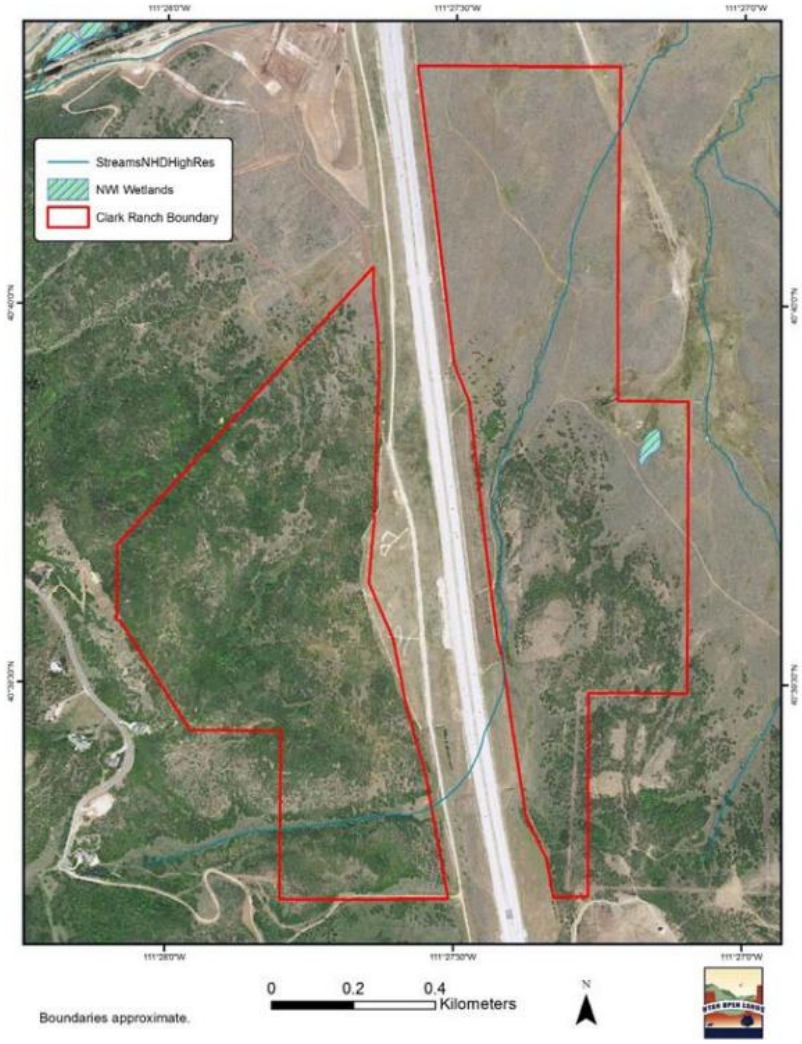


Figure 11: Wetland and streams in the vicinity of the proposed development

7. Stream Corridors, Canals, and Irrigation Ditches

As shown in the above map, there is a stream that cuts through the Clark Ranch acreage. However, the stream is not on the portion of the site that will be impacted by the proposed development.

8. Wildlife Habitat Areas

The Applicant submitted the Clark Ranch Report draft prepared for the conservation resources inventory – a preliminary analysis of the natural features, ecological condition, unique character, and current conditions found on the Clark Ranch property (Exhibit I). The draft report states "[t]he large extent of the open land contiguous with the Property helps to ensure the presence of many species of wildlife, including those that require relatively extensive landscapes, such as mountain lions, elk, mule deer, and raptors." The Applicant also submitted a document from the Wildlife Habitat Analysis Tool ("Habitat Analysis") from the Utah Division of Wildlife Resources.

LMC Section 15-2.21-8 outlines the following requirements and standards to protect wildlife and habitat area:

B. All Sensitive or Specially Valued Species including all species identified as Threatened or Endangered Wildlife are regulated as provided below:

1. *Protection of Wildlife Habitat and Ecological Character*

   Moose, elk, and mule deer habitat areas are within and adjacent to the proposed development site. The Habitat Analysis contains recommendations on how to mitigate impacts to wildlife habitat related to disturbances during certain seasons. The Applicant will be required to implement recommended mitigations into the proposed development and timing of construction.

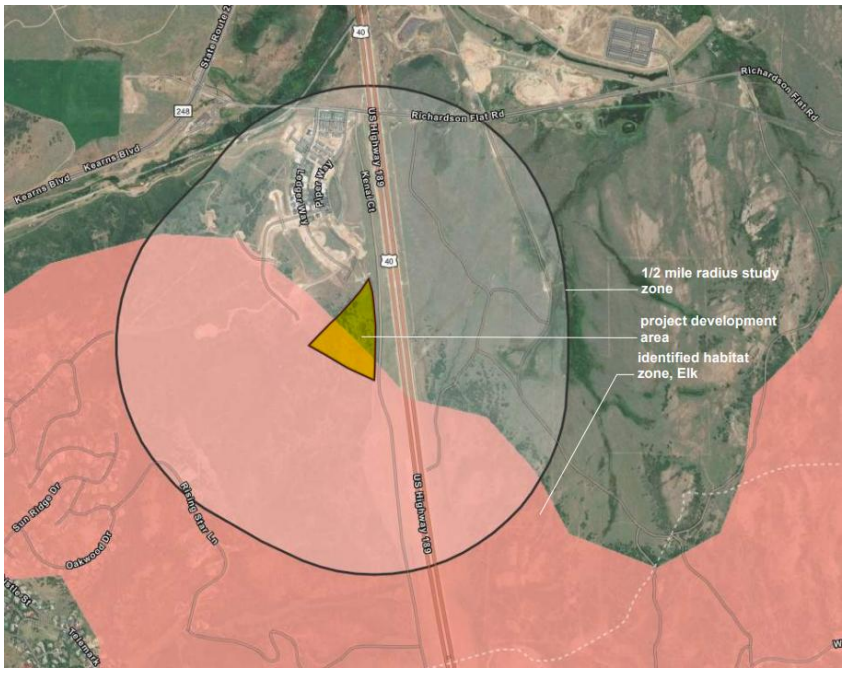


Figure 12: Map showing winter elk habitat in red, the triangle parcel is shown in yellow.

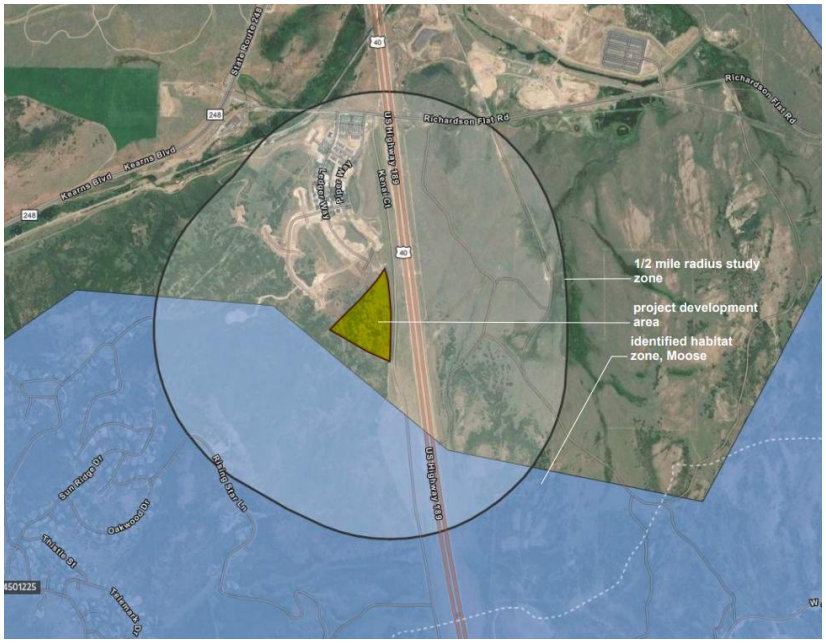


Figure 13: Map showing moose summer habitat in blue, the triangle parcel is shown in yellow

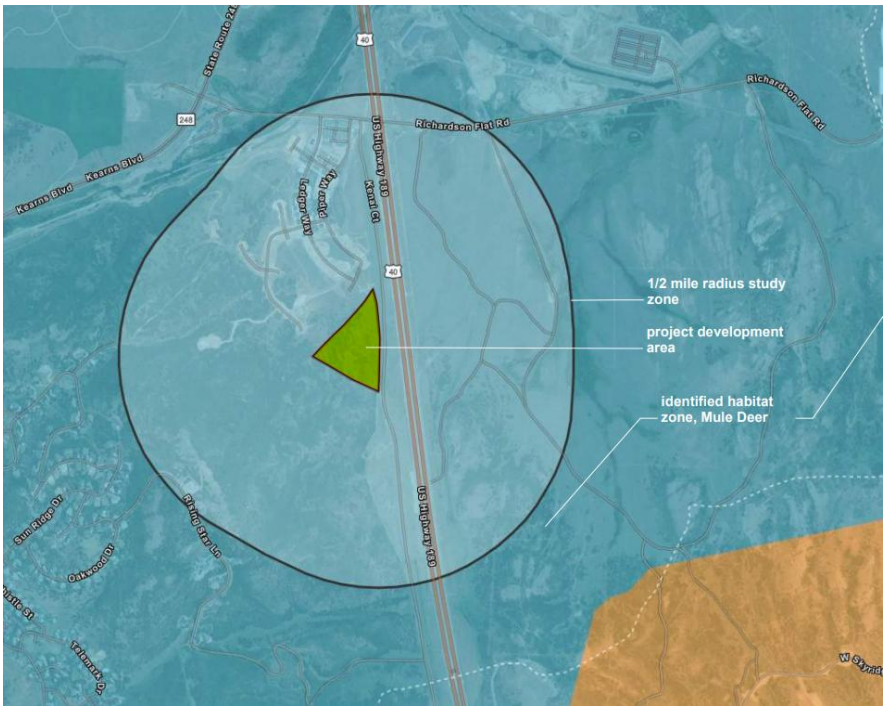


Figure 14: Map showing mule deer summer habitat in blue and spring/fall habitat in orange, the triangle parcel is shown in yellow

<u>a. Construction Timing</u> – construction shall be organized and timed to minimize disturbance of Sensitive or Specially Valued Species occupying or using on-site and adjacent natural areas.

The Habitat Analysis from the Utah Division of Wildlife Resources recommends:

- Avoiding disturbance within 0.5 miles from nests of Golden Eagles between February 1 – August 15.
- Avoiding disturbance in crucial winter habitats of elk from December 1 – April 15, avoiding, minimizing, or mitigating impacts from large-scale development that occur within crucial elk habitats. Voluntary mitigation is recommended at a 4:1 ratio, meaning four acres of improved or conserved habitat for every one acre of disturbance.
- Avoiding disturbance in crucial winter habitats of moose November 1 – May 15 and crucial summer range May 15 – July 5. Consider voluntary mitigation if avoidance is not possible or there is permanent habitat loss.
- Avoiding disturbance in crucial summer range during fawning of mule deer May 15 – July 15. Avoiding, minimizing, or mitigating impacts from large-scale development that occur within crucial elk habitats. Voluntary mitigation is recommended at a 4:1 ration, meaning four acres of improved or conserved habitat for every one acre of disturbance.

<u>b. Sensitive and Specially Valued Species</u>

If the development site contains or is within 500 feet of a natural area or habitat

area and the wildlife and habitat report show the existence of Sensitive or Specially Valued Species, the development plans shall include provisions to ensure that any habitat contained in any such natural area shall not be disturbed or diminished and to the maximum extent feasible, such habitat shall be enhanced.

LMC Section 15-15-1 defines the following:

SENSITIVE OR SPECIALLY VALUED SPECIES. Federally Threatened and Endangered Species; State of Utah Threatened and Endangered Species; State of Utah Species of Concern as identified in the document; animals and plants of special concern to the Park City Community as identified in the General Plan and in need of special protection.

A map depicting wildlife habitat areas prepared by a professional qualified in areas of ecology, wildlife biology, or other relevant disciplines is required and must describe the ecological and wildlife use characterization of the property explaining the species of wildlife using the areas, the times or seasons the area is used by those species, and the value (feeding, watering, cover, nesting, roosting, or perching) that the area provides for such wildlife species; the existence of critical wildlife movement corridors; the existence of special habitat features; areas inhabited by or frequently utilized by any species identified by state of federal agencies as Threatened or Endangered, the general ecological functions provided by the site and its features; and potential impacts on existing wildlife species that would result from the proposed development.

The Applicant utilized the Habitat Analysis from the Utah Division of Wildlife Resources to identify wildlife within a half-mile and two-mile range (Exhibit J). The Habitat Analysis identifies species from the following:

Utah Wildlife Action Plan

- Species of Greatest Conservation Need (SGCN)
- Species of Greatest Information Need (SGIN)

Endangered Species Act

- Listed Taxon (LT) threatened with becoming endangered

The Habitat Analysis indicates the following species within a half-mile radius identified in the Utah Wildlife Action Plan:

- Ute Ladies' Tresses (orchid) - SGCN
- Short-eared Owl - SGIN
- Greater Sage-grouse - SGCN

And the following species within a half-mile radius identified by the ESA:

- Ute Ladies' Tresses (orchid) - LT

The Tool indicates the following species within a two-mile radius identified in the Utah Wildlife Action Plan:

- Golden Eagle – SGCN
- Ute Ladies' Tresses (orchid) – SGCN
- Short-eared Owl – SGIN
- Northern Leopard Frog – SGCN
- Greater Sage-grouse – SGCN

And the following species within a two-mile radius identified by the ESA:

- Ute Ladies' Tresses (orchid) - LT

Staff recommends the Applicant complete a Wildlife Assessment and Report outlining the plan and practices that will be implemented to address the Sensitive or Specially Valued Species during construction.

c. Connections

If the development site contains existing natural areas that connect to other off-site natural areas, to the maximum extent feasible, the development plan shall preserve such natural area connections.

The Applicant proposes clustering the development towards the north of the site adjacent to the Park City Heights development and preserving the Open Space on the remaining acreage.

d. Wildlife Conflicts

The Applicant will be required to minimize any potential conflicts with wildlife that may exist and occur with future occupants of the Development. For example, screening of trash and enclosed trash facilities will be required.

9. Fire Protection Report

Pursuant to LMC Section 15-2.21-2(B), the Planning Department may require a Fire Protection Report that identifies potential Wildland Urban Interface areas and analyzes fire hazards, mitigation measures, access for fire protection equipment, and existing and proposed fire flow capability and compliance with the Wildland Urban Interface regulations, the Municipal Code Chapter 11-21 *Utah Wildland-Urban Interface*, and Summit County's Wildfire Plan.

The Applicant submitted a Clark Ranch Wildland Urban Interface Fire Protection Report that includes analysis on fire hazards, mitigation measures, access for fire protection equipment, and existing and proposed fire flow capabilities (Exhibit K).

The Park City Fire District has reviewed the proposed plans as part of the Development Review Committee and is working with the Applicant on final conditions.

The report proposes defensible space and a vegetation management plan to comply with the Wildland-Urban Interface requirements, as well as egress, refuge, and operations for resident evacuation, with maps and emergency contact signage within the leasing and community areas.

Staff recommends the Applicant also consider fire resistant materials for cladding and rooftops.

(II) The Clark Ranch development requires a Traffic Impact Study (TIS). Staff recommends the Applicant propose mitigation strategies aligned with the General Plan and Park City Forward, the City's Transportation Master Plan.

A. Traffic Impact Study Guidelines.

In June of 2023 Park City adopted guidelines outlining the requirements for Traffic Impact Studies (TIS). These guidelines are based on recommendations from the ITE (Institute of Transportation Engineers) Recommended Practice manual for Multimodal Transportation Impact Analysis for Site Development and with guidance from UDOT's Traffic Impact Study Requirements. The guidelines were published to provide a framework of content in the TIS and when an impact study is required.

A TIS is required when the proposed development will generate 25 or more new vehicle trips during the workday AM or PM peak hour. According to the ITE, developments with 60 dwelling units qualify as generating approximately 25 weekday PM peak hour trips and a TIS is required for the proposed Clark Ranch development. The TIS is required to contain the following:

- Study area intersections with at least five main intersections in Park City.
- Study time periods that analyze peak day and time traffic.
- Traffic data during peak days and times at the five main intersections.
- Project Trip Generation for all modes of travel that are expected for the proposed development.
- Traffic Volumes of various project scenarios that may include the existing traffic volumes, the year of project opening, and ten years beyond the project opening.
- Traffic operations Analysis where each intersection's Level of Service (LOS) and average vehicle delay is reported. (Park City requires an operational standard for intersections equivalent to LOS D or better). Context-sensitive mitigation measures should be examined for intersections that exceed the acceptable LOS standards.
- Site Access Analysis.
- Traffic Safety.
- Non-Motorized Transportation.

- Transit Access Analysis.

B. 2023 Feasibility Study Trip Generation Evaluation.

The Alexander Company submitted a Trip Generation Evaluation, prepared by Fehr & Peers, as part of the 2023 Feasibility Study for the Clark Ranch project (Exhibit L). Three density scenarios were analyzed (160, 225, and 290 Dwelling Units). The Evaluation analyzed Option 3 (290 Dwelling Units) to assess the greatest potential impact.

Using the ITE Land Use Code, Multi-Family Mid-Rise Housing, the Trip Generation Evaluation outlined:

- Daily Trips: 1,338
- AM Peak Hour Trips: 116
- PM Peak Hour Trips: 113

Clark Ranch impacts on the capacity of Richardson Flat Road was also part of the Trip Generation Evaluation. The peak hour capacity estimates and LOS were analyzed as estimated at:

- Peak Hour AM: Existing traffic volume of 214. Estimated traffic volume increase due to Clark Ranch development of 116. Net estimate traffic volume 330.
- Peak Hour PM: Existing traffic volume of 172. Estimated traffic volume increase due to Clark Ranch development of 113. Net estimate traffic volume 285.

Based on the traffic volume estimates on Richardson Flat Road and based on the established criteria for a LOS, it was found the proposed Clark Ranch development would impact traffic volumes on Richardson Flat Road within LOS B thresholds, within Park City's traffic volume conditions at a LOS D or better.

C. 2025 Final Traffic Impact Study

The Alexander Company submitted a TIS conducted by Hales Engineering in October 2025[9] (Exhibit M) and an addendum to update and correct the unit count (Exhibit N). The Engineering Department coordinates with a third-party consultant to review and provide comments on the submitted TIS. Additional information will be available for the November 12, 2025 public hearing.[10]

Trip generation of the Clark Ranch project was estimated using the ITE, *Trip Generation Manual.* The calculations were based on Multi-Family Mid-Rise housing estimates with an increase in 203 units in the Clark Ranch development, it found an estimated increase in:

[9] The TIS calculations are based on 203 dwelling units in the Clark Ranch development, the proposed Clark Ranch project has a proposed 201 dwelling units.
[10] Park City Municipal Corporation Traffic Impact Study Guidelines.

- Daily Trips: 977
- AM Peak Hour Trips: 74
- PM Peak Hour Trips: 91

The TIS describes LOS in the table below:

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, 2022 Methodology (Transportation Research Board)

Figure 15: Applicant's 2025 TIS

Hales Engineering conducted a Future Opening (2023) background conditions and project conditions analysis. The purpose is to study intersections and roads during peak travel times projected in 2030 with and without the Clark Ranch Project. Below is a summary table (Table ES-1) of the LOS finding for the 5 key intersections studied (highlighted in red are the future opening projections for 2030 with and without the Clark

Ranch project):[11]

Table ES-1: Peak Hour Level of Service Results

	Intersection	Level of Service													
		Existing (2025)		Future Opening (2030)				Future (2040)							
		Background		Background		Plus Project		Background		Background Mitigated		Plus Project		Plus Project Mitigated	
		AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
1	Richardson Flat Road / Kearns Boulevard	A	A	B	B	B	B	B	B	B	B	B	B	B	B
2	Ledger Way / Richardson Flat Road	a	a	a	a	a	a	a	b	a	b	a	c	b	b
3	Piper Way / Richardson Flat Road	a	a	a	a	a	a	a	b	a	b	a	c	a	a
4	Frontage Road / Richardson Flat Road	-	-	-	-	a	a	b	c	b	c	b	d	A	A
5	Comstock Drive / Kearns Boulevard	B	B	B	D	B	D	C	E	A	A	A	A	A	A

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, October 2025

Figure 16: Applicant's 2025 TIS

The summary table (Table ES-1) indicates the same LOS during the future opening date of 2030, with or without the Clark Ranch project with a LOS B during the peak AM and a LOS D during peak PM.

Hales Engineering included mitigation recommendations as part of the TIS for the estimated 2030 intersections to be graded as a LOS A. These mitigation measures included:

- Widening Kerns Boulevards to a five-lane cross section,
- Encouraging and increasing transit ridership and active transportation connectivity to reduce travel demand,
- Adding a roundabout with an extra right-turn lane, and
- Relocating the Piper Way connection from Richardson Flat to Frontage Road to remove the proximity to the roundabout.

Due to the City's Mountain Town location, limited ingress and egress due to topography, narrow and historic internal street networks, and peak traffic patterns, the General Plan discourages road widening to accommodate more individual cars.[12] Rather, the General Plan recommends building on the Short-Range Transit Plan and Transportation Master Plan to build the transit network and improve regional connections.

- For those areas not proximate to a transit stop, one consideration is to establish a parking permit program that allows residents in areas not proximate to a transit stop to park near a transit stop in their neighborhood.[13]
- Other considerations are to have the Applicant demonstrate the proposed pedestrian and bicyclist connections to the Rail Trail and other multi-use pathways, evaluate the potential for an e-bike station or e-bike share, and other possibilities to provide many travel options for future residents.
- Additionally, the Applicant could explore a residential car share or incentives or

[11] Clark Ranch TIS, Hales Engineering.
[12] General Plan, p. 17
[13] General Plan Appendix, p. 16, 2B

discounts for residents who agree to reduce the number of vehicles associated with their unit.

(III) The Applicant proposes a Zone Change from Recreation and Open Space to Residential Development – Medium Density (RDM). Staff recommends consideration of a potential Clark Ranch Affordable Housing Overlay to address sensitive lands and compatibility.

The Applicant proposes constructing 167 affordable units in three Multi-Unit Dwellings and 34 market-rate townhomes, for a total of 201 units, or 20.1 units per acre within the ten-acre area proposed to be rezoned. The Applicant proposes a minimum of 62.1 Residential Unit Equivalents[14] (124,185 square feet) deed restricted affordable units in three Multi-Unit Dwellings. Approximately 38.25 Residential Unit Equivalents (76,500 square feet) are proposed to be market rate townhomes. This means approximately 60% of the Residential Unit Equivalents are proposed to be deed restricted affordable units.

LMC § 15-2.14-1 outlines the RDM Zoning District's purposes to:

1. Allow continuation of medium Density residential and resort related housing in the newer residential Areas of Park City;
2. Encourage the clustering of residential units to preserve Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of construction and municipal services;
3. Allow limited generated businesses and recreational activities that are Compatible with residential neighborhoods;
4. Allow Development in accordance with the Sensitive Lands Ordinance;
5. Provide opportunities for variation in architectural design and housing types,
6. Promote pedestrian connections within Developments and between adjacent Areas; and
7. Minimize impacts of the automobile on architectural design.

Multi-Unit Dwellings are a Conditional Use and require a Master Planned Development (MPD) in the RDM Zoning District.[15] Staff recommends the Affordable Housing Overlay restrict future uses to residential and those accessory to residential only.

To incentivize affordable housing development, the LMC includes exceptions. For example, LMC Section 15-6-8 states "Affordable Housing units required as part of the MPD approval and constructed on Site do not require the use of residential Unit Equivalents of the Master Plan."[16]

[14] LMC Section 15-15-1 defines "Residential Unit Equivalent:" For Multi-Unit Dwellings, Residential Unit Equivalents are calculated on the basis of one (1) Unit Equivalent per 2,000 square feet and portions of Unit Equivalents for additional square feet above or below 2,000. For example: 2,460 square feet of a Multi-Unit Dwelling equals 1.23 Residential Unit Equivalents.
[15] LMC Section 15-2.14-2(B)(1)
[16] LMC Section 15-6-8 also exempts required ADA units from the residential Unit Equivalent count.

Additionally, the Affordable Master Planned Development code allows for reductions in Open Space and Setbacks, with the potential for reductions in parking, and increased building height, when at least 50% of the residential Unit Equivalents are deed restricted affordable.[17]

Similarly, the Planning Commission could consider an Affordable Housing Overlay specific to the Clark Ranch acreage that establishes a minimum requirement for the affordable units, and addresses Sensitive Land Overlay and compatibility considerations, outlined below.

The following table summarizes the requirements of the RDM Zoning District and describes a potential Affordable Housing Overlay for Clark Ranch.

Requirement	RDM Zoning District	Affordable Housing Overlay
Density	8 units/acre under MPD – 80 units	20 units/acre under MPD – 200 units 60% Residential Unit Equivalents must be deed restricted affordable
Lot Size	Not applicable	Developable lots not to exceed ten acres
Front Setback	20 feet	25 feet
Rear Setback	10 feet	25 feet
Side Setback	10 feet	25 feet
Building Height	28 feet or 33 feet for a roof pitch of 4:12 or greater	The Building Height shall comply with the underlying Zoning District. The Planning Commission may grant an exception to the height if they find the proposed Structures step back with the Grade and are broken into a series of smaller components that are Compatible with the site topography and surrounding developments. The roofline horizontal plane shall be stepped, each segment or step should correspond to the width of the Dwelling Unit to create architectural breaks. Low profile Buildings that orient with existing contours are strongly encouraged.
Design Guidelines	Not applicable without an MPD	Shall be reviewed and approved by the Planning Commission. The

[17] LMC Section 15-6.1-2

		proposed architectural design shall follow the natural topography of the site, the retaining wall and the Structure's exterior wall heights limited, and additional height may be granted where it furthers the breaking of massing, architectural interest, and roof variation. Materials shall be sustainable, firewise, and suited for the site.
Open Space	Not applicable without an MPD	The area outside the development pods must remain Natural Open Space, defined in LMC § 15-15-1, be protected by a conservation easement, and comply with MPD requirements.

During the Planning Commission work session on September 24, 2025, the Commission directed Staff include a sunset clause as part of the Zone Change Ordinance. Staff recommends the clause require the proposed Clark Ranch development contain a minimum of 60% Residential Unit Equivalents and receive Master Planned Development, Conditional Use Permit, and Subdivision approvals, and obtain a Building Permit within two years of approval, or the Clark Ranch Affordable Housing Overlay and rezone to RDM will be void.

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed this report.[18]

Public Input

Public input is attached as Exhibit O.

Exhibits

A: Applicant Narrative
B: Proposed Plans
C: Updated Development and Open Space Plan
D: Slope Analysis
E: Schematic Grading Plan
F: Soil Resource Report
G: Geotechnical Study
H: Ridgeline Analysis
I: Clark Ranch Draft Conservation Report
J: Habitat Analysis
K: Fire Protection Report

[18] The Development Review Committee reviewed the proposal on August 19, 2025.

L: 2023 Feasibility Study
M: 2025 Traffic Impact Study
N: 2025 Traffic Impact Study Addendum
O: Public Input
P: Housing Team Report

Clark Ranch
Park City, Utah
Project Description – Master Plan Development (MPD)

General Description
The Alexander Company is proposing a new construction development on the Clark Ranch site. The project will comprise approximately 167 multi-family units and 34 townhome units, totaling 201 dwelling units. Garage and surface parking will be available, providing ample parking stalls for residents and guests.

The anticipated number of units in the Clark Ranch Development surpasses Park City's statutory threshold for the number of residential equivalents. Therefore, the development team is requesting the approval of the Master Plan Development Permit to progress this catalytic development.

How will the proposed use "fit in" with surrounding uses?
The site is bounded to the north by Park City Heights, which is zoned as Community Transition and provides single-family housing. To the west, there are additional single-family structures that are designated under the Estate zoning code. To the south is vacant land that is beyond the municipality's boundaries. To the east is a continuation of the Recreation Open Zoning that is currently established on the applicant's portion of the Clark Ranch site.

As shown in the aerial images, site plans, and perspectives, the project thoughtfully groups 167 units into three distinct buildings, low on the site, minimizing site disturbance while maximizing housing opportunities for working families, teachers, and essential service providers who are being priced out of Park City.

By consolidating units into three volumes, we maintain open space, reduce infrastructure costs, and create a more efficient development footprint—without sprawl or unnecessary density clustering.

The upper portion of the developable area, and potentially the most visible portion of the site, provides the area for the townhome's typology with an increase in massing variability. This portion of the project allows for a more standard transition between similar single-family development types at a higher vantage point.

What type of service will it provide to Park City?
The redevelopment of the Clark Ranch site will provide vital housing resources that the city needs to continue to support its current and future workforce and broader communities.

The additional units will also provide the city with an increased tax base to better support its established services.

Is the proposed use consistent with the current zoning district and with the General Plan?
The development team is simultaneously submitting a Zone Change Application in conjunction with this Conditional Use Permit. The team is requesting a rezone of a 10-acre pod from the project site's current status as Recreational Open Space to the Residential Development Medium-Density (RDM) District. Under that district, multi-family development is an allowed use under conditional approval.

The Clark Ranch redevelopment aligns with Park City's updated General Plan by advancing its goals for sustainable, compact, and walkable community design that reduces sprawl and preserves surrounding open space. The project incorporates a diverse mix of housing types, including affordable options, to support the city's commitment to socioeconomic diversity and local workforce retention. Additionally, it intends to integrate multimodal transportation connections, energy-efficient building practices, and accessible amenities, directly supporting the City's priorities for mobility, environmental stewardship, and community livability.

Is the proposed use similar or compatible with other uses in the same area?
The focus of this redevelopment is to provide housing to the Park City community. The development site is bordered by housing on two sides and a highway on the third. With proximity to open space and existing community resources, the redevelopment team believes that this use is compatible with its adjacent parcels.

Is the proposed use suitable for the proposed site?
The development team believes that the proposed site is suitable for the proposed multi-family and single-family development types. The design of this development intentionally avoids areas of steep slopes and conforms to the natural topography of the land.

Each of the three buildings is designed as a bent bar, conforming to the natural topography, as seen in the site plans and exterior elevations. This form eliminates the need for excessive retaining walls or extensive soil cutting, preserving the site's geological integrity and reducing construction costs. Rather than imposing onto the hillside, the buildings adapt to it—an act of restraint and respect that helps this project the landscape rather than atop it.

The townhome typology situates the lowest level on grade with the access road, with the main living occurring on the second level, providing on-grade patios as they match the existing topography.

Will the proposed use emit noise, glare, dust, pollutants, and odor?
In images provided in the exhibits, specifically with the perspectives and exterior elevations, you'll notice the clean roof lines and calm material palette. The facades are purposefully minimal, crafted with muted tones and natural textures to blend seamlessly into the surrounding high desert landscape.

By keeping the massing low and the architectural expression subdued, we strive to reduce Clark Ranch's impact on the expansive views and natural open spaces that define Park City's identity

The Clark Ranch redevelopment will help mitigate odor and pollution impacts in Park City by incorporating modern infrastructure and environmentally conscious design that reduces renters' reliance on older, higher-emission systems that are provided in older housing stock. By integrating green building standards, enhanced stormwater management, and strategic landscaping buffers, the project will improve local air quality and minimize nuisance odors for surrounding neighborhoods.

What will be the hours of operation, and how many people will be employed?
The leasing office is expected to be open during normal business hours (9:00 a.m. - 5:00 p.m.) on weekdays. There will be no other commercial activity on the property, except for emergency maintenance requests. The anticipated staff will range between two (2) to four (4) people, consisting of site management and site maintenance personnel.

Are there other special issues that need to be mitigated?
None that the development team is currently aware of. Thank you.



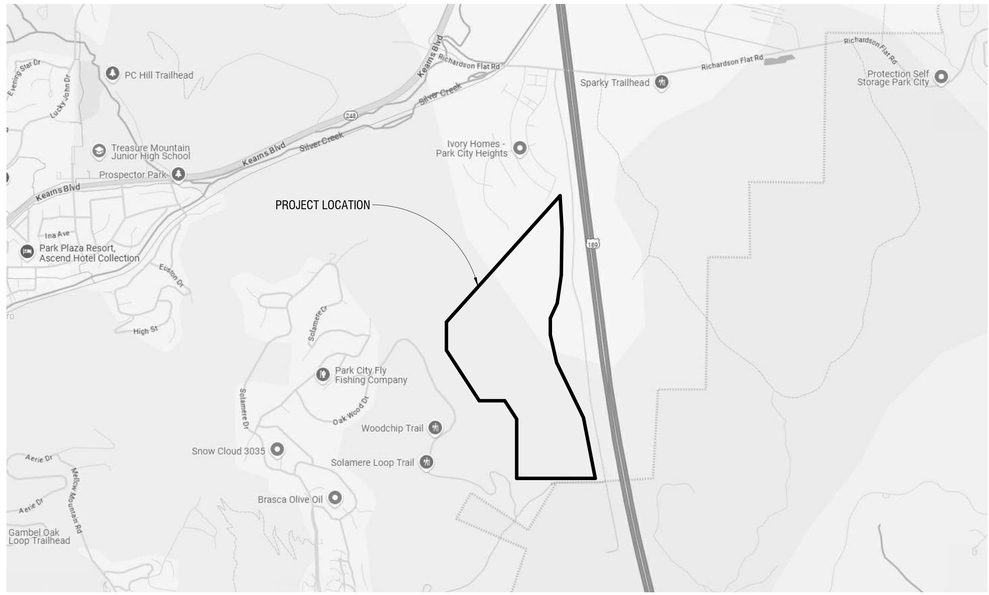
CLARK RANCH AFFORDABLE HOUSING - PHASE I

owner
The Alexander Company
2450 Rimrock Rd. Ste. 100
Madison, WI 53713
(608) 268-8105
contact: Chris Day

architect
Stereotomic
1526 W Ute Blvd STE 111
Park City, UT 84098
(801) 435-640-6850
contact: Jarrett Moe

civil
Talisman
1588 S Main St #200
Salt Lake City, UT 84115
(801) 743-1300
contact: Dan Barque

landscape
Langvardt Design Group
336 W Broadway Ste. 110
Salt Lake City, UT 84101
(801) 362-2339
contact: Adam Castor



Vicinity Map

N

MPD DRAWING INDEX

Sheet Number	Sheet Name
Entitlements	
MPD00	COVER SHEET
MPD01	PROJECT STATISTICS
MPD02	ARCH SITE PLAN
MPD02.1	ROOF OVER TOPO PLAN
MPD03	OPEN SPACE
MPD04	BLDG A-FLOOR PLAN
MPD05	BLDG B-FLOOR PLANS
MPD06	BLDG C-FLOOR PLANS
MPD07	TYP.UNIT PLANS
MPD08	TYP.UNIT PLANS
MPD09	BLDG A - EXT. ELEV.
MPD10	BLDG B - EXT. ELEV.
MPD11	BLDG C - EXT. ELEV.
MPD12	BLDG & SITE SECT.
MPD13	VISUAL CONTEXTUAL ANALYSIS
MPD13.1	VISUAL CONTEXTUAL ANALYSIS
MPD14	VISUAL CONTEXTUAL ANALYSIS
MPD15	CONCEPTUAL RENDERINGS
MPD16	CONCEPTUAL RENDERINGS

CLARK RANCH AFFORDABLE HOUSING

MPD SUBMITTAL	8/8/2025

REVISIONS

#	DATE	DESRIPTION

COVER SHEET

SHEET NO.	MPD00
JOB NO.	25.140

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE,SCALE REDUCED ACCORDINGLY

CLARK RANCH - GENERAL DEVELOPMENT STATISTICS

Density	**Unit size (SF)**	**# of units**		Units per acre	3.55
Parcels		acre		R.U.E. per acre	1.77
PC-SS-121-X	2466230	56.62			
	0				
Open Space		46.85		82.7%	
Developed area		9.77		17.3%	
	2,466,230	56.62		**56.617**	
Units total					201
Parking total (req'd)					253
Parking Total (provided)					
Total F/A/R					0.08
Open Space					

Unit distribution							***PARKING PER MPD**
MF / stacked flat Units			**PC R.U.E.**	**SF subtotal**			
1 bdr		619	105	32.4975	64995	63%	105.0
2 bdr		936	56	26.208	52416	34%	56.0
3 bdr		1129	6	3.387	6774	4%	9.0
bldg units			**167**	**62.0925**	**124185**		
bldg park required							170
bldg park provided							**195**
Surf park provided							**34**
Total Parking Provided							229
Parking Ratio (per unit)							1.37
Townhome / Duplex units (potential market rate)							
3+ bdr		2300	17	19.55	39100	50%	34
		0	0	0	0	0%	0
2 bdr		2200	17	18.7	37400	50%	34
Single Family Home		0	0	0	0	0%	0
bldg units			**34**	**38.25**	**76500**		
bldg park required							**68**
bldg park provided							72
Parking Ratio (per unit)							2.12
Total Residential	LOT 1		**167**	**62.0925**	**124,185.00** SF		**170**
	LOT 1+2		**201**	**100.3425**	**76,500.00**		**68**
Commerical					**5,000** SF		**15**
Total SF					205,685		
Max F/A/R						site area	**2,466,230**
						building area	0.083
Total Parking, Req'd							253
Total Parking, Provided							349
Total Parking Ratio							**1.74**
Total F/A/R							**0.08**

total Site area	**SF**	**Acres**	**Percentage**			
	2,466,230	**56.617**	**100.00%**			
Open Space provided						
zone 1	124,300.00	2.85	5.04%	**MPD open space req'd**		
zone 2	41,130.00	0.94	1.67%			
zone 3	16,418.70	0.38	0.67%	**%**	**SF**	**Acres**
zone 4	314,823.50	7.23	12.77%	**60.00%**	**1,479,738.00**	**33.90**
zone 5	1,544,198.00	35.45	62.61%			
total open space Provided	**2,040,870**	**46.85**	**82.75%**			

CLARK RANCH - ENTITLEMENT PARKING/BIKE

Unit Distribution	Unit Size	Unit #'s	**Min. Req'mnts**		**EV Chargers**		**Bike Parking**			
			RM zone	MPD	Pre Wire	Install	Outdoor	1% large spaces (3'x10')	Indoor	5% Large spaces (3'x10')
1 Bdr	619	105	105	105	57.65	**12.65**	**25**	**1**	**67**	**3**
2 Bdr	936	56	56	56						
3 Bdr	1129	6	9	9						
Townhomes - 2 bdr	2180	17	34	34						
Townhomes - 3 bdr	2230	17	34	34						
Amenities/comm.	5000	1	15	15						
total required		**201**	**253**	**253**	**58**	**13**	**25**	**1**	**67**	**3**
Current Design										
Provided		**349**								
parking Ratio		**1.7**								
Delta			**96**	**96**						

* needs to qualify based on AMPD 15.6.1.-9d

PROPOSED OVERALL STATS

MIX - STACKED FLATS
105 - 1BDR UNITS - 63%
56 - 2BDR UNITS - 33%
6 - 3BDR UNITS - 4%

OVERALL UNIT COUNT
167 UNITS
+34 TOWNHOMES

201 TOTAL UNITS

COVERED PARKING COUNT
215 MULTI FAMILY STALLS
64 TOWNHOME GARAGE STALLS

279 TOTAL COVERED STALLS

EXTERIOR PARKING COUNT
38 MULTI FAMILY STALLS
32 TOWNHOME DRIVEWAY STALLS

70 TOTAL EXTERIOR STALLS

CLARK RANCH
PARK CITY, UTAH

Alexander Company

stereotomic

CLARK RANCH AFFORDABLE HOUSING

MPD SUBMITTAL	8/8/2025

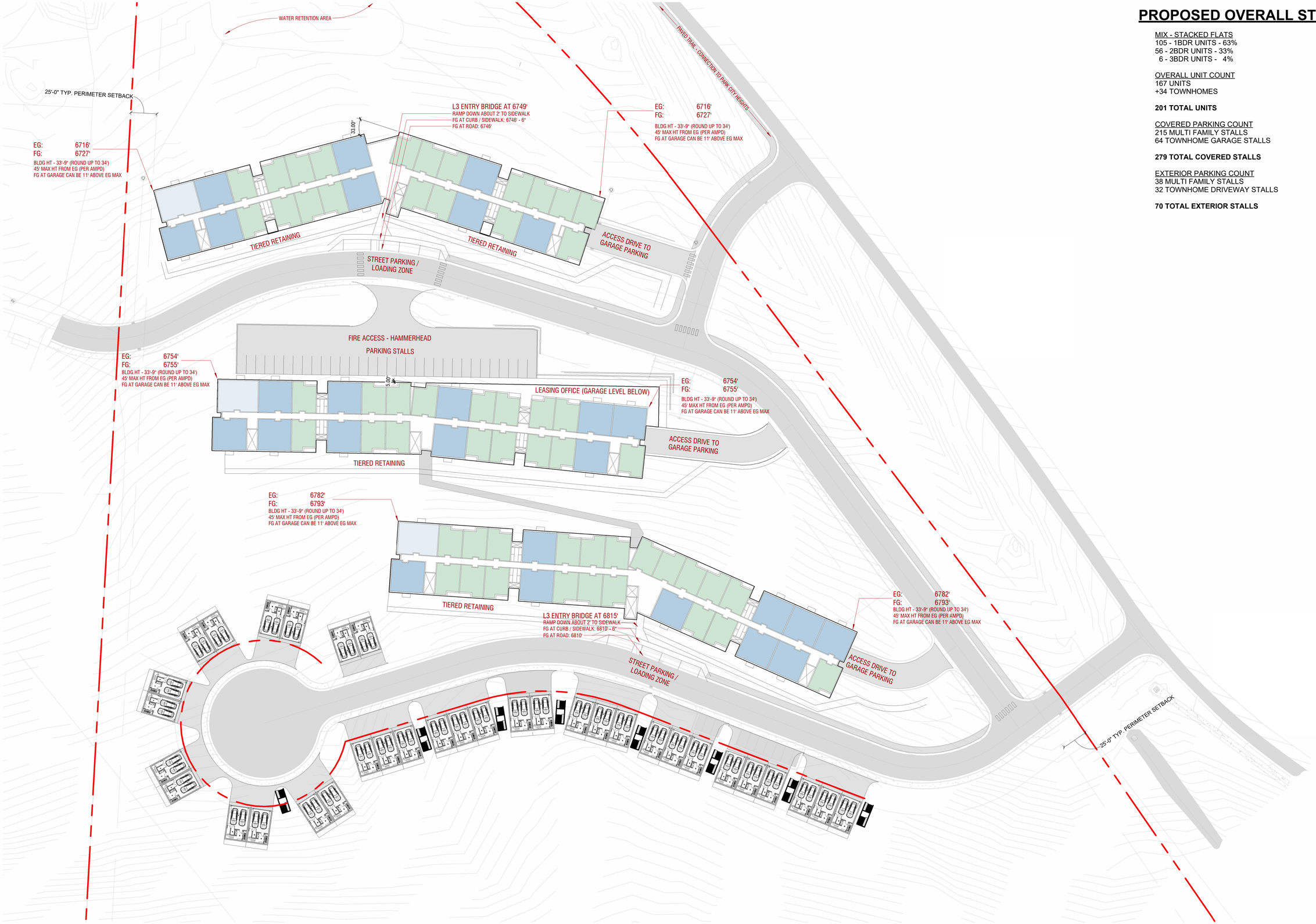
REVISIONS

#	DATE	DESRIPTION
1	Date 1	Revision 1

PROJECT STATISTICS

SHEET NO.	MPD01
JOB NO. 25.140	

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE,SCALE REDUCED ACCORDINGLY



1 MPD Site Plan
1" = 40'-0"

0' 20' 40 80' 160'
GRAPHIC SCALE 1" = 40'

PROPOSED OVERALL STATS

MIX - STACKED FLATS
105 - 1BDR UNITS - 63%
56 - 2BDR UNITS - 33%
6 - 3BDR UNITS - 4%

OVERALL UNIT COUNT
167 UNITS
+34 TOWNHOMES

201 TOTAL UNITS

COVERED PARKING COUNT
215 MULTI FAMILY STALLS
64 TOWNHOME GARAGE STALLS

279 TOTAL COVERED STALLS

EXTERIOR PARKING COUNT
38 MULTI FAMILY STALLS
32 TOWNHOME DRIVEWAY STALLS

70 TOTAL EXTERIOR STALLS

CLARK RANCH
PARK CITY, UTAH

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CLARK RANCH AFFORDABLE HOUSING

MPD SUBMITTAL	8/8/2025

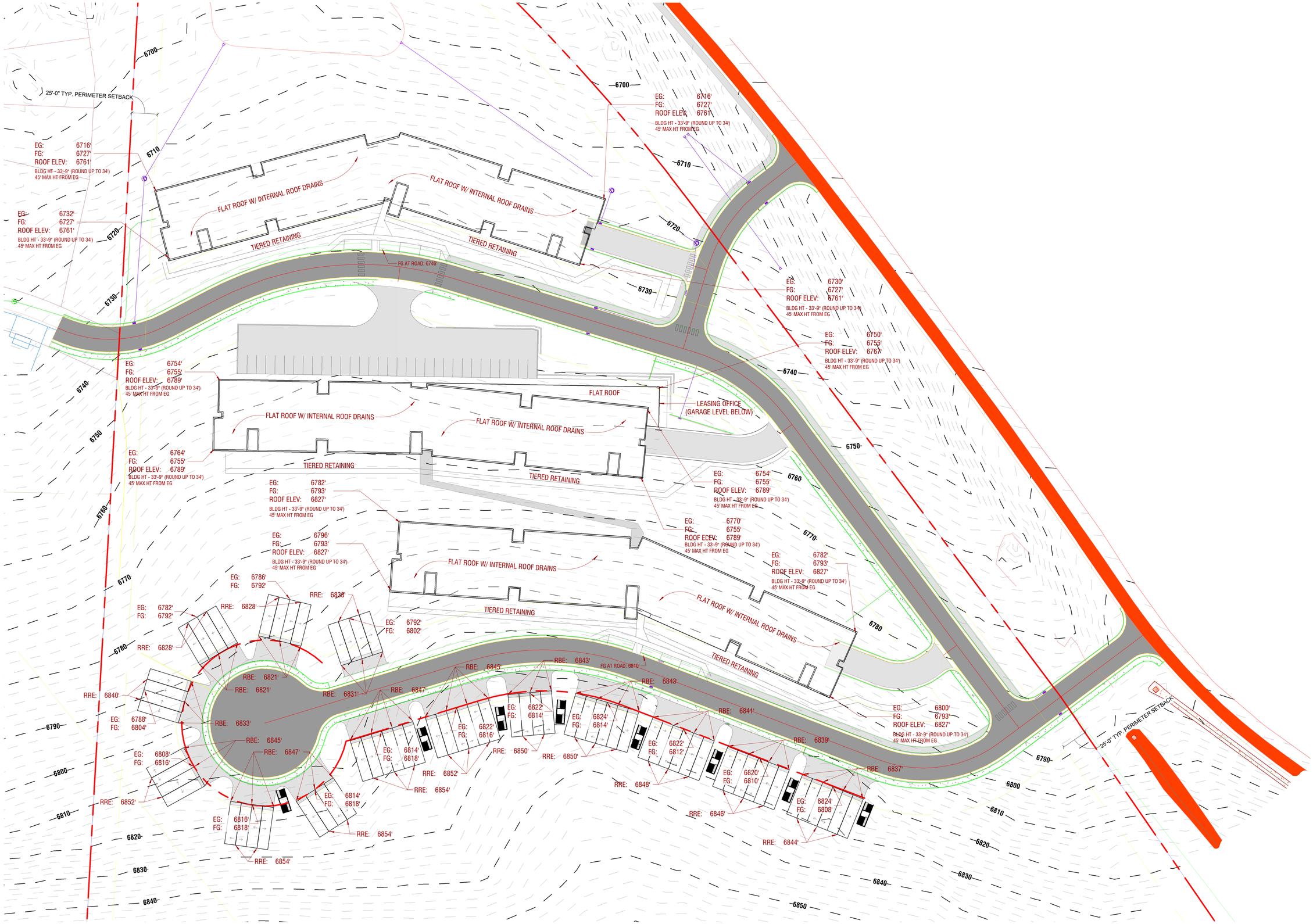
REVISIONS

#	DATE	DESRIPTION
1	Date 1	Revision 1

ARCH SITE PLAN

SHEET NO.	MPD02
JOB NO. 25.140	

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE,SCALE REDUCED ACCORDINGLY



1 MPD Roof Plan Over Topo
1" = 40'-0"

GRAPHIC SCALE 0' 20' 40 80' 160' 1" = 40'

CLARK RANCH
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CLARK RANCH AFFORDABLE HOUSING

MPD SUBMITTAL	8/8/2025

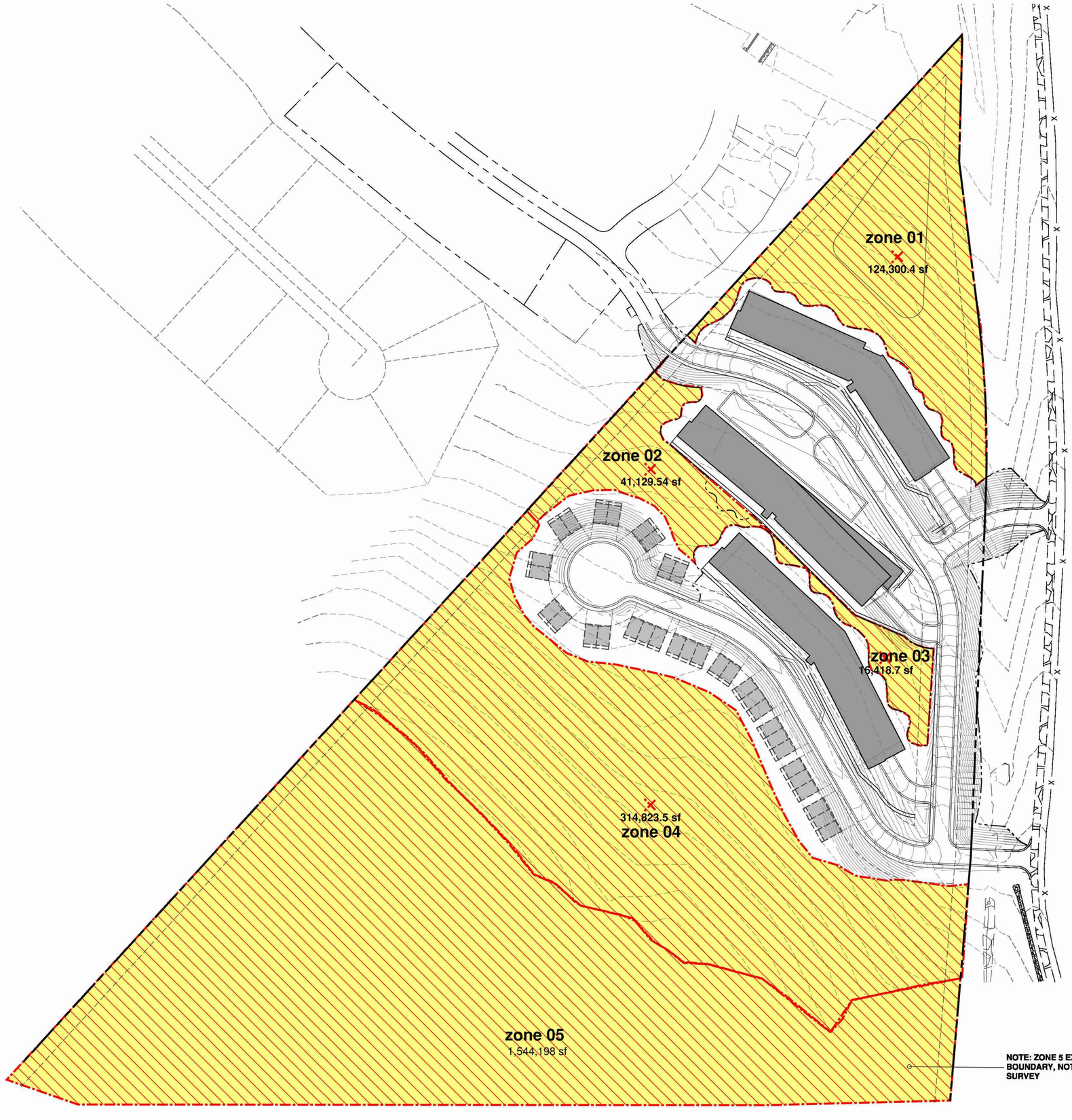
REVISIONS

#	DATE	DESRIPTION
1	Date 1	Revision 1

ROOF OVER TOPO PLAN

SHEET NO.	MPD02.1
JOB NO. 25.140	

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE,SCALE REDUCED ACCORDINGLY



NOTE: ZONE 5 EXTENTS TO PROPERTY BOUNDARY, NOT SHOWN. RE: BOUNDARY SURVEY

PROPOSED OVERALL STATS

MIX - STACKED FLATS
105 - 1BDR UNITS - 63%
56 - 2BDR UNITS - 33%
6 - 3BDR UNITS - 4%

OVERALL UNIT COUNT
167 UNITS
+34 TOWNHOMES

201 TOTAL UNITS

COVERED PARKING COUNT
215 MULTI FAMILY STALLS
64 TOWNHOME GARAGE STALLS

279 TOTAL COVERED STALLS

EXTERIOR PARKING COUNT
38 MULTI FAMILY STALLS
32 TOWNHOME DRIVEWAY STALLS

70 TOTAL EXTERIOR STALLS

CLARK RANCH
PARK CITY, UTAH

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graphic legend

- open space zone / xxx,xxx sf
- building footprint
- property boundary

total Site area	SF	Acres	Percentage			
	2,466,230	56.617	100.00%			
Open Space provided						
zone 1	124,300.00	2.85	5.04%	MPD open space req'd		
zone 2	41,130.00	0.94	1.67%			
zone 3	16,418.70	0.38	0.67%	%	SF	Acres
zone 4	314,823.50	7.23	12.77%	60.00%	1,479,738.00	33.90
zone 5	1,544,198.00	35.45	62.61%			
total open space Provided	2,040,870	46.85	82.75%			

0' 40' 80' 160' 320'
GRAPHIC SCALE 1" = 80'

CLARK RANCH AFFORDABLE HOUSING

MPD SUBMITTAL 8/8/2025

REVISIONS

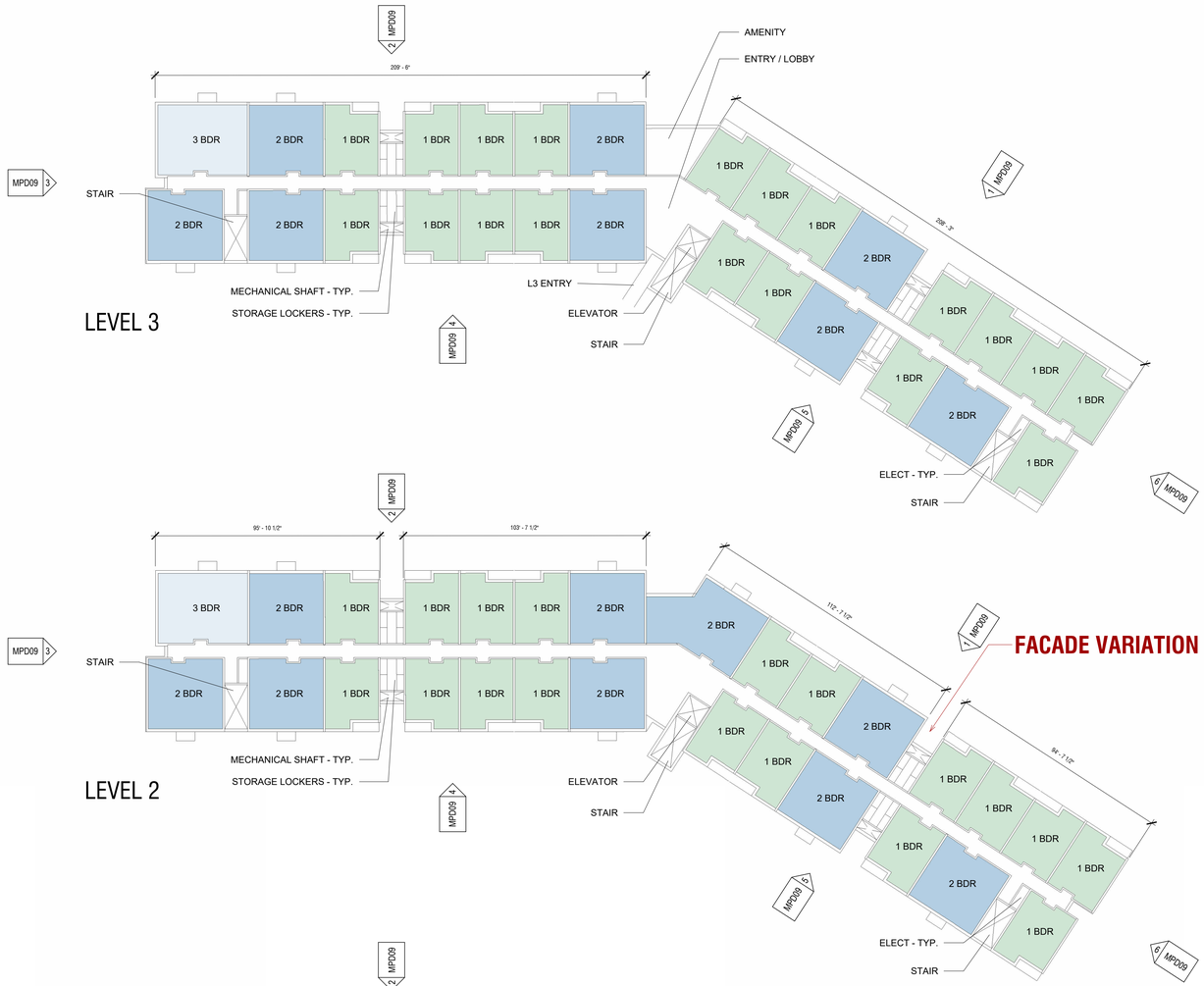
#	DATE	DESRIPTION
1	Date 1	Revision 1

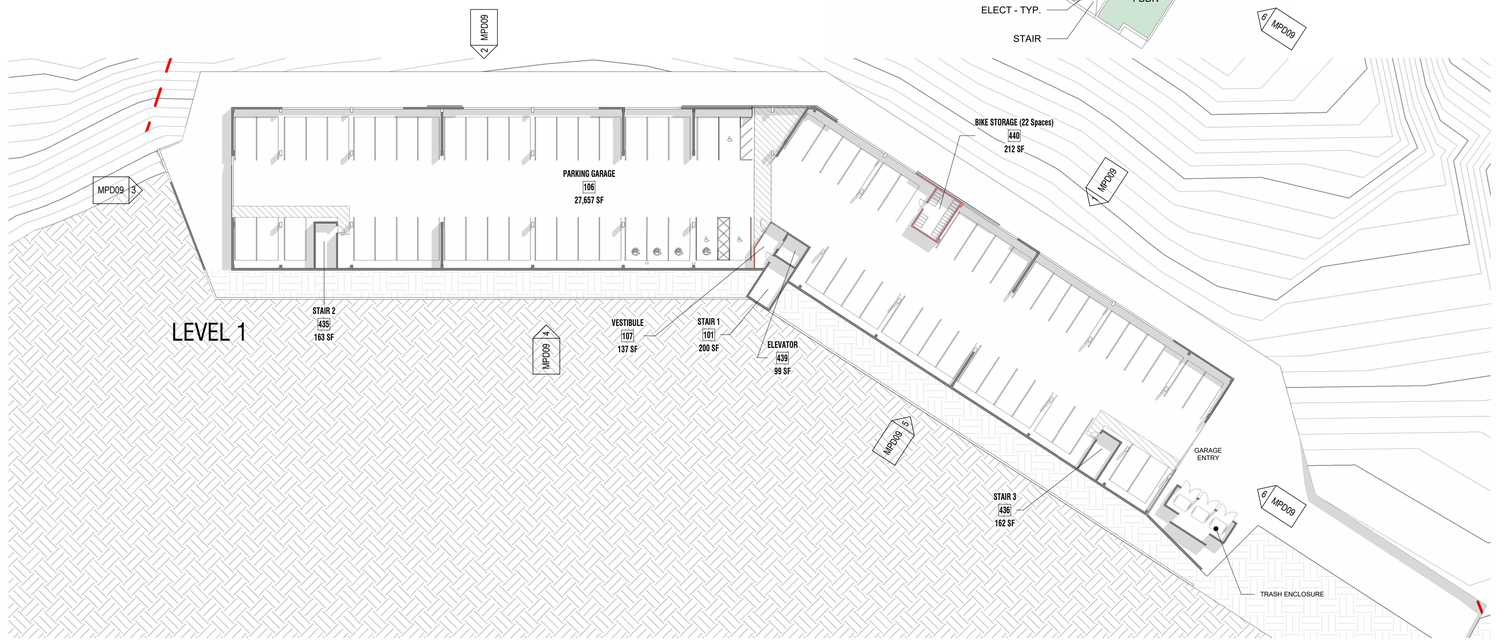
OPEN SPACE

SHEET NO. MPD03

JOB NO. 25.140

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE,SCALE REDUCED ACCORDINGLY



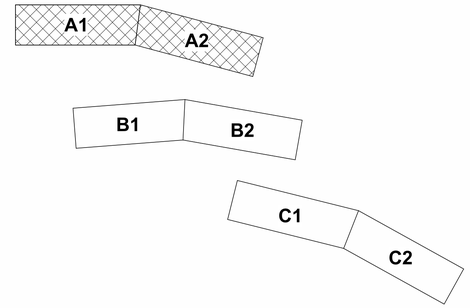


1 MPD Building A - Overall Floor Plans

1" = 30'-0"

FACADE VARIATION EVERY 120' PER AMPD

KEY PLAN



CLARK RANCH
PARK CITY, UTAH

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BLDG A

MIX

37 - 1BDR UNITS - 66%
17 - 2BDR UNITS - 30%
2 - 3BDR UNITS - 4%

OVERALL UNIT COUNT

56 UNITS - BUILDING A

Parking Schedule

Level	Parking Type	Count
A - Level 01	Parking Space	75
A - Level 01	Parking Space - ADA	3
A - Level 01: 78 4 EV CHARGERS PROVIDED	22 BIKE PARKING SPACES PROVIDED	78
A - Level 03	Exterior Parking Space	4
A - Level 03: 4		4
B - Level 01 - Floor Plan	Exterior Parking Space	30
B - Level 01 - Floor Plan	Parking Space	55
B - Level 01 - Floor Plan	Parking Space - ADA	3
B - Level 01 - Floor Plan: 88 6 EV CHARGERS PROVIDED	32 BIKE PARKING SPACES PROVIDED	88
C - Level 01 - Floor Plan	Parking Space	76
C - Level 01 - Floor Plan	Parking Space - ADA	3
C - Level 01 - Floor Plan: 79 4 EV CHARGERS PROVIDED	22 BIKE PARKING SPACES PROVIDED	79
C - Level 03 - Floor Plan	Exterior Parking Space	4
C - Level 03 - Floor Plan: 4		4
Grand total		253

14 TOTAL EV CHARGERS PROVIDED 76 TOTAL BIKE PARKING SPACES PROVIDED

0' 20' 40 80' 160'

GRAPHIC SCALE 1" = 40'

CLARK RANCH AFFORDABLE HOUSING

MPD SUBMITTAL	8/8/2025

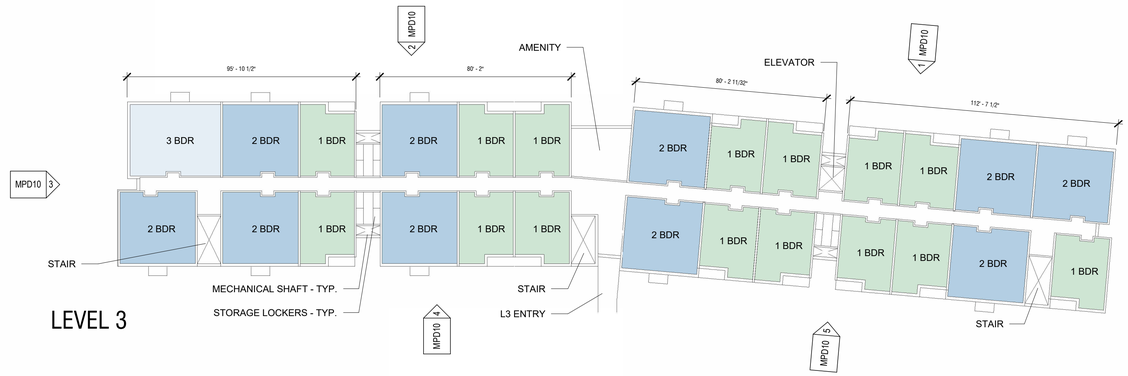
REVISIONS

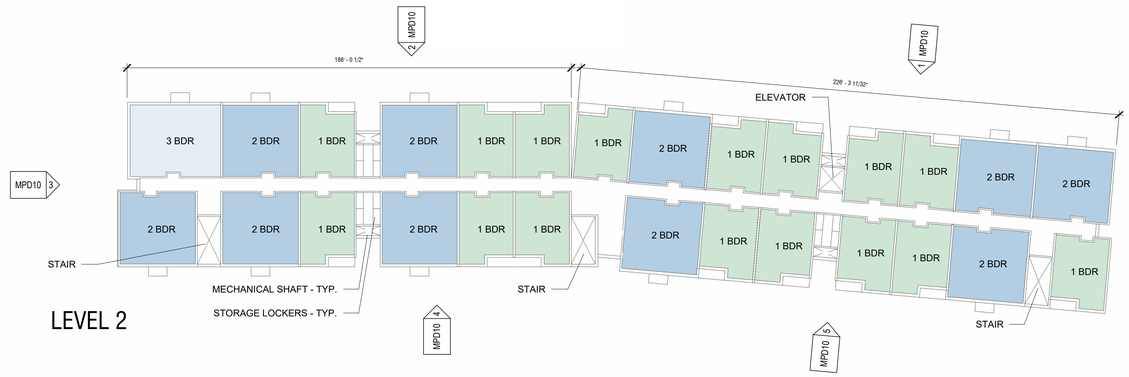
#	DATE	DESRIPTION

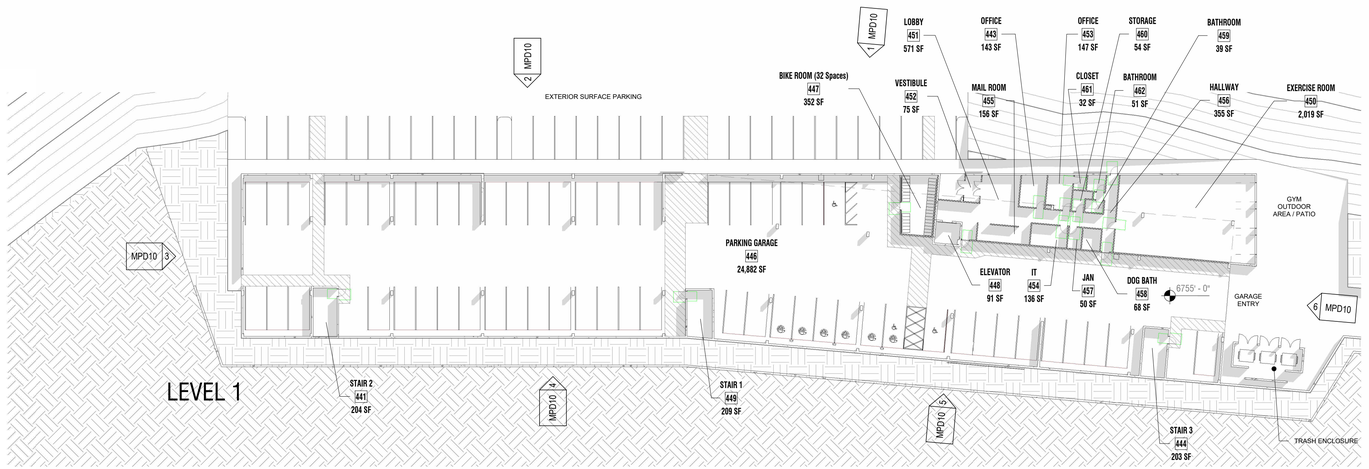
BLDG A-FLOOR PLAN

SHEET NO.	MPD04
JOB NO. 25.140	

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE,SCALE REDUCED ACCORDINGLY

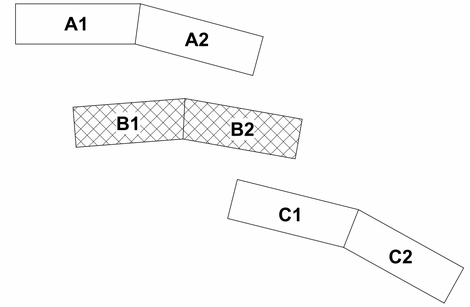






1 MPD Building B - Overall Floor Plans
1" = 30'-0"

KEY PLAN



BLDG B

MIX

31 - 1BDR UNITS - 58%
20 - 2BDR UNITS - 38%
2 - 3BDR UNITS - 4%

OVERALL UNIT COUNT

53 UNITS - BUILDING B

Parking Schedule

Level	Parking Type	Count
A - Level 01	Parking Space	75
A - Level 01	Parking Space - ADA	3
A - Level 01: 78 4 EV CHARGERS PROVIDED	22 BIKE PARKING SPACES PROVIDED	78
A - Level 03	Exterior Parking Space	4
A - Level 03: 4		4
B - Level 01 - Floor Plan	Exterior Parking Space	30
B - Level 01 - Floor Plan	Parking Space	55
B - Level 01 - Floor Plan	Parking Space - ADA	3
B - Level 01 - Floor Plan: 88 6 EV CHARGERS PROVIDED	32 BIKE PARKING SPACES PROVIDED	88
C - Level 01 - Floor Plan	Parking Space	76
C - Level 01 - Floor Plan	Parking Space - ADA	3
C - Level 01 - Floor Plan: 79 4 EV CHARGERS PROVIDED	22 BIKE PARKING SPACES PROVIDED	79
C - Level 03 - Floor Plan	Exterior Parking Space	4
C - Level 03 - Floor Plan: 4		4
Grand total		253

14 TOTAL EV CHARGERS PROVIDED — 76 TOTAL BIKE PARKING SPACES PROVIDED

0' 15' 30' 60' 120'
GRAPHIC SCALE 1" = 30'

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PARK CITY, UTAH

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CLARK RANCH AFFORDABLE HOUSING

MPD SUBMITTAL	8/8/2025

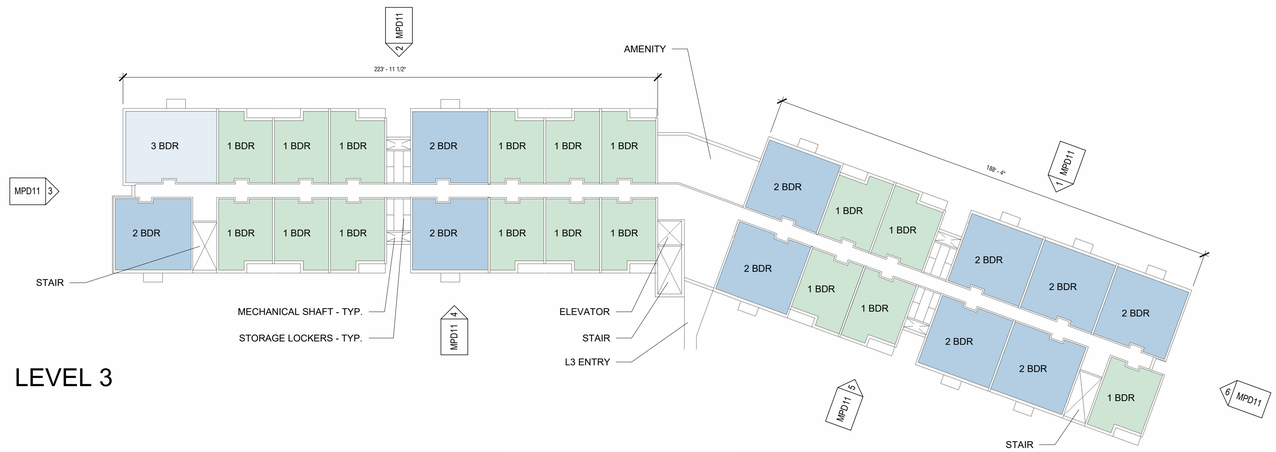
REVISIONS

#	DATE	DESRIPTION

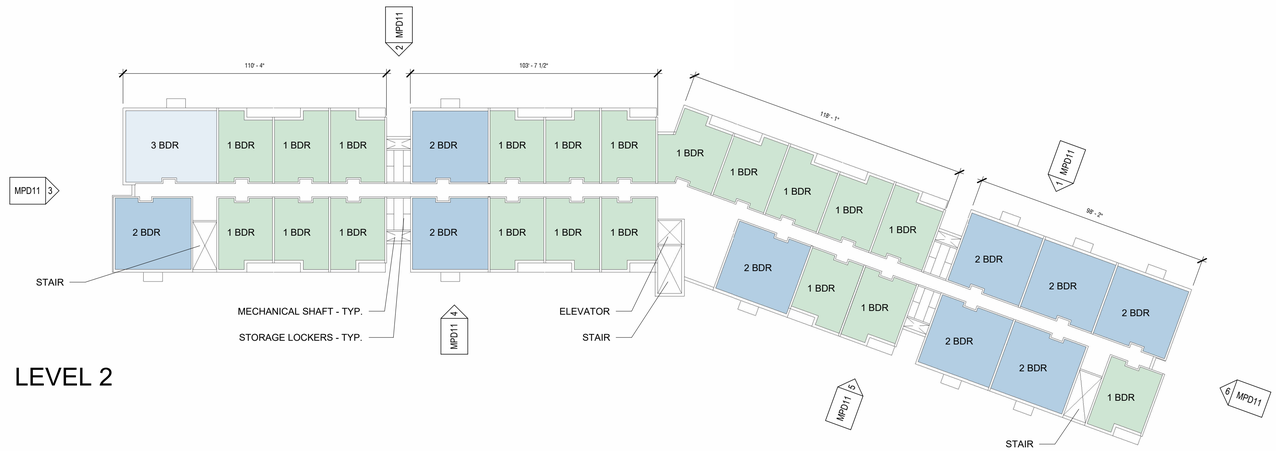
BLDG B-FLOOR PLANS

SHEET NO.	MPD05
JOB NO. 25.140	

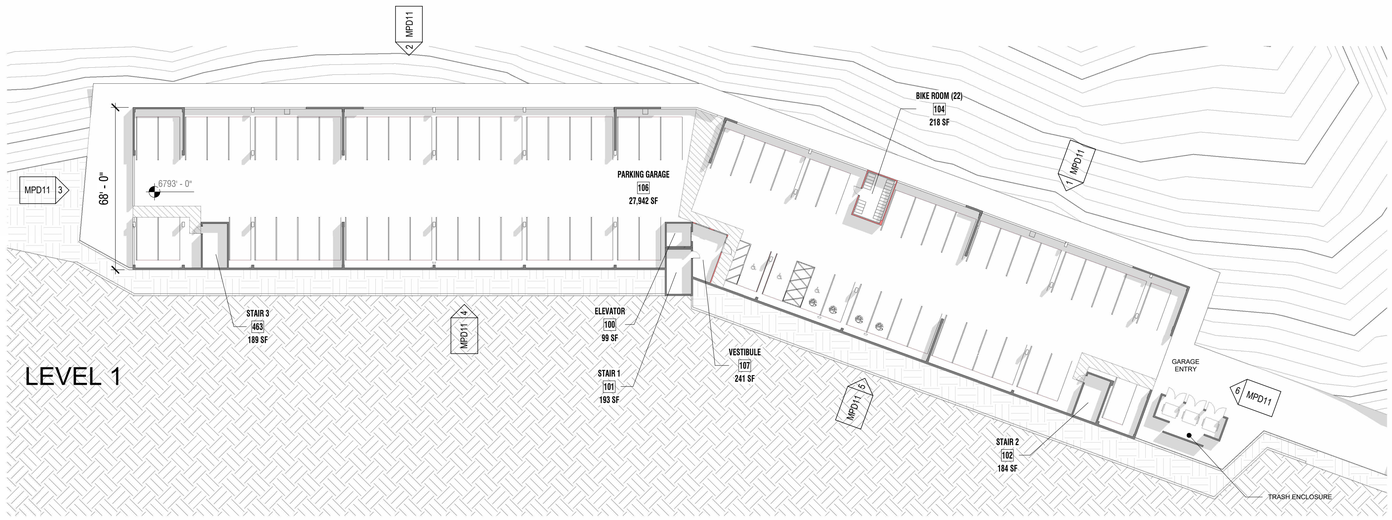
ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE,SCALE REDUCED ACCORDINGLY



LEVEL 3



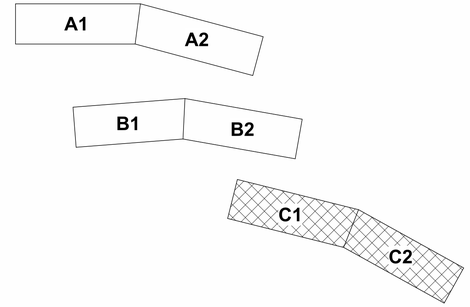
LEVEL 2



LEVEL 1

1 MPD Building C - Overall Floor Plans
1" = 30'-0"

KEY PLAN



BLDG C

MIX

37 - 1BDR UNITS - 64%
19 - 2BDR UNITS - 33%
2 - 3BDR UNITS - 3%

OVERALL UNIT COUNT

58 UNITS - BUILDING C

Parking Schedule

Level	Parking Type	Count
A - Level 01	Parking Space	75
A - Level 01	Parking Space - ADA	3
A - Level 01: 78 4 EV CHARGERS PROVIDED	22 BIKE PARKING SPACES PROVIDED	78
A - Level 03	Exterior Parking Space	4
A - Level 03: 4		4
B - Level 01 - Floor Plan	Exterior Parking Space	30
B - Level 01 - Floor Plan	Parking Space	55
B - Level 01 - Floor Plan	Parking Space - ADA	3
B - Level 01 - Floor Plan: 88 6 EV CHARGERS PROVIDED	32 BIKE PARKING SPACES PROVIDED	88
C - Level 01 - Floor Plan	Parking Space	76
C - Level 01 - Floor Plan	Parking Space - ADA	3
C - Level 01 - Floor Plan: 79 4 EV CHARGERS PROVIDED	22 BIKE PARKING SPACES PROVIDED	79
C - Level 03 - Floor Plan	Exterior Parking Space	4
C - Level 03 - Floor Plan: 4		4
Grand total		253
14 TOTAL EV CHARGERS PROVIDED	76 TOTAL BIKE PARKING SPACES PROVIDED	

0' 15' 30' 60' 120'
GRAPHIC SCALE 1" = 30'

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CLARK RANCH AFFORDABLE HOUSING

MPD SUBMITTAL	8/8/2025

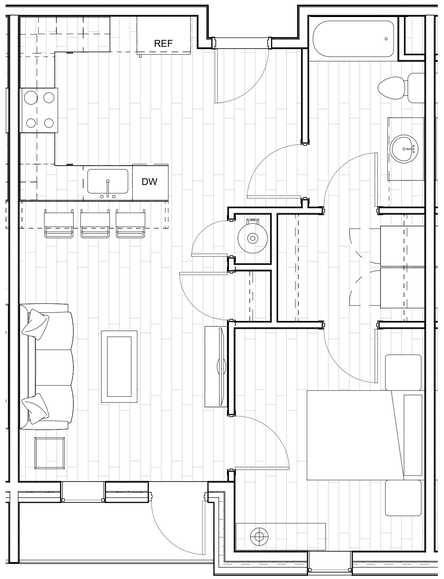
REVISIONS

#	DATE	DESRIPTION

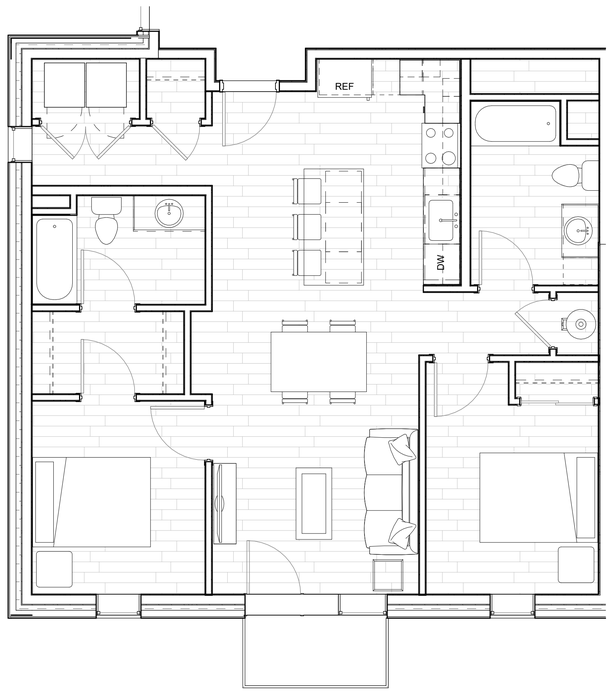
BLDG C-FLOOR PLANS

SHEET NO.	MPD06
JOB NO. 25.140	

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE,SCALE REDUCED ACCORDINGLY



1 Typical Unit Plan - 1 Bedroom (619 SF GROSS / 0.31 PC UE's)
1/4" = 1'-0"



2 Typical Unit Plan - 2 Bedroom (936 SF GROSS / 0.47 PC UE's)
1/4" = 1'-0"



3 Typical Unit Plan - 3 Bedroom (1,129 SF GROSS / 0.56 PC UE's)
1/4" = 1'-0"

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CLARK RANCH AFFORDABLE HOUSING

MPD SUBMITTAL	8/8/2025

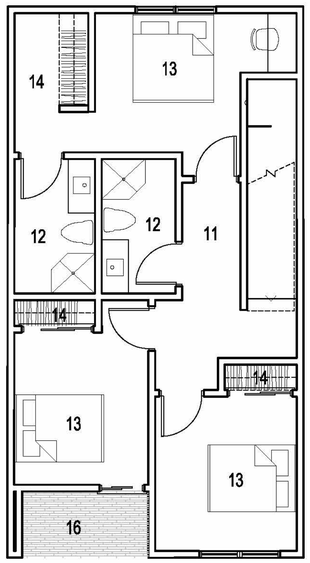
REVISIONS

#	DATE	DESRIPTION

TYP.UNIT PLANS

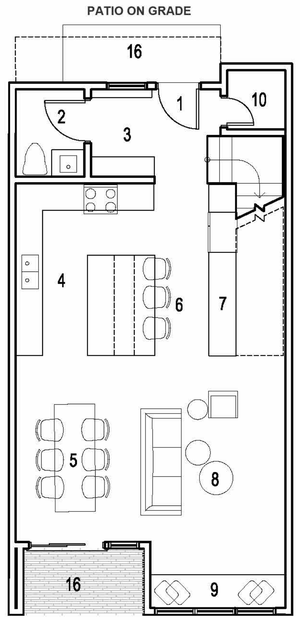
SHEET NO.	MPD07
JOB NO.	25.140

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE,SCALE REDUCED ACCORDINGLY

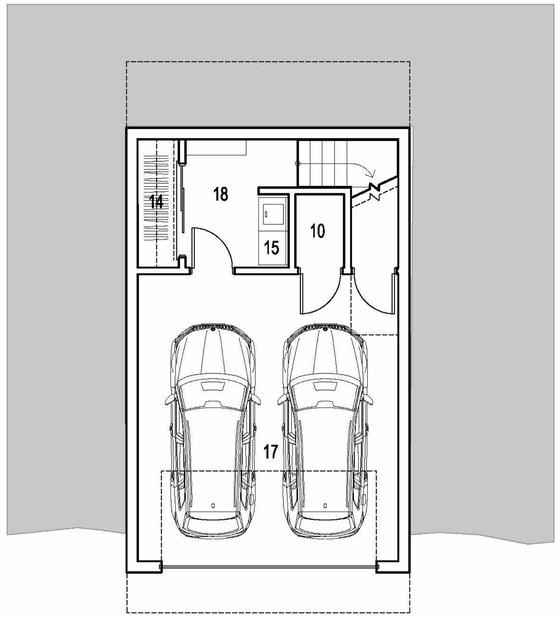


LEVEL 03

3 BEDROOM UNIT EXAMPLE



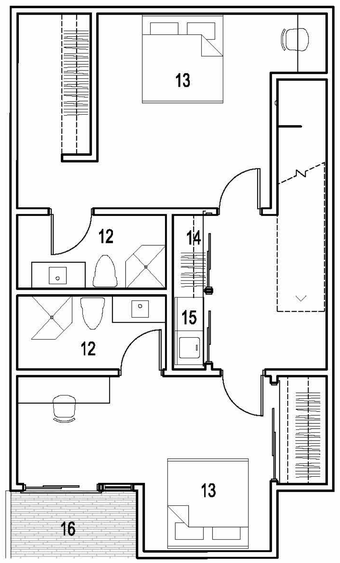
LEVEL 02



LEVEL 01 - STREET LEVEL

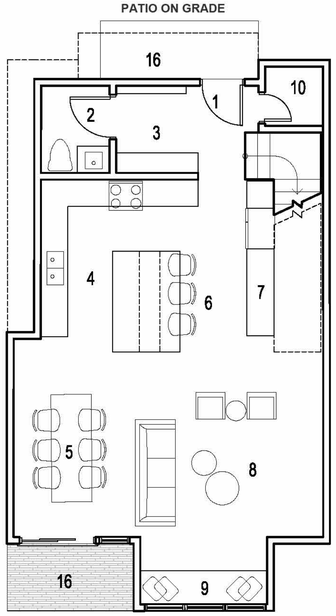
(2,300 SF GROSS / 1.15 PC UE's)

1. ENTRY
2. PDR ROOM
3. COATS
4. KITCHEN
5. DINING
6. BAR/BRKFST
7. PANTRY
8. LIVING ROOM
9. WINDOW SEAT
10. UTILITY/MECH
11. HALL
12. BATH
13. BEDROOM
14. CLOSET
15. LAUNDRY
16. DECK/PATIO
17. GARAGE
18. MUD ROOM

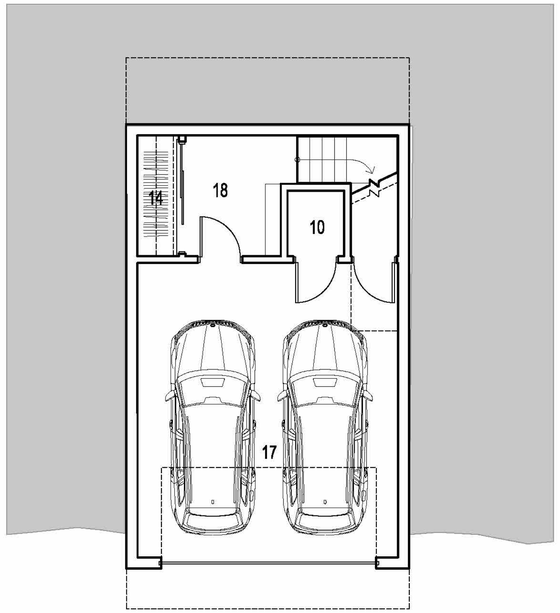


LEVEL 03

2 BEDROOM UNIT EXAMPLE



LEVEL 02



LEVEL 01 - STREET LEVEL

(2,200 SF GROSS / 1.10 PC UE's)

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CLARK RANCH AFFORDABLE HOUSING

MPD SUBMITTAL	8/8/2025

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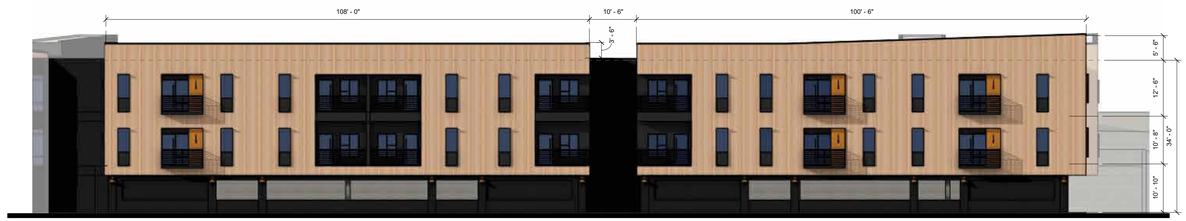
TYP.UNIT PLANS

SHEET NO.	MPD08
JOB NO. 25.140	

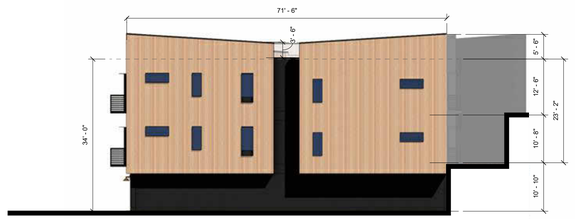
ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE,SCALE REDUCED ACCORDINGLY



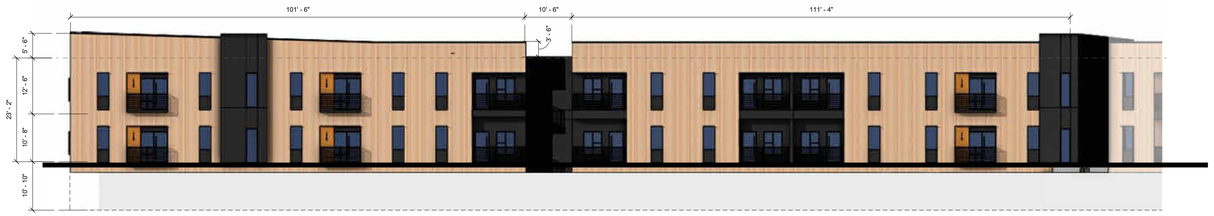
1 MPD - BLDG A Elev 01
1/16" = 1'-0"



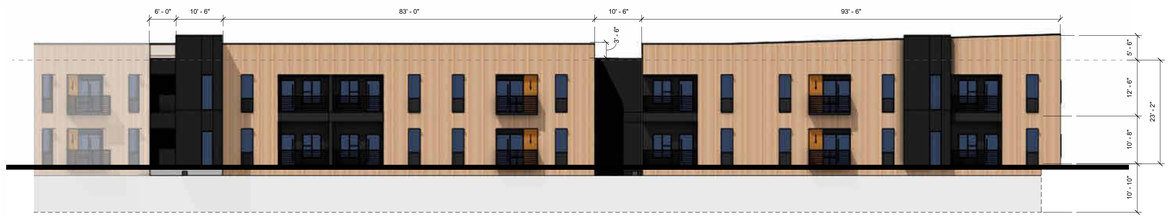
2 MPD - BLDG A Elev 02
1/16" = 1'-0"



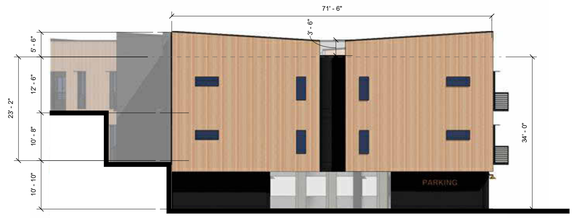
3 MPD - BLDG A Elev 03
1/16" = 1'-0"



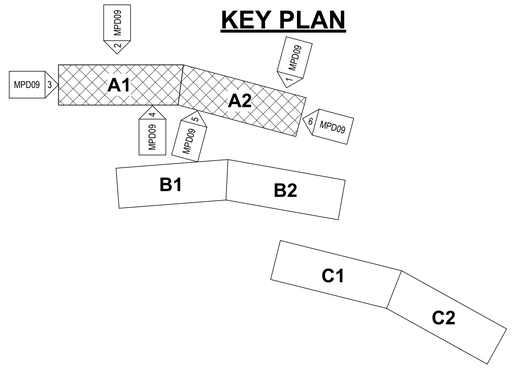
4 MPD - BLDG A Elev 04
1/16" = 1'-0"



5 MPD - BLDG A Elev 05
1/16" = 1'-0"



6 MPD - BLDG A Elev 06
1/16" = 1'-0"



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CLARK RANCH AFFORDABLE HOUSING

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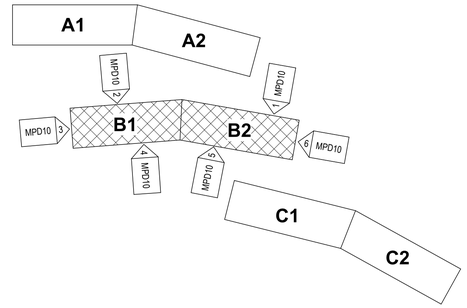
#	DATE	DESRIPTION

BLDG A - EXT. ELEV.

SHEET NO.	MPD09
JOB NO.	25.140

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE,SCALE REDUCED ACCORDINGLY

KEY PLAN

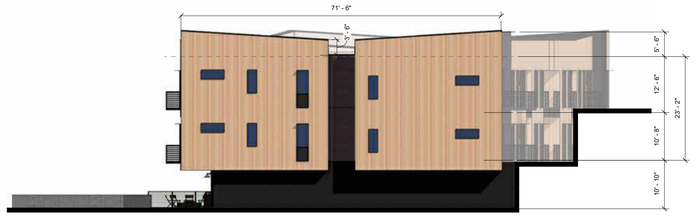




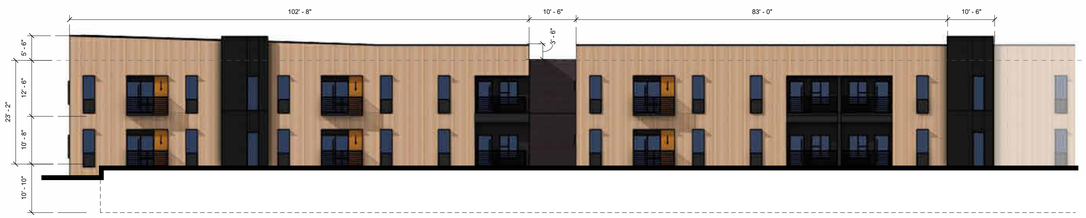
1 MPD - BLDG B Elev 01
1/16" = 1'-0"



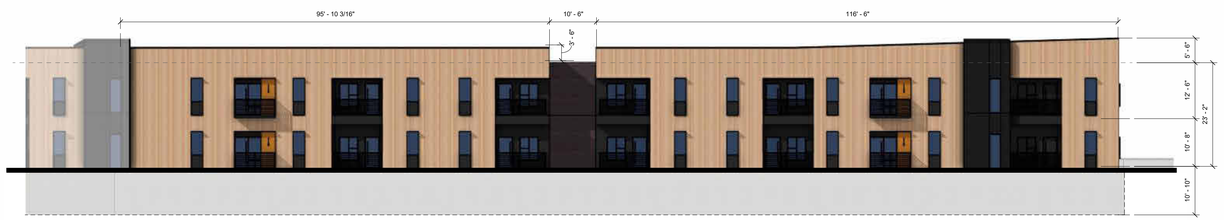
2 MPD - BLDG B Elev 02
1/16" = 1'-0"



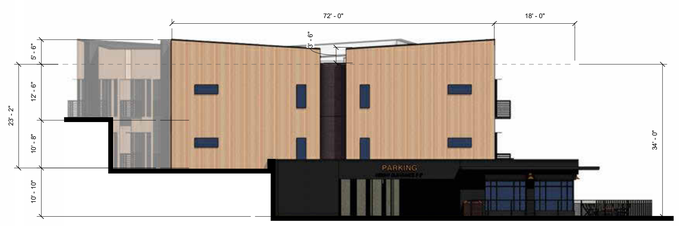
3 MPD - BLDG B Elev 03
1/16" = 1'-0"



4 MPD - BLDG B Elev 04
1/16" = 1'-0"



5 MPD - BLDG B Elev 05
1/16" = 1'-0"



6 MPD - BLDG B Elev 06
1/16" = 1'-0"

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PARK CITY, UTAH

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CLARK RANCH AFFORDABLE HOUSING

MPD SUBMITTAL	8/8/2025

REVISIONS

#	DATE	DESRIPTION

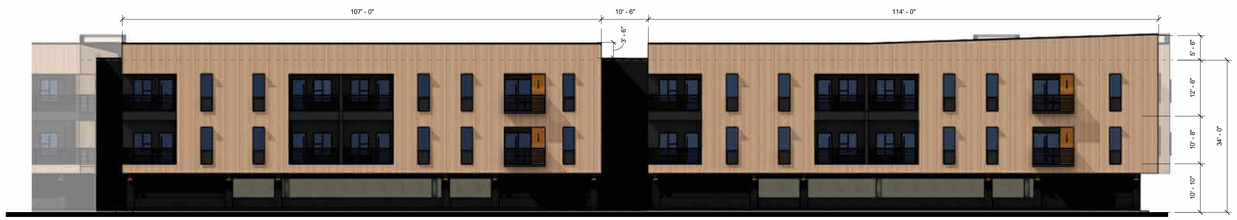
BLDG B - EXT. ELEV.

SHEET NO.	MPD10
JOB NO.	25.140

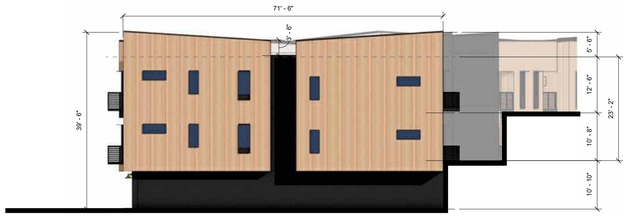
ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE,SCALE REDUCED ACCORDINGLY



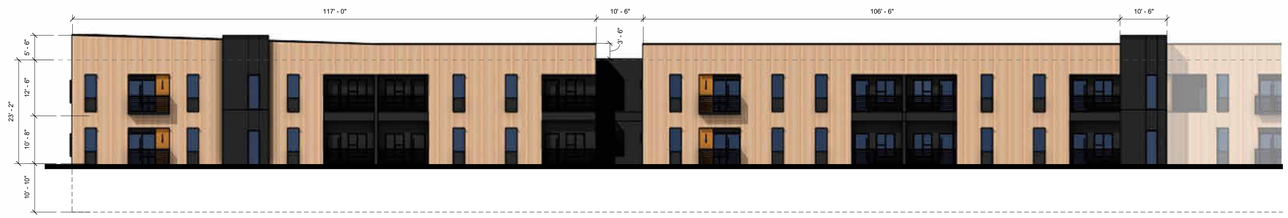
1 MPD - BLDG C Elev 01
1/16" = 1'-0"



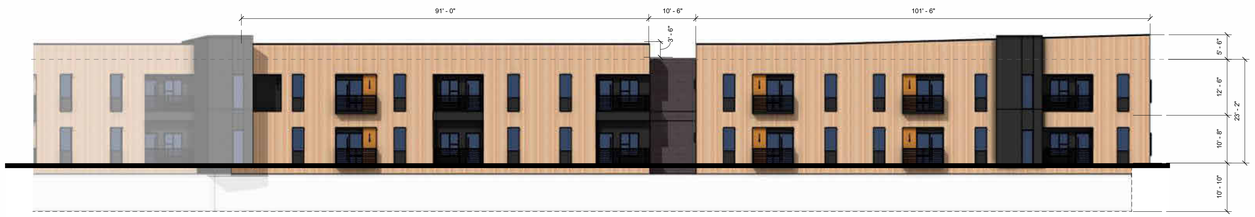
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1/16" = 1'-0"



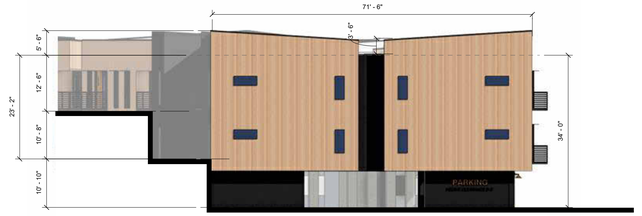
3 MPD - BLDG C Elev 03
1/16" = 1'-0"



4 MPD - BLDG C Elev 04
1/16" = 1'-0"

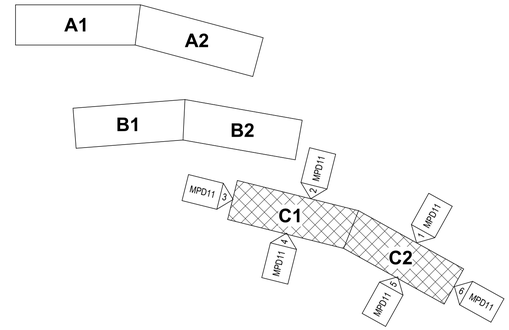


5 MPD - BLDG C Elev 05
1/16" = 1'-0"



6 MPD - BLDG C Elev 06
1/16" = 1'-0"

KEY PLAN



CLARK RANCH
PARK CITY, UTAH

Alexander Company

stereotomic

CLARK RANCH AFFORDABLE HOUSING

MPD SUBMITTAL	8/8/2025

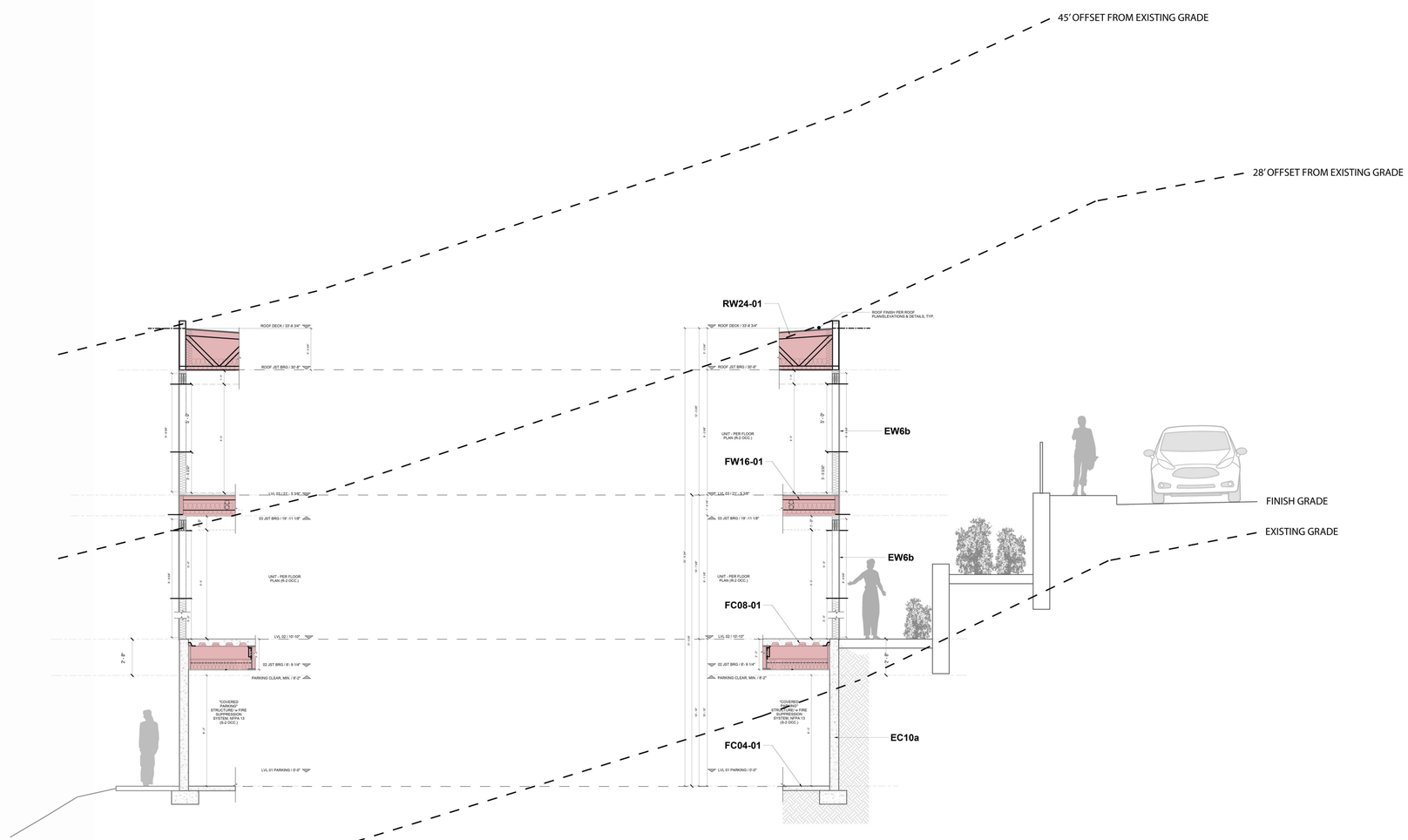
REVISIONS

#	DATE	DESRIPTION

BLDG C - EXT. ELEV.

SHEET NO.	MPD11
JOB NO. 25.140	

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE,SCALE REDUCED ACCORDINGLY

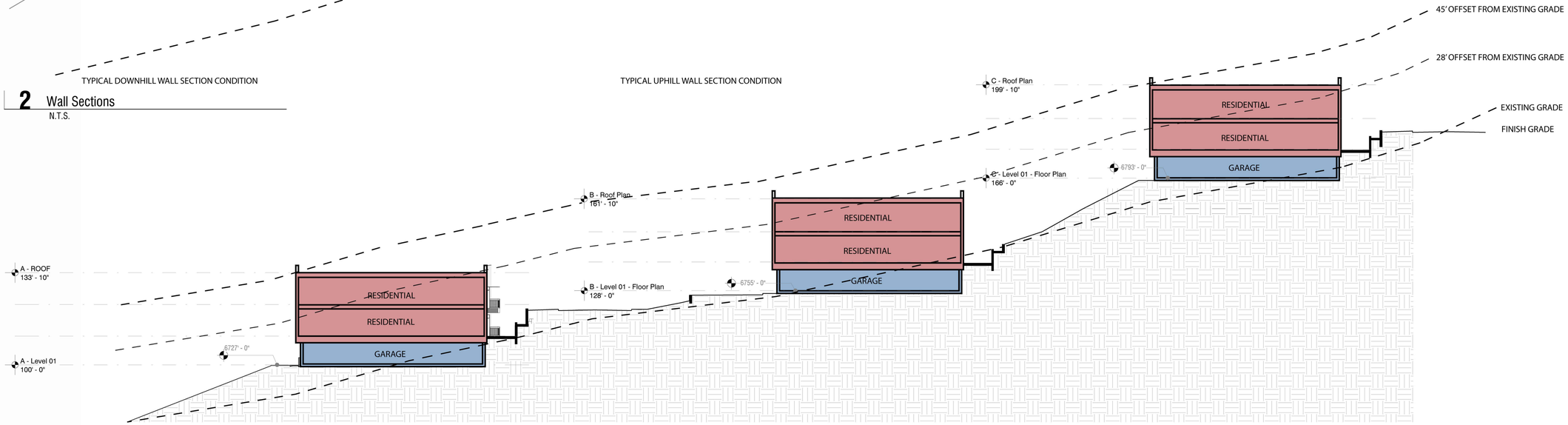


TYPICAL DOWNHILL WALL SECTION CONDITION

TYPICAL UPHILL WALL SECTION CONDITION

2 Wall Sections

N.T.S.



1 Site Section

1" = 20'-0"

CLARK RANCH

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CLARK RANCH AFFORDABLE HOUSING

MPD SUBMITTAL	8/8/2025

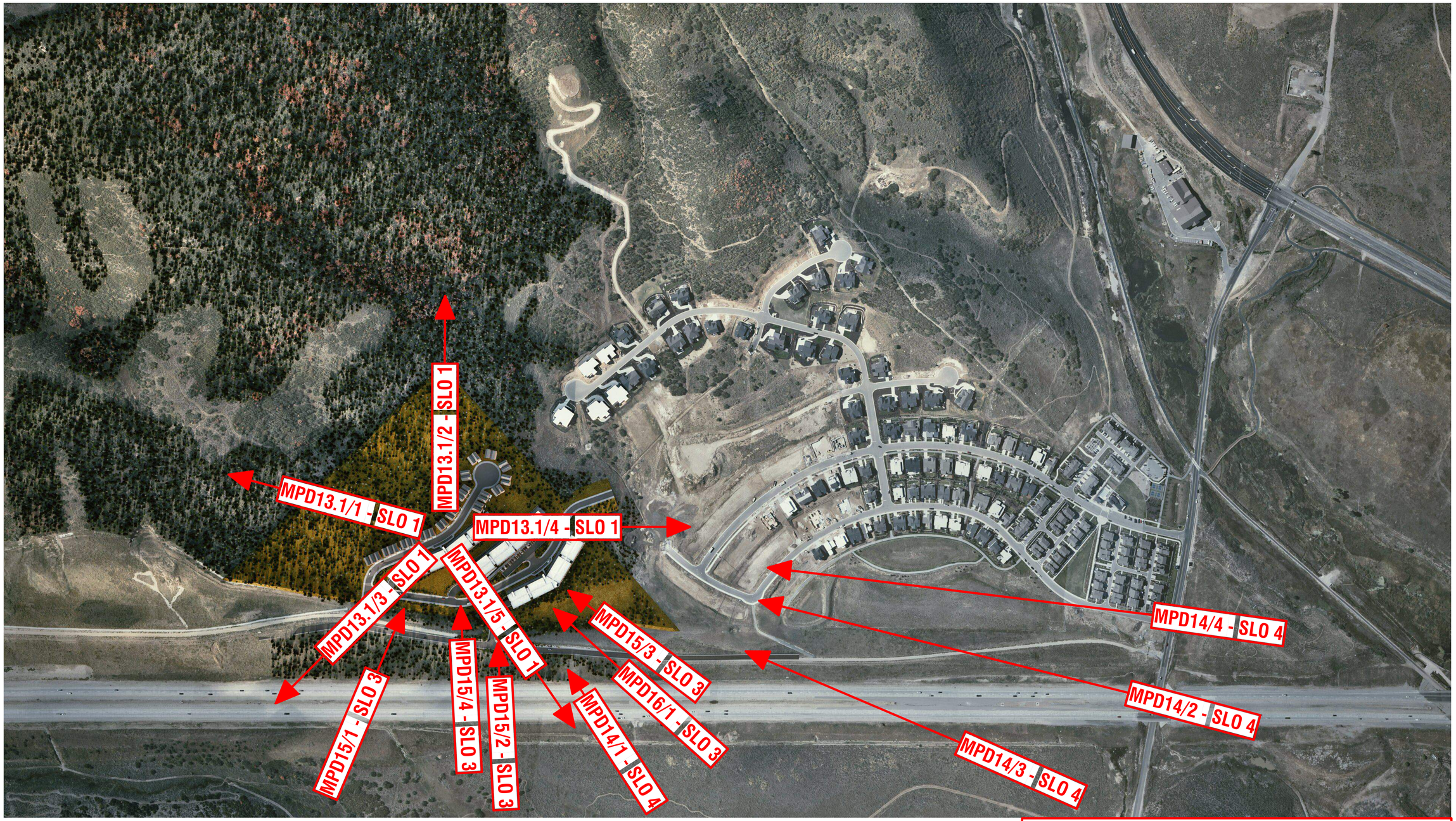
REVISIONS

#	DATE	DESRIPTION

BLDG & SITE SECT.

SHEET NO.	MPD12
JOB NO.	25.140

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE,SCALE REDUCED ACCORDINGLY



1 Context View Map
1/16" = 1'-0"

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CLARK RANCH AFFORDABLE HOUSING

MPD SUBMITTAL	8/8/2025

REVISIONS

#	DATE	DESRIPTION

VISUAL CONTEXTUAL ANALYSIS

SHEET NO.	MPD13
JOB NO.	25.140

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE,SCALE REDUCED ACCORDINGLY



1 SLO 1 - Existing View - Looking Southwest
1/16" = 1'-0"



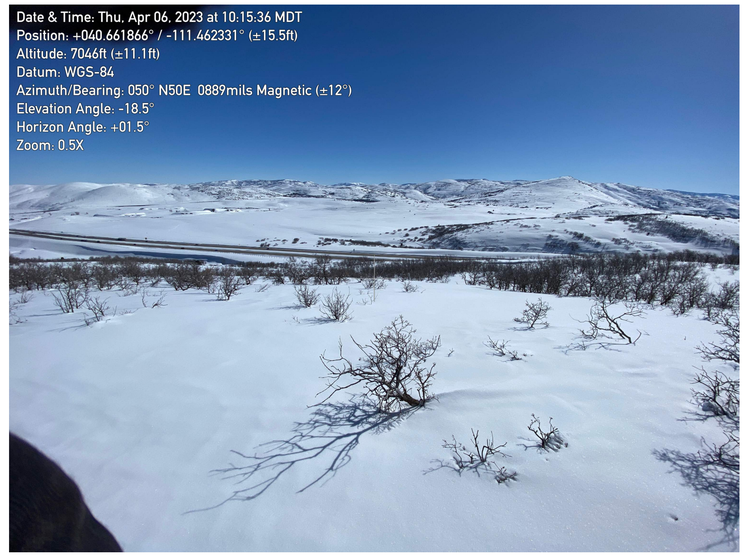
2 SLO 1 - Existing View - Looking West
1/16" = 1'-0"



3 SLO 1 - Existing View - Looking Southeast
1/16" = 1'-0"



4 SLO 1 - Existing View - Looking North
1/16" = 1'-0"



5 SLO Existing View - Looking Northeast
1/16" = 1'-0"

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CLARK RANCH AFFORDABLE HOUSING

MPD SUBMITTAL	8/8/2025

REVISIONS

#	DATE	DESRIPTION

VISUAL CONTEXTUAL ANALYSIS

SHEET NO.	MPD13.1
JOB NO. 25.140	

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE,SCALE REDUCED ACCORDINGLY



1 Context View 01
1/16" = 1'-0"



2 Context View 02
1/16" = 1'-0"



3 Context View 03
1/16" = 1'-0"



4 Context View 04
1/16" = 1'-0"

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CLARK RANCH AFFORDABLE HOUSING

MPD SUBMITTAL	8/8/2025

REVISIONS

#	DATE	DESRIPTION

VISUAL CONTEXTUAL ANALYSIS

SHEET NO.	MPD14
JOB NO.	25.140

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE,SCALE REDUCED ACCORDINGLY



1 Concept View 01

1/16" = 1'-0"



3 Concept View 03

1/16" = 1'-0"



2 Concept View 02

1/16" = 1'-0"



4 Concept View 04

1/16" = 1'-0"

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MPD SUBMITTAL	8/8/2025

REVISIONS

#	DATE	DESRIPTION

CONCEPTUAL RENDERINGS

SHEET NO.	MPD15
JOB NO.	25.140

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE,SCALE REDUCED ACCORDINGLY



1 Concept View 05

1/16" = 1'-0"



2 Concept View 06

1/16" = 1'-0"

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CLARK RANCH AFFORDABLE HOUSING

MPD SUBMITTAL	8/8/2025

REVISIONS

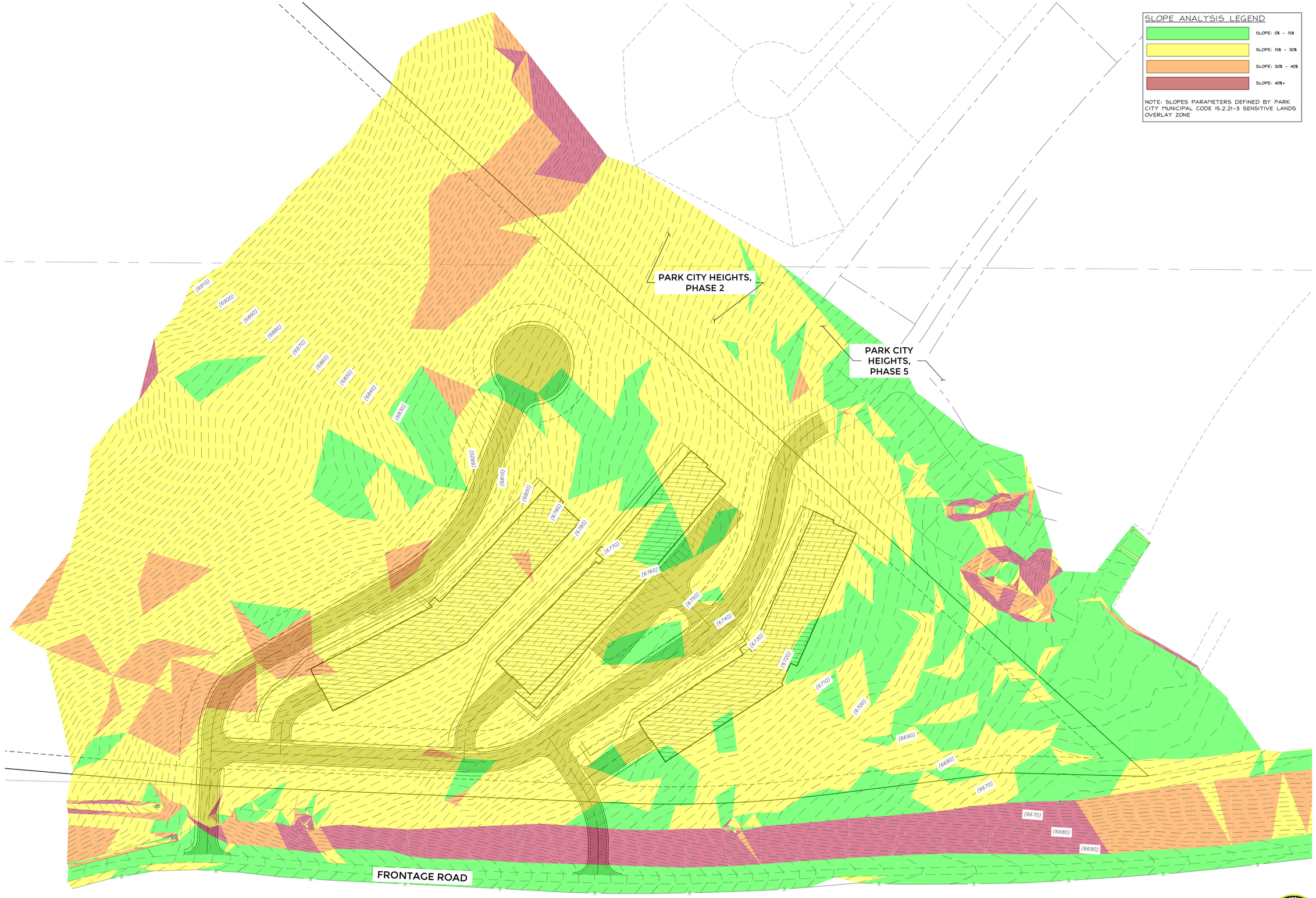
#	DATE	DESRIPTION

CONCEPTUAL RENDERINGS

SHEET NO.	MPD16
JOB NO. 25.140	

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE,SCALE REDUCED ACCORDINGLY

DATE: 8/7/2025 10:53 AM



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SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS:

CLARK RANCH
SLOPE ANALYSIS EXHIBIT

DATE: 08-08-2025

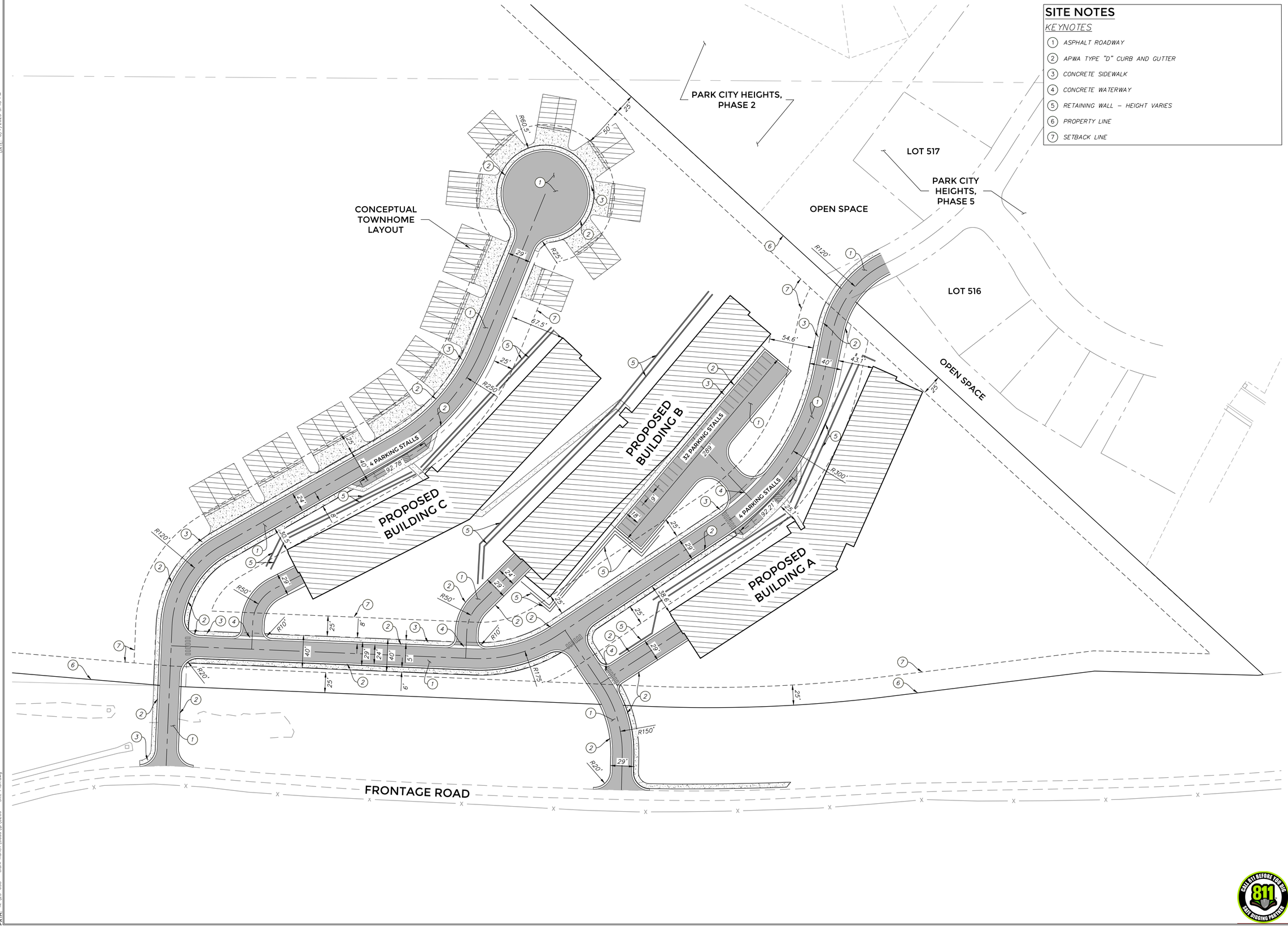
TCC JOB NUMBER: 23-038

SCALE
HORIZONTAL: 1" = 60'
0 15' 30' 60' 90'

SHEET NUMBER
ET02
1 OF 1

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

PATH: N:\23-038 - Clark Ranch\Cadd\p\C002 - Slope Analysis.dwg



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SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS:

CLARK RANCH
SCHEMATIC CIVIL SITE PLAN

DATE: 08-08-2025

TCC JOB NUMBER: 23-038

SCALE
HORIZONTAL: 1" = 50'
0 12.5' 25' 50' 75'

SHEET NUMBER
C200
1 OF 3

CALL 811 BEFORE YOU DIG
SITE DIGGING PAINTED

DATE: 8/7/2025, 5:48 PM

PATH: N:\23-038 - Clark Ranch\Cad\Plt\C200 - Site Plan.dwg



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NO.	BY	DATE	REVISIONS:

CLARK RANCH
SCHEMATIC GRADING PLAN

DATE: 08-08-2025

TCC JOB NUMBER: 23-038

SCALE
HORIZONTAL: 1" = 50'
0 12.5' 25' 50' 75'

SHEET NUMBER
C300
2 OF 3

CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

DATE: 8/7/2025, 5:49 PM

PATH: N:\23-038 - Clark Ranch \Cadd\Lp\C300 - Grading Plan.dwg

UTILITY NOTES

KEYNOTES

1. PROPOSED 4' MANHOLE
2. PROPOSED 8" SEWER MAIN
3. PROPOSED 6" SEWER LATERAL
4. PROPOSED 8" WATER MAIN
5. CONNECT TO EXISTING STUB
6. CONNECT TO EXISTING MANHOLE
7. EXISTING 8" SEWER MAIN
8. EXISTING 8" WATER MAIN
9. EXISTING STORM DRAIN
10. PROPOSED STORM DRAIN

PROPOSED BUILDING C

PROPOSED BUILDING B

PROPOSED BUILDING A

DETENTION BASIN

FRONTAGE ROAD

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SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS:

CLARK RANCH
SCHEMATIC UTILITY PLAN

DATE: 08-08-2025

TCC JOB NUMBER: 23-038

SCALE
HORIZONTAL: 1" = 50'
0 12.5' 25' 50' 75'

SHEET NUMBER
C400
3 OF 3

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING MATTER

DATE: 8/7/2025, 5:50 PM

PATH: N:\23-038 - Clark Ranch\Cadd\p\C400 - Utility Plan.dwg

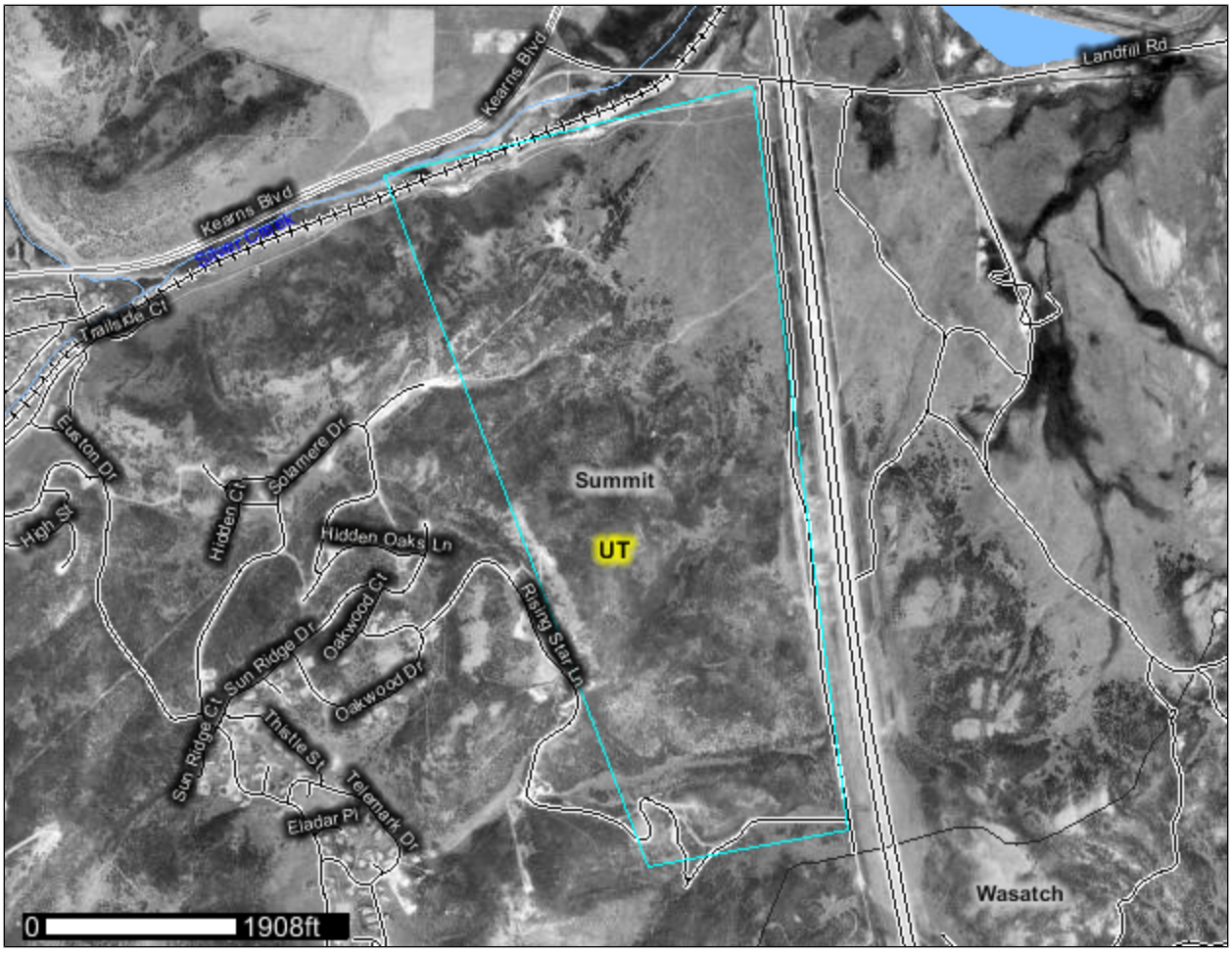
United States Department of Agriculture

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Summit Area, Utah, Parts of Summit, Salt Lake and Wasatch Counties

Park City Heights Soil Survey



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://soils.usda.gov/sqi/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (http://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://soils.usda.gov/contact/state_offices/).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Soil Data Mart Web site or the NRCS Web Soil Survey. The Soil Data Mart is the data storage site for the official soil survey information.

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Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....7
Soil Map.....8
Legend.....9
Map Unit Legend.....10
Map Unit Descriptions.....10
Summit Area, Utah, Parts of Summit, Salt Lake and Wasatch Counties.....12
179—Wanship-Kovich loams, 0 to 3 percent slopes.....12
180—Yeates Hollow-Henefer complex, 3 to 15 percent slopes.....14
181—Yeates Hollow-Henefer complex, 15 to 30 percent slopes.....16
182—Yeates Hollow-Henefer complex, 30 to 60 percent slopes.....18
References.....20

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

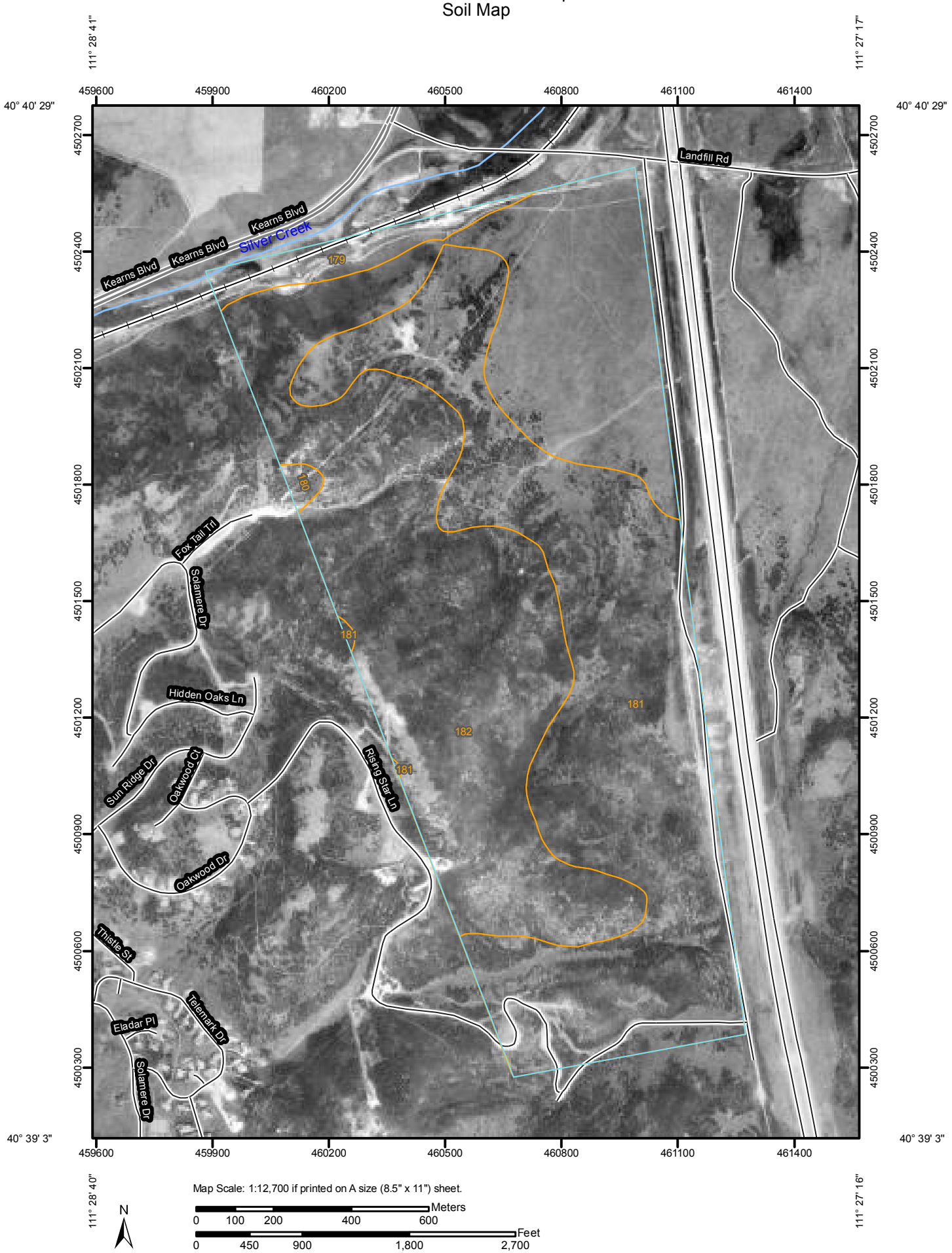
While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.


111° 28' 41"
111° 27' 17"
459600
459900
460200
460500
460800
461100
461400
40° 40' 29"
4502700
4502400
4502100
4501800
4501500
4501200
4500900
4500600
4500300
40° 39' 3"
111° 28' 40"
111° 27' 16"
Landfill Rd
Kearns Blvd
Kearns Blvd
Kearns Blvd
Silver Creek
179
180
181
182
Fox Tail Trl
Solamere Dr
Hidden Oaks Ln
Sun Ridge Dr
Oakwood Ct
Oakwood Dr
Rising Star Ln
Thistle St
Eladar Pl
Telemark Dr
Solamere Dr
Map Scale: 1:12,700 if printed on A size (8.5" x 11") sheet.
N
Meters
0 100 200 400 600
Feet
0 450 900 1,800 2,700

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Units

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features
- Gully
- Short Steep Slope
- Other

Political Features
- Cities

Water Features
- Oceans
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:12,700 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 12N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Summit Area, Utah, Parts of Summit, Salt Lake and Wasatch Counties
Survey Area Data: Version 5, Sep 4, 2009

Date(s) aerial images were photographed: 7/8/1997

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Summit Area, Utah, Parts of Summit, Salt Lake and Wasatch Counties (UT613)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
179	Wanship-Kovich loams, 0 to 3 percent slopes	14.8	3.1%
180	Yeates Hollow-Henefer complex, 3 to 15 percent slopes	2.1	0.4%
181	Yeates Hollow-Henefer complex, 15 to 30 percent slopes	205.3	42.9%
182	Yeates Hollow-Henefer complex, 30 to 60 percent slopes	256.9	53.6%
Totals for Area of Interest		**479.1**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic

classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Summit Area, Utah, Parts of Summit, Salt Lake and Wasatch Counties

179—Wanship-Kovich loams, 0 to 3 percent slopes

Map Unit Setting

Elevation: 5,200 to 8,000 feet
Mean annual precipitation: 16 to 22 inches
Mean annual air temperature: 40 to 45 degrees F
Frost-free period: 60 to 90 days

Map Unit Composition

Wanship and similar soils: 55 percent
Kovich and similar soils: 30 percent
Minor components: 15 percent

Description of Wanship

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sandstone and conglomerate

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: About 20 to 30 inches
Frequency of flooding: Rare
Frequency of ponding: None
Available water capacity: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): 4w
Land capability (nonirrigated): 4w
Ecological site: Interzonal Semiwet Fresh Meadow (Meadow sedge/Tufted hairgrass) (R047XA004UT)

Typical profile

0 to 8 inches: Loam
8 to 14 inches: Loam
14 to 24 inches: Loam
24 to 26 inches: Extremely cobbly loamy sand
26 to 60 inches: Extremely cobbly loamy sand

Description of Kovich

Setting

Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Alluvium derived from sandstone, quartzite and shale

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Available water capacity: Moderate (about 7.1 inches)

Interpretive groups

Land capability classification (irrigated): 6w
Land capability (nonirrigated): 7w
Ecological site: Intezonal Wet Fresh Meadow (Sedge) (R047XA008UT)

Typical profile

0 to 9 inches: Loam
9 to 22 inches: Clay loam
22 to 29 inches: Clay loam
29 to 44 inches: Fine sandy loam
44 to 60 inches: Very gravelly loamy fine sand

Minor Components

Toddspan

Percent of map unit: 6 percent
Landform: Valley floors, flood plains
Down-slope shape: Linear
Across-slope shape: Convex, concave
Ecological site: Intezonal Wet Fresh Meadow (Sedge) (R047XA008UT)

Snyderville

Percent of map unit: 5 percent
Landform: Outwash terraces, stream terraces
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: Mountain Gravelly Loam (Mountain Big Sagebrush) (R047XA406UT)

Dastrup

Percent of map unit: 4 percent
Landform: Fan remnants
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: Upland Loam (Basin Big Sagebrush) (R047XA308UT)
Other vegetative classification: Upland Loam (Mountain Big Sagebrush) (047XA308UT_2)

180—Yeates Hollow-Henefer complex, 3 to 15 percent slopes

Map Unit Setting

Elevation: 6,400 to 8,300 feet
Mean annual precipitation: 16 to 22 inches
Mean annual air temperature: 40 to 45 degrees F
Frost-free period: 60 to 90 days

Map Unit Composition

Yeates hollow and similar soils: 55 percent
Henefer and similar soils: 30 percent
Minor components: 15 percent

Description of Yeates Hollow

Setting

Landform: Mountain slopes
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Slope alluvium derived from conglomerate, sandstone and quartzite

Properties and qualities

Slope: 3 to 15 percent
Depth to restrictive feature: 40 to 60 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 4.2 inches)

Interpretive groups

Land capability (nonirrigated): 6s
Ecological site: Mountain Stony Loam (Mountain Big Sagebrush) (R047XA461UT)

Typical profile

0 to 12 inches: Very stony loam
12 to 25 inches: Very cobbly clay
25 to 37 inches: Very cobbly clay
37 to 43 inches: Extremely cobbly clay loam
43 to 53 inches: Bedrock

Description of Henefer

Setting

Landform: Mountain slopes
Down-slope shape: Linear
Across-slope shape: Linear

Parent material: Slope alluvium derived from quartzite, sandstone and shale

Properties and qualities

Slope: 3 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Moderate (about 7.1 inches)

Interpretive groups

Land capability (nonirrigated): 4e
Ecological site: Mountain Loam (Oak) (R047XA432UT)

Typical profile

0 to 7 inches: Gravelly loam
7 to 12 inches: Gravelly loam
12 to 21 inches: Cobbly clay
21 to 30 inches: Cobbly clay
30 to 37 inches: Very gravelly clay loam
37 to 43 inches: Very gravelly clay loam
43 to 50 inches: Very cobbly sandy clay loam
50 to 60 inches: Very cobbly sandy clay loam

Minor Components

Ant flat

Percent of map unit: 6 percent
Landform: Fan remnants
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: Mountain Loam (Mountain Big Sagebrush) (R047XA430UT)

Heiners

Percent of map unit: 5 percent
Landform: Ridges on mountain slopes
Down-slope shape: Convex, linear
Across-slope shape: Convex
Ecological site: Upland Shallow Loam (Wyoming Big Sagebrush) (R047XA320UT)
Other vegetative classification: Upland Shallow Loam (Mountain Big Sagebrush) (047XA320UT_1)

Fewkes

Percent of map unit: 4 percent
Landform: Fan remnants
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: Mountain Loam (Mountain Big Sagebrush) (R047XA430UT)

181—Yeates Hollow-Henefer complex, 15 to 30 percent slopes

Map Unit Setting

Elevation: 6,200 to 8,400 feet
Mean annual precipitation: 16 to 22 inches
Mean annual air temperature: 40 to 45 degrees F
Frost-free period: 60 to 90 days

Map Unit Composition

Yeates hollow and similar soils: 55 percent
Henefer and similar soils: 30 percent
Minor components: 15 percent

Description of Yeates Hollow

Setting

Landform: Mountain slopes
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Slope alluvium and colluvium derived from conglomerate, sandstone and quartzite

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: 40 to 60 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 4.2 inches)

Interpretive groups

Land capability (nonirrigated): 6s
Ecological site: Mountain Stony Loam (Mountain Big Sagebrush) (R047XA461UT)

Typical profile

0 to 12 inches: Very stony loam
12 to 25 inches: Very cobbly clay
25 to 37 inches: Very cobbly clay
37 to 43 inches: Extremely cobbly clay loam
43 to 53 inches: Bedrock

Description of Henefer

Setting

Landform: Mountain slopes
Down-slope shape: Linear

Across-slope shape: Linear
Parent material: Slope alluvium and colluvium derived from quartzite, sandstone and shale

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Moderate (about 7.1 inches)

Interpretive groups

Land capability (nonirrigated): 6e
Ecological site: Mountain Loam (Oak) (R047XA432UT)

Typical profile

0 to 7 inches: Gravelly loam
7 to 12 inches: Gravelly loam
12 to 21 inches: Cobbly clay
21 to 30 inches: Cobbly clay
30 to 37 inches: Very gravelly clay loam
37 to 43 inches: Very gravelly clay loam
43 to 50 inches: Very cobbly sandy clay loam
50 to 60 inches: Very cobbly sandy clay loam

Minor Components

Ant flat

Percent of map unit: 6 percent
Landform: Fan remnants
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: Mountain Loam (Mountain Big Sagebrush) (R047XA430UT)

Heiners

Percent of map unit: 5 percent
Landform: Mountain slopes
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: Upland Shallow Loam (Wyoming Big Sagebrush) (R047XA320UT)
Other vegetative classification: Upland Shallow Loam (Mountain Big Sagebrush) (047XA320UT_1)

Fewkes

Percent of map unit: 4 percent
Landform: Mountain slopes
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: Mountain Loam (Mountain Big Sagebrush) (R047XA430UT)

182—Yeates Hollow-Henefer complex, 30 to 60 percent slopes

Map Unit Setting

Elevation: 5,600 to 8,400 feet
Mean annual precipitation: 16 to 22 inches
Mean annual air temperature: 40 to 45 degrees F
Frost-free period: 60 to 90 days

Map Unit Composition

Yeates hollow and similar soils: 55 percent
Henefer and similar soils: 30 percent
Minor components: 15 percent

Description of Yeates Hollow

Setting

Landform: Mountain slopes
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Colluvium derived from conglomerate, sandstone and quartzite

Properties and qualities

Slope: 30 to 60 percent
Depth to restrictive feature: 40 to 60 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 4.2 inches)

Interpretive groups

Land capability (nonirrigated): 7e
Ecological site: Mountain Stony Loam (Mountain Big Sagebrush) (R047XA461UT)

Typical profile

0 to 12 inches: Very stony loam
12 to 25 inches: Very cobbly clay
25 to 37 inches: Very cobbly clay
37 to 43 inches: Extremely cobbly clay loam
43 to 53 inches: Bedrock

Description of Henefer

Setting

Landform: Mountain slopes
Down-slope shape: Linear
Across-slope shape: Linear

Parent material: Colluvium derived from quartzite, sandstone and shale

Properties and qualities

Slope: 30 to 60 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Moderate (about 7.1 inches)

Interpretive groups

Land capability (nonirrigated): 7e
Ecological site: Mountain Loam (Oak) (R047XA432UT)

Typical profile

0 to 7 inches: Gravelly loam
7 to 12 inches: Gravelly loam
12 to 21 inches: Cobbly clay
21 to 30 inches: Cobbly clay
30 to 37 inches: Very gravelly clay loam
37 to 43 inches: Very gravelly clay loam
43 to 50 inches: Very cobbly sandy clay loam
50 to 60 inches: Very cobbly sandy clay loam

Minor Components

Fewkes

Percent of map unit: 6 percent
Landform: Mountain slopes
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: Mountain Loam (Mountain Big Sagebrush) (R047XA430UT)

Heiners

Percent of map unit: 5 percent
Landform: Ridges on mountain slopes
Down-slope shape: Convex, linear
Across-slope shape: Convex
Ecological site: Upland Shallow Loam (Wyoming Big Sagebrush) (R047XA320UT)
Other vegetative classification: Upland Shallow Loam (Mountain Big Sagebrush) (047XA320UT_1)

Rock outcrop

Percent of map unit: 4 percent
Landform: Ridges on mountain slopes, escarpments on mountain slopes
Down-slope shape: Convex
Across-slope shape: Convex

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REPORT
GEOTECHNICAL STUDY
PROPOSED CLARK RANCH
WEST SIDE OF HIGHWAY 189
APPROXIMATELY ONE-HALF MILE
SOUTH OF RICHARDSON FLAT ROAD
PARK CITY, UTAH

September 23, 2025

Job No. 1442-001-25

Prepared for:
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Madison, Wisconsin 53713

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September 23, 2025
Job No. 1442-001-25

The Alexander Company
2450 Rimrock Road, Suite 100
Madison, Wisconsin 53713

Attention: Mr. Jeremiah Leigh

Ladies and Gentlemen:

Re: Report
Geotechnical Study
Proposed Clark Ranch
West Side of Highway 189 Approximately One-half Mile
South of Richardson Flat Road
Park City, Utah

1. INTRODUCTION

1.1 GENERAL

This report presents the results of our geotechnical study performed at the site of the proposed Clark Ranch, which is located on the west side of Highway 189 approximately one-half mile south of Richardson Flat Road in Park City, Utah. The general location of the site with respect to major topographic features and existing facilities, as of 1999, is presented on Figure 1, Vicinity Map. A detailed location of the site showing existing roadways and surrounding facilities, on an air photograph base, is presented on Figure 2, Area Map. A more detailed layout of the site showing the proposed locations of lots and roadways, site-specific topography, and existing facilities is presented on Figure 3, Site Plan. The locations of the test pits excavated in conjunction with this study are also presented on Figure 3.

1.2 OBJECTIVES AND SCOPE

The objectives and scope of our study were planned in discussions between Mr. Jeremiah Leigh of The Alexander Company and Mr. Patrick Emery of Gordon Geotechnical Engineering, Inc. (G^2).

In general, the objectives of this study were to:

1. Accurately define and evaluate the subsurface soil and groundwater conditions across the site.

2. Provide appropriate foundation, earthwork, pavement, and geoseismic recommendations to be utilized in the design and construction of the proposed structures.

In accomplishing these objectives, our scope has included the following:

1. A field program consisting of the excavating, logging, and sampling of 15 test pits.

2. A laboratory testing program.

3. An office program consisting of the correlation of available data, engineering analyses, and the preparation of this summary report.

1.3 AUTHORIZATION

Authorization was provided by returning our Professional Services Agreement No. 25-0803 dated August 11, 2025 and authorized on August 14, 2025.

1.4 PROFESSIONAL STATEMENTS

Supporting data upon which our recommendations are based are presented in subsequent sections of this report. Recommendations presented herein are governed by the physical properties of the soils encountered in the exploration test pits, measured and projected groundwater conditions, and the layout and design data discussed in Section 2., Proposed Construction, of this report. If subsurface conditions other than those described in this report are encountered and/or if design and layout changes are implemented, G^2 must be informed so that our recommendations can be reviewed and amended, if necessary.

Our professional services have been performed, our findings developed, and our recommendations prepared in accordance with generally accepted engineering principles and practices in this area at this time.

2. PROPOSED CONSTRUCTION

A residential development is planned for the 56.617-acre site. The development will consist of 3 apartment structures and 36 townhome units. The structures will be three levels in height and of wood-frame construction established slab-on-grade.

Maximum column and wall loads are projected to be on the order of 90 to 120 kips and 3 to 5 kips per lineal foot, respectively.

Site development will require a moderate amount of earthwork in the form of site grading. Due to the sloping topography, site grading cuts on the order of 2 to 6 feet and fills on the order of 7 to 12 feet are planned for the building pads and roads.

Additionally, a storm water detention basin is planned for the north side of the site.

Paved surface parking areas will also be part of the overall development. Traffic over the pavements will consist of a light to moderately light volume of automobiles and light trucks, and some medium-weight trucks. In roadways, the traffic will be somewhat higher.

3. INVESTIGATIONS

3.1 FIELD PROGRAM

In order to define and evaluate the subsurface soil and groundwater conditions across the site, 15 test pits were excavated to depths of 3.5 to 11.0 feet. It should be noted that refusal was encountered on highly weathered bedrock during excavating operations across the site. The approximate locations of the test pits are presented on Figure 3.

The field portion of our study was under the direct control and continual supervision of an experienced member of our geotechnical staff. During the course of the excavation operations, a continuous log of the subsurface conditions encountered was maintained. In addition, samples of the typical soils encountered were obtained for subsequent laboratory testing and examination. The soils were classified in the field based upon visual and textural examination. These classifications have been supplemented by subsequent inspection and testing in our laboratory. Detailed graphical representation of the subsurface conditions encountered is presented on Figures 4A through 4O, Log of Test Pits. Soils and bedrock were classified in accordance with the nomenclature described on Figure 5, Unified Soil Classification System, and Figure 6, Rock Description Terminology, respectively.

Disturbed bag samples were collected from the soils brought up by the backhoe bucket.

Following completion of excavating and logging, each test pit was backfilled. Although an effort was made to compact the backfill with the backhoe, backfill was not placed in uniform lifts and compacted to a specific density. Consequently, settlement of the backfill with time is likely to occur.

3.2 DOUBLE RING INFILTRATION TESTING

A double ring infiltration test was conducted in general accordance with the ASTM[1] D-3385. However, the test hole was not saturated nor allowed to swell. Results of the infiltration test are summarized in the chart below:

Test No.	Depth (feet)	Measured Infiltration Rate (min./in.)	Recommended Design Infiltration Rate (min./in.)
I-1	1.0	34	60

The measured infiltration rate reflects current natural site conditions at the test location. The measured rate is fast for this type of soil. It is our experience that infiltration rate will decrease over the lifetime of the system due to siltation and the introduction of other materials. Accordingly, we recommend an infiltration rate of 60 minutes per inch used in design for a system installed in the natural, non-saturated, clays.

3.3 LABORATORY TESTING

3.3.1 General

In order to provide data necessary for our engineering analyses, a laboratory testing program was performed. The program included moisture and density, Atterberg limits, partial gradation, and swell/collapse-consolidation tests. The following paragraphs describe the tests and summarize the test data.

3.3.2 Moisture and Density Tests

To aid in classifying the soils and to help correlate other test data, moisture and density tests were performed on selected undisturbed samples. The results of these tests are presented on the test pit logs, Figures 4A through 4O.

3.3.3 Atterberg Limits Tests

To further aid in classifying the site soils, an Atterberg limits test was performed on three selected samples. Results of the tests are on the following page.

[1] American Society for Testing and Materials

Test Pit No.	Depth (feet)	Liquid Limit (percent)	Plastic Limit (percent)	Plasticity Index (percent)	Soil Classification
TP-2	6.5	50	24	26	CH*
TP-4	2.0	68	18	50	CH
TP-5	3.0	65	19	46	CH

* In sand and gravel layer.

3.3.4 Partial Gradation Tests

To aid in classifying the soils and to provide general index parameters, partial gradation tests were performed upon 11 representative samples of the soils encountered in the exploration test pits. The results of the tests are tabulated below:

Test Pit No.	Depth (feet)	Percent Passing No. 4 Sieve	Percent Passing No. 200 Sieve	Soil Classification
TP-2	2.5	86.9	77.6	GC/CL
TP-2	6.5	92.2	78.4	CH
TP-3	2.0	60.1	37.2	CH
TP-4	2.0	-	89.4	CH
TP-4	4.0	92.6	82.7	CH
TP-5	3.0	94.4	81.7	CH
TP-6	3.0	90.9	80.9	CH
TP-8	2.0	93.1	82.4	CH
TP-9	3.0	94.7	68.4	CH
TP-10	2.0	91.3	82.8	CH
TP-13	2.0	96.8	91.3	CH

3.3.5 Swell/Collapse-Consolidation Tests

A swell/collapse-consolidation test was performed on each of three representative samples of the existing near-surface clay fill and natural clay soils in order to assess their moisture

sensitivity and load deformation characteristics. Test samples were taken at depths of two and four feet below the surface.

The swell/collapse-consolidation test was performed as follows:

1. Load sample at in-situ moisture content to specific axial pressure.
2. Measure and record axial deflection.
3. Saturate sample.
4. Measure and record resulting swell/collapse.

The test results are tabulated below:

Test Pit No.	Depth (feet)	Soil Classification	In-Situ Dry Density (pcf)	In-Situ Moisture Content (percent)	Axial Load When Saturated (psf)	Swell Pressure (psf)	Collapse (-) or Swell (+) (percent)
TP-4	2.0	CH	91	22.4	100	5,000	(+) 0.43
TP-5	4.0	CH	73	18.2	100	800	(+) 0.22
TP-11	2.0	CL	83	21.3	100	1,200	(+) 1.03

Following completion of the swell/collapse portion of the test, normal consolidation test loading was applied.

The results of the tests showed that the fine-grained clay soils are moderately expansive with increases in moisture content.

Detailed results of the tests are maintained within our files and can be transmitted to you, at your request.

4. SITE CONDITIONS

4.1 SURFACE

The site of the proposed residential structures is located at the west side of Highway 189 approximately one-half mile south of Richardson Flat Road in Park City, Utah. Similar undeveloped land and scattered residential structures bound the site to the south, west and north. Highway 189 bounds the site to the east.

The site of the proposed structures slopes downward to the northeast with an overall elevation change of approximately 100 to 200 feet. No signs of past or eminent slope instability were noted.

The site consists of an open area with grasses, brush, and numerous small trees covering the majority of the site.

Representative photographs of the site area are shown on Figure 7, Photographs.

4.2 SUBSURFACE SOIL

The soil conditions encountered in each of the test pits, to the depths excavated, were relatively similar.

In general, in Test Pits TP-1 through TP-15, natural silty and fat clays were encountered that extend to depths of three to nine feet. The clays are moderately plastic, very stiff, slightly moist to moist, brown, and will exhibit moderate strength and compressibility characteristics under the anticipated loading range. The upper 3.0 to 12.0 inches of the surficial soils are loose.

In general, underlying the clays in Test Pits TP-1 through TP-15, natural clayey sands and gravels/moderately weathered bedrock was encountered that extend to the depth explored 3.5 to 11.0 feet. The sands and gravels/bedrock are verse dense, slightly moist, brown, and will exhibit high strength and low compressibility characteristics under the anticipated loading range.

As stated previously, it should be noted that refusal was encountered on highly weathered bedrock during excavating operations across the site.

The lines designating the interface between soil and bedrock types on the test pit logs generally represent approximate boundaries. In-situ, the transition between soil and bedrock types may be gradual.

4.3 GROUNDWATER

Groundwater was not encountered in the test pits to the depth explored, 3.5 to 11.0 feet, during excavation operations. Groundwater is anticipated to be at a depth greater than 20 feet at the site. It has, however, been our experience in the area that near-surface “perched” groundwater conditions can occur during the year, most typically during the late spring and early summer months.

Seasonal and longer-term groundwater fluctuations of one to two feet should be anticipated. The highest seasonal levels will generally occur during the late spring and summer months.

5. DISCUSSIONS AND RECOMMENDATIONS

5.1 SUMMARY OF FINDINGS

The proposed structures may be supported upon conventional spread and continuous wall foundations established upon suitable natural soils/weathered bedrock and/or structural fill extending to suitable natural soils/weathered bedrock. Slabs subjected to the full effects of frost should be underlain by a minimum of 18 inches of non-frost susceptible granular fill to reduce frost heave.

The most significant geotechnical aspects of the site are:

1. Moderately expansive clay soils encountered in the upper three to nine feet of the majority of the test pits. Test results indicate that the fat clay soil (CH) experience swell pressures up to 5,000 pounds per square foot.

   Under no circumstances shall footings, floor slabs, or exterior flatwork be established upon expansive clay soils. Where expansive fat clay (CH) soils exhibiting a waxy luster are encountered at design subgrade, these materials must be over-excavated to a depth of two and one-half feet and replaced with non-expansive structural fill.

2. Shallow excavation refusal was encountered on weathered bedrock at depths of 3.5 to 11.0 feet at each of the test pit locations.

3. The loose, surficial soils in the upper 3 to 12 inches of the natural soils encountered.

Due to the expansive soils encountered, a qualified geotechnical engineer from our staff must aid in verifying that all expansive soils have been adequately removed prior to the placement of structural site grading fills, footings, or foundations.

Due to possible “perched” groundwater conditions and to minimize variations in the moisture content of the supporting soils, subdrains will be required around subgrade levels and behind retaining structures.

In all cases, water control measures, as detailed later in the report, must be provided.

Detailed discussions pertaining to earthwork, foundations, floor slabs, lateral resistance, pavement, and the geoseismic setting of the site are discussed in the following sections.

5.2 EARTHWORK

5.2.1 Site Preparation

Preparation of the site must consist of the removal of all loose surficial soils, non-engineered fills (if encountered), expansive soils, topsoil, debris, and other deleterious materials from beneath an area extending at least three feet beyond the perimeter of the proposed building, rigid pavement, and exterior flatwork areas. Subsequent to this, the expansive clay should be removed to a depth of three feet below three feet beyond the perimeter of the proposed structures.

The expansive soils may remain in flexible pavement areas as long as they are properly prepared. Proper preparation will consist of scarifying and moisture conditioning the upper eight inches and recompacting to the requirements of structural fill. However, it should be noted that compaction of fine-grained soils (clays) as structural site grading fill will be very difficult, if not impossible, during wet and cold periods of the year. As an option for proper preparation and recompaction, the upper eight inches of the expansive soils may be removed and replaced with granular subbase over proofrolled subgrade. Even with proper preparation, flexible pavements established on expansive soils may experience some long-term movements. If the possibility of these movements is not acceptable, these expansive soils must be completely removed.

Subsequent to the above operations and prior to the placement of footings, structural site grading fill or floor slabs, the exposed natural subgrade must be proofrolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If any loose, soft, or disturbed zones are encountered, they must be completely removed in footing and floor slab areas and replaced with granular structural fill. If removal depth required is greater than two feet, G^2 must be notified to provide further recommendations. In pavement areas, unsuitable soils encountered during recompaction and proofrolling must be removed to a maximum depth of two feet and replaced with compacted granular structural fill.

5.2.2 Excavations

Temporary construction excavations through clayey soil, not exceeding four feet in depth, above or below the groundwater table, may be constructed with near-vertical sideslopes. Temporary excavations up to 12 feet deep in granular soils or highly weathered bedrock above or below the water table may be constructed with sideslopes no steeper than one horizontal to one vertical (1.0H:1.0V). If clean granular soils are encountered, or if excessive sloughing occurs, the sideslopes must be flattened. Loose and raveling soils are anticipated. Therefore, the face of the deeper-steeper slopes must be protected by anchoring chain-link fencing from the crest to the toe. Excavation into bedrock may potentially be constructed at steeper slopes if we are requested to visit the site during excavation operations and observe the sidewall stability.

Utility trench excavations must conform within Occupational Safety and Health (OSHA) guidelines for trench safety.

As stated previously, it should be noted that refusal was encountered on highly weathered bedrock during excavating operations across the site.

Field data and past experience in the area indicates excavations into bedrock (if encountered), 5 to 10 feet, can generally be accomplished using heavy construction equipment or with a "stringer." Drilling and blasting could possibly be required for localized deeper areas but is not anticipated.

To reduce disturbance, we recommend that excavations for footings be accomplished utilizing a backhoe with a smooth-lip bucket.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated.

5.2.3 Structural Fill

Structural fill is defined as all fill which will ultimately be subjected to structural loadings, such as imposed by footings, floor slabs, pavements, etc. Structural fill will be required as backfill over foundations and utilities, as site grading fill, and in some areas, as replacement fill below footings. All structural fill must be free of sod, rubbish, topsoil, frozen soil, and other deleterious materials. Structural site grading fill is defined as fill placed over fairly large open areas to raise the overall site grade. For structural site grading fill, the maximum particle size should generally not exceed four inches; although, occasional larger particles, not exceeding six inches in diameter may be incorporated if placed randomly in a manner such that "honeycombing" does not occur and the desired degree of compaction can be achieved. The maximum particle size within structural fill placed within confined areas should generally be restricted to two inches.

The plasticity index of fine-grained soils utilized as structural site grading fill should not exceed 20 percent.

The non-plastic natural soils and weathered bedrock may be utilized as structural site grading fill. The moderately plastic clay soils (CH) are not suitable for re-use as structural fill. It should be noted that unless moisture control is maintained, utilization of natural on-site clayey soils as structural site grading fill will be very difficult, if not impossible, during wet and cold periods of the year. Only granular soils are recommended as structural fill in confined areas, such as around foundations and within utility trenches. We recommend that all granular structural fill, including the on-site soils, consist of a well-graded mixture of sands and gravels with at least 20 percent low plasticity fines (material passing the No. 200 sieve). The purpose of the minimum fines percentage is to provide a fill when compacted that will exhibit low permeability characteristics.

Non-structural site grading fill is defined as all fill material not designated as structural fill and may consist of any cohesive or granular soils not containing excessive amounts of degradable material.

5.2.4 Fill Placement and Compaction

Structural fill shall be placed in lifts not exceeding eight inches in loose thickness. Structural fills shall be compacted in accordance with the percent of the maximum dry density as determined by the AASHTO[2] T-180 (ASTM D-1557) compaction criteria in accordance with the table below:

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Beneath an area extending at least 3 feet beyond the perimeter of the structures	0 to 8	95
Outside area defined above	0 to 6	90
Outside area defined above	6 to 8	92
Road base	-	96

Structural fills greater than eight feet thick are not anticipated at the site.

Subsequent to stripping and prior to the placement of structural site grading fill, the subgrade must be prepared as discussed in Section 5.2.1, Site Preparation, of this report. In confined areas, subgrade preparation should consist of the removal of all loose or disturbed soils.

Non-structural fill may be placed in lifts not exceeding 12 inches in loose thickness and compacted by passing construction, spreading, or hauling equipment over the surface at least twice.

Coarse gravel and cobble mixtures (stabilizing fill), if utilized, shall be end-dumped, spread to a maximum loose lift thickness of 15 inches, and compacted by dropping a backhoe bucket onto the surface continuously at least twice. As an alternative, the fill may be compacted by passing moderately heavy construction equipment or large self-propelled compaction equipment at least twice. Subsequent fill material placed over the coarse gravels and cobbles shall be adequately placed so that the “fines” are “worked into” the voids in the underlying coarser gravels and cobbles.

[2] American Association of State Highway and Transportation Officials

5.2.5 Utility Trenches

All utility trench backfill material below structurally loaded facilities (flatwork, floor slabs, roads, etc.) should be placed at the same density requirements established for structural fill. If the surface of the backfill becomes disturbed during the course of construction, the backfill should be proofrolled and/or properly compacted prior to the construction of any exterior flatwork over a backfilled trench. Proofrolling may be performed by passing moderately loaded rubber tire-mounted construction equipment uniformly over the surface at least twice. If excessively loose or soft areas are encountered during proofrolling, they should be removed to a maximum depth of two feet below design finish grade and replaced with structural fill.

Most utility companies and City-County governments are now requiring that Type A-1 or A-1-a (AASHTO Designation – basically granular soils with limited fines) soils be used as backfill over utilities. These organizations are also requiring that in public roadways the backfill over major utilities be compacted over the full depth of fill to at least 96 percent of the maximum dry density as determined by the AASHTO T-180 (ASTM D-1557) method of compaction. We recommend that as the major utilities continue onto the site that these compaction specifications are followed.

The natural fine-grained cohesive soils (if encountered) are not recommended for use as trench backfill. Some of the natural sand and gravel soils may be suitable for use as trench backfill.

5.2.6 Areal Settlements

Areal settlements associated with five to six feet of structural site grading fill will be minimal. Deep sequence of backfill adjacent to the below-grade portions of the structures may or may not be structural. Non-structural fill 15 to 20 feet thick will be susceptible to settlement of many inches. These fills placed as structural fill could experience movements of one to two inches.

Sidewalk and other flatwork over these fills must be designed as structural slabs with one end tied to the building and the other end established on non-fill soils at least three feet back from the fill/natural soil interface.

5.2.7 Final Cut and Fill Slopes

Considering both stability and maintenance in the surficial natural soils, it is recommended that final slopes in both cut and fill scenarios be no steeper than one and one-half horizontal to one vertical (1.5H:1.0V).

5.3 SPREAD AND CONTINUOUS WALL FOUNDATIONS

5.3.1 Design Data

The proposed structures may be supported upon conventional spread and continuous wall foundations established upon suitable natural soils and/or structural fill extending to suitable natural soils. Under no circumstances shall footings be placed directly on expansive clay soils. Fat clay (CH) must be over-excavated to a minimum depth of two and one-half feet and replaced with granular structural fill below footings.

For design, the following parameters are provided with respect to the projected loading discussed in Section 2., Proposed Construction, of this report:

Minimum Recommended Depth of Embedment for Frost Protection	- 42 inches
Minimum Recommended Depth of Embedment for Non-frost Conditions	- 15 inches
Recommended Minimum Width for Continuous Wall Footings	- 18 inches
Minimum Recommended Width for Isolated Spread Footings	- 24 inches
Recommended Net Bearing Pressure for Real Load Conditions	
For footings on two and one-half feet of structural fill extending to suitable natural soils	- 2,500 pounds per square foot
For footings on weathered bedrock or structural fill extending to bedrock	- 3,500 pounds per square foot
Bearing Pressure Increase for Seismic Loading	- 50 percent*

* Not applicable for edge bearing pressure when the footings are established upon granular soil. Use 25 percent for overturning or other inclined loading.

The term “net bearing pressure” refers to the pressure imposed by the portion of the structure located above lowest adjacent final grade. Therefore, the weight of the footing and backfill to

the lowest adjacent final grade need not be considered. Real loads are defined as the total of all dead plus frequently applied live loads. Total load includes all dead and live loads, including seismic and wind.

5.3.2 Installation

Under no circumstances shall the footings be established upon loose, surficial soils, non-engineered fills (if encountered), expansive soils, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. If unsuitable soils are encountered, they must be completely removed and replaced with compacted structural fill.

The width of structural replacement fill below footings should be equal to the width of the footing plus one foot for each foot of fill thickness.

5.3.3 Settlements

Settlements of foundations designed and installed in accordance with above recommendations and supporting maximum projected structural loads are anticipated to be on the order of one inch. Settlements are expected to occur rapidly with approximately 60 to 70 percent of the settlements occurring during construction.

5.4 SUBDRAINS

A permanent foundation/chimney subdrain system will be required around the outside of all subgrade walls.

The perimeter subdrain pipe should consist of a minimum of four-inch diameter, slotted or perforated pipe with the invert established at least 18 inches below the top of the lowest adjacent slab. The pipe should be encased in a one-half- to one-inch minus clean gap-graded crushed gravel extending two inches below, laterally, and up continuously at least 12 inches above the top of the lowest adjacent slab. The same granular material could be utilized as the chimney drain against the subgrade walls. The gravel chimney drain must be continuous and at least six inches wide. In all cases, the gravels must be separated from natural soils or backfill with a geotextile fabric, such as Mirafi 140N or equivalent. As an alternate, a synthetic drain board, such as Miradrain or equivalent, can be used for the chimney subdrain. The slope of the pipe should be at least 0.25 percent to a suitable point of gravity discharge, such as a sump within or outside the perimeter of the below-grade portion of the structure or by gravity down-gradient. Prior to installing the gravels, we recommend that the outside walls adjacent to habitable areas be appropriately waterproofed. If the areas are mechanical areas, dampproofing should be adequate.

5.5 LATERAL RESISTANCE

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance on fine-grained soils, a coefficient of 0.40 should be utilized. In determining frictional resistance on granular soils, a coefficient of 0.45 should be utilized. Passive resistance provided by properly placed and compacted granular structural fill above the water table may be considered equivalent to a fluid with a density of 300 pounds per cubic foot. Below the water table, this granular soil should be considered equivalent to a fluid with a density of 150 pounds per cubic foot.

A combination of passive earth resistance and friction may be utilized provided that the friction component of the total is divided by 1.5.

5.6 LATERAL PRESSURES

The lateral pressure parameters, as presented within this section, assume that the backfill extending at least five feet from the back of the wall be properly placed and compacted granular soil. The expansive natural clay soil (CH) is not suitable for use as backfill behind below-grade walls. The lateral pressures imposed upon subgrade facilities will, therefore, be basically dependent upon the relative rigidity and movement of the backfilled structure. For active walls, such as retaining walls which can move outward (away from the backfill), granular backfill may be considered equivalent to a fluid with a density of 35 pounds per cubic foot in computing lateral pressures. For more rigid basement walls, granular backfill may be considered equivalent to a fluid with a density of 45 pounds per cubic foot. For very rigid non-yielding walls, granular backfill should be considered equivalent to a fluid with a density with at least 55 pounds per cubic foot. The above values assume that the surface of the soils slope behind the wall is horizontal, that the granular fill has been placed and lightly compacted, not as structural fill. If the fill is placed as a structural fill the values should be increased to 45 pounds per cubic foot, 60 pounds per cubic foot, and 120 pounds per cubic foot, respectively.

Recommended average lateral uniform pressure for various height walls are tabulated on the following page and assume a granular wall backfill with a horizontal grade above the wall. It should be noted that the lateral pressures as quoted assume that the backfill materials will not become saturated. If the backfill becomes saturated, the above values may be decreased by one-half; however, full hydrostatic water pressures will have to be included.

Wall Height (feet)	Uniform Seismic Lateral Pressure*, ** (psf)
4	34
8	68
12	102

* Maximum short-term pressures, they are not sustained loads.
** For intermediate height wall, the lateral pressure will be developed based upon a straightline interpolated between the pressures at the specific height.

Note that the pressures presented in this section do not include surcharge loadings, such as floor slabs, adjacent footings, etc.

5.7 FLOOR SLABS

Floor slabs may be established upon suitable undisturbed natural soils, and/or upon structural fill extending to suitable natural soils or properly prepared existing surface soils. Loose, surficial soils, non-engineered fills (if encountered), and topsoil are not considered suitable.

Because of the potentially expansive nature of the natural fine-grained soils, it is our recommendation that the slabs be underlain by weathered bedrock or at least two and one-half feet of granular structural fill. Settlements of lightly loaded floor slabs will be negligible.

Outside flatwork will be subject to frost and vertical movements due to the expansion of the soils. To reduce this potential, all critical outside flatwork should be underlain by at least 18 inches of the granular structural fill, as specified previously. Settlements of lightly loaded floor slabs will be negligible.

5.8 PAVEMENTS

The properly prepared non-engineered fills (if encountered) will exhibit poor engineering characteristics when saturated or nearly saturated. Non-engineered fills may remain in flexible pavement areas if properly prepared, as stated previously in this report. Rigid pavements shall not be placed overlying non-engineered fills, even if properly prepared. Considering the existing non-engineered fills as the subgrade soils and the projected traffic, the pavement sections on the following pages are recommended.

Parking Areas

(Light Volume of Automobiles and Light Trucks,
Occasional Medium-Weight Trucks,
and No Heavy-Weight Trucks)
[1 equivalent 18-kip axle load per day]

Flexible:

2.5 inches	Asphalt concrete
8.0 inches	Aggregate base
Over	Properly prepared natural soils, properly prepared existing non-engineered fill, and/or structural site grading fill extending to suitable stabilized natural soils.

Rigid:

5.0 inches	Portland cement concrete (non-reinforced)
4.0 inches	Aggregate base
Over	Properly prepared natural soils, and/or structural site grading fill extending to suitable stabilized natural soils.*

* Rigid pavements shall not be placed over non-engineered fills, even if properly prepared.

Primary Roadway Areas

(Moderate Volume of Automobiles and Light Trucks,
Light Volume of Medium-Weight Trucks,
and Occasional Heavy-Weight Trucks)
[5 equivalent 18-kip axle loads per day]

Flexible:

3.0 inches	Asphalt concrete
8.0 inches	Aggregate base
8.0 inches	Granular subbase
Over	Properly prepared natural soils, properly prepared existing non-engineered fill, and/or structural site grading fill extending to suitable stabilized natural soils.

Rigid:

5.5 inches	Portland cement concrete (non-reinforced)
5.0 inches	Aggregate base
8.0 inches	Granular subbase
Over	Properly prepared natural soils, and/or structural site grading fill extending to suitable stabilized natural soils.*

* Rigid pavements shall not be placed over non-engineered fills, even if properly prepared.

For dumpster pads, we recommend a pavement section consisting of six and one-half inches of Portland cement concrete, four inches of aggregate base, over properly prepared natural stabilized subgrade or site grading structural fills.

These above rigid pavement sections are for non-reinforced Portland cement concrete. Concrete should be designed in accordance with the American Concrete Institute (ACI) and joint details should conform to the Portland Cement Association (PCA) guidelines. The concrete

should have a minimum 28-day unconfined compressive strength of 4,000 pounds per square inch and contain 6 percent ±1 percent air-entrainment.

5.9 GEOSEISMIC SETTING

5.9.1 General

In July 2023, the State of Utah adopted the 2021 International Building Code (IBC). The IBC 2021 code determines the seismic hazard for a site based upon 2014 mapping of bedrock accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The USGS values are presented on maps incorporated into the IBC code and are also available based on latitude and longitude coordinates (grid points).

The structures must be designed in accordance with the procedure presented in Section 1613, Earthquake Loads, of the IBC 2021 edition.

5.9.2 Faulting

Based on our review of available literature, no active faults pass through or immediately adjacent to the site.

5.9.3 Soil Class

Based on the soils encountered and our knowledge of the underlying geology, we recommend that Site Class C – Very Dense Soil and Soft Rock Profile as defined in Table 20.3-1, Site Classification, of ASCE 7-16 be utilized for dynamic structural analysis.

5.9.4 Ground Motions

The IBC 2021 code is based on 2014 USGS mapping, which provides values of short and long period accelerations for the Site Class B boundary for the Maximum Considered Earthquake (MCE). This Site Class B boundary represents a hypothetical sandstone bedrock surface and must be corrected for local soil conditions. The following table summarizes the peak ground and short and long period accelerations for a MCE event and incorporates a soil amplification factor for a Site Class D soil profile in the second column. Based on the site latitude and longitude (40.6650 degrees north and -111.4620 degrees west, respectively), the values for this site are tabulated on the following page.

Spectral Acceleration Value, T Seconds	Site Class B-C Boundary [mapped values] (% g)	Site Class C [adjusted for site class effects] (% g)
Peak Ground Acceleration (Geo-Mean)	24.4	29.1
0.2 Seconds (Short Period Acceleration)	S_S = 55.6	S_{MS} = 71.0
1.0 Seconds (Long Period Acceleration)	S_1 = 19.8	S_{M1} = *

* See Section 11.4.8 for requirements on site-specific ground motion studies. Please contact us for a proposal, if needed.

5.9.5 Liquefaction

Liquefaction is defined as the condition when saturated, loose, finer-grained sand-type soils lose their support capabilities because of excessive pore water pressure which develops during a seismic event.

Due to absence of groundwater to the depth explored, our analysis indicates liquefaction is not anticipated during the design seismic event at the test pits. However, a deep boring for liquefaction analysis was beyond the scope of this study.

5.10 WATER CONTROL

To reduce the possibility of water infiltration, as a minimum the following are recommended:

1. There should be a minimum 2 percent downward slope maintained away from the building for a distance of at least 15 feet.

2. Water discharged from downspouts must be collected and discharged downslope at least 15 feet from the proposed structures.

3. All water-conveying utilities should be checked for leakage prior to backfilling and installed with flexible connections and joints.

4. Sprinkler heads should not be installed around the immediate perimeter of the structures.

5.11 SITE OBSERVATIONS

As stated previously, due to the expansive soils encountered, a qualified geotechnical engineer from our staff must aid in verifying that all expansive soils have been adequately removed prior to the placement of structural site grading fills, footings, or foundations.

We appreciate the opportunity of providing this service for you. If you have any questions or require additional information, please do not hesitate to contact us.

Respectfully submitted,

Gordon Geotechnical Engineering, Inc.

Joshua M. Whitney, State of Utah No. 6252902
Senior Engineer

Reviewed by:

Patrick R. Emery, State of Utah No. 7941710
Senior Engineer/Geologist

JMW/PRE:sn

Encl. Figure 1, Vicinity Map
Figure 2, Area Map
Figure 3, Site Plan
Figures 4A through 4O, Log of Test Pits
Figure 5, Unified Soil Classification System
Figure 6, Rock Description Terminology
Figure 7, Photographs

Addressee (3 + email)



THE ALEXANDER COMPANY
JOB NO. 1442-001-25

GORDON GEOTECHNICAL ENGINEERING, INC.

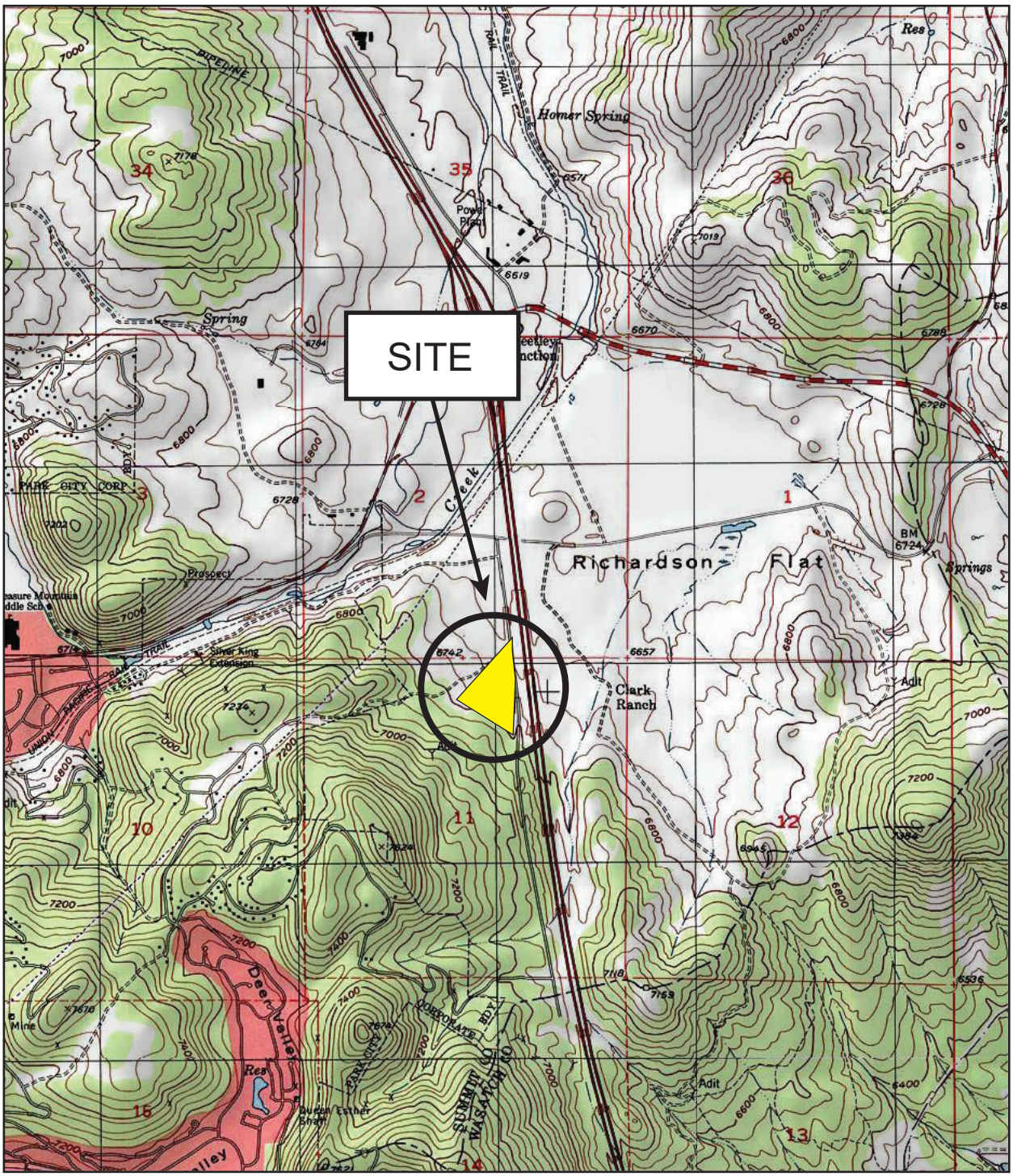


FIGURE 1
VICINITY MAP

REFERENCE:
USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAP
TITLED "PARK CITY EAST, UTAH", DATED 1999

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GORDON GEOTECHNICAL ENGINEERING, INC.

RICHARDSON FLAT ROAD

HIGHWAY 189

SITE

#4
#5
#3
#6
#1
#2

see Figure 7, Photographs

REFERENCE:
ADAPTED FROM AERIAL PHOTOGRAPH
DOWNLOADED FROM GOOGLE EARTH
IMAGERY DATED MAY 24, 2022

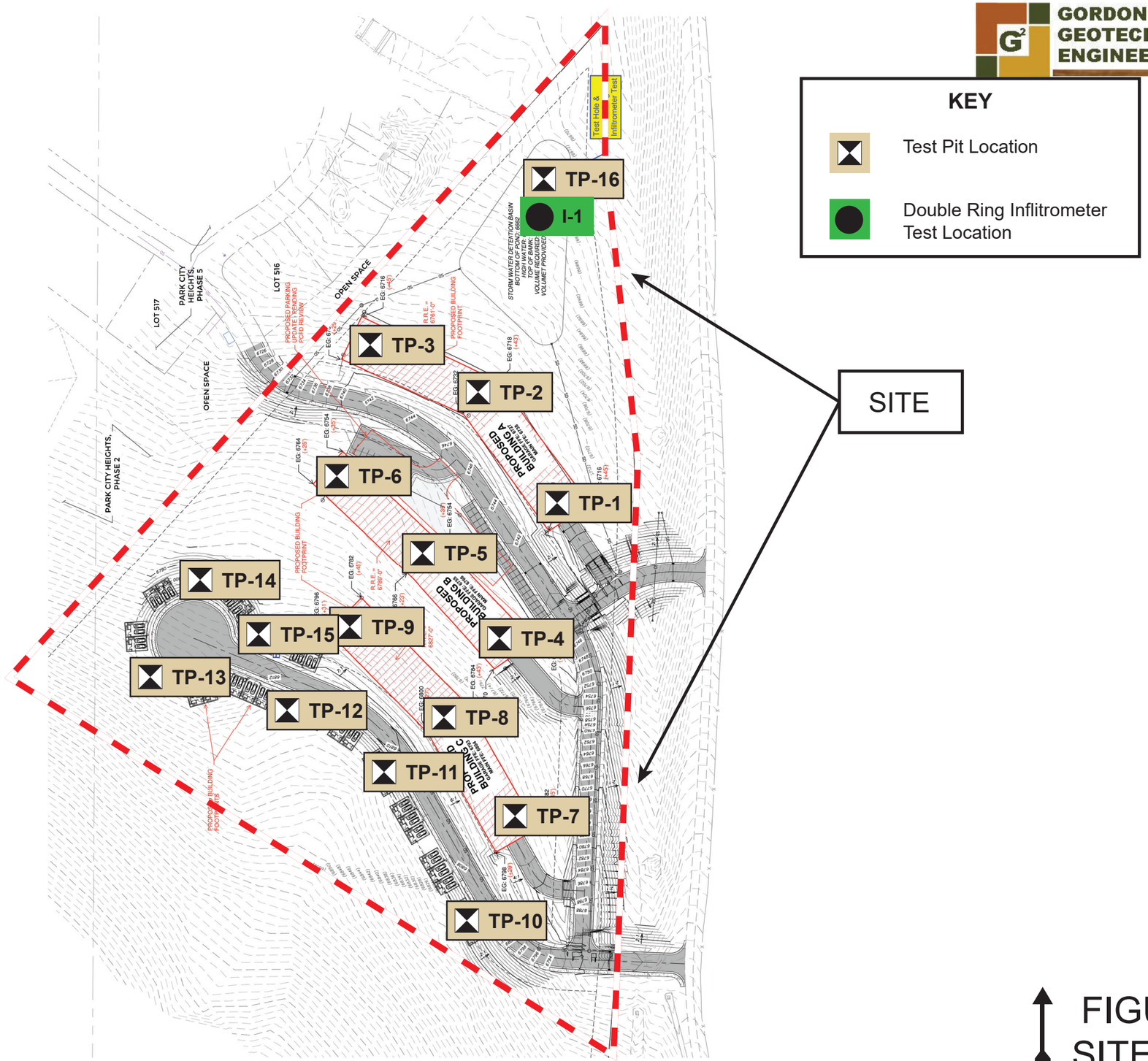
Google Earth

1000 ft
SCALE:

FIGURE 2
AREA MAP

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NOT TO SCALE

REFERENCE:
ADAPTED FROM DRAWING ENTITLED
“CLARK RANCH - SCHEMATIC GRADING PLAN”
BY TALISMAN, DATED JUNE 16, 2025

FIGURE 3
SITE PLAN

Gordon Geotechnical Engineering, Inc.
4426 South Century Drive, Suite 100
Salt Lake City, Utah 84123

TEST PIT TP-1

Project Name: Proposed Clark Ranch
Project No.: 1442-001-25
Location: Hwy 189 ~0.5 Mile S of Richardson Flat Rd, Park City, UT
Client: The Alexander Company
Excavating Method: Cat 305 E Backhoe
Date Excavated: 08-28-25
Elevation: ---
Water Level: No groundwater encountered.
Remarks:

DESCRIPTION	GRAPHIC LOG	WATER LEVEL	DEPTH (FT.)	SAMPLE SYMBOL	SAMPLE TYPE	BLOWS/FT.	MOISTURE (%)	DRY DENSITY (PCF)	%PASSING 200	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	REMARKS
Ground Surface			0									
FINE AND COARSE GRAVELLY CLAY with occasional coobles; reddish-brown (CH)												slightly moist "very stiff"
grades gray			5									
CLAYEY FINE AND COARSE GRAVEL gray (GC)												sl moist/"v dense"
Excavating refusal at 7.0' on weathered bedrock.			10									
No groundwater encountered at time of excavating.												
No signficant sidewall caving.			15									
			20									
			25									

The discussion in the text under the section titled, SUBSURFACE CONDITIONS, is necessary for proper understanding of the nature of the subsurface material.

FIGURE 4A

Gordon Geotechnical Engineering, Inc.
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Salt Lake City, Utah 84123

TEST PIT TP-2

Project Name: Proposed Clark Ranch
Project No.: 1442-001-25
Location: Hwy 189 ~0.5 Mile S of Richardson Flat Rd, Park City, UT
Client: The Alexander Company
Excavating Method: Cat 305 E Backhoe
Date Excavated: 08-28-25
Elevation: ---
Water Level: No groundwater encountered.
Remarks:

DESCRIPTION	GRAPHIC LOG	WATER LEVEL	DEPTH (FT.)	SAMPLE SYMBOL	SAMPLE TYPE	BLOWS/FT.	MOISTURE (%)	DRY DENSITY (PCF)	%PASSING 200	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	REMARKS
Ground Surface			0									
CLAYEY FINE AND COARSE GRAVEL/GRAVELLY CLAY with some cobbles and trace sand; reddish-brown (GC/CL)					B		14.7		77.6			slightly moist "very stiff"/ "very dense"
FAT CLAY with some fine and coarse gravel; light brown (CH)			5		B							slightly moist "very stiff"
grades light gray					B		15.7		78.4	50	24	
Excavating refusal at 7.0' on weathered bedrock.												
No groundwater encountered at time of excavating.			10									
No signficant sidewall caving.			15									
			20									
			25									

The discussion in the text under the section titled, SUBSURFACE CONDITIONS, is necessary for proper understanding of the nature of the subsurface material.

FIGURE 4B

Gordon Geotechnical Engineering, Inc.
4426 South Century Drive, Suite 100
Salt Lake City, Utah 84123

TEST PIT TP-3

Project Name: Proposed Clark Ranch
Project No.: 1442-001-25
Location: Hwy 189 ~0.5 Mile S of Richardson Flat Rd, Park City, UT
Client: The Alexander Company
Excavating Method: Cat 305 E Backhoe
Date Excavated: 08-28-25
Elevation: ---
Water Level: No groundwater encountered.
Remarks:

DESCRIPTION	GRAPHIC LOG	WATER LEVEL	DEPTH (FT.)	SAMPLE SYMBOL	SAMPLE TYPE	BLOWS/FT.	MOISTURE (%)	DRY DENSITY (PCF)	%PASSING 200	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	REMARKS
Ground Surface			0									
CLAYEY FINE AND COARSE GRAVEL with some cobbles and trace fine sand; reddish-brown (CH)					B		8.2		37.2			slightly moist "very dense"
Excavating refusal at 5.0' on weathered bedrock. No groundwater encountered at time of excavating. No signficant sidewall caving.			5 10 15 20 25									

The discussion in the text under the section titled, SUBSURFACE CONDITIONS, is necessary for proper understanding of the nature of the subsurface material.

FIGURE 4C

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4426 South Century Drive, Suite 100
Salt Lake City, Utah 84123

TEST PIT TP-4

Project Name: Proposed Clark Ranch
Project No.: 1442-001-25
Location: Hwy 189 ~0.5 Mile S of Richardson Flat Rd, Park City, UT
Client: The Alexander Company
Excavating Method: Cat 305 E Backhoe
Date Excavated: 08-28-25
Elevation: ---
Water Level: No groundwater encountered.
Remarks:

DESCRIPTION	GRAPHIC LOG	WATER LEVEL	DEPTH (FT.)	SAMPLE SYMBOL	SAMPLE TYPE	BLOWS/FT.	MOISTURE (%)	DRY DENSITY (PCF)	%PASSING 200	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	REMARKS
Ground Surface			0									
FAT CLAY with trace fine sand and fine and coarse gravel; major roots (topsoil) to 4"; plow-disturbed to 6"; reddish-brown (CH)					TW/B		24.3		89.4	68	18	slightly moist "very stiff"
CLAYEY FINE AND COARSE GRAVEL with trace fine sand; reddish-brown (GC)					B		14.2		82.7			slightly moist "dense"
Excavating refusal at 4.5' on weathered bedrock.			5									
No groundwater encountered at time of excavating.												
No signficant sidewall caving.			10									
			15									
			20									
			25									

The discussion in the text under the section titled, SUBSURFACE CONDITIONS, is necessary for proper understanding of the nature of the subsurface material.

FIGURE 4D

Gordon Geotechnical Engineering, Inc.
4426 South Century Drive, Suite 100
Salt Lake City, Utah 84123

TEST PIT TP-5

Project Name: Proposed Clark Ranch
Project No.: 1442-001-25
Location: Hwy 189 ~0.5 Mile S of Richardson Flat Rd, Park City, UT
Client: The Alexander Company
Excavating Method: Cat 305 E Backhoe
Date Excavated: 08-28-25
Elevation: ---
Water Level: No groundwater encountered.
Remarks:

DESCRIPTION	GRAPHIC LOG	WATER LEVEL	DEPTH (FT.)	SAMPLE SYMBOL	SAMPLE TYPE	BLOWS/FT.	MOISTURE (%)	DRY DENSITY (PCF)	%PASSING 200	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	REMARKS
Ground Surface			0									
GRAVELLY CLAY/CLAYEY GRAVEL with some cobbles; reddish-brown (GC/CL)												moist "very stiff"/"dense"
FAT CLAY with fine and coarse gravel and trace fine sand; light brown (CH)					B		18.4		81.7	65	19	slightly moist "very stiff"
					TW							
			5		B							
Excavating refusal at 7.0' . No groundwater encountered at time of excavating. No signficant sidewall caving.			10 15 20 25									

The discussion in the text under the section titled, SUBSURFACE CONDITIONS, is necessary for proper understanding of the nature of the subsurface material.

FIGURE 4E

Gordon Geotechnical Engineering, Inc.
4426 South Century Drive, Suite 100
Salt Lake City, Utah 84123

TEST PIT TP-6

Project Name: Proposed Clark Ranch
Project No.: 1442-001-25
Location: Hwy 189 ~0.5 Mile S of Richardson Flat Rd, Park City, UT
Client: The Alexander Company
Excavating Method: Cat 305 E Backhoe
Date Excavated: 08-28-25
Elevation: ---
Water Level: No groundwater encountered.
Remarks:

DESCRIPTION	GRAPHIC LOG	WATER LEVEL	DEPTH (FT.)	SAMPLE SYMBOL	SAMPLE TYPE	BLOWS/FT.	MOISTURE (%)	DRY DENSITY (PCF)	%PASSING 200	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	REMARKS
Ground Surface			0									
FINE AND COARSE GRAVELLY CLAY with trace fine sand; major roots (topsoil) to 4"; 6" plow-disturbed soil; reddish-brown (CH)					B		16.2		80.9			slightly moist "very stiff"/"very dense"
			5		B							
Excavating refusal at 6.5' on weathered bedrock. No groundwater encountered at time of excavating. No signficant sidewall caving.			10 15 20 25									

The discussion in the text under the section titled, SUBSURFACE CONDITIONS, is necessary for proper understanding of the nature of the subsurface material.

FIGURE 4F

Gordon Geotechnical Engineering, Inc.
4426 South Century Drive, Suite 100
Salt Lake City, Utah 84123

TEST PIT TP-7

Project Name: Proposed Clark Ranch
Project No.: 1442-001-25
Location: Hwy 189 ~0.5 Mile S of Richardson Flat Rd, Park City, UT
Client: The Alexander Company
Excavating Method: Cat 305 E Backhoe
Date Excavated: 08-28-25
Elevation: ---
Water Level: No groundwater encountered.
Remarks:

DESCRIPTION	GRAPHIC LOG	WATER LEVEL	DEPTH (FT.)	SAMPLE SYMBOL	SAMPLE TYPE	BLOWS/FT.	MOISTURE (%)	DRY DENSITY (PCF)	%PASSING 200	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	REMARKS
Ground Surface			0									
FINE AND COARSE GRAVELLY CLAY with trace fine sand; major roots (topsoil) to 4"; 6" plow-disturbed soil; reddish-brown (CH)					B							slightly moist "stiff"
WEATHERED BEDROCK quartzite; light brown and gray (BEDROCK)			5		B							
Excavating refusal at 7.0' on weathered bedrock. No groundwater encountered at time of excavating. No signficant sidewall caving.			10 15 20 25									

The discussion in the text under the section titled, SUBSURFACE CONDITIONS, is necessary for proper understanding of the nature of the subsurface material.

FIGURE 4G

Gordon Geotechnical Engineering, Inc.
4426 South Century Drive, Suite 100
Salt Lake City, Utah 84123

TEST PIT TP-8

Project Name: Proposed Clark Ranch
Project No.: 1442-001-25
Location: Hwy 189 ~0.5 Mile S of Richardson Flat Rd, Park City, UT
Client: The Alexander Company
Excavating Method: Cat 305 E Backhoe
Date Excavated: 08-28-25
Elevation: ---
Water Level: No groundwater encountered.
Remarks:

DESCRIPTION	GRAPHIC LOG	WATER LEVEL	DEPTH (FT.)	SAMPLE SYMBOL	SAMPLE TYPE	BLOWS/FT.	MOISTURE (%)	DRY DENSITY (PCF)	%PASSING 200	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	REMARKS
Ground Surface			0									
GRAVELLY CLAY with cobbles and boulders; major roots (topsoil) to 4"; orange/brown (CH)					B		16.2		82.4			slightly moist "stiff"
FINE GRAVEL AND COBBLES/BOULDERS (WEATHERED BEDROCK) light brown (BEDROCK)			5		B							dry hard
SILTY/FINE SANDY CLAY (WEATHERED BEDROCK) with fine and coarse gravel, cobbles, and boulders (weathered bedrock); light brownish-white (BEDROCK)			10		B							dry hard
Excavating refusal at 11.0' on weathered bedrock. No groundwater encountered at time of excavating. No signficant sidewall caving.			15 20 25									

The discussion in the text under the section titled, SUBSURFACE CONDITIONS, is necessary for proper understanding of the nature of the subsurface material.

FIGURE 4H

Gordon Geotechnical Engineering, Inc.
4426 South Century Drive, Suite 100
Salt Lake City, Utah 84123

TEST PIT TP-9

Project Name: Proposed Clark Ranch
Project No.: 1442-001-25
Location: Hwy 189 ~0.5 Mile S of Richardson Flat Rd, Park City, UT
Client: The Alexander Company
Excavating Method: Cat 305 E Backhoe
Date Excavated: 08-28-25
Elevation: ---
Water Level: No groundwater encountered.
Remarks:

DESCRIPTION	GRAPHIC LOG	WATER LEVEL	DEPTH (FT.)	SAMPLE SYMBOL	SAMPLE TYPE	BLOWS/FT.	MOISTURE (%)	DRY DENSITY (PCF)	%PASSING 200	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	REMARKS
Ground Surface			0									
GRAVELLY CLAY with cobbles; major roots (topsoil) to 4"; orange/brown (CH)					B		18.7		68.4			slightly moist "hard"
WEATHERED BEDROCK quartzite, light brown - gray - orange (BEDROCK)			5		B							dry "hard"
GRAVELLY CLAY (WEATHERED BEDROCK) with cobbles and boulders (weathered bedrock); green (BEDROCK)					B							dry "hard"
Excavating refusal at 7.5' on weathered bedrock. No groundwater encountered at time of excavating. No signficant sidewall caving.			10 15 20 25									

The discussion in the text under the section titled, SUBSURFACE CONDITIONS, is necessary for proper understanding of the nature of the subsurface material.

FIGURE 4I

Gordon Geotechnical Engineering, Inc.
4426 South Century Drive, Suite 100
Salt Lake City, Utah 84123

TEST PIT TP-10

Project Name: Proposed Clark Ranch
Project No.: 1442-001-25
Location: Hwy 189 ~0.5 Mile S of Richardson Flat Rd, Park City, UT
Client: The Alexander Company
Excavating Method: Cat 305 E Backhoe
Date Excavated: 08-28-25
Elevation: ---
Water Level: No groundwater encountered.
Remarks:

DESCRIPTION	GRAPHIC LOG	WATER LEVEL	DEPTH (FT.)	SAMPLE SYMBOL	SAMPLE TYPE	BLOWS/FT.	MOISTURE (%)	DRY DENSITY (PCF)	%PASSING 200	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	REMARKS
Ground Surface			0									
GRAVELLY CLAY with cobbles and boulders; major roots (topsoil) to 4"; orange (CH)					B		18.8		82.8			slightly moist "stiff"
WEATHERED BEDROCK sandstone; light brown - orange (BEDROCK)					B							
Excavating refusal at 3.5' on weathered bedrock. No groundwater encountered at time of excavating. No signficant sidewall caving.			5 10 15 20 25									

The discussion in the text under the section titled, SUBSURFACE CONDITIONS, is necessary for proper understanding of the nature of the subsurface material.

FIGURE 4J

Gordon Geotechnical Engineering, Inc.
4426 South Century Drive, Suite 100
Salt Lake City, Utah 84123

TEST PIT TP-11

Project Name: Proposed Clark Ranch
Project No.: 1442-001-25
Location: Hwy 189 ~0.5 Mile S of Richardson Flat Rd, Park City, UT
Client: The Alexander Company
Excavating Method: Cat 305 E Backhoe
Date Excavated: 08-28-25
Elevation: ---
Water Level: No groundwater encountered.
Remarks:

DESCRIPTION	GRAPHIC LOG	WATER LEVEL	DEPTH (FT.)	SAMPLE SYMBOL	SAMPLE TYPE	BLOWS/FT.	MOISTURE (%)	DRY DENSITY (PCF)	%PASSING 200	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	REMARKS
Ground Surface			0									
GRAVELLY CLAY with cobbles; major roots (topsoil) to 4"-6"; orange/red (CL)					TW		21.3	83				slightly moist "stiff"
FAT CLAY with some fine gravel; orange/red (CH)			5		B							slightly moist "stiff"
WEATHERED BEDROCK quartzite; light brown/gray (BEDROCK)			10		B							
Excavating refusal at 9.5' on weathered bedrock. No groundwater encountered at time of excavating. No signficant sidewall caving.			15 20 25									

The discussion in the text under the section titled, SUBSURFACE CONDITIONS, is necessary for proper understanding of the nature of the subsurface material.

FIGURE 4K

Gordon Geotechnical Engineering, Inc.
4426 South Century Drive, Suite 100
Salt Lake City, Utah 84123

TEST PIT TP-12

Project Name: Proposed Clark Ranch
Project No.: 1442-001-25
Location: Hwy 189 ~0.5 Mile S of Richardson Flat Rd, Park City, UT
Client: The Alexander Company
Excavating Method: Cat 305 E Backhoe
Date Excavated: 08-28-25
Elevation: ---
Water Level: No groundwater encountered.
Remarks:

DESCRIPTION	GRAPHIC LOG	WATER LEVEL	DEPTH (FT.)	SAMPLE SYMBOL	SAMPLE TYPE	BLOWS/FT.	MOISTURE (%)	DRY DENSITY (PCF)	%PASSING 200	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	REMARKS
Ground Surface			0									
GRAVELLY CLAY with cobbles and boulders; major roots (topsoil) to 4"; orange/brown (CH)					B							slightly moist "stiff"
			5		B							
Excavating refusal at 5.0' on weathered bedrock. No groundwater encountered at time of excavating. No signficant sidewall caving.			10 15 20 25									

The discussion in the text under the section titled, SUBSURFACE CONDITIONS, is necessary for proper understanding of the nature of the subsurface material.

FIGURE 4L

Gordon Geotechnical Engineering, Inc.
4426 South Century Drive, Suite 100
Salt Lake City, Utah 84123

TEST PIT TP-13

Project Name: Proposed Clark Ranch
Project No.: 1442-001-25
Location: Hwy 189 ~0.5 Mile S of Richardson Flat Rd, Park City, UT
Client: The Alexander Company
Excavating Method: Cat 305 E Backhoe
Date Excavated: 08-28-25
Elevation: ---
Water Level: No groundwater encountered.
Remarks:

DESCRIPTION	GRAPHIC LOG	WATER LEVEL	DEPTH (FT.)	SAMPLE SYMBOL	SAMPLE TYPE	BLOWS/FT.	MOISTURE (%)	DRY DENSITY (PCF)	%PASSING 200	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	REMARKS
Ground Surface			0									
GRAVELLY CLAY with cobbles and boulders; major roots (topsoil) to 4"; orange/brown (CH)					B		17.9		91.3			slightly moist "very stiff"
			5									
WEATHERED BEDROCK quartzite; light brown, gray/orange (BEDROCK)					B							
Excavating refusal at 6.5' on weathered bedrock. No groundwater encountered at time of excavating. No signficant sidewall caving.			10									
			15									
			20									
			25									

The discussion in the text under the section titled, SUBSURFACE CONDITIONS, is necessary for proper understanding of the nature of the subsurface material.

FIGURE 4M

Gordon Geotechnical Engineering, Inc.
4426 South Century Drive, Suite 100
Salt Lake City, Utah 84123

TEST PIT TP-14

Project Name: Proposed Clark Ranch
Project No.: 1442-001-25
Location: Hwy 189 ~0.5 Mile S of Richardson Flat Rd, Park City, UT
Client: The Alexander Company
Excavating Method: Cat 305 E Backhoe
Date Excavated: 08-28-25
Elevation: ---
Water Level: No groundwater encountered.
Remarks:

DESCRIPTION	GRAPHIC LOG	WATER LEVEL	DEPTH (FT.)	SAMPLE SYMBOL	SAMPLE TYPE	BLOWS/FT.	MOISTURE (%)	DRY DENSITY (PCF)	%PASSING 200	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	REMARKS
Ground Surface			0									
SILTY CLAY major roots (topsoil) to 6"; roots; brown (CH)					TW							slightly moist "very stiff"
GRAVELLY CLAY with cobbles and boulders; light brown (CH)			5		B							sl. moist/"hard"
Excavating refusal at 5.5' on weathered bedrock. No groundwater encountered at time of excavating. No signficant sidewall caving.			10 15 20 25									

The discussion in the text under the section titled, SUBSURFACE CONDITIONS, is necessary for proper understanding of the nature of the subsurface material.

FIGURE 4N

Gordon Geotechnical Engineering, Inc.
4426 South Century Drive, Suite 100
Salt Lake City, Utah 84123

TEST PIT TP-15

Project Name: Proposed Clark Ranch
Project No.: 1442-001-25
Location: Hwy 189 ~0.5 Mile S of Richardson Flat Rd, Park City, UT
Client: The Alexander Company
Excavating Method: Cat 305 E Backhoe
Date Excavated: 08-28-25
Elevation: ---
Water Level: No groundwater encountered.
Remarks:

DESCRIPTION	GRAPHIC LOG	WATER LEVEL	DEPTH (FT.)	SAMPLE SYMBOL	SAMPLE TYPE	BLOWS/FT.	MOISTURE (%)	DRY DENSITY (PCF)	%PASSING 200	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	REMARKS
Ground Surface			0									
GRAVELLY CLAY major roots (topsoil) to 4"; brown (CL)												
WEATHERED BEDROCK sandstone; light brown-orange (BEDROCK)					B							
Excavating refusal at 3.5' on weathered bedrock. No groundwater encountered at time of excavating. No signficant sidewall caving.			5 10 15 20 25									

The discussion in the text under the section titled, SUBSURFACE CONDITIONS, is necessary for proper understanding of the nature of the subsurface material.

FIGURE 4O

GORDON GEOTECHNICAL ENGINEERING, INC.

UNIFIED SOIL CLASSIFICATION SYSTEM

FIELD IDENTIFICATION PROCEDURES				GRAPH SYMBOL	LETTER SYMBOL [1]	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS More than half of material is larger than No. 200 sieve size. [2] (The No. 200 sieve size is about the smallest particle visible to the naked eye)	GRAVELS More than half of coarse fraction is larger than No. 4 sieve size. (For visual classifications, the 1/4" size may be used as equivalent to the No. 4 sieve size.)	CLEAN GRAVELS (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate particle sizes.		GW	Well graded gravels, gravel-sand mixtures, little or no fines.
			Predominantly one size or a range of sizes with some intermediate sizes missing.		GP	Poorly graded gravels, gravel-sand mixtures, little or no fines.
		GRAVELS WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML below).		GM	Silty gravels, poorly graded gravel-sand-silt mixtures.
			Plastic fines (for identification procedures see CL below).		GC	Clayey gravels, poorly graded gravel-sand-clay mixtures.
	SANDS More than half of coarse fraction is smaller than No. 4 sieve size. (For visual classifications, the 1/4" size may be used as equivalent to the No. 4 sieve size.)	CLEAN SANDS (Little or no fines)	Wide range in grain sizes and substantial amounts of all intermediate particle sizes.		SW	Well graded sands, gravelly sands, little or no fines.
			Predominantly one size or a range of sizes with some intermediate sizes missing.		SP	Poorly graded sands, gravelly sands, little or no fines.
		SANDS WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML below).		SM	Silty sands, poorly graded sand-silt mixtures.
			Plastic fines (for identification procedures see CL below).		SC	Clayey sands, poorly graded sand-clay mixtures.
	IDENTIFICATION PROCEDURES ON FRACTION SMALLER THAN No. 40 SIEVE SIZE					
FINE GRAINED SOILS More than half of material is smaller than No. 200 sieve size. (The No. 200 sieve size is about the smallest particle visible to the naked eye)			DRY STRENGTH (CRUSHING CHARACTERISTICS) / DILATANCY (REACTION TO SHAKING) / TOUGHNESS (CONSISTENCY NEAR PLASTIC LIMIT)			
	SILTS AND CLAYS Liquid limit less than 50		None to slight / Quick to slow / None		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sand with slight plasticity.
			Medium to high / None to very slow / Medium		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
			Slight to medium / Slow / Slight		OL	Organic silts and organic silt-clays of low plasticity.
	SILTS AND CLAYS Liquid limit greater than 50		Slight to medium / Slow to none / Slight to medium		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.
			High to very high / None / High		CH	Inorganic clays of high plasticity, fat clays.
			Medium to high / None to very slow / Slight to medium		OH	Organic clays of medium to high plasticity.
HIGHLY ORGANIC SOILS			Readily identified by color, odor, spongy feel and frequently by fibrous texture.		Pt	Peat and other highly organic soils.

[1] Boundary classifications: —Soils possessing characteristics of two groups are designated by combinations of group symbols. For example GW—GC, well graded gravel—sand mixture with clay binder.
[2] All sieve sizes on this chart are U.S. standard.

GENERAL NOTES

1. In general, Unified Soil Classification Designations presented on the logs were evaluated by visual methods only. There rore, actual designations (based on laboratory testing) may differ.
2. Lines seperating strata on the logs represent approximate boundaries only Actual transitions may be gradual.
3. Logs represent general soil conditions observed at teh point of exploration onthe date indicated.
4. No warranty is provided as to the continuity of soil conditions between individual sample locations.

FINE - GRAINED SOIL

CONSISTENCY	SPT (blows/ft)	TORVANE UNDRAINED SHEAR STRENGTH (tsf)	POCKET PENETROMETER UNCONFINED COMPRESSIVE STRENGTH (tsf)	FIELD TEST
Very Soft	<2	<0.125	<0.25	Easily penetrated several inches by Thumb. Squeezes through fingers.
Soft	2 - 4	0.125 - 0.25	0.25 - 0.5	Easily penetrated 1 " by Thumb . Molded by light finger pressure.
Medium Stiff	4 - 8	0.25 - 0.5	0.5 - 1.0	Penetrated over 1/2 " by Thumb with moerate effort. Molded by strong finger pressure.
Stiff	8 - 15	0.5 - 1.0	1.0 - 2.0	Indented about 1/2 " by Thumb but penetrated only with great effort
Very Stiff	15 - 30	1.0 - 2.0	2.0 - 4.0	Readily indented by Thumbnail
Hard	>30	>2.0	>4.0	Indented with difficulty by Thumbnail

LOG KEY SYMBOLS

- Bulk / Bag Sample
- Standard Penetration Split Spoon Sampler
- Rock Core
- Water Level
- Thin Wall
- No Recovery
- 3-3/4" ID D&M Sampler
- 3" ID D&M Sampler
- California Sampler

COARSE -GRAINDE SOIL

APPERENT DENSITY	SPT (blows/ft)	RELATIVE DENSITY (%)	FIELD TEST
Very Loose	<4	0 - 15	Easily penetrated with 1/2 " reinforcing rod pushed by hand
Loose	4 - 10	15 - 35	Difficult to penetrated with 1/2 " reinforcing rod pushed by hand
Medium Dense	10 - 30	35 - 65	Easily penetrated a foot with 1/2 " reinforcing rod driven with 5-lb hammer
Dense	30 - 50	65 - 85	Difficult to penetrated a foot with 1/2 " reinforcing rod driven with 5-lb hammer
Very Dense	>50	85 - 100	Penetrated only a few inches with 1/2 " reinforcing rod driven with 5-lb hammer

STRATIFICATION

DESCRIPTION	THICKNESS
SEAM	1/16 - 1/2 "
LAYER	1/2 - 12 "

DESCRIPTION	THICKNESS
Occasional	One or less per foot of thickness
Frequent	More than on per foot of thichness

CEMENTATION

DESCRIPTION	DESCRIPTION
Weakely	Crumbles or breaks with handling of slight finger pressure
Moderately	Crumbles or breaks with considerable finger pressure
Strongly	Will not crumbles or breaks with finger pressure

MODIFIERS

DESCRIPTION	%
Trace	<5
Some	5 - 12
With	>12

MOISTURE CONTENT

DESCRIPTION	FIELD TEST
Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp but no visible water
Wet	Visible water, usually soil below Water Table

FIGURE 5

GORDON GEOTECHNICAL ENGINEERING, INC.

ROCK DESCRIPTION TERMINOLOGY

ROCK QUALITY DESIGNATION (RQD):

Percentage of rock core per core run which is relatively south and unfractured and which is longer than 4 inches in length. Rock which is soft or weathered, closely jointed, or rock from which the core recovery is low, will have poor to fair RQD.

ROCK DEFECT SPACING:

Spacing	Qualifier for Joints Faults & Fractures	Qualifier for Bedding
Less than 2 inches	very close	very thin
2 inches to 1 foot	close	thin
1 foot to 3 feet	moderately close	medium
3 feet to 10 feet	wide	thick
greater than 10 feet	very wide	very thick

DEGREE OF WEATHERING

Symbol	Descriptive Term	Properties
Dec	Decomposed	Generally soil-like, can be crumbled by hand pressure
HiW	Highly weathered	Generally rock-like, can be broken easily, but crumbles with difficulty by hand
MdW	Moderately weathered	Fabric stained rusty brown, can be indented by steel nail, breaks only with difficulty
SlW	Slightly weathered	Open discontinuities are weathered, coated, but only slight weathering of rock mass, generally no indented by steel nail
UnW Ex Jts	Unweathered except joints	Weathering limited to the surface of discontinuities; fabric is fresh throughout but most joints shown rusty stain and/or soil filling material
UnW Inc Jts	Unweathered including joints	Rock mass and discontinuities are unweathered; only occasional joints show rusty stain, practically no soil filling

HARDNESS

Descriptive Term	Properties
Very hard	Cannot be scratched with knife or sharp pick. Breaking of hand specimens requires several hard blows of geologist's pick.
Hard	Can be scratched with knife or pick only with difficulty. Hard blow of hammer required to detach hand specimen.
Moderately hard	Can be scratched with knife or pick. Gouges or grooves to 1/4 inch deep can be excavated by hard blow of point of a geologist's pick. Hand specimens can be detached by moderate blow.
Moderately soft	Can be grooved or gouges 1/16 inch deep by firm pressure on knife of pick point. Can be excavated in small chips to pieces about 1 inch maximum size by hard blows of the point of a geologist's pick.
Soft	Can be grooved or gouges readily with knife or pick point. Can be excavated in chips to pieces several inches in size by moderate blows of a pick point. Small thin pieces can be broken by finger pressure.
Very soft	Can be carved with knife. Can be excavated readily with point of pick. Pieces 1 inch or more in thickness can be broken with finger pressure. Can be scratched readily by fingernail.

FIGURE 6

GORDON GEOTECHNICAL ENGINEERING, INC.



#1 Looking north.



#2 Looking west.



#3 Looking southwest.



#4 Looking northwest.



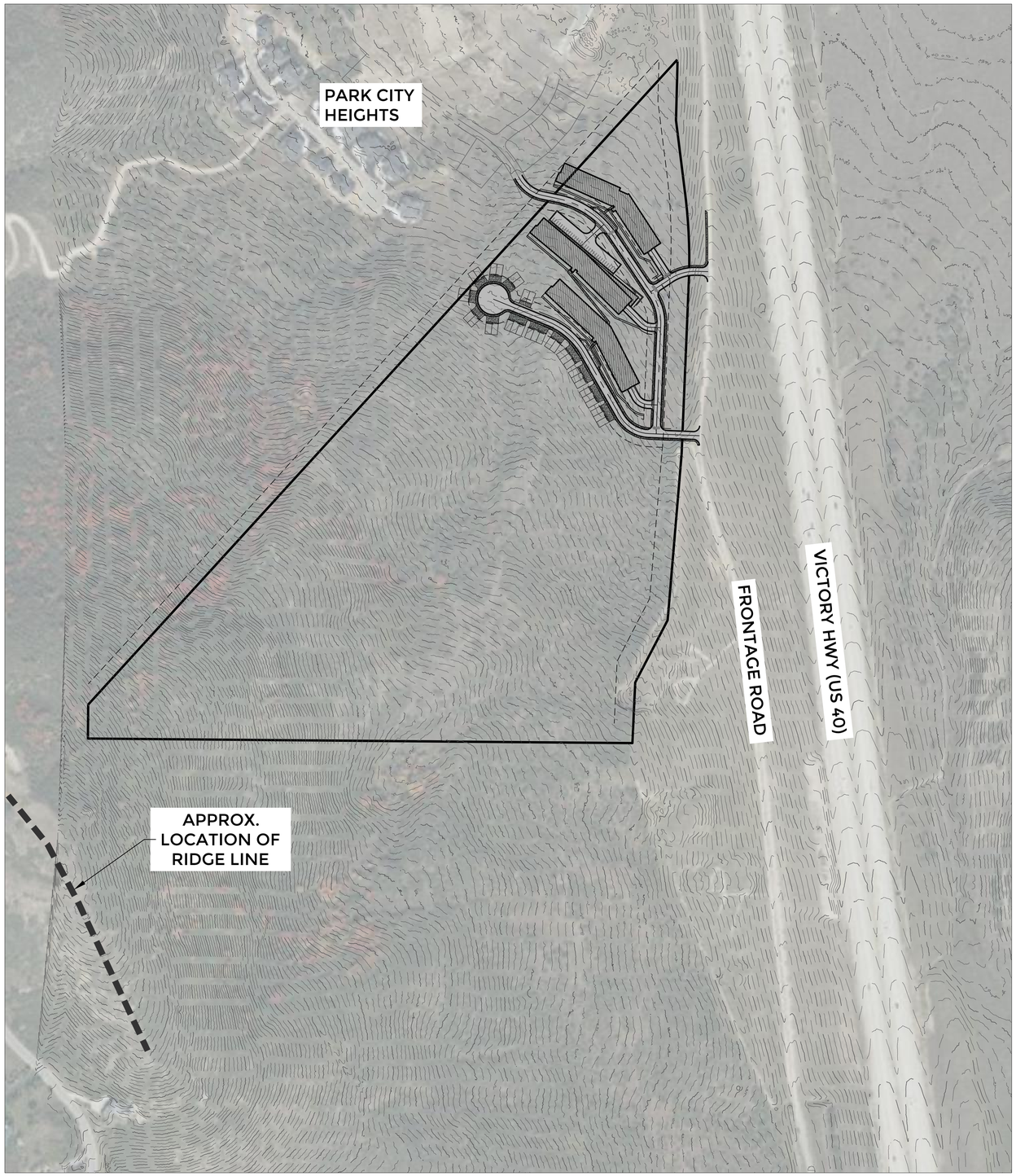
#5 Looking east.



#6 Looking south.

FIGURE 7
PHOTOGRAPHS

Locations and direction, see Figure 2, Area Map



TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS:

CLARK RANCH
RIDGE LINE EXHIBIT

DATE: 08-08-2025

TCC JOB NUMBER: 23-038

SCALE
HORIZONTAL: 1" = 200'
0 100' 200' 300'

SHEET NUMBER
ET01
1 OF 1

8/7/2025 2:27 PM DATE:

PATH: N:\23-038 - Clark Ranch\Cadd\Exhibits\Ridgeline Exhibit\Ridgeline - ET01.dwg

CALL811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

Clark Ranch Report

Purpose Statement

The Clark Ranch conservation resources inventory is a preliminary analysis of the natural features, ecological condition, unique character and current conditions found on the property known as the Clark Ranch. The inventory includes consideration of and analysis provided to Utah Open Lands by the Park City Citizen's Open Space Advisory Committee. Recommendations found within the report are preliminary.

The analysis of future uses, goals and management of the property is limited and intended to be used as a tool to evaluate the impacts, significance and benefits of future uses. The resource inventory is not intended to make determinations for the eventual uses defined by the conservation easement nor does this inventory serve as a baseline documentation necessary to accompany an eventual conservation easement granted on this property. The resource inventory is a cursory guide to aid the Park City Council on the appropriate reserved rights and prohibited uses to be contemplated in any eventual conservation easement document.

DRAFT

CLARK RANCH
CONSERVATION RESOURCES INVENTORY



Compiled April through December 2015

Prepared by

Utah Open Lands Conservation Association

with

Mindy Wheeler, M.S.
Arthur E. L. Morris, Ph.D.
Marc Coles-Ritchie, Ph.D.

DRAFT

Table of Contents

INTRODUCTION **4**

Property Description 8
Historical Context 9
Hazardous and Toxic Materials 9

CONSERVATION VALUES **11**

Open Space - Scenic 11
Natural habitat of wildlife and plants 11
Outdoor recreation and Education 12
Open Space - Agricultural 12
Open Space - Community Value 12
Threats to Conservation Values 13

SCENIC INVENTORY **16**

East Parcel 19
West Parcel 20

RECREATION INVENTORY **23**

Existing Recreational Resources 23
Future Potential 25

ECOLOGICAL INVENTORY **27**

Climate 27
Geology and Soils 28
Water 32
Vegetation 35
Wildlife 45

REFERENCES **50**

APPENDIX 1. PHOTOS **52**

APPENDIX 2. PLANTS OF CLARK RANCH **58**

Notes about this inventory:

- This document was created by the Utah Open Lands Team including Wendy Fisher - Executive Director, Russell Milholland - Stewardship Director, and Julia Pace - Conservation Program Associate in collaboration with Arthur Morris Ph.D., Marc Coles-Ritchie Ph.D., and Mindy Wheeler M.S.
- This inventory is intended to inform the baseline documentation, management plan and conservation easement for the Clark Ranch conservation project. It does not replace the baseline documentation but instead is a supplement provided to inform decision making and provide reference for both the baseline documentation and management plan
- All photos are from Clark Ranch, taken by the authors unless otherwise noted.
- "Photopoint" numbers refer to locations on the map in Fig. 23 in Appendix 1.
- Common names are used for plants and animals. Scientific names for plants can be seen in Appendix 2. For animal species, the scientific names are included in the text.

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INTRODUCTION

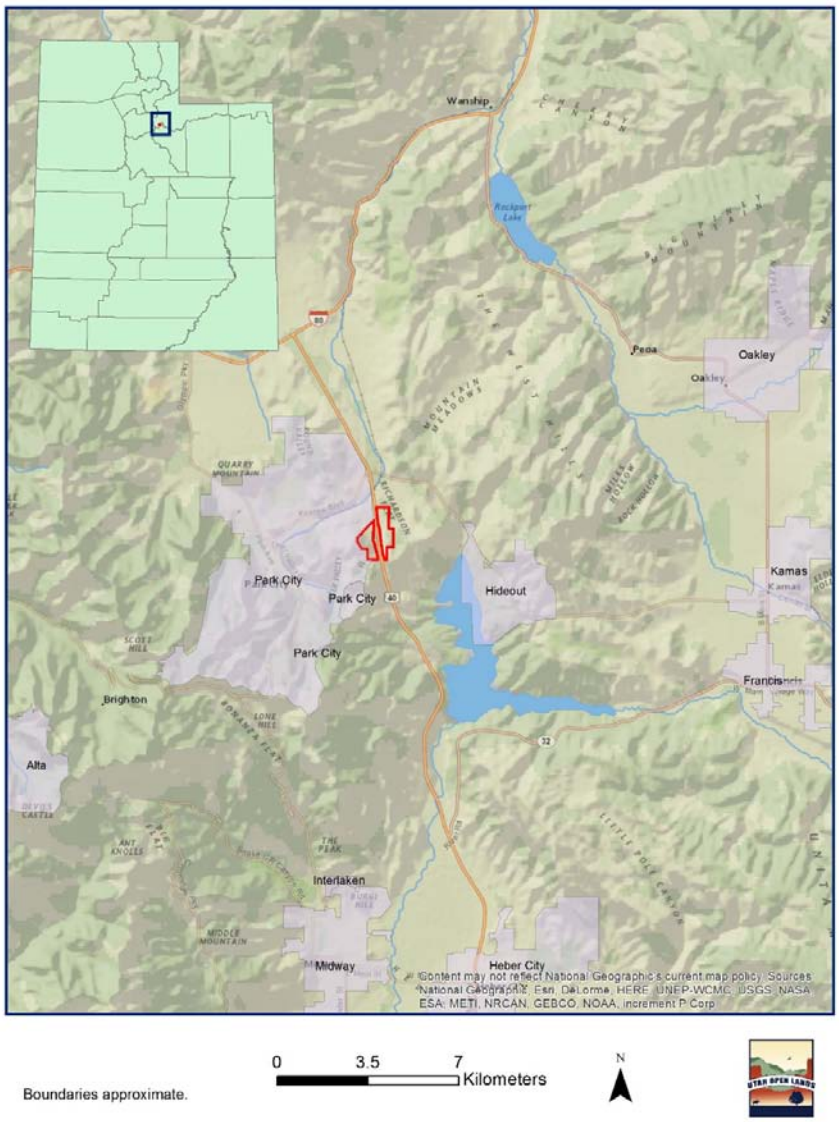


Figure 1. Locator map for the Clark Ranch Property, which is near Park City in Summit County, Utah.



Figure 2: Orthophoto of Clark Ranch Property. Project boundaries in this and other maps are approximate and were copied from the Summit County Parcel GIS layer (SGID10_CADASTRE_Parcels_Summit).

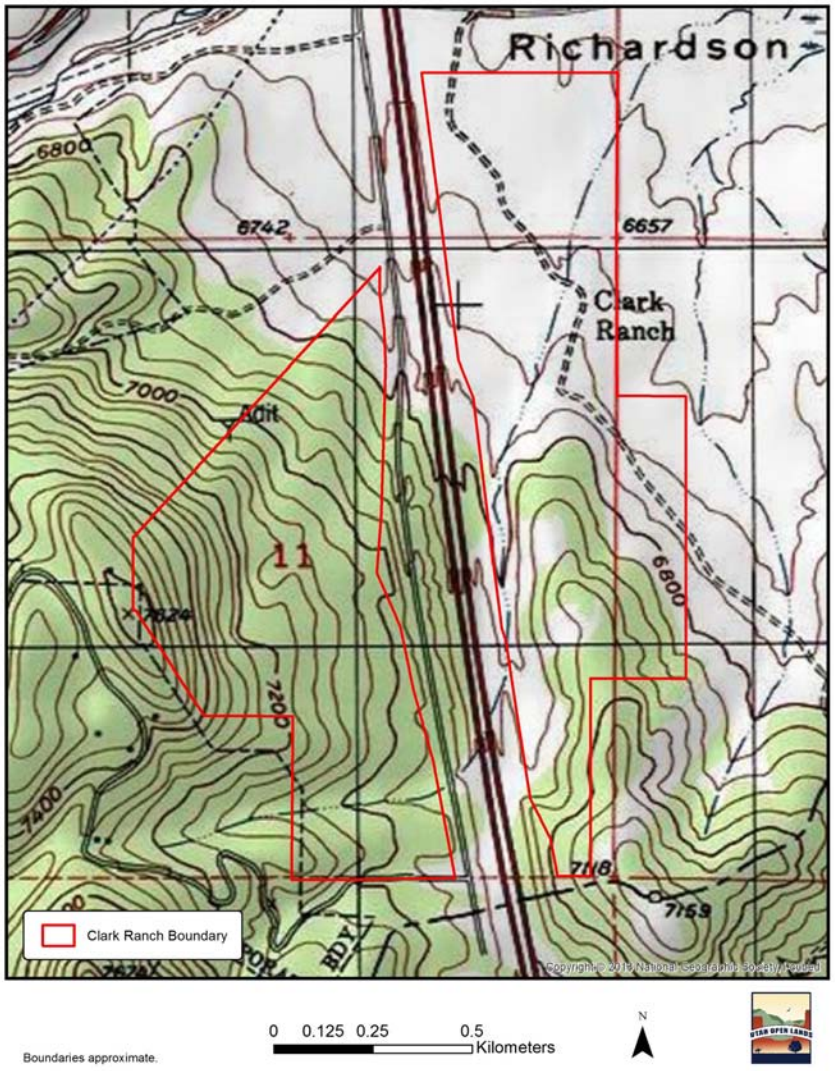


Figure 3: Topographic map of Clark Ranch Property.

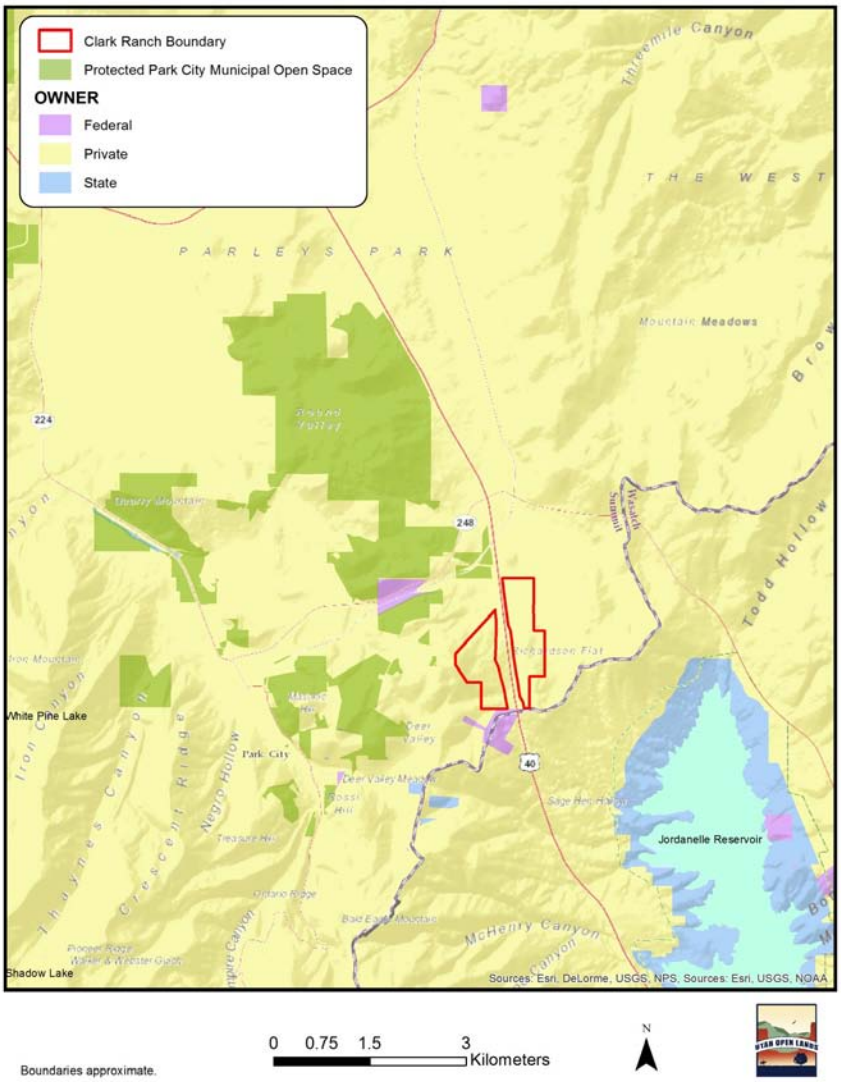


Figure 4: Map of public and private property ownership in the area of the Clark Ranch Property, as well as nearby dedicated open space and conservation easements. Federal land just to the south of the Property is owned by the Bureau of Land Management (LandOwnership GIS data from AGRC; accessed 6 Jul 2015).

PROPERTY DESCRIPTION

The open space described in this inventory commonly referred to as Clark Ranch (hereafter also referred to as "the Property") is approximately 350 acres of open land in the Upper Weber River drainage, Summit County, Utah. It is located in a portion of Sections 2, 11, 12 and 14 of Township 2S Range 4E, Salt Lake base and meridian. The exact parcel description will be recorded in the Deed of Conservation Easement and includes tax parcels SS-91-X, SS-121-X, PP-26-X and PP-26-A-1-AX. The Property covers both sides of U.S. Route 40 in the Quinn's Junction entry corridor approximately .75 miles south of Exit 4 for Park City/Kamas.

The Property is divided longitudinally by U.S. Route 40 and thus fundamentally split into two management units: East Parcel and West Parcel. Although some management objectives such as noxious weed control easily bridge both Parcels, others such as access, recreation, grazing and scenery management require examining each management unit in its own unique context.

Ownership

The Property is owned by Park City Municipal Corporation and managed by the PCMC Sustainability Department.

Access

Access to the Property is currently from a frontage road along Highway 40 on the West Parcel of the highway, or from Richardson Flat Road on the East Parcel of the Property. Several informal dirt roads exist on the eastern portion of the Property that appear to have been used for agricultural purposes. There is also a dirt road on the West Parcel that narrows to a trail. Several informal trails are found on the western portion of the Property and are currently used by the public to access the Property.

Adjacent Land

Most surrounding land is privately owned. Sixty-eight acres of Federal Land managed by the Bureau of Land Management abuts the West Parcelto the south (Fig 3). West and north of the West Unit are the Morning Star Estates and Park City Heights (currently under construction) housing developments. North and east of the East Unit is approximately 550 acres United Park City Mining Property which holds development restrictions. A portion of this property is known as the Richardson Flat Tailing site, is a contaminated superfund site. The remaining property east and south of the East Unit is privately owned and is leased together with Clark Ranch as part of the Mayflower grazing area.

Existing Encumbrances

Both the East and West Unitsof Clark Ranch have been leased for many years by Gillmor Livestockfor grazing. It is intended for the lease on the East Unit to be continued while the West Unit will most likely be discontinued due in part to proximity to development.

There are additional right-of-way agreements through the Property on old roads. At this point, the extent of these encumbrances is unknown, most of which are used primarily by the grazing operators.

There are no other known encumbrances on the Property.

Existing Structures

The remnants of the Clark family dairy operation occur on the Property, although the structures have been removed. What remains are several concrete pads, and occasional debris. Livestock fencing occurs on the East Parcel Property, which closes off an approximately 60 acre pasture from the Mayflower grazing area. Wildlife fencing follows the Highway 40 corridor for the length of the Property on both sides, although the fence on the West Parcel is located between the Highway and frontage road on UDOT property.

HISTORICAL CONTEXT

Use of the area by Native Americans occurred, but no documentation has been found specifically for the Property. Nearby areas were settled by early pioneers in the late 1800's. Grazing of livestock such as cattle, sheep, and horses began around that time, and is thought to have occurred on the Property more or less continuously since then.

The Property used to be operated as a dairy farm by the Clark Family during mining boom in Park City, although it is generally assumed that no part of the Property has been irrigated for agricultural production. Clark Ranch was purchased by the Gillmor family in the 1940's and has been used since primarily as open range for the grazing of sheep and cattle. In response to recent human and livestock use, plant and wildlife communities have been altered somewhat from their native state. Non-native grasses are found in many areas on the Property, either due to purposeful planting across the Property sometime in the past, or as a result of dispersal from other areas.

Mining was very common in Greater Park City from the middle of the 19th to the middle of the 20th century. It is likely that prospecting occurred on the hillsides although there is no record of any mines located on the Property. Heavy metals associated with this mining history have been found on the Property. It is theorized that the traces of lead found on the Property are the result of livestock watering in Silver creek and carrying deposited mine tailings in their hoofs as they traveled back to graze the property. Concentrations under this theory would be more concentrated in the vicinity of the original location of the dairy barn.

HAZARDOUS AND TOXIC MATERIALS

A Phase 1 Environmental Site Assessment (ESA) was conducted for the Property by Kleinfelder during the spring of 2015. The full report is on file at both Park City Municipal and Utah Open

Lands, and the following is a direct quote of the Recognized Environmental Conditions (REC's) identified in the Executive Summary of the ESA:

- *The Site is located directly south of the Richardson Flats Tailings facility; therefore, soils on the Site may have become impacted by air-transported concentrations of heavy metals.*
- *The Site contained two concrete pads that are reportedly associated with a former dairy farm operation. Concentrated debris including glass and steel drums were observed in a garbage pit and within the drainage leading to the northeast. Additionally, a groundwater well was observed near the concrete pads. This area is considered an REC due to potential impacts from burned and buried debris in the garbage pit and potential impacts to groundwater through the groundwater well.*
- *Lead impacted soils were identified at concentrations above EPA established clean-up levels in soil at the Site. The identified soil impacts may be associated with impacted water diverted from the irrigation canal identified within the Park City Heights VCP or from air-transmitted deposits from the Richardson Flat tailings or activities related to the concrete pads located on the Site.*

The ESA recommends proper investigation and classification of soils suspected to be impacted by heavy metals before any disturbance or development occurs on the Property. Additionally, education of the public about the environmental conditions of the Property may be necessary. For additional information regarding the identified REC's and recommendations therein, the full ESA should be consulted.

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CONSERVATION VALUES

The Property providesopen space worthy of conservation for a variety of reasons.Utah Open Landsrecognizes theconservation valueof a projectas informed by the Conservation Purposes listed in U.S. Internal Revenue Code § 170(h)(4)(a). The code states: "for purposes of this subsection, the term **'conservation purposes'** means – **(i)** the preservation of land areas for outdoor recreation by, or the education of, the general public, **(ii)** the protection of a relatively natural habitat of fish, wildlife, or plants, or similar ecosystem, **(iii)** the preservation of open space (including farmland and forest land) where such preservation is – **(I)** for the scenic enjoyment of the general public, or **(II)** pursuant to a clearly delineated Federal, State, or local governmental conservation policy, and will yield a significant public benefit, or **(iv)** the preservation of a historically important land area or a certified historic structure."

The Clark Ranch Property provides the following Conservation Values:

OPEN SPACE - SCENIC

The expansive and unbroken views of the Property from Highway 40 are of high value, and increasingly so because of the current development pressures along the route. The property has a high degree of visual vulnerability due to the vegetative structure which is mainly a sage-brush steppe environment with low-lying vegetation and topography which has little variation making alterations to the land and specifically structures highly visible. The Park City planning goals have long included the preservation of the City's entry corridors. These corridors serve to provide a sense of place and provide distinction for the mountain resort character. Clark Ranch sits on a prominent entry corridor into the community thus increasing the scenic value of the property within the stated goals of the community. Highway 40 is travelled by thousands of individuals on a daily basis and Clark Ranch is easily viewed by those traveling both North and South on the highway. For a more in-depth analysis of the Scenic value refer to the Scenic Inventory section.

NATURAL HABITAT OF WILDLIFE AND PLANTS

The Property contains relatively natural and highly functioning ecosystem including components of several biotic communities native to the area, including Northern Oak, Shrubsteppe (sagebrush/grassland), Aspen Forest, Mountain Shrub, Wetland and Wet Meadow. Wetlands are listed by the Utah Division of Wildlife Resources, Comprehensive Wildlife Conservation Strategy (CWCS) and Utah Partners in Flight Avian Conservation Strategy as highest priority habitats for wildlife and birds in Utah.Shrubsteppe, mountain shrub, and wet meadow habitats are also listed as priorities for conservation in Utah.

The Property is crucial value habitat for mule deer. Mule deer are currently a priority species for conservation in Utah (CWCS) in part because of habitat loss and degradation. Conservation of high-value habitat is important for the species. The Property is also part of the seasonal migratory pathway for mule deer as deer need to move to higher and lower elevations depending upon the

season as well as to find water (see Fig. 19). The Property is also crucial value habitat for elk and moose and is included in the range known to be occupied by greater sage grouse in recent years (see Figs. 20, 21 and 22).

The following additional wildlife species of particular interest for conservation have been documented in the general area of the Property: ferruginous hawk, smooth greensnake, western toad, Lewis' woodpecker, bobolink, and Columbia spotted frog (UDWR data are mapped by topographic quad). Incidental use of the Property by these species is possible, however no known threatened, endangered, or sensitive species of plants or animals were noted on the Property during this survey.

OUTDOOR RECREATION AND EDUCATION

Currently, the Property does not include any formal recreation or education opportunities, however its proximity to the Park City Municipal multi-use trail system and existing neighborhoods and developments provides significant potential for outdoor recreation. An old informal multi-use trail crosses the hillside on the West Parcel of the Property, which is maintained by community members and used occasionally for mountain biking, hiking and trail running. Additionally, old road beds and game trails are occasionally used for hiking, wildlife viewing and dog walking by local residents. The relatively intact ecosystem and proximity of the property to the Park City schoolsand community provides for casual or formal education opportunities on the Property.

OPEN SPACE - AGRICULTURAL

Agricultural production has been an important component of Clark Ranch for multiple generations. The protection of rangeland for agriculture is recognized by the State of Utah as a conservation value through the Utah Farmland Assessment Act. The grazing of sheep and cattle has occurred on the Property in recent years, and it is understood that the Property will continue grazing activities into the future. Forage on the Property includes a variety of native shrubs, grasses, and forbs. Permanent surface water source (spring) exist on the East Parcel of the Property (Figs. 11 and 12).

OPEN SPACE - COMMUNITY VALUE

The Park City Community has placed a significant value on the preservation of open space as part of the quality of life residents enjoy. Open Space bonds have been passed numerous times with a majority of support from residents and provided the primary source of funding for the Clark Ranch project. Open space is valued for multiple reasons including the ability to control and limit growth and development. Protecting open entry space corridors, limiting unfettered growth and ensuring the integrity its natural setting are all designated community value in existing City masterplans.

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THREATS TO CONSERVATION VALUES

Damage to the conservation values may result from the threats described below. Details about how to manage the Property to prevent damage from these threats are provided in the Management Plan.

Improper Maintenance: While maintenance of the Property is necessary to keep it clean, attractive and safe, some maintenance decisions could also degrade Conservation Values of the Property.For example, improperor no control of noxious weeds could change plant communities in an undesirable mannerand/or harm wildlife.Additionally, inappropriately relaxed monitoring and enforcement of necessary restrictions may result in unsafe and unsightly conditions.

Invasive Species: Invasive plants and animals pose threats to the ecological integrity of the natural area.Effective management should encourage a diversity of healthy native plant and animal species.Consistent control of scattered populations of invasive plants will be necessary to prevent further establishment and extent of invasive plant populations on the Property.Control of invasive species on the Property should be a priority.

Habitat Loss, Fragmentation or Degradation:Habitat loss, fragmentation or degradation is likely the highest threat to all species on the Property. Plants and animals maintain ecological function and structure through their interactions.Considerations for potential habitat alterations (including ecological restoration) should include habitat requirements for listed priority species, as well as other vulnerable species, such as nesting raptors and neotropical migrant birds. Further, emphasis should be placed on conservingkey habitats for wildlife in the area, including wetlands, wet meadows, mountain shrub, shrubsteppe and aspen forest.Healthy ecosystems typically contain a shifting mosaic of habitat patches through natural disturbances such as fire, disease outbreaks, and animal population ebbs and flows among other natural cycles.However, habitat fragmentation (i.e., breaking of habitat patches into smaller parts) artificially by roads, trails, usage patterns, or structures that present unnatural obstacles to wildlife movement is a form of habitat degradation.Additional protection of adjacent open space is highly recommended to ensure a healthy and connected ecosystem on the property.

Improper pest control: Some plants and animals on the Property may be undesirable; however, attempts to control these undesirable species introduce the potential for harm to the Conservation Values of the Property.Some organisms may simply be perceived as pests, while actually presenting little or no threat and great benefits (bats for example).Many wild animals have the potential to present problems for humans (for example, coyotes, deer, mountain lions, wasps, mosquitoes), but solving these issuesshould nottarget complete local eradication of the wild animals.Outreach may be important to create a cultural climate that accepts or appropriately manages interactions with wild animals.

Feral and loose domestic cats and dogs: Feral and loose domestic cats present predation threats to wild animals including small mammals and birds. A recent study suggested that free-ranging

cats are responsible for the deaths of high numbers of birds and small mammals in the United States (Loss et al. 2013); however, these threats are probably restricted when larger predators such as coyotes are present (Kays et al. 2015).Domestic dogs may pose threats to the Conservation Values of the Property, particularly if dogs are allowed to roam freely and/or are aggressive toward wild animals. Unless provided for in the Conservation Easement through an off-leash dog area, pet owners should comply with City and County laws. In addition to threats from the domestic animals to the ecosystem, loose cats and dogs in the natural area face threats themselves such as exposure to wild animals, disease, parasites, and possibly the ingestion of poisonous or harmful plants or animals.

Inappropriate Trails: Trails serve valuable purposes socially and can be ecologically beneficial by focusing use and helping to ensure appropriate movement of people through landscapes.Trails can also be indirectly beneficial to wildlife and plants by helping people to experience and learn about and feel affection for nature and special places.However, some kinds of trails or trail uses have potential to degrade wildlife habitat, introduce invasive species ordisturb scenic integrity.Trails should be well-designed and maintained to prevent damage to the natural areas, especially the wet areas, the bench on the western hillside, and aspen forests.

Improper Grazing Practices: It is possible that some grazing practices could harm the stated Conservation Values.Improper grazing practices are listed by the UDWR as primary threats to mountain shrub, wet meadow, shrubsteppe, and other habitats like those found on the Property (Sutter et al. 2005).Grazing in many areas has been associated with habitat and natural-systems degradation (Fleischner 1994).Excessive clearing and trampling of riparian areas is a potential threat to wildlife values on the Property, even if it only occurs in some places.Harm to the Conservation Values would likely result from traditionally managed livestock grazing in which livestock is allowed to graze at will within the boundaries of a property for long periods of time.A goal of a grazing management plan should be to seek maintain abundant, diverse vegetation and wildlife and other Conservation Values.

Improper Fire and Fire Suppression: Although fire is a natural occurrence in the ecosystem of the Property, uncontrolled fire on the Property can now threaten the safety of people and nearby structures.Removal of wood from the Property can degrade ecological processes, particularly if the removal is widespread and or involves removal of valuable large wood habitat.

Predator Eradication:Predators are valuable to ecosystems historically and currently. For example, predators help to keep populations of herbivores in check, which can benefit native plant communities. In addition, the presence of relatively large predators, such as coyotes, has been found to limit the detrimental effects of smaller, non-native predators such as feral cats (Kays et al. 2015). A general predator eradication program for the Property is not recommended. If individual predators become problems, appropriate removal or deterrence strategies will need to be considered.

Dumping/Storage: Dumping, storing, or disposing of materials on the Property has the potential to introduce harmful or toxic materials onto the Property.Dumping of any materials can set a

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precedent of using the Property for disposal purposes.Therefore, no materials should be dumped, stored, or disposed of on the Property.

Climate Change: Large-scale climate change may affect the environment local to the Property.If predicted temperature increases of a few degrees occur, native organisms on the Property will respond both to higher temperatures and side effects such as increased drought or invasion by other plants and animals.Therefore, stewardship of the Property would do well to emphasize conservation of water resources including wetlands and wet meadows, and encourage a variety of native species to help bolster ecosystem resilience and adaptability (see climate data in "Climate" section).

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SCENIC INVENTORY

Due to Clark Ranch's unique location along a main entry corridor to Greater Park City, the Scenic quality of the Property is identified as a key conservation value. As elaborated in the Open Space inventory, recommendations from the Park City Citizens Open Space Advisory Committee identified this entry corridor value as a key value for conservation under the *Aesthetics*portion of matrix. Additional conservation values under the matrix include: *Recreation*, *Critical Conservation* and *Community Character*. Priorities associated with the *Aesthetics* value include: protect resort and open view sheds, Greater Park City entry corridor, preserves open space buffers against new development encroachment, prevention of new residential or commercial construction.

Council Goals

1. World Class Multi-Seasonal Resort Destination
2. Preserving &Enhancing Natural Environment
3. An Inclusive Community of Economic & Cultural Opportunities, Responsive
4. Cutting Edge and Effective Government

	Categories (Purpose)	*Recreational*	*Aesthetics*	*Critical Conservation*	*Community Character*
Tier I	***Will the open space purchase advance and/or protect stated goals in the Park City General Plan and specifically add/or enhance one or more of the following four primary purposes?***				
Tier II	**Values and Priorities (Intent/Unweighted)** ***The following sections are intended to narrow the prioritization of allowed uses and preserved values which may further enable COSAC to identify funding sources and the appropriate protection tool.***	• Improves trail connectivity and new trail development. • Acquisition needed for public access; • Passive recreation higher priority (Passive/Non-motorized activities on established trails; related trail infrastructure, parking); • Active recreation (includes improved fields, parks, facilities, group camping, restrooms); • multiple public uses permitted	• Protect resort and open view sheds; • Greater Park City Area entry corridor; • preserves open space buffers against new development encroachment • Prevention of new residential or commercial construction- land may or may not have specific additional conservation values	• Protection of the natural habitat of fish, wildlife or plants; • Enhances stream corridor or watershed; • Protects wetlands; • Existing natural characteristics and conservation values essentially preserved as is and primary over other uses	• The preservation of open space in conjunction with agriculture, farmland and forestland, or the preservation of historically important land or a historic structure. Appropriate support related infrastructure. • Preservation is for the scenic enjoyment of the general public, which will yield a significant public benefit; may include mines, mine structures or repositories provided open character of land is maintained and environmental issues mitigated; secondary uses partitioned

Figure 5. COSAC Matrix for the Clark Ranch Project.

Key Observation Points

The primary public observation area for Clark Ranch is U.S. Route 40, which bisects the Property longitudinally from north to south. U.S. Route 40 (also referred to in this document as Highway 40 or the Highway) is a federal highway which travels from Silver Summit Junction to Heber City,

and onward to Denver, CO and the eastern United States. Highway 40 is a four-lane divided freeway as it crosses through the property and it is traveled by many tourists and commuters on their way into and out of Greater Park City.

In addition to traveling through the property on Highway 40, Quinn's Junction (the intersection between Highway 40 and State Route 248) is a key observation point as it is a primary entry point for much of the workforce of Park City traveling from Heber City or Snyderville Basin on Highway 40 or from the Kamas/Oakley area on 248. Quinn's Junction is undergoing development including a new movie studio, the Park City Heights housing development an addition to Park City Medical Center. Currently, the junction houses a sports facility, hospital, industrial park, office park and the Richardson's Flat tailings area. Quinn's junction is backdropped by primarily open land including the protected Round Valley open space, the 2700 acre restricted Greater Park City Mining property, and the Clark Ranch property.Finally, the Property is also visible from the lightly used West Parcel frontage road and Richardson Flats roads.



Figure 6. View of the Property from the eastbound lane (towards Heber City) of Highway 40 near the Quinn's Junction exit. Much of the natural landscape visible in this photo is included in the Clark Ranch Property.

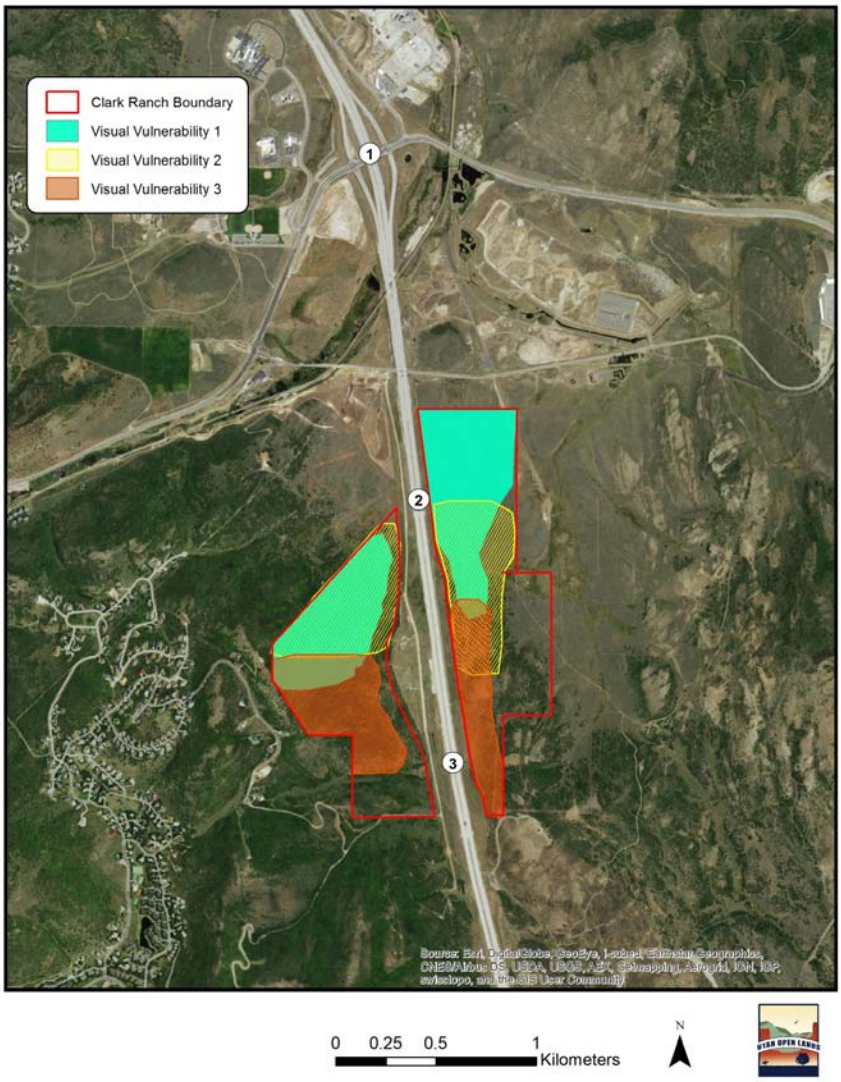


Figure 7: Map of visual vulnerability for Clark Ranch Property. Visual vulnerability is defined as the degree to which alterations of the landscape (i.e. road cuts or structures) can be seen.

EAST PARCEL

Visibility

Much of the East Parcel of Clark Ranch is visible from Highway 40, especially the northbound lane, due to its lowered position in the landscape. Portions of the East Parcel is also visible from parts of State Road 248 and Quinn's Junction.



Figure 8. View of the Property heading north towards Park City on Highway 40.

Scenic Quality

The East Parcel exhibits unobstructed views of shrubsteppe and wet meadow flats, as well as a small oak covered hillside. The variety in textures and colors is not highly pronounced, regardless, the East Parcel provides high scenic value for its undeveloped natural condition and its prominence in the landscape. The current condition of the greater Richardson Flat, Clark Ranch viewscape is mostly unbroken with occasional visible road, boundary or fenceline cuts. The scenery is impacted somewhat by the presence of the tailing facility and a park and ride lot, both of which are located north of the Richardson Flat road and off the property. South of the road, the Property blends seamlessly with the adjacent Property in an entirely open condition.

Sensitivity and Vulnerability

The scenic quality of the East Parcel is sensitive and vulnerable due in part to its prominence and location within the open landscape. Structures or active recreation facilities (manicured parks or ball fields) would alter the natural textures and tones and have the potential to stand out and not blend well with the surrounding landscape, looking out of place, depending on the alteration to the topography and turf or vegetative cover decisions. An important part of the scenic quality of the Property is its relationship to the surrounding undeveloped private lands. Development or visual disturbance on adjacent private land has the potential to affect the scenic vista of the region, though significant development of the area would raise the scenic value of the Property for its role as an open space buffer and protected entry corridor.

WEST PARCEL

Visibility

Due to its steep slopes the West Parcel is more visible from a distancethan the East Parcel. Views of the West Parcel are prominent from Highway 40 near Quinn's Junction and SR 248, while a cut-bank on adjacent UDOT owned property obstructs visibility from the Highway as it transects the Property. The hillside on the West Parcel is visible from the westbound (heading north) lane of the Highway as it is further away from the cutbank and raised frontage road. (see Fig. 9)

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Figure 9. View of the hillside on the West Parcel from the westbound lane of Highway 40.

Scenic Quality

The views of the West Parcel consist of undisturbed natural hillside covered primarily in oak, maple and mahogany with small pockets of aspen stands.The West Parcel displays more variety in texture, color and shape due to the multiple vegetation types and the topography. Currently, there are no visual obstructions or development features and existing roads and trails are not visible from key observation points. The Property blends nicely with adjacent property behind the current phase of the Park City Heights development and the BLM managed parcel.

Sensitivity and Vulnerability

Since the West Parcel covers much of a distinct hillside, it is less reliant on the surrounding landscape for its scenic quality and is thus less at risk to be diminished by development of adjacent lands. Additionally, the views of the West Parcel from the highway are blocked in many places by the cut bank, limiting its vulnerability. Development of the adjacent Park City Heights may introduce structures and landscaping in close proximity to the northern corner of the West Parcel, which would limit the vulnerability of introducing structures or other manmade features to this area. Additionally, limited trailhead parking could be developed on the property with minimal impact to the scenic quality if located adjacent to the development, or adjacent to the frontage road which is raised above the Highway. The introduction of singletrack trails is not likely to create significant impact to the viewscape if they are created thoughtfully, however large

machine built cuts could affect visual characteristics due to the slope vulnerability aspects as it is highly visible from Quinn's Junction.

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RECREATION INVENTORY

Park City Municipal and the Greater Park City community consider outdoor recreation to be an important part of its character. The region prides itself on its designation as a year round destination in part because of its extensive open space and non-motorized multi-use trail network. The Clark Ranch property is the newest addition to this network and has high potential for

EXISTING RECREATIONAL RESOURCES

Although the Property does not currently have any developed recreational resources, it does currently serve several recreational uses. An illegally built multi-use singletrack known as the "Two Fingers" trail, crosses the West Parcel on the upper slopes of the hillside. This narrow trail is used for mountain biking, hiking, and trail running, but extends on to private property on both sides of the Property boundary. The trail is narrow and not heavily used but is apparently maintained as we noticed recent vegetation trimming along the trail in the summer of 2015. In addition to the two fingers trail, an old road on the West Parcel which leads out from the Park City Heights development currently serves as an informal hiking route. A use trail continues past the end of the road up into the aspen stand before it becomes impassable. It is likely that this trail is used rarely for hiking, wildlife viewing or dog walking. The development of Park City Heights has cut off the entrance to this road, however it will likely be used by residents of the new development if an alternative is not presented.

A common current use of the Property is for dog walking, either by individuals or by professional dog walking services. Several routes have been noticed to be used by dog walkers, though they have not worn in footpaths or created trails. Other times, dog walkers will just walk along the frontage road of the West Parcel or the fenceline on the East Parcel and let the dogs roam throughout the sage or oak landscape. This current use may be hard to curb, but has the potential to significantly impact the natural value of the Property as dogs have a tendency to chase wildlife, damage vegetation, and introduce excess nitrogen into the ecosystem.

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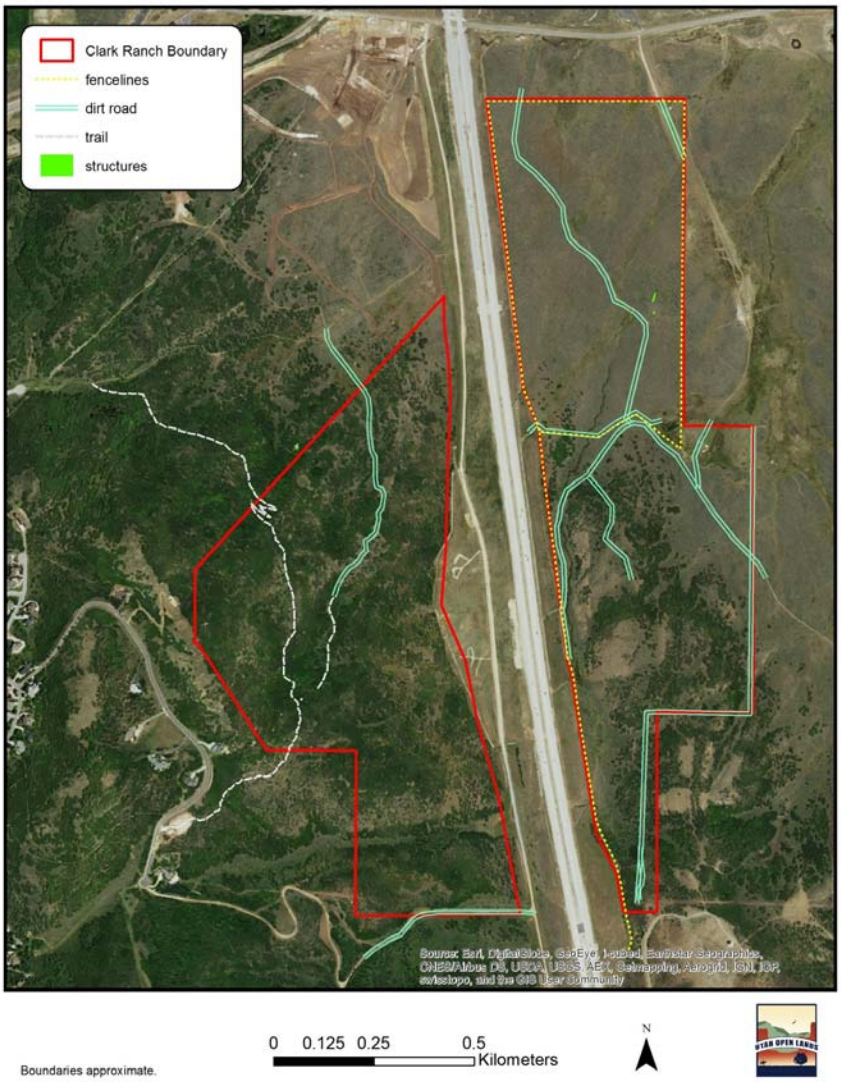


Figure 10: Map of infrastructure on the Clark Ranch Property.

FUTURE POTENTIAL

Access Points

Currently, recreational access to the Property is limited and undefined. Official access should be determined, many options are available. One option is to block the West Parcel frontage road with a locked gate. The feasibility of this has not been determined, though the primary reason for the construction of the frontage road was for the potential development of Clark Ranch. The main access point on the East Parcel is through the Greater Park City Mines property and it is unknown whether public access through those properties would be allowed.

The most obvious access point would be an access point or trailhead developed in conjunction with the Park City Heights development. This could allow recreational use to be concentrated onto approved trails and limit widespread dispersed use. Due its small size, lack of connection to protected open space or existing trails and agricultural use, extensive summer trail development on the East Parcel is not recommended. If additional open space is protected in the Mayflower area, further access and trail development could be warranted.

A common access point is near the south end of the West Parcel where there is a flat grassy area at the bottom of a small draw. If a trailhead is desired on the Property and the utilization of Park City Heights is not available, this is the most appropriate alternative location. This area would be limited to a few cars (1-5) and would require leaving the access road ungated and open to the public.

Finally, the proximity of the Property to the Richardson's Flat Park-and-Ride suggests that using the existing lot as a hub for recreation in the area could provide significant parking capacity while limiting the visual impact of additional parking facilities. Unfortunately, the Park-and-Ride lot is approximately 1/3rd of a mile away from the East Unit and would require additional trail agreements through the United Park City Mining property.

Singletrack Trails

Due to its proximity an extensive multi-use singletrack trail network, multi-use trail development has high potential for the Clark Ranch property. The small size of the Property does not warrant an exclusive trail network, but new trails could be connected into the existing networks. The exception would be the creation of a hiking only trail which could be appropriate leading up to an overlook near the top of the hill on the West Parcel.

The most obvious and easiest trail connection would be a connection on the West Unit from the Fox Tail trail to the Snowtop trail. This connection is called for in the Park City Trails Master Plan, but would require working with the adjacent Park City Heights and Morning Star neighborhoods. The unauthorized "Two Fingers" trail currently creates this connection, and sections or the entirety of this alignment could be formalized for this purpose if the access issues are formalized.

Another option would be to create a trail (either hiking only or multi-use) that climbs out of the Park City Heights development into the Property. The old road bed and existing footpath could be used for part or all of this alignment, or a small loop could be constructed.

Finally, if a trailhead is constructed adjacent to the frontage road, a trail leading up to the Solamere/Snowtop trails ora hiking trail leading up to the top of the hill on the West Parcel could be appropriate.

Paved Pathways

Due to its location in the entry corridor, it is possible that the Property may be appropriate for a paved pathway connecting into Wasatch County. Highway 40 is the only public route from residents of Wasatch County into Greater Park City, and because it is a divided highway serves as a poor option for cycling or human powered commuting. A paved path through Clark Ranch connecting Quinn's Junction with Wasatch County would be a benefit to the community, though the design of this project would be outside the scope of this inventory.

Winter Trails

If any singletrack trails are constructed or adopted on the Property it is likely that they would act as winter trails for snowshoeing and fat-bikes. A paved pathway, if constructed, could be groomed as a cross-country ski trail. Due to the size and topography of the Property, a cross-country ski trail network may be less feasible, however the East Parcel is already dotted with old roads which could serve as a base for additional groomed cross-country ski trail network. Due to its importance as wintering habitat for mule deer and elk, winter recreation should include consideration for minimizing impacts to the wildlife. Signage, limitations on how recreation is conducted could be prudent.

Active Recreation (parks and fields)

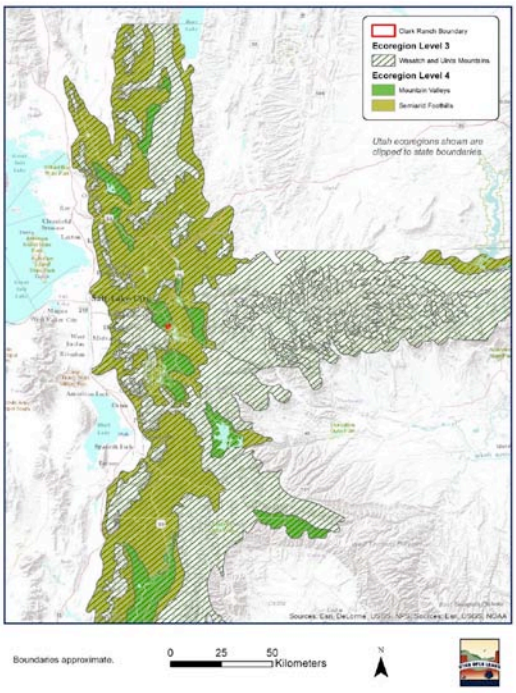
The potential for active recreation through the creation of parks or fields is limited on Clark Ranch. Because of the topography of the West Parcel, developed fields or recreational amenities are not very feasible. On the East Parcel, the topography is appropriate but access could present a challenge. The development of recreation amenities on the East Parcel have the potential to impact the scenic quality of the Property based on height, alterations to natural topography and vegetation and breadth of alternation needed for the anticipated amenity.

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ECOLOGICAL INVENTORY

CLIMATE

The climate in the Eastern Summit County of the Property consists of generally cool summers and cold winters. Snowfall can begin in September, with snow cover generally from November through April. Snow may get several feet deep on the Property, especially on the east facing aspects of the West Parcel. At the nearby Snyderville Basin weather station: mean annual precipitation is about 20 inches, mean annual temperature is about 39 F, with maximum daily temperatures near 90 F and minimum temperatures below 0 F[1].



The Clark Ranch Property falls on the interface between the mountain valleys (19g; to the north) and the semiarid foothills (19f; to the south) of the Wasatch and Uinta Mountain Ecoregion (19; Woods et al. 2001) (see Fig. 14). The region is marked by fewer than 40 to 80 frost-free days, and long, cold winters (Woods et al. 2001).

Global climate change has the potential to significantly change climate and weather patterns and thus effect local-scale ecosystems. Scientific analyses of temperature changes are available for the nearby Park City[2] and Snyderville Basin[3]weather stations which do not suggest significant local temperature changes. Utah in general appears to be showing a warming trend, based on data from several thousand weather stations across the state[4].

Figure 11: Map of ecoregions in Utah, showing the location of the Property in the Wasatch andUinta Mountains.

[1]Utah State University climate data center http://www.wrcc.dri.edu/cgi-bin/cliMAIN.pl?utkama
[2] http://berkeleyearth.lbl.gov/stations/35929
[3] http://berkeleyearth.lbl.gov/stations/35989
[4] http://berkeleyearth.lbl.gov/regions/utah

GEOLOGY AND SOILS

Significant Features

→Interesting Geology - The intersection of the Wasatch Mountains and the Uinta Mountains in this vicinity created a complex and interesting geological history of the area.

→Soils that support native biotic communities – Soils on the property are the basis for habitat for plants and animals.

Significant Threats

→Erosive Soils- Soils with a high vulnerability of eroding are a natural feature of the Property, which can provide challenges for vegetation management.

→Newly Cut Roads on the Property- Recently, a new road was cut near boundary of the property on the East Parcel. This clearing has introduced numerous noxious weeds and could cause excessive erosion that should be addressed immediately.

→Old Roads and Trails - Parts of an old road on the West Parcel of the property has some deep ruts in it that serves to cause further excessive erosion.

The underlying physical properties of the geology and soils of the Property is the foundation upon which the ecosystem has developed. The understanding of this foundation can result in better informed decisions regarding how management actions may be the impetus for changes in land health and ecosystem stability.

The geology exhibited at Clark Ranch is of interest as the property is near the intersection of the Wasatch and Uinta Mountains, two dominant topographic features on the Utah landscape. The geologic history of this area extends back at least 300 million years, while rocks of much older age are located at depth and not exposed at the surface.

Rock formations in the Clark Ranch area include a mixture of sedimentary materials such as mudstone, limestone and sandstone ranging in age from Pennsylvanian to Triassic (approximately 200 to 300 million years old). In addition, Tertiary volcaniclastic rocks, composed of volcanic debris and ash deposited from centers of distant volcanic activity approximately 30-40 million years old, are present. Exposures and outcroppings revealing underlying structural geology occur in limited locations on the Property and are assumed to be associated with the Frog Valley Fault and members of the Park City Formation (Bromfield and Crittenden 1971).

Mining potential at the Property was not fully determined as part of this inventory. Historically, small and medium sized mines were prevalent on adjacent properties and produced quantities of gold, silver, lead, copper and zinc (SGID_U250_MineralDeposits1988).Although the area is in a historical mining area for precious metals (Doelling and Toeker 1983), no current mines are

known near the Property (Bon and Heuscher 2008), suggesting that the economically viable mineral potential of the area is low[5].

Soils on much of the Property are considered alluvium or colluvium originating from conglomerate, andesite, sandstone, quartzite, or shale. Mountain soils such as those on the Property are relatively fragile because of the steep slopes and fairly thin layers of organic soil. The soils associated with the springs and wetlands in the northeastern portion of the Property are listed as both hydric (wetland soils) and farmland of statewide importance; no other soils on the Property are rated hydric or of high significance for farming (NRCS 2015). The characteristics and distribution of soil types on the Property are summarized below in Table 1 and in the Soils Map(Fig 12).

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[5] Also referenced were know deposits of phosphate (SGID_U250_PhosphateDeposits1988), coal(SGID_U250_CoalDepositAreas1988) and potash(SGID_U250_PotashDeposits1988) which do not appear to occur on the Property.

Table 1: Dominant soils found on the Property and adjacent areas and associated potential management issues[6]

Name	Erosion Potential	Location on Property	Ponding Hazard	Soil origination	Ecological Site Description	Potential Management Issues
106— Ayoub Cobbly loam 2-15% slopes	Slight to moderate	Under slopes on East Parcel just west of open meadows	None	From slope alluvium derived from andesite over residuum weathered from andesite	Mountain gravelly loam (Mtn big sagebrush)	Has susceptibility to moderate erosion on natural surface roads
125- Dunford- Ayoub-Melling complex 30-60 percent slopes	Severe	On East Parcel slopes in southern region	None	Derived from andesite	(Dunford)- Mountain Gravelly Loam (Oak) (Ayoub) Mountain Gravelly loam (Mtn big sagebrush) (Melling) Mountain shallow loam (Mtn big sagebrush)	Low soil strength; natural surface roads tend to erode
127 – Echocreek – Kovich loams – 0-10 percent slopes	Slight to moderate	Lies under spring on East Parcel and under wet meadows outside property	None	Alluvium from sandstone, quartzite, and shale	Upland Loam (Basin wildrye)	Farmland of statewide importance, moderately susceptible to frost action
181- Yeates Hollow-Henefer Complex 15-30 percent slopes	Moderate to severe	Mid-slope on West Parcel of property	None	derived from colluvium derived from conglomerate, sandstone and quartzite	(Yeates) Mountain Stony Loam (Mtn Big sagebrush) (Henefer) mountain loam (oak)	Moderate to severe erosion potential, moderate susceptibility to frost action, low soil strength
182- Yeates Hollow-Henefer Complex 30-60 percent slopes	Severe	Upper slopes on West Parcel as well as under sagebrush dominated areas on East Parcel in the northern region	None	derived from colluvium derived from conglomerate, sandstone and quartzite	(Yeates) Mountain Stony Loam (Mtn Big sagebrush) (Henefer) mountain loam (oak)	Severe erosion potential, moderate susceptibility to frost action

[6] Source: NRCS Soil Survey of Summit County Area, Utah, Parts of Summit, Salt Lake and Wasatch Counties (NRCS 2004)

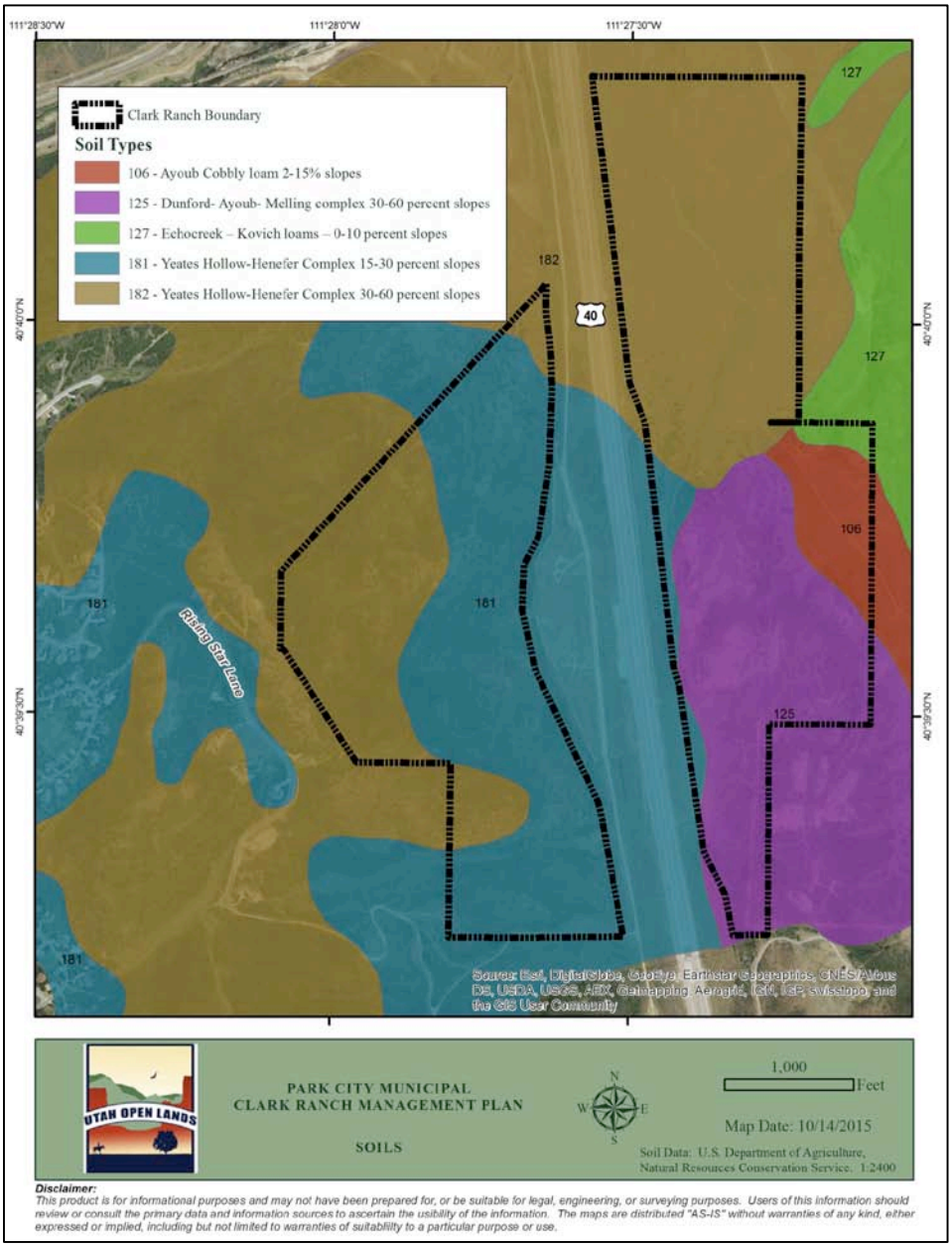


Figure 12. Soil Types at Clark Ranch

WATER

Significant Features

→ Wetland Habitat –The Property provides open water and wet meadows. Each of these wetland habitats satisfies different needs of wildlife as well as function to maintain or improve water quality.

Significant Threats

→ Water Quality A large storm water culvert discharges directly into the main intermittent drainage on the East Parcel of the Ranch. Pollutants and debris from roads will end up on the property and could decrease water quality.

→ Potential Decline in Groundwater – It is possible that increased groundwater extraction by humans and the possibility of more frequent and severe droughts may reduce the amount of water that discharges at the wetlands of the Property and thus reduce the ecological values and functions of these wetlands.

→ Inappropriate Herbicide Application – Noxious weeds are scattered throughout the Property, and will be a constant management task to maintain suitable wildlife habitat. Particular care should be taken around the spring and intermittent drainages when using herbicides.

Surface Water

The Property is located in the Silver Creek subwatershed of the Upper Weber River watershed. An intermittent stream flows across the Property. Prior to the construction of Highway 40, the stream appears to have flowed out of the drainages on the West Parcel toward the flats on the East Parcel of the Property. Today, this channel occasionally still carries surface water, but it appears to be largely runoff from heavy storms or from snowmelt. The dense vegetation in the channel helps to filter sediment, debris and nutrients, and the channel contains significant debris as a result. The culvert that brings both intermittent flow from the West Parcel of the Property as well as stormwater from Highway 40 is becoming s undercut likely from large amounts of water emanating from the highway during storms.

Permanent surface water on the Property consists of two springs on the eastern portion of the Property (seen map in Fig. 13). These springs have been excavated probably to improve access for watering livestock, and support small ponds of a few meters extent, as well as larger wetland areas sustained by the groundwater discharge. Both springs usually have standing water in them, but in 2015 the spring to the east dried up completely by late summer. According to the livestock lessee, this spring has not dried up since it was excavated 5 to 10 years ago.

Ground water

No observations of groundwater depths or conditions were done during baseline documentation. Vegetation communities, identified wetlands (NWI) and soil reports for nearby soils (NRCS 2015) indicate that water is near the surface regularly, for some length of time near the springs (eastern portion of the Property) and in the low-lying areas and stream channel to the east of Highway 40. It appeared from the presence of wetland-associated plants and wet soils that more areas are functional wetlands than were delineated as wetlands by the National Wetland Inventory (Fig. 13).

Water Rights

There are two registered water rights on the Property – the point of diversion for water right 35-5580 is on the West Parcel of Highway 40 and is owned by Nadine Gillmor. This water right is for 9.45 acre-feet with a priority year of 1862. The other water right is on theEast Parcel of the Property and belongs to John Clark for 0.022 cubic feet per second (CFS) (Water right # 35-8832).

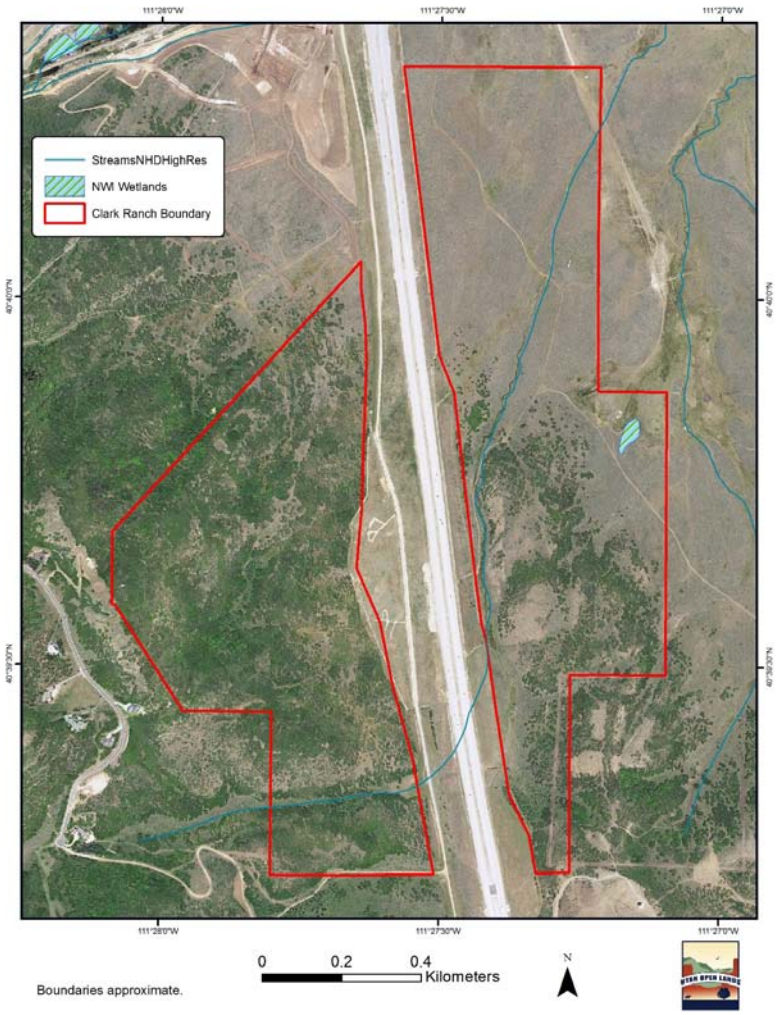


Figure 13: Map of surface water and wetlands on the Property. The stream shown crossing the Property is an intermittent stream. Wetlands were estimated by the National Wetland Inventory, but do not indicate the full extent of wetland areas on the Property (see Fig. 14 Vegetation Communities).

VEGETATION

Significant Features

- → Aspen stands – Although the extent of aspen on the property is relatively small aspen is uncommon for this region. This species is an extremely important browse species for large ungulates in the area (mule deer and moose).
- → Mosaic of vegetation communities – The mosaic of different vegetation communities provides a high level of landscape diversity. The relatively good health of the vegetation communities and their respective positions on the landscape provides for effective wildlife habitat.
- → Wetland – Open water is an extremely rare feature in the arid west landscape and it is highly important for both wildlife and livestock.
- → Alderleaf mountain mahogany (*Cercocarpus montanus*) patches – This particular species of mountain mahogany is uncommon in this region. This species is an extremely important browse species for large ungulates in the area (mule deer and moose).

Potential Threats

- → Noxious weeds are in many areas of the Property, which is of concern because they can displace the native vegetation, reduce biodiversity and degrade wildlife habitat.
- → Potential improper grazing practices could include not enough rest between grazing rotations and too many animals, which could compromise the Conservation Values of the Property. However, with proper management, livestock grazing can be compatible and even complementary to land stewardship.

The natural vegetation of Clark Ranch provides the underlying basis for many of the properties Conservation Values. Habitat and food provided by the individual plants and vegetation communities are the foundation for nearly all of the wildlife use of the Property. Additionally, the vegetation provides the agricultural utility of the property and the colors, textures and shapesare the basis of the scenic quality.

Seven vegetation community types were mapped (see Fig. 14 on next page) on the Property. The vegetation community types were delineated in accordance with habitat classifications of the Utah Comprehensive Wildlife Conservation Strategy (Sutter et al 2005) and Utah Partners in Flight (Parrish et al 2002). Two additional landcover delineations were mapped which do not match with the classification standards, disturbed grassland and roads. As with most vegetation maps, the delineations of communities are not an exact boundary because the vegetation communities intergrade. The acreage of each mapped vegetation type is presented in Table 2.

Specific data about each community collected during the course of this inventory can be found in Appendix 2.

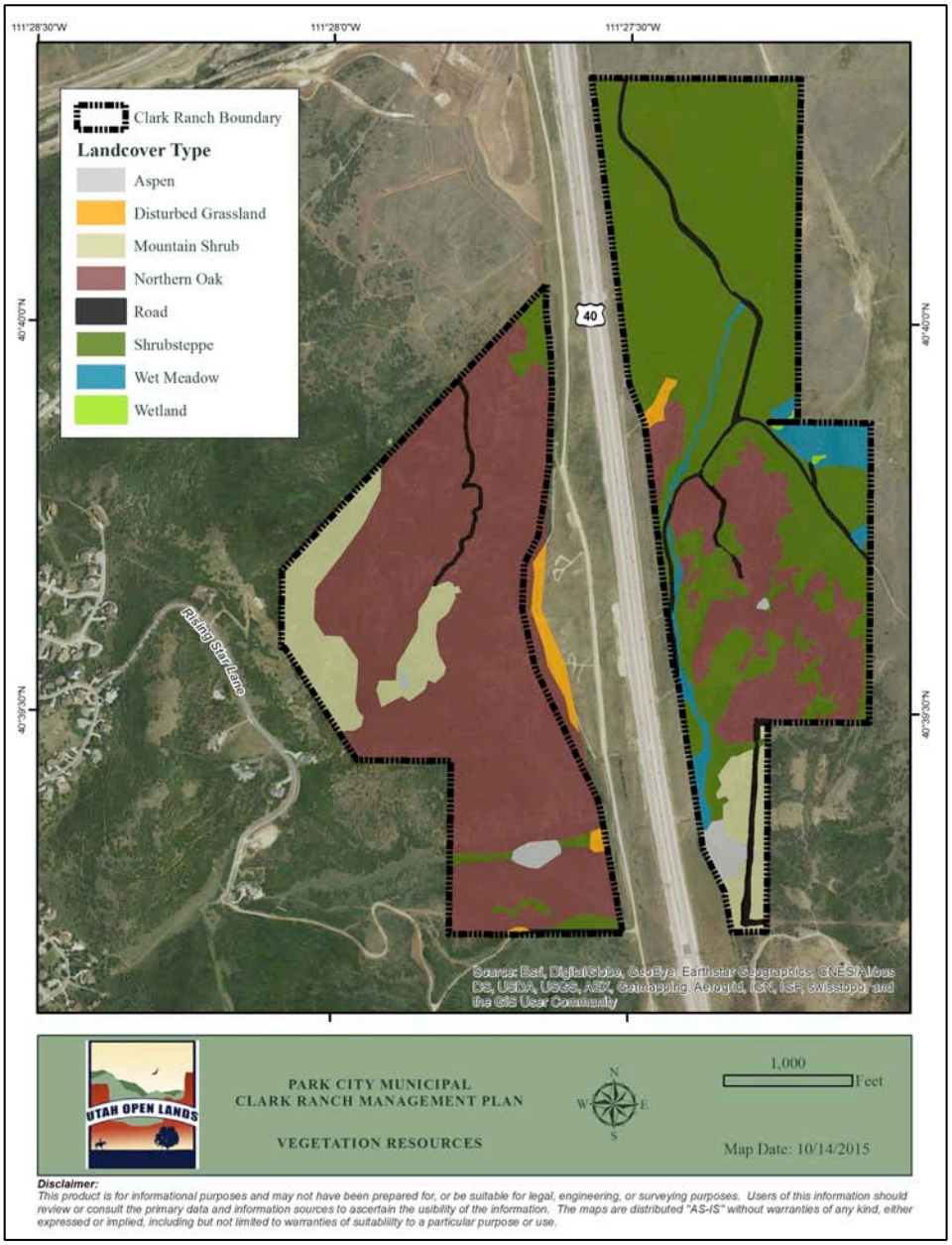


Figure 11. Vegetation Communities of Clark Ranch.

Notes on Figure 14:

1. Vegetation communities were delineated based on extensive field surveys of the property during the spring and summer of 2015 by three professional ecologists.
2. The name of this file is ClarkRanchVegetation2015.shp and is on file with both Utah Open Lands and the Park City Municipal Sustainability Department.
3. In order to be able to cross walk vegetation communities to a national level, additional classifications were used including:
    - National Vegetation Classification Standard (NVSC) (http://usnvc.org/),
    - Ecological Site Descriptions (ESD's) (https://esis.sc.egov.usda.gov/Welcome/pgReportLocation.aspx?type=ESD)
    - Accepted common names for the most dominant species.
4. Additionally, a professional opinion is included in the data with regards to the condition of the diversity, structure, presence of non-native species, and plant health.

Table 2. Vegetation Communities at Clark Ranch.

Type	Acres	Percent
Northern Oak	167.8	47.5
Shrubsteppe	132.2	37.4
Mountain Shrub	28.7	8.1
Wet Meadow	10.2	2.9
Dirt Road	5.3	1.5
Aspen	4.5	1.3
Disturbed Grassland	4.4	1.2
Wetland	0.3	<1
Total	353.3	

Notes on Table 2:

1. Northern oak and mountain shrub intergrade and are not always distinct. At Clark Ranch Northern oak has more Gambel oak whereas mountain shrub has more bigtooth maple, but both species occur in both communities.
2. Wetland and wet meadow landcover was determined from site visits and aerial photographs; it has not been formally delineated for jurisdictional purposes.
3. Landcover was delineated manually as polygons in ArcMap (v. 10.3), based on field observations. Map projection: UTM NAD83 Zone12N. Features were traced from high-resolution 2011 aerial imagery (ESRI Basemap) and compared with features in 2014 aerial imagery (NAIP, UTM NAD83 Zone12N). All boundaries are approximate.

Oak

The Northern Oak woodlands cover the greatest area of any vegetation type at Clark Ranch (167.8 acres or 47.5%). These woodlands are dominated by Gambel oak which grows as a shrub or small tree and naturally varies in density and height depending upon climate, soil depth, slope aspect, land use history and other variables. In northern and central Utah, Gambel oak often shares dominance with bigtooth mapleon more northern facing slopes and in drainages. Over decades, oak stands will often give way to bigtooth maple stands since maple is more shade tolerant and can have higher reproductive success. The oak density varies widely, from

continuous cover (difficult to impossible to walk through) to widely spaced clumps (a nice stroll through the woods). The differences in density can result from a combination of soil depth, topography, aspect, fire history and past land uses. For example, south facing slopes with shallow soils will hold less moisture and thus will tend to harbor oak stands that are shorter and have reduced stem diameters (Clary et al 1986).

In addition to the differences in density and stem size, the oak stands also have differences in understory plant composition. On the Property, snowberry was common in the understory of some stands, but in others, elk sedge and grasses were more common. Other common species in this vegetation type include Utah serviceberry, sagebrush, and Oregon grape. Common herbaceous species include slender wheatgrass, mountain brome, and Mule's ears. Mule's ears is also an indicator of relatively intense past grazing practices, as livestock generally avoid this species (Mueggler 1988). There are isolated patches of Dalmatian toadflax and cheatgrass throughout the oak stands.



Figure 15. Different growth habits of Gambel oak - a dense stand on the left vs relatively open clumps on the right.

Much of the oak on the Property appears to be healthy and persisting well. Oak is an important forage species for deer and elk. However, it is possible for oak to become overly dense such that it hinders wildlife movement. Natural disturbances such as wildfire, disease, competition and herbivore interactions are important to the ecology of oak stands in order to maintain a mosaic of oakbrush and other vegetation types on the landscape. The construction of roads on the Property has created openings as well as structural diversity in some of the oak stands. Oak is a vigorous re-sprouter and these openings will likely fill in with oak in a few decades, but the openings can create habitat for a different suite of plants to increase diversity, but can also create openings for noxious and/or undesirable weed species. Research has shown that fires in natural oak systems generally occurred between every 35 and 100 years (Brown et al 2000). Should disturbances such as fire not be allowed to occur naturally, these areas will likely trend toward more conifer trees or big tooth maple stands over hundreds of years.

Aspen Forests

The Aspen vegetation type is a small portion of Clark Ranch (1.3%) but its ecological importance far outweighs its extent. Aspen forests are known to be among the most diverse and productive in western landscapes (Chong et al 2000).A healthy aspen stand generally has several different age and size classes, which assures good regeneration (reproduction) and recruitment (growth above browse height). Greater precipitation in the drainages and some north facing slopes on the Property allow aspen stands to persist due to the localized increase in moisture content and availability compared to the drier surrounding areas. In recent years, there has been a decline in the health and extent of aspen stands in the West. Although each aspen stem's life span averages only between 80 to 120 years, consistent replacement should be occurring through the aspen's underground network of roots and shoots to become new trees. The Aspen stands on the Property are relatively small and isolated and are not exhibiting high levels of recruitment or regeneration.

The most abundant plants of the Aspen forests are quaking aspen in the overstory and mountain snowberry and bigtooth maple in the understory. Other shrubs present at low cover are: Saskatoon serviceberry, Woods' rose and Scouler's willow. There are numerous forbs in the understory including: western valerian, starry false lily of the valley, Fendler's meadow-rue, elkweed, sticky purple geranium and sweetcicely. Graminoids in the Aspen forest understory include: Kentucky bluegrass, Geyer's sedge, brome. Complete data on the aspen forest plots at Clark Ranch are found in Appendix 2.



Figure 12. Left image: aspen stand in the southern region of the western side of the Property; note lack of regeneration of young aspen in the stand (Photopoint 12). Right image: aspen stand with higher density of understory shrubs and tall forbs (near Photopoint 10).

There are two distinct types of aspen forest at Clark Ranch (see images in Fig. 16). One type of aspen forest is drier and seems to be more impacted by ungulate grazing, creating a relatively open understory (lower density of trees and shrubs), a limited amount of forbs and an abundance of grasses (Fig. 16 left image). The other type of aspen forest seems to have more soil moisture and a higher density of trees and shrubs, abundant tall forbs and a lower

abundance of grasses (Fig. 16 right image). Some species that were much more abundant in the moist aspen forest were the wildflowers: roughfruit fairybells, elkweed,sweetcicely and starry false lily of the valley; and the shrubs Scouler's willow and Saskatoon serviceberry.

Aspen forests are valuable for wildlife for many reasons. Aspen forests naturally include standing dead trees that are valuable for nesting, roosting, and feeding. Fallen trees (called down wood) are useful for shelter, nesting, feeding, and in soil formation. The structure of the trees and branches create vertical layers many feet above the ground that are useful for nesting, roosting, shelter, and feeding. The naturally lush and diverse understory provides abundant opportunities for feeding, breeding, and sheltering. The rapid turnover (growth and death) of aspen trees creates a diversity of habitat components that are valuable for colonization, resilience to disturbance, and as refugia.

Shrubsteppe

The Shrubsteppe communities (sometimes called sagebrush/grasslands) are a large part of the Property (37.4% or 132.2 acres). The shrubsteppe is dominated by mountain big sagebrush and in some areas is co-dominated by snowberry. Although the ecological importance of sagebrush is sometimes overlooked, it provides important habitat to many sagebrush obligate species and is considered a particularly imperiled vegetation types around the west (Knick and Connelly, 2011; Miller et al., 2011).Due in part to past land use patterns, the shrubsteppe communities of Clark Ranch vary widely in their ecological condition.

The north and eastern regions generally have very low diversity with chiefly sagebrush and an understory of one of two introduced grasses – crested wheatgrass or Kentucky bluegrass. These areas are also interspersed with weeds such as cheatgrass, musk thistle and Dalmatian toadflax.

Shrubsteppe areas in the southeastern portion of the Property have much higher diversity and resemble high quality native areas. In these areas, the shrubsteppe is interspersed with other shrubs such as bitterbrush, snowberry, Gambel oak and Douglas rabbitbrush. The area also has a plethora of native grasses such as Letterman's needlegrass, thickspike wheatgrass, bluebunch wheatgrass and slender wheatgrass. Common native forbs include hoary tansyaster, Munro's globemallow, showy goldeneye, sulphur-flower buckwheat, wavyleaf thistle, and Wyoming Indian paintbrush.



Figure 17. Shrubsteppe with an understory of a single species (crested wheatgrass) vs shrubsteppe community with a diversity of other shrubs and forbs and grasses

The differences in condition are likely due to a combination of past land use patterns and the construction of the highway. Crested wheatgrass and Kentucky bluegrass were seeded to provide forage for livestock around 1987[7]. Crested wheatgrass has been shown to outcompete native grasses and forbs over time (Newman and Redente 2001). Kentucky bluegrass was also likely seeded, however, Kentucky bluegrass is a shallow-rooted species and thus does not prevent erosion as well as native grasses (Weaver and Darland 1949). Erosion in the midst of the East Parcel is likely evidence of these conditions (Fig.18).



Figure 18. Erosion under area dominated by Kentucky bluegrass – a non-native, shallow rooted species

Shrubsteppe areas should ideally consist of a mosaic of different size classes of sagebrush with an abundant and diverse understory of grasses and forbs in order to support the numerous obligate sagebrush wildlife species. Higher forb (wildflower) diversity is important for insect populations, which in turn is extremely important for many birds and other wildlife species. A

[7] Luke Gillmor, personal communication, Oct 2015

high quality sagebrush steppe can support livestock grazing if managed and monitored carefully.

Wetland

Wetlands constitute less than 1% of the land cover (0.3 acre) at the Clark Ranch, the small extent of this area is also disproportionate to the important ecological functions it serves. The southeast part of the Property has some springs that create ponds that feed into wet meadows downslope. This wetland area is fed by a spring and was excavated between 5 and 10 years ago to provide more accessible water for livestock[8]. The repeated use of these springs by livestock can decrease the health of the open water areas by shearing the banks or edges of the wet areas as well as potential animal waste in the open water

The largest and most natural-looking spring-fed pond has a diameter of about 45 ft (Fig. 19 left). There is open water with a significant amount of algae and duckweed on the surface. Around the margin of the standing water the vegetation is dominated by wetland graminoids including: common spikerush, longstyle rush, Northwest Territory sedge and arctic rush. Forbs in this wetland include: water speedwell, Canada thistle, alkali buttercup, willowherb and seep monkeyflower. Complete data on Wetland is found in Appendix 2.

There is another spring-fed wetland to the south although it has much less wetland vegetation. This spring had water in March but it had no water in August of 2015. It had significant bare ground and weeds. It should be noted that according to Luke Gillmor, the open water area to the East is usually the larger open water area on the property of the two[9]. 2015 was a particularly dry year but the livestock lessee has never lost water completely as has happened this year.



Figure 19.The image on the left shows the western spring-fed wetland. The image on the right shows the eastern spring that dried up completely in 2015, and has significant bare ground and weeds.

[8] Luke Gillmor, personal communication, Oct 2015
[9] Ibid.

A better understanding of how the hydrology of the spring may be affected by drought and wet years is desirable to realize the potential for improvement toward a fully functional wetland. It may be warranted to find alternatives to water livestock so as to minimize the trampling, heavy grazing and soil shearing of the edges of the pond.

Wet Meadow

Downslope of the springs and in the drainage from Highway 40 are Wet Meadows which are characterized by a seasonally high water table. The Wet Meadow community is dominated by Arctic rush (also known as Baltic rush or wiregrass) which, in some cases, expresses over 90% cover within the community. Other graminoids (with low cover) were: Nebraska sedge, broadleaf cattail and Kentucky bluegrass. Forbs in the wet meadow (with very low cover) were: bull thistle, Canada thistle, meadow thistle and willowherb. The drainagenear Highway 40 also has some patches of narrowleaf willow. Complete data on Wet Meadow plot is found in Appendix 2.



Figure 20. The image on the right shows a mosaic of wet meadows downslope from a spring. The image on the leftshows a wet meadow in an ephemeral channel just east of Highway 40, dominated by wiregrass.

The Wet Meadow communities are generally in fair condition as noxious weeds such as musk and Canada thistle are relatively dense in the ephemeral drainage, and the diversity of plant species found in these areas is relatively low when compared to intermittent drainages in better condition. In better condition areas, there is a diverse suite of plants that are adapted to a predictable hydrological regime. Since the hydrology on the Property has been somewhat modified by the Highway, excavation of the springs and external water management, fewer species are able to adapt. Although the ephemeral draw has a few willows, most of the Wet Meadow areas are heavily dominated by Arctic rush. Although Arctic Rush is a native plant and binds soil well, it is often associated with areas with historically modified, intense land uses, such as modified hydrology or high intensity livestock grazing (Hurd et al 1996). Wiregrass is better able to adapt to a lowered water table than other common wetland plants (Dwire et al 2006, Manning et al 1989).

Mountain Shrub

The Mountain Shrub communities consist of 14.3% of the area of Clark Ranch. The Mountain Shrub vegetation type on the Property has a higher diversity of shrub species than the Northern Oak communities. In western landscapes, both Northern Oak and Mountain Shrub occupy the elevation between the Shrubsteppe at the lower elevations and the conifer forestsin the upper elevations. The Property does not support conifer forests due to conditions associated with the moderate elevation, although there are a few small white fir and Douglas-fir trees on the Property.

The most abundant plants of the Mountain Shrub communities are bigtooth maple (typicallywell over 50% cover) and Gambel oak (sometimes 25% cover). Other shrubs present at very low coverare: Mountain snowberry, Scouler's willow and Saskatoon serviceberry. There aresome forbs at low cover including: Engelmann's aster, Nevada pea, houndstongue, narrowleaf goosefoot and sweetcicely. There are a few grasses present at low cover including: blue wildrye and Kentucky bluegrass. Complete data on Mountain Shrub plot is found in Appendix 2.

The mountain shrub communities are generally in good to excellent condition due to their high bio-diversity, relatively low cover from noxious weeds, good stand structure (age and size class variation) and good health. There is, however, some small patches of the noxious weed houndstongue within the mountain shrub communities. Houndstongue disperses and establishes easily as its seed attaches readily to animal fur and this area is favorable habitat for this noxious weed.



Figure 21. Dense big tooth maple stand and open birch leaf mountain mahogany – both mountain shrub communities.

These communities are highly valuable as wildlife habitat for large ungulates as evidenced by the heavy browsing of the alder leaf mountain mahogany and high density of ungulate scat in these areas. Further, the big tooth maple areas provide cover and multiple spots for animals to bed down. It will be important to carefully monitor the condition of the mountain shrub areas

as all alderleaf mountain mahogany were heavily browsed on the Property and thus may be challenged to produce seed to reproduce.

Disturbed Grassland

The disturbed grasslands on the Property are areas that have been significantly modified by humans, either by clearing and revegetating for roads, or in one case, by excessive runoff from the highway that has high concentrations of road salts in it. The grasses in these areas are common species used in revegetation that are primarily non-native. Grass species in revegetated areas include smooth brome and crested wheatgrass. The dominant grass species where the excess salt-contaminated water enters the Property are foxtail barley and Canada bluegrass.

Invasive species

Invasive species on the Property include musk thistle, Canada thistle, garlic mustard, Dalmatian toadflax, yellow toadflax,houndstongue, Russian knapweed, dyer's woad and Scotch thistle. Invasive weeds have the potential to decrease the Conservation Values if left unchecked.Active control of particularly dense orproblematic weeds is recommended.An infestation of note is apatch of garlic mustard on the West Parcel close to the lower road/ trail.Dalmatian toadflax, musk thistle and Canada thistle are common, particularly on the East Parcel of the Property. Most of the Dalmatian toadflax infestations are somewhat diffuse, making them even more difficult to control.

Plant species listed as special concern for conservation

No known threatened, endangered, or sensitive plant species were observed or reported on the Property.

Species of Special Concern for Conservation
Attempts were made during field data collection to find plant or animal species on the Property that warrant special concern for conservation.Observations during these visits were not definitive.More thorough surveys would be needed to determine their existence or to fully describe the occurrence of many species of special concern on the Property.

WILDLIFE

The large extent of the open land contiguous with the Property helps to ensure the presence of many species of wildlife, including those that require relatively extensive landscapes, such as mountain lions, elk, mule deer, and raptors.Wildlife species of special conservation need that have been documented on or near the site are listed in the tables below.

Table 3. Wildlife species of concern that have been found in the general area of Clark Ranchand for which habitat may still be viable (others species may also be possible).

Common Name	Scientific Name	Last Documented	CWCS Status	State Status	UPIF Score	Primary Habitat	Secondary Habitat	Notes
Bald Eagle	*Haliaeetus leucocephalus*	2003	Tier I	SPC	27	Lowland Riparian	Agriculture	1
Bobolink	*Dolichonyx oryzivorus*	2005	Tier II	SPC	36	Wet Meadow	Agriculture	1
Columbia Spotted Frog	*Rana luteiventris*	pre-1931	Tier I	CS	NA	Wetland	Wet Meadow	1
Ferruginous Hawk	*Buteo regalis*	1988	Tier II	SPC	33	Pinyon-Juniper	Shrubsteppe	1
Greater Sage-grouse	*Centrocercus urophasianus*	2008	Tier II	S-ESA	36	Shrubsteppe	NA	1
Lewis's Woodpecker	*Melanerpes lewis*	1913	Tier II	SPC	40	Ponderosa Pine	Lowland Riparian	1
Short-eared Owl	*Asio flammeus*	2003	Tier II	SPC	29	Wetland	Grassland	1
Western Toad	*Bufo boreas*	1976	Tier II	SPC	NA	Wetland	Mountain Riparian	1
Broad-tailed Hummingbird	*Selasphorus platycercus*	2015	Tier III	-	33	Lowland Riparian	Mountain Riparian	2
Mule Deer	*Odocoileus hemionus*	2015	Tier III	-	NA	Shrubsteppe	Mountain Shrub	2
Brewer's Sparrow	*Spizella breweri*	2015	Tier III	-	34	Shrubsteppe	High Desert Scrub	3
Smooth Greensnake	*Opheodrys vernalis*	2011	Tier II	SPC	NA	Mountain Riparian	Wet Meadow	3
Long-billed Curlew	*Numenius americanus*	NA	Tier II	-	34	Grassland	Agriculture	4
Sage Sparrow	*Amphispiza belli*	NA	Tier III	-	32	Shrubsteppe	High Desert Scrub	4
Sage Thrasher	*Oreoscoptes montanus*	NA	Tier III	-	29	Shrubsteppe	High Desert Scrub	4
Virginia's Warbler	*Vermivora virginiae*	NA	Tier III	-	36	Northern Oak	Pinyon Juniper	4

CWCS: Utah's Comprehensive Wildlife Conservation Strategy 2005-2015. Sutter et al. 2005; Tier I is highest priority for conservation.
UPIF: Utah Partners in Flight Conservation Strategy v.2.0. Parrish et al. 2002; higher score indicates higher priority for conservation; 40 is highest.
State Status Codesfrom Utah's State Listed Species by County (http://dwrcdc.nr.utah.gov/ucdc/viewreports/sscounty.pdf): **S-ESA** Federally-listed or candidate species under the Endangered Species Act; **SPC** Wildlife species of concern; **CS** Species receiving special management under a Conservation Agreement in order to preclude the need for Federal listing.
Primary and secondary habitat from CWCS.
Summit County bird observations from the county checklist (http://www.utahbirds.org/counties/xChecklists/SummitChecklist.pdf)
Notes:

1 Documented in this quad; habitat may exist on Property (UDWR, TES_20140808).
3 Observed nearby; habitat appears appropriate on Property.
2 Observed on Property.
4 Observed in Summit County; habitat may be appropriate on the Property.

Mammals

The Property provides food, water, and shelter resources for mammals. The activities of these mammals have a strong influence on all trophic levels and are integral to the ecosystem.Examples include:

- Small mammal herbivores feed on seeds and fruits which influences vegetation and disperses seeds to allow the spread and persistence of plant species.
- Other small mammals, such as bats, feed on invertebrates such as crickets and grasshoppers.
- Burrows of small mammals can provide shelter for other animals and likely aid in soil aeration and water infiltration.
- Small mammals form a base of prey species for predatory birds, reptiles, and mammals.

The following small and mid-sized mammals were observed on or very near the Property

- American badger (*Taxidea taxus*)
- Chipmunk (*Neotamius* spp.)
- Coyote (*Canis latrans*)
- Pocket gopher (probably *Thomomys talpoides*)
- Uinta ground squirrel (*Urocitellus armatus*)
- Vole (*Microtus* spp.)
- White-tailed jackrabbit (*Lepus townsendii*)
- Yellow-bellied marmot (*Marmota flaviventris*)

Larger mammals on the Property can influence soil structure, and their herbivory may influence vegetation abundance and species.Large herbivores provide prey for large predators, and are commonly culturally desirable as game animals and for aesthetic reasons.Mule deer are present on the Property.Evidence of elk, moose, and mountain lion was found on or near the Property, andblack bears are known to occur in the vicinity.The following large mammals were detected in the area of the Property:

- Elk (*Cervus canadensis*)
- Moose (*Alces alces*)
- Mountain lion (*Puma concolor*)
- Mule deer (*Odocoileus hemionus*)

Black bears (*Ursus americanus*) are known to occur in the vicinity.

*Mammals listed as special concern for conservation:*The Property provides critical habitat for mule deer. Abundant evidence of mule deer bedding and feeding was seen on the Property on both the East and West parcels. Mule deer are considered a priority for conservation in Utah (Sutter et al. 2005).

Birds

The Property provides resources for many species of birds, some that visit incidentally and others that are specialized for particular habitats on the Property or nearby. Birds createvertical linkages in ecosystems, feeding on and providing prey for organisms at ground level and higher.Birds are mobile vectors for nutrients and seeds.

Birds observed on the Property included:

- American goldfinch (*Spinus tristus*)
- American robin (*Turdus migratorius*)
- Blue-gray gnatcatcher (*Polioptila caerula*)
- Broad-tailed hummingbird (*Selasphorus platycercus*)
- Brown-headed cowbird (*Molothrus ater*)
- Chipping sparrow (*Spizella passerina*)
- Great-horned owl (*Bubo virginianus*)
- House wren (*Troglodytes aedon*)
- Long-eared owl (*Asio otus*)
- MacGillivray's warbler (*Geothlypis tolmei*)
- Mallard (*Anas platyrhynchos*)
- Mourning dove (*Zenaida macroura*)
- Northern harrier (*Circus cyaneus*) (Appeared to have a nest on the Property in the low shrubs at the northern end of the ridge on the East parcel.)
- Red-tailed hawk (*Buteo jamaicensis*)
- Spotted towhee (*Pipilo maculatus*)
- Violet-green swallow (*Tachycineta thalassina*)

*Birdslisted as special concern for conservation:*Broad-tailed hummingbirds, which have been observed on the Property, are a priority species for conservation in Utah. Habitat on the Property also may be appropriate for several other priority species for conservation, such as short-eared owl (*Asio flammeus*), Brewer's sparrow, sage sparrow (*Amphispiza belli*) and Virginia's warbler (*Vermivora virginiae*).Bobolinks (*Dolichonyx oryzivorus*) have been documented in the general area, but are not likely to use habitat on the Property. Greater sage grouse are still known to occupy some sagebrush areas in the vicinity, but roads and development have increasingly fragmented the shrubsteppe habitat on which they depend, which has caused changes in their distribution and use patterns. The level of use by sage grouse on the Property is currently unknown. No evidence of sage grouse was detected during baseline observations.

Reptiles and Amphibians

Reptiles and amphibians prey on invertebrates and small vertebrates and form part of the prey base for other predators.Frogs may help keep insect populations in check.Frogs can be

considered biological indicators they are so sensitive to water quality.Conservation of frogs has gained international attention due to widespread declines in frog populations.[10]

Western terrestrial garter snakes (*Thamnophis elegans*) were observed on the Property. Habitat appears good for sagebrush lizards (*Sceloperusgraciosus*) and other reptiles adapted to the area.

*Reptiles and amphibians listed as special concern for conservation:*Columbia spotted frogs are known to breed in Summit and Wasatch Counties, and habitat on the Property may be able to support small populations, given wetlands and adjacent wet meadows and wetlands. Habitat on the Property appears appropriate for western toads (*Bufo boreas*), northern leopard frogs (*Rana pipiens*), common garter snakes (*Thamnophis sirtalis*) and smooth greensnakes (*Opheodrys vernalis*), all of which are priority conservation species with ranges that include the area of the Property.

Fish

No fish were observed on the Property. Habitat on the Property does not appear appropriate for any species of fish native to the area.

Invertebrates

Invertebrates are important ecological elements on the Property as they support other wildlife species, interact with vegetation, link vegetation and wildlife, function in decomposition, and connect other ecological elements in nutrient cycles and energy transfers. The naturalist E. O. Wilson (1987) wrote: "*It needs to be repeatedly stressed that invertebrates as a whole are even more important in the maintenance of ecosystems than are vertebrates."*

Terrestrial riparian invertebrates and aquatic larvae of terrestrial invertebrates are important in the diets of fish in systems like the Provo River and tributaries. Aquatic insects and mollusks such as fly larvae and freshwater mussels filter water, contributing to clean, high-quality water conditions.

*Invertebrates listed as special concern for conservation:*Western pearlshell (*Margaritifera falcata*) is a freshwater mussel that has been documented in the area of the Property (see Table 2); however, habitat on the Property does not currently appear appropriate for western pearlshells (they are typically found in clear, fast streams).

[10]http://www.amphibianark.org/, http://www.savethefrogs.com/why-frogs/index.html, April 28, 2011 was worldwide Save the Frog Day as reported by CNN http://news.blogs.cnn.com/2011/04/30/frog-lovers-worldwide-unite-for-save-the-frogs-day/

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Links

Summaries of top priority habitats for conservation in the CWCS that are found on the Clark Ranch:

- Wetland http://wildlife.utah.gov/cwcs/02.pdf
- Shrubsteppe http://wildlife.utah.gov/cwcs/04.pdf
- Mountain shrub http://wildlife.utah.gov/cwcs/05.pdf
- Wet meadows http://wildlife.utah.gov/cwcs/07.pdf
- Aspen forest http://wildlife.utah.gov/cwcs/10.pdf

APPENDIX 1. PHOTOS

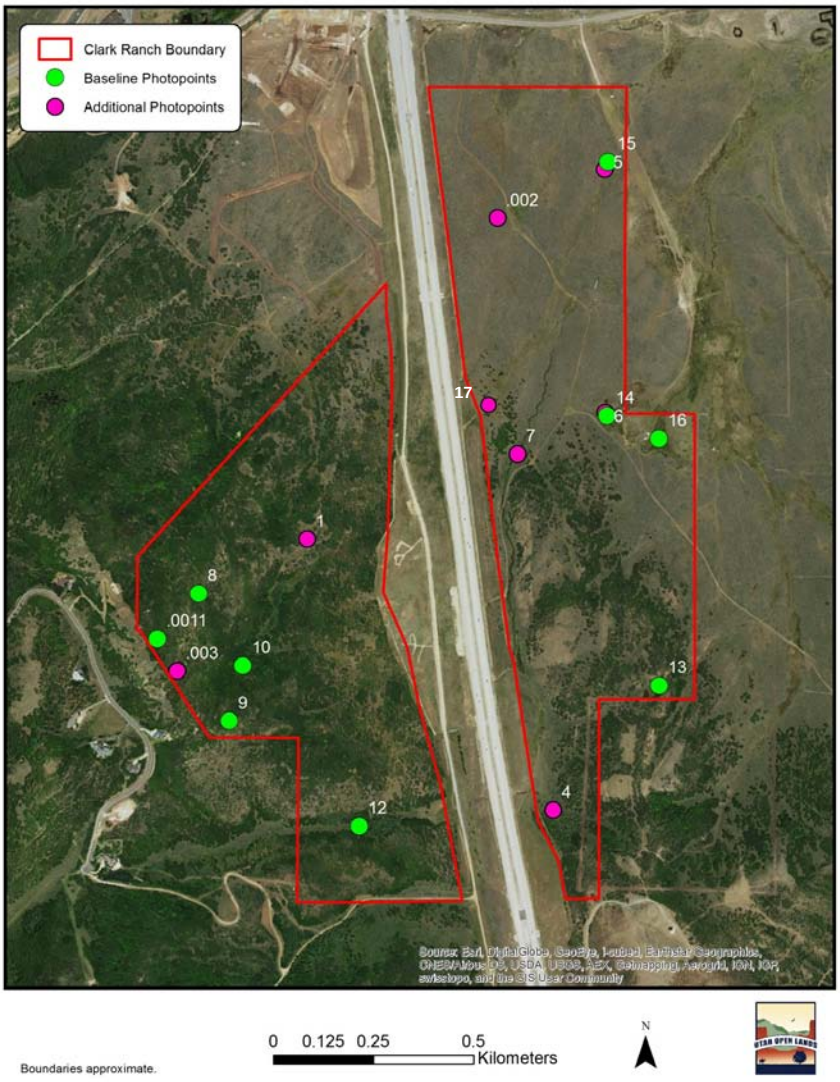


Figure 22: Map of photopoints for photos included in this baseline (including this appendix). All points are approximate.



Figure 23: Two-track road on West Parcel of the Property. Photopoint 1.



Figure 24: Shrubsteppe of northeastern potion of the Property. Photopoint 5.



Figure 25: Culvert that carries water from the Highway to the drainage on the East Parcel of the Property.Photopoint 17.



Figure 26: Outflow from spring flowing north and east toward wet meadows important for sage grouse habitat. Photopoint 14 (Photo date 07/14/2015).



Figure 27: Aspen stand on the East Parcel of the Property.Photopoint 4.



Figure 28: Abundant debris in the old intermittent stream bed on the East Parcel of the Property. Photopoint 002(Photo date 03/23/2015).



Figure 29: Trampling and erosion atspring on the southeast part of Property. Photopoint 14(Photo date 03/07/2015).



Figure 30: Nebraska sedge (foreground) and Arctic rush or wiregrass (background) in drainage on the East Parcel. Photopoint 7 (Photo date 07/14/2015).



Figure 31: A highly browsed mountain mahogany shrub.Photopoint 003.



Figure 32: A closely cropped antelope bitterbrush shrub.Photopoint 003.

APPENDIX 2. PLANTS OF CLARK RANCH

The table below lists all of the plants observed at Clark Ranch as well as summarized plot data, with average cover values for vegetation types (if multiple plots were sampled). Common name, scientific name and native status are from the USDA PLANTS database (http://plants.usda.gov/) except for a few common names that were updated to locally familiar names. Weed status is from the Utah Noxious Weed List (http://ag.utah.gov/plants-pests/noxious-weeds.html). Vegetation Types are from the Utah Division of Wildlife Resources Comprehensive Wildlife Conservation Strategy. There are 175 species in this list, which represent all of the species we observed at Clark Ranch during the 2015 field season. There are certainly a few other species present that we did not observe.

The cover values below are based on data collected in each of the vegetation types at multiple places at Clark Ranch during the 2015 field season by Mindy Wheeler, Arthur Morris and Marc Coles-Ritchie for Utah Open Lands. The Ocular-Macroplot method of the Forest Service (USDA 2008) was used. Those methods use circular plots with a diameter of 74.4 ft, which produces a 1/10th acre plot. In each plot the percent of the ground covered by each plant species was recorded. The plot locations were selected to represent the variability in these vegetation types that were observed at Clark Ranch, but these data only represent a few places on Clark Ranch, and do not necessarily represent the entire ranch. Similarly, these data cannot be used to monitor changes at the ranch.

Common Name (Scientific name)	Native Status	Weed Status	Vegetation Types and Cover Values						
			Aspen	Mountain Shrub	Northern Oak	Shrubsteppe	Wetland	Wet Meadow	Observed but not in plots
Number of Plots			3	1	2	3	1	1	
Trees									
Douglas-fir (*Pseudotsuga menziesii*)	Native		<1						
quaking aspen (*Populus tremuloides*)	Native		30						
Rocky Mountain juniper (*Juniperus scopulorum*)	Native								x
white fir (*Abies concolor*)	Native								x

Common Name (Scientific name)	Native Status	Weed Status	Vegetation Types and Cover Values						
			Aspen	Mountain Shrub	Northern Oak	Shrubsteppe	Wetland	Wet Meadow	Observed but not in plots
Shrubs									
alderleaf mountain mahogany (*Cercocarpus montanus*)	Native								x
antelope bitterbrush (*Purshia tridentata*)	Native								x
big sagebrush (*Artemisia tridentata*)	Native				8	19			
bigtooth maple (*Acer grandidentatum*)	Native		27	70					
chokecherry (*Prunus virginiana*)	Native			<1	4				
creeping barberry (*Mahonia repens*)	Native		1	1	2				
curl-leaf mountain mahogany (*Cercocarpus ledifolius*)	Native								x
elderberry (*Sambucus*)	Native								x
Gambel oak (*Quercus gambelii*)	Native		<1	25	60				
mountain snowberry (*Symphoricarpos oreophilus*)	Native		39	5	16				
narrowleaf willow (*Salix exigua*)	Native								x
Oregon boxleaf (*Paxistima myrsinites*)	Native		1	1	1				
rubber rabbitbrush (*Ericameria nauseosa*)	Native					<1			
Saskatoon serviceberry (*Amelanchier alnifolia*)	Native		3	3					
Scouler's willow (*Salix scouleriana*)	Native		2	3					
snowbrush ceanothus (*Ceanothus velutinus*)	Native								x
Utah serviceberry (*Amelanchier utahensis*)	Native				2				
Woods' rose (*Rosa woodsii*)	Native		3	<1	1				
yellow rabbitbrush (*Chrysothamnus viscidiflorus*)	Native								x
Graminoids									
arctic rush (*Juncus arcticus*)	Native						3	98	
basin wildrye (*Leymus cinereus*)	Native								x
blue wildrye (*Elymus glaucus*)	Native			3					
bluebunch wheatgrass (*Pseudoroegneria spicata*)	Native					<1			

Common Name (Scientific name)	Native Status	Weed Status	Vegetation Types and Cover Values						
			Aspen	Mountain Shrub	Northern Oak	Shrubsteppe	Wetland	Wet Meadow	Observed but not in plots
bulbous bluegrass (*Poa bulbosa*)	Introduced								x
Canada bluegrass (*Poa compressa*)	Introduced					<1			
cheatgrass (*Bromus tectorum*)	Introduced								x
clustered field sedge (*Carex praegracilis*)	Native								x
common spikerush (*Eleocharis palustris*)	Native						14		
common wheat (*Triticum aestivum*)	Introduced								x
creeping bentgrass (*Agrostis stolonifera*)	Introduced						1		
crested wheatgrass (*Agropyron cristatum*)	Introduced					23			
Douglas' sedge (*Carex douglasii*)	Native								x
field brome (*Bromus arvensis*)	Introduced				<1	<1			
foxtail barley (*Hordeum jubatum*)	Native						<1		
Geyer's sedge (*Carex geyeri*)	Native		2		11				
Hood's sedge (*Carex hoodii*)	Native		1						
Kentucky bluegrass (*Poa pratensis*)	Introduced		11	2	10	2		1	
Letterman's needlegrass (*Achnatherum lettermanii*)	Native					<1			
Liddon sedge (*Carex petasata*)	Native								x
longstyle rush (*Juncus longistylis*)	Native						10		
mountain brome (*Bromus marginatus*)	Native				1				
muttongrass (*Poa fendleriana*)	Native								x
Nebraska sedge (*Carex nebrascensis*)	Native							3	
needle and thread (*Hesperostipa comata*)	Native								x
needleleaf sedge (*Carex duriuscula*)	Native								x
nodding brome (*Bromus anomalus*)	Native		1	<1					
Northwest Territory sedge (*Carex utriculata*)	Native						4		
prairie Junegrass (*Koeleria macrantha*)	Native								x

Common Name (Scientific name)	Native Status	Weed Status	Vegetation Types and Cover Values						
			Aspen	Mountain Shrub	Northern Oak	Shrubsteppe	Wetland	Wet Meadow	Observed but not in plots
purple oniongrass (*Melica spectabilis*)	Native								x
reedgrass (*Calamagrostis*)	Native						<1		
Sandberg bluegrass (*Poa secunda*)	Native								x
slender wheatgrass (*Elymus trachycaulus*)	Native			<1	4	<1			
smooth brome (*Bromus inermis*)	Native				<1	<1			
squirreltail (*Elymus elymoides*)	Native					<1			
thickspike wheatgrass (*Elymus lanceolatus*)	Native					<1			
Wasatch bluegrass (*Poa arnowiae*)	Native								x
water whorlgrass (*Catabrosa aquatica*)	Native						<1		
western wheatgrass (*Pascopyrum smithii*)	Native					<1			
woolly sedge (*Carex pellita*)	Native								x
Forbs/herbaceous									
Algae (on surface of pond)							50		
alkali buttercup (*Ranunculus cymbalaria*)	Native						1		
American vetch (*Vicia americana*)	Native		1		2				
arnica (*Arnica*)	Native								x
arrowleaf balsamroot (*Balsamorhiza sagittata*)	Native				2				
Aster					1				
ballhead waterleaf (*Hydrophyllum capitatum*)	Native				1				
bastard toadflax (*Comandra umbellata*)	Native								x
bird's-beak (*Cordylanthus*)						<1			
broadleaf cattail (*Typha latifolia*)	Native						<1	1	
bull thistle (*Cirsium vulgare*)	Introduced							<1	
buttercup (*Ranunculus*)							<1		
Canada thistle (*Cirsium arvense*)	Introduced	C	<1				2	<1	

Common Name (Scientific name)	Native Status	Weed Status	Vegetation Types and Cover Values						
			Aspen	Mountain Shrub	Northern Oak	Shrubsteppe	Wetland	Wet Meadow	Observed but not in plots
common dandelion (*Taraxacum officinale*)	Introduced		1						
common bugloss (*Anchusa officinalis*)	Introduced								x
common mullein (*Verbascum thapsus*)	Introduced				<1	<1			
common plantain (*Plantago major*)	Introduced						<1		
common yarrow (*Achillea millefolium*)	Native		1		2	1			
curlycup gumweed (*Grindelia squarrosa*)	Native					<1			
cutleaf balsamroot (*Balsamorhiza macrophylla*)	Native								x
cutleaf nightshade (*Solanum triflorum*)	Native								x
Dalmatian toadflax (*Linaria dalmatica*)	Introduced	B				<1			
Douglas' knotweed (*Polygonum douglasii*)	Native				<1	<1			
duckweed (*Lemna*)	Native						2		
Dyer's woad (*Isatis tinctoria*)	Introduced	B							x
elkweed (*Frasera speciosa*)	Native		2	<1					
Engelmann's aster (*Eucephalus engelmannii*)	Native		4	3					
Fendler's meadow-rue (*Thalictrum fendleri*)	Native		2						
foothill deathcamas (*Zigadenus paniculatus*)	Native				<1				
Garlic mustard (*Alliaria petiolata*)	Introduced	A							x
Gardner's yampah (*Perideridia gairdneri*)	Native				<1				
goldenrod (*Solidago*)	Native				1	<1			
Great Basin Indian potato (*Orogenia linearifolia*)	Native								x
gypsyflower (*Cynoglossum officinale*)	Introduced	C		1					
hoary tansyaster (*Machaeranthera canescens*)	Native					<1			
hollyleaf clover (*Trifolium gymnocarpon*)	Native								x
horned spurge (*Euphorbia brachycera*)	Native								x
houndstongue (*Cynoglossum officinale*)	Introduced	C							x

Common Name (Scientific name)	Native Status	Weed Status	Vegetation Types and Cover Values						
			Aspen	Mountain Shrub	Northern Oak	Shrubsteppe	Wetland	Wet Meadow	Observed but not in plots
Jessica sticktight (*Hackelia micrantha*)	Native		<1						
lambstongue ragwort (*Senecio integerrimus*)	Native		<1						
lanceleaf figwort (*Scrophularia lanceolata*)	Native								x
largeflower triteleia (*Triteleia grandiflora*)	Native								x
largeleaf avens (*Geum macrophyllum*)	Native		1						
lesser rushy milkvetch (*Astragalus convallarius*)	Native								x
Lewis flax (*Linum lewisii*)	Native								x
littleflower penstemon (*Penstemon procerus*)	Native								x
longleaf phlox (*Phlox longifolia*)	Native								x
maiden blue eyed Mary (*Collinsia parviflora*)	Native								x
meadow thistle (*Cirsium scariosum*)	Native							<1	
mouse-ear chickweed (*Cerastium*)					<1				
mule-ears (*Wyethia amplexicaulis*)	Native				2				
Munro's globemallow (*Sphaeralcea munroana*)	Native					<1			
musk thistle (*Carduus nutans*)	Introduced	B	<1			<1			
narrowleaf goosefoot (*Chenopodium leptophyllum*)	Native			1	<1				
nettleleaf giant hyssop (*Agastache urticifolia*)	Native		1						
Nevada pea (*Lathyrus lanszwertii*)	Native		1	2	2				
nodding microseris (*Microseris nutans*)	Native								x
northern bedstraw (*Galium boreale*)	Native								x
Nuttall's violet (*Viola nuttallii*)	Native								x
pale agoseris (*Agoseris glauca*)	Native								x
parsnipflower buckwheat (*Eriogonum heracleoides*)	Native								x
pepperweed (*Lepidium*)									x
pinyon groundsmoke (*Gayophytum ramosissimum*)	Native				1				

Common Name (Scientific name)	Native Status	Weed Status	Vegetation Types and Cover Values						
			Aspen	Mountain Shrub	Northern Oak	Shrubsteppe	Wetland	Wet Meadow	Observed but not in plots
povertyweed (*Iva axillaris*)	Native					1			
pricklypear (*Opuntia*)	Native								x
pussytoes (*Antennaria*)	Native								x
redroot buckwheat (*Eriogonum racemosum*)	Native								x
roughfruit fairybells (*Prosartes trachycarpa*)	Native		1						
Russian knapweed (*Acroptilon repens*)	Introduced	B							x
Scotch cottonthistle (*Onopordum acanthium*)	Introduced	B							x
scrambled eggs (*Corydalis aurea*)	Native				1				
seep monkeyflower (*Mimulus guttatus*)	Native						<1		
sego lily (*Calochortus nuttallii*)	Native								x
shortstyle bluebells (*Mertensia brevistyla*)	Native								x
showy goldeneye (*Heliomeris multiflora*)	Native				1	<1			
silky lupine (*Lupinus sericeus*)	Native		<1			<1			
slender cinquefoil (*Potentilla gracilis*)	Native		1		<1				
snakeweed (*Gutierrezia*)									x
spotted stickseed (*Hackelia patens*)	Native								x
spreading fleabane (*Erigeron divergens*)	Native								x
starry false lily of the valley (*Maianthemum stellatum*)	Native		3						
sticky cinquefoil (*Potentilla glandulosa*)	Native				<1				
sticky purple geranium (*Geranium viscosissimum*)	Native		2						
stinging nettle (*Urtica dioica*)	Native								x
sulphur-flower buckwheat (*Eriogonum umbellatum*)	Native					<1			
sweetcicely (*Osmorhiza berteroi*)	Native		2	1					
sweetclover (*Melilotus*)									x
tiny trumpet (*Collomia linearis*)	Native				<1				

Common Name (Scientific name)	Native Status	Weed Status	Vegetation Types and Cover Values						
			Aspen	Mountain Shrub	Northern Oak	Shrubsteppe	Wetland	Wet Meadow	Observed but not in plots
tuber starwort (*Pseudostellaria jamesiana*)	Native		<1		1				
twolobe larkspur (*Delphinium nuttallianum*)	Native								x
unknown forb w long leaves						<1			
unknown forb w ovate, toothed leaf					<1				
unknown forb, very thin						<1			
Wasatch beardtongue (*Penstemon cyananthus*)	Native								x
water speedwell (*Veronica anagallis-aquatica*)	Native						3		
wavyleaf thistle (*Cirsium undulatum*)	Native					<1			
western aster (*Symphyotrichum ascendens*)	Native				1	1			
western coneflower (*Rudbeckia occidentalis*)	Native		<1						
western tansymustard (*Descurainia pinnata*)	Native				<1				
western valerian (*Valeriana occidentalis*)	Native		5						
western wallflower (*Erysimum asperum*)	Native								x
white sagebrush (*Artemisia ludoviciana*)	Native		1			<1			
whitetop (*Cardaria draba*)	Introduced								x
willowherb (*Epilobium*)	Native						1	<1	
Wyoming Indian paintbrush (*Castilleja linariifolia*)	Native					<1			
yellow salsify (*Tragopogon dubius*)	Introduced				<1	<1			
yellow toadflax (*Linaria vulgaris*)	Introduced	A							x

More data from the vegetation plots are presented below.

Northern Oak woodlandsat Clark Ranch

Attribute	Data (from 2 plots)
Native species count	86-100% of the species at a plot
Native species cover	99% cover
Invasive species	none (undesirable species: common mullein and yellow salsify with cover of 1% each)
Tree density	approximately 900 Gambel oak stems/acre (about 3 inch diameter stems)
Ground cover	about 90% plant litter and 2% bare ground
Browsing	low to moderate browsing on shrubs (Gambel oak, mountain snowberry and chokecherry)

Aspen Forest at Clark Ranch

Attribute	Data (from 3 plots)
Native species count	86-100% of the species at a plot
Native species cover	99% cover
Invasive species	Canada thistle and musk thistle (cover <1% each). Other plants indicative of disturbance: common dandelion, Kentucky bluegrass
Tree density	not recorded
Ground cover	not recorded
Browsing	not recorded

Shrubsteppe at Clark Ranch

Attribute	Data (from 3 plots)
Native species count	65-85% of the species at a plot
Native species cover	70% cover
Invasive species	Dalmatian toadflax, musk thistle (undesirable species: common mullein and yellow salsify with cover of 1% each)
Tree density	none

Ground cover	about 85% plant litter, 5% bare ground, 4% ungulate droppings and 1% moss (remainder is basal cover of plants)
Browsing	high level of browsing of the rabbitbrush and Indian paintbrush

Wetland areas at Clark Ranch

Attribute	Data (from 1 plot)
Native species count	77% of the species at a plot
Native species cover	92% cover
Invasive species	Canada thistle, musk thistle
Tree density	none
Ground cover	Plant litter is abundant; bare ground was only about 4%
Browsing	graminoids and forbs were browsed

Wetland measurements: open water about 31 x 13 ft and a total wetland area of 59 x 31 ft.

Wet Meadows at Clark Ranch

Attribute	Data (from 1 plot)
Native species count	71% of the species at a plot
Native species cover	highly variable (50-90% cover)
Invasive species	musk thistle, Canada thistle,
Tree density	none
Ground cover	Plant litter is abundant; bare ground was only about 4%
Browsing	grazing and trampling was evident

Mountain Shrub communities at Clark Ranch

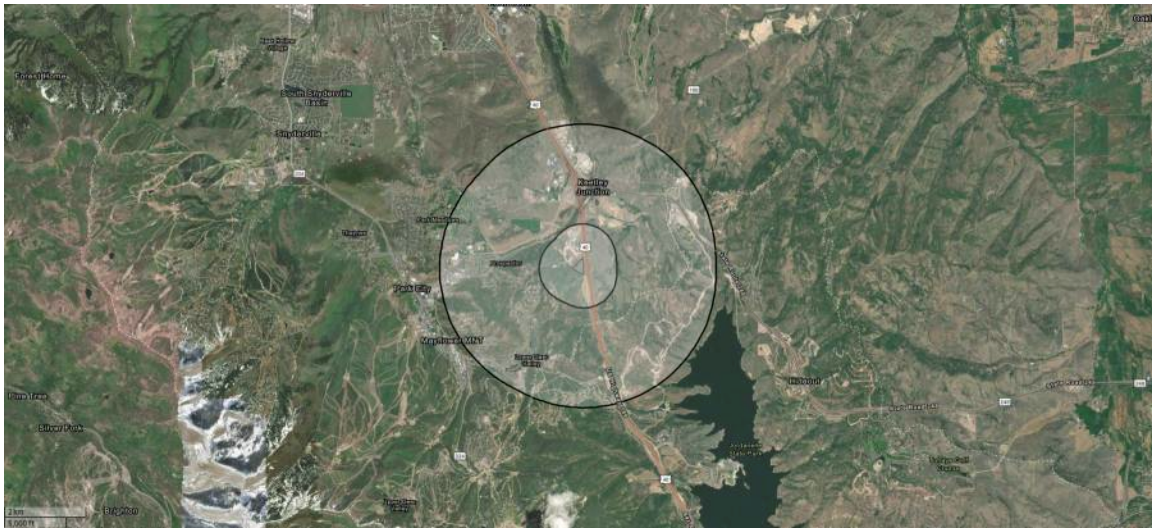
Attribute	Data (from 1 plot)
Native species count	95% of the species at a plot
Native species cover	99% cover
Invasive species	houndstongue (cover 1%)
Tree density	approximately 2,000 maple trees/acre (about 2 inch diameter stems) and 400 Gambel oak stems/acre
Ground cover	plant litter was very abundant and thick (mostly maple leaves); no bare ground visible.
Browsing	high level of browsing on the Scouler's willow

Utah Division of Wildlife Resources
1594 W. North Temple
Salt Lake City, UT 84116
(801) 538-4700, wildlife.utah.gov

Report Number: jar_17930
Report Date: 2025-10-10 10:48:14

Clark Ranch

Location: Park City
Description: Affordable housing



Project Area of Interest with a half-mile and two-mile radius.

Half-Mile Radius

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
Red-tailed Hawk	*Buteo jamaicensis*	None	None	2014-06-08	
Prairie Gentian	*Gentiana affinis*	None	None	2020-08-26 19:49:55	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
River Birch	*Betula nigra*	None	None	2020-08-26 19:45:48	
Hairy Willowherb	*Epilobium ciliatum*	None	None	2020-08-26 19:24:31	
Broadleaf Cattail	*Typha latifolia*	None	None	2020-08-26 21:07:13	
Missouri Goldenrod	*Solidago missouriensis*	None	None	2020-08-26 20:25:20	
Golden Currant	*Ribes aureum*	None	None	2020-08-26 19:47:13	
Shining Willow	*Salix lucida*	None	None	2020-08-26 19:47:13	
Arctic Rush	*Juncus arcticus*	None	None	2022-08-17 17:51:04	
Narrowleaf Willow	*Salix exigua*	None	None	2020-08-26 21:07:13	
Ute Ladies' Tresses	*Spiranthes diluvialis*	SGCN	LT	2022-08-17 18:26:00	
Mountain Sucker	*Pantosteus platyrhynchus*	None	None	2023-09-29	
Speckled Dace	*Rhinichthys osculus*	None	None	No Date	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
Short-eared Owl	*Asio flammeus*	SGIN	None	2003-05-21	
Greater Sage-grouse	*Centrocercus urophasianus*	SGCN	None	2001-12-09	

Two-Mile Radius

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
Osprey	*Pandion haliaetus*	None	None	2014-07-13	
Swainson's Hawk	*Buteo swainsoni*	None	None	2014-04-17	
Great Horned Owl	*Bubo virginianus*	None	None	2014-06-08	
Red-tailed Hawk	*Buteo jamaicensis*	None	None	2014-06-14	
Golden Eagle	*Aquila chrysaetos*	SGCN	None	2006-06-14	
	Bombus insularis	None	None	2019-06-03	
Ubiquitous Peaclam	*Pisidium casertanum*	None	None	1988-05-23	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
Rocky Mountainsnail	*Oreohelix strigosa*	None	None	1891	
Mountain Marshsnail	*Stagnicola montanensis*	None	None	1929-09-01	
Tadpole Physa	*Physa gyrina*	None	None	1935-PRE	
Marsh Pondsnail	*Stagnicola elodes*	None	None	1935-PRE	
Sweetclover	*Melilotus officinalis*	None	None	2020-08-26 21:07:13	
Hairy Willowherb	*Epilobium ciliatum*	None	None	2020-08-26 19:24:31	
Prairie Gentian	*Gentiana affinis*	None	None	2020-08-26 19:49:55	
Shining Willow	*Salix lucida*	None	None	2020-08-26 19:47:13	
Golden Currant	*Ribes aureum*	None	None	2020-08-26 20:25:20	
Missouri Goldenrod	*Solidago missouriensis*	None	None	2020-08-26 20:26:10	
Rough Bentgrass	*Agrostis scabra*	None	None	2020-08-26 19:45:48	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
Great Swamp Ragwort	*Senecio hydrophilus*	None	None	2020-08-26 19:22:03	
Broadleaf Cattail	*Typha latifolia*	None	None	2020-08-26 21:07:13	
Narrowleaf Willow	*Salix exigua*	None	None	2020-08-26 21:07:13	
River Birch	*Betula nigra*	None	None	2020-08-26 20:26:10	
Arctic Rush	*Juncus arcticus*	None	None	2022-08-25 14:22:45	
Spike Bentgrass	*Agrostis exarata*	None	None	2020-08-26 19:49:55	
Ute Ladies' Tresses	*Spiranthes diluvialis*	SGCN	LT	2022-08-25 14:22:45	
Speckled Dace	*Rhinichthys osculus*	None	None	No Date	
Utah Chub	*Gila atraria*	None	None	No Date	
Mountain Sucker	*Pantosteus platyrhynchus*	None	None	No Date	
Redside Shiner	*Richardsonius balteatus*	None	None	No Date	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
Short-eared Owl	*Asio flammeus*	SGIN	None	2003-05-21	
Northern Leopard Frog	*Lithobates pipiens*	SGCN	None	2022-09-01	
Greater Sage-grouse	*Centrocercus urophasianus*	SGCN	None	2003-02-11	
Bonneville Cutthroat Trout	*Oncorhynchus clarkii utah*	None	None	No Date	

Definitions

State Status	
SGCN, SGIN	Species of greatest conservation need (SGCN) or the special subcategory, species of greatest Information need (SGIN), are listed in the Utah Wildlife Action Plan (UWAP) and also included in the Utah Field Guide
U.S. Endangered Species Act	
LE	A taxon that is listed by the U.S. Fish and Wildlife Service as "endangered" with the probability of worldwide extinction
LT	A taxon that is listed by the U.S. Fish and Wildlife Service as "threatened" with becoming endangered
LE;XN	An "endangered" taxon that is considered by the U.S. Fish and Wildlife Service to be "experimental and nonessential" in its designated use areas in Utah
C	A taxon for which the U.S. Fish and Wildlife Service has on file sufficient information on biological vulnerability and threats to justify it being a "candidate" for listing as endangered or threatened
PT/PE	A taxon "proposed" to be listed as "endangered" or "threatened" by the U.S. Fish and Wildlife Service

Species Distribution and Habitat Suitability Models

Species distribution and habitat suitability models (SDHMs) can inform wildlife management decisions such as habitat protection, enhancement, and restoration. They may also help assess environmental impacts by identifying species'

habitats. When reevaluating SDHMs with new information, they can help identify or track changes or trends in habitat quality. SDHMs assess habitats' spatial arrangement and connectivity, identify crucial habitats, or describe the environmental conditions a species selects. SDHMs provide an understanding of the impacts of invasive species spread and identify suitable areas for species translocations/re-introductions.

SDHMs show a predicted suitable habitat for a species based on various biotic and abiotic environmental factors. These models may be useful for statewide evaluation but should not be considered verified species presence or absence. Field survey information should be utilized to verify the presence or absence of taxa when making species-specific decisions. Models produced by the Utah Division of Wildlife Resources (DWR) were conducted using a blend of Generalized Linear Models, Generalized Additive Models, Random Forest Models, Boosted Regression Tree Models, and Maximum Entropy Models.

Mitigation Strategies

Typical recommendations to consider and help guide project activities to avoid, minimize or mitigate impacts on wildlife and their habitats from project disturbances are displayed below for some wildlife species found within/near your project area.

Common Name	Strategy
Golden Eagle	Avoid disturbance within 0.5 miles from nest Feb. 1 - Aug. 15
Elk	Avoid disturbance in crucial winter habitats Dec. 1 - Apr. 15. Avoid, minimize or mitigate impacts from large-scale development that occur within crucial elk habitats. Voluntary mitigation is recommended at a 4:1 ratio, meaning 4 acres of improved or conserved habitat for every 1 acre of disturbance.
moose	Avoid disturbance in crucial winter habitats Nov. 1 - May 15 and crucial summer range May 15 - July 5. Consider voluntary mitigation if avoidance is not possible or there is permanent habitat loss.
mule deer	Avoid disturbance in crucial summer range during fawning May 15 - July 15. Avoid, minimize or mitigate impacts from large-scale development that occur within crucial elk habitats. Voluntary mitigation is recommended at a 4:1 ratio, meaning 4 acres of improved or conserved habitat for every 1 acre of disturbance.

The DWR understands that mitigation strategies might conflict. Please reach out to DWR staff to develop strategies to minimize impacts on wildlife while still achieving project goals. Your project is located in the following UDWR region(s):

DWR Region Full Name	Regional Phone	Impact Analysis Biologist	Email	Phone
Central Region	801-491-5678	Josee Seamons	jseamons@utah.gov	385-421-1277

This project area contains multiple valuable wildlife habitats, where standard recommendations may conflict or be overburdensome. We strongly recommend reaching out to our team of experts for tailored/project-specific suggestions and solutions and DWR staff may contact you.

Wildlife Action Plan

The Utah Wildlife Action Plan (UWAP) is Utah's guiding document for native species conservation. The DWR encourages parties to use the UWAP in their environmental planning, as it provides a conservation framework to prevent future

listings under the ESA.

Disclaimer

The information provided in this report is based on data existing in the Utah Division of Wildlife Resources' central database at the time of the request. It should not be regarded as a final statement on the occurrence of any species on or near the designated site, nor should it be considered a substitute for on-the-ground biological surveys. Moreover, because the Utah Division of Wildlife Resources' central database is continually updated, any given response is only appropriate for its respective request.

The Utah DWR provides no warranty nor accepts any liability occurring from any incorrect, incomplete, or misleading data or from any incorrect, incomplete, or misleading use of these data.

The results include a query of species tracked by the Utah Natural Heritage Program and Utah Division of Wildlife Resources, which includes all species listed under the U.S. Endangered Species Act, species in the Utah Wildlife Action Plan, and other species. Other significant wildlife values might also be present on the designated site.

For additional information about species listed under the Endangered Species Act and their Critical Habitats that may be affected by activities in this area or for information about Section 7 consultation under the Endangered Species Act, please visit https://ecos.fws.gov/ipac/ or contact the U.S. Fish and Wildlife Service Utah Ecological Services Field Office at (801) 975-3330 or utahfieldoffice_esa@fws.gov.

The "Not For Consultation" watermark is meant to inform users that this tool is not a substitute for the U.S. Fish and Wildlife Service (USFWS) environmental review process. While this tool provides courtesy information on ESA species for context, the U.S. Fish and Wildlife Service is the authority on Information for Planning and Consultation Endangered Species Act Reviews. Additionally, the Wildlife Habitat Analysis Tool provides information to assist in analysis but does not replace coordination and consultation with Utah Division of Wildlife Resource biologists who can often serve as an expert resource for site-specific information.

Supplemental Data

Unmapped Corridors

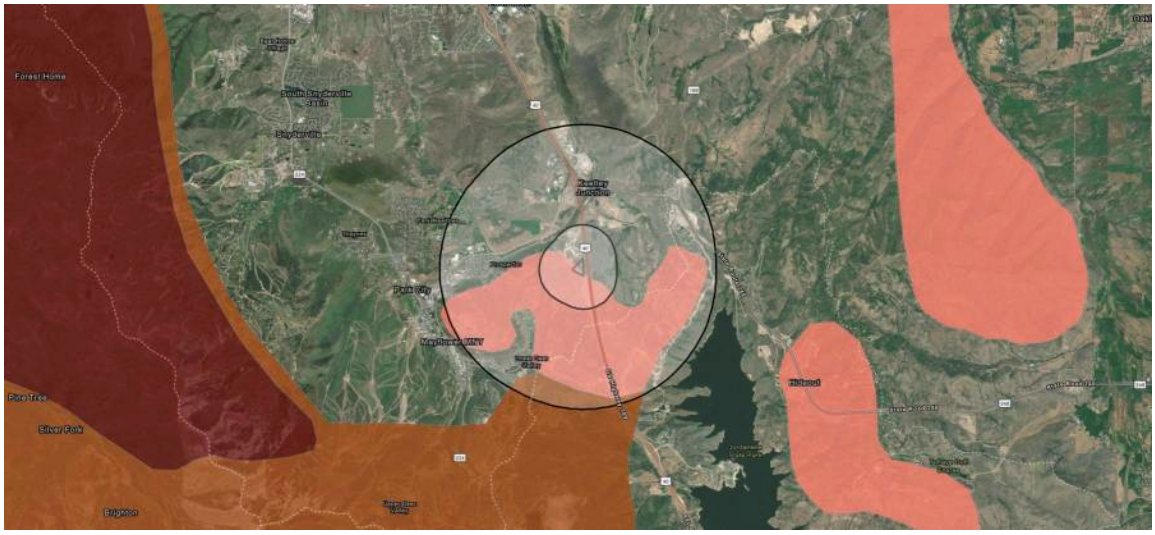
Unmodeled Corridors: Absent

Wildlife Habitat Information

Species	Season	Value	Comments
Black Bear	year-long	crucial	
Dusky Grouse	year-long	crucial	
Elk	winter	crucial	
Moose	year-long	crucial	Calving habitat.
Mule Deer	summer	crucial	

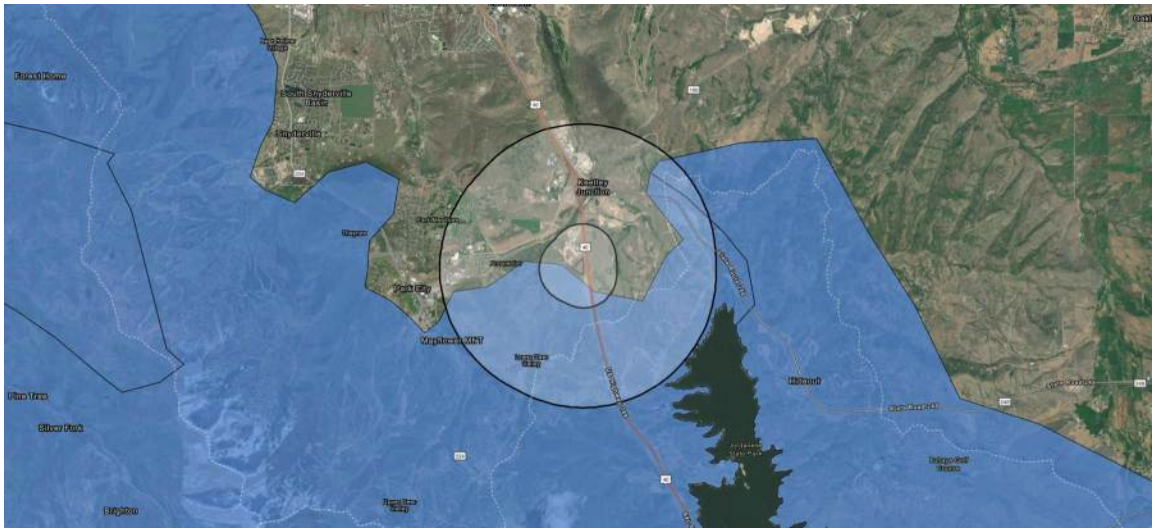
Species	Season	Value	Comments
Ruffed Grouse	year-long	substantial	
White-Tailed Jackrabbit	year-long		

Elk Habitat



Season	Species	Value	Comments
winter	Elk	crucial	

Moose Habitat



Species	Season	Comments	Value
Moose	year-long	Calving habitat.	crucial

Mule Deer Habitat



Comments	Season	Species	Value
	summer	Mule Deer	crucial

Report Generated For

Name: Jarrett moe
Organization: Stereotomic Arch & Design
Email: Jarrett@stereotomic.space
Phone: (435)-640-6850

End of Report

Thank you for using the Utah Wildlife Habitat Analysis tool. Feel free to reach out to the department for additional information or assistance.

Clark Ranch – Wildland-Urban Interface Fire Protection Report

Affordable Housing – Phase I, Park City, Utah

Prepared for	MPD Submittal Package
Prepared by	Stereotomic Architecture
Date	August 08, 2025
Reference	250808 Clark Ranch MPD plans / Exhibits

DRAFT

1) Purpose & Scope

This report evaluates wildfire risk and outlines compliance measures with the Utah Wildland-Urban Interface Code (UWUIC), as locally administered (with AHJ amendments) for Clark Ranch Affordable Housing – Phase I. It draws on the project's schematic civil, architectural, and landscape drawings and addresses required topics: site-specific wildfire risk (location, topography, aspect, vegetation, climatic conditions, and fire history) and plans for water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, and defensible space/vegetation management. Where field data or AHJ decisions are needed, items are identified as "Verify with AHJ/field."

2) Site-Specific Wildfire Risk Assessment

2.1 Location & Context

The project fronts the US-40 frontage road near Park City Heights. The current design indicates WUI-type conditions with nearby native fuels and varied grades. The development includes Buildings A, B, and C, plus townhomes, internal roadways, parking, and a detention basin (see site/civil sheets).

2.2 Topography (Elevation, Slopes, Landforms)

Finished floor elevations range approximately from 6,716 ft to 6,815 ft (see architectural sheets). A slope analysis exhibit classifies on-site slopes into 0–15%, 15–30%, 30–40%, and 40%+, informing defensible space distances on steeper ground (see planning/sensitive-lands exhibit).

2.3 Aspect (Sun/Wind Exposure)

Micro-site exposures around each building (north, south, east, west) influence fuel moisture and wind effects. Planting and fuel spacing should be tailored by façade exposure and slope aspect.

2.4 Existing & Proposed Vegetation (Fuel)

- Existing native fuels: oak, maple, aspen, fir/spruce, juniper; shrubs and grasses including sagebrush, rabbitbrush, Oregon grape, snowberry, and sumac.
- Proposed planting (schematic): conifers (e.g., Norway spruce, white fir, subalpine fir) plus deciduous species, groundcovers, and ornamental shrubs around building perimeters.
- Mulch currently shown as organic shredded bark with ~4" depth (see landscape details); recommendations below modify near-structure treatments.

2.5 Climatic Conditions & Fire History (Planning Assumptions)

- Warm, dry summers with periodic Red Flag conditions; upslope/downslope winds common.
- Regional WUI events recur in Summit County; verify current hazard severity zone with AHJ (Park City Fire District/Summit County) and Utah FFSL mapping.
- Final hazard classification will determine specific defensible space distances and ignition-resistance class.

DRAFT

3) Water Supply

3.1 Existing/Proposed Infrastructure

Civil plans indicate a loopable 8" water main and proposed utilities. Hydrant locations will be set during fire flow/hydraulic planning in coordination with the AHJ and water purveyor.

3.2 Required Actions/Criteria

- Obtain current fire flow test data from the water purveyor; calculate required fire flows based on building area, construction type, and sprinkler protection (per adopted fire code/UWUIC and local amendments).
- Provide hydrant quantity/spacing to keep hose lays within AHJ limits; include coverage for all façades, building corners, and at the hammerhead turnaround.
- Use looped mains where feasible; include control valves, FDC(s) with signage, and consider a fire pump only if flow/pressure are insufficient (per calculations).
- Specify cold-weather hydrants and protections for winter operations.

4) Fire Apparatus Access

- Site plan includes a designated FIRE ACCESS – HAMMERHEAD. Verify clear width, vertical clearance, surface and weight rating, grades, inside/outside turning radii, and turnaround leg lengths against apparatus templates.
- Establish no-parking fire lanes on key approach legs; provide radiused curb returns at entries; ensure overhead obstructions meet clearance requirements.
- Install addressing, directional signage, and FDC/hydrant markers per AHJ.

5) Building Ignition & Fire-Resistance (Ignition-Resistant Construction)

Final class (Class 1/2/3) depends on AHJ-assigned hazard severity. The following measures are best-practice minimums and typically align with UWUIC/IWUIC intent:

- Roofing: Class A roof assemblies; enclosed/boxed eaves; ignition-resistant soffits/fascia; ember-resistant attic/balcony vents with approved mesh.
- Exterior Walls & Siding: Noncombustible or ignition-resistant materials; protected joints/penetrations; ≥6 in clearance between grade and siding/bottom plates.
- Glazing: Tempered or multi-pane windows on wildfire-exposed sides; limit unprotected openings facing slope/upwind exposures.
- Decks/Balconies/Patios: Noncombustible or ignition-resistant construction; enclose undersides or screen to block ember intrusion; no storage of combustibles under decks.
- Attachments: Fences/gates connected to the structure should transition to noncombustible materials within 5 ft of buildings.

6) Fire Protection Systems & Equipment

- Automatic Sprinklers: Provide throughout residential buildings and garages per the adopted fire code (NFPA 13 or 13R, determined by height/occupancy/garage).

DRAFT

- Standpipes: If required by height/garage extent, provide Class I standpipes at stairwells and at required intervals.
- Fire Alarm/Detection: Manual alarm as required, audible/visual notification, smoke detection as required, CO detection for garages, and monitoring to a supervising station.
- FDC & Riser Rooms: Locate FDC(s) on street-facing sides with clear sightlines to hydrants; provide heated, exterior-accessible riser rooms; label per AHJ.

7) Defensible Space & Vegetation Management Plan

Adjust distances per final hazard severity and slope; steeper slopes generally require expanded setbacks. Replace combustible near-building elements and manage plant spacing to remove ladder fuels and reduce flame lengths.

7.1 Zones & Distances (verify with AHJ)

1. Zone 0: 0–5 ft (Immediate) – Noncombustible zone: replace bark mulch with rock/gravel, pavers, or concrete; no woody plants; keep irrigation/finishes flush; keep areas under/against walls, decks, and stairs free of combustibles.
2. Zone 1: 5–30 ft (Lean/Clean/Green) – Use low-flammability, irrigated plants; exclude conifers/oily shrubs; prune to remove ladder fuels; separate shrub masses with noncombustible breaks.
3. Zone 2: 30–100 ft (Reduced Fuel) – Thin native stands; increase tree spacing (especially on 15–30%+ slopes); remove deadwood; maintain canopy separation; manage egress paths and trail corridors.

7.2 Plant Palette Adjustments (near structures)

- Avoid or relocate resinous conifers (spruces/firs/juniper) within 30 ft of buildings; favor deciduous species with higher moisture content and lower flame lengths.
- Where mulch is required beyond Zone 0, use coarse, compacted mulch with noncombustible borders and maintain ≥3 ft clear around utility boxes, hydrants, and building protrusions.

7.3 Maintenance

- Annual (pre-fire season) inspection to remove dead fuels, clean roofs/gutters, test irrigation, and re-verify clearances around vents, skirting, decks, and utilities.
- After major wind events: remove needles/leaves from Zones 0/1; inspect ember accumulator locations (roof valleys, under steps, fence junctions).

8) Egress, Refuge, and Operations

- Maintain two ways out for residents where feasible via the internal road network; keep trail connections clear of fuels near pedestrian routes.
- Provide turnouts or widened sections on long legs for apparatus passing.
- Post evacuation maps and emergency contact signage at leasing/community areas.

DRAFT

9) Figures & Sheet References

The following key drawings inform this report:

Figure	Sheet No.	Description
Fig. 1	MPD02	Overall Site Plan with internal roads, buildings A/B/C, townhomes, and detention basin
Fig. 2	Fig. 2 (see next page)	Fire Access Plan highlighting FIRE ACCESS – HAMMERHEAD and fire lane corridors
Fig. 3	ET02	Slope Analysis Exhibit with slope bands 0–15%, 15–30%, 30–40%, and 40%+
Fig. 4	C300	Representative Grading/Retaining and Finished Floor Elevations
Fig. 5	L1.0 – L1.4	Landscape Planting & Mulch Detail (near-building zones)

10) Summary of Drawing-Based Assumptions (for AHJ coordination)

- Hydraulic supply: Proposed loopable 8" water main; hydrant spacing/locations to be finalized after fire flow testing and calculations.
- Access: FIRE ACCESS – HAMMERHEAD identified; verify geometrics against apparatus templates and designate/sign fire lanes.
- Topography: Mixed slopes up to 40%+ in places; apply expanded defensible space on steeper aspects.
- Vegetation: Existing native conifer/brush fuels and proposed conifers near buildings require Zone 0/1 controls and palette adjustments.
- Detention basin and retaining walls: Treat as fuel-break opportunities (rocked edges, irrigated turf, or low-flammability covers).

11) Next Steps / Submittals

4. Confirm hazard severity classification with AHJ and Utah FFSL mapping.
5. Obtain fire flow test data; complete hydraulic calculations; produce hydrant plan (count, spacing, valves, loops, FDC tie-ins).
6. Produce a Fire Access sheet with widths, grades, radii, clearances, signage, and hammerhead dimensions.
7. Provide an Ignition-Resistant Construction matrix (roof, vents, walls, decks, glazing, attachments).
8. Update Defensible Space & Planting Plans:
    - Convert 0–5 ft to noncombustible surfaces at all façades (replacing bark mulch near

walls).

- Relocate/remove conifers from Zone 1; space/prune per slope-adjusted guidance.

9. Provide an O&M program for seasonal inspections, vegetation maintenance, and occupant education.

12) AHJ Coordination Note

This report is aligned to UWUIC intent using the MPD schematic set. Final compliance depends on local adoption/amendments and determinations by the Park City Fire District. AHJ decisions (hazard severity, defensible space distances, access widths/grades, and water/hydrant criteria) will be incorporated into the final stamped package after review.

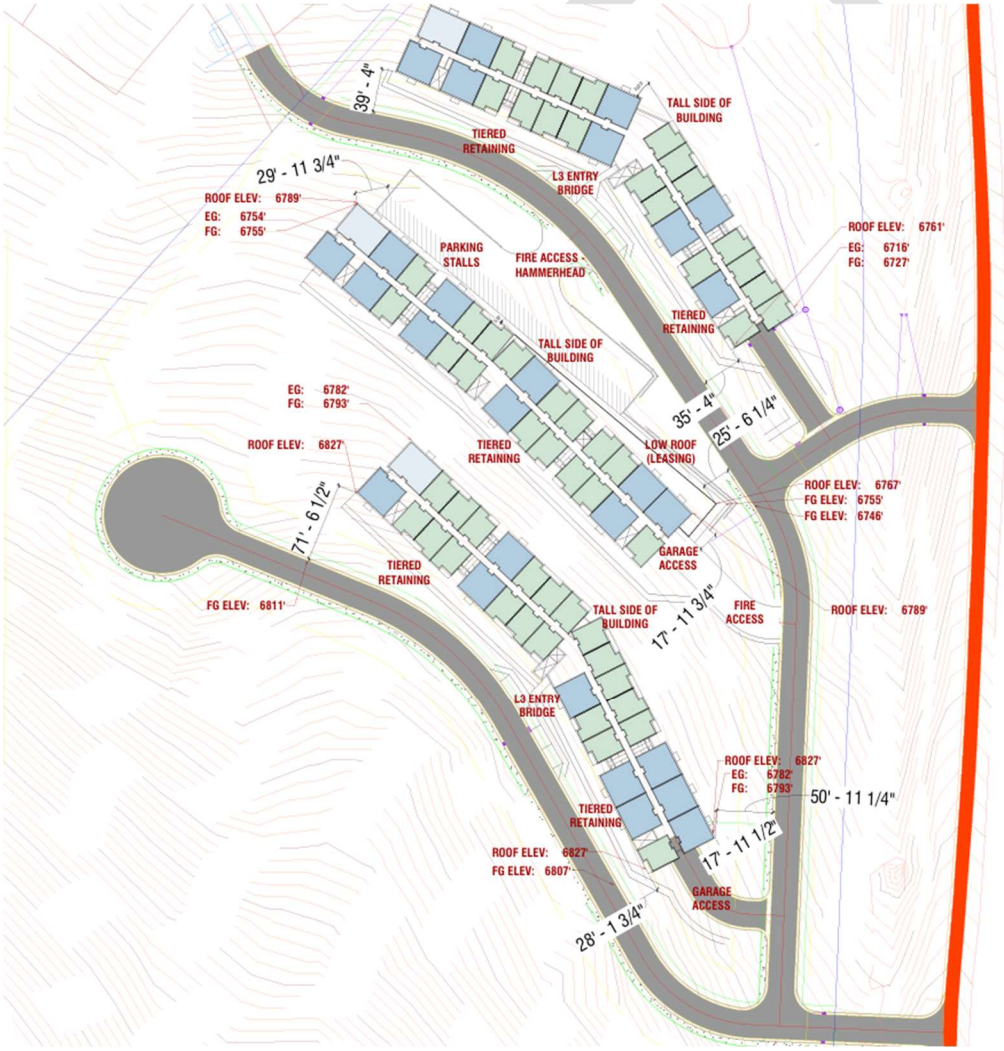


Figure 2 – Fire Access Plan Preliminarily Approved by PCFD

Appendix A – Planting Palette (Editable)

Use this table to track approved species, locations, and WUI status (allowed/excluded by zone):

Plant Species	Type (Tree/Shrub/Groundcover)	Proximity (Z0/Z1/Z2)	WUI Notes	Status (Keep/Relocate/Remove)	Comments
Norway Spruce	Tree (Conifer)	Z2 (Not in Z1)	Resinous; avoid near structures	Relocate	
White Fir	Tree (Conifer)	Z2 (Not in Z1)	Resinous; spacing & pruning	Relocate	
Subalpine Fir	Tree (Conifer)	Z2 (Not in Z1)	Resinous; spacing & pruning	Relocate	
Aspen	Tree (Deciduous)	Z1–Z2	Higher moisture; maintain spacing	Keep	
Serviceberry	Shrub (Deciduous)	Z1–Z2	Prune to avoid ladder fuels	Keep	
Ornamental Grass	Groundcover	Z1–Z2	Keep irrigated and trimmed	Keep	

DRAFT

Appendix B – AHJ Comment Log

Use this log to track comments from Park City Fire District and other authorities:

Item #	Date	Sheet/Detail	AHJ Comment	Action Required	Responsible	Status
1						
2						
3						
4						
5						
6						
7						

DRAFT

FEHR PEERS

MEMORANDUM

Date: September 1, 2023

To: Jarrett Moe, AIA, NCARB, LEED AP, Stereotomic PLLC

From: Seishi Yamagata, PE, PTOE Fehr & Peers
Preston Stinger, PTP, Fehr & Peers

Subject: Clark Ranch Trip Generation Evaluation

UT23-2453

INTRODUCTION

The purpose of this memorandum is to summarize the evaluation of trip generation for the proposed Clark Ranch development located in Park City, Utah. This memorandum summarizes the evaluation of trip generation for the proposed land use.

LAND USE

The proposed development will be composed of affordable multifamily housing units, and is in the process of determining land use numbers. Currently the following three options are in consideration:

- Option 1: 160 total dwelling units
- Option 2: 225 total dwelling units
- Option 3: 290 total dwelling units

To assess the greatest impact, option 3 with 290 dwelling units was analyzed for this study (site plan attached in Appendix).

TRIP GENERATION

Fehr & Peers used trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition, 2021, to estimate trip generation rates for this study. The following ITE land use code was assumed for the proposed Clark Ranch development.

- Multifamily Housing (Mid-Rise) (ITE Land Use 221) – 290 dwelling units

The ITE Trip Generation includes a land use code for affordable housing. However, it is a new land use code with a low sample size and limited data. Therefore, the affordable housing land use code was not used for this study.

Fehr & Peers submitted a Trip Generation Memo for the Ski Rail Housing in August, 2023. The proposed development for that included 10 studio apartments and 192 dormitory-style bedrooms, and unique elements to significantly reduce the vehicle trips generated. To account for the unique characteristics of that project site, Fehr & Peers estimated the trip generation using the ITE land use codes for Multifamily Housing (Mid-Rise) (ITE Land Use 221) for the studio apartments and Off-Campus Student Apartment (ITE Land Use 226) for the dormitory-style bedrooms. The proposed Clark Ranch development does not include the unique characteristics and restrictions imposed by the Ski Rail Housing, so the Off-Campus Student Apartment land use was not used for this study.

The calculated trip generation for the proposed Clark Ranch development is shown below in **Table 1**.

Table 1 Clark Ranch Trip Generation

Land Use[1]	Number of Units	Unit Type	Daily Trip Generation[2]	% Entering[3]	% Exiting[3]	Trips Entering	Trips Exiting	**New Daily Trips**
Multifamily Housing (Mid-Rise) (221)	290	Dwelling Units	1,338	50%	50%	669	669	**1,338**
Net Weekday Trips						**669**	**669**	**1,338**
Land Use[1]	Number of Units	Unit Type	AM Peak Hour Trip Generation[2]	% Entering[3]	% Exiting[3]	Trips Entering	Trips Exiting	**New AM Peak Hour Trips**
Multifamily Housing (Mid-Rise) (221)	290	Dwelling Units	116	23%	77%	27	89	**116**
Net Weekday AM Peak Hour Trips						**27**	**89**	**116**
Land Use[1]	Number of Units	Unit Type	PM Peak Hour Trip Generation[2]	% Entering[3]	% Exiting[3]	Trips Entering	Trips Exiting	**New AM Peak Hour Trips**
Multifamily Housing (Mid-Rise) (221)	290	Dwelling Units	113	61%	39%	69	44	**113**
Net Weekday PM Peak Hour Trips						**69**	**44**	**113**

1. (XXX) Indicates ITE Land Use Code. Land Use Code from the Institute of Transportation Engineers - 11th Edition Trip Generation Manual (ITE Manual)
2. Traffic Generated by the development according to trip generation rates provided in the ITE Manual
3. Percentage of trips Entering and Exiting the development according to the ITE Manual.

SOURCE: Fehr & Peers

As shown in **Table 1**, the proposed Clark Ranch development is estimated to generate 1,338 daily trips, 116 AM peak hour trips, and 113 PM peak hour trips.

PROJECT IMPACTS

Fehr & Peers collected turning movement counts for another project at the SR-248 / Richardson Flat Road intersection in January 2020 (attached in Appendix). The 2020 counts at the intersection showed two-way volumes on Richardson Flat Road (east of SR-248) of 214 vehicles and 172 vehicles in the AM peak hour and PM peak hour, respectively.

Fehr & Peers performed a high-level assessment of the project impacts of the peak hour trip generation on the roadway capacity of Richardson Flat Road. The roadway Level of Service (LOS) was estimated based on planning level generalized peak hour two-way volumes for roadway capacities. These volumes are published by the Florida Department of Transportation (FDOT) based on planning applications of the Highway Capacity Manual (HCM) and are widely used for planning level evaluation of roadway capacity. **Table 2** below shows the peak hour two-way capacity estimates for a 2-lane undivided roadway in developed areas less than 5,000 population.

Table 2: Roadway Level of Service Peak Hour Two-Way Traffic Thresholds

Level of Service	Peak Hour Traffic Capacity Estimates
	2 Lanes
LOS B or better	≤ 1,098
LOS C	1,099 – 1,215
LOS D	> 1,215

Source: Fehr & Peers, based on FDOT Generalized Peak Hour Two-Way Volumes for developed areas less than 5,000 population, adjusted for non-state signalized roadway.

Table 3 below shows the projected peak hour two-way volumes on Richardson Flat Road with the proposed Clark Ranch development.

Table 3: Peak Hour Two-Way Volumes on Richardson Flat Road

Peak Hour	Background[1]	Project[2]	Plus Project
AM	214	116	**330**
PM	172	113	**285**

1. From turning movement counts at the SR-248 / Richardson Flat Road intersection counted in 2020.
2. Estimated for proposed Clark Ranch development, as shown in Table 1.

Source: Fehr & Peers

As shown in **Table 3**, the AM and PM peak hour estimated trips on Richardson Flat Road are 330 vehicles and 285 vehicles, respectively, with the proposed Clark Ranch development. This is well below the LOS B threshold as shown in **Table 2**.

CONCLUSION

Fehr & Peers evaluated the total trips generated by the proposed Clark Ranch development. The estimated trips generated by the development are 1,338 daily trips, 116 AM peak hour trips, and 113 PM peak hour trips. Fehr & Peers also estimated the projected peak hour two-way volumes on Richardson Flat Road with the proposed development. The estimated trips are 330 vehicles and 285 vehicles in the AM peak hour and PM peak hour, respectively. This is well below the LOS B threshold, indicating that Richardson Flat Road has the capacity to receive the additional trips from the proposed Clark Ranch development.

APPENDIX

Site Plan

Previous Intersection Turning Movement Counts



1 SITE PLAN
SCALE = 1" = 128'-0"

FEHR PEERS

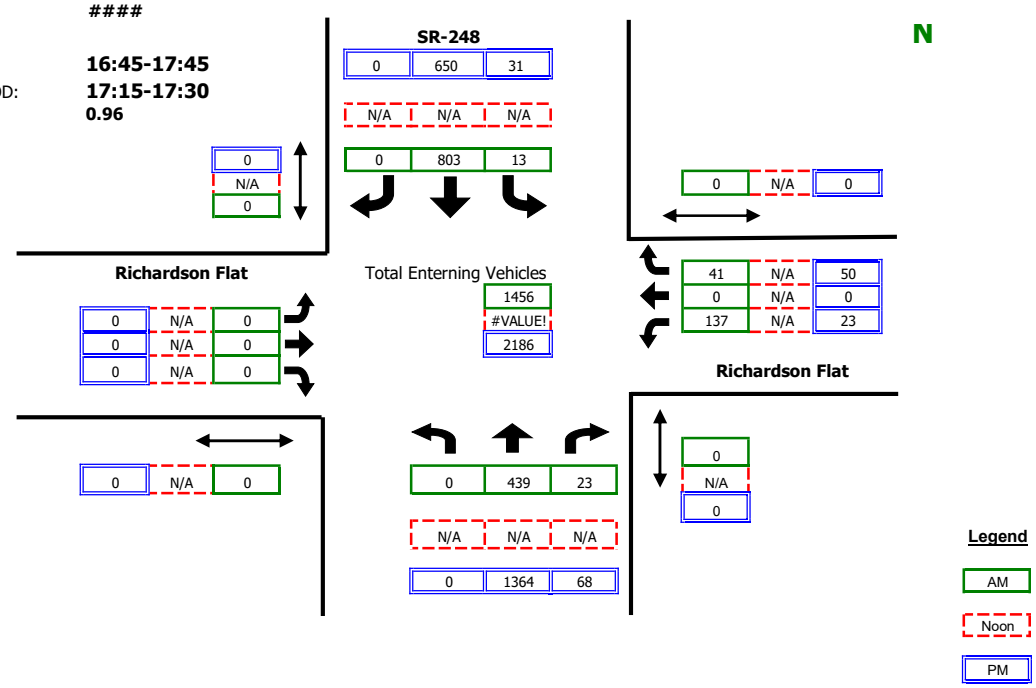
Intersection Turning Movement Summary

Intersection:	**SR-248/Richardson Flat**	**Date:**	**1-15-20, Wed**
	North/South: SR-248	**Day of Week Adjustment:**	**100.0%**
	East/West: Richardson Flat	**Month of Year Adjustment:**	**100.0%**
Jurisdiction:	**UDOT**	**Adjustment Station #:**	
Project Title:	**Richardson Flat Development**	**Growth Rate:**	**0.0%**
Project No:	**UT20-2201**	**Number of Years:**	**0**
Weather:	**Clear**		

AM PEAK HOUR PERIOD: **7:30-8:30**
AM PEAK 15 MINUTE PERIOD: **7:30-7:45**
AM PHF: **0.92**

NOON PEAK HOUR PERIOD:
NOON PEAK 15 MINUTE PERIOD:
NOON PHF: **####**

PM PEAK HOUR PERIOD: **16:45-17:45**
PM PEAK 15 MINUTE PERIOD: **17:15-17:30**
PM PHF: **0.96**



RAW COUNT SUMMARIES	SR-248 Northbound				SR-248 Southbound				Richardson Flat Eastbound				Richardson Flat 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
7:00-7:15	0	56	6	0	5	292	0	0	0	0	0	0	12	0	3	0	374
7:15-7:30	0	100	4	0	13	238	0	0	0	0	0	0	32	0	6	0	393
7:30-7:45	0	137	8	0	1	213	0	0	0	0	0	0	29	0	6	0	394
7:45-8:00	0	106	2	0	3	206	0	0	0	0	0	0	33	0	12	0	362
8:00-8:15	0	81	7	0	3	201	0	0	0	0	0	0	38	0	8	0	338
8:15-8:30	0	115	6	0	6	183	0	0	0	0	0	0	37	0	15	0	362
8:30-8:45	0	88	3	0	4	232	0	0	0	0	0	0	43	0	4	0	374
8:45-9:00	0	96	3	0	1	228	0	0	0	0	0	0	43	0	3	0	374

NOON PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
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
15:45-14:00	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
16:00-16:15	0	297	19	0	4	155	0	0	0	0	0	0	1	0	17	0	493
16:15-16:30	0	346	13	0	4	146	0	0	0	0	0	0	10	0	10	0	529
16:30-16:45	0	315	11	0	3	160	0	0	0	0	0	0	7	0	10	0	506
16:45-17:00	0	309	19	0	5	161	0	0	0	0	0	0	6	0	20	0	520
17:00-17:15	0	355	12	0	7	159	0	0	0	0	0	0	3	0	6	0	542
17:15-17:30	0	345	21	0	10	169	0	0	0	0	0	0	7	0	15	0	567
17:30-17:45	0	355	16	0	9	161	0	0	0	0	0	0	7	0	9	0	557
17:45-18:00	0	261	16	0	8	161	0	0	0	0	0	0	8	0	7	0	461

HALES ENGINEERING
innovative transportation solutions

Clark Ranch

Traffic Impact Study



Park City, Utah

October 8, 2025

UT25-3076

LICENSED PROFESSIONAL ENGINEER
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10/08/2025
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EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Clark Ranch development located in Park City, Utah. The development is located south of the Park City Heights neighborhood on the west side of US-40 and a future potential frontage road.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2025), future opening (2030), 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. Recommended storage lengths are shown in Table ES-2. An exhibit of the proposed mitigated roadway network is shown in Figure 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 (2025)		Future Opening (2030)				Future (2040)							
		Background		Background		Plus Project		Background		Background Mitigated		Plus Project		Plus Project Mitigated	
		AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
1	Richardson Flat Road / Kearns Boulevard	A	A	B	B	B	B	B	B	B	B	B	B	B	B
2	Ledger Way / Richardson Flat Road	a	a	a	a	a	a	a	b	a	b	a	c	b	b
3	Piper Way / Richardson Flat Road	a	a	a	a	a	a	a	b	a	b	a	c	a	a
4	Frontage Road / Richardson Flat Road	-	-	-	-	a	a	b	c	b	c	b	d	A	A
5	Comstock Drive / Kearns Boulevard	B	B	B	D	B	D	C	E	A	A	A	A	A	A

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, October 2025

Table ES-2: Recommended Storage Length

	Intersection	Recommended Storage Lengths (feet)															
		Northbound				Southbound				Eastbound				Westbound			
		LT		RT		LT		RT		LT		RT		LT		RT	
		E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P
1	Richardson Flat Road / Kearns Boulevard	400	-	400	-	425	-	-	-	50	-	-	-	75	475	75	100
2	Ledger Way / Richardson Flat Road	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Piper Way / Richardson Flat Road	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Frontage Road / Richardson Flat Road	-	-	-	-	-	-	-	-	-	-	-	100	-	-	-	-
5	Comstock Drive / Kearns Boulevard	-	-	50	125	-	-	75	-	175	-	100	-	175	-	100	-

1. Storage lengths are based on 2040 95th percentile queue lengths and do not include required deceleration / taper distances
2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

Source: Hales Engineering, October 2025

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions		
• The development will consist of 203 affordable housing units split between 167 apartments and 36 townhomes • The project is anticipated to generate approximately 929 weekday daily trips, including 70 trips in the morning peak hour, and 89 trips in the evening peak hour		
2025	**Background**	
Assumptions	• No Frontage Road	
Findings	• Acceptable LOS • **Comstock Drive / Kearns Boulevard:** o EB Queuing: 550 feet (PM)	
2030	**Background**	**Plus Project**
Assumptions	• None	• Frontage Road only constructed from Richardson Flat Road to development
Findings	• **Comstock Drive / Kearns Boulevard:** o Poor LOS o EB Queuing: >1,500 feet (PM)	• **Comstock Drive / Kearns Boulevard:** o Poor LOS o EB Queuing: >1,500 feet (PM)
Mitigations	• The City could consider increased transit routes, increased trail connectivity, or widening Kearns Boulevard to accommodate the anticipated increase in traffic volumes	• None
2040	**Background**	**Plus Project**
Assumptions	• Frontage Road constructed between SR-248 and Richardson Flat Road with an on and off-ramps south of Richardson Flat Road	• Frontage Road south of Richardson Flat Road assumed to remain two-way flow to accommodate project traffic • The Frontage Road was not assumed to be connected further to the South by 2040.
Findings	• **Comstock Drive / Kearns Boulevard:** o Poor LOS o EB Queuing: >2,000 feet (PM)	• **Frontage Road / Richardson Flat Road:** o Poor LOS
Mitigations	• For the purposes of the simulation, Kearns Boulevard was widened to a consistent five-lane cross section through the entire study corridor so that downstream intersections could be analyzed appropriately • Park City could alternatively encourage and increase transit ridership and active transportation connectivity to reduce projected travel demand	• **Frontage Road / Richardson Flat Road:** o Add roundabout with extra right-turn lane between the eastbound approach and the southbound approach • **Piper Way:** o Relocate connection from Richardson Flat Road to Frontage Road to remove proximity to proposed roundabout


Frontage Road
Richardson Flat Road
Kearns Boulevard
Ledger Way
Piper Way
Relocate Piper Way
Frontage Road
Key
Project Type
Add Roundabout
Add Extra Right-turn Lane

TABLE OF CONTENTS

EXECUTIVE SUMMARY ..... **i**
SUMMARY OF KEY FINDINGS & RECOMMENDATIONS ii
TABLE OF CONTENTS ..... **iv**
LIST OF TABLES ..... **vi**
LIST OF FIGURES ..... **vi**
I. INTRODUCTION **1**
A. Purpose 1
B. Scope 2
C. Analysis Methodology 2
D. Level of Service Standards 2
II. EXISTING (2025) BACKGROUND CONDITIONS **4**
A. Purpose 4
B. Roadway System 4
C. Crash Data Summary 4
D. Traffic Volumes 5
E. Level of Service Analysis 6
F. Queuing Analysis 6
G. Mitigation Measures 6
III. FUTURE OPENING (2030) BACKGROUND CONDITIONS **9**
A. Purpose 9
B. Roadway Network 9
C. Traffic Volumes 9
D. Level of Service Analysis 9
E. Queuing Analysis 12
F. Mitigation Measures 12
IV. PROJECT CONDITIONS **13**
A. Purpose 13
B. Project Description 13
C. Trip Generation 13
D. Trip Distribution and Assignment 14
E. Access 14
F. Auxiliary Lanes 19
V. FUTURE OPENING (2030) PLUS PROJECT CONDITIONS **20**
A. Purpose 20
B. Traffic Volumes 20
C. Level of Service Analysis 20
D. Queuing Analysis 23
E. Mitigation Measures 23
VI. FUTURE (2040) BACKGROUND CONDITIONS **24**
A. Purpose 24
B. Roadway Network 24
C. Traffic Volumes 24
D. Level of Service Analysis 24
E. Queuing Analysis 24

F. Mitigation Measures 27

VII. FUTURE (2040) PLUS PROJECT CONDITIONS 28

A. Purpose 28
B. Traffic Volumes 28
C. Level of Service Analysis 28
D. Queuing Analysis 28
E. Mitigation Measures 31
F. Recommended Storage Lengths 31

Appendix A: Project Site Plan
Appendix B: Turning Movement Counts
Appendix C: LOS Results
Appendix D: Queuing Results
Appendix E: Crash Data Reports

LIST OF TABLES

Table 1: Level of Service Description 3
Table 2: Crash Severity by Intersection 5
Table 3: Crash Type by Intersection 5
Table 4: Existing (2025) Background Peak Hour LOS 6
Table 5: Future (2030) Background Peak Hour LOS 9
Table 6: Trip Generation 13
Table 7: New Trip Distribution 14
Table 8: Future (2030) Plus Project Peak Hour LOS 20
Table 9: Future (2040) Background Peak Hour LOS 27
Table 10: Future (2040) Background Peak Hour LOS (Mitigated) 27
Table 11: Future (2040) Plus Project Peak Hour LOS 28
Table 12: Future (2040) Plus Project Peak Hour LOS (Mitigated) 31
Table 13: Recommended Storage Lengths 32

LIST OF FIGURES

Figure 1: Vicinity map showing the project location in Park City, Utah 1
Figure 2: Existing (2025) background peak hour traffic volumes 7
Figure 3: Future (2030) background peak hour traffic volumes 10
Figure 4: Trip assignment for the peak hours 15
Figure 5: Future (2030) plus project peak hour traffic volumes 21
Figure 6: Future (2040) background peak hour traffic volumes 25
Figure 7: Future (2040) plus project peak hour traffic volumes 29

I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed Clark Ranch development located in Park City, Utah. The proposed project is located south of the Park City Heights neighborhood on the west side of US-40 and a future potential frontage road. 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 (2025), future opening (2030), 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:

- Richardson Flat Road / Kearns Boulevard (SR-248)
- Ledger Way / Richardson Flat Road
- Piper Way / Richardson Flat Road
- Future Frontage Road / Richardson Flat Road
- Comstock Drive / Kearns Boulevard (SR-248)

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 C. If levels of service D, E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS C threshold is consistent with the Park City Municipal Corporation Traffic Impact Study Guidelines (June 2023).

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, 2022 Methodology (Transportation Research Board)

II. EXISTING (2025) 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:

Frontage Road – will be a city or state-maintained roadway. The roadway is anticipated to have one travel lane in each direction initially to provide access to the development, but is anticipated to become a one-way southbound roadway in the future. The posted speed limit was assumed to be 35 mph in the study area.

C. Crash Data Summary

Hales Engineering obtained crash data within 250 feet of the study intersection(s). Five years of crash data were collected between January 1, 2020, and December 31, 2024, and the data is summarized by crash severity in Table 2 and by crash type in Table 3. As shown, there were a total of 38 crashes within the study area. The detailed crash data reports are provided in Appendix E. Due to the use of crash data, this report may be protected by 23 USC 407.

There was 1 suspected serious injury or fatal crash reported in the study area, which is detailed below:

- In November 2020 at the Comstock Drive / Kearns Boulevard intersection, an eastbound vehicle on Kearns Boulevard is suspected to have ran a red light and collided with a northbound vehicle on Comstock Drive.

Table 2: Crash Severity by Intersection

Intersection	Crash Severity					Total Crashes at Intersection
	Fatal	Suspected Serious Injury	Suspected Minor Injury	Possible Injury	Property Damage Only	
Richardson Flat Road / Kearns Blvd	0	0	2	3	9	**14**
Ledger Way / Richardson Flat Road	0	0	1	1	1	**3**
Piper Way / Richardson Flat Road	0	0	0	0	0	**0**
Comstock Drive / Kearns Blvd	0	1	2	5	13	**21**
TOTAL	**0**	**1**	**5**	**9**	**23**	**38**

Source: UDOT Numetric AASHTOWare, October 2025

Table 3: Crash Type by Intersection

Intersection	Crash Type					Total Crashes at Intersection
	Front to Rear	Single Vehicle	Angle	Sideswipe	Other	
Richardson Flat Road / Kearns Blvd	5	3	4	1	1	**14**
Ledger Way / Richardson Flat Road	0	1	2	0	0	**3**
Piper Way / Richardson Flat Road	0	0	0	0	0	**0**
Comstock Drive / Kearns Blvd	15	2	2	2	0	**21**
TOTAL	**20**	**6**	**8**	**3**	**1**	**38**

Source: UDOT Numetric AASHTOWare, October 2025

D. Traffic Volumes

Weekday morning (8:00 to 10:00 a.m.) and evening (3:30 to 5:30 p.m.) peak period traffic counts were performed at the following intersections and the listed dates:

- Richardson Flat Road / Kearns Boulevard (SR-248) – Wed., February 12th, 2025
- Ledger Way / Richardson Flat Road – Thu., September 18th, 2025
- Piper Way / Richardson Flat Road – Thu., September 18th, 2025
- Comstock Drive / Kearns Boulevard (SR-248) – Fri., May 10th, 2024

Since the Richardson Flat Road / Kearns Boulevard (SR-248) intersection was collected during a peak winter period, it was used to determine the peak travel times, peak hour factors, and to balance through volumes on Richardson Flat Road and Kearns Boulevard. The morning peak hour was determined to be between 8:00 and 9:00 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 45% 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 counts collected in February to balance through the remaining study intersections and bring them to the Park City standard of peak winter traffic conditions. This seasonal adjustment was confirmed using monthly traffic volume data obtained from a nearby UDOT automatic traffic recorder (ATR) on SR-248 (ATR #606). In recent years, SR-248 experiences a dual peak during December – February and June – September with traffic volumes in February being greater than average traffic volumes.

Figure 2 shows the existing morning and evening peak hour volumes as well as intersection geometry at the study intersections.

E. Level of Service Analysis

Hales Engineering determined that all study intersections are currently operating at acceptable levels of service during the morning and evening peak hours, as shown in Table 4. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2025) conditions.

Table 4: Existing (2025) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
Richardson Flat Road / Kearns Boulevard	Signal	A (9.6)	A (9.0)
Ledger Way / Richardson Flat Road	NB Stop	a (5.6) / NBL	a (5.7) / NBL
Piper Way / Richardson Flat Road	NB Stop	a (5.7) / NBL	a (5.6) / NBR
Comstock Drive / Kearns Boulevard	Signal	B (11.4)	B (17.3)

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, October 2025

F. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths of 550 feet are experienced on the eastbound approach of the Comstock Drive / Kearns Boulevard intersection during the evening peak hour.

G. Mitigation Measures

No mitigation measures are recommended.


Richardson Flat Road
Kearns Boulevard
Ledger Way
Piper Way
0 862 33
41 0 221
0 0 0
0 441 57
227 2
212 3
57 27
35 3
45 15
17 2
45 8 121
59 913 140
Kearns Boulevard
92 441 21
71 16 10
Comstock Drive


Richardson Flat Road
Kearns Boulevard
Ledger Way
Piper Way
0 736 38
84 1 84
0 0 0
0 1311 1517
123 2
148 41
46 3
125 26
31 2
94 2
Kearns Boulevard
Comstock Drive
17 4 15
9 673 56
15 1248 33
111 0 44

III. FUTURE OPENING (2030) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2030) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions on the year when the project is anticipated to initially be constructed. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to the Utah Unified Transportation Plan and the Park City Forward – Long Range Transportation Plan, there are no projects planned before 2030 in the study area. Therefore, no changes were made to the roadway network for the future (2030) analysis.

C. Traffic Volumes

Hales Engineering obtained future (2030) forecasted volumes from the Summit & Wasatch Counties travel demand model. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 and 765 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 (2030) morning and evening peak hour turning movement volumes are shown in Figure 3.

D. Level of Service Analysis

Hales Engineering determined that the Comstock Drive / Kearns Boulevard intersection is anticipated to begin operating at a poor level of service during the evening peak hour in future (2030) background conditions, as shown in Table 5. These results serve as a baseline condition for the impact analysis of the proposed development for future (2030) conditions.

Table 5: Future (2030) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
Richardson Flat Road / Kearns Boulevard	Signal	B (11.8)	B (10.7)
Ledger Way / Richardson Flat Road	NB Stop	a (6.3) / NBL	a (6.4) / NBL
Piper Way / Richardson Flat Road	NB Stop	a (5.9) / NBL	a (5.7) / NBL
Comstock Drive / Kearns Boulevard	Signal	B (14.9)	D (47.7)

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, October 2025


Richardson Flat Road
Kearns Boulevard
Ledger Way
Piper Way
0 940 45
55 0 285
0 0 0
0 485 65
305 5
290 5
80 30
35 5
70 15
20 5
Kearns Boulevard
Comstock Drive
45 10 125
60 1065 140
95 470 25
75 20 10


Richardson Flat Road
Kearns Boulevard
Ledger Way
Piper Way
0 815 50
100 0 100
0 0 0
0 1450 200
150 5
120 5
205 45
50 5
180 30
35 5
10 795 60
20 5 15
15 1435 35
115 5 45
Kearns Boulevard
Comstock Drive

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths of over 1,500 feet are anticipated on the eastbound approach of the Comstock Drive / Kearns Boulevard intersection during the evening peak hour.

F. Mitigation Measures

No mitigation measures were analyzed to address the poor LOS and significant queuing on Kearns Boulevard. The City could consider increased emphasis on transit and multimodal connectivity to reduce anticipated travel demand or Kearns Boulevard could be widened to five lanes to accommodate the anticipated increase in through traffic, especially at traffic signals. Since the poor LOS is not impacting the simulation of Richardson Flat Road, no assumptions were made in the analysis for future (2030) conditions.

IV. 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 Clark Ranch development is located south of the Park City Heights neighborhood on the west side of US-40 and a future potential frontage road. The development will consist of affordable housing split between 167 apartments and 36 townhomes. A concept plan for the proposed development is provided in Appendix A.

C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 12th Edition, 2025. Due to the proximity and connectivity to the Historic Union Pacific Rail Trail, as well as planned future transit lines along the frontage road, a 5% reduction was applied to the trip generation.

Trip generation for the proposed project is included in Table 6. The total trip generation for the development is as follows:

- Daily Trips: 929
- Morning Peak Hour Trips: 70
- Evening Peak Hour Trips: 89

Table 6: Trip Generation

Trip Generation Park City - Clark Ranch												
	Land Use[1]	# of Units	Unit Type	Trip Generation					Reductions	New Trips		
				Total	% In	% Out	In	Out	Multimodal	In	Out	Total
Weekday Daily												
	Affordable Housing (223)	203	DU	978	50%	50%	489	489	5%	464	465	929
TOTAL				**978**			**489**	**489**		**464**	**465**	**929**
AM Peak Hour												
	Affordable Housing (223)	203	DU	74	29%	71%	21	53	5%	20	50	70
TOTAL				**74**			**21**	**53**		**20**	**50**	**70**
PM Peak Hour												
	Affordable Housing (223)	203	DU	94	59%	41%	55	39	5%	52	37	89
TOTAL				**94**			**55**	**39**		**52**	**37**	**89**

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 12th Edition, 2025.

SOURCE: Hales Engineering, September 2025

D. Trip Distribution and Assignment

Trip distribution percentages for new trips were 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 were also used to establish these distribution percentages, especially near the site. The assumed distribution of new trips during the morning and evening peak hour is shown in Table 7.

Table 7: New Trip Distribution

Direction	% To/From Project
North – Kearns Boulevard	50%
West – Kearns Boulevard	40%
East – Richardson Flat Road	10%

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.

Since the future (2040) analysis assumed changes to the frontage road, minor rerouting changes were made to the trip assignment. It was assumed that a southbound onramp would be located on the frontage road south of Richardson Flat road that removed some of the trips from study area model completely. Trip assignment for the development is shown in Figure 4.

E. Access

The proposed access for the site will be gained at the following locations:

Future Frontage Road:

- There are two planned access locations along the future frontage road. They will access the project on the west side of the road and are anticipated to be stop-controlled.

There is also a planned emergency connection to the Park City Heights subdivision.

The future frontage road was assumed to only be connected to Richardson Flat Road during the 2030 analysis. In the 2040 analysis, it was assumed that the frontage road would be constructed between the SR-248 interchange and Richardson Flat Road with on and off ramps south of Richardson Flat Road.


Richardson Flat Road
Kearns Boulevard
Ledger Way
Piper Way
Frontage Road
Kearns Boulevard
Comstock Drive


Richardson Flat Road
Kearns Boulevard
Ledger Way
Piper Way
Frontage Road
Kearns Boulevard
Comstock Drive


Richardson Flat Road
Kearns Boulevard
Ledger Way
Piper Way
Frontage Road
Kearns Boulevard
Comstock Drive


Richardson Flat Road
Kearns Boulevard
Ledger Way
Piper Way
Frontage Road
Kearns Boulevard
Comstock Drive

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.

Since the frontage road is a future planned roadway and does not have a current roadway classification, general guidelines were used to determine auxiliary lane recommendations. Deceleration (ingress) lanes are generally needed when there are at least 50 right-turn vehicles or 25 left-turn vehicles in an hour.

Based on these guidelines and the anticipated project traffic, no auxiliary lanes are recommended.

V. FUTURE OPENING (2030) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future opening (2030) 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 when it is anticipated to initially be constructed. 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 (2030) background traffic volumes to predict turning movement volumes for future (2030) plus project conditions. Initially, the frontage road is anticipated to be constructed to the edge of the proposed development and services only trips generated by the development. The frontage road was not connected to the south in 2030 conditions. Future (2030) 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 Comstock Drive / Kearns Boulevard intersection is anticipated to operate at a poor level of service during the evening peak hour in future (2030) plus project conditions, as shown in Table 8.

Table 8: Future (2030) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
Richardson Flat Road / Kearns Boulevard	Signal	B (12.3)	B (12.0)
Ledger Way / Richardson Flat Road	NB Stop	a (7.0) / NBL	a (6.6) / NBL
Piper Way / Richardson Flat Road	NB Stop	a (6.6) / NBL	a (6.0) / NBL
Frontage Road / Richardson Flat Road	NB Stop	a (8.3) / NBL	a (8.0) / NBL
Comstock Drive / Kearns Boulevard	Signal	B (15.2)	D (52.2)

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, October 2025


Richardson Flat Road
Kearns Boulevard
Ledger Way
Piper Way
Frontage Road
Kearns Boulevard
Comstock Drive
0 940 55
80 0 305
0 0 0
0 485 73
350 5
335 5
295 2
98 30
35 5
88 15
8 5
20 5
5 45
45 10 125
60 1085 140
95 478 25
75 20 10


Richardson Flat Road
Kearns Boulevard
Ledger Way
Piper Way
Frontage Road
Kearns Boulevard
Comstock Drive

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths of over 1,500 feet are anticipated on the eastbound approach of the Comstock Drive / Kearns Boulevard intersection during the evening peak hour.

E. Mitigation Measures

No further mitigation measures are recommended beyond those in Chapter III.

VI. 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 the Utah Unified Transportation Plan and the Park City Forward – Long Range Transportation Plan, there are no projects planned before 2040 in the study area. However, there have been concepts and studies looking at the possibility of a frontage road connection between the SR-248 interchange and Richardson Flat Road. While this plan is not documented as of yet, it was assumed in the analysis to look at the impacts that change might have on the project. Therefore, to remain conservative in the analysis, this change was made to the roadway network for the future (2040) analysis.

C. Traffic Volumes

Hales Engineering obtained future (2040) forecasted volumes from the Wasatch & Summit County travel demand model, as well as preliminary travel demand studies of the frontage road. Peak period turning movement counts were estimated using NCHRP 255 and 765 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 6.

D. Level of Service Analysis

Hales Engineering determined that the Comstock Drive / Kearns Boulevard intersection is anticipated to continue operating at a poor level of service during the evening peak hour in future (2040) background conditions, as shown in Table 9.

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths of over 2,000 feet are anticipated on the eastbound approach of the Comstock Drive / Kearns Boulevard intersection during the evening peak hour. Due to this queuing, only approximately 80% of the anticipated future traffic volumes are making it through the signal in the simulation analysis, which is not allowing the downstream intersections along Richardson Flat Road to be analyzed appropriately.


Richardson Flat Road
Kearns Boulevard
Frontage Road
Ledger Way
Piper Way
Kearns Boulevard
Comstock Drive


Richardson Flat Road
Kearns Boulevard
Frontage Road
Ledger Way
Piper Way
Kearns Boulevard
Comstock Drive
0 850 55
705 0 205
0 0 0
1205 0 720
275 20
745 30
745 20
35 20
25 15
170 175
0 0
15 975 65
25 5 20
20 1780 40
5 120 50

Table 9: Future (2040) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
Richardson Flat Road / Kearns Boulevard	Signal	B (15.0)	B (12.6)
Ledger Way / Richardson Flat Road	NB Stop	a (8.8) / NBL	b (13.0) / NBL
Piper Way / Richardson Flat Road	NB Stop	a (8.2) / NBL	b (11.1) / NBL
Frontage Road / Richardson Flat Road	NB/SB Stop	b (10.8) / SBT	c (19.8) / SBT
Comstock Drive / Kearns Boulevard	Signal	C (24.3)	E (71.7)

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, October 2025

F. Mitigation Measures

Due to the poor LOS and significant queuing at the Comstock Drove / Kearns Boulevard intersection, which is not allowing all anticipated future volumes through the intersection, Kearns Boulevard was widened to five lanes through the study area. This improvement may not be desired by the City or UDOT, but it was necessary in the simulation to analyze the full impacts of the anticipated traffic volumes along Richardson Flat Road.

Alternatively, the City could greatly increase the transit and active transportation network to reduce the anticipated future traffic volumes along Kearns Bouelvard.

The updated LOS results from this change are shown in Table 10. These results serve as a baseline for the impact analysis of the proposed development for future (2040) conditions.

Table 10: Future (2040) Background Peak Hour LOS (Mitigated)

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
Richardson Flat Road / Kearns Boulevard	Signal	B (14.6)	B (13.5)
Ledger Way / Richardson Flat Road	NB Stop	a (8.9) / NBL	b (13.8) / NBL
Piper Way / Richardson Flat Road	NB Stop	a (8.1) / NBL	b (13.2) / NBL
Frontage Road / Richardson Flat Road	NB/SB Stop	b (10.5) / SBT	c (24.8) / SBT
Comstock Drive / Kearns Boulevard	Signal	A (8.4)	A (9.4)

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, October 2025

VII. 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 7.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours in future (2040) plus project conditions, as shown in Table 11.

Table 11: Future (2040) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
Richardson Flat Road / Kearns Boulevard	Signal	B (15.1)	B (14.9)
Ledger Way / Richardson Flat Road	NB Stop	a (9.7) / NBL	c (15.3) / NBL
Piper Way / Richardson Flat Road	NB Stop	a (9.3) / NBL	c (15.2) / NBL
Frontage Road / Richardson Flat Road	NB/SB Stop	b (12.6) / SBT	d (33.7) / SBT
Comstock Drive / Kearns Boulevard	Signal	A (8.7)	A (8.3)

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, October 2025

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing is anticipated during the morning and evening peak hours.


Richardson Flat Road
Kearns Boulevard
Ledger Way
Piper Way
Frontage Road
Kearns Boulevard
Comstock Drive


Richardson Flat Road
Kearns Boulevard
Ledger Way
Piper Way
Frontage Road
Kearns Boulevard
Comstock Drive

E. Mitigation Measures

To address the poor LOS at the Frontage Road / Richardson Flat Road intersection, one potential mitigation that was considered was a roundabout that tied directly into both the Frontage Road and Piper Way as a 5-leg roundabout. This was analyzed but experienced significant queuing on the eastbound approach of Richardson Flat Road. The roundabout would likely need a right-turn slip lane from Richardson Flat Road to the Frontage Road, and with Piper Way tied directly between those approaches, it could create an unsafe environment for Piper Way.

Instead, a separate mitigation was assumed where Piper Way tied directly into the Frontage Road south of the roundabout. A mitigated scenario was analyzed with a roundabout at the Frontage Road / Richardson Flat Road intersection and the Piper Way access relocated to the Frontage Road. The roundabout was analyzed with a second lane from the eastbound approach to the southbound approach. The results of the analysis are provided in Table 12.

Table 12: Future (2040) Plus Project Peak Hour LOS (Mitigated)

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
Richardson Flat Road / Kearns Boulevard	Signal	B (19.0)	B (14.1)
Ledger Way / Richardson Flat Road	NB Stop	b (10.2) / NBL	b (14.8) / NBL
Piper Way / Frontage Road	EB Stop	a (6.5) / EBL	a (10.0) / EBL
Frontage Road / Richardson Flat Road	Roundabout	A (3.4)	A (3.7)
Comstock Drive / Kearns Boulevard	Signal	A (8.6)	A (8.1)

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, October 2025

F. Recommended Storage Lengths

Hales Engineering determined recommended storage lengths based on the 95th percentile queue lengths given in the future (2040) plus project (mitigated) scenario. These storage lengths do not include the taper length. Recommended storage lengths for the study intersections are shown in Table 13. Intersections shown in Table 13 include new intersections and existing intersections that have recommended storage length changes.

With the anticipated growth from other major projects on Richardson Flat Road and the potential future changes to the frontage roads and interchange locations along US-40, it is recommended that the westbound queue storage be extended at the Richardson Flat Road to accommodate the increase in left-turning vehicles. Additionally, it is recommended that some of the substandard queue storage lengths be updated with anticipated queue growth on those approaches.

Table 13: Recommended Storage Lengths

	Intersection	Recommended Storage Lengths (feet)															
		Northbound				Southbound				Eastbound				Westbound			
		LT		RT		LT		RT		LT		RT		LT		RT	
		E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P
1	Richardson Flat Road / Kearns Boulevard	400	-	400	-	425	-	-	-	50	-	-	-	75	**475**	75	**100**
2	Ledger Way / Richardson Flat Road	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Piper Way / Richardson Flat Road	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Frontage Road / Richardson Flat Road	-	-	-	-	-	-	-	-	-	-	-	**100**	-	-	-	-
5	Comstock Drive / Kearns Boulevard	-	-	50	**125**	-	-	75	-	175	-	100	-	175	-	100	-

1. Storage lengths are based on 2040 95th percentile queue lengths and do not include required deceleration / taper distances
2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

Source: Hales Engineering, October 2025

APPENDIX A

Site Plan



stereotomic

Alexander Company

CLARK RANCH

CLARK RANCH

APPENDIX B

Turning Movement Counts

Intersection Turning Movement Summary

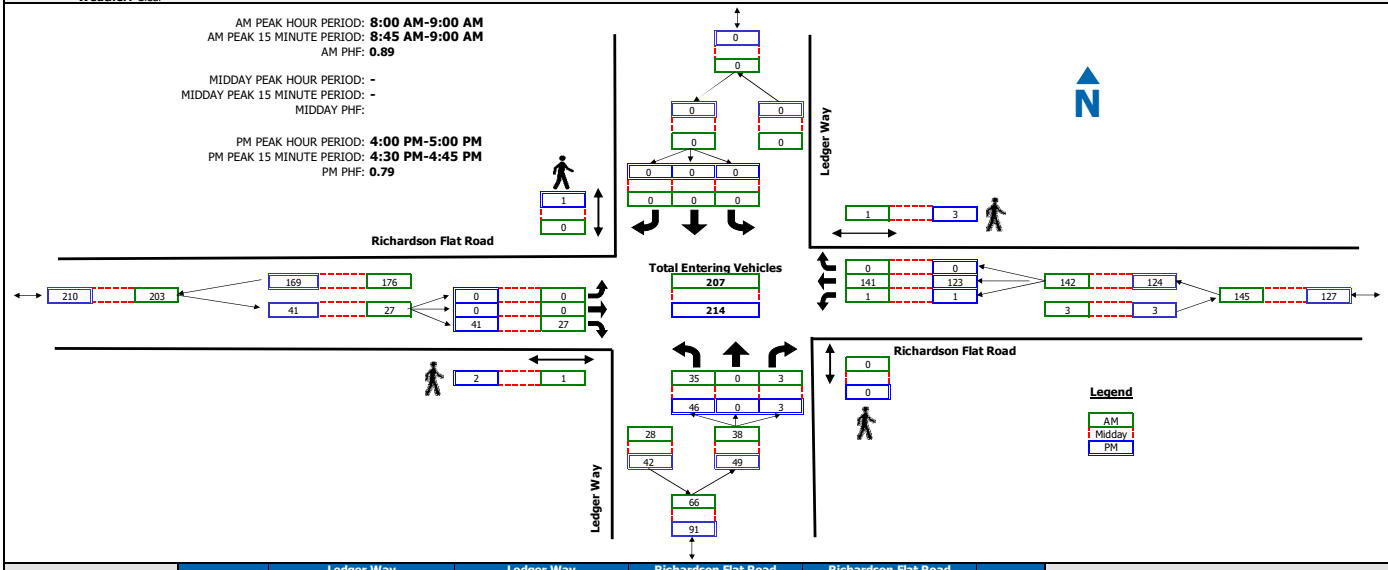
Intersection: Ledger Way / Richardson Flat Road
North/South Road: Ledger Way
East/West Road: Richardson Flat Road
Jurisdiction: Park City
Project Title: Park City Clark Ranch TIS
Project No: UT25-3076
Weather: Clear

Date: 9-18-25, Thu
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **8:00 AM-9:00 AM**
AM PEAK 15 MINUTE PERIOD: **8:45 AM-9:00 AM**
AM PHF: **0.89**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:00 PM-5:00 PM**
PM PEAK 15 MINUTE PERIOD: **4:30 PM-4:45 PM**
PM PHF: **0.79**



COUNT SUMMARY	Ledger Way Northbound				Ledger Way Southbound				Richardson Flat Road Eastbound				Richardson Flat Road 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	9	0	0	0	0	0	0	0	0	0	4	0	1	35	0	1	49
8:15 - 8:30	11	0	3	0	0	0	0	0	0	0	6	1	0	35	0	0	55
8:30 - 8:45	8	0	0	0	0	0	0	0	0	0	5	0	0	32	0	0	45
8:45 - 9:00	7	0	0	0	0	0	0	0	0	0	12	0	0	39	0	0	58
9:00 - 9:15	5	0	0	0	0	0	0	0	0	2	8	0	0	29	0	0	44
9:15 - 9:30	4	0	0	0	0	0	0	0	0	1	7	0	1	20	0	0	33
9:30 - 9:45	9	0	1	0	0	0	0	0	0	0	9	2	0	17	0	0	36
9:45 - 10:00	7	0	0	0	0	0	0	0	0	0	14	1	1	17	0	0	39
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**
15:30 - 15:45	10	0	0	0	0	0	0	1	0	0	9	0	1	19	0	1	39
15:45 - 16:00	16	0	0	0	0	0	0	0	0	0	8	0	1	18	0	0	43
16:00 - 16:15	7	0	2	0	0	0	0	0	0	0	9	0	1	42	0	0	61
16:15 - 16:30	13	0	1	0	0	0	0	0	0	0	9	0	0	16	0	0	39
16:30 - 16:45	17	0	0	0	0	0	0	0	0	0	11	2	0	40	0	0	68
16:45 - 17:00	9	0	0	0	0	0	0	1	0	0	12	0	0	25	0	3	46
17:00 - 17:15	5	0	0	0	0	0	0	0	0	0	18	2	0	19	0	0	42
17:15 - 17:30	9	0	0	0	0	0	0	0	0	0	13	0	2	30	0	4	54

Intersection Turning Movement Summary

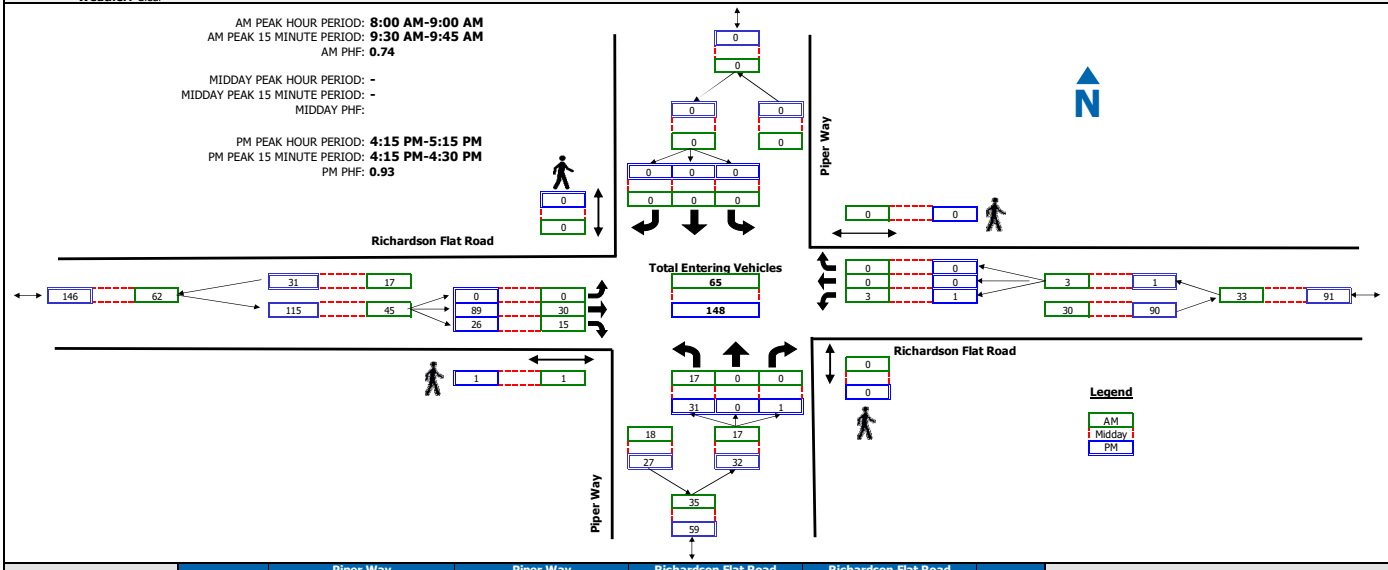
Intersection: Piper Way / Richardson Flat Road
North/South Road: Piper Way
East/West Road: Richardson Flat Road
Jurisdiction: Park City
Project Title: Park City Clark Ranch TIS
Project No: UT25-3076
Weather: Clear

Date: 9-18-25, Thu
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **8:00 AM-9:00 AM**
AM PEAK 15 MINUTE PERIOD: **9:30 AM-9:45 AM**
AM PHF: **0.74**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:15 PM-5:15 PM**
PM PEAK 15 MINUTE PERIOD: **4:15 PM-4:30 PM**
PM PHF: **0.93**



COUNT SUMMARY	Piper Way Northbound				Piper Way Southbound				Richardson Flat Road Eastbound				Richardson Flat Road 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	5	0	0	0	0	0	0	0	0	4	6	0	3	0	0	0	18
8:15 - 8:30	5	0	0	0	0	0	0	0	0	11	5	1	0	0	0	0	21
8:30 - 8:45	4	0	0	0	0	0	0	0	0	7	1	0	0	0	0	0	12
8:45 - 9:00	3	0	0	0	0	0	0	0	0	8	3	0	0	0	0	0	14
9:00 - 9:15	1	0	0	0	0	0	0	0	0	8	3	0	0	0	0	0	12
9:15 - 9:30	1	0	0	0	0	0	0	0	0	12	1	0	1	0	0	0	15
9:30 - 9:45	4	0	1	0	0	0	0	0	0	15	2	0	0	0	0	0	22
9:45 - 10:00	5	0	0	0	0	0	0	0	0	5	2	0	0	0	0	0	12

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

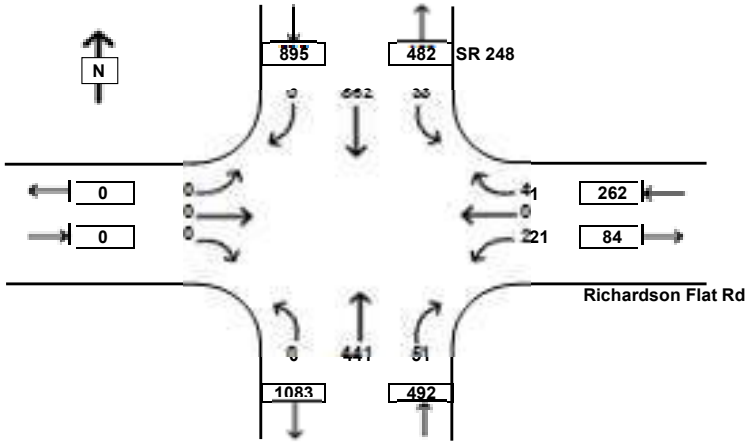
PM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
15:30 - 15:45	4	0	2	0	0	0	0	0	0	23	4	0	0	0	0	0	33
15:45 - 16:00	3	0	0	0	0	0	0	0	0	22	2	0	2	0	0	0	29
16:00 - 16:15	4	0	1	0	0	0	0	0	0	14	2	0	0	0	0	0	21
16:15 - 16:30	7	0	0	0	0	0	0	0	0	26	7	0	0	0	0	0	40
16:30 - 16:45	7	0	0	0	0	0	0	0	0	30	3	1	0	0	0	0	40
16:45 - 17:00	9	0	1	0	0	0	0	0	0	13	5	0	1	0	0	0	29
17:00 - 17:15	8	0	0	0	0	0	0	0	0	20	11	0	0	0	0	0	39
17:15 - 17:30	7	0	2	0	0	0	0	0	0	19	5	1	2	0	0	0	35

TRAFFIC COUNT SUMMARY

City: **Park City**
N-S Street: **SR 248**
E-W Street: **Richardson Flat Rd**
Date: **Wednesday, February 12, 2025**
Begin Time: **07:00 AM**
Interval Length: **15 min**

Time Interval		SB				WB				NB				EB				Total	Hourly
		Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	All Moves	Totals
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
07:00 AM	07:15 AM	7	281	0	0	39	0	4	0	0	70	7	0	0	0	0	0	408	
07:15 AM	07:30 AM	5	266	0	0	50	0	9	0	0	92	11	0	0	0	0	0	433	
07:30 AM	07:45 AM	3	195	0	0	58	0	14	0	0	91	10	0	0	0	0	0	371	
07:45 AM	08:00 AM	8	229	0	0	65	0	11	0	0	107	2	0	0	0	0	0	422	1634
08:00 AM	08:15 AM	11	186	0	0	52	0	8	0	0	96	17	0	0	0	0	0	370	1596
08:15 AM	08:30 AM	7	186	0	0	57	0	17	0	0	126	10	0	0	0	0	0	403	1566
08:30 AM	08:45 AM	8	258	0	0	49	0	11	0	0	116	6	0	0	0	0	0	448	1643
08:45 AM	09:00 AM	7	232	0	0	63	0	5	0	0	103	18	0	0	0	0	0	428	1649



ADJUSTED PEAK HOUR TRAFFIC VOLUMES											
Southbound			Westbound			Northbound			Eastbound		
Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
33	862	0	221	0	41	0	441	51	0	0	0
895			262			492			0		
Trucks:		2%	Trucks:		4%	Trucks:		5%	Trucks:		0%
Peak Hour:		8:00:00 AM			9:00 AM	Peak Vol:		1649	Intersection PHF:		0.92

OPTIONAL Adjustment Factor	
Monthly:	1.00
Daily:	1.00
Interval:	1.00
Count:	1.00
Total:	1

PHF by Movement

Southbound			Westbound			Northbound			Eastbound		
Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	2	3	5	6	7	9	10	11	13	14	15
0.75	0.84	0.00	0.88	0.00	0.60	0.00	0.88	0.71	0.00	0.00	0.00

Trucks % by Movement

Southbound			Westbound			Northbound			Eastbound		
Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
9.09%	2.20%	0.00%	4.07%	0.00%	2.44%	0.00%	2.95%	21.57%	0.00%	0.00%	0.00%

Pedestrians crossing during Adjusted Peak Hour

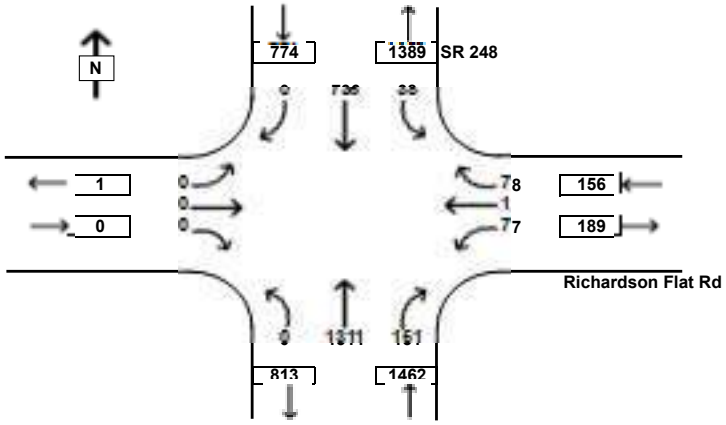
Southbound	Westbound	Northbound	Eastbound
0	0	0	0

TRAFFIC COUNT SUMMARY

City: **Park City**
N-S Street: **SR 248**
E-W Street: **Richardson Flat Rd**
Date: **Wednesday, February 12, 2025**
Begin Time: **04:00 PM**
Interval Length: **15 min**

Horrocks.

Time Interval		SB				WB				NB				EB				Total	Hourly
		Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	All Moves	Totals
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
04:00 PM	04:15 PM	5	167	0	0	15	0	15	0	0	327	42	0	0	0	0	0	571	
04:15 PM	04:30 PM	12	189	0	0	20	0	20	0	0	345	47	0	0	0	0	0	633	
04:30 PM	04:45 PM	8	176	0	0	21	1	29	1	0	337	26	0	0	0	0	0	598	
04:45 PM	05:00 PM	13	204	0	0	21	0	14	0	0	302	36	0	0	0	0	0	590	2392
05:00 PM	05:15 PM	13	149	0	0	16	0	5	0	1	338	27	0	0	0	1	0	550	2371
05:15 PM	05:30 PM	10	200	0	0	13	0	9	0	0	341	40	0	0	0	0	0	613	2351
05:30 PM	05:45 PM	11	159	0	0	12	0	7	0	0	290	33	1	0	0	0	1	512	2265
05:45 PM	06:00 PM	7	210	0	0	23	0	6	0	0	289	33	0	0	0	0	0	568	2243



ADJUSTED PEAK HOUR TRAFFIC VOLUMES												
Southbound			Westbound			Northbound			Eastbound			
Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
38	736	0	77	1	78	0	1311	151	0	0	0	
	774			156			1462			0		
Trucks:		1%	Trucks:		6%	Trucks:		2%	Trucks:		0%	
Peak Hour:		4:00:00 PM		5:00 PM		Peak Vol:		2392	PHF:		0.94	

OPTIONAL Adjustment Factor	
Monthly:	1.00
Daily:	1.00
Interval:	1.00
Count:	1.00
Total:	1

PHF by Movement

Southbound			Westbound			Northbound			Eastbound		
Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
1	2	3	5	6	7	9	10	11	13	14	15
0.73	0.90	0.00	0.92	0.25	0.67	0.00	0.95	0.80	0.00	0.00	0.00

Truck % by Movement

Southbound			Westbound			Northbound			Eastbound		
Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
0.00%	0.68%	0.00%	10.39%	0.00%	2.56%	0.00%	1.07%	5.30%	0.00%	0.00%	0.00%

Pedestrians crossing during Adjusted Peak Hour

Southbound	Westbound	Northbound	Eastbound
0	1	0	0

Intersection Turning Movement Summary

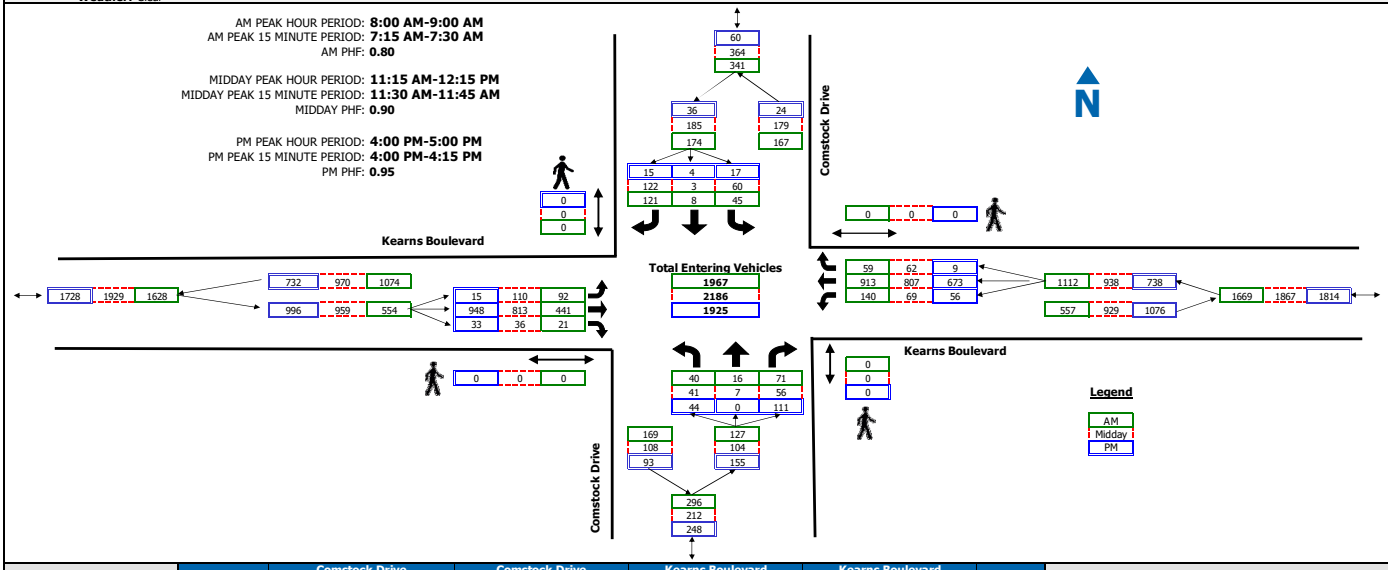
Intersection: Comstock Drive / Kearns Boulevard
North/South Road: Comstock Drive
East/West Road: Kearns Boulevard
Jurisdiction: Park City
Project Title: Park City Clark Ranch TIS
Project No: UT25-3076
Weather: Clear

Date: 5-10-24, Fri
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 86.0%
Adjustment Station #: Counts provided by Park City
Growth Rate: 0.0%
Number of Years: 1

AM PEAK HOUR PERIOD: **8:00 AM-9:00 AM**
AM PEAK 15 MINUTE PERIOD: **7:15 AM-7:30 AM**
AM PHF: **0.80**

MIDDAY PEAK HOUR PERIOD: **11:15 AM-12:15 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **11:30 AM-11:45 AM**
MIDDAY PHF: **0.90**

PM PEAK HOUR PERIOD: **4:00 PM-5:00 PM**
PM PEAK 15 MINUTE PERIOD: **4:00 PM-4:15 PM**
PM PHF: **0.95**



COUNT SUMMARY	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**
7:00 - 7:15	9	3	9	0	13	1	48	0	45	85	1	0	10	156	55	0	435
7:15 - 7:30	17	19	9	0	23	1	83	0	80	93	7	1	15	207	62	0	616
7:30 - 7:45	7	14	13	0	23	6	84	0	66	113	7	0	24	227	26	0	610
7:45 - 8:00	10	7	8	0	8	3	19	0	16	110	3	0	38	248	19	0	489
8:00 - 8:15	5	12	15	0	17	3	49	0	41	114	6	0	43	245	26	0	576
8:15 - 8:30	8	3	13	0	19	2	48	0	33	100	5	0	30	230	23	0	514
8:30 - 8:45	15	0	24	0	6	2	21	0	8	113	7	0	33	208	5	0	442
8:45 - 9:00	12	1	19	0	3	1	3	0	10	114	3	0	34	230	5	0	435
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	7	0	9	0	3	2	3	0	3	109	8	0	17	166	0	0	327
9:15 - 9:30	12	0	13	0	2	0	5	0	5	106	2	0	15	231	3	0	394
9:30 - 9:45	6	0	10	0	2	1	3	0	3	127	6	0	13	181	2	0	354
9:45 - 10:00	6	1	16	0	2	1	6	0	1	127	3	0	14	221	5	0	403
10:00 - 10:15	5	1	5	0	0	1	3	0	3	129	3	0	10	176	2	0	338
10:15 - 10:30	9	1	9	0	5	0	12	0	7	155	7	0	13	165	6	0	389
10:30 - 10:45	5	1	15	0	5	0	23	0	17	157	5	0	10	183	8	0	429
10:45 - 11:00	12	1	14	0	2	0	6	0	3	181	5	0	10	227	2	0	463
11:00 - 11:15	8	1	14	0	3	0	7	0	13	144	6	0	6	184	10	0	396
11:15 - 11:30	9	3	12	0	1	0	8	0	47	190	12	0	16	206	37	0	541
11:30 - 11:45	8	1	13	0	42	2	72	0	37	222	12	0	24	160	15	0	608
11:45 - 12:00	12	1	17	0	12	1	23	0	13	208	9	0	21	228	7	0	552
12:00 - 12:15	12	2	14	0	5	0	19	0	13	193	3	0	8	213	3	0	485
12:15 - 12:30	12	9	15	0	9	1	13	0	24	219	9	0	8	186	14	0	519
12:30 - 12:45	3	1	15	0	36	10	42	0	17	184	6	0	17	160	15	0	506
12:45 - 13:00	14	1	21	0	15	2	17	0	6	222	7	0	15	190	5	0	515
13:00 - 13:15	13	2	17	0	13	0	10	0	2	199	8	0	16	194	3	0	477
13:15 - 13:30	15	0	22	0	7	0	8	0	3	201	5	0	9	164	3	0	437
13:30 - 13:45	7	0	26	0	0	0	3	0	1	226	10	0	10	206	5	0	494
13:45 - 14:00	5	0	15	0	6	1	3	0	1	243	3	0	7	179	2	0	465
14:00 - 14:15	7	0	23	0	2	0	7	0	6	226	7	0	15	198	2	0	493
14:15 - 14:30	6	0	19	0	5	0	6	0	0	228	1	0	13	179	1	0	458
14:30 - 14:45	9	0	19	0	0	0	3	0	0	198	7	0	10	181	0	0	427
14:45 - 15:00	7	1	20	0	10	0	13	0	5	217	6	0	6	174	9	0	468
15:00 - 15:15	14	1	21	0	16	0	21	0	8	253	10	0	13	176	1	0	534
15:15 - 15:30	16	1	20	0	8	1	3	0	2	234	7	0	14	195	3	0	504
15:30 - 15:45	12	0	12	0	16	0	13	0	2	230	5	0	13	187	2	0	492
15:45 - 16:00	17	0	26	0	1	1	1	0	5	215	10	0	28	206	1	0	511
PM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
16:00 - 16:15	13	0	21	0	3	1	8	0	5	257	7	0	8	183	2	0	508
16:15 - 16:30	9	0	23	0	6	1	3	0	3	224	10	0	22	165	3	0	469
16:30 - 16:45	12	0	41	0	5	1	2	0	5	252	9	0	10	155	1	0	493
16:45 - 17:00	10	0	26	0	3	1	2	0	2	215	7	0	16	170	3	0	455
17:00 - 17:15	10	1	33	0	2	0	2	0	3	238	9	1	13	150	3	0	464
17:15 - 17:30	10	0	30	0	6	0	6	0	3	236	9	0	15	153	2	0	470
17:30 - 17:45	7	1	24	0	2	2	0	0	0	184	8	0	10	172	0	0	410
17:45 - 18:00	10	1	19	0	3	0	6	0	0	178	7	1	7	145	0	0	376

APPENDIX C

LOS Results

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Existing (2025) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT25-3076*

Intersection: Kearns Boulevard & Richardson Flat Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	506	501	99	8.0	*A*
	R	51	48	94	3.2	*A*
	Subtotal	557	549	99	7.6	*A*
SB	L	33	30	91	21.2	*C*
	T	862	847	98	8.4	*A*
	Subtotal	895	877	98	8.8	*A*
WB	L	221	224	101	18.7	*B*
	T	1	1	133	0.0	*A*
	R	41	42	102	6.0	*A*
	Subtotal	263	267	102	16.6	*B*
Total		1,715	1,693	99	9.6	*A*

Intersection: Ledger Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***35***	***34***	***97***	***5.6***	***A***
	R	3	3	100	3.7	*A*
	Subtotal	38	37	97	5.4	*A*
EB	T	58	53	92	0.4	*A*
	R	27	26	97	0.3	*A*
	Subtotal	85	79	93	0.4	*A*
WB	L	2	1	50	2.6	*A*
	T	228	232	102	0.3	*A*
	Subtotal	230	233	101	0.3	*A*
Total		352	349	99	0.9	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Existing (2025) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT25-3076*

Intersection: Piper Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***17***	***17***	***99***	***5.7***	***A***
	R	2	3	150	3.6	*A*
	Subtotal	19	20	105	5.4	*A*
EB	T	46	42	91	0.2	*A*
	R	15	16	105	0.2	*A*
	Subtotal	61	58	95	0.2	*A*
WB	L	3	2	67	2.1	*A*
	T	212	216	102	0.2	*A*
	Subtotal	215	218	101	0.2	*A*
Total		296	296	100	0.5	*A*

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	10	98	23.8	*C*
	T	16	16	98	24.9	*C*
	R	71	72	101	7.7	*A*
	Subtotal	97	98	101	12.2	*B*
SB	L	45	43	95	23.7	*C*
	T	8	9	109	23.3	*C*
	R	121	122	101	19.3	*B*
	Subtotal	174	174	100	20.6	*C*
EB	L	92	87	95	24.1	*C*
	T	441	436	99	5.5	*A*
	R	21	22	106	2.2	*A*
	Subtotal	554	545	98	8.3	*A*
WB	L	140	136	97	15.1	*B*
	T	913	909	100	11.1	*B*
	R	59	60	102	6.4	*A*
	Subtotal	1,112	1,105	99	11.3	*B*
Total		1,937	1,922	99	11.4	*B*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Existing (2025) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT25-3076*

Intersection: Kearns Boulevard & Richardson Flat Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,311	1,309	100	8.7	*A*
	R	151	153	101	3.9	*A*
	Subtotal	1,462	1,462	100	8.2	*A*
SB	L	38	37	98	47.6	*D*
	T	736	727	99	3.2	*A*
	Subtotal	774	764	99	5.4	*A*
WB	L	84	81	97	47.7	*D*
	T	2	2	89	5.7	*A*
	R	84	86	103	16.2	*B*
	Subtotal	170	169	99	31.2	*C*
Total		2,406	2,395	100	9.0	*A*

Intersection: Ledger Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***46***	***43***	***93***	***5.7***	***A***
	R	3	4	133	3.4	*A*
	Subtotal	49	47	96	5.5	*A*
EB	T	148	144	97	0.7	*A*
	R	41	45	110	0.6	*A*
	Subtotal	189	189	100	0.7	*A*
WB	L	2	2	100	3.4	*A*
	T	123	125	102	0.4	*A*
	Subtotal	125	127	102	0.4	*A*
Total		363	363	100	1.2	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Existing (2025) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT25-3076*

Intersection: Piper Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	31	32	104	5.3	*A*
	R	***2***	***2***	***100***	***5.6***	***A***
	Subtotal	33	34	103	5.3	*A*
EB	T	126	124	98	0.4	*A*
	R	26	25	97	0.4	*A*
	Subtotal	152	149	98	0.4	*A*
WB	L	2	1	50	2.9	*A*
	T	94	95	101	0.1	*A*
	Subtotal	96	96	100	0.1	*A*
Total		281	279	99	0.9	*A*

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	44	48	109	45.2	*D*
	R	111	116	104	44.5	*D*
	Subtotal	155	164	106	44.7	*D*
SB	L	17	16	93	58.2	*E*
	T	4	4	100	39.5	*D*
	R	15	16	105	9.0	*A*
	Subtotal	36	36	100	34.3	*C*
EB	L	15	18	118	21.9	*C*
	T	1,248	1,245	100	18.8	*B*
	R	33	36	110	13.2	*B*
	Subtotal	1,296	1,299	100	18.7	*B*
WB	L	56	53	94	55.2	*E*
	T	754	748	99	5.6	*A*
	R	9	9	97	3.4	*A*
	Subtotal	819	810	99	8.8	*A*
Total		2,307	2,309	100	17.3	*B*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future Opening (2030) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT25-3076*

Intersection: Kearns Boulevard & Richardson Flat Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	525	533	101	11.3	*B*
	R	65	61	94	3.6	*A*
	Subtotal	590	594	101	10.5	*B*
SB	L	45	44	97	24.5	*C*
	T	940	933	99	9.7	*A*
	Subtotal	985	977	99	10.4	*B*
WB	L	285	293	103	20.2	*C*
	R	55	55	100	6.8	*A*
	Subtotal	340	348	102	18.1	*B*
Total		1,916	1,919	100	11.8	*B*

Intersection: Ledger Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***35***	***34***	***97***	***6.3***	***A***
	R	5	5	100	4.2	*A*
	Subtotal	40	39	98	6.0	*A*
EB	T	80	76	94	0.6	*A*
	R	30	31	103	0.6	*A*
	Subtotal	110	107	97	0.6	*A*
WB	L	5	4	80	2.3	*A*
	T	305	314	103	0.4	*A*
	Subtotal	310	318	103	0.4	*A*
Total		460	464	101	0.9	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future Opening (2030) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT25-3076*

Intersection: Piper Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***20***	***18***	***91***	***5.9***	***A***
	R	5	5	100	3.6	*A*
	Subtotal	25	23	92	5.4	*A*
EB	T	70	65	93	0.4	*A*
	R	15	16	105	0.2	*A*
	Subtotal	85	81	95	0.4	*A*
WB	L	5	4	80	2.4	*A*
	T	290	300	103	0.3	*A*
	Subtotal	295	304	103	0.3	*A*
Total		406	408	101	0.6	*A*

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	10	98	31.2	*C*
	T	20	19	96	31.4	*C*
	R	75	78	104	7.7	*A*
	Subtotal	105	107	102	14.1	*B*
SB	L	45	46	102	35.9	*D*
	T	10	12	117	30.5	*C*
	R	125	123	99	28.9	*C*
	Subtotal	180	181	101	30.8	*C*
EB	L	95	96	101	38.4	*D*
	T	470	470	100	5.5	*A*
	R	25	29	117	2.0	*A*
	Subtotal	590	595	101	10.6	*B*
WB	L	140	139	99	18.0	*B*
	T	1,065	1,066	100	14.5	*B*
	R	60	61	102	8.2	*A*
	Subtotal	1,265	1,266	100	14.6	*B*
Total		2,140	2,149	100	14.9	*B*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future Opening (2030) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT25-3076*

Intersection: Kearns Boulevard & Richardson Flat Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,450	1,419	98	11.0	*B*
	R	200	195	97	4.7	*A*
	Subtotal	1,650	1,614	98	10.2	*B*
SB	L	50	52	104	48.9	*D*
	T	815	819	100	3.7	*A*
	Subtotal	865	871	101	6.4	*A*
WB	L	100	101	101	44.7	*D*
	T	1	1	100	0.2	*A*
	R	100	97	97	20.5	*C*
	Subtotal	201	199	99	32.7	*C*
Total		2,716	2,684	99	10.7	*B*

Intersection: Ledger Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***50***	***51***	***102***	***6.4***	***A***
	R	5	5	100	4.5	*A*
	Subtotal	55	56	102	6.2	*A*
EB	T	205	201	98	0.9	*A*
	R	45	47	104	0.7	*A*
	Subtotal	250	248	99	0.9	*A*
WB	L	5	5	100	2.7	*A*
	T	151	150	99	0.4	*A*
	Subtotal	156	155	99	0.5	*A*
Total		461	459	100	1.4	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future Opening (2030) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT25-3076*

Intersection: Piper Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***35***	***35***	***101***	***5.7***	***A***
	R	5	5	100	4.5	*A*
	Subtotal	40	40	100	5.6	*A*
EB	T	180	172	95	0.5	*A*
	R	30	33	111	0.4	*A*
	Subtotal	210	205	98	0.5	*A*
WB	L	5	5	100	2.5	*A*
	T	120	118	99	0.1	*A*
	Subtotal	125	123	98	0.2	*A*
Total		375	368	98	1.0	*A*

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	45	48	107	66.1	*E*
	T	5	4	80	82.8	*F*
	R	115	116	101	73.8	*E*
	Subtotal	165	168	102	71.8	*E*
SB	L	20	21	104	79.2	*E*
	T	5	5	100	94.5	*F*
	R	15	17	111	11.0	*B*
	Subtotal	40	43	108	54.0	*D*
EB	L	15	16	105	69.0	*E*
	T	1,435	1,396	97	67.5	*E*
	R	35	31	89	56.6	*E*
	Subtotal	1,485	1,443	97	67.3	*E*
WB	L	60	57	95	81.7	*F*
	T	845	855	101	6.8	*A*
	R	10	10	98	4.4	*A*
	Subtotal	915	922	101	11.4	*B*
Total		2,606	2,576	99	47.7	*D*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future Opening (2030) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT25-3076*

Intersection: Kearns Boulevard & Richardson Flat Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	525	527	100	11.9	*B*
	R	73	70	96	3.7	*A*
	Subtotal	598	597	100	10.9	*B*
SB	L	55	54	98	25.8	*C*
	T	940	931	99	9.9	*A*
	Subtotal	995	985	99	10.8	*B*
WB	L	305	305	100	21.1	*C*
	T	0	0	0		
	R	80	76	95	7.4	*A*
	Subtotal	385	381	99	18.4	*B*
Total		1,978	1,963	99	12.3	*B*

Intersection: Ledger Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***35***	***33***	***95***	***7.0***	***A***
	R	5	5	100	4.4	*A*
	Subtotal	40	38	95	6.7	*A*
EB	T	98	94	96	0.7	*A*
	R	30	30	101	0.6	*A*
	Subtotal	128	124	97	0.7	*A*
WB	L	5	4	80	2.1	*A*
	T	351	351	100	0.4	*A*
	Subtotal	356	355	100	0.4	*A*
Total		524	517	99	0.9	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future Opening (2030) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT25-3076*

Intersection: Piper Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***20***	***19***	***94***	***6.6***	***A***
	R	5	5	100	3.4	*A*
	Subtotal	25	24	96	5.9	*A*
EB	T	88	86	98	0.4	*A*
	R	15	13	85	0.2	*A*
	Subtotal	103	99	96	0.4	*A*
WB	L	5	4	80	2.2	*A*
	T	336	337	100	0.4	*A*
	Subtotal	341	341	100	0.4	*A*
Total		469	464	99	0.7	*A*

Intersection: Frontage Road & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***45***	***46***	***102***	***8.3***	***A***
	R	5	6	120	5.5	*A*
	Subtotal	50	52	104	8.0	*A*
EB	T	75	71	95	0.2	*A*
	R	18	20	110	0.1	*A*
	Subtotal	93	91	98	0.2	*A*
WB	L	2	1	50	3.5	*A*
	T	295	295	100	0.5	*A*
	Subtotal	297	296	100	0.5	*A*
Total		440	439	100	1.3	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future Opening (2030) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT25-3076*

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	9	88	37.9	*D*
	T	20	20	99	33.4	*C*
	R	75	71	95	7.9	*A*
	Subtotal	105	100	95	15.7	*B*
SB	L	45	44	98	34.4	*C*
	T	10	9	88	36.8	*D*
	R	125	124	99	29.7	*C*
	Subtotal	180	177	98	31.2	*C*
EB	L	95	100	105	40.8	*D*
	T	478	482	101	6.8	*A*
	R	25	27	109	3.5	*A*
	Subtotal	598	609	102	12.2	*B*
WB	L	140	141	101	17.2	*B*
	T	1,085	1,079	99	14.3	*B*
	R	60	61	101	9.1	*A*
	Subtotal	1,285	1,281	100	14.4	*B*
Total		2,168	2,167	100	15.2	*B*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future Opening (2030) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT25-3076*

Intersection: Kearns Boulevard & Richardson Flat Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,450	1,415	98	12.4	*B*
	R	221	212	96	5.3	*A*
	Subtotal	1,671	1,627	97	11.5	*B*
SB	L	76	76	100	46.4	*D*
	T	815	813	100	3.8	*A*
	Subtotal	891	889	100	7.4	*A*
WB	L	115	109	95	45.1	*D*
	R	118	120	102	21.5	*C*
	Subtotal	233	229	98	32.7	*C*
Total		2,795	2,745	98	12.0	*B*

Intersection: Ledger Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***50***	***45***	***90***	***6.6***	***A***
	R	5	5	100	4.4	*A*
	Subtotal	55	50	91	6.4	*A*
EB	T	252	240	95	1.1	*A*
	R	45	50	111	0.8	*A*
	Subtotal	297	290	98	1.0	*A*
WB	L	5	5	100	3.4	*A*
	T	184	184	100	0.4	*A*
	Subtotal	189	189	100	0.5	*A*
Total		541	529	98	1.3	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future Opening (2030) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT25-3076*

Intersection: Piper Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***35***	***39***	***112***	***6.0***	***A***
	R	5	5	100	4.3	*A*
	Subtotal	40	44	110	5.8	*A*
EB	T	228	217	95	0.6	*A*
	R	30	30	101	0.5	*A*
	Subtotal	258	247	96	0.6	*A*
WB	L	5	6	120	2.6	*A*
	T	153	150	98	0.4	*A*
	Subtotal	158	156	99	0.5	*A*
Total		456	447	98	1.1	*A*

Intersection: Frontage Road & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***33***	***28***	***85***	***8.0***	***A***
	R	4	4	100	4.9	*A*
	Subtotal	37	32	86	7.6	*A*
EB	T	186	176	95	0.3	*A*
	R	47	45	96	0.1	*A*
	Subtotal	233	221	95	0.3	*A*
WB	L	5	6	120	2.6	*A*
	T	125	126	101	0.2	*A*
	Subtotal	130	132	102	0.3	*A*
Total		399	385	96	0.9	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future Opening (2030) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT25-3076*

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	45	43	96	62.5	*E*
	T	5	4	80	72.9	*E*
	R	115	114	99	61.5	*E*
	Subtotal	165	161	98	62.1	*E*
SB	L	20	18	89	74.7	*E*
	T	5	5	100	72.0	*E*
	R	15	16	105	11.7	*B*
	Subtotal	40	39	98	48.5	*D*
EB	L	15	16	105	74.0	*E*
	T	1,456	1,415	97	75.9	*E*
	R	35	37	106	67.3	*E*
	Subtotal	1,506	1,468	97	75.7	*E*
WB	L	60	62	103	92.5	*F*
	T	860	856	100	6.6	*A*
	R	10	9	88	3.2	*A*
	Subtotal	930	927	100	12.3	*B*
Total		2,642	2,595	98	52.2	*D*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT25-3076*

Intersection: Kearns Boulevard & Richardson Flat Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	351	355	101	14.5	*B*
	R	260	263	101	5.7	*A*
	Subtotal	611	618	101	10.8	*B*
SB	L	50	47	94	28.5	*C*
	T	1,015	1,016	100	13.8	*B*
	Subtotal	1,065	1,063	100	14.4	*B*
WB	L	415	427	103	23.5	*C*
	R	65	60	92	7.4	*A*
	Subtotal	480	487	101	21.5	*C*
Total		2,156	2,168	101	15.0	*B*

Intersection: Ledger Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***35***	***36***	***104***	***8.8***	***A***
	R	5	5	100	4.2	*A*
	Subtotal	40	41	103	8.2	*A*
EB	T	280	278	99	1.3	*A*
	R	30	32	108	1.0	*A*
	Subtotal	310	310	100	1.3	*A*
WB	L	5	6	120	3.2	*A*
	T	446	454	102	0.6	*A*
	Subtotal	451	460	102	0.6	*A*
Total		801	811	101	1.3	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT25-3076*

Intersection: Piper Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***20***	***20***	***99***	***8.2***	***A***
	R	5	6	120	5.1	*A*
	Subtotal	25	26	104	7.5	*A*
EB	T	270	267	99	0.8	*A*
	R	15	16	105	0.5	*A*
	Subtotal	285	283	99	0.8	*A*
WB	L	5	4	80	2.7	*A*
	T	430	440	102	0.3	*A*
	Subtotal	435	444	102	0.3	*A*
Total		746	753	101	0.7	*A*

Intersection: Frontage Road & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	15	16	105	10.0	*A*
	T	***15***	***13***	***85***	***10.8***	***B***
	R	40	40	100	6.2	*A*
	Subtotal	70	69	99	7.9	*A*
EB	T	80	78	98	0.1	*A*
	R	195	196	101	0.3	*A*
	Subtotal	275	274	100	0.2	*A*
WB	L	65	66	101	4.0	*A*
	T	395	404	102	1.4	*A*
	Subtotal	460	470	102	1.8	*A*
Total		806	813	101	1.8	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT25-3076*

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	15	98	60.3	*E*
	T	20	22	109	56.1	*E*
	R	80	82	103	8.3	*A*
	Subtotal	115	119	103	23.7	*C*
SB	L	50	49	98	54.3	*D*
	T	10	10	98	60.5	*E*
	R	130	129	99	44.7	*D*
	Subtotal	190	188	99	48.0	*D*
EB	L	100	99	99	62.8	*E*
	T	480	480	100	6.5	*A*
	R	30	30	101	3.5	*A*
	Subtotal	610	609	100	15.5	*B*
WB	L	145	147	101	26.9	*C*
	T	1,220	1,236	101	25.1	*C*
	R	65	66	101	17.3	*B*
	Subtotal	1,430	1,449	101	24.9	*C*
Total		2,346	2,365	101	24.3	*C*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT25-3076*

Intersection: Kearns Boulevard & Richardson Flat Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,206	971	81	11.6	*B*
	R	720	588	82	7.9	*A*
	Subtotal	1,926	1,559	81	10.2	*B*
SB	L	55	56	101	48.3	*D*
	T	850	850	100	5.9	*A*
	Subtotal	905	906	100	8.5	*A*
WB	L	205	209	102	49.1	*D*
	R	105	104	99	13.5	*B*
	Subtotal	310	313	101	37.3	*D*
Total		3,142	2,778	88	12.7	*B*

Intersection: Ledger Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***35***	***34***	***98***	***13.0***	***B***
	R	20	25	123	7.9	*A*
	Subtotal	55	59	107	10.8	*B*
EB	T	746	618	83	1.8	*A*
	R	30	25	84	1.3	*A*
	Subtotal	776	643	83	1.8	*A*
WB	L	20	20	99	5.2	*A*
	T	275	276	100	0.5	*A*
	Subtotal	295	296	100	0.8	*A*
Total		1,126	998	89	2.0	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT25-3076*

Intersection: Piper Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***25***	***24***	***97***	***11.1***	***B***
	R	15	16	105	6.5	*A*
	Subtotal	40	40	100	9.3	*A*
EB	T	745	620	83	1.2	*A*
	R	20	21	104	0.9	*A*
	Subtotal	765	641	84	1.2	*A*
WB	L	15	15	98	4.4	*A*
	T	270	270	100	0.5	*A*
	Subtotal	285	285	100	0.7	*A*
Total		1,090	966	89	1.4	*A*

Intersection: Frontage Road & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	50	51	102	17.9	*C*
	T	***50***	***51***	***102***	***19.8***	***C***
	R	115	118	102	5.5	*A*
	Subtotal	215	220	102	11.7	*B*
EB	T	275	231	84	0.3	*A*
	R	485	406	84	0.5	*A*
	Subtotal	760	637	84	0.4	*A*
WB	L	175	179	102	7.6	*A*
	T	170	168	99	1.0	*A*
	Subtotal	345	347	101	4.4	*A*
Total		1,320	1,204	91	3.6	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT25-3076*

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	50	100	60.9	*E*
	T	5	6	120	68.2	*E*
	R	120	121	101	75.2	*E*
	Subtotal	175	177	101	70.9	*E*
SB	L	25	24	97	82.2	*F*
	T	5	6	120	75.1	*E*
	R	20	20	99	17.8	*B*
	Subtotal	50	50	100	55.6	*E*
EB	L	20	18	89	122.3	*F*
	T	1,780	1,413	79	112.7	*F*
	R	40	31	78	105.0	*F*
	Subtotal	1,840	1,462	79	112.7	*F*
WB	L	65	63	97	97.1	*F*
	T	975	982	101	8.8	*A*
	R	15	13	85	5.0	*A*
	Subtotal	1,055	1,058	100	14.0	*B*
Total		3,120	2,747	88	71.7	*E*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Background (Mitigated)*
Time Period: *Morning Peak Hour* **Project #:** *UT25-3076*

Intersection: Kearns Boulevard & Richardson Flat Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	351	354	101	13.6	*B*
	R	260	256	99	4.9	*A*
	Subtotal	611	610	100	9.9	*A*
SB	L	50	51	102	29.5	*C*
	T	1,015	1,013	100	13.4	*B*
	Subtotal	1,065	1,064	100	14.2	*B*
WB	L	415	409	99	23.9	*C*
	R	65	68	104	8.1	*A*
	Subtotal	480	477	99	21.6	*C*
Total		2,156	2,151	100	14.6	*B*

Intersection: Ledger Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***35***	***33***	***95***	***8.9***	***A***
	R	5	6	120	5.3	*A*
	Subtotal	40	39	98	8.3	*A*
EB	T	280	277	99	1.1	*A*
	R	30	29	97	1.0	*A*
	Subtotal	310	306	99	1.1	*A*
WB	L	5	4	80	2.4	*A*
	T	446	445	100	0.6	*A*
	Subtotal	451	449	100	0.6	*A*
Total		801	794	99	1.2	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Background (Mitigated)*
Time Period: *Morning Peak Hour* **Project #:** *UT25-3076*

Intersection: Piper Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***20***	***19***	***94***	***8.1***	***A***
	R	5	6	120	4.6	*A*
	Subtotal	25	25	100	7.3	*A*
EB	T	270	267	99	0.7	*A*
	R	15	17	111	0.5	*A*
	Subtotal	285	284	100	0.7	*A*
WB	L	5	4	80	2.4	*A*
	T	430	429	100	0.3	*A*
	Subtotal	435	433	100	0.3	*A*
Total		746	742	100	0.7	*A*

Intersection: Frontage Road & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	15	15	98	10.2	*B*
	T	***15***	***15***	***98***	***10.5***	***B***
	R	40	40	100	6.2	*A*
	Subtotal	70	70	100	8.0	*A*
EB	T	80	77	97	0.1	*A*
	R	195	196	101	0.3	*A*
	Subtotal	275	273	99	0.2	*A*
WB	L	65	67	103	4.0	*A*
	T	395	393	99	1.5	*A*
	Subtotal	460	460	100	1.9	*A*
Total		806	803	100	1.8	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Background (Mitigated)*
Time Period: *Morning Peak Hour* **Project #:** *UT25-3076*

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	15	98	18.9	*B*
	T	20	22	109	19.0	*B*
	R	80	76	95	5.9	*A*
	Subtotal	115	113	98	10.2	*B*
SB	L	50	49	98	19.1	*B*
	T	10	11	107	17.1	*B*
	R	130	130	100	12.3	*B*
	Subtotal	190	190	100	14.3	*B*
EB	L	100	99	99	19.1	*B*
	T	480	482	100	4.8	*A*
	R	30	30	101	2.9	*A*
	Subtotal	610	611	100	7.0	*A*
WB	L	145	141	97	12.2	*B*
	T	1,220	1,211	99	7.8	*A*
	R	65	66	101	4.8	*A*
	Subtotal	1,430	1,418	99	8.1	*A*
Total		2,346	2,332	99	8.4	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Background (Mitigated)*
Time Period: *Evening Peak Hour* **Project #:** *UT25-3076*

Intersection: Kearns Boulevard & Richardson Flat Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,206	1,204	100	12.6	*B*
	R	720	724	101	10.5	*B*
	Subtotal	1,926	1,928	100	11.8	*B*
SB	L	55	51	92	48.2	*D*
	T	850	852	100	5.7	*A*
	Subtotal	905	903	100	8.1	*A*
WB	L	205	208	101	49.5	*D*
	R	105	105	100	17.7	*B*
	Subtotal	310	313	101	38.8	*D*
Total		3,142	3,144	100	13.5	*B*

Intersection: Ledger Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***35***	***32***	***92***	***13.8***	***B***
	R	20	19	94	9.2	*A*
	Subtotal	55	51	93	12.1	*B*
EB	T	746	749	100	2.1	*A*
	R	30	28	94	1.7	*A*
	Subtotal	776	777	100	2.1	*A*
WB	L	20	18	89	6.6	*A*
	T	275	279	101	0.6	*A*
	Subtotal	295	297	101	1.0	*A*
Total		1,126	1,125	100	2.2	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Background (Mitigated)*
Time Period: *Evening Peak Hour* **Project #:** *UT25-3076*

Intersection: Piper Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***25***	***29***	***117***	***13.2***	***B***
	R	15	17	111	7.5	*A*
	Subtotal	40	46	115	11.1	*B*
EB	T	745	748	100	1.3	*A*
	R	20	19	94	0.9	*A*
	Subtotal	765	767	100	1.3	*A*
WB	L	15	14	92	5.6	*A*
	T	270	267	99	0.6	*A*
	Subtotal	285	281	99	0.8	*A*
Total		1,090	1,094	100	1.6	*A*

Intersection: Frontage Road & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	50	48	96	21.2	*C*
	T	***50***	***51***	***102***	***24.8***	***C***
	R	115	110	95	5.9	*A*
	Subtotal	215	209	97	14.0	*B*
EB	T	275	280	102	0.3	*A*
	R	485	484	100	0.6	*A*
	Subtotal	760	764	101	0.5	*A*
WB	L	175	177	101	9.7	*A*
	T	170	171	101	1.1	*A*
	Subtotal	345	348	101	5.5	*A*
Total		1,320	1,321	100	4.0	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Background (Mitigated)*
Time Period: *Evening Peak Hour* **Project #:** *UT25-3076*

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	50	100	25.1	*C*
	T	5	4	80	27.1	*C*
	R	120	119	99	22.9	*C*
	Subtotal	175	173	99	23.6	*C*
SB	L	25	25	101	24.6	*C*
	T	5	5	100	25.0	*C*
	R	20	22	109	8.6	*A*
	Subtotal	50	52	104	17.9	*B*
EB	L	20	24	119	15.9	*B*
	T	1,780	1,784	100	9.3	*A*
	R	40	39	98	5.9	*A*
	Subtotal	1,840	1,847	100	9.3	*A*
WB	L	65	65	100	30.2	*C*
	T	975	982	101	5.2	*A*
	R	15	15	98	3.2	*A*
	Subtotal	1,055	1,062	101	6.7	*A*
Total		3,120	3,134	100	9.4	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT25-3076*

Intersection: Kearns Boulevard & Richardson Flat Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	351	333	95	14.6	*B*
	R	268	260	97	4.9	*A*
	Subtotal	619	593	96	10.3	*B*
SB	L	52	56	108	30.7	*C*
	T	1,015	1,008	99	13.9	*B*
	Subtotal	1,067	1,064	100	14.8	*B*
WB	L	435	428	98	23.6	*C*
	T	0	0	0		
	R	80	83	104	7.6	*A*
	Subtotal	515	511	99	21.0	*C*
Total		2,201	2,168	99	15.1	*B*

Intersection: Ledger Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***35***	***33***	***95***	***9.7***	***A***
	R	5	5	100	4.8	*A*
	Subtotal	40	38	95	9.1	*A*
EB	T	290	282	97	1.2	*A*
	R	30	34	114	0.9	*A*
	Subtotal	320	316	99	1.2	*A*
WB	L	5	6	120	2.9	*A*
	T	481	480	100	0.5	*A*
	Subtotal	486	486	100	0.5	*A*
Total		846	840	99	1.2	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT25-3076*

Intersection: Piper Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***20***	***19***	***94***	***9.3***	***A***
	R	5	5	100	4.3	*A*
	Subtotal	25	24	96	8.3	*A*
EB	T	281	272	97	0.7	*A*
	R	15	15	98	0.4	*A*
	Subtotal	296	287	97	0.7	*A*
WB	L	5	4	80	2.6	*A*
	T	465	465	100	0.4	*A*
	Subtotal	470	469	100	0.4	*A*
Total		791	780	99	0.8	*A*

Intersection: Frontage Road & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	35	37	106	11.9	*B*
	R	5	5	100	5.6	*A*
	Subtotal	40	42	105	11.2	*B*
SB	L	15	14	92	9.9	*A*
	T	***20***	***18***	***89***	***12.6***	***B***
	R	40	42	105	6.8	*A*
	Subtotal	75	74	99	8.8	*A*
EB	T	80	82	102	0.1	*A*
	R	205	194	95	0.3	*A*
	Subtotal	285	276	97	0.2	*A*
WB	L	70	73	104	3.6	*A*
	T	395	390	99	0.8	*A*
	Subtotal	465	463	100	1.2	*A*
Total		866	855	99	2.1	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT25-3076*

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	17	111	18.7	*B*
	T	20	20	99	20.4	*C*
	R	80	80	100	6.0	*A*
	Subtotal	115	117	102	10.3	*B*
SB	L	50	48	96	19.4	*B*
	T	10	10	98	17.9	*B*
	R	130	130	100	12.4	*B*
	Subtotal	190	188	99	14.5	*B*
EB	L	100	99	99	19.3	*B*
	T	488	467	96	4.8	*A*
	R	30	31	104	2.9	*A*
	Subtotal	618	597	97	7.1	*A*
WB	L	145	138	95	11.8	*B*
	T	1,242	1,233	99	8.2	*A*
	R	65	70	107	4.8	*A*
	Subtotal	1,452	1,441	99	8.4	*A*
Total		2,375	2,343	99	8.7	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT25-3076*

Intersection: Kearns Boulevard & Richardson Flat Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,206	1,222	101	14.1	*B*
	R	741	753	102	11.8	*B*
	Subtotal	1,947	1,975	101	13.2	*B*
SB	L	60	61	101	47.8	*D*
	T	850	864	102	6.0	*A*
	Subtotal	910	925	102	8.8	*A*
WB	L	220	217	99	51.6	*D*
	T	1	2	267	0.5	*A*
	R	116	123	106	20.6	*C*
	Subtotal	337	342	101	40.2	*D*
Total		3,194	3,242	102	14.9	*B*

Intersection: Ledger Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***35***	***35***	***101***	***15.3***	***C***
	R	20	23	114	9.7	*A*
	Subtotal	55	58	105	13.1	*B*
EB	T	771	783	102	2.2	*A*
	R	30	31	104	1.9	*A*
	Subtotal	801	814	102	2.2	*A*
WB	L	20	18	89	6.7	*A*
	T	302	305	101	0.8	*A*
	Subtotal	322	323	100	1.1	*A*
Total		1,178	1,195	101	2.4	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT25-3076*

Intersection: Piper Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***25***	***24***	***97***	***15.2***	***C***
	R	15	14	92	8.6	*A*
	Subtotal	40	38	95	12.8	*B*
EB	T	771	783	102	1.4	*A*
	R	20	23	114	1.0	*A*
	Subtotal	791	806	102	1.4	*A*
WB	L	15	15	98	6.8	*A*
	T	296	299	101	0.8	*A*
	Subtotal	311	314	101	1.1	*A*
Total		1,143	1,158	101	1.7	*A*

Intersection: Frontage Road & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	26	24	93	24.2	*C*
	R	4	5	125	9.3	*A*
	Subtotal	30	29	97	21.6	*C*
SB	L	50	51	102	28.3	*D*
	T	***63***	***61***	***96***	***33.7***	***D***
	R	115	115	100	6.0	*A*
	Subtotal	228	227	100	18.5	*C*
EB	T	276	278	101	0.3	*A*
	R	511	520	102	0.6	*A*
	Subtotal	787	798	101	0.5	*A*
WB	L	188	179	95	10.3	*B*
	T	170	174	103	1.2	*A*
	Subtotal	358	353	99	5.8	*A*
Total		1,403	1,407	100	5.2	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT25-3076*

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	48	96	21.7	*C*
	T	5	5	100	20.9	*C*
	R	120	127	106	24.8	*C*
	Subtotal	175	180	103	23.9	*C*
SB	L	25	24	97	21.0	*C*
	T	5	5	100	22.7	*C*
	R	20	21	104	7.8	*A*
	Subtotal	50	50	100	15.6	*B*
EB	L	20	19	94	16.5	*B*
	T	1,801	1,824	101	8.6	*A*
	R	40	40	100	5.9	*A*
	Subtotal	1,861	1,883	101	8.6	*A*
WB	T	1,054	1,067	101	4.8	*A*
	R	15	16	105	3.3	*A*
	Subtotal	1,069	1,083	101	4.8	*A*
Total		3,156	3,196	101	8.3	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Plus Project (Mitigated)*
Time Period: *Morning Peak Hour* **Project #:** *UT25-3076*

Intersection: Kearns Boulevard & Richardson Flat Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	351	346	99	15.1	*B*
	R	268	257	96	4.6	*A*
	Subtotal	619	603	97	10.6	*B*
SB	L	52	53	102	45.0	*D*
	T	1,015	1,043	103	12.9	*B*
	Subtotal	1,067	1,096	103	14.5	*B*
WB	L	435	425	98	43.0	*D*
	T	0	0	0		
	R	80	82	103	15.5	*B*
	Subtotal	515	507	98	38.6	*D*
Total		2,201	2,206	100	19.0	*B*

Intersection: Ledger Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***35***	***32***	***92***	***10.2***	***B***
	R	5	4	80	5.1	*A*
	Subtotal	40	36	90	9.6	*A*
EB	T	290	278	96	1.1	*A*
	R	30	33	111	1.0	*A*
	Subtotal	320	311	97	1.1	*A*
WB	L	5	5	100	2.9	*A*
	T	480	477	99	0.5	*A*
	Subtotal	485	482	99	0.5	*A*
Total		846	829	98	1.2	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Plus Project (Mitigated)*
Time Period: *Morning Peak Hour* **Project #:** *UT25-3076*

Intersection: Frontage Road & Piper Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	40	39	98	0.1	*A*
	Subtotal	40	39	98	0.1	*A*
SB	T	295	293	99	0.3	*A*
	R	20	19	94	0.3	*A*
	Subtotal	315	312	99	0.3	*A*
EB	***L***	***20***	***19***	***94***	***6.5***	***A***
	R	5	5	100	4.1	*A*
	Subtotal	25	24	96	6.0	*A*
Total		381	375	98	0.6	*A*

Intersection: Frontage Road & Richardson Flat Road
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	55	52	94	3.1	*A*
	R	5	6	120	3.2	*A*
	Subtotal	60	58	97	3.1	*A*
SB	L	15	13	85	4.9	*A*
	T	20	22	109	5.9	*A*
	R	40	43	108	4.7	*A*
	Subtotal	75	78	104	5.1	*A*
EB	T	76	66	87	2.6	*A*
	R	220	216	98	2.4	*A*
	Subtotal	296	282	95	2.4	*A*
WB	L	75	75	100	3.4	*A*
	T	390	387	99	3.9	*A*
	Subtotal	465	462	99	3.8	*A*
Total		896	880	98	3.4	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Plus Project (Mitigated)*
Time Period: *Morning Peak Hour* **Project #:** *UT25-3076*

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	15	98	17.2	*B*
	T	20	20	99	18.2	*B*
	R	80	80	100	6.1	*A*
	Subtotal	115	115	100	9.7	*A*
SB	L	50	50	100	20.3	*C*
	T	10	9	88	21.1	*C*
	R	130	134	103	14.5	*B*
	Subtotal	190	193	102	16.3	*B*
EB	L	100	102	102	20.1	*C*
	T	488	474	97	5.1	*A*
	R	30	30	101	3.1	*A*
	Subtotal	618	606	98	7.5	*A*
WB	L	145	148	102	11.6	*B*
	T	1,242	1,255	101	7.7	*A*
	R	65	64	98	5.0	*A*
	Subtotal	1,452	1,467	101	8.0	*A*
Total		2,375	2,381	100	8.6	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Plus Project (Mitigated)*
Time Period: *Evening Peak Hour* **Project #:** *UT25-3076*

Intersection: Kearns Boulevard & Richardson Flat Road
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,206	1,190	99	13.6	*B*
	R	741	747	101	11.3	*B*
	Subtotal	1,947	1,937	99	12.7	*B*
SB	L	60	61	101	50.0	*D*
	T	850	862	101	5.8	*A*
	Subtotal	910	923	101	8.7	*A*
WB	L	220	213	97	47.5	*D*
	T	1	0	0		
	R	116	117	101	17.7	*B*
	Subtotal	337	330	98	36.9	*D*
Total		3,194	3,190	100	14.1	*B*

Intersection: Ledger Way & Richardson Flat Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***35***	***29***	***83***	***14.8***	***B***
	R	20	22	109	7.5	*A*
	Subtotal	55	51	93	11.7	*B*
EB	T	771	778	101	2.2	*A*
	R	30	34	114	1.7	*A*
	Subtotal	801	812	101	2.2	*A*
WB	L	20	19	94	6.6	*A*
	T	302	302	100	1.0	*A*
	Subtotal	322	321	100	1.3	*A*
Total		1,178	1,184	101	2.4	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Plus Project (Mitigated)*
Time Period: *Evening Peak Hour* **Project #:** *UT25-3076*

Intersection: Frontage Road & Piper Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	30	30	101	0.1	*A*
	Subtotal	30	30	100	0.1	*A*
SB	T	742	748	101	0.5	*A*
	R	35	38	109	0.6	*A*
	Subtotal	777	786	101	0.5	*A*
EB	***L***	***30***	***28***	***94***	***10.0***	***A***
	R	10	11	107	6.0	*A*
	Subtotal	40	39	98	8.9	*A*
Total		847	855	101	0.9	*A*

Intersection: Frontage Road & Richardson Flat Road
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	51	49	96	3.9	*A*
	R	9	9	97	4.4	*A*
	Subtotal	60	58	97	4.0	*A*
SB	L	50	46	92	5.0	*A*
	T	63	65	103	6.6	*A*
	R	105	108	103	5.0	*A*
	Subtotal	218	219	100	5.5	*A*
EB	T	270	271	100	4.2	*A*
	R	521	528	101	2.9	*A*
	Subtotal	791	799	101	3.3	*A*
WB	L	193	194	101	3.2	*A*
	T	165	164	100	3.7	*A*
	Subtotal	358	358	100	3.4	*A*
Total		1,428	1,434	100	3.7	*A*

SimTraffic LOS Report

Project: Park City Clark Ranch TIS
Analysis Period: *Future (2040) Plus Project (Mitigated)*
Time Period: *Evening Peak Hour* **Project #:** *UT25-3076*

Intersection: Comstock Drive & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	52	104	20.1	*C*
	T	5	5	100	17.0	*B*
	R	120	119	99	21.7	*C*
	Subtotal	175	176	101	21.1	*C*
SB	L	25	24	97	19.3	*B*
	T	5	4	80	18.5	*B*
	R	20	23	114	8.0	*A*
	Subtotal	50	51	102	14.1	*B*
EB	L	20	20	99	14.6	*B*
	T	1,801	1,791	99	8.4	*A*
	R	40	41	102	5.5	*A*
	Subtotal	1,861	1,852	100	8.4	*A*
WB	T	1,054	1,058	100	5.2	*A*
	R	15	16	105	3.7	*A*
	Subtotal	1,069	1,074	100	5.2	*A*
Total		3,156	3,153	100	8.1	*A*

APPENDIX D

95th Percentile Queue Length Reports

SimTraffic Queueing Report

Project: Park City Clark Ranch TIS

Analysis: Existing (2025) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT25-3076

Intersection	NB				SB					EB			WB			
	LR	LT	R	T	L	LT	R	T	TR	L	R	T	L	LT	R	T
01: Kearns Boulevard & Richardson Flat Road			50	100	50			125	125				150		50	
02: Ledger Way & Richardson Flat Road	50															
03: Piper Way & Richardson Flat Road	50															
04: Comstock Drive & Kearns Boulevard		50	50			75	125			100	125		100		100	300

SimTraffic Queueing Report

Project: Park City Clark Ranch TIS

Analysis: Existing (2025) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solution

Project #: UT25-3076

Intersection	NB				SB					EB			WB			
	LR	LT	R	T	L	LT	R	T	TR	L	R	T	L	LT	R	T
01: Kearns Boulevard & Richardson Flat Road			50	200	75			100	75				125		75	
02: Ledger Way & Richardson Flat Road	50															
03: Piper Way & Richardson Flat Road	50															
04: Comstock Drive & Kearns Boulevard		150	150			75	50			100	100	550	125			200

SimTraffic Queueing Report

Project: Park City Clark Ranch TIS

Analysis: Future Opening (2030) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT25-3076

Intersection	NB				SB					EB			WB			
	LR	LT	R	T	L	LT	R	T	TR	L	R	T	L	LT	R	T
01: Kearns Boulevard & Richardson Flat Road			50	125	75			150	150				200		50	50
02: Ledger Way & Richardson Flat Road	75															
03: Piper Way & Richardson Flat Road	50															
04: Comstock Drive & Kearns Boulevard		75	50			100	150			125	150		150		100	400

SimTraffic Queueing Report

Project: Park City Clark Ranch TIS

Analysis: Future Opening (2030) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT25-3076

Intersection	NB				SB					EB			WB			
	LR	LT	R	T	L	LT	R	T	TR	L	R	T	L	LT	R	T
01: Kearns Boulevard & Richardson Flat Road			75	250	100			100	75				150		100	50
02: Ledger Way & Richardson Flat Road	75															
03: Piper Way & Richardson Flat Road	75															
04: Comstock Drive & Kearns Boulevard		225	175			75	50			150	175	1,875	125			250

SimTraffic Queueing Report

Project: Park City Clark Ranch TIS

Analysis: Future Opening (2030) Plus Project

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT25-3076

Intersection	NB				SB					EB			WB			
	LR	LT	R	T	L	LT	R	T	TR	L	R	T	L	LT	R	T
01: Kearns Boulevard & Richardson Flat Road			50	125	75			150	150				225		75	50
02: Ledger Way & Richardson Flat Road	50															
03: Piper Way & Richardson Flat Road	50															
04: Frontage Road & Richardson Flat Road	75															
05: Comstock Drive & Kearns Boulevard		50	50			100	150			125	50	175	200		100	425

SimTraffic Queueing Report

Project: Park City Clark Ranch TIS

Analysis: Future Opening (2030) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT25-3076

Intersection	NB				SB					EB			WB			
	LR	LT	R	T	L	LT	R	T	TR	L	R	T	L	LT	R	T
01: Kearns Boulevard & Richardson Flat Road			75	250	125			100	100				150		100	50
02: Ledger Way & Richardson Flat Road	75															
03: Piper Way & Richardson Flat Road	75															
04: Frontage Road & Richardson Flat Road	50															
05: Comstock Drive & Kearns Boulevard		175	175			75	50			125	175	2,000	150			250

SimTraffic Queueing Report

Project: Park City Clark Ranch TIS

Analysis: Future (2040) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT25-3076

Intersection	NB				SB					EB				WB			
	LR	LT	R	T	L	LT	R	T	TR	L	R	T	TR	L	LT	R	T
01: Kearns Boulevard & Richardson Flat Road			100	125	75			200	200					300		50	150
02: Ledger Way & Richardson Flat Road	75																
03: Piper Way & Richardson Flat Road	50																
04: Frontage Road & Richardson Flat Road						50	50							50			
05: Comstock Drive & Kearns Boulevard		75	50			125	175			150	50	175		300		200	775

SimTraffic Queueing Report

Project: Park City Clark Ranch TIS

Analysis: Future (2040) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT25-3076

Intersection	NB				SB					EB				WB			
	LR	LT	R	T	L	LT	R	T	TR	L	R	T	TR	L	LT	R	T
01: Kearns Boulevard & Richardson Flat Road			150	200	100			125	125					275		75	175
02: Ledger Way & Richardson Flat Road	75														75		
03: Piper Way & Richardson Flat Road	75														50		
04: Frontage Road & Richardson Flat Road						100	75							100			
05: Comstock Drive & Kearns Boulevard		225	200			75	50			150	175	2,475		150			300

SimTraffic Queueing Report

Project: Park City Clark Ranch TIS

Analysis: Future (2040) Background (Mitigated)

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT25-3076

Intersection	NB				SB					EB				WB			
	LR	LT	R	T	L	LT	R	T	TR	L	R	T	TR	L	LT	R	T
01: Kearns Boulevard & Richardson Flat Road			100	125	75			175	175					275		50	150
02: Ledger Way & Richardson Flat Road	75																
03: Piper Way & Richardson Flat Road	50																
04: Frontage Road & Richardson Flat Road						50	50							50			
05: Comstock Drive & Kearns Boulevard		50	50			75	100			100	50	100		100		50	175

SimTraffic Queueing Report

Project: Park City Clark Ranch TIS

Analysis: Future (2040) Background (Mitigated)

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT25-3076

Intersection	NB				SB					EB				WB			
	LR	LT	R	T	L	LT	R	T	TR	L	R	T	TR	L	LT	R	T
01: Kearns Boulevard & Richardson Flat Road			200	225	100			125	125					300		100	150
02: Ledger Way & Richardson Flat Road	75														75		
03: Piper Way & Richardson Flat Road	75														50		
04: Frontage Road & Richardson Flat Road						100	75							100			
05: Comstock Drive & Kearns Boulevard		100	100			75	50			50	50	225		100			150

SimTraffic Queueing Report

Project: Park City Clark Ranch TIS

Analysis: Future (2040) Plus Project

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT25-3076

Intersection	NB				SB					EB			WB			
	LR	LT	R	T	L	LT	R	T	TR	L	R	T	L	LT	R	T
01: Kearns Boulevard & Richardson Flat Road			100	100	75			200	200				300		50	150
02: Ledger Way & Richardson Flat Road	75															
03: Piper Way & Richardson Flat Road	50															
04: Frontage Road & Richardson Flat Road	75					50	50						50			
05: Comstock Drive & Kearns Boulevard		50	50			75	100			100	50	100	100		50	200

SimTraffic Queueing Report

Project: Park City Clark Ranch TIS

Analysis: Future (2040) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT25-3076

Intersection	NB				SB					EB				WB			
	LR	LT	R	T	L	LT	R	T	TR	L	R	T	TR	L	LT	R	T
01: Kearns Boulevard & Richardson Flat Road			225	250	100			125	125					325		100	200
02: Ledger Way & Richardson Flat Road	75														75		
03: Piper Way & Richardson Flat Road	75												50		75		
04: Frontage Road & Richardson Flat Road	75					125	75							100			
05: Comstock Drive & Kearns Boulevard		100	125			50	50			50	50	200					150

SimTraffic Queueing Report

Project: Park City Clark Ranch TIS

Analysis: Future (2040) Plus Project (Mitigated)

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT25-3076

Intersection	NB				SB						EB				WB			
	LR	LT	R	T	L	LT	LTR	R	T	TR	L	LR	R	T	L	LT	R	T
01: Kearns Boulevard & Richardson Flat Road			100	125	100				200	200					475		50	225
02: Ledger Way & Richardson Flat Road	50																	
03: Frontage Road & Piper Way												50						
04: Frontage Road & Richardson Flat Road							75									75		
05: Comstock Drive & Kearns Boulevard		50	50			75		100			100		50	100	100		50	175

SimTraffic Queueing Report

Project: Park City Clark Ranch TIS

Analysis: Future (2040) Plus Project (Mitigated)

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT25-3076

Intersection	NB				SB						EB				WB			
	LR	LT	R	T	L	LT	LTR	R	T	TR	L	LR	R	T	L	LT	R	T
01: Kearns Boulevard & Richardson Flat Road			225	250	100				125	125					275		100	175
02: Ledger Way & Richardson Flat Road	75															75		
03: Frontage Road & Piper Way												75						
04: Frontage Road & Richardson Flat Road	50						75							75		50		
05: Comstock Drive & Kearns Boulevard		100	125			50		50			50		50	200				150

APPENDIX E

Crash Data Reports

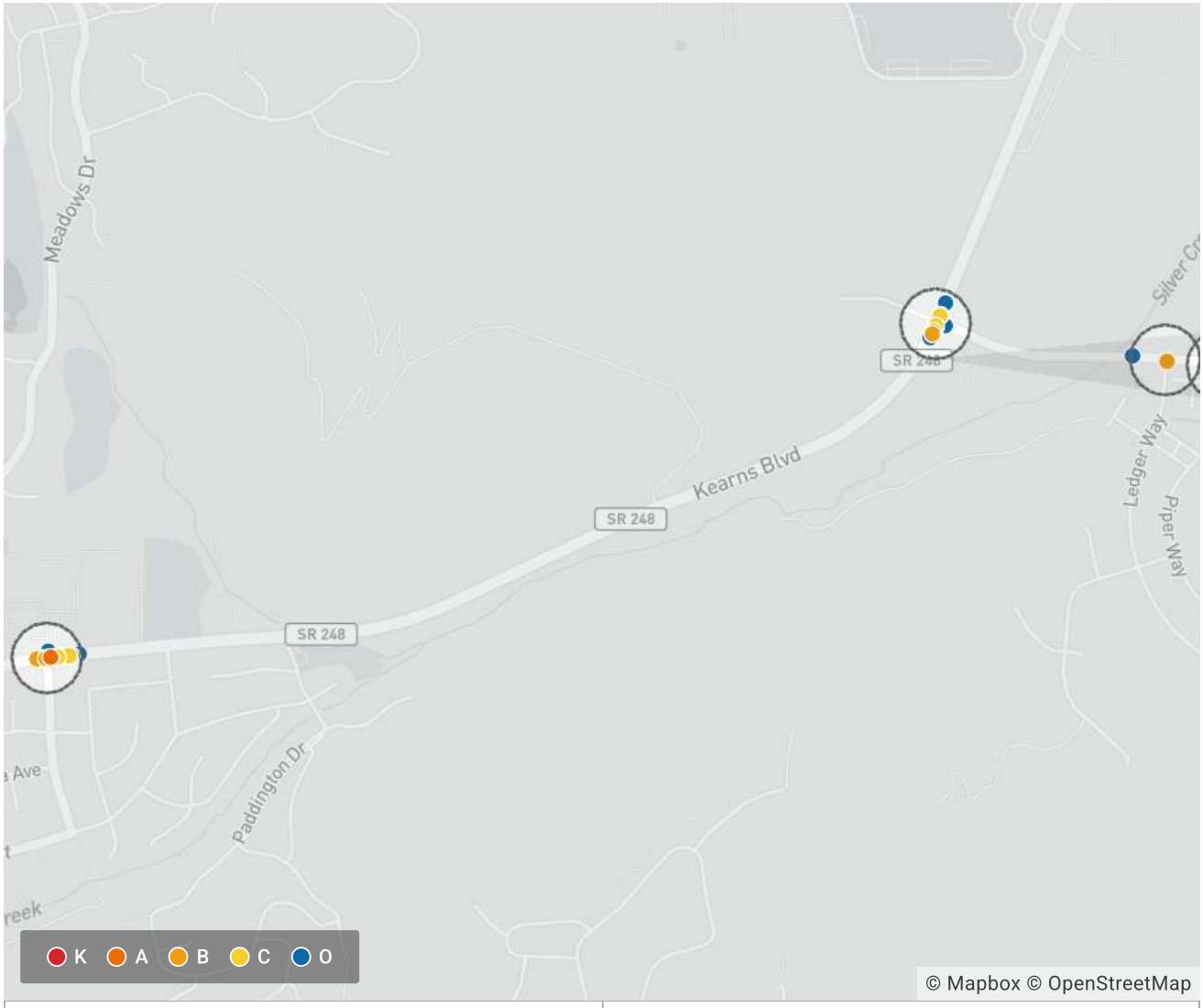
CRASH SUMMARY REPORT

Park City Clark Ranch Crash Report

Created on September 23, 2025
Created by Scottie Duclos
Requested by Hales Engineering
Data extents: January 1, 2020 to December 31, 2024

Applied Filters

Shape: Circle 250 ft | Shape: Circle 250 ft | Shape: Circle 250 ft | Shape: Circle 250 ft



Total Crashes	38	Fatal Crashes	0

UDOT Crash Summary	Crash_View	
Total Crashes	38	100.00%
Intersection Related	29	76.32%
Distracted Driving	8	21.05%

Animal Related	5	13.16%
Speed Related	5	13.16%
Roadway Departure	2	5.26%
Drowsy Driving	1	2.63%
+ 5 more	0	0%

Crash Verified		Crash_View
True	38	100.00%
False	0	0.00%

Crash Severity		Crash_View
No injury/PDO	23	60.53%
Possible injury	9	23.68%
Suspected Minor Injury	5	13.16%
Suspected Serious Injury	1	2.63%
Fatal	0	0.00%

Manner of Collision		Crash_View
Front to Rear	20	52.63%
Angle	8	21.05%
Not Applicable/Single Vehicle	6	15.79%
Sideswipe Same Direction	2	5.26%
Sideswipe Opposite Direction	1	2.63%
Unknown	1	2.63%
+ 6 more	0	0%

Crash Date Time (Year)		Crash_View
2024	7	18.42%
2023	8	21.05%
2022	6	15.79%
2021	13	34.21%
2020	4	10.53%
+ 11 more	0	0%

V1 & V2 Movement & Direction (Crash Level Only)		Crash_View
Straight Ahead (Westbound) & Stopped in Traffic Lane (Westbound)	7	18.42%
Straight Ahead (Eastbound) & Stopped in Traffic Lane (Eastbound)	3	7.89%
Straight Ahead (Westbound) & Slowing in Traffic Lane (Westbound)	3	7.89%
Turning Left (Northbound) & Straight Ahead (Eastbound)	2	5.26%

Backing (Eastbound) & Stopped in Traffic Lane (Westbound)	1	2.63%
Changing Lanes (Eastbound) & Straight Ahead (Eastbound)	1	2.63%
Changing Lanes (Westbound) & Straight Ahead (Westbound)	1	2.63%
Overtaking/Passing (Westbound) & Other* (Westbound)	1	2.63%
+ 992 more	13	34.19%

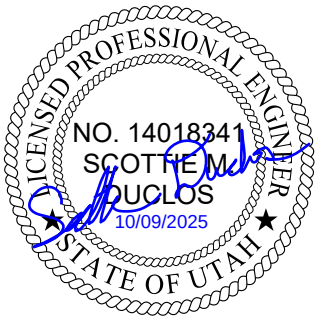
Roadway Surface Condition		Crash_View
Dry	28	73.68%
Wet	6	15.79%
Snow	4	10.53%
+ 12 more	0	0%

Weather Condition		Crash_View
Clear	25	65.79%
Cloudy	5	13.16%
Snowing	5	13.16%
Blowing Snow	1	2.63%
Fog, Smog	1	2.63%
Rain	1	2.63%
+ 7 more	0	0%

Light Condition		Crash_View
Daylight	33	86.84%
Dark - Lighted	2	5.26%
Dark - Not Lighted	2	5.26%
Dawn	1	2.63%
+ 5 more	0	0%

Countermeasures		Crash_View
Countermeasure: Roundabout or Signal	5	13.16%
Countermeasure: Left Turn Lane	3	7.89%
Countermeasure: Right Turn Lane	3	7.89%
Countermeasure: Left Turn Phase Change	1	2.63%
+ 11 more	0	0%

MEMORANDUM



Date: October 9, 2025

To: Park City

From: Hales Engineering

Subject: Park City Clark Ranch TIS Addendum

UT25-3076

Introduction

This memorandum discusses an addendum to the traffic impact study completed for the Clark Ranch development located in Park City, Utah (dated October 8, 2025). The TIS ran an analysis based on 167 apartments and 36 townhomes, all of which were assumed to be affordable housing.

While the apartments are planned to be affordable, the townhomes are actually market-rate and have dropped from 36 to 34 units. The purpose of this memorandum is to address the change in trip generation and potential impacts.

Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation (12th Edition, 2025)*. The updated trip generation for the proposed project is included in Table 1.

As shown in Table 1, it is anticipated that the proposed development will generate approximately 977 trips on an average weekday, including 74 trips during the morning peak hour, and 91 trips during the evening peak hour.

This represents a net increase of 48 daily trips, four trips during the morning peak hour, and two trips during the evening peak hour. Because the increase in peak hour trip generation is small, it is not anticipated that its effects would be distinguishable from variations in the random arrival of vehicles in the simulation modeling. For this reason, it is anticipated that the level of service and queueing results would be approximately equal to the TIS. All improvements from the TIS report are still recommended and no further mitigations are anticipated due to this change.

Table 1: Trip Generation

Trip Generation Park City - Clark Ranch												
	Land Use[1]	# of Units	Unit Type	Trip Generation					Reductions	New Trips		
				Total	% In	% Out	In	Out	Multimodal	In	Out	Total
Weekday Daily												
	Affordable Housing (223)	167	DU	804	50%	50%	402	402	5%	382	382	764
	Single-Family Attached Housing (215)	34	DU	224	50%	50%	112	112	5%	107	106	213
	TOTAL			**1,028**			**514**	**514**		**489**	**488**	**977**
AM Peak Hour												
	Affordable Housing (223)	167	DU	62	29%	71%	18	44	5%	17	42	59
	Single-Family Attached Housing (215)	34	DU	16	25%	75%	4	12	5%	4	11	15
	TOTAL			**78**			**22**	**56**		**21**	**53**	**74**
PM Peak Hour												
	Affordable Housing (223)	167	DU	78	59%	41%	46	32	5%	44	30	74
	Single-Family Attached Housing (215)	34	DU	18	57%	43%	10	8	5%	9	8	17
	TOTAL			**96**			**56**	**40**		**53**	**38**	**91**

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation* ,12th Edition, 2025.

SOURCE: Hales Engineering, October 2025

Conclusions

The findings of this study are as follows:

- In this updated memorandum, the townhomes are assumed to be market-rate instead of affordable housing and the number of units dropped from 36 to 34.
- It is anticipated that the proposed project will generate approximately 977 trips on an average weekday, including 74 trips during the morning peak hour, and 91 trips during the evening peak hour.
    - This represents a net increase of four trips during the morning peak hour and two trips during the evening peak hour compared to the TIS
- It is not anticipated that the small increase in trip generation would be distinguishable from the variation in random arrival of vehicles in the simulation modeling. Therefore, the findings and recommendations from the TIS remain the same.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

Lillian Zollinger

From: Rebecca Ward <rebecca.ward@parkcity.gov>
Sent: Wednesday, September 10, 2025 10:15 AM
To: Grant Tilson; Christin VanDine; John Frontero; Henry Sigg; Rick Shand; Bill Johnson; Seth Beal
Cc: Mark Harrington; Heather Sneddon; Meredith Covey; Nannette Larsen; Lillian Zollinger
Subject: RE: [External] Clark Ranch Question and Thanks

Thank you for forwarding, Grant. Commissioners, please see the email below submitted for public comment regarding the proposed Clark Ranch project.

From: Grant Tilson <grant.tilson@parkcity.gov>
Sent: Wednesday, September 10, 2025 9:54 AM
To: Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: Fw: [External] Clark Ranch Question and Thanks

Hi Rebecca,

I received this public comment addressed only to me. I'm not sure if the other commissioners received the same comment. Forwarding so it can be included/sent to everyone if it wasn't already.

Grant

From: Jeffrey Iannaccone <[redacted]>
Sent: Tuesday, September 9, 2025 1:23:17 PM
To: Grant Tilson <grant.tilson@parkcity.gov>
Subject: [External] Clark Ranch Question and Thanks

Warning: Replies to this message will go to [redacted]. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Good afternoon, Grant,

My name is Jeff and I live in Park City Heights ([redacted]).

First off, thank you for your service to Park City. My family and I have had several military moves along the way, and we're unbelievably grateful to finally settle down and raise two young boys in such an amazing town. You and your colleagues play a critical role in making and keeping Park City amazing, thank you for your hard work.

I'm reaching out regarding the construction in Clark Ranch. Admittedly, I am way out of my league on the technicalities involved in getting this apartment complex approved.

Although I disagree with most of the developer's narrative in Exhibit A, and their application as a whole, I'll only address one specific area that greatly affects my family's home. The frontage road. Please forgive me if this is not within your current scope; however, I felt getting my thoughts to you sooner rather than later makes sense.

Based on the applicant's slope analysis, it seems that the frontage road slope exceeds 30 degrees (and most portions greater than 40 degrees) in our backyard. Would LMC 15-2.21-4(D) apply? I know there's mention of a street "crossing" a steep slope in this section, but would it still apply as the road sits directly on top of and actually touches the steep slope?

This frontage road will significantly hamper our view. Additionally, this section of road looks like it will provide a safety hazard for drivers and the occupants of the home that sits on the corner of Stella and Piper. To speak frankly, a car slide off in their backyard could result in the upended car sitting in their living room. I imagine hefty safety measures will take place to mitigate these risks; however, that would also increase the negative visual aspects of this road.

As I'm sure you are aware, construction dirt has already been added to the slopes of the frontage road (it began in June). It greatly concerns me that building preparation and construction has already commenced before you, the decision makers, have had the opportunity to explore this application. I can't be certain of when the slope survey was conducted, but it does seem like the construction happened first, and the slope study was conducted second.

I know that you are extremely busy and I can't begin to tell you how much I appreciate your attention to not only the one specific item that I've pointed out, but the entire Clark Ranch Project as a whole.

Please let me know if there's anyway that I can help as you work towards a decision on Clark Ranch and the frontage road.

Sincerely,

Jeff Iannaccone
[redacted]

Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Wednesday, September 10, 2025 5:20 PM
To: Lillian Zollinger
Subject: FW: [External] Clark Ranch Concerns

From: planning <planning@parkcity.gov>
Sent: Wednesday, September 10, 2025 4:21 PM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Clark Ranch Concerns

From: Christin VanDine <christin.VanDine@parkcity.gov>
Sent: Wednesday, September 10, 2025 3:07 PM
To: planning <planning@parkcity.gov>
Subject: Fwd: [External] Clark Ranch Concerns

Sent from my iPad

Begin forwarded message:

> **From:** Sue Gould [redacted]
> **Date:** September 9, 2025 at 2:26:52 PM MDT
> **To:** Bill Johnson <bill.johnson@parkcity.gov>, Christin VanDine <christin.VanDine@parkcity.gov>, Grant Tilson <grant.tilson@parkcity.gov>, Henry Sigg <henry.sigg@parkcity.gov>, John Frontero <john.frontero@parkcity.gov>, Rick Shand <rick.shand@parkcity.gov>, Seth Beal <seth.beal@parkcity.gov>
> **Subject: [External] Clark Ranch Concerns**

Warning: Replies to this message will go to [redacted] If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

To the members of the the Park City Planning Commission:

I believe you have a meeting scheduled for tomorrow to discuss the Clark Ranch project, as well as conduct a site visit. As a resident of Park City Heights (PCH) I have a

tremendous number of concerns regarding this project. I will just highlight just two of them in this message:

1. First and foremost is safety. The current plan is to have a newly-built road as the main access road for Clark Ranch. This road - which would be a build-out of the current fire access path that runs atop the berm - will be extremely close to many of our houses here in PCH. Due to this close proximity, it can be easily foretold that any sort of accident along that road would lead to vehicles rolling down the steep slope and into our backyards.

2. The width of the newly built road will need to handle two lane traffic - and be wide enough to accommodate the inevitable buses that will be needed for public transit - as well as handle bikes and/or pedestrians. I just don't see how that road can be properly built and still maintain a safe (and legal) distance from the existing homes.

When you do your site visit tomorrow I urge you to evaluate these points. Putting in a road in the currently planned location atop the berm just does not make reasonable sense. I hope you can see that for yourselves during your time here.

Also, keep in mind that the decision to build Clark Ranch was made long before any houses were built here in PCH. As a result, the conditions have changed and the impact on the current PCH homeowners is significant.

Thank you for your attention to this, feel free to reach out with any questions.

Sue Gould
[redacted]

Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Wednesday, September 10, 2025 5:21 PM
To: Lillian Zollinger
Subject: FW: [External] Public Comment Submission

From: public_comments <Public_Comments@parkcity.gov>
Sent: Wednesday, September 10, 2025 4:44 PM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Public Comment Submission

From: No Reply <noreply@civicplus.com>
Sent: Wednesday, September 10, 2025 1:50 PM
To: public_comments <Public_Comments@parkcity.gov>
Subject: [External] Public Comment Submission

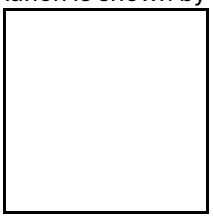
Warning: Replies to this message will go to 010f0199352deae1-b0430354-1563-40a2-88b2-8dfeb894b090-000000@us-east-2.amazonses.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Submitted by: Lance Lucey
Email Address: [redacted]

Commented on event: https://parkcityut.portal.civicclerk.com/event/2350/overview
If you are having trouble viewing the URL above, cut and paste the string into your browser window.

User comment: To the Park City Planning Commission, As tax-paying residents of Park City Heights, we are writing to formally object to the Clark Ranch development as currently proposed. While we support affordable housing, the Clark Ranch site and plan violate the Park City Land Management Code (LMC), are fiscally irresponsible, and threaten the viability of our neighborhood and the city's long-term interests. I. Technical Code Violations and Site Constraints • Disturbance Area Exceeds Code Limits: The staff report for September 10 shows three development lots totaling approximately 14 acres (4.36 + 4.59 + 5.13), even though materials describe "no more than 10 acres." Please clarify what binding mechanism (plat note/easement) actually caps disturbance to 10 acres and how this complies with SLO clustering/preservation intent (LMC 15-2.21-1). • Benching/Terracing Prohibited: If pads or roads require "stepped" grading to create buildable sites, that conflicts with LMC 15-2.21-4(C): "Benching or terracing to provide additional or larger Building Sites is prohibited." Please publish grading cross-sections and confirm compliance. • Roads on Steep Slopes: LMC 15-2.21-4(D) prohibits streets/roads from crossing slopes ≥30% (except for a short ≤100' crossing, and only if the Planning Director and City Engineer find no significant visual/environmental/safety impacts). Identify any segments that cross ≥30% and the findings supporting them. • Street Layout and Sensitive Lands Review: At Final Subdivision Plat, the Commission must give "particular attention to the arrangement, location, and width of Streets and their relation to drainage, erosion, topography, and natural features," plus the General Plan and any Sensitive Lands Analysis (LMC 15-7.1-6). • Frontage Road and Access Issues: The project's dependency on a costly new frontage road (design: $725,000; construction: $5M+) is not fiscally responsible and creates risk of future cut-

through traffic via Park City Heights. If vehicular interconnection is limited, ensure strong bike/ped connections consistent with Complete Streets and the Trails Master Plan (LMC 15-7.1-6, 15-2.21-4(D)). • Zoning and Use of Public Funds: The parcel is not yet rezoned; there are unresolved questions about using public bond funds for private development, which may require a buyback or decoupling (see LMC and city bond policy). II. Cost Analysis and Fiscal Responsibility • Frontage Road and Road Study Costs: The cost of the frontage road alone is in excess of $5 million, and the road study is $725,000—both before a single unit is built. These costs are multiples higher than what was required for the Engine House project, which had a city subsidy of $100,000 per unit. Clark Ranch's per-unit subsidy will far exceed that, especially when factoring in the steep hillside construction, ongoing maintenance, and lack of existing infrastructure. • Topography and Site Challenges: The site's average slopes are 17–25 degrees, which will drive up construction and long-term maintenance costs. These costs are not present at Studio Crossing, which is on a much more buildable site. • Comparison to Studio Crossing: Studio Crossing (Quinn's Junction) is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. The city's own residents have repeatedly asked for a side-by-side analysis of Studio Crossing and Clark Ranch, but this has not been done. • Public Transporatation: The increased cost of providing public transit service to this remote site will run into the hundreds of thousands of dollars per year, adding a significant ongoing financial burden for the city and taxpayers—costs that would be far lower at more centrally located alternatives like Studio Crossing. • Value for Taxpayers: We should maximize units and outcomes per public dollar in places with existing or planned infrastructure. Studio Crossing would deliver more homes, faster, for less money, with safer access and better daily-life outcomes for residents. III. Design, Density, and Neighborhood Impacts • Unit Mix Not Family-Friendly: The current plan is 63% one-bedroom, 33% two-bedroom, and only 4% three-bedroom units (105 1BR, 56 2BR, 6 3BR out of 167 units), making it unlikely to serve families long-term as claimed. • No Affordable Ownership Opportunities: The original plan called for affordable housing with purchasing opportunities, but now it is all apartments with no path to ownership for working families. • Design Out of Character: The plans show three apartment blocks of three-story buildings with large surface parking lots, which are not compatible with the surrounding neighborhood and will negatively impact property values. • Parking and Traffic: The project provides 1.37 parking spaces per unit for multifamily and 2.12 per townhome, with a total of 349 spaces for 201 units, which will increase congestion on Richardson Flat and 248/Kearns, plus potential future cut-throughs through our neighborhood. • Environmental and Open Space Impacts: The project will destroy open space and wildlife habitat currently used for hiking and biking, with no clear plan for conservation or trail integration. • Isolation from Services and Transit: The site is car-dependent and lacks walkable access to jobs, groceries, schools, and transit, undermining the city's own affordability and sustainability goals. IV. Alternatives and Constructive Request • Better Alternatives Ignored – Studio Crossing is the Superior Site: Studio Crossing is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. I specifically request that Studio Crossing (Quinn's Junction area) be included as one of the alternative sites in any side-by-side analysis, given its proximity to services, planned transit, and dramatically lower infrastructure costs. I respectfully request: • That the City not push this project through quickly without first providing a transparent, side-by-side analysis of other potential locations, including Studio Crossing. • Pause all further action on the Clark Ranch site until this analysis is completed and made available for public review and comment. • Direct staff to conduct a formal, side-by-side analysis of alternative city-owned parcels—including Studio Crossing—with public engagement, covering cost, access, transit, services, environmental impacts, and delivery timelines. • Provide clear answers on the legal, zoning, and funding questions raised above. • Explain how the current plan complies with LMC 15-2.21-1, 15-2.21-4(C), 15-2.21-4(D), and 15-7.1-6, and publish all required findings and cross-sections. We are not asking to reduce the number of affordable homes. We are asking you to keep the homes but move the map to a location that makes sense for residents, taxpayers, and the future of Park City. Incidentally, and as I'm sure you know, sunk costs should not factor into decisions about the best path forward; only future costs, benefits, and alternatives are relevant when determining the most financially responsible course of action. We respectfully request that the City pause any further action on the Clark Ranch project until a thorough, side-by-side analysis of other potential locations—such as Studio Crossing—can be completed and reviewed. If, after this transparent process, Clark Ranch is shown by the data to be the best option, that outcome will be clear to all involved. Sincerely, Sophia and Lance Lucey 

Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Wednesday, September 10, 2025 5:21 PM
To: Lillian Zollinger
Subject: FW: [External] Clark Ranch Project Comments

From: planning <planning@parkcity.gov>
Sent: Wednesday, September 10, 2025 4:21 PM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Clark Ranch Project Comments

From: Christin VanDine <christin.VanDine@parkcity.gov>
Sent: Wednesday, September 10, 2025 3:08 PM
To: planning <planning@parkcity.gov>
Subject: Fwd: [External] Clark Ranch Project Comments

Sent from my iPad

Begin forwarded message:

> **From:** Nicolas Marin <[redacted]>
> **Date:** September 9, 2025 at 4:55:22 PM MDT
> **To:** Bill Johnson <bill.johnson@parkcity.gov>, Christin VanDine <christin.VanDine@parkcity.gov>, Grant Tilson <grant.tilson@parkcity.gov>, Henry Sigg <henry.sigg@parkcity.gov>, John Frontero <john.frontero@parkcity.gov>, Rick Shand <rick.shand@parkcity.gov>, Seth Beal <seth.beal@parkcity.gov>, Nann Worel <nann.worel@parkcity.gov>, Bill Ciraco <bill.ciraco@parkcity.gov>, Ryan Dickey <ryan.dickey@parkcity.gov>, Ed Parigian <ed.parigian@parkcity.gov>, Jeremy Rubell <jeremy.rubell@parkcity.gov>, Tana Toly <tana.toly@parkcity.gov>
> **Subject: [External] Clark Ranch Project Comments**

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To the members of the Park City Planning Commission and City Council members:

My name is Nicolas Marin and I am a full-time resident in the Park City Heights neighborhood. My home is located at the corner of Stella & Ledger.

It's my understanding that the Planning Commission has a site visit and that the Clark Ranch Project is scheduled to be discussed at the Planning Commission meeting on Thursday.

First and foremost, I want to begin by expressing my strong support for Park City's commitment to affordable and workforce housing. Our community needs homes that teachers, service workers, first responders, resort staff and hospitality staff can actually afford, and I appreciate the City's ongoing efforts to meet that goal.

However, I believe that the proposed location of the Clark Ranch project doesn't fulfill this commitment to affordable housing and to the vision of protecting open spaces for multiple reasons.

Following is a list of reasons why the Planning Commission and Park City should rethink this project.

1. **Challenging Topography & Cost Overruns**

- The proposed site features steep slopes—averaging 17° to 25°—which significantly drive up construction costs.
- Feasibility estimates show the new frontage road alone could cost around **$5 million** (compared to the initial estimate 1.3 million**)**, with other infrastructure—streets, utilities, retaining walls—adding another **$8.6 million.**

The project has not started yet and the construction costs are already far above what was initial projected. The West-side hillside parcel is simply not the most cost-effective or fiscally responsible choice given available alternatives.

2. **More Suitable Alternatives Exist on the East Side**

- The feasibility study only evaluated the western hillside and did not assess the **flat, developable east side of U.S. 40**—land that may offer far simpler and cheaper development options.
- Building on the east side could save taxpayer dollars, preserve open space, and deliver more units faster.

The city should explore east-side options or other flatter, less expensive sites before proceeding here. A feasibility study should have been completed for the east side portion of the parcel prior to moving forward with this project.

3. Traffic Concerns & Infrastructure Strain: Without Transit Integration, Clark Ranch Will Increase Traffic Congestion

- A top concern among Park City Heights residents is increased traffic, especially through SR-248 and Richardson Flat Road, both existing chokepoints.

- **During peak commute times, traffic already backs up from the traffic light on 248 to our neighborhood. The right turning lane towards US 40 is too short.**

- As currently proposed, there are **no plans** to add a bus stop near the Clark Ranch site. This means employees and residents would likely drive to town, relying on already congested roads—particularly Richardson Flat Road and SR-248. It's highly doubtful that staff members or employees would walk all the way down from the Clark Project to the bus stop at the entrance of Park City Heights (especially since they will have to walk back up).
- The lack of public transit access directly undermines any potential relief value the Park & Ride improvements might offer, and contributes to increased traffic volume on narrow and overburdened arterial routes.

Without strong mitigation strategies or widening of Richardson flat, and updated analysis, this project risks exacerbating traffic concerns and reducing safety and quality of life for nearby residents.

4. Impact on Open Space & Slippery Slope of Development

- The city acquired the 344-acre Clark Ranch property in 2014 as open space, and much of it is intended to remain so under a conservation easement
- Expanding development or opening new roads could unintentionally pave the way for future growth—on state school land, lands owned by the Larry H. Miller Company, or other areas beyond the current parcel
- This not only contradicts conservation goals but risks eroding public trust in land preservation.
- **You will see during your site visit that Ivory has spread soil everywhere on the open tracts of Park City Heights and destroyed open spaces already without a plan for replanting.**

Approving this project—and its associated road infrastructure—could undermine long-term open-space protection.

5. Lack of a conceptual plan for the proposed front road:

The Clark Ranch document in the Planning Commission packet for the upcoming meeting includes no rendering of the proposed roadway connection from Richardson Flat Road (as seen on the attached pictures). Without a clear depiction of its alignment, grading, or intersections, residents and commissioners cannot fully evaluate traffic, environmental, or financial impacts. This lack of transparency is unacceptable given that the road is estimated to cost millions and will directly affect both Park City Heights and Richardson Flat. Until the public is provided with full design renderings and a circulation plan, any approval of this project is premature

<u>Alternative locations:</u>

1. East side of US 40.

If the Richardson Flat Park & Ride were improved with direct ramp access from U.S. 40 and enhanced public transit service, with additional parking as recently discussed by Park City, placing the Clark Ranch project on the **east side of U.S. 40** would make much more sense—both from transit efficiency and traffic mitigation standpoints.

While we acknowledge the city's efforts to improve transit infrastructure—such as proposals for a direct SR-40 interchange to the Richardson Flat Park & Ride and enhanced bus services—these benefits are significantly undermined by the decision to locate the Clark Ranch project west of U.S. 40. Without a nearby bus stop or transit link, all residents and employees at Clark Ranch must rely on private vehicles, driving additional traffic onto already crowded roads like Richardson Flat Road and SR-248. Instead, siting the project east of U.S. 40—near a future improved Park & Ride facility—would immediately leverage transit investments, reduce vehicle dependency, ease congestion, and align development with the city's long-term transportation goals.

2. Studio crossing:

Placing affordable and workforce housing at Studio Crossing makes practical, economic, and transportation sense. Residents would live steps from the new shops, services, and employers planned for the district, which means everyday needs can be met without long car trips—and the dollars earned and spent would circulate locally to strengthen those businesses. The location also improves transit access: it's significantly easier to reach the existing bus stop at the bottom of Park City Heights from Studio Crossing. In short, Studio Crossing concentrates housing near jobs and retail, reduces vehicle miles traveled, supports small businesses with steady foot traffic, and ties directly into transit that already works—delivering more value per public dollar while aligning with the city's mobility and sustainability goals.

Here's our community's request:

- Commission a feasibility study for parcels **east of U.S. 40**.
- Commission a feasibility study for **Studio Crossing**.
- Publish a **side-by-side comparison** of all three options (including the current Clark Ranch concept), detailing **total cost, per-unit cost, unit yield, timeline, and required infrastructure**.

Thank you for your time and consideration.

Nicolas Marin
Park City Height Resident


No visual concept c



Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Tuesday, September 16, 2025 9:26 AM
To: Lillian Zollinger
Subject: FW: [External] Clark Ranch Development - Formal Objection, Technical Code Violations, Cost Analysis, and Request for Transparent Alternatives Review

From: planning <planning@parkcity.gov>
Sent: Thursday, September 11, 2025 9:15 AM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Clark Ranch Development - Formal Objection, Technical Code Violations, Cost Analysis, and Request for Transparent Alternatives Review

From: Lance Lucey <[redacted]>
Sent: Wednesday, September 10, 2025 5:47 PM
To: planning <planning@parkcity.gov>
Subject: [External] Clark Ranch Development - Formal Objection, Technical Code Violations, Cost Analysis, and Request for Transparent Alternatives Review

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[CAUTION] This is an external email.

To the Park City Planning Commission,

As tax-paying residents of Park City Heights, we are writing to formally object to the Clark Ranch development as currently proposed. While we support affordable housing, the Clark Ranch site and plan violate the Park City Land Management Code (LMC), are fiscally irresponsible, and threaten the viability of our neighborhood and the city's long-term interests.

I. Technical Code Violations and Site Constraints

- **Disturbance Area Exceeds Code Limits:** The staff report for September 10 shows three development lots totaling approximately 14 acres (4.36 + 4.59 + 5.13), even though materials describe "no more than 10 acres." Please

clarify what binding mechanism (plat note/easement) actually caps disturbance to 10 acres and how this complies with SLO clustering/preservation intent (LMC 15-2.21-1).

- **Benching/Terracing Prohibited:** If pads or roads require "stepped" grading to create buildable sites, that conflicts with LMC 15-2.21-4(C): "Benching or terracing to provide additional or larger Building Sites is prohibited." Please publish grading cross-sections and confirm compliance.
- **Roads on Steep Slopes:** LMC 15-2.21-4(D) prohibits streets/roads from crossing slopes ≥30% (except for a short ≤100' crossing, and only if the Planning Director and City Engineer find no significant visual/environmental/safety impacts). Identify any segments that cross ≥30% and the findings supporting them.
- **Street Layout and Sensitive Lands Review:** At Final Subdivision Plat, the Commission must give "particular attention to the arrangement, location, and width of Streets and their relation to drainage, erosion, topography, and natural features," plus the General Plan and any Sensitive Lands Analysis (LMC 15-7.1-6).
- **Frontage Road and Access Issues:** The project's dependency on a costly new frontage road (design: $725,000; construction: $5M+) is not fiscally responsible and creates risk of future cut-through traffic via Park City Heights. If vehicular interconnection is limited, ensure strong bike/ped connections consistent with Complete Streets and the Trails Master Plan (LMC 15-7.1-6, 15-2.21-4(D)).
- **Zoning and Use of Public Funds:** The parcel is not yet rezoned; there are unresolved questions about using public bond funds for private development, which may require a buyback or decoupling (see LMC and city bond policy).

II. Cost Analysis and Fiscal Responsibility

- **Frontage Road and Road Study Costs:** The cost of the frontage road alone is in excess of $5 million, and the road study is $725,000—both before a single unit is built. These costs are multiples higher than what was required for the Engine House project, which had a city subsidy of $100,000 per unit. Clark Ranch's per-unit subsidy will far exceed that, especially when factoring in the steep hillside construction, ongoing maintenance, and lack of existing infrastructure.
- **Topography and Site Challenges:** The site's average slopes are 17–25 degrees, which will drive up construction and long-term maintenance costs. These costs are not present at Studio Crossing, which is on a much more buildable site.
- **Comparison to Studio Crossing:** Studio Crossing (Quinn's Junction) is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. The city's own residents have repeatedly asked for a side-by-side analysis of Studio Crossing and Clark Ranch, but this has not been done.
- **Public Transportation:** The increased cost of providing public transit service to this remote site will run into the hundreds of thousands of dollars per year, adding a significant ongoing financial burden for the city and taxpayers—costs that would be far lower at more centrally located alternatives like Studio Crossing.
- **Value for Taxpayers:** We should maximize units and outcomes per public dollar in places with existing or planned infrastructure. Studio Crossing would deliver more homes, faster, for less money, with safer access and better daily-life outcomes for residents.

III. Design, Density, and Neighborhood Impacts

- **Unit Mix Not Family-Friendly:** The current plan is 63% one-bedroom, 33% two-bedroom, and only 4% three-bedroom units (105 1BR, 56 2BR, 6 3BR out of 167 units), making it unlikely to serve families long-term as claimed.
- **No Affordable Ownership Opportunities:** The original plan called for affordable housing with purchasing opportunities, but now it is all apartments with no path to ownership for working families.
- **Design Out of Character:** The plans show three apartment blocks of three-story buildings with large surface parking lots, which are not compatible with the surrounding neighborhood and will negatively impact property values.
- **Parking and Traffic:** The project provides 1.37 parking spaces per unit for multifamily and 2.12 per townhome, with a total of 349 spaces for 201 units, which will increase congestion on Richardson Flat and 248/Kearns, plus potential future cut-throughs through our neighborhood.

- **Environmental and Open Space Impacts:** The project will destroy open space and wildlife habitat currently used for hiking and biking, with no clear plan for conservation or trail integration.
- **Isolation from Services and Transit:** The site is car-dependent and lacks walkable access to jobs, groceries, schools, and transit, undermining the city's own affordability and sustainability goals.

IV. Alternatives and Constructive Request

- **Better Alternatives Ignored – Studio Crossing is the Superior Site:** Studio Crossing is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. I specifically request that Studio Crossing (Quinn's Junction area) be included as one of the alternative sites in any side-by-side analysis, given its proximity to services, planned transit, and dramatically lower infrastructure costs.

I respectfully request:

- **That the City not push this project through quickly without first providing a transparent, side-by-side analysis of other potential locations, including Studio Crossing.**
- **Pause all further action on the Clark Ranch site until this analysis is completed and made available for public review and comment.**
- **Direct staff to conduct a formal, side-by-side analysis of alternative city-owned parcels—including Studio Crossing—with public engagement, covering cost, access, transit, services, environmental impacts, and delivery timelines.**
- **Provide clear answers on the legal, zoning, and funding questions raised above.**
- **Explain how the current plan complies with LMC 15-2.21-1, 15-2.21-4(C), 15-2.21-4(D), and 15-7.1-6, and publish all required findings and cross-sections.**

We are not asking to reduce the number of affordable homes. We are asking you to keep the homes but move the map to a location that makes sense for residents, taxpayers, and the future of Park City.

Incidentally, and as I'm sure you know, sunk costs should not factor into decisions about the best path forward; only future costs, benefits, and alternatives are relevant when determining the most financially responsible course of action.

We respectfully request that the City pause any further action on the Clark Ranch project until a thorough, side-by-side analysis of other potential locations—such as Studio Crossing—can be completed and reviewed. If, after this transparent process, Clark Ranch is shown by the data to be the best option, that outcome will be clear to all involved.

Sincerely, Sophia and Lance Lucey

From: Bob Theobald <bob@theoski.com>
Sent: Wednesday, September 24, 2025 12:44 PM
To: Michelle Kellogg <michelle.kellogg@parkcity.gov>
Subject: [External] Public Comment to Planning Commission and City Council - Dynamics of Richardson Flat

Warning: Replies to this message will go to bob@theoski.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Michelle, Please forward this email and the attached public comments to City officials (Commission and Council) to discussions and hearings regarding Clark Ranch and Affordable housing

City Officials
Thank you to those of you that were able to attend the ZOOM presentation and/or site visit. Attached please find the most pertinent aspects of the "Dynamics of the Richardson Flat Area". My unique perspective is based on serving as consultant to Stichting Mayflower from 1980 to 2022 and participating in all Mayflower planning activities and selling the land - including that property annexed to Hideout - now owned by a Larry H. Miller Real Estate entity.

Now, with a better understanding of the great opportunities for Park City, along with physical constraints, political/jurisdiction and legal roadblocks, the decision-makers, including VOTERS will see that the focus of mitigating problems is Satellite Parking, Bus Rapid Transit and Aerial Transit, and Affordable/Workforce. These are the issues to which government officials and candidates must speak their position and vision and staff must respond accordingly.

Upon request, I am willing to provide credentials and additional exhibits (or presentations) of the slide deck. I am available for questions

Thanks, for the opportunity to share my experiences and thoughts.
Best regards
Bob

BOB THEOBALD REALTOR®
SENIOR PARTNER

COMMERCIAL DIVISON

(435) 714-0301
Bob@TheoSki.com
BHHSUtah.com
2200 Park Avenue Bldg. B
Park City, Utah 84060

"…And that's the way it is." W Cronkite

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From: Bob Theobald
Sent: Monday, September 22, 2025 6:12 AM
To: Michelle Kellogg <michelle.kellogg@parkcity.org>
Subject: Dynamics of Richardson Flat - ZOOM 9-23-2025 - 7:00 AM

Michelle: Could you please forward this meeting notification to Council, Planning Commission, planning staff and others the Mayor might suggest.

Thank you for your assistance
Best Bob

All:

Please excuse duplicate emails --- it is the fault of a renegade quartzum AI.

You are invited to a special Zoom meeting hosted by LSDM regarding the "Dynamics of the Richardson Flat Area" on Tuesday September 23, 2025, at 7 AM. As many of you know, I was a consultant to Stichting Mayflower from about 1980 to 2022 and have a unique perspective in that I participated in all Mayflower planning activities including the 1999 Flagstaff Development Agreement and sold the land including that annexed to Hideout - now owned by a Larry H. Miller Real Estate entity.

I will be presenting the pertinent history, status, and reasoning that all of Richardson Flat lands are essential to mitigating Park City's most pressing problems, now and in the future. Richardson Flat is the only area that can facilitate the measures required to meaningfully address the issues - Satellite Parking, BRT and Aerial Transit, and Affordable/Workforce housing. Physical constraints, political positions, and jurisdictional and legal roadblocks will be discussed. This topic may be the heart of the campaign for Park City Council and Mayor, and perhaps Summit County offices. Government officials, candidates and media have been invited and will be provided an opportunity to speak during Q&A.

You may forward this email and links below to those you believe may have interest.

if sufficient interest is expressed, a site tour will be available on the following day - Wednesday, September 24, - meeting at Wasatch Bagel in Snow Creek Center at 8:00 AM departing at 8:15 AM

About LSDM - Zoom Host - https://www.lsdm-parkcity.com/

. September 23, 2025 7:00 AM - You can click HERE to be taken to the meeting, or
Open Zoom..
Meeting ID: 435 640 2222
Meeting Password:: 01012020

Thank you
Bob Theobald

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"…And that's the way it is." W Cronkite

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DYNAMICS OF RICHARDSON FLAT
KEY ISSUES

Bob Theobald
September 23, 2025

Political/Jurisdictional: There are two diametrically opposed policy positions held by previous, current, and potential decision makers regarding land use in Richardson Flat.

One precludes development of satellite parking and multi-modal transit, as well as hundreds of affordable housing units mitigating the most pressing problems in Park City.

THE "MOATER'S" PROFILE

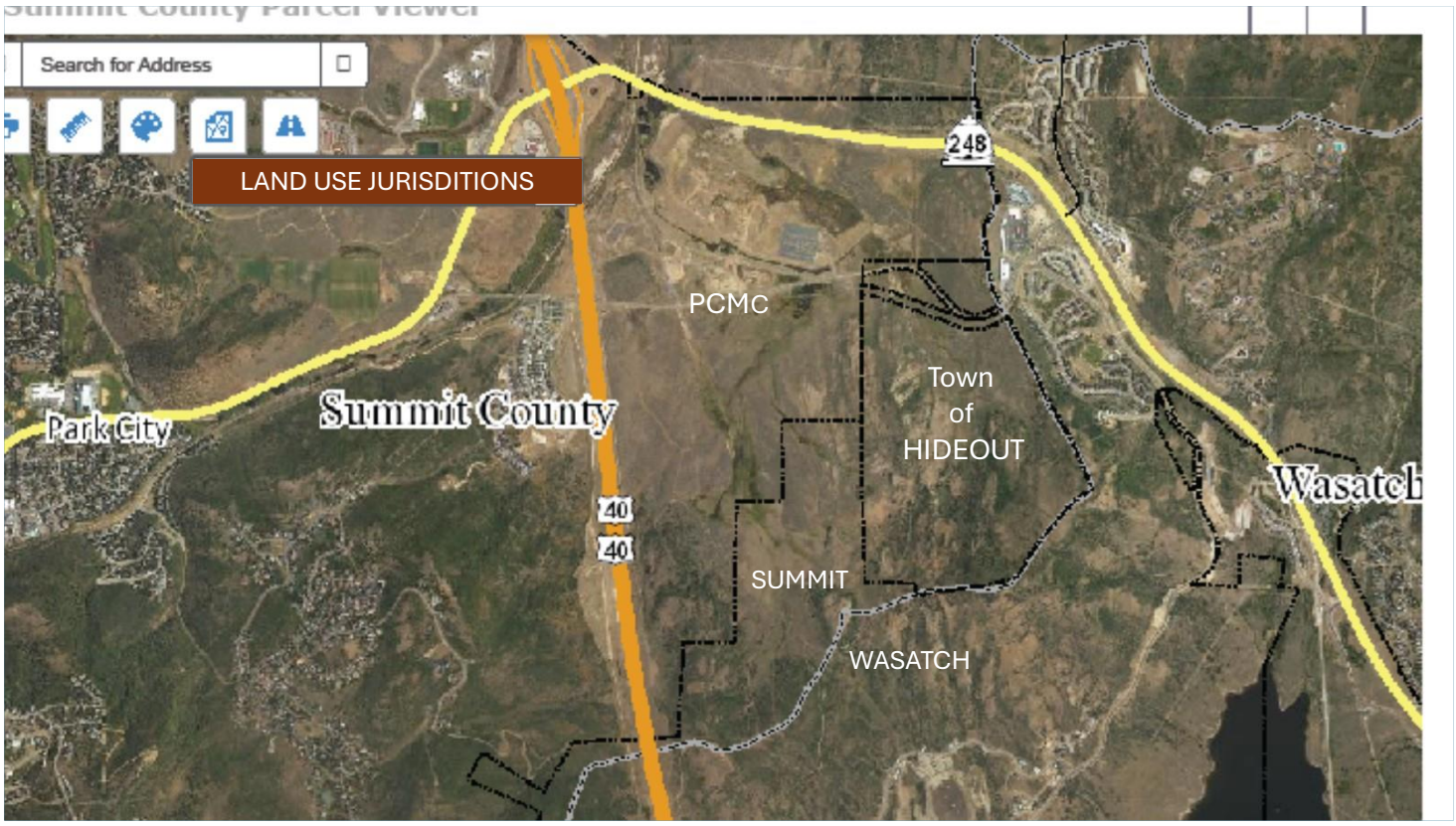
1. Maintain/expand the concept of a MOAT around Park City.

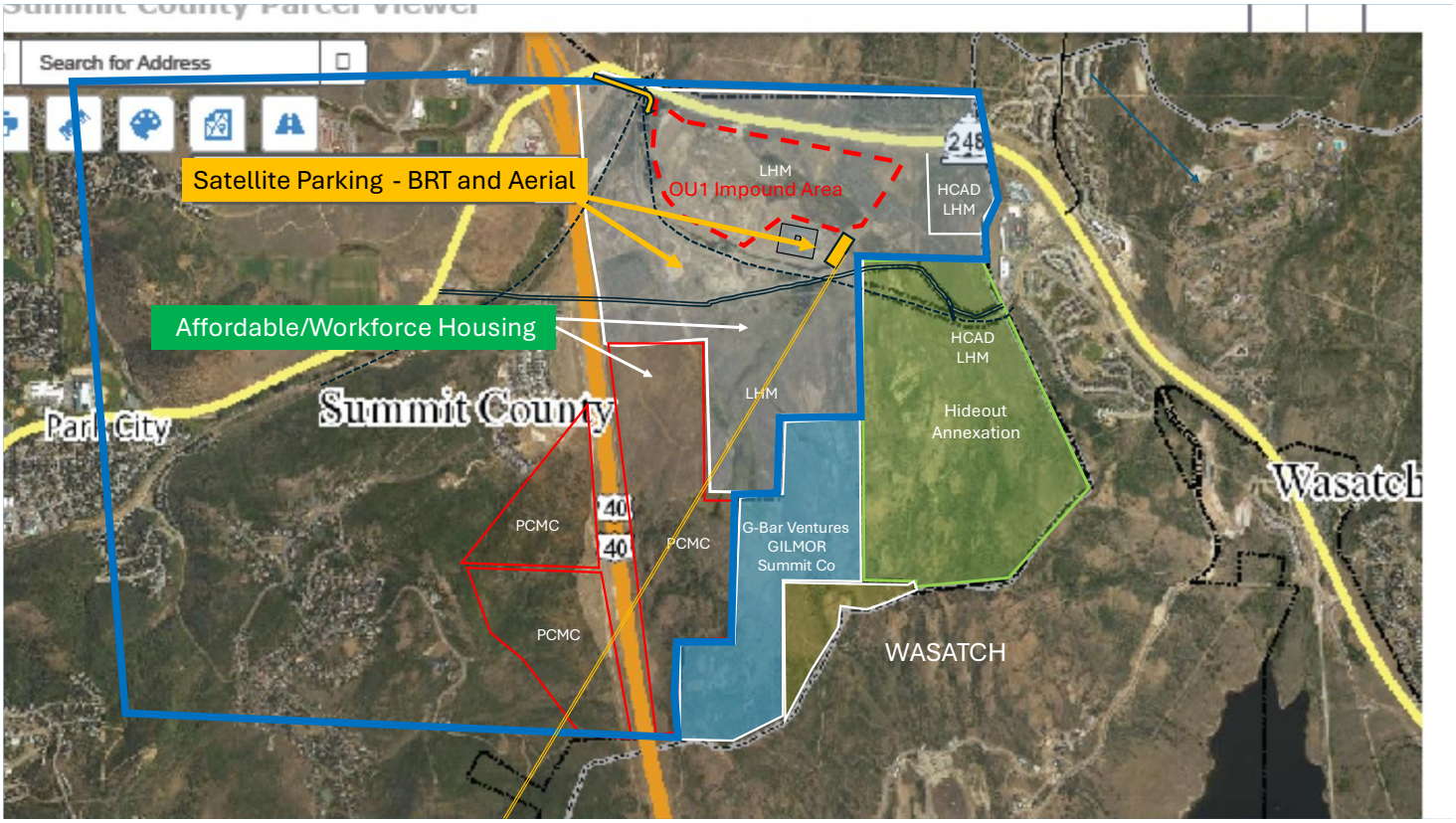
2. Oppose development on land annexed to Hideout currently owned by Larry H. Miller Real Estate entity - HCAD-LHM. The City rejected a proposal from Mountainlands Community Housing Trust for 500 Affordable Housing units on this property.

   Support an affordable housing project on Clark Ranch West with questionable costs, cash flow, and a steep, isolated location simply to avoid crossing the MOAT (Hwy-40) and "breaking the Development Agreement" instead of supporting a better project on City-owned East Clark Ranch or the LHM "Richardson Flat Parcel" Note: Two previous amendments were made to the 1999 Flagstaff DA – one informal without reconciliation disclosed

In the event you are a MOATER VOTER, you have little right to complain about traffic and lack of housing for schoolteachers, first responders and employees that serve you.

Concerned citizens should consider voting for candidates who will commit to effect change and seek real mitigation measures available at Richardson Flat.


Search for Address
LAND USE JURISDITIONS
248
PCMC
Town
of
HIDEOUT
Park City
Summit County
Wasatch
40
40
SUMMIT
WASATCH


Search for Address
Satellite Parking - BRT and Aerial
LHM
OU1 Impound Area
248
HCAD
LHM
Affordable/Workforce Housing
HCAD
LHM
LHM
Hideout
Annexation
Park City
Summit County
Wasatch
PCMC
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40
PCMC
G-Bar Ventures
GILMOR
Summit Co
PCMC
WASATCH

SUMMIT COUNTY V. BROCKBANK LAWSUIT

HIDEOUT ANNEXATION

T**he case**: 4th District Court Case # 200500346, *Summit County v. Brockbank, et al.*, regarding the annexation of land in Summit County by the Town of Hideout, involved a complex series of legal battles and appeals. Here's a breakdown of the outcomes:

Initial Lawsuit and Preliminary Injunction: Summit County filed a lawsuit seeking to halt Hideout's annexation of land in Richardson Flat, according to the Deseret News. A Fourth District Court judge granted Summit County's motion for a temporary restraining order and later a preliminary injunction, effectively pausing the annexation process.

Hideout's Counterclaim: Hideout filed a counterclaim against Summit County, alleging the county was unlawfully monopolizing the development market.

Repeal of the Enabling Law: The Utah Legislature repealed the law that initially allowed Hideout's annexation attempt without the surrounding counties' consent. However, the repeal was not effective immediately, creating a window for Hideout to proceed.

District Court Ruling and Appeal: A 4th District Court judge sided with Summit County, ruling the annexation invalid due to Hideout's failure to follow proper procedures. Hideout appealed this decision, with the case eventually reaching the Utah Supreme Court.

Utah Supreme Court Decision: The Utah Supreme Court ultimately ruled in favor of Hideout, determining that Summit County lacked standing to challenge the annexation under the relevant statutes. The court found that the annexation code did not grant counties the right to oppose annexations and that the public interest standing doctrine could not be applied in this case, according to Justia Law. The Supreme Court reversed the lower court's decision and remanded the case for dismissal on **June 13, 2024**

4th District Court Docket Entry: 04-09-2025 - Plaintiff Summit County and Defendant Nate Brockbank/LHM stipulated to end case deadlines

The purpose of the last Docket entry after a definitive ruling from the Supreme Court is unknown. Courts do not maintain or disclose agreements between parties.

A remaining issue beyond the Hideout annexation ruling might be Park City's authority to restrict the use of the property for 20+ years without annexation to Park City. In the event Park City embraces and actively reviews LHM's development plans, the issue is moot.

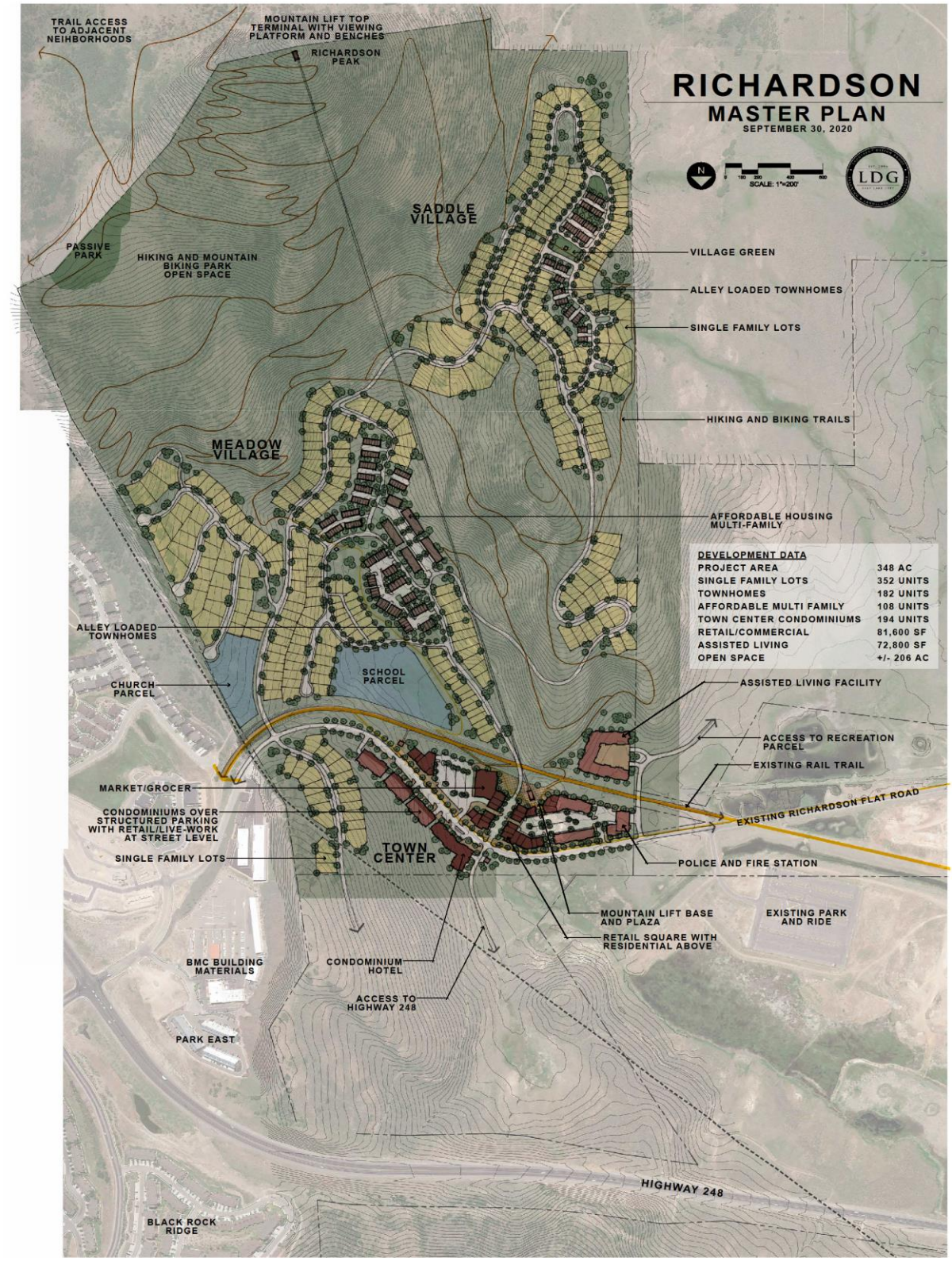
However, if the City prevails and chooses to strictly enforce the Development Agreement and maintains the current MOAT- around- Park City policy of the last few administrations, it will seem highly unlikely that LHM will ever be inclined to respond positively to any of Park City's requests and needs – now, in the short-term future including the Olympics, and perhaps forever.

It should be expected that LHM will simply develop the Hideout plan without a glance to the struggles occurring on the western horizon.

Park City officials must reassess who has the leverage and who has expressed a serious interest in cooperation to help develop satellite parking, transit facilities, and a mix of housing – helping mitigate the pressing needs.

Park City needs intelligent leadership to settle these and other complex matters to the benefit of the citizens..

Approved Hideout Project – Larry H. Miller Group




P

KPCW | By Connor Thomas

Published March 18, 2024 at 3:59 PM MDT

Larry H. Miller Real Estate, which owns nearly 1,000 acres in Richardson Flat, has offered to build affordable housing there.

David Cannon, the president of master planned communities at Larry H. Miller Real Estate, made the offer during a public hearing about affordable housing in upper Deer Valley.

The Park City Council ultimately decided not to pursue housing on the Mine Bench, in part because previous development agreements deemed the area "undeveloped recreational open space."

"I just want to offer up that, as owners of nearly 1,000 acres in Richardson Flat, we'd love to work with the city staff and leaders on options and solutions for bringing affordable housing to the area," Cannon said during the March 14 public hearing, "in perhaps less sensitive areas, as well that are closer to freeway transportation, east of Main Street and the congestion here, and close to a park-and-ride."

Cannon also expressed support for affordable housing generally.

KPCW first reported in March 2022 Larry H. Miller had purchased most of Richardson Flat by way of two separate LLCs.

Park City annexed the western half of the company's land, while Hideout was seeking to annex the eastern half. Both annexations led to lawsuits.

The LLC that owned the eastern half of the land protested Park City's annexation to the west, but Third District Court dismissed the claim. The company appealed but later dropped the case.

When Hideout tried annexing the eastern half of the land, which is within Summit County, the county sued. That case made it to the Utah Supreme Court, which heard oral arguments last March but had not rendered a decision as of Monday.

THIRD FIVE-YEAR REVIEW REPORT FOR
RICHARDSON FLAT TAILINGS SUPERFUND SITE
SUMMIT COUNTY, UTAH
100013917

EPA Richardson Flat

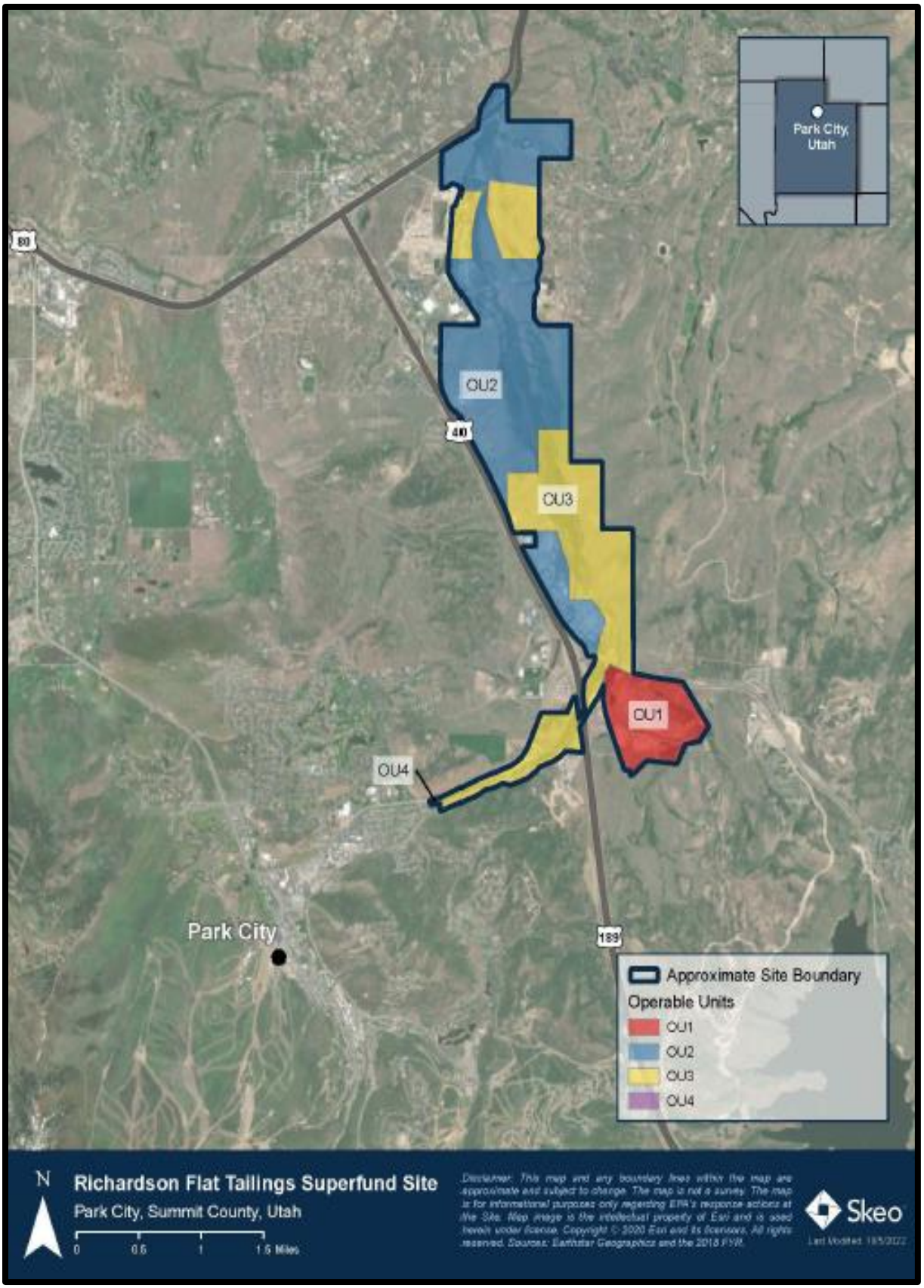
Excerpt: Status of Implementation

UPCM initiated the OU1 remedial design in August 2007 and completed it in October 2007. Remedial action began in February 2008. Remedy construction at OU1 performed by UPCM, with EPA oversight, included consolidating tailings material within the main impoundment, installing a wedge buttress to support the main embankment, and removing sediments in the wetland area. The remedial activities occurred in a phased approach based on the tasks described in the remedial design (Figure C-1 in Appendix C). In 2011, UPCM completed planned construction activities for OU1 except for the additional cover material in certain locations where there is currently only temporary cover…

…The results of all samples were consistently below the surface water standards for the Silver Creek watershed. Since the 2018 FYR, no monitoring or response actions have taken place at OU1, and no Operation and Maintenance (O&M) Plan has been developed.

In 2022, following bankruptcy, UPCM entered into a Consent Decree with the EPA to make a cash payment: (1)to EPA to resolve alleged civil CERCLA liability; and (2) to DOI and the State to resolve alleged natural resource damage liability.

In January 2022, the OU1 property was sold to a third party in a Sheriff's sale. The OU1 property is now owned by LHM DEV RIH LLC (LHM). Subsequently, Park City annexed 1,200 acres, including the OU1 property, from Summit County into Park City on July 14, 2022. The EPA and LHM are in negotiations to finalize a Work Plan and an Administrative Order on Consent for LHM to assume long-term responsibility for stewardship and O&M activities for OU1 areas.


Park City, Utah
80
OU2
40
OU3
OU1
OU4
Park City
189
Approximate Site Boundary
Operable Units
OU1
OU2
OU3
OU4
N
Richardson Flat Tailings Superfund Site
Park City, Summit County, Utah
0
0.5
1
1.5 Miles
Disclaimer: This map and any boundary lines within the map are approximate and subject to change. The map is not a survey. The map is for informational purposes only regarding EPA's response actions at the Site. Map image is the intellectual property of Esri and is used herein under license. Copyright © 2020 Esri and its licensors. All rights reserved. Sources: Earthstar Geographics and the 2018 FSR.
Skeo
Last Modified: 10/5/2022


Main Embankment
Wetland
248
Silver Creek
Pond
189
40
Park and Ride Lot
Southern Diversion Ditch
Richardson Flat Road
OU1 Boundary
Tailings Impoundment
Union Pacific Rail Trail
N
Richardson Flat Tailings Superfund Site
Park City, Summit County, Utah
0
500
1,000
1,500
2,000 Feet
Skeo
Last Modified: 10/5/2022

Re: Clark Ranch Development Proposal
To: Park City Planning Commission, Park City Council, Planning Staff, and City Manager
From: Keep Clark Ranch Wild
Date: October 3, 2025

This written comment synthesizes public statements delivered on behalf of our citizen initiative, Keep Clark Ranch Wild, now more than one hundred 84060 residents and growing. It is intended to place on the record a complete foundation of facts, process concerns, and code-based requirements for your review of applications related to the Clark Ranch proposal. We support affordable housing when it is sited and designed responsibly and when open space is protected where intended. We believe the current process is advancing on false narratives and incorrect assumptions, and that key technical materials required by the Land Management Code are missing from the record. We ask the Planning Commission and Council to pause, correct the record, require complete submittals, and only then consider whether this location is suitable for any development within the limits contemplated at acquisition.

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LMC 15 2.21 2 requires a complete Sensitive Lands Analysis at the time of application. The record lacks a full inventory of steep slopes, ridgelines, wetlands, wildlife habitat, and the wildland urban interface. Without this, hillside protections cannot be applied and basic site suitability cannot be determined.

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LMC 15 2.21 4 sets bright line standards that require clear documentation. The record is missing grading cross sections, cut and fill quantities, and a road slope matrix. Without these, the City cannot enforce limits such as maximum fill slope of 3 to 1, the prohibition on benching that enlarges pads, and restrictions on road crossings where natural slopes exceed 30 percent.

3. Stormwater and hydrology
Preliminary and final subdivision findings under LMC 15 7.1 5 and 15 7.1 6 require stamped stormwater and hydrology plans. The record lacks analysis of runoff routing, downstream capacity through Park City Heights, detention basin design, operations and maintenance commitments, and property line edge sections. These omissions raise unresolved questions of drainage, erosion, and public safety.

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The Sensitive Lands Overlay requires that 75 percent of steep slope areas remain natural open space. The current submittal appears to count engineered detention basins toward this requirement. We request a clear open space table that distinguishes natural open space from engineered facilities and utility corridors, and that applies the 75 percent test correctly.

5. Traffic and transportation
Traffic analysis must reflect real world conditions on Richardson Flat Road and the SR 248 corridor, and must include vehicles from Studio Crossing. It must also account for UDOT's planned improvements along both sides of Highway 40 to serve significant new residential and visitor units. As Highway 40 congestion grows, drivers will divert to frontage roads and neighborhood streets, including Park City Heights, unless mitigations are planned now.

6. Clustering
LMC 15-6-5(G)(1) specifies that "units should be clustered on the most developable land." This provision suggests that of all of Clark Ranch's acreage, Steve's Point is some of the least desirable land given its steep slope and demand for significant cuts and grading to support development.

The application exceeds the ten-acre cap
LMC 15-6-5(G) states clearly that a "project should be designed to fit the Site, not the Site modified to fit the project." The intended limit for Clark Ranch development is 10 acres, yet the applicant proposes development across three parcels totaling more than 14 acres. Development limits are inclusive of setbacks and limits of disturbance. By that standard the proposal exceeds the ten-acre constraint by more than forty percent. An application that exceeds the cap should not progress until the total disturbed area, including roads, pads, utilities, and buffers as well as other elements required of an MPD including space for snow storage and removal, waste facilities, etc can all fit within the 10 acres. This is especially critical given Council's intent to place the remainder of Clark Ranch under a conservation easement.

Conflicts of interest and process integrity
Today the City is a co-developer and co-applicant, the City directs staff recommendations, and the City controls hearing schedules. This concentration of roles creates an appearance of self-dealing and undermines public confidence. For maximum transparency, the Council should direct staff to use the standard two stage review at the Commission, and should instruct staff not to return to Council until the plan fits within the ten-acre limit and all technical materials are complete.

Prior City feasibility work and current consultant roles
Staff reports reference a 2023 feasibility study by Stereotomic, which is presented as the applicant's local architect and also the source of feasibility conclusions. The record omits earlier City led feasibility

work from 2021, conducted before annexation under the direction of Jason Glidden with support from Elyse Katz. We ask that Council and Commission direct staff to add the 2021 feasibility work, and any related RFPs, RFQs, and RSOQs, to all future packets, and to explain any differences between 2021 and 2023 findings, including consultant roles and potential conflicts, and discussions around access constraints, high cost, steep slopes, lack of services, isolation from transit and support commercial, sewer limitations, soils issues, and UDOT objections.

Policy context on affordable housing

Members of our group live in affordable housing and support creating more well located, durable, and financially sustainable units. We also acknowledge system stresses that have been raised publicly, including capped resale appreciation, rising HOA and maintenance costs, unoccupied deed restricted units, and project budgets that have required additional public money, as with Engine House. These issues argue for careful siting and lifecycle planning. Clark Ranch is isolated, complex, and likely far more expensive than is presently discussed. Better locations exist that align with transit, services, and the General Plan.

We urge you not to force an ill-fitting project on this community. Ask Alexander Company and others to bring forward concepts on sites that are better suited to housing and better aligned with adopted plans.

Specific actions requested

For the Planning Commission

1. Make a motion to pause and refer back to Council, as you did with Snow Park in December 2022, for threshold policy guidance on whether any housing at Steve's Point should even be considered under COSAC's recommendation.
2. Decline to combine preliminary and final review. Proceed only with the standard sequence.
3. Deem the application incomplete until the applicant submits:
   a. A complete Sensitive Lands Analysis under LMC 15 2.21 2.
   b. Grading cross sections, cut and fill quantities, and a road slope matrix sufficient to apply LMC 15 2.21 4.
   c. Stamped stormwater and hydrology plans that meet LMC 15 7.1 5 and 15 7.1 6, including downstream capacity through Park City Heights, detention O and M, and edge sections at property lines.
   d. A corrected open space table that distinguishes natural open space from engineered facilities and demonstrates compliance with the 75 percent standard on steep slopes.
   e. A traffic study that includes Studio Crossing and the Highway 40 growth now planned by UDOT and adjacent jurisdictions.
4. Require conformance to the ten-acre limit across all three parcels, inclusive of setbacks and all limits of disturbance, before scheduling additional hearings.

For the City Council

1. Direct staff to correct the public record by linking directly to the August 25, 2015 COSAC minutes in every staff report and on City webpages, and by striking references that claim COSAC unanimously recommended affordable or senior housing on the ten acres.
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4. Set the policy guardrail that upzoning open space will not proceed until the development proposal is proven viable within the ten-acre envelope and fully compliant with the Land Management Code.
5. Steer the program toward better sited projects near transit and services.

Closing
Keep Clark Ranch Wild is committed to a respectful, fact-based dialogue that aligns with the values of Park City residents, the General Plan, and COSAC's work and recommendations. We are not anti-development and we are not anti-affordable housing. We are pro good planning, pro accurate public record, and pro protection of open space where intended. Please pause this process, correct the record, complete the technical analysis the code requires, and ensure that any proposal at Clark Ranch fits within the ten-acre limit and the conservation values established at acquisition.

Thank you for your thoughtful consideration.

Meredith Covey

From: planning <planning@parkcity.gov>
Sent: Wednesday, October 8, 2025 2:16 PM
To: Rebecca Ward; Nannette Larsen; Meredith Covey
Subject: FW: [External] Public Comment
Attachments: KCRW written public comment 10.3 copy.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Keep Clark Ranch Wild [redacted]
Sent: Wednesday, October 8, 2025 1:41 PM
To: planning <planning@parkcity.gov>; Council_Mail <Council_Mail@parkcity.gov>; Jodi Emery <Jodi.Emery@parkcity.gov>
Cc [redacted]
Subject: [External] Public Comment

Warning: Replies to this message will go to keepclarkranchwild@gmail.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Dear Mayor, Council, Planning Commission, Planning Staff, and City Manager:

At the risk of being redundant, I am sharing once more our original message into the Planning Commission and City Council. The email to both simultaneously was intended to provide a shared foundation of understanding as each body reviews and considers various Clark Ranch applications before them.

It was brought to our attention that the City recently moved from a .org to .gov domain and that emails have also changed. We followed the instructions provided at the last meeting by Planning Commission Chair Van Dine to email the catch-all planning email (and not individual commissioners), but have since learned individual commissioners did not receive our written public comment as intended.

We respectfully request that the attached comment be entered into the official public record, and we also request the CIty make clear what email addresses to use for communications with staff, Commission, and Council. As of today, the City website still shows .org emails for Council.

Thank you for considering our input and sharing it in a timely fashion with any/all intended recipients. If we satisfactorily reached both bodies this time, we would appreciate confirmation and will replicate this distribution list in the future.

Sincerely,
Sue Gould

Keep Clark Ranch Wild

Re: Clark Ranch Development Proposal
To: Park City Planning Commission, Park City Council, Planning Staff, and City Manager
From: Keep Clark Ranch Wild
Date: October 3, 2025

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Meredith Covey

From: planning <planning@parkcity.gov>
Sent: Wednesday, October 8, 2025 8:35 AM
To: Rebecca Ward; Nannette Larsen; Meredith Covey
Subject: FW: [External] Fwd: Public Comment
Attachments: KCRW written public comment 10.3 copy.pdf

From: Keep Clark Ranch Wild [redacted]
Sent: Wednesday, October 8, 2025 7:58 AM
To: planning <planning@parkcity.gov>
Subject: [External] Fwd: Public Comment

Warning: Replies to this message will go to keepclarkranchwild@gmail.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

It has come to our attention that our original email was inadvertently sent to the Planning Commission using a .org domain suffix instead of .gov

Please see below and attached for our public comment regarding Clark Ranch

---------- Forwarded message ---------
From: **Keep Clark Ranch Wild** <keepclarkranchwild@gmail.com>
Date: Fri, Oct 3, 2025 at 1:07 PM
Subject: Public Comment
To: <planning@parkcity.org>, <council_mail@parkcity.org>, <jodi.emery@parkcity.gov>
Cc:[redacted]

To Whom It May Concern:

We respectfully submit the attached comment for your consideration and for inclusion in both the Planning and Council public comment records.

Sincerely,
Jeff Iannaccone
John Greenfield
Sue Gould

--
Keep Clark Ranch Wild

--
Keep Clark Ranch Wild

Planning Commission Report

Subject: PCMC Affordable Housing 2032 Goal
Author: Rhoda Stauffer & Sara Wineman
Department: Housing
Date: October 22, 2025

Background

At their annual Planning Retreat on February 13, 2025 (minutes), the City Council provided direction to update housing goals and priorities. Subsequently, at a Work Session on April 24, 2025, Council reviewed the drafted Moderate Income Housing Plan (MIHP) and provided additional revisions. The revised MIHP was then presented to the Planning Commission on May 15, 2025, which forwarded a favorable recommendation for adoption. On June 12, 2025 (minutes), Council accepted the Planning Commission's recommendation and adopted the 2025 Update to the 2022 MIHP as the Housing Element of the new General Plan. A final, clean version incorporating all edits is attached as Exhibit A.

Key updates included in the adopted plan are summarized below:

- Income Targeting Adjustment: The plan shifts the income target from Area Median Income (AMI)[1] to Workforce Wage (WFW)[2]. AMI can overstate local income levels due to the high cost of living in Park City, making it less representative of the workforce. The majority of workers commuting to jobs in Park City cannot afford to live locally under AMI-based standards. To better align housing with workforce needs, the City Council has chosen to target households at 100% of WFW instead of 80% of AMI. 100% of WFW is currently equal to 56% of AMI.

- Affordable Master Planned Development (AMPD) Refinements: The plan continues to refine the AMPD code to expand incentives for the private sector to construct affordable housing units. These updates aim to increase participation and delivery of workforce housing in new developments. These incentives include reduced setbacks, density bonus, fee waivers, and parking reductions.

- Workforce Housing Goal: Council reconfirmed the existing goal to provide housing for 15% of Park City's workforce by 2032. By 2032, the workforce is projected to total approximately 12,425 workers[3], making the 15% goal equivalent to 1,864 affordable and attainable housing units. This represents an increase of 1,190 units from the 674 currently available. For context, the previous

[1] Area Median Income is calculated by the Federal Department of Housing and Urban Development (HUD) to establish income limits for housing assistance programs.
[2] Workforce Wage is based on actual wages of those working in Summit County.
[3] Utah Long-Term Planning Projection Summary-Summit County, University of Utah Kem C Gardner Policy Institute, February 2022.

goal was 800 units by 2026. The net increase from the prior goal to the current 2032 target is 390 units, which, given the existing development pipeline, is considered achievable and continues to motivate public, private, and nonprofit partners to expand housing production. The existing development pipeline includes HOPA, Bonanza 5-Acre, and Clark Ranch, with unit counts detailed below in Figure 1.

A pipeline of projects (Figure 1) illustrates the planned progression toward meeting the 2032 workforce housing goal. This pipeline provides a roadmap for tracking unit production, identifying gaps, and coordinating incentives to achieve Council priorities.

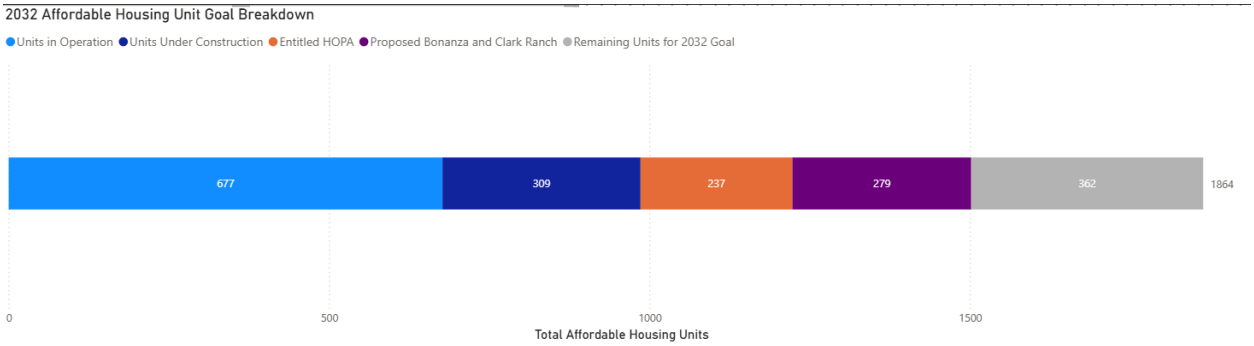


Figure 1: 2032 PCMC Affordable Housing Unit Goal Breakdown

Planning Commission
Staff Report

Subject:	**Clark Ranch** **Affordable Housing Development**
Application:	**PL-25-06655**
Authors:	**Nan Larsen, Senior Planner** **Lillian Zollinger, Planner III** **Meredith Covey, Planner II**
Date:	**October 22, 2025**
Type of Item:	**Subdivision**

Disclosure

Park City Municipal Corporation owns the Clark Ranch property and authorized The Alexander Company to propose an affordable housing development on ten acres through a public-private partnership.

Recommendation

(I) Review the proposed Clark Ranch Subdivision to create:

- A 4.36-acre Lot 1
- A 4.59-acre Lot 2,
- A 5.13-acre Lot 3,
- A 0.38-acre Open Space Parcel A,
- A 40.16-acre Open Space Parcel B,
- Road 1 for internal circulation, Road 2 for limited fire access to Park City Heights, and Road 3 to connect to the Frontage Road (Exhibit A),

(II) hold a public hearing, (III) provide input to the Applicant, and (IV) continue the discussion and public hearing to November 12, 2025.

Description

Applicant:	The Alexander Company, Inc. Representative, Chris Day
Location:	A portion of Parcel PC-SS-121-X, owned by Park City Municipal
Zoning District:	Recreation and Open Space Sensitive Land Overlay
Adjacent Land Uses:	Park City Heights, Trails, and Open Space
Reason for Review:	The Planning Commission reviews Subdivisions and takes Final Action.[1]

[1] LMC Section 15-7.1-6(C)

CUP	Conditional Use Permit
LMC	Land Management Code
MPD	Master Planned Development
ROS	Recreation and Open Space
SLO	Sensitive Land Overlay

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

Background

On September 10, 2025, the Planning Commission conducted a site visit, The Alexander Company presented a project overview, and the Planning Commission provided input on the proposed Subdivision review process (Packet, Item 5.A, Audio):

- Clarification is needed on the ten-acre limitation.
- The preliminary and final subdivision reviews may be completed concurrently.
- The requirement to include all contiguous City-owned property in the Clark Ranch Subdivision is waived with the understanding that the remaining acreage is protected through a conservation easement.
- Creating development pods to clearly establish future limitations is recommended.
- The project should include a family-friendly gathering space for community or recreational use.

Please refer to the September 10, 2025 staff report for project background.

The Alexander Company requests the Planning Commission consider forwarding a recommendation to the City Council on the proposed rezone and taking final action on the Subdivision before the end of the year, with detailed review of the MPD and CUP applications for the Multi-Unit Dwellings (Phase I) and townhomes (Phase II) by the Planning Commission in 2026.

Analysis

(I) The Applicant proposes the creation of three separate Lots and two Open Space Parcels in the Clark Ranch project. The Applicant proposes three development pods within the Lots as recommended by the Planning Commission on September 10, 2025.

The Applicant proposes three internal and connector roads and a 4.36-acre Lot shown in blue, a 4.59-acre Lot shown in yellow, and a 5.13-acre Lot shown in orange. The two open space parcels are shown in green; Parcel A is 0.38 acres and Parcel B is 40.16 acres.

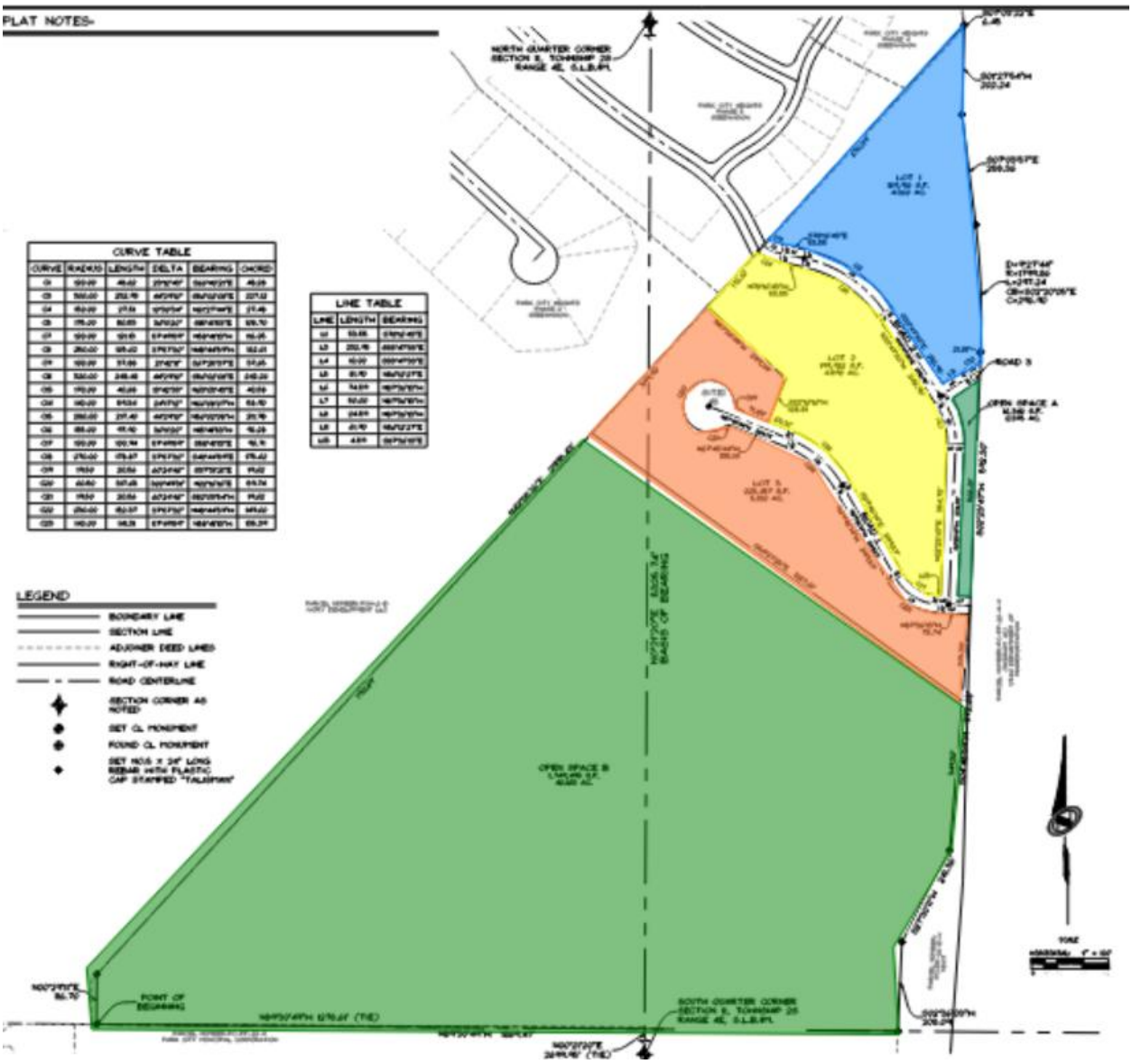


Figure 1: Proposed subdivision plat showing Lot 1 in blue, Lot 2 in yellow, Lot 3 in Orange and the Open Space Parcels highlighted in green. Image highlighted by staff.

At the September 10, 2025 Planning Commission meeting the Commission indicated that they supported requiring the Applicant to create platted development pods to distinguish disturbance areas from those areas proposed to remain Open Space.

The Applicant's updated Development and Open Space exhibit below outlines the proposed areas to be rezoned (yellow) and Open Space acreage (grey and orange showing the area proposed for the stormwater retention basin) within 57 of the ~344 Clark Ranch acres:

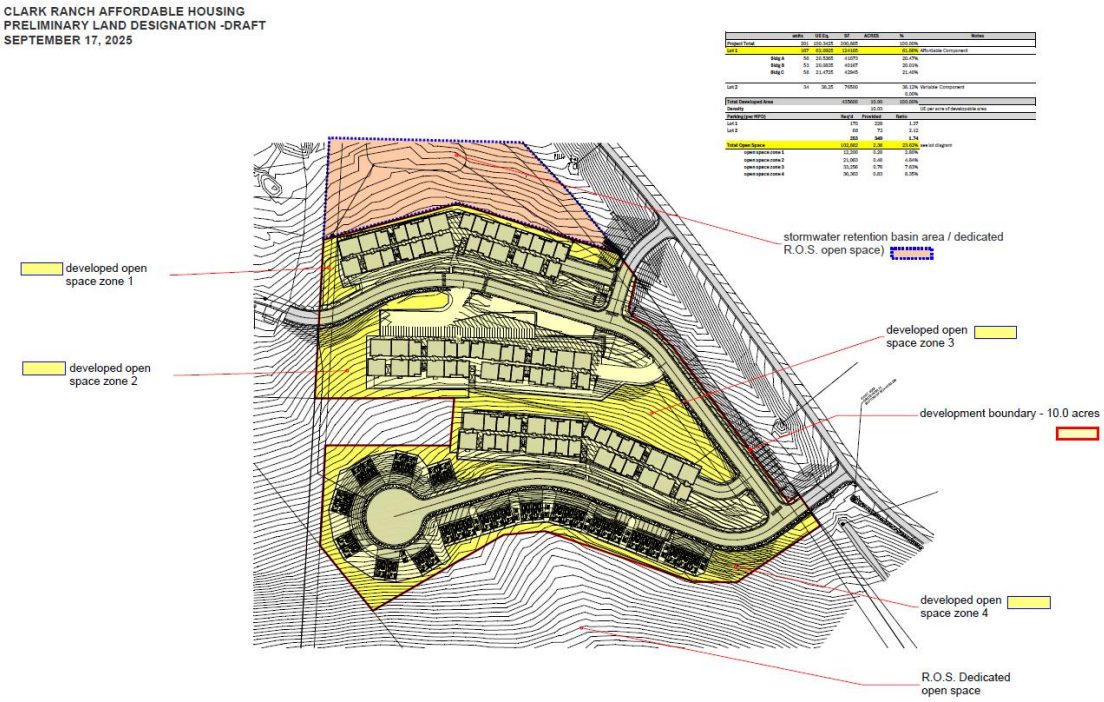


Figure 2: Applicant's Proposed Rezoned Area for Development in Yellow separated from Open Space (gray with the orange area showing the proposed retention spot in Open Space).

The Applicant's table from the above map, provided below, outlines areas protected as Open Space, meaning ten acres are proposed to be within the rezoned development pods, excluding the area proposed for the retention ponds:

	units	UE Eq.	SF	ACRES	%	Notes
Project Total	201	100.3425	200,685		100.00%	
Lot 1	167	62.0925	124185		61.88%	Affordable Component
Bldg A	56	20.5365	41073		20.47%	
Bldg B	53	20.0835	40167		20.01%	
Bldg C	58	21.4725	42945		21.40%	
Lot 2	34	38.25	76500		38.12%	Variable Component
					0.00%	
Total Developed Area			435600	10.00	100.00%	
Density				10.03		UE per acre of developable area
Parking (per MPD)			Req'd	Provided	Ratio	
Lot 1			170	229	1.37	
Lot 2			68	72	2.12	
			253	**349**	**1.74**	
Total Open Space			102,882	2.36	23.62%	see lot diagram
open space zone 1			12,200	0.28	2.80%	
open space zone 2			21,063	0.48	4.84%	
open space zone 3			33,256	0.76	7.63%	
open space zone 4			36,363	0.83	8.35%	

Figure 3: Applicant's Table Showing Open Space within the 56.617-acre Subdivision.

(II) The Planning Commission must make a finding of Good Cause for the Subdivision and compliance with the requirements of LMC Chapter 15-7, *Subdivision General Provisions.*

The purpose of the Subdivision regulations are outlined in LMC § 15-7-2:

A. To protect and provide for the public health, safety, and general welfare of Park City.
B. To guide the future growth and Development of Park City, in accordance with the General Plan.
C. To provide for adequate light, air, and privacy, to secure safety from fire, flood, landslides and other geologic hazards, mine subsidence, mine tunnels, shafts, adits and dump Areas, and other danger, and to prevent overcrowding of the land and undue congestion of population.
D. To protect the character and the social and economic stability of all parts of Park City and to encourage the orderly and beneficial Development of all parts of the municipality.
E. To protect and conserve the value of land throughout the municipality and the value of Buildings and improvements upon the land, and to minimize the conflicts among the Uses of land and Buildings.
F. To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public requirements and facilities.
G. To provide the most beneficial relationship between the Uses of land and Buildings and the circulation of traffic, throughout the municipality, having particular regard to the avoidance of congestion in the Streets and highways, and the pedestrian traffic movements appropriate to the various Uses of land and Buildings, and to provide for the proper location and width of Streets and Building lines.

H. To establish reasonable standards of design and procedures for Subdivisions, Re-subdivisions, and Boundary Adjustments, in order to further the orderly layout and Use of land; and to ensure proper legal descriptions and monumenting of subdivided land.
I. To ensure that public facilities are available and will have a sufficient capacity to serve the proposed Subdivision, Re-subdivision, or Boundary Adjustments,
J. To prevent the pollution or degradation of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; to minimize Site disturbance, removal of native vegetation, and soil erosion; and to encourage the wise Use and management of natural resources throughout the municipality in order to preserve the integrity, stability, and beauty of the community and the value of the land,
K. To preserve the natural beauty and topography of Park City and to insure appropriate Development with regard to these natural features, and
L. To provide for open spaces through the most efficient design and layout of the land, including the Use of flexible Density or cluster-type zoning in providing for minimum width and Area of Lots, while preserving the Density of land as established in the Land Management Code of Park City.

The Applicant proposes to create a subdivision to construct 201 units on 10 acres. Please see the Analysis Below and the Sensitive Land Overlay Analysis in the rezone staff report for recommendations on grading, filling, massing, compatibility, and traffic. The Applicant's Statement of Good Cause is attached as Exhibit B.

(III) The Clark Ranch Subdivision complies with LMC Chapter 15-7.1 *Subdivision Procedures.*

The Planning Commission reviews Subdivisions pursuant to LMC Chapter 15-7.1.

A. Subdivision Classification.

LMC Section 15-7.1-3(A)(1) establishes a Subdivision proposing a new Street to be a Major Subdivision, requiring Planning Commission review of a preliminary plat and a final plat, unless the Planning Commission waives the preliminary plat review and allows the Applicant to combine the requirements of the preliminary and final Subdivision.

At the September 10, 2025 Planning Commission meeting, the Commission indicated that they were supportive of combining the preliminary and final Subdivision plats because the Applicant has already been coordinating with City Departments, Districts, and utilities. All code requirements must be met regardless of the review process.

B. Application Procedure and Requirements.

LMC Section 15-7.1-5(B) states that Subdivisions should include all contiguous

holdings of the owner unless otherwise waived by the Planning Department and Planning Commission.

At the September 10, 2025 Planning Commission meeting, the Commission indicated support to waive the inclusion of all contiguous City-owner property because the Clark Ranch acreage under City ownership that is not within the limited development pods for the affordable housing project is proposed to be preserved Open Space through a conservation easement.

C. Preliminary Plat Review

LMC Section 15-7.1-5(C) requires Development Review Committee consideration of the proposed Subdivision, providing Park City Fire District, Snyderville Basin Water Reclamation District, interdepartmental, and utility review and comments.

On August 19, 2025, the Development Review Committee evaluated the Clark Ranch Subdivision and provided the following comments for the Applicant to address (further review of these items are addressed in Sections IV and V of this report):

- The Applicant has coordinated with the Park City Fire District on the proposed plans and obtained preliminary approval. The Road 2 connection to Park City Heights is for secondary emergency access only and must be gated.
- Snow removal between the subdivisions around the gate must be coordinated and the Roads to the gates must remain clear of snow.
- LMC Section 15-7.3-4 establishes road requirements for Subdivisions and Section 15-7.3-2(F) requires roads and utility lines within a Subdivision be designed to work with Existing Grade to minimize cuts and fill slopes. The Applicant must coordinate with the Engineering Department regarding the grading for the proposed Roads 1, 2, and 3.
- LMC Section 15-7.3-5 outlines drainage and storm water regulations. The Applicant is required to coordinate with the Engineering Department on their plans.
- LMC Section 15-7.3-9 requires utility facilities to be located underground with platted easements. In addition to utility easements, an easement accommodating fiber conduit may be required along Roads 1, 2, and 3.
- Snyderville Basin Water Reclamation District can accommodate the proposed unit count. However, if the unit count increases, a new sewer line along the Frontage Road may be required.[3]
- The Applicant is required to continue coordination with the Park City Water

[3] LMC Section 15-7.3-4(B) requires the Applicant to name roads based on consultation with the local postmaster and Planning Commission and City Council consent. Names must be sufficiently different in sound and in spelling from other road names in Summit County.

Department on water pressure zones.

- LMC Section 15-7.3-2(I) requires trails and sidewalks to be provided within Subdivisions to allow efficient internal circulation and links to adjacent trail systems. The Trails and Open Space team will continue to coordinate with the Applicant to plat public trail access easements on the final Subdivision.

(IV) The proposal, as conditioned, complies with LMC Chapter 17-7.2 *Assurance for Completion and Maintenance of Improvements.*

Pursuant to LMC Section 15-7.2-1(A) all required Site or Public Improvements shall be made by the Applicant without reimbursement by the City or any improvement district therein, and in accordance with related codes, fee schedules, and ordinances.

The Applicant is required to comply with the provisions outlined in LMC Chapter 15-7.2.

(V) The Clark Ranch Subdivision, as conditioned, complies with Land Management Code Chapter 15-7.3 *Requirements for Improvements, Reservations, and Design*.

The Applicant proposes three development pods, not to exceed ten acres, on three separate Lots in the Clark Ranch Subdivision. The proposed Subdivision will also include two Open Space Parcels, described below:

- Development Pod A within Lot 1 (4.36-acre)
- Development Pod B within Lot 2 (4.59-acre)
- Development Pod C within Lot 3 (5.13-acre)
- A 0.38-acre Open Space Parcel A
- A 40.16-acre Open Space Parcel B

The Development pods will be made accessible with the primary access from the Frontage Road, parallel to HWY 40, through the creation and dedication of three new roads adjoining the three Lots. Roads 1 and 3 will allow access from the Frontage Road, and Road 2 is proposed to connect to the Park City Heights Phase 5 Subdivision for secondary emergency access only. A gate will be required to be installed and maintained to restrict through-traffic.

Applicable Rules for Improvements, Reservations, and Design.[4]

The Requirements for Improvements, Reservations, and Design necessitate a new Subdivision comply with the Land Management Code, the standards and regulations adopted by the City Engineer, Public Utilities, the Park City Fire District, and the Snyderville Basin Water Reclamation District.

[4] LMC Section 15-7.3-1

General Subdivision Requirements.[5]

LMC Section 15-7.3-2 outlines general Subdivision review standards that must be met before the approval of a Subdivision Plat.

A. Limits of Disturbance/Vegetation Protection.

A separate plan that addresses Limits of Disturbance and vegetation protection during construction and the re-vegetation of disturbed areas is required.

The Applicant is required to show Limits of Disturbance on the final plat in accordance with the definition of Significant Vegetation. The Applicant will continue working with staff to identify appropriate Limit of Disturbance boundary appropriate for the Subdivision.

B. Ridge Line Protection.

Ridges are protected from Development, which may not occur where visible on the skyline from the designated Vantage Points in Park City.

The Applicant submitted a Ridge Line study and included vantage point views of the proposed Development. The proposed project is not within a Ridge Line Area and placement of the Development Pods complies with this criterion.

C. Open Space.

Development must be clustered in the more developable and least visible portions of the Site, with common Open Space separating clusters.

The Clark Ranch proposal is situated towards the northernmost and least visible portion of the western Clark Ranch site.

D. Roads and Utility Lines.

Roads and utility lines should be designed to work with the Existing Grade, cuts and fills should be minimized and disturbance of Significant Vegetation is also minimized.

The Applicant will continue to work with Park City Engineering for compatibility before a recommendation of approval can be made. Please see the analysis regarding grading and filling outlined in the rezone staff report.

E. Trails and Sidewalks.

Trails and sidewalks should be provided to allow efficient internal circulation as

[5] LMC Section 15-7.3-2

well as links to adjacent trail systems on other Properties.

The Trails and Open Space team will continue to coordinate with the Applicant to plat public trail access easements on the final Subdivision.

F. Architectural Standards.

Architectural standards will be developed to address Building design and finish materials. Guidelines may include consistency of roof pitch, roofing materials, siding materials, colors, porch details, window types and similar provisions.

The architectural standards of Clark Ranch Subdivision may be addressed through the Affordable Housing Overlay as the Applicant is requesting an increase in allowed height and additionally density.

Road Requirements and Design.[6]

As part of the Subdivision review, LMC § 15-7.3-4 provides roadway standards that must be met prior to the approval of a Subdivision Plat.

A. General Layout Requirements

General layout of a Subdivision plat requires that all roads are graded, improved and conform to the Park City Design Standards, as approved by the City Engineer; the use of curvilinear, Cul-de-sac, or U-shaped Streets are encouraged; and proposed Streets are extended to the Subdivision boundary lines unless prevented by physical conditions or deemed unnecessary by the Planning Commission.

The Applicant continues to work with the Engineering Department to ensure Street grading and other required improvements comply with Park City Design Standards – Planning Commission will receive final details once they become available.

The proposal includes both curvilinear and cul-de-sac Streets to better conform to the topography of the site and improve the overall layout of the development. The Street labeled “Road 2” will provide emergency access to the proposed Clark Ranch Development – the emergency access will be gated and will only allow emergency services thoroughfare between the two developments.

The LMC encourages newly created Streets to extend to the boundary lines of the Subdivision; Staff is recommending the Planning Commission find this criterion unnecessary for all Streets proposed on the Clark Ranch Subdivision as the Street labeled “Road 1” is bounded from adjoining properties with conserved Open Space areas.

[6] LMC 15-7.3-4

B. Frontage and Arrangement to Improved Roads.

Subdivision approval requires that the area has Frontage on, and Access from, and existing Street.

The Frontage Street proposed must be suitably improved and properly integrated with the existing and/or proposed Right-of-Way, or as established in the Streets Master Plan. The Applicant continues to work with the City Engineer to establish needed improvements to the proposed Frontage Road to provide sufficient access to the Clark Ranch development – Planning Commission will receive final details once they become available.

C. Road Arrangement in Relation to Topography.

Road arrangement must be related appropriately to the topography of the site and be arranged to maximize the number of buildings sites. Street grades must also conform closely to the original topography; steep Grades and curves should be avoided.

Minor or local Streets must be laid out to conform to natural topography, to discourage Use by through traffic, to permit efficient drainage and utility systems, and require the minimum number of Streets necessary to provide convenient and safe Access to the site.

The Applicant continues to work with the Engineering Department to improve how the streets relate to the natural topography. Sections of Road 1 and Road 3 require fills that have a height from 14 feet to 24 feet and cuts exceeding 20 feet.

D. Road Design Considering Blocks.

No new city Blocks are proposed as part of the Subdivision; does not apply.

E. Access to Arterial or Collector Streets.

The proposed Subdivision does not border on or contain an Arterial or Collector Street; does not apply.

F. Construction of Dead-End Roads.

A single Dead-end road is proposed in the Clark Ranch development, Streets may terminate within a Subdivision if its terminus is not closer than 50 feet to the boundary of the Subdivision. Streets must be continued between adjacent Properties where continuation is necessary for convenient movement of traffic, effective fire protection, for efficient provision of utilities, and where necessary to comply with the Streets Master Plan.

If a Street does not extend to the boundary of the Subdivision and is not required for adjoining Access, its terminus must be (generally) no closer than 50 feet to the boundary, all Dead-end Streets must culminate in a Cul-de-sac turnaround.

The proposed Cul-de-sac Street complies and is set back from the Subdivision boundary approximately 100 feet. Dead-end Streets are limited to 650 feet in length; the Dead-end Street exceeds this criterion with the proposed length of 741 feet. The Applicant continues to work with Park City Engineering for compliance.

Drainage and Storm Sewers.[7]

LMC § 15-7.3-5(A) requires that a Subdivision demonstrate adequate storm or floodwater runoff channels or catch basins.

As part of the Master Planned Development review, the Planning Commission will determine the type of Open Space for the project.

LMC Section 15-15-1 defines three types of Open Space:

1. **Open Space, Landscaped**. Landscaped Areas, which may include local government facilities, necessary public improvements, and playground equipment, recreation amenities, public landscaped and hard-scaped plazas, and public pedestrian amenities, but excluding Buildings or Structures.
2. **Open Space, Natural**. A natural, undisturbed Area with little or no improvements. Open space may include, but is not limited to, such Areas as Ridge Line Area, Slopes over thirty percent (30%), wetlands, Stream Corridors, trail linkages, Subdivision or Condominium Common Area, or view corridors.
3. **Open Space, Transferred Development Right (TDR)**. That portion of a Master Planned Development, PUD, Cluster Plan or other Development plan from which Density is permanently Transferred. This Area may be either Natural or Landscaped Open Space.

The Applicant provided plans showing the proposed storm water retention basin outside of the ten-acre development pods. The Planning Commission requested the Applicant provide more information on the proposed retention basin. The Applicant indicates they will describe their proposal in the October 22 public hearing.

Sidewalks, Hiking Trails, Bike Paths, and Horse Trails.[8]

LMC Section 15-7.3-8(A) requires that sidewalks are included within dedicated non-pavement Right-Of-Way of all roads, unless an alternate location has been identified by the Planning Commission. Trails and bike paths must relate appropriately to the

[7] LMC Section 15-7.3-5
[8] LMC Section 15-7.3-8

topography, require minimal site disturbance, and provide safe Access. Hiking trails, bike paths, and horse paths must be provided in accordance with the Trails Master Plan.

The Trails and Open Space team will continue to coordinate with the Applicant to plat public trail access easements on the final Subdivision.

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed this report.[13]

Public Input

Public input is attached as Exhibit C.

Exhibits

A: Proposed Subdivision Plat
B: Applicant Statement of Good Cause
C: Public Input

[13] The Development Review Committee reviewed the proposal on August 19, 2025.

24 x 36

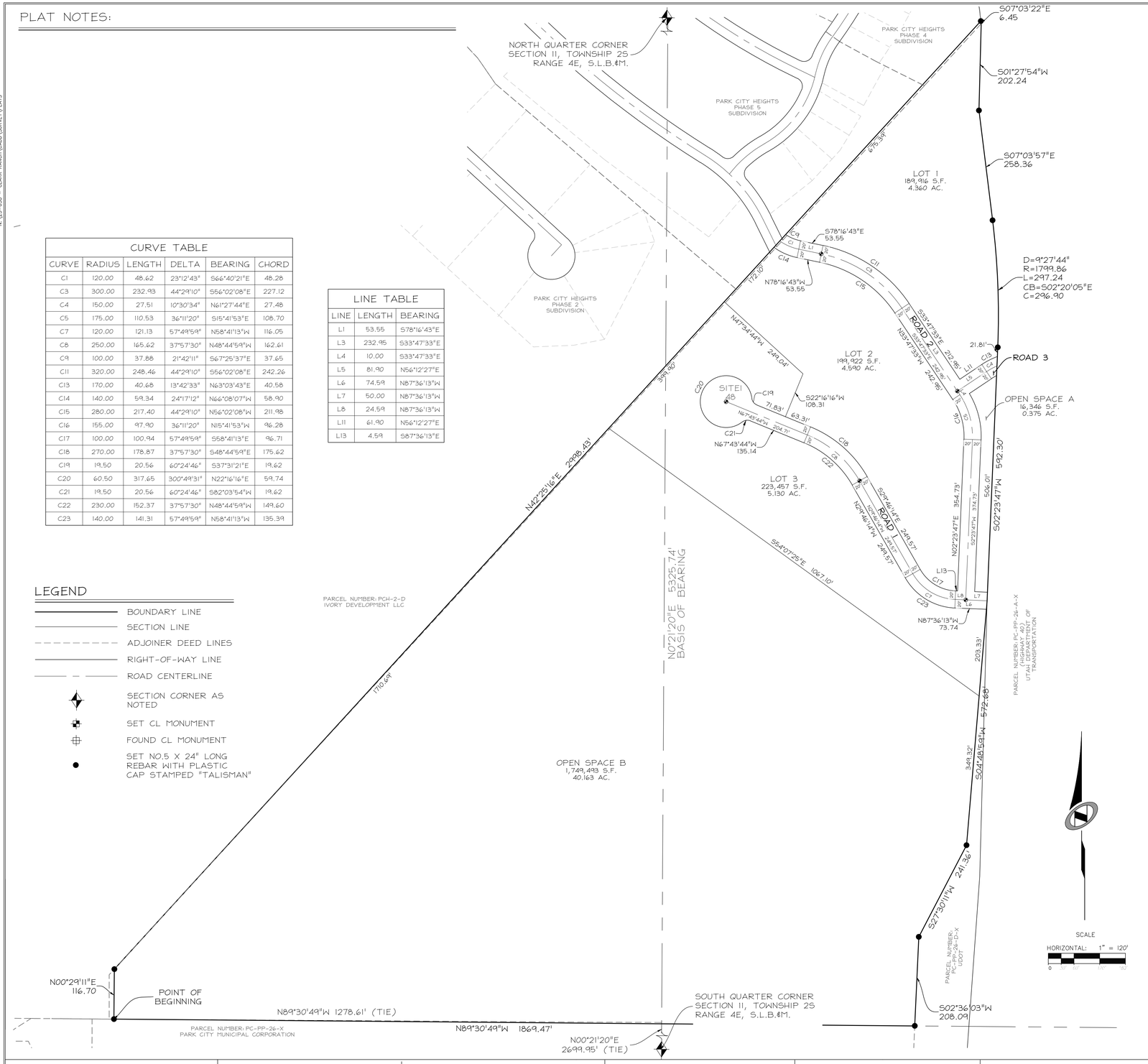
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N:\23-008 - CLARK RANCH\CADD\SURVEY\PLATS

PLAT NOTES:

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	120.00	48.62	23°12'43"	S66°40'21"E	48.28
C3	300.00	232.93	44°29'10"	S56°02'08"E	227.12
C4	150.00	27.51	10°30'34"	N61°27'44"E	27.48
C5	175.00	110.53	36°11'20"	S15°41'53"E	108.70
C7	120.00	121.13	57°49'59"	N58°41'13"W	116.05
C8	250.00	165.62	37°57'30"	N48°44'59"W	162.61
C9	100.00	37.88	21°42'11"	S67°25'37"E	37.65
C11	320.00	248.46	44°29'10"	S56°02'08"E	242.26
C13	170.00	40.68	13°42'33"	N63°03'43"E	40.58
C14	140.00	59.34	24°17'12"	N66°08'07"W	58.90
C15	280.00	217.40	44°29'10"	N56°02'08"W	211.98
C16	155.00	97.90	36°11'20"	N15°41'53"W	96.28
C17	100.00	100.94	57°49'59"	S58°41'13"E	96.71
C18	270.00	178.87	37°57'30"	S48°44'59"E	175.62
C19	19.50	20.56	60°24'46"	S37°31'21"E	19.62
C20	60.50	317.65	300°49'31"	N22°16'16"E	59.74
C21	19.50	20.56	60°24'46"	S82°03'54"W	19.62
C22	230.00	152.37	37°57'30"	N48°44'59"W	149.60
C23	140.00	141.31	57°49'59"	N58°41'13"W	135.39

LINE TABLE		
LINE	LENGTH	BEARING
L1	53.55	S78°16'43"E
L3	232.95	S33°47'33"E
L4	10.00	S33°47'33"E
L5	81.90	N56°12'27"E
L6	74.59	N87°36'13"W
L7	50.00	N87°36'13"W
L8	24.59	N87°36'13"W
L11	61.90	N56°12'27"E
L13	4.59	S87°36'13"E



LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJOINER DEED LINES
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- SECTION CORNER AS NOTED
- SET CL MONUMENT
- FOUND CL MONUMENT
- SET NO.5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN"

SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF UTAH STATE CODE AND HAVE VERIFIED ALL MEASUMENTS; AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HEREAFTER TO BE KNOW AS:

CLARK RANCH SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND

NATHAN CHRISTENSEN
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 10175991

LEGAL DESCRIPTION

THE BASIS OF BEARING IS NORTH 0°21'20" EAST, 5325.74 FEET WAS MEASURED SOUTH QUARTER CORNER OF SECTION 11 AND THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT BEING NORTH 0°21'20" EAST, 2699.95 FEET, AND NORTH 89°30'49" WEST, 1278.61 FEET, FROM THE FOUND SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

AND RUNNING THENCE, THENCE NORTH 0°29'11" EAST, 116.70 FEET; THENCE ALONG THE SOUTHEASTERLY LINE OF THE PARK CITY HEIGHTS PHASE 2, 5, AND 4 SUBDIVISIONS, NORTH 42°25'16" EAST, 2,998.43 FEET, TO THE WESTERLY ROW LINE OF HWY 40; THENCE ALONG SAID WESTERLY ROW LINE, SOUTH 7°03'22" EAST, 6.45 FEET; THENCE SOUTH 1°27'54" WEST, 202.24 FEET; THENCE SOUTH 7°03'57" EAST, 258.36 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,799.86 FEET, (CHORD BEARS SOUTH 2°20'05" EAST, 296.90 FEET), THROUGH A CENTRAL ANGLE OF 9°27'44", FOR AN ARC DISTANCE OF 297.24 FEET, THENCE SOUTH 2°23'47" WEST, 592.30 FEET, LEAVING THE SAID WESTERLY ROW LINE OF HWY 40; THENCE SOUTH 4°48'59" WEST, 572.68 FEET; THENCE SOUTH 27°30'11" WEST, 241.36 FEET; THENCE SOUTH 2°36'03" WEST, 208.09 FEET TO THE QUARTER SECTION OF SAID SECTION 11; THENCE ALONG SAID QUARTER SECTION LINE, NORTH 89°30'49" WEST, 1,869.47 FEET TO THE POINT OF BEGINNING;

LOCATED IN THE NORTH HALF OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

CONTAINING: 2,466,230 S.F. OR 56.617 ACRES, MORE OR LESS.

OWNER'S DEDICATION:

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, TOGETHER WITH EASEMENTS AS SHOW HEREON TO BE HERE AFTER KNOWN AS: CLARK RANCH SUBDIVISION AND DO HEREBY DEDICATE TO PARK CITY MUNICIPAL CORPORATION ALL THESE TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO CONVEY TO PARK CITY MUNICIPAL CORPORATION AND SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION OF MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES

NAME:_____,
TITLE:_____,
COMPANY:_____,

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE _____DAY OF_____, 20_____
PARK CITY MUNICIPAL CORPORATION
BY: _____
NAME: _____
TITLE: _____

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

ON THIS _____ DAY OF _____ 20____ BEFORE ME_____, A NOTARY PUBLIC, PERSONALLY APPEARED AS THE AUTHORIZED SIGNATORY OF PARK CITY MUNICIPAL CORPORATION, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS INSTRUMENT, AND DULY ACKNOWLEDGED THAT HE/SHE EXECUTED THIS INSTRUMENT IN HIS/HER AUTHORIZED CAPACITY ON BEHALF OF SAID COMPANY, INTENDING TO BE LEGALLY BOUND. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE:_____,
RESIDING IN:_____,
COMMISSION #: _____,
MY COMMISSION EXPIRES: _____,

CLARK RANCH SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT THIS_____DAY OF_____, 20_____.
BY DATE

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS_____DAY OF_____A.D. 20_____.
CHAIRMAN DATE

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS_____, DAY OF_____A.D. 20_____.
PARK CITY ENGINEER DATE

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS_____ DAY OF _____ A.D. 20_____ .
PARK CITY ATTORNEY DATE

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY THE PARK CITY COUNCIL THIS_____DAY OF_____A.D. 20_____.
PARK CITY RECORDER DATE

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS_____DAY OF_____A.D. 20_____.
PARK CITY MAYOR DATE

Sheet 1 of 1

OWNER/DEVELOPER
PARK CITY MUNICIPAL CORPORATION
445 MARSAC AVE,
PARK CITY, UT 84060

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE
RECORDED AND FILED AT THE
RECORDED NO:_____
REQUEST OF:_____
DATE:_____TIME:_____
BOOK:_____PAGE:_____
FEE $
SALT LAKE COUNTY RECORDER

Clark Ranch
Statement of Good Cause

The Alexander Company believes that the proposed development at Clark Ranch will provide positive, catalytic benefits to current and future residents of Park City, Utah. The transformative project provides housing options, reduces traffic congestion, and features efficient housing systems that respond to the needs of Park City and the environment, as well as the natural topography and the existing built environment of the site. Per Land Management Code § 15-7.1-6, The Alexander Company appeals to the Planning Commission to find "Good Cause" for the new subdivision proposed at Clark Ranch.

Providing Public Amenities and Benefits:
Park City needs new attainable housing options that are accessible to its current and future residents. The proposed development at Clark Ranch would provide approximately 201 units of mixed-income housing, supplying diversity in housing tenure (owner-occupied and renter-occupied) and housing typology. Additional units on this site provide a public benefit by offering local families and essential workers attainable and diverse housing solutions. This may simultaneously bolster community involvement and employee retention due to shorter commutes.

Additional housing on the Clark Ranch site may reduce the number of daily commutes for families and workers into Park City. In partnership with the City, there is an opportunity to bolster multi-modal connections and pathways for new tenants and owners to navigate around Park City. The integration of biking and walking trails, public transit, and dedicated open spaces are amenities that the development intends to provide to further preserve the established character and supplement connectivity for the residents of Park City. These additional units present an opportunity to house more families and employees locally and reduce traffic congestion and air pollution attributed to daily commutes into Park City.

Additional housing within the municipality's boundaries provides supplemental economic benefits beyond offering greater workforce retention due to shorter commutes. The 201 housing units will also contribute to a larger tax base and offer additional clients for the local economy. These extra funds and transactions can contribute to furthering the goals established by Park City.

Utilizing Best Planning and Design Practices:
The proposal for Clark Ranch provides an efficient design that accounts for the site's topography, adjacent built environments, and setting on the periphery of the municipality's boundaries.

Multi-Family Units:
The project thoughtfully groups the 167 rental units into three distinct buildings, low on the site, minimizing site disturbance while maximizing the housing opportunities. Consolidating units into three structures reduces the impervious surface of the development footprint, maintains open spaces, and limits unnecessary sprawl.
Each of the three buildings is designed as a bent bar, conforming to the natural topography. This form eliminates the need for excessive retaining walls and or extensive soil cutting – preserving the site's geological integrity. Rather than imposing onto the hillside, the buildings adapt to it – an intentional act of restraint and respect that helps the project sit within the landscape rather than atop it.

Townhome Units:
The upper portion of the developable area, the most visible portion of the site, acts as an area of transition to the adjacent homes to the North and West. The townhomes are a typology that allows for massing variability to better match the existing communities nearby. Similar to the multi-family units down the hill, they are intentionally situated to maintain a low profile to avoid disrupting the natural topography of the site.

In images provided in the exhibits, specifically with the perspectives and exterior elevations, you will notice the clean roof lines and calm material palette. The facades are purposefully minimal, crafted with muted tones and natural textures to blend seamlessly into the surrounding high desert landscape. By keeping the massing low and the architectural expression subdued, we ensure that Clark Ranch does not compete with the expansive views and natural open spaces that define Park City's identity.

Promoting Excellent and Sustainable Design:
The Clark Ranch units will enhance the sustainability and overall design of Park City's existing housing stock. Updated units, equipped with energy-efficient systems, as well as thoughtful design decisions, will allow us to provide a comfortable and energy-efficient design.

The interior layouts for the three multifamily buildings use double-loaded corridors. A simple and effective method to increase space efficiency and reduce energy loads. This strategy ensures more units can be housed within a smaller building envelope. Reducing material use, heating/cooling demands, and long-term operational costs make this a sustainable and scalable model.

The design leverages an efficient internal layout, building footprints set into the hillside, limited glass facades, and exterior colors that match the natural landscape to reduce the electrical load necessary to heat and cool these buildings. The design also anticipates

future solar integration, as part of an all-electric infrastructure, aligning with Park City's carbon neutrality goals. The sustainable design of these buildings promotes excellence in Park City and contributes to the future resiliency of the community.

Lillian Zollinger

From: Rebecca Ward <rebecca.ward@parkcity.gov>
Sent: Wednesday, September 10, 2025 10:15 AM
To: Grant Tilson; Christin VanDine; John Frontero; Henry Sigg; Rick Shand; Bill Johnson; Seth Beal
Cc: Mark Harrington; Heather Sneddon; Meredith Covey; Nannette Larsen; Lillian Zollinger
Subject: RE: [External] Clark Ranch Question and Thanks

Thank you for forwarding, Grant. Commissioners, please see the email below submitted for public comment regarding the proposed Clark Ranch project.

From: Grant Tilson <grant.tilson@parkcity.gov>
Sent: Wednesday, September 10, 2025 9:54 AM
To: Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: Fw: [External] Clark Ranch Question and Thanks

Hi Rebecca,

I received this public comment addressed only to me. I'm not sure if the other commissioners received the same comment. Forwarding so it can be included/sent to everyone if it wasn't already.

Grant

From: Jeffrey Iannaccone <[redacted]>
Sent: Tuesday, September 9, 2025 1:23:17 PM
To: Grant Tilson <grant.tilson@parkcity.gov>
Subject: [External] Clark Ranch Question and Thanks

Warning: Replies to this message will go to [redacted]. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Good afternoon, Grant,

My name is Jeff and I live in Park City Heights ([redacted]).

First off, thank you for your service to Park City. My family and I have had several military moves along the way, and we're unbelievably grateful to finally settle down and raise two young boys in such an amazing town. You and your colleagues play a critical role in making and keeping Park City amazing, thank you for your hard work.

I'm reaching out regarding the construction in Clark Ranch. Admittedly, I am way out of my league on the technicalities involved in getting this apartment complex approved.

Although I disagree with most of the developer's narrative in Exhibit A, and their application as a whole, I'll only address one specific area that greatly affects my family's home. The frontage road. Please forgive me if this is not within your current scope; however, I felt getting my thoughts to you sooner rather than later makes sense.

Based on the applicant's slope analysis, it seems that the frontage road slope exceeds 30 degrees (and most portions greater than 40 degrees) in our backyard. Would LMC 15-2.21-4(D) apply? I know there's mention of a street "crossing" a steep slope in this section, but would it still apply as the road sits directly on top of and actually touches the steep slope?

This frontage road will significantly hamper our view. Additionally, this section of road looks like it will provide a safety hazard for drivers and the occupants of the home that sits on the corner of Stella and Piper. To speak frankly, a car slide off in their backyard could result in the upended car sitting in their living room. I imagine hefty safety measures will take place to mitigate these risks; however, that would also increase the negative visual aspects of this road.

As I'm sure you are aware, construction dirt has already been added to the slopes of the frontage road (it began in June). It greatly concerns me that building preparation and construction has already commenced before you, the decision makers, have had the opportunity to explore this application. I can't be certain of when the slope survey was conducted, but it does seem like the construction happened first, and the slope study was conducted second.

I know that you are extremely busy and I can't begin to tell you how much I appreciate your attention to not only the one specific item that I've pointed out, but the entire Clark Ranch Project as a whole.

Please let me know if there's anyway that I can help as you work towards a decision on Clark Ranch and the frontage road.

Sincerely,

Jeff Iannaccone
[redacted]

Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Wednesday, September 10, 2025 5:20 PM
To: Lillian Zollinger
Subject: FW: [External] Clark Ranch Concerns

From: planning <planning@parkcity.gov>
Sent: Wednesday, September 10, 2025 4:21 PM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Clark Ranch Concerns

From: Christin VanDine <christin.VanDine@parkcity.gov>
Sent: Wednesday, September 10, 2025 3:07 PM
To: planning <planning@parkcity.gov>
Subject: Fwd: [External] Clark Ranch Concerns

Sent from my iPad

Begin forwarded message:

> **From:** Sue Gould [redacted]
> **Date:** September 9, 2025 at 2:26:52 PM MDT
> **To:** Bill Johnson <bill.johnson@parkcity.gov>, Christin VanDine <christin.VanDine@parkcity.gov>, Grant Tilson <grant.tilson@parkcity.gov>, Henry Sigg <henry.sigg@parkcity.gov>, John Frontero <john.frontero@parkcity.gov>, Rick Shand <rick.shand@parkcity.gov>, Seth Beal <seth.beal@parkcity.gov>
> **Subject: [External] Clark Ranch Concerns**

Warning: Replies to this message will go to [redacted] If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

To the members of the the Park City Planning Commission:

I believe you have a meeting scheduled for tomorrow to discuss the Clark Ranch project, as well as conduct a site visit. As a resident of Park City Heights (PCH) I have a

tremendous number of concerns regarding this project. I will just highlight just two of them in this message:

1. First and foremost is safety. The current plan is to have a newly-built road as the main access road for Clark Ranch. This road - which would be a build-out of the current fire access path that runs atop the berm - will be extremely close to many of our houses here in PCH. Due to this close proximity, it can be easily foretold that any sort of accident along that road would lead to vehicles rolling down the steep slope and into our backyards.

2. The width of the newly built road will need to handle two lane traffic - and be wide enough to accommodate the inevitable buses that will be needed for public transit - as well as handle bikes and/or pedestrians. I just don't see how that road can be properly built and still maintain a safe (and legal) distance from the existing homes.

When you do your site visit tomorrow I urge you to evaluate these points. Putting in a road in the currently planned location atop the berm just does not make reasonable sense. I hope you can see that for yourselves during your time here.

Also, keep in mind that the decision to build Clark Ranch was made long before any houses were built here in PCH. As a result, the conditions have changed and the impact on the current PCH homeowners is significant.

Thank you for your attention to this, feel free to reach out with any questions.

Sue Gould
[redacted]

Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Wednesday, September 10, 2025 5:21 PM
To: Lillian Zollinger
Subject: FW: [External] Public Comment Submission

From: public_comments <Public_Comments@parkcity.gov>
Sent: Wednesday, September 10, 2025 4:44 PM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Public Comment Submission

From: No Reply <noreply@civicplus.com>
Sent: Wednesday, September 10, 2025 1:50 PM
To: public_comments <Public_Comments@parkcity.gov>
Subject: [External] Public Comment Submission

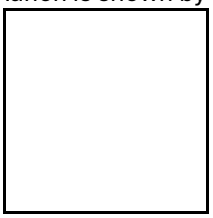
Warning: Replies to this message will go to 010f0199352deae1-b0430354-1563-40a2-88b2-8dfeb894b090-000000@us-east-2.amazonses.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Submitted by: Lance Lucey
Email Address: [redacted]

Commented on event: https://parkcityut.portal.civicclerk.com/event/2350/overview
If you are having trouble viewing the URL above, cut and paste the string into your browser window.

User comment: To the Park City Planning Commission, As tax-paying residents of Park City Heights, we are writing to formally object to the Clark Ranch development as currently proposed. While we support affordable housing, the Clark Ranch site and plan violate the Park City Land Management Code (LMC), are fiscally irresponsible, and threaten the viability of our neighborhood and the city's long-term interests. I. Technical Code Violations and Site Constraints • Disturbance Area Exceeds Code Limits: The staff report for September 10 shows three development lots totaling approximately 14 acres (4.36 + 4.59 + 5.13), even though materials describe "no more than 10 acres." Please clarify what binding mechanism (plat note/easement) actually caps disturbance to 10 acres and how this complies with SLO clustering/preservation intent (LMC 15-2.21-1). • Benching/Terracing Prohibited: If pads or roads require "stepped" grading to create buildable sites, that conflicts with LMC 15-2.21-4(C): "Benching or terracing to provide additional or larger Building Sites is prohibited." Please publish grading cross-sections and confirm compliance. • Roads on Steep Slopes: LMC 15-2.21-4(D) prohibits streets/roads from crossing slopes ≥30% (except for a short ≤100' crossing, and only if the Planning Director and City Engineer find no significant visual/environmental/safety impacts). Identify any segments that cross ≥30% and the findings supporting them. • Street Layout and Sensitive Lands Review: At Final Subdivision Plat, the Commission must give "particular attention to the arrangement, location, and width of Streets and their relation to drainage, erosion, topography, and natural features," plus the General Plan and any Sensitive Lands Analysis (LMC 15-7.1-6). • Frontage Road and Access Issues: The project's dependency on a costly new frontage road (design: $725,000; construction: $5M+) is not fiscally responsible and creates risk of future cut-

through traffic via Park City Heights. If vehicular interconnection is limited, ensure strong bike/ped connections consistent with Complete Streets and the Trails Master Plan (LMC 15-7.1-6, 15-2.21-4(D)). • Zoning and Use of Public Funds: The parcel is not yet rezoned; there are unresolved questions about using public bond funds for private development, which may require a buyback or decoupling (see LMC and city bond policy). II. Cost Analysis and Fiscal Responsibility • Frontage Road and Road Study Costs: The cost of the frontage road alone is in excess of $5 million, and the road study is $725,000—both before a single unit is built. These costs are multiples higher than what was required for the Engine House project, which had a city subsidy of $100,000 per unit. Clark Ranch's per-unit subsidy will far exceed that, especially when factoring in the steep hillside construction, ongoing maintenance, and lack of existing infrastructure. • Topography and Site Challenges: The site's average slopes are 17–25 degrees, which will drive up construction and long-term maintenance costs. These costs are not present at Studio Crossing, which is on a much more buildable site. • Comparison to Studio Crossing: Studio Crossing (Quinn's Junction) is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. The city's own residents have repeatedly asked for a side-by-side analysis of Studio Crossing and Clark Ranch, but this has not been done. • Public Transporatation: The increased cost of providing public transit service to this remote site will run into the hundreds of thousands of dollars per year, adding a significant ongoing financial burden for the city and taxpayers—costs that would be far lower at more centrally located alternatives like Studio Crossing. • Value for Taxpayers: We should maximize units and outcomes per public dollar in places with existing or planned infrastructure. Studio Crossing would deliver more homes, faster, for less money, with safer access and better daily-life outcomes for residents. III. Design, Density, and Neighborhood Impacts • Unit Mix Not Family-Friendly: The current plan is 63% one-bedroom, 33% two-bedroom, and only 4% three-bedroom units (105 1BR, 56 2BR, 6 3BR out of 167 units), making it unlikely to serve families long-term as claimed. • No Affordable Ownership Opportunities: The original plan called for affordable housing with purchasing opportunities, but now it is all apartments with no path to ownership for working families. • Design Out of Character: The plans show three apartment blocks of three-story buildings with large surface parking lots, which are not compatible with the surrounding neighborhood and will negatively impact property values. • Parking and Traffic: The project provides 1.37 parking spaces per unit for multifamily and 2.12 per townhome, with a total of 349 spaces for 201 units, which will increase congestion on Richardson Flat and 248/Kearns, plus potential future cut-throughs through our neighborhood. • Environmental and Open Space Impacts: The project will destroy open space and wildlife habitat currently used for hiking and biking, with no clear plan for conservation or trail integration. • Isolation from Services and Transit: The site is car-dependent and lacks walkable access to jobs, groceries, schools, and transit, undermining the city's own affordability and sustainability goals. IV. Alternatives and Constructive Request • Better Alternatives Ignored – Studio Crossing is the Superior Site: Studio Crossing is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. I specifically request that Studio Crossing (Quinn's Junction area) be included as one of the alternative sites in any side-by-side analysis, given its proximity to services, planned transit, and dramatically lower infrastructure costs. I respectfully request: • That the City not push this project through quickly without first providing a transparent, side-by-side analysis of other potential locations, including Studio Crossing. • Pause all further action on the Clark Ranch site until this analysis is completed and made available for public review and comment. • Direct staff to conduct a formal, side-by-side analysis of alternative city-owned parcels—including Studio Crossing—with public engagement, covering cost, access, transit, services, environmental impacts, and delivery timelines. • Provide clear answers on the legal, zoning, and funding questions raised above. • Explain how the current plan complies with LMC 15-2.21-1, 15-2.21-4(C), 15-2.21-4(D), and 15-7.1-6, and publish all required findings and cross-sections. We are not asking to reduce the number of affordable homes. We are asking you to keep the homes but move the map to a location that makes sense for residents, taxpayers, and the future of Park City. Incidentally, and as I'm sure you know, sunk costs should not factor into decisions about the best path forward; only future costs, benefits, and alternatives are relevant when determining the most financially responsible course of action. We respectfully request that the City pause any further action on the Clark Ranch project until a thorough, side-by-side analysis of other potential locations—such as Studio Crossing—can be completed and reviewed. If, after this transparent process, Clark Ranch is shown by the data to be the best option, that outcome will be clear to all involved. Sincerely, Sophia and Lance Lucey 

Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Wednesday, September 10, 2025 5:21 PM
To: Lillian Zollinger
Subject: FW: [External] Clark Ranch Project Comments

From: planning <planning@parkcity.gov>
Sent: Wednesday, September 10, 2025 4:21 PM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Clark Ranch Project Comments

From: Christin VanDine <christin.VanDine@parkcity.gov>
Sent: Wednesday, September 10, 2025 3:08 PM
To: planning <planning@parkcity.gov>
Subject: Fwd: [External] Clark Ranch Project Comments

Sent from my iPad

Begin forwarded message:

> **From:** Nicolas Marin <[redacted]>
> **Date:** September 9, 2025 at 4:55:22 PM MDT
> **To:** Bill Johnson <bill.johnson@parkcity.gov>, Christin VanDine <christin.VanDine@parkcity.gov>, Grant Tilson <grant.tilson@parkcity.gov>, Henry Sigg <henry.sigg@parkcity.gov>, John Frontero <john.frontero@parkcity.gov>, Rick Shand <rick.shand@parkcity.gov>, Seth Beal <seth.beal@parkcity.gov>, Nann Worel <nann.worel@parkcity.gov>, Bill Ciraco <bill.ciraco@parkcity.gov>, Ryan Dickey <ryan.dickey@parkcity.gov>, Ed Parigian <ed.parigian@parkcity.gov>, Jeremy Rubell <jeremy.rubell@parkcity.gov>, Tana Toly <tana.toly@parkcity.gov>
> **Subject: [External] Clark Ranch Project Comments**

Warning: Replies to this message will go to [redacted] If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

To the members of the Park City Planning Commission and City Council members:

My name is Nicolas Marin and I am a full-time resident in the Park City Heights neighborhood. My home is located at the corner of Stella & Ledger.

It's my understanding that the Planning Commission has a site visit and that the Clark Ranch Project is scheduled to be discussed at the Planning Commission meeting on Thursday.

First and foremost, I want to begin by expressing my strong support for Park City's commitment to affordable and workforce housing. Our community needs homes that teachers, service workers, first responders, resort staff and hospitality staff can actually afford, and I appreciate the City's ongoing efforts to meet that goal.

However, I believe that the proposed location of the Clark Ranch project doesn't fulfill this commitment to affordable housing and to the vision of protecting open spaces for multiple reasons.

Following is a list of reasons why the Planning Commission and Park City should rethink this project.

1. **Challenging Topography & Cost Overruns**

- The proposed site features steep slopes—averaging 17° to 25°—which significantly drive up construction costs.
- Feasibility estimates show the new frontage road alone could cost around **$5 million** (compared to the initial estimate 1.3 million**)**, with other infrastructure—streets, utilities, retaining walls—adding another **$8.6 million.**

The project has not started yet and the construction costs are already far above what was initial projected. The West-side hillside parcel is simply not the most cost-effective or fiscally responsible choice given available alternatives.

2. **More Suitable Alternatives Exist on the East Side**

- The feasibility study only evaluated the western hillside and did not assess the **flat, developable east side of U.S. 40**—land that may offer far simpler and cheaper development options.
- Building on the east side could save taxpayer dollars, preserve open space, and deliver more units faster.

The city should explore east-side options or other flatter, less expensive sites before proceeding here. A feasibility study should have been completed for the east side portion of the parcel prior to moving forward with this project.

3. Traffic Concerns & Infrastructure Strain: Without Transit Integration, Clark Ranch Will Increase Traffic Congestion

- A top concern among Park City Heights residents is increased traffic, especially through SR-248 and Richardson Flat Road, both existing chokepoints.

- **During peak commute times, traffic already backs up from the traffic light on 248 to our neighborhood. The right turning lane towards US 40 is too short.**

- As currently proposed, there are **no plans** to add a bus stop near the Clark Ranch site. This means employees and residents would likely drive to town, relying on already congested roads—particularly Richardson Flat Road and SR-248. It's highly doubtful that staff members or employees would walk all the way down from the Clark Project to the bus stop at the entrance of Park City Heights (especially since they will have to walk back up).
- The lack of public transit access directly undermines any potential relief value the Park & Ride improvements might offer, and contributes to increased traffic volume on narrow and overburdened arterial routes.

Without strong mitigation strategies or widening of Richardson flat, and updated analysis, this project risks exacerbating traffic concerns and reducing safety and quality of life for nearby residents.

4. Impact on Open Space & Slippery Slope of Development

- The city acquired the 344-acre Clark Ranch property in 2014 as open space, and much of it is intended to remain so under a conservation easement
- Expanding development or opening new roads could unintentionally pave the way for future growth—on state school land, lands owned by the Larry H. Miller Company, or other areas beyond the current parcel
- This not only contradicts conservation goals but risks eroding public trust in land preservation.
- **You will see during your site visit that Ivory has spread soil everywhere on the open tracts of Park City Heights and destroyed open spaces already without a plan for replanting.**

Approving this project—and its associated road infrastructure—could undermine long-term open-space protection.

5. Lack of a conceptual plan for the proposed front road:

The Clark Ranch document in the Planning Commission packet for the upcoming meeting includes no rendering of the proposed roadway connection from Richardson Flat Road (as seen on the attached pictures). Without a clear depiction of its alignment, grading, or intersections, residents and commissioners cannot fully evaluate traffic, environmental, or financial impacts. This lack of transparency is unacceptable given that the road is estimated to cost millions and will directly affect both Park City Heights and Richardson Flat. Until the public is provided with full design renderings and a circulation plan, any approval of this project is premature

<u>Alternative locations:</u>

1. East side of US 40.

If the Richardson Flat Park & Ride were improved with direct ramp access from U.S. 40 and enhanced public transit service, with additional parking as recently discussed by Park City, placing the Clark Ranch project on the **east side of U.S. 40** would make much more sense—both from transit efficiency and traffic mitigation standpoints.

While we acknowledge the city's efforts to improve transit infrastructure—such as proposals for a direct SR-40 interchange to the Richardson Flat Park & Ride and enhanced bus services—these benefits are significantly undermined by the decision to locate the Clark Ranch project west of U.S. 40. Without a nearby bus stop or transit link, all residents and employees at Clark Ranch must rely on private vehicles, driving additional traffic onto already crowded roads like Richardson Flat Road and SR-248. Instead, siting the project east of U.S. 40—near a future improved Park & Ride facility—would immediately leverage transit investments, reduce vehicle dependency, ease congestion, and align development with the city’s long-term transportation goals.

2. Studio crossing:

Placing affordable and workforce housing at Studio Crossing makes practical, economic, and transportation sense. Residents would live steps from the new shops, services, and employers planned for the district, which means everyday needs can be met without long car trips—and the dollars earned and spent would circulate locally to strengthen those businesses. The location also improves transit access: it’s significantly easier to reach the existing bus stop at the bottom of Park City Heights from Studio Crossing. In short, Studio Crossing concentrates housing near jobs and retail, reduces vehicle miles traveled, supports small businesses with steady foot traffic, and ties directly into transit that already works—delivering more value per public dollar while aligning with the city’s mobility and sustainability goals.

Here’s our community’s request:

- Commission a feasibility study for parcels **east of U.S. 40**.
- Commission a feasibility study for **Studio Crossing**.
- Publish a **side-by-side comparison** of all three options (including the current Clark Ranch concept), detailing **total cost, per-unit cost, unit yield, timeline, and required infrastructure**.

Thank you for your time and consideration.

Nicolas Marin
Park City Height Resident


No visual concept c



Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Tuesday, September 16, 2025 9:26 AM
To: Lillian Zollinger
Subject: FW: [External] Clark Ranch Development - Formal Objection, Technical Code Violations, Cost Analysis, and Request for Transparent Alternatives Review

From: planning <planning@parkcity.gov>
Sent: Thursday, September 11, 2025 9:15 AM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Clark Ranch Development - Formal Objection, Technical Code Violations, Cost Analysis, and Request for Transparent Alternatives Review

From: Lance Lucey <[redacted]>
Sent: Wednesday, September 10, 2025 5:47 PM
To: planning <planning@parkcity.gov>
Subject: [External] Clark Ranch Development - Formal Objection, Technical Code Violations, Cost Analysis, and Request for Transparent Alternatives Review

Warning: Replies to this message will go to [redacted]. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

To the Park City Planning Commission,

As tax-paying residents of Park City Heights, we are writing to formally object to the Clark Ranch development as currently proposed. While we support affordable housing, the Clark Ranch site and plan violate the Park City Land Management Code (LMC), are fiscally irresponsible, and threaten the viability of our neighborhood and the city's long-term interests.

I. Technical Code Violations and Site Constraints

- **Disturbance Area Exceeds Code Limits:** The staff report for September 10 shows three development lots totaling approximately 14 acres (4.36 + 4.59 + 5.13), even though materials describe "no more than 10 acres." Please

clarify what binding mechanism (plat note/easement) actually caps disturbance to 10 acres and how this complies with SLO clustering/preservation intent (LMC 15-2.21-1).

- **Benching/Terracing Prohibited:** If pads or roads require "stepped" grading to create buildable sites, that conflicts with LMC 15-2.21-4(C): "Benching or terracing to provide additional or larger Building Sites is prohibited." Please publish grading cross-sections and confirm compliance.
- **Roads on Steep Slopes:** LMC 15-2.21-4(D) prohibits streets/roads from crossing slopes ≥30% (except for a short ≤100' crossing, and only if the Planning Director and City Engineer find no significant visual/environmental/safety impacts). Identify any segments that cross ≥30% and the findings supporting them.
- **Street Layout and Sensitive Lands Review:** At Final Subdivision Plat, the Commission must give "particular attention to the arrangement, location, and width of Streets and their relation to drainage, erosion, topography, and natural features," plus the General Plan and any Sensitive Lands Analysis (LMC 15-7.1-6).
- **Frontage Road and Access Issues:** The project's dependency on a costly new frontage road (design: $725,000; construction: $5M+) is not fiscally responsible and creates risk of future cut-through traffic via Park City Heights. If vehicular interconnection is limited, ensure strong bike/ped connections consistent with Complete Streets and the Trails Master Plan (LMC 15-7.1-6, 15-2.21-4(D)).
- **Zoning and Use of Public Funds:** The parcel is not yet rezoned; there are unresolved questions about using public bond funds for private development, which may require a buyback or decoupling (see LMC and city bond policy).

II. Cost Analysis and Fiscal Responsibility

- **Frontage Road and Road Study Costs:** The cost of the frontage road alone is in excess of $5 million, and the road study is $725,000—both before a single unit is built. These costs are multiples higher than what was required for the Engine House project, which had a city subsidy of $100,000 per unit. Clark Ranch's per-unit subsidy will far exceed that, especially when factoring in the steep hillside construction, ongoing maintenance, and lack of existing infrastructure.
- **Topography and Site Challenges:** The site's average slopes are 17–25 degrees, which will drive up construction and long-term maintenance costs. These costs are not present at Studio Crossing, which is on a much more buildable site.
- **Comparison to Studio Crossing:** Studio Crossing (Quinn's Junction) is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. The city's own residents have repeatedly asked for a side-by-side analysis of Studio Crossing and Clark Ranch, but this has not been done.
- **Public Transportation:** The increased cost of providing public transit service to this remote site will run into the hundreds of thousands of dollars per year, adding a significant ongoing financial burden for the city and taxpayers—costs that would be far lower at more centrally located alternatives like Studio Crossing.
- **Value for Taxpayers:** We should maximize units and outcomes per public dollar in places with existing or planned infrastructure. Studio Crossing would deliver more homes, faster, for less money, with safer access and better daily-life outcomes for residents.

III. Design, Density, and Neighborhood Impacts

- **Unit Mix Not Family-Friendly:** The current plan is 63% one-bedroom, 33% two-bedroom, and only 4% three-bedroom units (105 1BR, 56 2BR, 6 3BR out of 167 units), making it unlikely to serve families long-term as claimed.
- **No Affordable Ownership Opportunities:** The original plan called for affordable housing with purchasing opportunities, but now it is all apartments with no path to ownership for working families.
- **Design Out of Character:** The plans show three apartment blocks of three-story buildings with large surface parking lots, which are not compatible with the surrounding neighborhood and will negatively impact property values.
- **Parking and Traffic:** The project provides 1.37 parking spaces per unit for multifamily and 2.12 per townhome, with a total of 349 spaces for 201 units, which will increase congestion on Richardson Flat and 248/Kearns, plus potential future cut-throughs through our neighborhood.

- **Environmental and Open Space Impacts:** The project will destroy open space and wildlife habitat currently used for hiking and biking, with no clear plan for conservation or trail integration.
- **Isolation from Services and Transit:** The site is car-dependent and lacks walkable access to jobs, groceries, schools, and transit, undermining the city's own affordability and sustainability goals.

IV. Alternatives and Constructive Request

- **Better Alternatives Ignored – Studio Crossing is the Superior Site:** Studio Crossing is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. I specifically request that Studio Crossing (Quinn's Junction area) be included as one of the alternative sites in any side-by-side analysis, given its proximity to services, planned transit, and dramatically lower infrastructure costs.

I respectfully request:

- **That the City not push this project through quickly without first providing a transparent, side-by-side analysis of other potential locations, including Studio Crossing.**
- **Pause all further action on the Clark Ranch site until this analysis is completed and made available for public review and comment.**
- **Direct staff to conduct a formal, side-by-side analysis of alternative city-owned parcels—including Studio Crossing—with public engagement, covering cost, access, transit, services, environmental impacts, and delivery timelines.**
- **Provide clear answers on the legal, zoning, and funding questions raised above.**
- **Explain how the current plan complies with LMC 15-2.21-1, 15-2.21-4(C), 15-2.21-4(D), and 15-7.1-6, and publish all required findings and cross-sections.**

We are not asking to reduce the number of affordable homes. We are asking you to keep the homes but move the map to a location that makes sense for residents, taxpayers, and the future of Park City.

Incidentally, and as I'm sure you know, sunk costs should not factor into decisions about the best path forward; only future costs, benefits, and alternatives are relevant when determining the most financially responsible course of action.

We respectfully request that the City pause any further action on the Clark Ranch project until a thorough, side-by-side analysis of other potential locations—such as Studio Crossing—can be completed and reviewed. If, after this transparent process, Clark Ranch is shown by the data to be the best option, that outcome will be clear to all involved.

Sincerely, Sophia and Lance Lucey

From: Bob Theobald <bob@theoski.com>
Sent: Wednesday, September 24, 2025 12:44 PM
To: Michelle Kellogg <michelle.kellogg@parkcity.gov>
Subject: [External] Public Comment to Planning Commission and City Council - Dynamics of Richardson Flat

Warning: Replies to this message will go to bob@theoski.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Michelle, Please forward this email and the attached public comments to City officials (Commission and Council) to discussions and hearings regarding Clark Ranch and Affordable housing

City Officials
Thank you to those of you that were able to attend the ZOOM presentation and/or site visit. Attached please find the most pertinent aspects of the "Dynamics of the Richardson Flat Area". My unique perspective is based on serving as consultant to Stichting Mayflower from 1980 to 2022 and participating in all Mayflower planning activities and selling the land - including that property annexed to Hideout - now owned by a Larry H. Miller Real Estate entity.

Now, with a better understanding of the great opportunities for Park City, along with physical constraints, political/jurisdiction and legal roadblocks, the decision-makers, including VOTERS will see that the focus of mitigating problems is Satellite Parking, Bus Rapid Transit and Aerial Transit, and Affordable/Workforce. These are the issues to which government officials and candidates must speak their position and vision and staff must respond accordingly.

Upon request, I am willing to provide credentials and additional exhibits (or presentations) of the slide deck. I am available for questions

Thanks, for the opportunity to share my experiences and thoughts.
Best regards
Bob

BOB THEOBALD REALTOR®
SENIOR PARTNER

COMMERCIAL DIVISON

(435) 714-0301
Bob@TheoSki.com
BHHSUtah.com
2200 Park Avenue Bldg. B
Park City, Utah 84060

"…And that's the way it is." W Cronkite

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From: Bob Theobald
Sent: Monday, September 22, 2025 6:12 AM
To: Michelle Kellogg <michelle.kellogg@parkcity.org>
Subject: Dynamics of Richardson Flat - ZOOM 9-23-2025 - 7:00 AM

Michelle: Could you please forward this meeting notification to Council, Planning Commission, planning staff and others the Mayor might suggest.

Thank you for your assistance
Best Bob

All:

Please excuse duplicate emails --- it is the fault of a renegade quartzum AI.

You are invited to a special Zoom meeting hosted by LSDM regarding the "Dynamics of the Richardson Flat Area" on Tuesday September 23, 2025, at 7 AM. As many of you know, I was a consultant to Stichting Mayflower from about 1980 to 2022 and have a unique perspective in that I participated in all Mayflower planning activities including the 1999 Flagstaff Development Agreement and sold the land including that annexed to Hideout - now owned by a Larry H. Miller Real Estate entity.

I will be presenting the pertinent history, status, and reasoning that all of Richardson Flat lands are essential to mitigating Park City's most pressing problems, now and in the future. Richardson Flat is the only area that can facilitate the measures required to meaningfully address the issues - Satellite Parking, BRT and Aerial Transit, and Affordable/Workforce housing. Physical constraints, political positions, and jurisdictional and legal roadblocks will be discussed. This topic may be the heart of the campaign for Park City Council and Mayor, and perhaps Summit County offices. Government officials, candidates and media have been invited and will be provided an opportunity to speak during Q&A.

You may forward this email and links below to those you believe may have interest.

if sufficient interest is expressed, a site tour will be available on the following day - Wednesday, September 24, - meeting at Wasatch Bagel in Snow Creek Center at 8:00 AM departing at 8:15 AM

About LSDM - Zoom Host - https://www.lsdm-parkcity.com/

. September 23, 2025 7:00 AM - You can click HERE to be taken to the meeting, or
Open Zoom..
Meeting ID: 435 640 2222
Meeting Password:: 01012020

Thank you
Bob Theobald

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"…And that's the way it is." W Cronkite

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DYNAMICS OF RICHARDSON FLAT
KEY ISSUES

Bob Theobald
September 23, 2025

Political/Jurisdictional: There are two diametrically opposed policy positions held by previous, current, and potential decision makers regarding land use in Richardson Flat.

One precludes development of satellite parking and multi-modal transit, as well as hundreds of affordable housing units mitigating the most pressing problems in Park City.

THE "MOATER'S" PROFILE

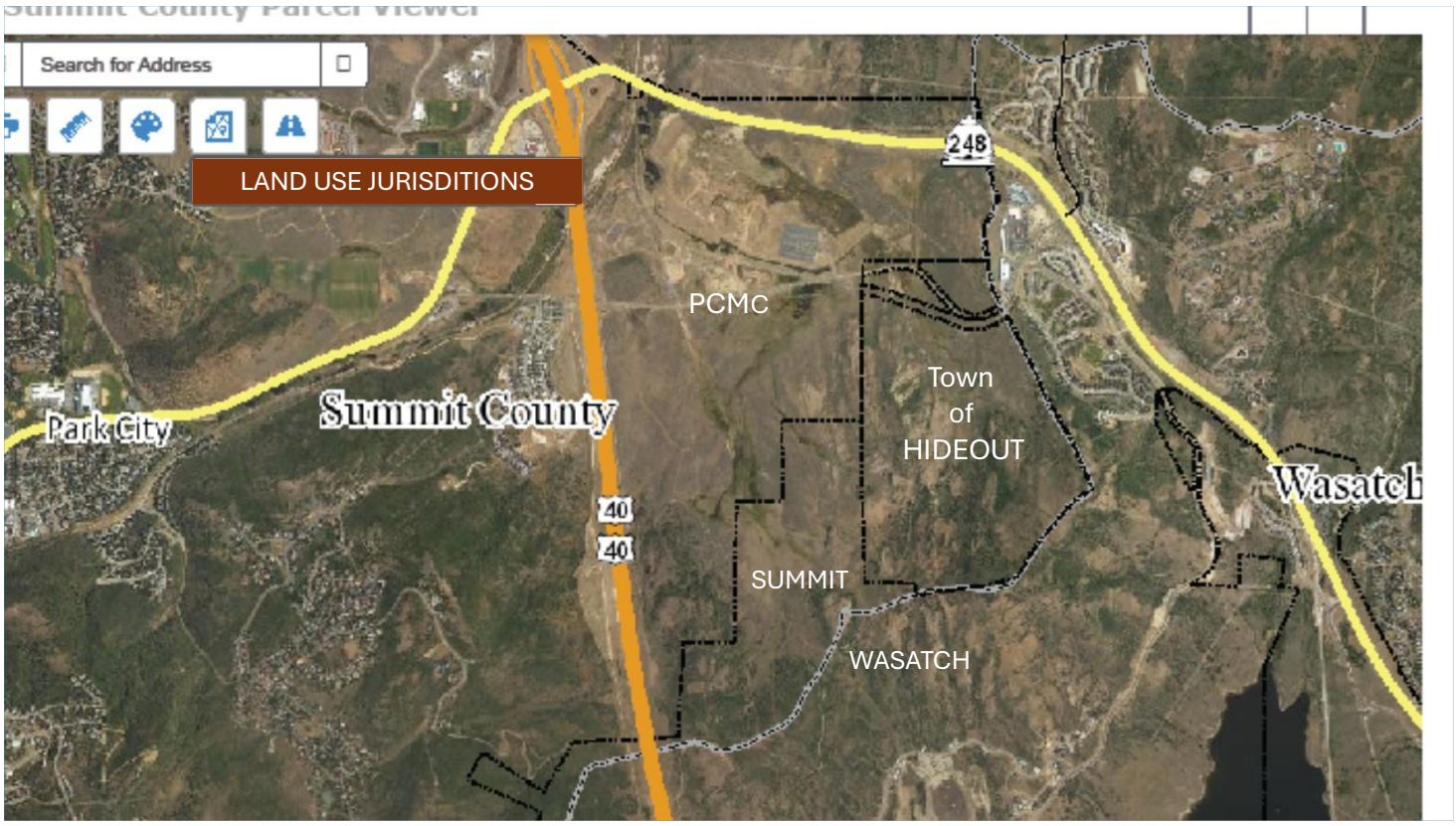
1. Maintain/expand the concept of a MOAT around Park City.

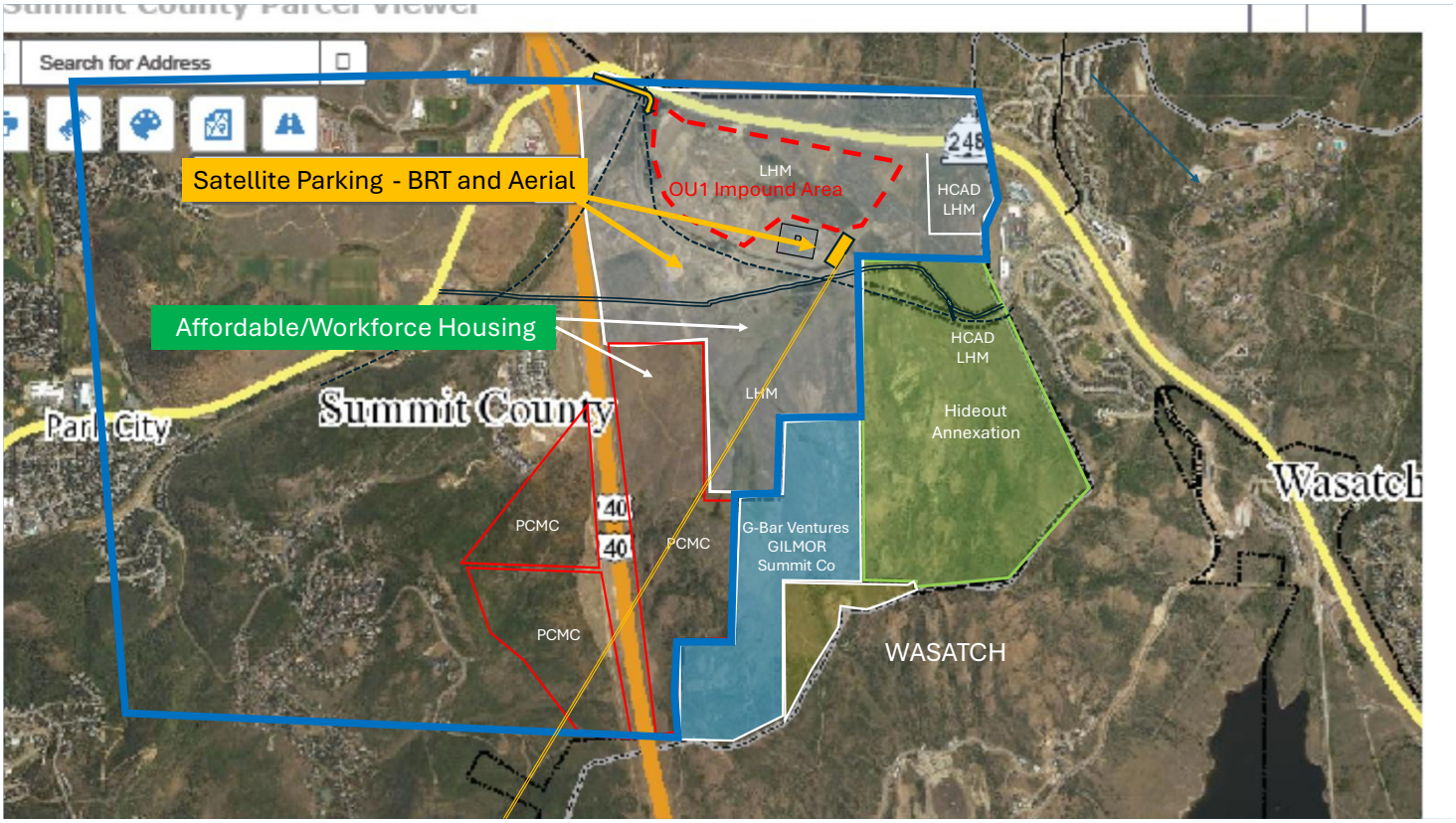
2. Oppose development on land annexed to Hideout currently owned by Larry H. Miller Real Estate entity - HCAD-LHM. The City rejected a proposal from Mountainlands Community Housing Trust for 500 Affordable Housing units on this property.

   Support an affordable housing project on Clark Ranch West with questionable costs, cash flow, and a steep, isolated location simply to avoid crossing the MOAT (Hwy-40) and "breaking the Development Agreement" instead of supporting a better project on City-owned East Clark Ranch or the LHM "Richardson Flat Parcel" Note: Two previous amendments were made to the 1999 Flagstaff DA – one informal without reconciliation disclosed

In the event you are a MOATER VOTER, you have little right to complain about traffic and lack of housing for schoolteachers, first responders and employees that serve you.

Concerned citizens should consider voting for candidates who will commit to effect change and seek real mitigation measures available at Richardson Flat.


Search for Address
LAND USE JURISDITIONS
248
PCMC
Town
of
HIDEOUT
Park City
Summit County
Wasatch
40
40
SUMMIT
WASATCH


Search for Address
Satellite Parking - BRT and Aerial
LHM
OU1 Impound Area
248
HCAD
LHM
Affordable/Workforce Housing
HCAD
LHM
LHM
Hideout
Annexation
Park City
Summit County
Wasatch
40
40
PCMC
PCMC
G-Bar Ventures
GILMOR
Summit Co
PCMC
WASATCH

SUMMIT COUNTY V. BROCKBANK LAWSUIT

HIDEOUT ANNEXATION

T**he case**: 4th District Court Case # 200500346, *Summit County v. Brockbank, et al.*, regarding the annexation of land in Summit County by the Town of Hideout, involved a complex series of legal battles and appeals. Here's a breakdown of the outcomes:

Initial Lawsuit and Preliminary Injunction: Summit County filed a lawsuit seeking to halt Hideout's annexation of land in Richardson Flat, according to the Deseret News. A Fourth District Court judge granted Summit County's motion for a temporary restraining order and later a preliminary injunction, effectively pausing the annexation process.

Hideout's Counterclaim: Hideout filed a counterclaim against Summit County, alleging the county was unlawfully monopolizing the development market.

Repeal of the Enabling Law: The Utah Legislature repealed the law that initially allowed Hideout's annexation attempt without the surrounding counties' consent. However, the repeal was not effective immediately, creating a window for Hideout to proceed.

District Court Ruling and Appeal: A 4th District Court judge sided with Summit County, ruling the annexation invalid due to Hideout's failure to follow proper procedures. Hideout appealed this decision, with the case eventually reaching the Utah Supreme Court.

Utah Supreme Court Decision: The Utah Supreme Court ultimately ruled in favor of Hideout, determining that Summit County lacked standing to challenge the annexation under the relevant statutes. The court found that the annexation code did not grant counties the right to oppose annexations and that the public interest standing doctrine could not be applied in this case, according to Justia Law. The Supreme Court reversed the lower court's decision and remanded the case for dismissal on **June 13, 2024**

4th District Court Docket Entry: 04-09-2025 - Plaintiff Summit County and Defendant Nate Brockbank/LHM stipulated to end case deadlines

The purpose of the last Docket entry after a definitive ruling from the Supreme Court is unknown. Courts do not maintain or disclose agreements between parties.

A remaining issue beyond the Hideout annexation ruling might be Park City's authority to restrict the use of the property for 20+ years without annexation to Park City. In the event Park City embraces and actively reviews LHM's development plans, the issue is moot.

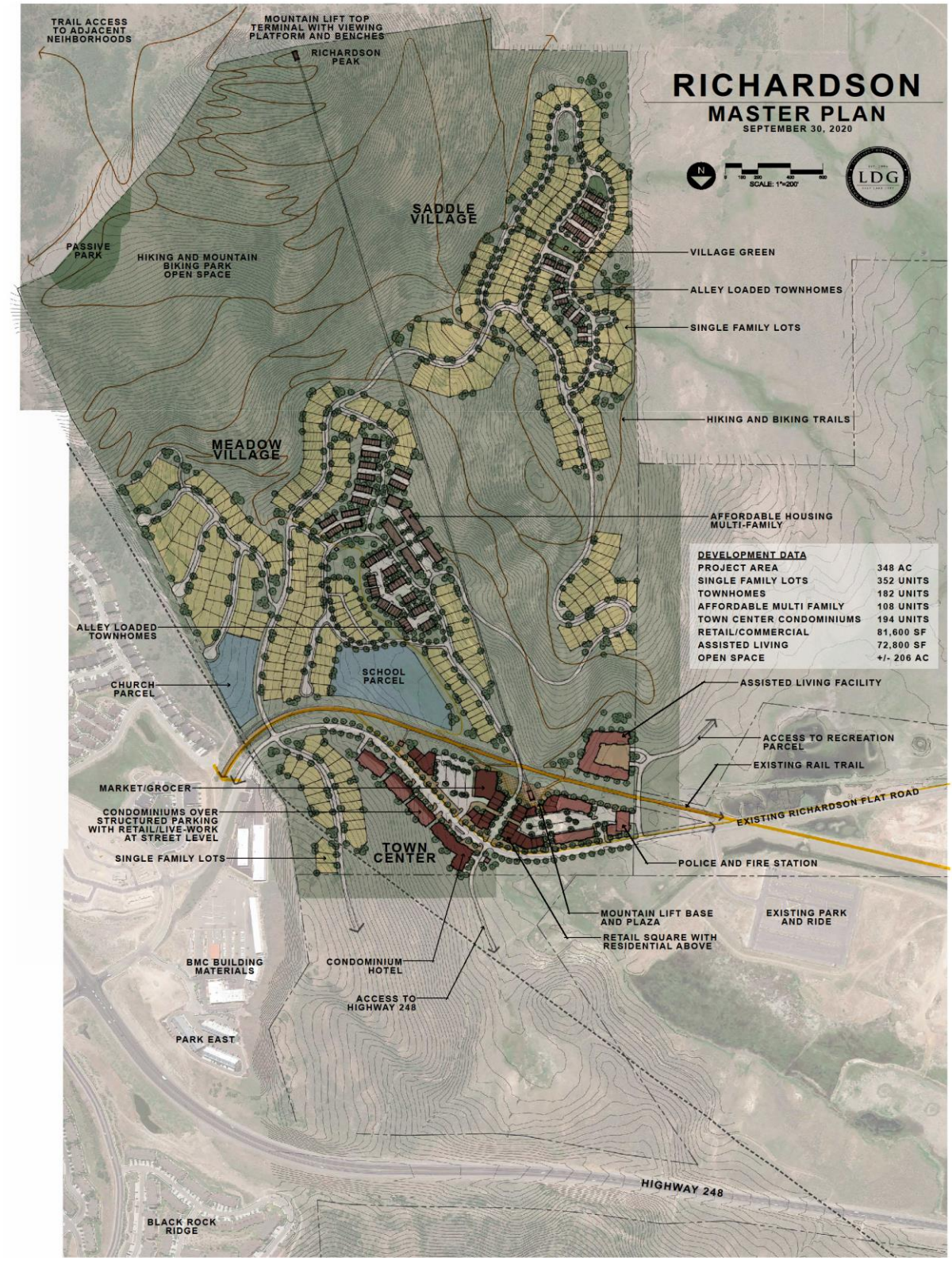
However, if the City prevails and chooses to strictly enforce the Development Agreement and maintains the current MOAT- around- Park City policy of the last few administrations, it will seem highly unlikely that LHM will ever be inclined to respond positively to any of Park City's requests and needs – now, in the short-term future including the Olympics, and perhaps forever.

It should be expected that LHM will simply develop the Hideout plan without a glance to the struggles occurring on the western horizon.

Park City officials must reassess who has the leverage and who has expressed a serious interest in cooperation to help develop satellite parking, transit facilities, and a mix of housing – helping mitigate the pressing needs.

Park City needs intelligent leadership to settle these and other complex matters to the benefit of the citizens..

Approved Hideout Project – Larry H. Miller Group




P

KPCW | By Connor Thomas

Published March 18, 2024 at 3:59 PM MDT

Larry H. Miller Real Estate, which owns nearly 1,000 acres in Richardson Flat, has offered to build affordable housing there.

David Cannon, the president of master planned communities at Larry H. Miller Real Estate, made the offer during a public hearing about affordable housing in upper Deer Valley.

The Park City Council ultimately decided not to pursue housing on the Mine Bench, in part because previous development agreements deemed the area "undeveloped recreational open space."

"I just want to offer up that, as owners of nearly 1,000 acres in Richardson Flat, we'd love to work with the city staff and leaders on options and solutions for bringing affordable housing to the area," Cannon said during the March 14 public hearing, "in perhaps less sensitive areas, as well that are closer to freeway transportation, east of Main Street and the congestion here, and close to a park-and-ride."

Cannon also expressed support for affordable housing generally.

KPCW first reported in March 2022 Larry H. Miller had purchased most of Richardson Flat by way of two separate LLCs.

Park City annexed the western half of the company's land, while Hideout was seeking to annex the eastern half. Both annexations led to lawsuits.

The LLC that owned the eastern half of the land protested Park City's annexation to the west, but Third District Court dismissed the claim. The company appealed but later dropped the case.

When Hideout tried annexing the eastern half of the land, which is within Summit County, the county sued. That case made it to the Utah Supreme Court, which heard oral arguments last March but had not rendered a decision as of Monday.

THIRD FIVE-YEAR REVIEW REPORT FOR
RICHARDSON FLAT TAILINGS SUPERFUND SITE
SUMMIT COUNTY, UTAH
100013917

EPA Richardson Flat

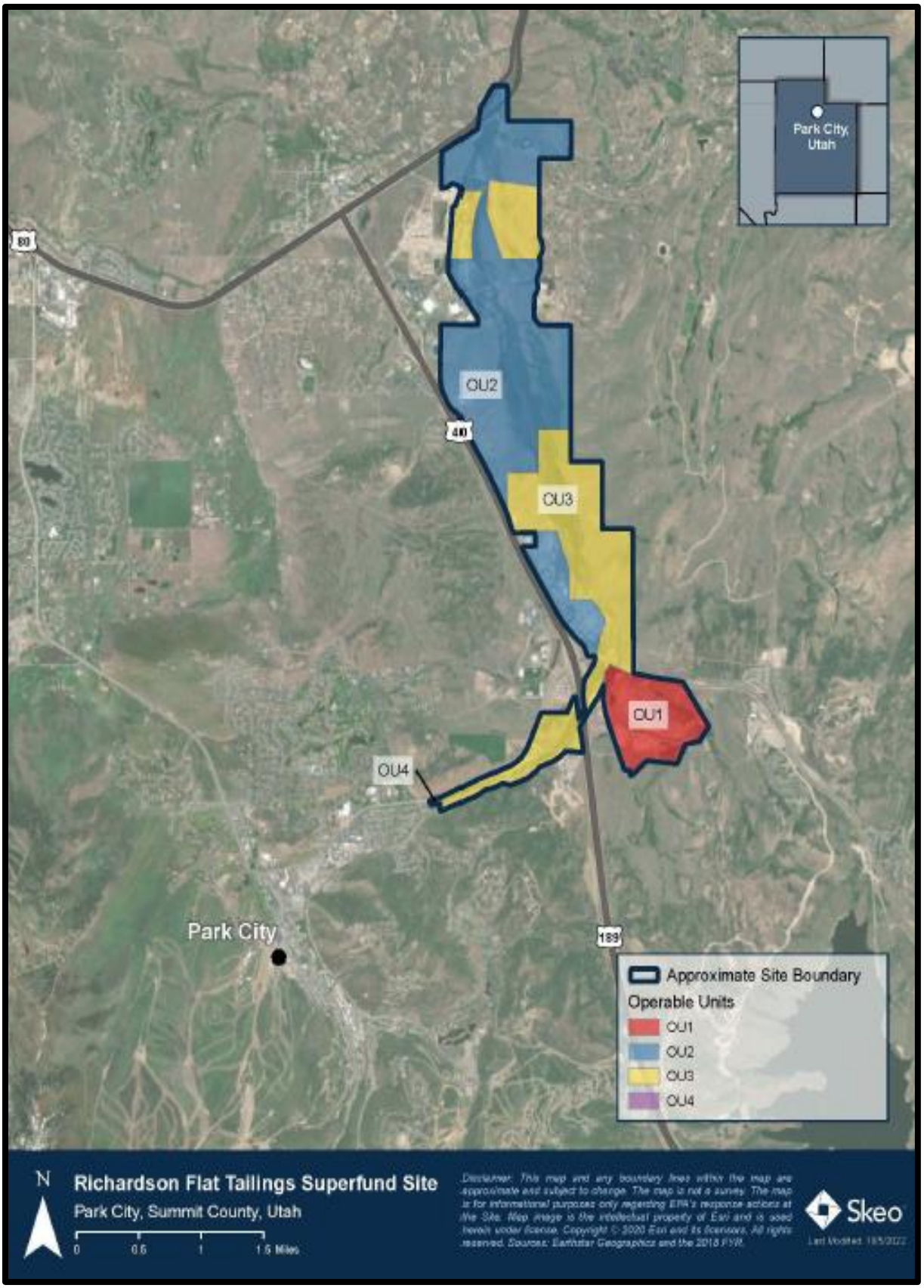
Excerpt: Status of Implementation

UPCM initiated the OU1 remedial design in August 2007 and completed it in October 2007. Remedial action began in February 2008. Remedy construction at OU1 performed by UPCM, with EPA oversight, included consolidating tailings material within the main impoundment, installing a wedge buttress to support the main embankment, and removing sediments in the wetland area. The remedial activities occurred in a phased approach based on the tasks described in the remedial design (Figure C-1 in Appendix C). In 2011, UPCM completed planned construction activities for OU1 except for the additional cover material in certain locations where there is currently only temporary cover…

…The results of all samples were consistently below the surface water standards for the Silver Creek watershed. Since the 2018 FYR, no monitoring or response actions have taken place at OU1, and no Operation and Maintenance (O&M) Plan has been developed.

In 2022, following bankruptcy, UPCM entered into a Consent Decree with the EPA to make a cash payment: (1)to EPA to resolve alleged civil CERCLA liability; and (2) to DOI and the State to resolve alleged natural resource damage liability.

In January 2022, the OU1 property was sold to a third party in a Sheriff's sale. The OU1 property is now owned by LHM DEV RIH LLC (LHM). Subsequently, Park City annexed 1,200 acres, including the OU1 property, from Summit County into Park City on July 14, 2022. The EPA and LHM are in negotiations to finalize a Work Plan and an Administrative Order on Consent for LHM to assume long-term responsibility for stewardship and O&M activities for OU1 areas.


Park City, Utah
80
OU2
40
OU3
OU1
OU4
Park City
189
Approximate Site Boundary
Operable Units
OU1
OU2
OU3
OU4
N
Richardson Flat Tailings Superfund Site
Park City, Summit County, Utah
0
0.5
1
1.5 Miles
Disclaimer: This map and any boundary lines within the map are approximate and subject to change. The map is not a survey. The map is for informational purposes only regarding EPA's response actions at the Site. Map image is the intellectual property of Esri and is used herein under license. Copyright © 2020 Esri and its licensors. All rights reserved. Sources: Earthstar Geographics and the 2018 FSR.
Skeo
Last Modified: 10/5/2022


Main Embankment
Wetland
248
Silver Creek
Pond
189
40
Park and Ride Lot
Southern Diversion Ditch
Richardson Flat Road
OU1 Boundary
Tailings Impoundment
Union Pacific Rail Trail
N
Richardson Flat Tailings Superfund Site
Park City, Summit County, Utah
0
500
1,000
1,500
2,000 Feet
Skeo
Last Modified: 10/5/2022

Re: Clark Ranch Development Proposal
To: Park City Planning Commission, Park City Council, Planning Staff, and City Manager
From: Keep Clark Ranch Wild
Date: October 3, 2025

This written comment synthesizes public statements delivered on behalf of our citizen initiative, Keep Clark Ranch Wild, now more than one hundred 84060 residents and growing. It is intended to place on the record a complete foundation of facts, process concerns, and code-based requirements for your review of applications related to the Clark Ranch proposal. We support affordable housing when it is sited and designed responsibly and when open space is protected where intended. We believe the current process is advancing on false narratives and incorrect assumptions, and that key technical materials required by the Land Management Code are missing from the record. We ask the Planning Commission and Council to pause, correct the record, require complete submittals, and only then consider whether this location is suitable for any development within the limits contemplated at acquisition.

Summary of principal requests:

1. Correct the COSAC record and stop relying on a false narrative. The public record must reflect what COSAC recommended on August 25, 2015, which did not include housing on the ten acres discussed for potential exclusion from conservation.
2. Separate roles and remove conflicts. The City is a co-developer and co applicant while also directing staff recommendations and scheduling. These roles should be separated to preserve integrity and public trust.
3. Stop combining preliminary and final review. Apply the City's standard two-step process. The current attempt to combine reviews is unjustified and risks error.
4. Require complete, stamped technical submittals before further hearings. Sensitive Lands, grading and slope data, stormwater and hydrology, and accurate open space accounting are incomplete or missing.
5. Enforce the ten-acre limit. The current submittal spans more than fourteen acres across three parcels. Development limits are inclusive of setbacks and limits of disturbance, so the application is out of scale and should not advance until brought within the ten-acre cap.
6. Add the 2021 City feasibility work to the record. Prior analysis suggested the west side was unsuitable for housing for multiple reasons. That work must be disclosed and considered.
7. Evaluate regional transportation realities. Traffic studies must include Studio Crossing and the Highway 40 buildout that UDOT and adjacent jurisdictions are advancing.
8. Pause and refer threshold policy back to Council. As with Snow Park in December 2022, send the matter back to Council to decide whether housing on Steve's Point should even be considered under COSAC's recommendation and the conservation values it aimed to preserve.
9. Fully and publicly vet other alternatives for housing development. Pursue conversations with regional partners and adjacent landowners to understand construction and financial feasibility of housing development on nearby parcels.

The COSAC record has been mischaracterized

Staff reports and public messaging repeatedly state that COSAC recommended affordable or senior housing or a fire station on up to ten acres to be carved off the rest of Clark Ranch, the rest of which would be put under a conservation easement. Some even claim this recommendation was unanimous. This is not accurate.

It was the August 25, 2015 COSAC meeting at which they finalized months of discussion and finalized recommendations later brought to Council. Those August 25, 2015 minutes, which we hereby request you link directly in every forthcoming staff report and on all City and project webpages, state: "Potential development parameters if necessary: Up to 10 acres, located in the northwest corner of the parcel adjacent to Park City Heights, to be excluded from this easement for other City uses TBD by Council."

Those minutes confirm that housing was not discussed as a recommended use. A concept image that included a fire station was shown by Wendy Fisher, but there was no notable discussion of it. Committee discussion focused on recreation related uses, for example equestrian facilities and trailhead bathrooms.

It is also important to review and include minutes from the previous COSAC meeting on August 11, 2015 at which Clark Ranch was discussed extensively. The conversation centered on conservation values, explicitly limiting use so that future councils couldn't reinterpret things, and what "passive recreation" should include. Once again, there is no mention of housing of any kind. The only buildings mentioned are a singular dairy barn, recreational buildings and facilities, and trailhead bathrooms.

Other relevant COSAC meetings:

December 15, 2015 - COSAC is delayed in bringing Clark Ranch to council. They ask for a special January 2016 meeting. No mention of housing.

January 12, 2016 - Confirms August 25, 2015 as the final recommendation meeting for Clark Ranch. At this meeting, there is a mention of affordable housing as a competing interest, NOT a recommended use.

> *Mr. Deters confirmed that Ms. Foster will schedule the presentation on March 10. Ms. Goodman said this means the preface should be really clear.*
>
> *Mr. Calder asked about other competing interests besides fields and dogs. Mr. Dustman identified snow storage, sheds, other municipal interests. Ms. Ryan said also housing: from her perspective, it seems that every open piece of city-owned property is up for grabs for affordable housing. Lastly, Mr. Joyce mentioned drying beds.*
>
> *Ms. Fox suggested to Ms. Ryan that she enumerate all of the things we took off the table. "We recognize there are these interests, and this is our recommendation after reviewing all the competing interests." We should draw a distinction between Mr. Deters' summary and the committee's recommendation.*

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Today the City is a co-developer and co-applicant, the City directs staff recommendations, and the City controls hearing schedules. This concentration of roles creates an appearance of self-dealing and undermines public confidence. For maximum transparency, the Council should direct staff to use the standard two stage review at the Commission, and should instruct staff not to return to Council until the plan fits within the ten-acre limit and all technical materials are complete.

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Staff reports reference a 2023 feasibility study by Stereotomic, which is presented as the applicant's local architect and also the source of feasibility conclusions. The record omits earlier City led feasibility

work from 2021, conducted before annexation under the direction of Jason Glidden with support from Elyse Katz. We ask that Council and Commission direct staff to add the 2021 feasibility work, and any related RFPs, RFQs, and RSOQs, to all future packets, and to explain any differences between 2021 and 2023 findings, including consultant roles and potential conflicts, and discussions around access constraints, high cost, steep slopes, lack of services, isolation from transit and support commercial, sewer limitations, soils issues, and UDOT objections.

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We urge you not to force an ill-fitting project on this community. Ask Alexander Company and others to bring forward concepts on sites that are better suited to housing and better aligned with adopted plans.

Specific actions requested

For the Planning Commission

1. Make a motion to pause and refer back to Council, as you did with Snow Park in December 2022, for threshold policy guidance on whether any housing at Steve's Point should even be considered under COSAC's recommendation.
2. Decline to combine preliminary and final review. Proceed only with the standard sequence.
3. Deem the application incomplete until the applicant submits:
   a. A complete Sensitive Lands Analysis under LMC 15 2.21 2.
   b. Grading cross sections, cut and fill quantities, and a road slope matrix sufficient to apply LMC 15 2.21 4.
   c. Stamped stormwater and hydrology plans that meet LMC 15 7.1 5 and 15 7.1 6, including downstream capacity through Park City Heights, detention O and M, and edge sections at property lines.
   d. A corrected open space table that distinguishes natural open space from engineered facilities and demonstrates compliance with the 75 percent standard on steep slopes.
   e. A traffic study that includes Studio Crossing and the Highway 40 growth now planned by UDOT and adjacent jurisdictions.
4. Require conformance to the ten-acre limit across all three parcels, inclusive of setbacks and all limits of disturbance, before scheduling additional hearings.

For the City Council

1. Direct staff to correct the public record by linking directly to the August 25, 2015 COSAC minutes in every staff report and on City webpages, and by striking references that claim COSAC unanimously recommended affordable or senior housing on the ten acres.
2. Separate City roles by clarifying that staff must apply ordinary process and timing. The City's interest as co-developer or co applicant must not influence the review calendar or the interpretation of code.

3. Direct inclusion of the 2021 feasibility work and all associated solicitations and deliverables in the official record, and require a reconciliation memo that explains divergences between 2021 and 2023 conclusions.
4. Set the policy guardrail that upzoning open space will not proceed until the development proposal is proven viable within the ten-acre envelope and fully compliant with the Land Management Code.
5. Steer the program toward better sited projects near transit and services.

Closing
Keep Clark Ranch Wild is committed to a respectful, fact-based dialogue that aligns with the values of Park City residents, the General Plan, and COSAC's work and recommendations. We are not anti-development and we are not anti-affordable housing. We are pro good planning, pro accurate public record, and pro protection of open space where intended. Please pause this process, correct the record, complete the technical analysis the code requires, and ensure that any proposal at Clark Ranch fits within the ten-acre limit and the conservation values established at acquisition.

Thank you for your thoughtful consideration.

Meredith Covey

From: planning <planning@parkcity.gov>
Sent: Wednesday, October 8, 2025 2:16 PM
To: Rebecca Ward; Nannette Larsen; Meredith Covey
Subject: FW: [External] Public Comment
Attachments: KCRW written public comment 10.3 copy.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Keep Clark Ranch Wild [redacted]
Sent: Wednesday, October 8, 2025 1:41 PM
To: planning <planning@parkcity.gov>; Council_Mail <Council_Mail@parkcity.gov>; Jodi Emery <Jodi.Emery@parkcity.gov>
Cc [redacted]
Subject: [External] Public Comment

Warning: Replies to this message will go to keepclarkranchwild@gmail.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Dear Mayor, Council, Planning Commission, Planning Staff, and City Manager:

At the risk of being redundant, I am sharing once more our original message into the Planning Commission and City Council. The email to both simultaneously was intended to provide a shared foundation of understanding as each body reviews and considers various Clark Ranch applications before them.

It was brought to our attention that the City recently moved from a .org to .gov domain and that emails have also changed. We followed the instructions provided at the last meeting by Planning Commission Chair Van Dine to email the catch-all planning email (and not individual commissioners), but have since learned individual commissioners did not receive our written public comment as intended.

We respectfully request that the attached comment be entered into the official public record, and we also request the CIty make clear what email addresses to use for communications with staff, Commission, and Council. As of today, the City website still shows .org emails for Council.

Thank you for considering our input and sharing it in a timely fashion with any/all intended recipients. If we satisfactorily reached both bodies this time, we would appreciate confirmation and will replicate this distribution list in the future.

Sincerely,
Sue Gould

Keep Clark Ranch Wild

Re: Clark Ranch Development Proposal
To: Park City Planning Commission, Park City Council, Planning Staff, and City Manager
From: Keep Clark Ranch Wild
Date: October 3, 2025

This written comment synthesizes public statements delivered on behalf of our citizen initiative, Keep Clark Ranch Wild, now more than one hundred 84060 residents and growing. It is intended to place on the record a complete foundation of facts, process concerns, and code-based requirements for your review of applications related to the Clark Ranch proposal. We support affordable housing when it is sited and designed responsibly and when open space is protected where intended. We believe the current process is advancing on false narratives and incorrect assumptions, and that key technical materials required by the Land Management Code are missing from the record. We ask the Planning Commission and Council to pause, correct the record, require complete submittals, and only then consider whether this location is suitable for any development within the limits contemplated at acquisition.

Summary of principal requests:

1. Correct the COSAC record and stop relying on a false narrative. The public record must reflect what COSAC recommended on August 25, 2015, which did not include housing on the ten acres discussed for potential exclusion from conservation.
2. Separate roles and remove conflicts. The City is a co-developer and co applicant while also directing staff recommendations and scheduling. These roles should be separated to preserve integrity and public trust.
3. Stop combining preliminary and final review. Apply the City's standard two-step process. The current attempt to combine reviews is unjustified and risks error.
4. Require complete, stamped technical submittals before further hearings. Sensitive Lands, grading and slope data, stormwater and hydrology, and accurate open space accounting are incomplete or missing.
5. Enforce the ten-acre limit. The current submittal spans more than fourteen acres across three parcels. Development limits are inclusive of setbacks and limits of disturbance, so the application is out of scale and should not advance until brought within the ten-acre cap.
6. Add the 2021 City feasibility work to the record. Prior analysis suggested the west side was unsuitable for housing for multiple reasons. That work must be disclosed and considered.
7. Evaluate regional transportation realities. Traffic studies must include Studio Crossing and the Highway 40 buildout that UDOT and adjacent jurisdictions are advancing.
8. Pause and refer threshold policy back to Council. As with Snow Park in December 2022, send the matter back to Council to decide whether housing on Steve's Point should even be considered under COSAC's recommendation and the conservation values it aimed to preserve.
9. Fully and publicly vet other alternatives for housing development. Pursue conversations with regional partners and adjacent landowners to understand construction and financial feasibility of housing development on nearby parcels.

The COSAC record has been mischaracterized

Staff reports and public messaging repeatedly state that COSAC recommended affordable or senior housing or a fire station on up to ten acres to be carved off the rest of Clark Ranch, the rest of which would be put under a conservation easement. Some even claim this recommendation was unanimous. This is not accurate.

It was the August 25, 2015 COSAC meeting at which they finalized months of discussion and finalized recommendations later brought to Council. Those August 25, 2015 minutes, which we hereby request you link directly in every forthcoming staff report and on all City and project webpages, state: "Potential development parameters if necessary: Up to 10 acres, located in the northwest corner of the parcel adjacent to Park City Heights, to be excluded from this easement for other City uses TBD by Council."

Those minutes confirm that housing was not discussed as a recommended use. A concept image that included a fire station was shown by Wendy Fisher, but there was no notable discussion of it. Committee discussion focused on recreation related uses, for example equestrian facilities and trailhead bathrooms.

It is also important to review and include minutes from the previous COSAC meeting on August 11, 2015 at which Clark Ranch was discussed extensively. The conversation centered on conservation values, explicitly limiting use so that future councils couldn't reinterpret things, and what "passive recreation" should include. Once again, there is no mention of housing of any kind. The only buildings mentioned are a singular dairy barn, recreational buildings and facilities, and trailhead bathrooms.

Other relevant COSAC meetings:

December 15, 2015 - COSAC is delayed in bringing Clark Ranch to council. They ask for a special January 2016 meeting. No mention of housing.

January 12, 2016 - Confirms August 25, 2015 as the final recommendation meeting for Clark Ranch. At this meeting, there is a mention of affordable housing as a competing interest, NOT a recommended use.

> *Mr. Deters confirmed that Ms. Foster will schedule the presentation on March 10. Ms. Goodman said this means the preface should be really clear.*
>
> *Mr. Calder asked about other competing interests besides fields and dogs. Mr. Dustman identified snow storage, sheds, other municipal interests. Ms. Ryan said also housing: from her perspective, it seems that every open piece of city-owned property is up for grabs for affordable housing. Lastly, Mr. Joyce mentioned drying beds.*
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Thank you for your thoughtful consideration.

Meredith Covey

From: planning <planning@parkcity.gov>
Sent: Wednesday, October 8, 2025 8:35 AM
To: Rebecca Ward; Nannette Larsen; Meredith Covey
Subject: FW: [External] Fwd: Public Comment
Attachments: KCRW written public comment 10.3 copy.pdf

From: Keep Clark Ranch Wild [redacted]
Sent: Wednesday, October 8, 2025 7:58 AM
To: planning <planning@parkcity.gov>
Subject: [External] Fwd: Public Comment

Warning: Replies to this message will go to keepclarkranchwild@gmail.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

It has come to our attention that our original email was inadvertently sent to the Planning Commission using a .org domain suffix instead of .gov

Please see below and attached for our public comment regarding Clark Ranch

---------- Forwarded message ---------
From: **Keep Clark Ranch Wild** <keepclarkranchwild@gmail.com>
Date: Fri, Oct 3, 2025 at 1:07 PM
Subject: Public Comment
To: <planning@parkcity.org>, <council_mail@parkcity.org>, <jodi.emery@parkcity.gov>
Cc:[redacted]

To Whom It May Concern:

We respectfully submit the attached comment for your consideration and for inclusion in both the Planning and Council public comment records.

Sincerely,
Jeff Iannaccone
John Greenfield
Sue Gould

--
Keep Clark Ranch Wild

--
Keep Clark Ranch Wild

Planning Commission
Staff Report

Subject: **7600 Royal Street**
Application: **PL-25-06701**
Author: **Virgil Lund, Planner II**
Date: **October 22, 2025**
Type of Item: **Conditional Use Permit**

Recommendation

(I) Review the Conditional Use Permit (CUP) to install a tent during the ski season on an ongoing basis, (II) conduct a public hearing, and (III) consider approving the CUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Deer Valley Resort; Represented by Hannah Tyler
Location:	7600 Royal Street, Silver Lake Lodge
Zoning District:	Residential Development, Sensitive Land Overlay
Adjacent Land Uses:	Resort Open Space, Multi-Unit Dwelling, Ski Resort Village
Reason for Review:	The Planning Commission reviews a CUP for tents installed for more than 14 days.[1]

CUP	Conditional Use Permit
LMC	Land Management Code
MPD	Master Planned Development
RD	Residential Development

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

Summary

The Applicant proposes to install a 1,500-square-foot tent for the Deer Valley ski season (not to exceed 180 days) on an annual basis at the Silver Lake Lodge.

[1] LMC § 15-4-16(A)(7)



Figure 1: Location of Proposed 30-foot x 50-foot Tent in Red



Figure 2: Existing Conditions Photo of Proposed Tent Location

Background

Silver Lake Lodge (the "Lodge") is part of the Deer Valley Resort 12th Amended and Restated Large Scale Master Planned Development (MPD). On February 26, 2025, the Planning Commission approved a modification to the 12th Amended and Restated Large Scale MPD to increase the restaurant/commercial square footage for Silver Lake Lodge by 15,000 square feet for public or skier service (Final Action Letter, Minutes). The existing as-built square footage for the Silver Lake Lodge is approximately 32,000 square feet. The tent is proposed for the ski season on an annual basis to provide temporary, covered seating in a location where the Lodge has traditionally placed beach chairs. Any displaced beach chairs will be relocated south of the tent. No changes to the existing Lodge are proposed.

The installation of the tent will require an annual fire permit to be submitted to the Building Department.

Analysis

(I) The proposed tent complies with the Residential Development (RD) Zoning District Requirements.

LMC § 15-2.13-3 outlines Lot and Site requirements for Structures in the RD Zoning District:

- Front Setback: 20 feet
  - **Complies**: The proposed tent is 134 feet from the front Lot line.
- Side Setback: 12 feet
  - **Complies**: The proposed tent is 50 feet from the west side Lot line and greater than 100 feet from the east side Lot line.
- Rear Setback: 15 feet
  - **Complies**: The proposed tent is greater than 100 feet from the rear Lot line.



Figure 3: Tent Distance to Property Lines



Figure 4: Winter Photo, From Deer Valley Resort Website

LMC § 15-2.13-4 outlines Building height requirements in the RD Zoning District: No Structure may be erected to a height greater than 28 feet from Existing Grade.

Complies: The proposed tent is 13 feet 5 inches in height from Final Grade.

(II) The proposal complies with the tent criteria in LMC § 15-4-16.

LMC § 15-4-16(A)(7) states "unless approved by the City Council as part of a Special Event, 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 proposes to install the tent annually for the Deer Valley ski season, not to exceed 180 days. The occupancy of the tent is approximately 108 people.

LMC § 15-4-16(B) outlines requirements for tents:

1. The Applicant shall provide written notice of the Property Owner's permission.
    a. **Complies**: The CUP application form is signed by the Vice President of Resort Planning for Deer Valley.
2. The proposed Use should not diminish existing parking.
    a. **Complies**: The proposed tent will not diminish existing parking; it is on the existing hardscaped area outside the Silver Lake Lodge.
3. The proposed Use shall not impede pedestrian circulation, emergency Access, or any other public safety measure.

a. **Complies**: The proposed tent will not impede the existing pedestrian circulation system. Guests using the tent will access the tent from Silver Lake Lodge, Silver Lake Village, or the ski run.
b. The Park City Fire District reviewed the proposal on September 16, 2025. The Fire District will review the tent for compliance with their required standards at the building permit phase.

4. The Use shall not violate the Noise Ordinance, Municipal Code Chapter 6-3.
    a. **Complies**: See Condition of Approval 3.
5. 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.
    a. **Complies**: See Condition of Approval 4.
6. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering.
    a. **Complies**: See Condition of Approval 5.
7. The Use shall not violate the International Building Code.
    a. **Complies**: See Condition of Approval 6. The Applicant shall submit a fire permit for review and approval by the Fire Marshal.
8. The Applicant shall adhere to all applicable City and State licensing ordinances.
    a. **Complies**: See Condition of Approval 7.

(III) The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in Land Management Code Section 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 tent will be installed throughout the Deer Valley ski season each year, not to exceed 180 days. The tent is on the resort area adjacent to the Silver Lake Lodge with convenient access to the ski runs and ski lifts.
Traffic considerations including capacity of the existing Streets	**Complies:** The Engineering Department's Traffic Impact

in the Area	Study (TIS) Guidelines require a TIS if a development 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. Silver Lake Lodge does not allow public parking on-site. The proposed tent is for skiers and guests already staying or recreating on the resort and will not generate 25 or more new vehicle trips. The hours of operation for the tent will be consistent with those of the Silver Lake Lodge operations. Condition of Approval 8 prohibits use of the tent for non-permitted special events, private events or for use not associated with Deer Valley resort guests.
Utility capacity, including Storm Water run-off	**Complies:** The Development Review Committee reviewed the proposal on September 16, 2025, and confirmed the proposal conforms with all utility and storm water run-off requirements.
Emergency vehicle Access	**Complies:** The Park City Fire District reviewed the proposal on September 16, 2025. The Fire District will review for compliance with their required standards at the building permit phase.
Location and amount of off-Street parking	**Complies:** The proposed tent is for skiers and guests already staying or recreating on the resort. Staff recommends Condition of Approval 8: The temporary tent shall not be used for non-permitted special events, private events or for use not associated with Deer Valley resort guests.
Internal vehicular and pedestrian circulation system	**Complies:** The proposed tent is on the resort area adjacent to Silver Lake Lodge and existing chairlifts and ski runs and will not encroach into or affect the existing pedestrian walkway or internal vehicular system.
Fencing, Screening, and landscaping to separate the Use from adjoining Uses	**Complies:** No additional fencing, screening, or landscaping are proposed with this CUP.
Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on	**Complies:** The proposed tent is 1,500 square feet and 13.5 feet tall. The tent is proposed to be located adjacent to the Silver Lake Lodge and near the

adjoining Lots	existing chair lifts and ski runs.
Usable Open Space	**Complies:** The temporary 1,500-square-foot tent will not substantially decrease the required Open Space within the MPD and is proposed to be installed in an area already disturbed and used for guest seating, adjacent to the existing lodge deck.
Signs and lighting	**Complies:** No Signs or Lighting are proposed or approved with this Application.
Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing	**Complies:** The proposed tent is constructed of a metal structure and a white vinyl covering and is appropriate in size, scale, and design for the intended use.
Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site	**Complies:** No speakers or outdoor lighting are proposed or approved with this Application.
Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas	**Complies:** The proposed tent will not affect any loading or unloading zones. According to the Applicant, there will be standard indoor trach and recycling receptacles inside the tent. The receptacles will be screened and not visible to guests (Condition of Approval 9).
Expected Ownership and Management	**Complies:** The proposed tent will be operated, managed, and maintained by Deer Valley Resort. The submitted application form is signed by the Vice President of Deer Valley Resort Planning.
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:** The location of the proposed tent is not on or near Steep Slopes, Physical Mine Hazards, or Mine Waste, and is outside of the Park City Soils Ordinance.
Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding	**Complies:** The proposed Use of the Site is consistent with the objectives of the Upper Deer Valley Neighborhood in the General Plan, as it provides a comfortable visitor experience and supports the resort economy.
Radon mitigation; the Planning	**Not Applicable:**

Director or Planning Commission shall require residential Conditional Uses to include the installation of a basic radon remediation system	There is no residential component to this CUP.

(IV) The Development Review Committee reviewed the proposal on September 16, 2025 and does not require conditions of approval.[2]

Department Review

The Planning Department, Executive 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 October 8, 2025. Staff mailed courtesy notice to property owners within 300 feet on October 8, 2025. The *Park Record* published courtesy notice on October 8, 2025.[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 for the ongoing installation of a tent.
- Deny the CUP and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter
B: Proposed Plans

[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 Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).
[3] LMC § 15-1-21

Planning Department

October 22, 2025

Hannah Tyler, Vice President of Resort Planning
CC: Deer Valley Resort

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	7600 Royal Street Silver Lake Lodge
Zoning District:	Residential Development, Sensitive Land Overlay
Application:	Conditional Use Permit
Project Number:	PL-25-06701
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	October 22, 2025
Project Summary:	The Applicant proposes to install a 1,500-square-foot tent for the Deer Valley ski season (not to exceed 180 days) on a yearly basis at the Silver Lake Lodge.

Action Taken

On October 22, 2025, the Planning Commission conducted a public hearing and approved the Conditional Use Permit according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Applicant proposes to install a 1,500-square-foot tent for the Deer Valley ski season (not to exceed 180 days) on an annual basis at the Silver Lake Lodge.
2. Silver Lake Lodge (the “Lodge”) is part of the Deer Valley Resort 12th Amended and Restated Large Scale Master Planned Development (MPD). On February 26, 2025, the Planning Commission approved a modification to the 12th Amended and Restated Large Scale MPD to increase the restaurant/commercial square footage for Silver Lake Lodge by 15,000 square feet for public or skier service. The existing as-built square footage for the Silver Lake Lodge is approximately 32,000 square feet. The tent is proposed for the ski season on an

annual basis to provide temporary, covered seating in a location where the Lodge has traditionally placed beach chairs. Any displaced beach chairs will be relocated south of the tent. No changes to the existing Lodge are proposed.

3. The installation of the tent will require an annual fire permit to be submitted to the Building Department.
4. The proposed tent complies with the Residential Development (RD) Zoning District Requirements.
    a. LMC § 15-2.13-3 outlines Lot and Site requirements for Structures in the RD Zoning District.
        i. Front Setback: 20 feet.
            1. Complies: The proposed tent is 134 feet from the front Lot line.
        ii. Side Setback: 12 feet.
            1. Complies: The proposed tent is 50 feet from the west side Lot line and greater than 100 feet from the east side Lot line.
        iii. Rear Setback: 15 feet.
            1. Complies: The proposed tent is greater than 100 feet from the rear Lot line.
5. LMC § 15-2.13-4 outlines Building height requirements in the RD Zoning District: No Structure may be erected to a height greater than 28 feet from Existing Grade.
    a. Complies: The proposed tent is 13 feet 5 inches in height from Final Grade.
6. The proposal complies with the tent criteria in LMC § 15-4-16.
    a. The Applicant proposes to install the tent annually for the Deer Valley ski season, not to exceed 180 days. The occupancy of the tent is approximately 108 people.
    b. The proposal complies with the requirements for temporary tents.
        i. The Applicant shall provide written notice of the Property Owner's permission.
            1. Complies: The CUP application form is signed by the Vice President of Resort Planning for Deer Valley.
        ii. The proposed Use should not diminish existing parking.
            1. Complies: The proposed tent will not diminish existing parking; it is on the existing hardscaped area outside the Silver Lake Lodge.

iii. The proposed Use shall not impede pedestrian circulation, emergency Access, or any other public safety measure.
    1. Complies: The proposed tent will not impede the existing pedestrian circulation system. Guests using the tent will be able to access the tent from Silver Lake Lodge, Silver Lake Village, or the ski run. The Park City Fire District reviewed the proposal on September 16, 2025. The Fire District will review the tent for compliance with their required standards at the building permit phase.
iv. The Use shall not violate the Noise Ordinance, Municipal Code Chapter 6-3.
v. 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.
vi. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering.
vii. The Use shall not violate the International Building Code.
viii. The Applicant shall adhere to all applicable City and State licensing ordinances.

7. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in Land Management Code Section 15-1-10(E).
    a. Size and location of the Site
        i. The proposed tent will be installed throughout the Deer Valley ski season each year, not to exceed 180 days. The tent is on the resort area adjacent to the Silver Lake Lodge with convenient access to the ski runs and ski lifts.
    b. Traffic considerations including capacity of the existing Streets in the Area
        i. The Engineering Department's Traffic Impact Study (TIS) Guidelines require a TIS if a development 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.
        ii. Silver Lake Lodge does not allow public parking on-site. The tent is intended for skiers and guests already staying or recreating on the resort and will not generate 25 or more new vehicle trips. The hours of operation for the tent will be consistent with those of the Silver Lake Lodge operations.

c. Utility capacity, including Storm Water run-off
    i. The Development Review Committee reviewed the proposal on September 16, 2025, and confirmed the proposal conforms with all utility and storm water run-off requirements.
d. Emergency vehicle Access
    i. The Park City Fire District reviewed the proposal on September 16, 2025. The Fire District will review for compliance with their required standards at the building permit phase.
e. Location and amount of off-Street parking
    i. The proposed tent is intended for skiers and guests already staying or recreating on the resort.
f. Internal vehicular and pedestrian circulation system
    i. The proposed tent is on the resort area adjacent to Silver Lake Lodge and existing chairlifts and ski runs and will not encroach into or affect the existing pedestrian walkway or internal vehicular system.
g. Fencing, Screening, and landscaping to separate the Use from adjoining Uses
    i. No additional fencing, screening, or landscaping are proposed with this CUP.
h. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots
    i. The proposed tent is 1,500 square feet and 13.5 feet tall. The tent is proposed to be located adjacent to the Silver Lake Lodge and near the existing chair lifts and ski runs.
i. Usable Open Space
    i. The temporary 1,500-square-foot tent will not substantially decrease the required Open Space within the MPD and is proposed to be installed in an area already disturbed and used for guest seating, adjacent to the existing lodge deck.
j. Signs and lighting
    i. No Signs or Lighting are proposed or approved with this Application.
k. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing

i. The proposed tent is constructed of a metal structure and a white vinyl covering and is appropriate in size, scale, and design for the intended use.

l. Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site
   i. No speakers or outdoor lighting are proposed or approved with this Application.

m. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas
   i. The proposed tent will not affect any loading or unloading zones. All trash and recycling must be located inside Silver Lake Lodge.

n. Expected Ownership and management
   i. The proposed tent will be operated, managed, and maintained by Deer Valley Resort.
   ii. The submitted application form is signed by the Vice President of Deer Valley Resort Planning.

o. 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
   i. The location of the proposed tent is not on or near Steep Slopes, Physical Mine Hazards, or Mine Waste, and is outside of the Park City Soils Ordinance.

p. Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding
   i. The proposed Use of the Site is consistent with the objectives of the Upper Deer Valley Neighborhood in the General Plan, as it provides a comfortable visitor experience and supports the resort economy.

q. Radon mitigation
   i. There is no residential component to this CUP.

8. The Development Review Committee reviewed the proposal on September 16, 2025.

Conclusions of Law

1. The proposal complies with the LMC requirements pursuant to Chapter 15-2.13 Residential Development Zoning District, Section 15-4-16 Temporary Structures, Tents, and Vendors, and Section 15-1-10 Conditional Use Review Process.
2. The use will be compatible with surrounding Structures in use, scale, mass, and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the final plans dated September 22, 2025, submitted to the Planning Department and reviewed October 22, 2025, by the Planning Commission.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director prior to construction.
3. The Applicant shall adhere to Municipal Code of Park City Chapter 6-3, Noise.
4. If Outdoor Lighting is proposed to be installed, it requires compliance with the dark sky code (LMC Section 15-5-5(J)) and Planning Department review and approval.
5. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering.
6. The Applicant shall submit an annual fire permit for review and approval by the Fire Marshal prior to installation each year.
7. The Applicant shall adhere to all applicable City and State licensing ordinances.
8. The temporary tent shall not be used for non-permitted special events, private events or for use not associated with Deer Valley resort guests.
9. All trash and recycling receptacles must be screened and not visible to guests.
10. The annual installation shall not exceed 180 days.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.gov.

Sincerely,

Christin Van Dine
Planning Commission Chair

CC: Virgil Lund

DEER VALLEY

EXPANDED EXCELLENCE

September 19, 2025

Rebecca Ward
Planning Director
Park City Municipal Corporation
445 Marsac Avenue Park City, Utah 84060

Re: Silver Lake Lodge –Conditional Use Permit Submittal and Narrative

Dear Director Ward:

Deer Valley Resort respectfully submits this application for a Conditional Use Permit (CUP) to allow for the installation of a temporary structure adjacent to the Silver Lake Lodge located at 7600 Royal Street. The purpose of this structure is to enclose an area adjacent to our outdoor deck for conditioned dining seating.

At no time will the structure remain in place for more than 180-days in a single calendar year. The temporary structure will be situated adjacent to the existing deck and will accommodate approximately 108 seated guests with standard dining tables and chairs. The hours of operation will be consistent with the resort operations that may occur at Silver Lake Lodge as a part of our normal business.

We appreciate the City's consideration and look forward to your support of this application.

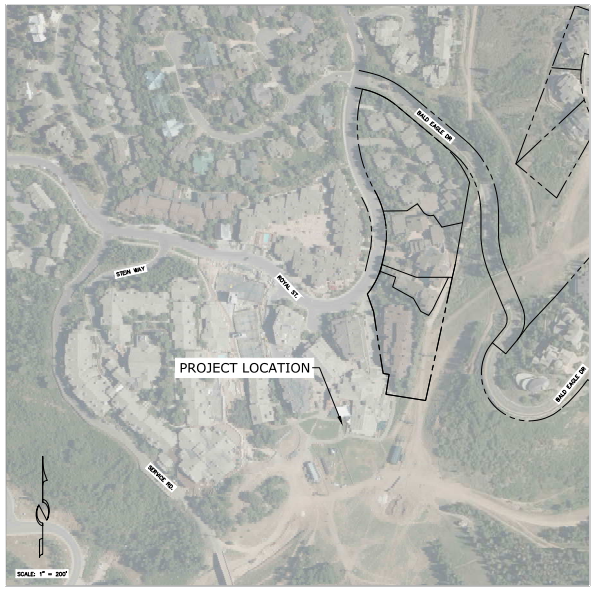
Respectfully,

Hannah M. Tyler, AICP
Vice President, Resort Planning
Deer Valley Resort

Attachments:

01. Conditional Use Permit Application
02. Site Plan and Temporary Structure Details
03. Title Report
04. Mailing Notice Requirements

VICINITY MAP



SILVER LAKE LODGE TENT
7600 ROYAL ST #112, PARK CITY, UT 84060

AUGUST 2025

Sheet List Table	
SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C101	EXISTING CONDITIONS
C102	SITE PLAN
C103	SITE ACCESS
C104	CMP & SWPPP
C105	DETAILS

GENERAL NOTES

G-1 ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING PLANS & SPECIFICATIONS:

A. Park City Design Standards, Construction Specifications, and Standard Drawings, Latest Edition.

B. Manual of Uniform Traffic Control Devices 2003 Edition, Revision #1 November 2004, Revision #2 December 2007.

C. Special conditions of approval and/or permits as required and/or issued by regulatory bodies.

D. Approved construction plans and details.

E. Storm Water Pollution Prevention Plan. (SWPPP)

G-2 Contractor/Bidder shall obtain a copy of the specifications, at his cost. Copies of the specifications shall be kept at the job site by the contractor and be available for the contractor, subcontractor, owner or his agent, design engineer, city engineer, and their designated representatives and inspectors.

G-3 The Contractor shall be responsible for ground and surface water control during construction. This requirement shall include, but not be limited to the installation of utilities, manholes, vaults, catch basins, earthwork operations, and road construction.

G-4 The contractor shall maintain accurate records of "As Built" conditions of all underground work. The "As Builts" shall be tied to easily defined monuments and/or surface improvements or as required by accuracy for the as-built conditions. The as-built information shall be given to the owner and be incorporated in the final "As Built" drawings.

G-5 Prior to any excavation work, the contractor shall contact Blue Stakes for location of existing utilities. The contractor shall be responsible for determining the location of utilities, whether shown on the plans or not, and protecting the utilities during construction. If existing utility lines conflict in location with new construction, the contractor shall notify the engineer in order to resolve the conflict.

G-6 The contractor shall have a qualified representative to handle grade determination, drainage flow, and connections to existing features using proper grade setting techniques such as, but not limited to, string line, rod and level, GPS, or Surveying.

G-7 All work performed shall be guaranteed by the contractor and/or his surety against all defects in materials and workmanship of whatever nature for a period of one (1) year from the date of final acceptance of the work by the project owner.

G-8 The contractor shall be responsible for the installation and maintenance of adequate signs, traffic devices, and warning devices to inform and protect the public during all phases of construction. The contractor shall submit to the Owner and Design Engineer for approval.

G-9 Compaction testing shall be an integral part of the project. Compaction testing shall include, but shall not be limited to earthwork, trench back-fill, base course, and asphalt pavement. Compaction testing shall be performed by a qualified, independent testing company retained by the contractor.



CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DESCRIPTION	DATE	

COVER SHEET

SILVER LAKE LODGE
PARK CITY, UTAH

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84068 | 435-848-8497

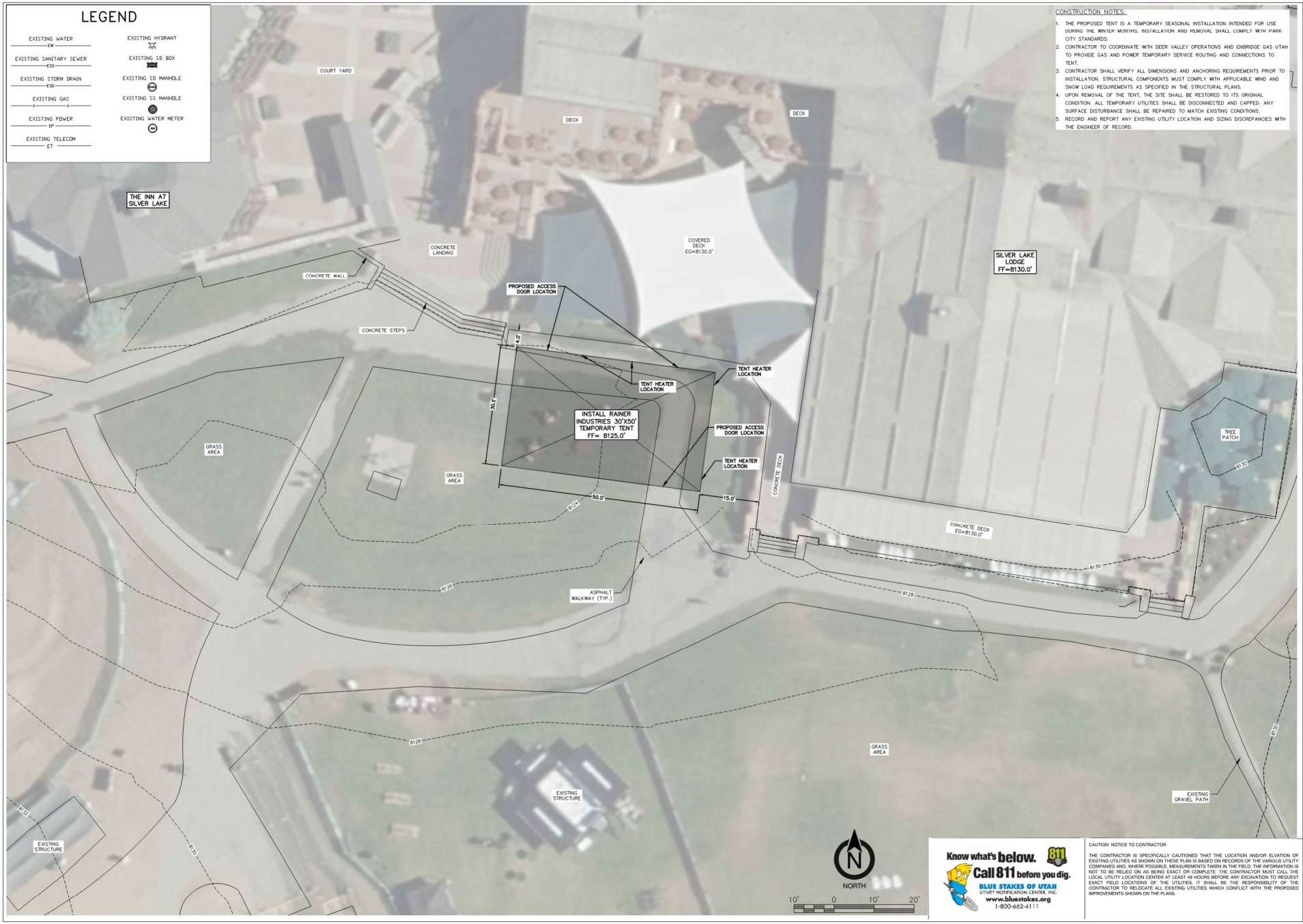
DRAWING BY: JEVAUGHN RICHARDSON 8/22/25
DESIGNED BY: CONNOR DINSMORE 8/22/25
CHECKED BY: CONNOR DINSMORE 8/22/25
PROJECT No.: 8-8-25

SEAL



SHEET
C100


LEGEND
EXISTING WATER
EXISTING SANITARY SEWER
EXISTING STORM DRAIN
EXISTING GAS
EXISTING POWER
EXISTING TELECOM
EXISTING HYDRANT
EXISTING SD BOX
EXISTING SD MANHOLE
EXISTING SS MANHOLE
EXISTING WATER METER
NOTES:
1. TOPOGRAPHY & BOUNDARY SURVEY WAS PROVIDED BY ALLIANCE ENGINEERING AND DEER VALLEY.
2. REFER TO CIVIL PLANS COMPLETED BY ALLIANCE ENGINEERING FOR CONSTRUCTION DETAILS.
3. RECORD AND REPORT ANY EXISTING UTILITY LOCATION AND SIZING DISCREPANCIES WITH THE ENGINEER OF RECORD.
THE INN AT SILVER LAKE
SILVER LAKE LODGE FF=8130.0'
EXISTING BUILDING
DECK
DECK
COVERED DECK EG=8130.0'
CONCRETE LANDING
CONCRETE WALL
CONCRETE STEPS
ASPHALT WALKWAY (TYP.)
GRASS AREA
GRASS AREA
GRASS AREA
CONCRETE PAD WITH STORM DRAIN INLET
CONCRETE DECK EG=8130.0'
CONCRETE STEPS
STORM DRAIN INLET (TYP.)
EXISTING DIRT ROAD (TYP.)
EXISTING SNOW MAKING LINE (TYP.)
CONCRETE STEPS
IRRIGATION VALVE (TYP.)
EXISTING STORM DRAIN PIPE (TYP.)
EXISTING SNOW MAKING HYDRANT
WATER MANHOLE (TYP.)
EXISTING GAS LINE (TYP.)
STORM DRAIN MANHOLE (TYP.)
EXISTING TELECOMM. LINE (TYP.)
GRASS AREA
EXISTING STRUCTURE
NORTH
10' 0 10' 20'
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111
CAUTION: NOTICE TO CONTRACTOR
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DATE
DESCRIPTION
EXISTING CONDITIONS
SILVER LAKE LODGE
PARK CITY, UTAH
ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84060 | 435-649-9467
DRAWING BY: JEVAUGHN RICHARDSON 8/22/25
DESIGNED BY: CONNOR DINSMORE 8/22/25
CHECKED BY: CONNOR DINSMORE 8/22/25
PROJECT No.: 8-8-25
SEAL
PROFESSIONAL ENGINEER
No. 12213501
MARTIN CONNOR DINSMORE
STATE OF UTAH
SHEET
C101



DESCRIPTION	DATE

SITE PLAN

SILVER LAKE LODGE
PARK CITY, UTAH

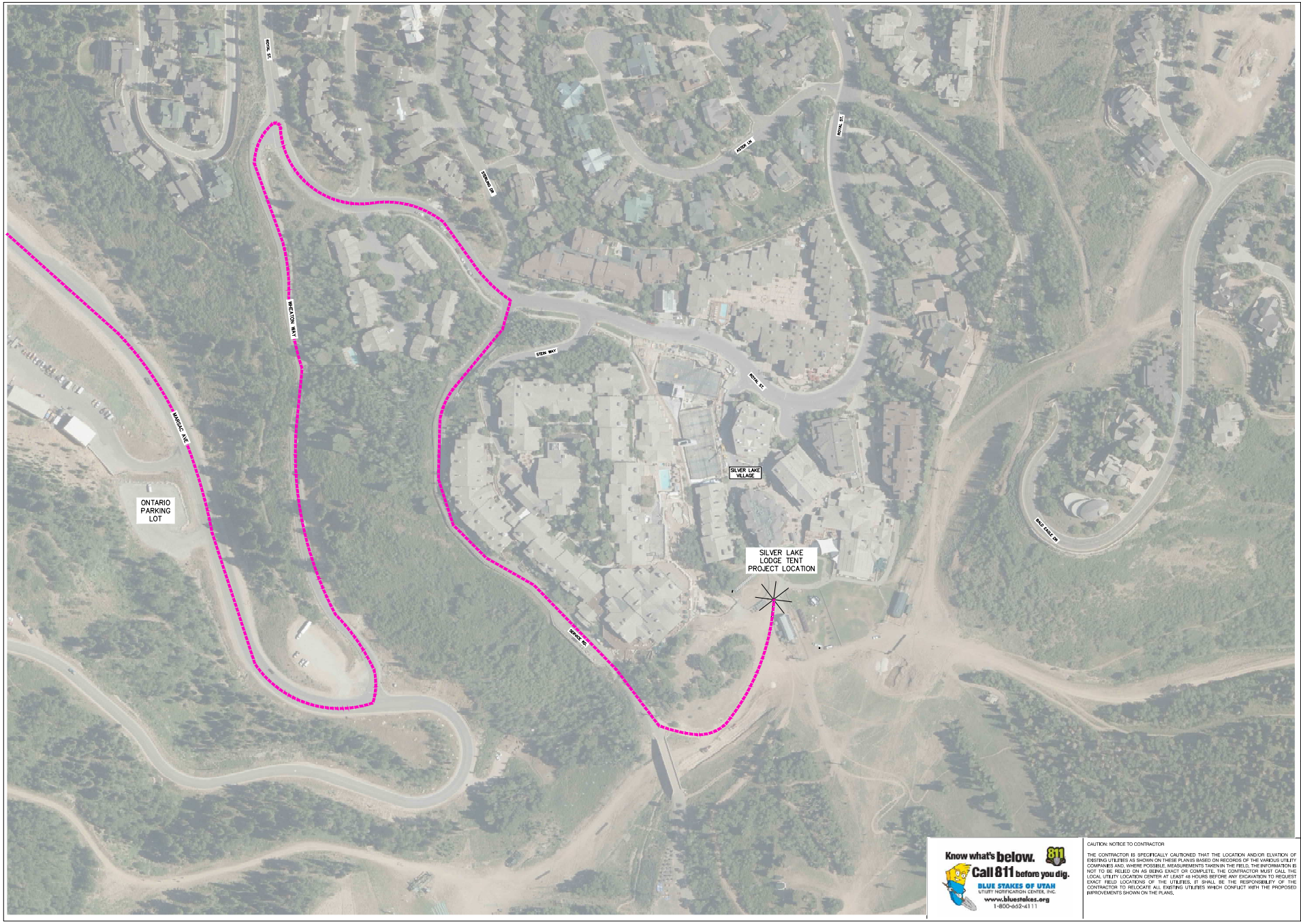
ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JEVAUGHN RICHARDSON 8/22/25
DESIGNED BY: CONNOR DINSMORE 8/22/25
CHECKED BY: CONNOR DINSMORE 8/22/25
PROJECT No.: 8-8-25

SEAL

PROFESSIONAL ENGINEER No. 12275305 MARTIN CONNOR DINSMORE 08/22/25 STATE OF UTAH

SHEET
C102



Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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	DATE	DESCRIPTION
1		

SITE ACCESS PLAN

SILVER LAKE LODGE
PARK CITY, UTAH

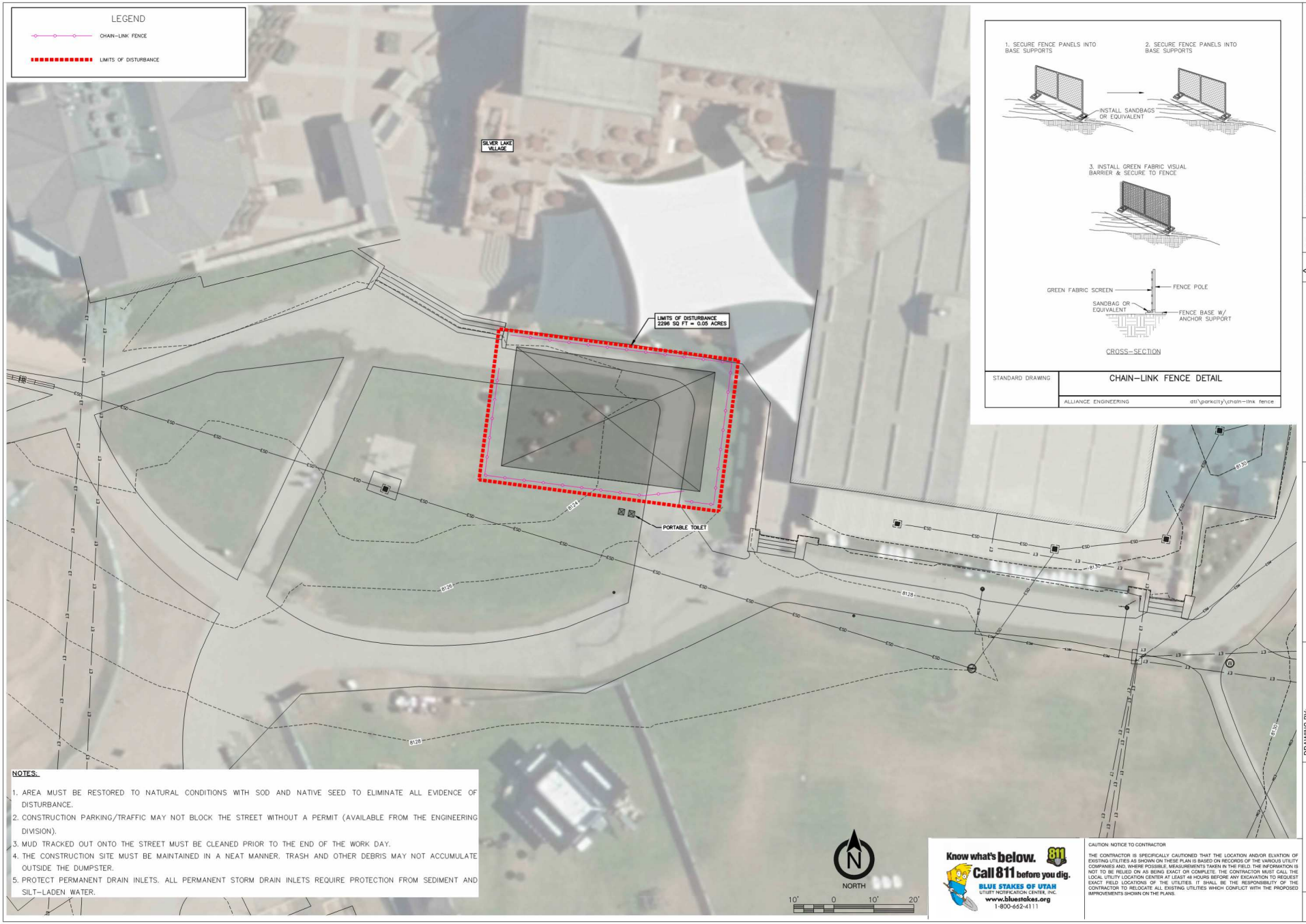
ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84068 | 435-649-9467

DRAWING BY: JEVAUGHN RICHARDSON 8/22/25
DESIGNED BY: CONNOR DINSMORE 8/22/25
CHECKED BY: CONNOR DINSMORE 8/22/25
PROJECT No.: 8-8-25

SEAL

PROFESSIONAL ENGINEER
No. 12213501
MARTIN CONNOR DINSMORE
STATE OF UTAH

SHEET
C103



NOTES:

1. AREA MUST BE RESTORED TO NATURAL CONDITIONS WITH SOD AND NATIVE SEED TO ELIMINATE ALL EVIDENCE OF DISTURBANCE.
2. CONSTRUCTION PARKING/TRAFFIC MAY NOT BLOCK THE STREET WITHOUT A PERMIT (AVAILABLE FROM THE ENGINEERING DIVISION).
3. MUD TRACKED OUT ONTO THE STREET MUST BE CLEANED PRIOR TO THE END OF THE WORK DAY.
4. THE CONSTRUCTION SITE MUST BE MAINTAINED IN A NEAT MANNER. TRASH AND OTHER DEBRIS MAY NOT ACCUMULATE OUTSIDE THE DUMPSTER.
5. PROTECT PERMANENT DRAIN INLETS. ALL PERMANENT STORM DRAIN INLETS REQUIRE PROTECTION FROM SEDIMENT AND SILT-LADEN WATER.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DATE	DESCRIPTION

CMP & SWPPP

SILVER LAKE LODGE
PARK CITY, UTAH

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JEVAUGHN RICHARDSON 8/22/25
DESIGNED BY: CONNOR DINSMORE 8/22/25
CHECKED BY: CONNOR DINSMORE 8/22/25
PROJECT No.: 8-8-25

SEAL

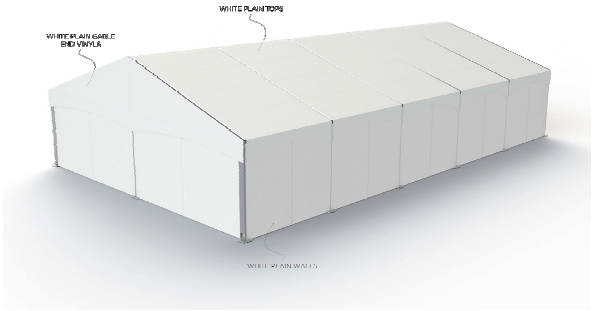
PROFESSIONAL ENGINEER
No. 12253505
MARTIN CONNOR DINSMORE
08/22/25
STATE OF UTAH

SHEET
C104

30'x50' 8'H MEDIUM

FRONT VIEW WITH VINYL

All vinyl parts are tagged with a logo and a RFID tag. Informations such as your name or company name, fire extinguisher specifications, vinyl part name and barcode will be visible.

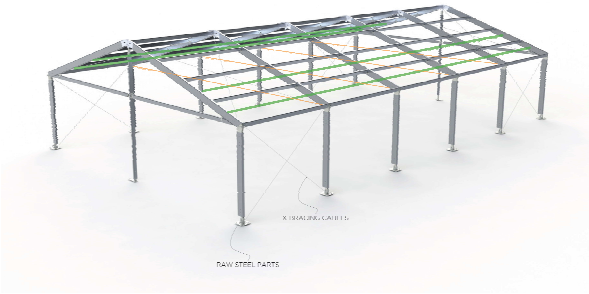


GRANDCHAMP STRUCTURE DESIGN

30'x50' 8'H MEDIUM

FRONT VIEW STRUCTURE ONLY

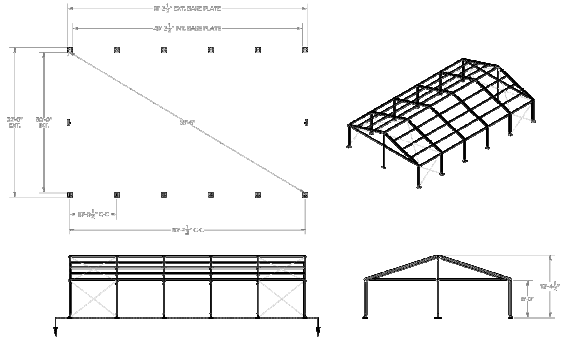
WINTER PARTS TO REACH 48 PSF
- 40X PURLINS
- 10X EAVE CONNECTION CABLES



GRANDCHAMP STRUCTURE DESIGN

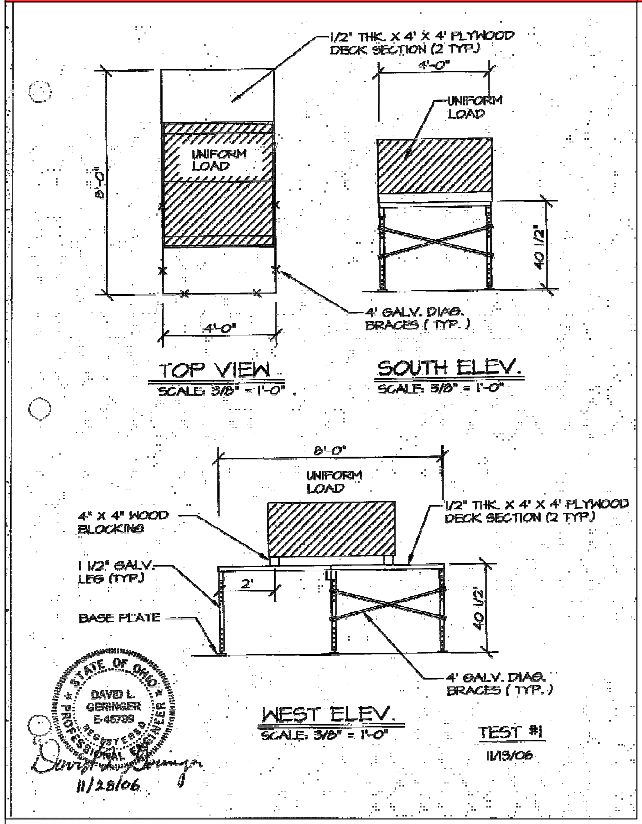
30'x50' 8'H MEDIUM

GENERAL DIMENSIONS



GRANDCHAMP STRUCTURE DESIGN

Client Date



STEEL STAGING DETAIL

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DESCRIPTION	DATE

DETAILS

SILVER LAKE LODGE
PARK CITY, UTAH

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84060 | 435-649-9467

DRAWING BY: JEVAUGHN RICHARDSON 8/22/25
DESIGNED BY: CONNOR DINSMORE 8/22/25
CHECKED BY: CONNOR DINSMORE 8/22/25
PROJECT No.: 8-8-25

SEAL

PROFESSIONAL ENGINEER
No. 12215501
MARTIN CONNOR DINSMORE
STATE OF UTAH

SHEET
C105

Planning Commission
Staff Report

Subject: **1060 Woodside Avenue**
A Landmark Historic Site
Application: **PL-25-06695**
Author: **Meredith Covey, Planner II**
Date: **October 22, 2025**
Type of Item: **Plat Amendment**

Recommendation

(I) Review the proposed 1060 Woodside Avenue Plat Amendment to combine Lots 17, 18, and 19 of Block 4 of Snyders Addition to Park City to create a 5,662.8-square-foot Lot in the Historic Residential – 1 (HR-1) Zoning District for the Landmark Historic Site, (II) conduct a public hearing, and (III) consider approving the Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Rudd and Corrine Davis
Location:	1060 Woodside Avenue A Landmark Historic Site
Zoning District:	Historic Residential – 1 Zoning District
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Commission reviews and takes Final Action on Plat Amendments.[1]

LMC	Land Management Code
HDDR	Historic District Design Review
HR-1	Historic Residential – 1

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

Background

1060 Woodside Avenue (Parcel No. SA-38) is a Landmark Historic Site designated by LMC § 15-11-10 in the HR-1 Zoning District. The property is adjacent to both Woodside Avenue and 11th Street.

[1] LMC § 15-7.1-2



Figure 1: 1060 Woodside Avenue highlighted in red, the HR-1 Zoning District shown in light blue.

The Landmark Historic Structure on the site was constructed circa 1928 during the Mature Mining Era and straddles Lots 17, 18, and 19 of Block 4 of Snyders Addition to Park City (Exhibit B). The property has one Summit County Tax Identification Number.

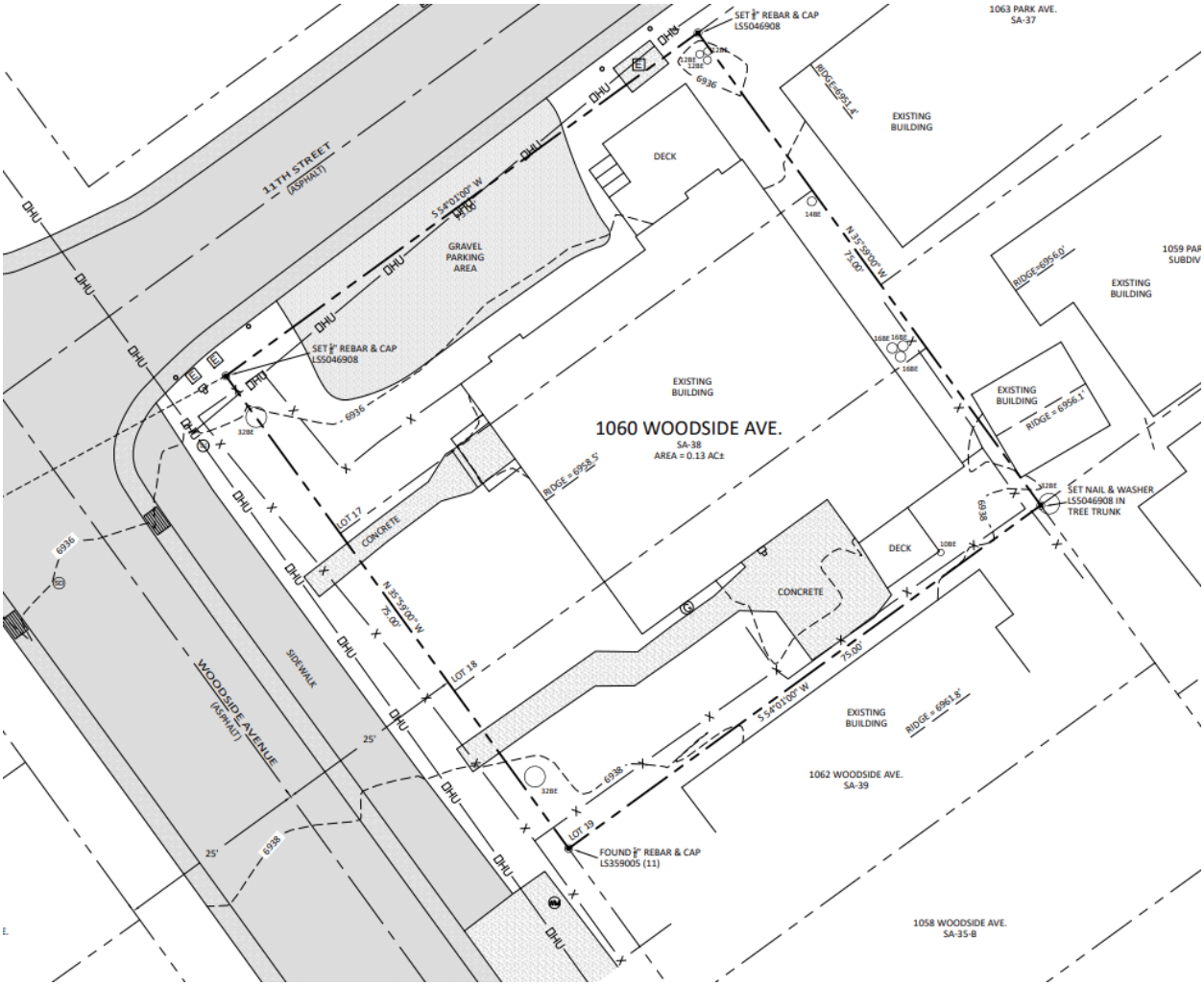


Figure 2: Existing Conditions Survey provided by the Applicant.

The Applicant proposes to combine the three Lots to create one 5,662.8-square-foot Lot for the Landmark Historic Site. The Applicant will be required to obtain Historic District Design Review (HDDR) approval prior to making any modifications to the Historic Structure. The Applicant has an HDDR application on file with the Planning Department (PL-25-06673).



Figure 3: 1060 Woodside Avenue viewed from Woodside Avenue, image from Google Earth.

Analysis

(I) The proposed Plat Amendment complies with the requirements of LMC Chapter 15-2.2 Historic Residential – 1 Zoning District.

The purpose of the HR-1 Zoning District is to:

1. preserve present land Uses and character of the Historic residential Areas of Park City;
2. encourage the preservation of Historic Buildings and/or Structures;
3. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
4. define Development parameters that are consistent with the General Plan policies for the Historic core; and
5. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.[2]

LMC § 15-2.2-2(A) outlines the allowed Uses in the HR-1 Zoning District. A Single Family Home (SFD) is an allowed Use and is compliant.

The below table analyzes the proposed Plat Amendment for compliance with the Lot and Site requirements of the HR-1 Zoning District found in LMC § 15-2.2-3:

[2] LMC § 15-2.2-1

Requirement	Analysis of Proposal
Lot Size: The minimum Lot Area is 1,875 square feet for a Single-Family Dwelling; the maximum Lot Area is 3,750 square feet.	**Complies:** The proposed Plat Amendment creates a 5,662.8-square-foot Lot. Pursuant to LMC § 15-2.2-4, Landmark Historic Sites that exceed the maximum Lot Area are valid Non-Complying Lots. Pursuant to LMC § 15-11-10, 1060 Woodside Avenue is a Landmark Historic Site and therefore a valid Non-Complying Lot. Pursuant to LMC § 15-2.2-4, any additions must comply with Building Setbacks and Footprint regulations of the HR-1 Zoning District.
Maximum Building Footprint The maximum Building Footprint formula is as follows: MAXIMUM FP = (A/2) x $0.9^{A/1875}$ Where FP = maximum Building Footprint and A= Lot Area. This is established by LMC § 15-2.2-3(E).	For a Lot that is 5,662.8 square feet, the Maximum Building Footprint is 2,059. Staff recommends Condition of Approval 3 that the Applicant include a Plat Note limiting the Building Footprint of the Lot to 2,059 square feet to comply with the Building Footprint formula regulated by LMC § 15-2.2-3(E).
Lot Width: The minimum width of a Lot is 25 feet when measured 15 feet back from the Front Lot Line.	**Complies:** The Lot is 75 feet wide.

(II) The proposal complies with LMC § 15-7.1-3(B), Plat Amendment, as conditioned.

Plat Amendments shall be reviewed according to the requirements of LMC § 15-7-1.6 and approval shall require a finding of Good Cause.

LMC § 15-15-1 defines Good Cause as “Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as:

providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community."

Staff finds Good Cause for this Plat Amendment because it creates a Lot for the Landmark Historic Site and allows the Applicant to make improvements to the Historic Structure. The proposed Plat Amendment does not create any non-conformities. No Public Street, Right of Way, or easement is vacated or amended.

Future development must comply with the HR-1 Zoning District requirements and LMC § 15-13-2 *Regulations for Historic Residential Sites.*

(III) The Development Review Committee reviewed the proposal on October 7 and does not require any Conditions of Approval.[3]

Department Review

The Planning Department, Executive 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 October 8, 2025. Staff mailed courtesy notice to property owners within 300 feet on October 8, 2025. The *Park Record* published notice on October 8, 2025.[4]

Public Input

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

Alternatives

The Planning Commission may:

- Approve the 1060 Woodside Avenue Plat Amendment.
- Deny the 1060 Woodside Avenue Plat Amendment and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter

Attachment 1: 1060 Woodside Avenue Plat Amendment

[3] 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 Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).
[4] LMC § 15-1-21

B: Existing Conditions Survey
C: Block 4 of Snyders Addition to Park City

Planning Department

October 22, 2025

Corrine and Rudd Davis

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	1060 Woodside Avenue A Landmark Historic Site
Zoning District:	Historic Residential – 1
Application:	Plat Amendment
Project Number:	PL-25-06695
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	October 22, 2025
Project Summary:	The Applicant proposes the 1060 Woodside Avenue Plat Amendment to combine Lots 17, 18, and 19 of Block 4 of Snyders Addition to Park City to create a 5,662.8-square-foot Lot in the Historic Residential – 1 Zoning District.

Action Taken

On October 22, 2025, the Planning Commission conducted a public hearing and approved the 1060 Woodside Avenue Plat Amendment according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 1060 Woodside Avenue (Parcel No. SA-38) is a Landmark Historic Site in the Historic Residential – 1 (HR-1) Zoning District as designated by Land Management Code (LMC) § 15-11-10.
2. The Landmark Historic Structure on the site was constructed circa 1928 during the Mature Mining Era.
3. The existing Landmark Historic Structure straddles Lots 17, 18, and 19 of Block 4 of Snyders Addition to Park City. The property has one Summit County Tax Identification Number.

4. LMC § 15-2.2-3(A) establishes a minimum Lot size of 1,875 square feet and maximum Lot size of 3,750 square feet in the HR-1 Zoning District.
5. Because the 5,662.8-square-foot Lot at 1060 Woodside Avenue is a Landmark Historic Site, it is a valid Non-Complying Lot pursuant to LMC § 15-2.2-4.
6. LMC § 15-2.2-3(B) establishes a minimum Lot width requirement of 25 feet in the HR-1 Zoning District. The Lot at 1060 Woodside Avenue is 75 feet wide and compliant.
7. The Planning Commission finds Good Cause for this Plat Amendment because it creates a Lot for the Landmark Historic Site and allows the Applicant to make improvements to the Historic Structure and Site. The proposed Plat Amendment does not create any non-conformities. No Public Street, Right of Way, or easement is vacated or amended.

Conclusions of Law

1. The Plat Amendment is consistent with the LMC, including Chapter 15-2.2 *Historic Residential - 1 (HR-1) Zoning District* and § 15-7.1-3(B) *Classification Of Subdivision– Plat Amendment*.
2. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
3. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer shall review and approve the final form and content of the Plat Amendment for compliance with State law, the LMC, and these Conditions of Approval, prior to recordation of the plat.
2. The Applicant shall record this Plat Amendment at the county within one year from the date of Planning Commission approval. If recordation has not occurred within one year, this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.
3. The Applicant shall include a Plat Note limiting the Building Footprint to 2,059 square feet.

Final Action by the Planning Commission may be appealed pursuant to LMC § 15-1-18.

If you have questions or concerns regarding this Final Action Letter, please call (435) 640-8683 or email meredith.covey@parkcity.gov.

Sincerely,

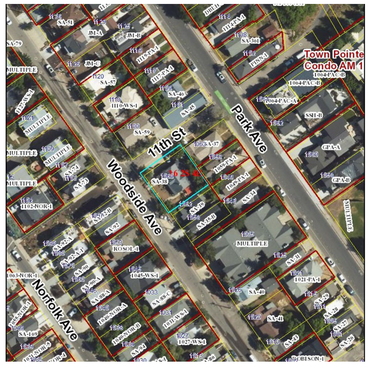
Christin VanDine
Planning Commission Chair

CC: Meredith Covey, Planner II

ATTACHMENT 1 – 1060 Woodside Avenue Plat Amendment

1060 WOODSIDE AVENUE PLAT AMENDMENT

BLOCK 5 SNYDER'S ADDITION TO PARK CITY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2S RANGE 4E
SALT LAKE BASE AND MERIDIAN



VICINITY AND ZONING MAP
NOT TO SCALE





GRAPHIC SCALE
10 0 5 10
1 INCH = 10 FEET

LEGAL DESCRIPTION:

LOTS 17, 18 & 19, BLOCK 4, SNYDERS ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 17, BLOCK 4, SNYDERS ADDITION TO PARK CITY, THENCE NORTH 54°01'00" EAST 75.00 FEET; THENCE SOUTH 35°59'00" WEST 75.00 FEET; THENCE SOUTH 54°01'00" WEST 75.00 FEET; THENCE NORTH 35°59'00" WEST 75.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.13 ACRES±.

SURVEYOR'S CERTIFICATE

I GREGORY J. FERRARI, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5046908, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE LAND SHOWN ON THIS 1060 WOODSIDE AVENUE PLAT AMENDMENT AND DESCRIBED HEREON AND HAVE AMENDED SUBDIVISION PLAT, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS 1060 WOODSIDE AVENUE PLAT AMENDMENT AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

GREGORY J. FERRARI, P.L.S. 5046908

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT RUDDMAN CLARKE DAVIS AND CORINA NAOME DAVIS, SPOUSES AS JOINT TENANTS, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY CERTIFY THAT THEY HAVE CAUSED THIS PLAT AMENDMENT TO BE PREPARED. RUDDMAN CLARKE DAVIS AND CORINA NAOME DAVIS HEREBY CONSENT TO THE RECORDATION OF THIS PLAT AMENDMENT. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NONEXLUSIVE EASEMENT OVER THE PUBIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF THE UNDERSIGNED SET HIS HAND THIS _____ DAY OF _____, 2025

_____
RUDDMAN CLARKE DAVIS AND

_____
CORINA NAOME DAVIS

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) SS

ON THIS _____ DAY OF _____ 2025, RUDDMAN CLARKE DAVIS AND CORINA NAOME DAVIS

PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BE ME DULY SWORN/AFFIRMED, THAT HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE 1060 WOODSIDE AVENUE PLAT AMENDMENT.

MY COMMISSION EXPIRES _____

_____ NOTARY PUBLIC
RESIDING IN _____

NOTES:

1. THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN ORDINANCE 2025-__ AND CONDITIONS OF APPROVAL OF IRON CANYON SUBDIVISION.
2. NEW CONSTRUCTION SHALL MEET LOT AND SITE REQUIREMENTS OF THE SF DISTRICT PER THE LAND MANAGEMENT CODE IN EFFECT AT THE TIME OF BUILDING PERMIT SUBMITTAL.
3. SEE SURVEY S-_____ OF RECORD AND ON FILE AT THE OFFICE OF THE SUMMIT COUNTY RECORDER FOR BOUNDARY SURVEY OF THE PROPERTY.

LEGEND:

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- LOT LINE TO BE REMOVED
- CENTER LINE
- SNOW STORAGE EASEMENT
- SECTION LINE
- XXX — STREET ADDRESS ON LOWELL AVENUE
- 5/8" REBAR & CAP LS5046908
- 5/8" REBAR & CAP LS359005
- STREET MONUMENT

FERRARI SURVEYING, LLC
435- 640 - 0412
P.O.BOX 981142
PARK CITY, UT 84098

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2025

BY:_____
SNYDERVILLE BASIN RECLAMATION DISTRICT

PLANNING COMMISSION

RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2025

BY:_____
CHAIR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE
THIS ____ DAY OF _____, 2025

BY_____
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____

DAY OF _____, 2025

BY_____
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF _____, 2025

BY_____
MAYOR

CERTIFICATE OF ATTEST

I CERTIFY THIS PLAT WAS APPROVED BY THE PARK CITY COUNCIL THIS ___ DAY OF_____, 2025

BY_____
PARK CITY RECORDER

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED
THIS_____DAY OF _____, 2025

BY _____
SUMMIT COUNTY GIS COORDINATOR

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

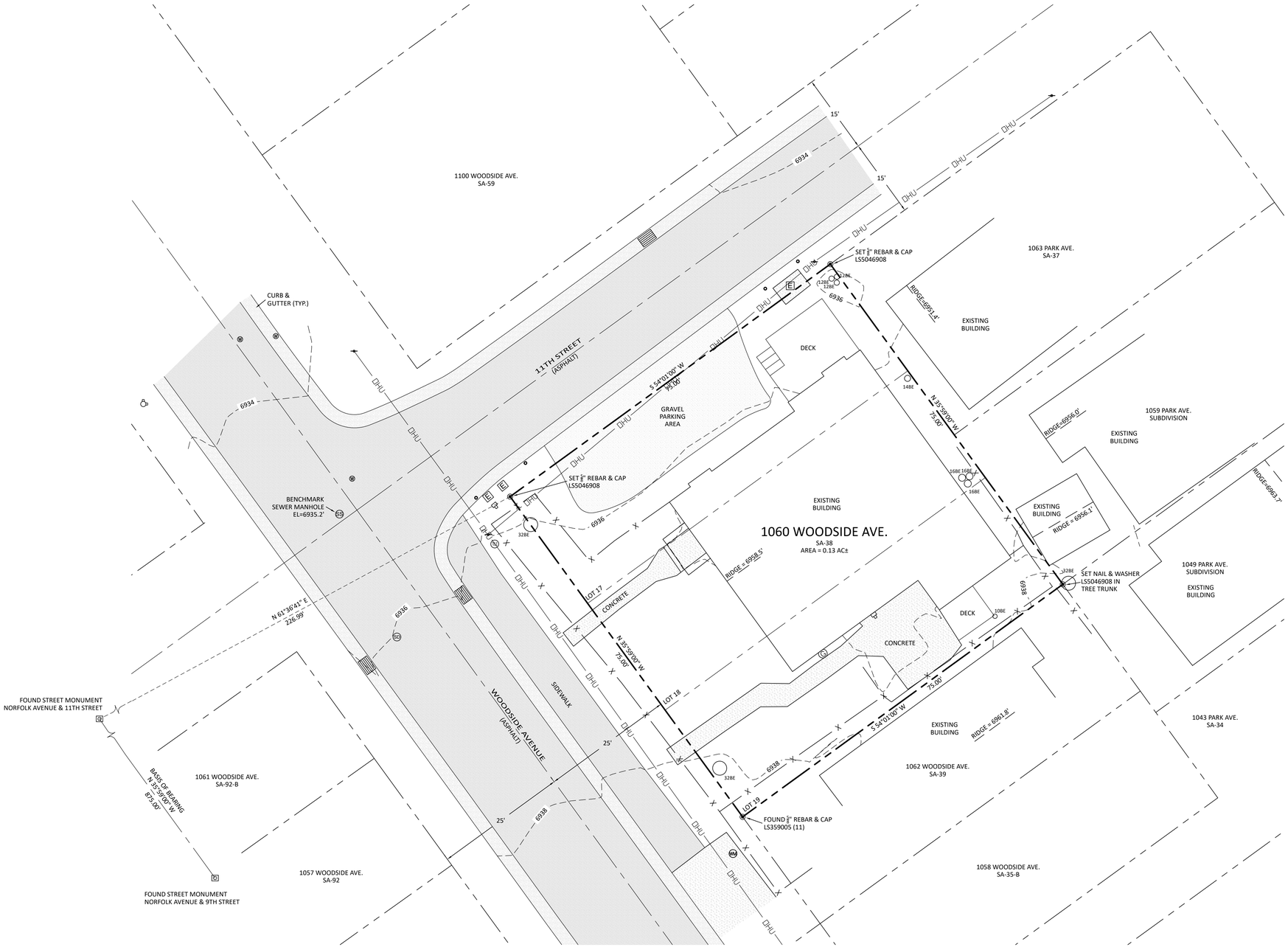
AT THE REQUEST OF_____

____ _____
FEE RECORDER

TIME _____ DATE _____ ENTRY NO._____

RECORD OF SURVEY & TOPOGRAPHICAL MAP

1060 WOODSIDE AVENUE
LOTS 17, 18 & 19, BLOCK 4, SNYDER'S ADDITION TO PARK CITY
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN



SURVEYOR'S STATEMENT

I GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NO. 5046908. THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

PROFESSIONAL LAND SURVEYOR GREGORY J. FERRARI LS 5046908 STATE OF UTAH

GREGORY J. FERRARI LICENSE NO. 5046908

LEGAL DESCRIPTION:

LOTS 17, 18 & 19, BLOCK 4, SNYDER'S ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE SUMMIT COUNTY RECORDERS OFFICE.

LEGEND:

- CLIENT PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE
- 6940 MAJOR CONTOUR
- MINOR CONTOUR
- X FENCE
- OHU OVER HEAD UTILITY
- PROPERTY CORNER (AS NOTED)
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- WATER METER
- ELECTRIC TRANSFORMER
- STORM DRAIN MANHOLE
- POWER POLE
- ELECTRIC METER
- GAS METER
- STREET MONUMENT
- BOLLARD
- #BE TREE TRUNK, DIAM., BOX ELDER

PROJECT INFORMATION:

CLIENT:	RUDD & CORINA DAVIS
PROJECT ADDRESS:	1060 WOODSIDE AVENUE PARK CITY, UT 84060
SERIAL NO:	SA-38
RECORD INFORMATION:	LOTS 17, 18 & 19, BLOCK 4, SNYDER'S ADDITION TO PARK CITY

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARIES OF THIS PROPERTY ON THE GROUND AND CREATE A TOPOGRAPHICAL MAP AT THE REQUEST OF RUDD & CORINA DAVIS.

2. THE EVIDENCE OF BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION COMPILED FROM SNYDER'S ADDITION TO PARK CITY SUBDIVISION.

3. NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

4. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

5. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.

6. DATE OF FIELD WORK MARCH 14, 2025.

7. VERTICAL DATUM IS ASSUMED.

8. BUILDING SETBACKS MUST BE CONFIRMED WITH THE COUNTY, HOMEOWNER'S ASSOCIATION, ARCHITECTURAL COMMITTEE, OR SIMILAR ADVISORY GROUP, IF ANY.

9. THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT.

10. BASIS OF BEARING BETWEEN FOUND MONUMENTS SHOWN HEREON.

11. FOUND PER SURVEY S-6372 OF RECORED AND ON FILE AT THE OFFICE OF THE SUMMIT COUNTY RECORDER.

REV	DATE	REVISIONS	INITIAL

FERRARI SURVEYING, LLC
435- 640 - 0412
P.O.BOX 981142
PARK CITY, UT 84098
ferrari.surveying@gmail.com

REUSE OF DOCUMENTS

THIS DOCUMENT & THE IDEAS & DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF FERRARI SURVEYING & IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF FERRARI SURVEYING.

RECORD OF SURVEY & TOPOGRAPHICAL MAP
LOTS 17, 18 & 19 BLOCK 4 SNYDER'S ADDTION
SA-38
1060 WOODSIDE AVENUE
RUDD & CORINA DAVIS
SUMMIT COUNTY
UTAH
PARK CITY

0 1
BAR IS ONE INCH ON ORIG. DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

SURVEY BY:	MB-JD
SURVEY DATE:	8-26-25
DESIGN BY:	GF
DRAFTING BY:	GF
CHECKED BY:	GF

XREFS:

DRAWING: 1060WOODSIDE
DATE: 8-26-25

SCALES:
1:10 HORIZONTAL
2'CONTOURS VERTICAL

1 OF 1

PROJECT No: 2025.121

BOOK PAGE

PARK CITY — BLOCKS 4, 9, 55, SECTION 16, T2S R4E, S.L.B.&M.
SNYDERS ADDITION

NOTE: # REFERS TO PARCEL ASSESSED

17 | 8 | 5 | 56

16 | 9 | 4 | 55

15 | 10 | 3 | 54

11TH CRESCENT STREET (N 54°01' E)

10TH HALLADAY STREET (N 54°01' E)

NORFOLK AVENUE (N 35°59' W)

WOODSIDE AVENUE (N 35°59' W)

PARK AVENUE

LEUTER OF SECTION

SA-92-A STEVE PROVENZANO (JT) ETAL 2214-1233, 2252-1749, 2742-1900 17 0.04AC

SA-92-B WILLIAM & NATALIE CREGGER 16 (JT) 0.04AC 2662-1189

SA-92-A-1 RUPERT COX (JT) ETAL 2246-1749, 2252-1745 18 0.04AC 2745-981, 2244-1235, 1241

SA-92 WILLIAM & NATALIE CREGGER 15 0.04AC 2662-1189

#SA-90 1070 NORFOLK AVE LLC 2550-1077, 1177, 2246-1749, 2643-197, 1016 19 0.04AC 2556-1112, 2252-1745, 2228-231, 234

ROSOL SUB (2005) 14

SA-90-A DOUGLAS W MANCHESTER 2252-1745 20 0.04AC 2246-1749 1377-363 2564-432

13

SA-88-A ELIZABETH CROCKER ETAL 2358-56 21 1648-1385 2150-1459, 1466, 1468

1045 WOODSIDE AVE REPLAT SUB. (2007) 12

1040 NORFOLK AVENUE REPLAT SUB. 23 (1998) 22

11

#SA-88C 507-603 10

UTEG FITE - TRUSTEE M95-114 1469-886 355-775 396-506

24

1031 WOODSIDE AVE SUB. (2007) 9

SA-94 PJ MOUNTAIN RETREAT LLC 2075-432 2691-731 2667-1182 0.04AC 2688-316 25

8

1027 WOODSIDE AVENUE SUB. (2007) 7

26

6

27

THOMAS SUB (2004) 28

#SA-86 ERIN ELIZABETH HOFMANN 2836-0704 2011-802 1997-1732 5 568-760 1819-991

#SA-85 CHERYL A SOSHNIK 404-2867 4

Van Oordt/ Mc Nulty Sub. (2006) 29

MATSUMOTO SUB. (2006) 30

M39-370 M171-242, 243 3

1003 WOODSIDE AVENUE PLAT AMENDMENT (2017) 32

ROBISON PLAT AMENDMENT (2018) 31

1003 WOODSIDE AVENUE PLAT AMENDMENT (2017) 1

#SA-38 17

RUDDMAN BLAKE DAVIS ETAL (JT) 18 1775-1966

530-01 19 2857-211 M112-814

#SA-39 CARL R & LORI A MIDDLEHURST 1816-983 20 2224-1000 972-757 740-122 596-207

#SA-35-B LUCYGIRL LLC 2285-762 21 2815-799 2783-244 1955-1-3 1617-524 2455-1076 1877-28 2584-118, 1204

454-830 596-682

#SA-37 PARK AVE PROPERTY HOLDINGS LLC 1964-1117, 2223-605 1931-1116 16 872-625 863-4446 863-4451

M84-328-329 981-765 2518-947 826-686 15

1059 PARK AVENUE SUB. (2010) 14

1049 PARK AVENUE SUB. (2014)

#SA-34 2255-1391 1049 PARK AVE HOLDINGS LLC 2085-867 2044-935 12

2011-125 2248-604 1805-1065 1631-582

(SA 33-32) PARK AVENUE CENTRAL CONDOMINIUMS 4 (1982) 22 23 24 25 10 9 8

#SA-40 JANET M. SCOTT TR 26 402-173 527-72 722-161

#SA-31 IN-LAW LLC 7 2088-1577 1115-347 1745-1716 1788-1359 1530-1349

M143-651 27 2412-1515

#SA-41 MMW LLC 28

1021 Park Avenue Plat Amendment (2015) 6 5

2108-1897 29 693-208 M26-524-6

#SA-29 JEFF & KARLA MIHM H/W (JT) 4 2859-418 2802-764 2032-1600 M134-794

#SA-43 INSAN WORKS LLC 2417-1025 1654-813 2026-283-310 2234-686-689 30 396-683 2173-482, 1370

#SA-28 INSAN PARK LLC 2417-1028 1715-512 1341-820 1527-1669 3 2405-1271 1268-76 895-399-1091-603

#SA-27 1005 PARK LLC 335-335 2 1775-1967 M79-682 2160-1294, 1295

#SA-26 M173-340 TENTH STREET LLC 1958-1219 1 1973-23 M96-717 75' 1775-1968

SA-356 OUTDOOR 4TH SOUTH LLC 6

M38-154 .34A 5 M135-631-251 406-613 1585-1218 1799-1286 4

SEE TOWNPOINTE CONDOMINIUM

Sunshine Ski Home Plat Amendment (2018 Subdivision)

GASPARAC PLAT AMENDMENT ENTRY NO. 1173398 (2021)

M 167-804

NOTE: SEE NE¼ SEC 16, T 2S, R 4E.

NOTE: SEE M171 453 FOR A PARKING EASEMENT

Approved Utah State Tax Comm	REVISIONS - DATE AND INITIAL (In Pencil)					SUMMIT COUNTY, UTAH	SCALE ONE INCH 40 FEET
Date By	Sept 579 PM						BOOK PAGE

Engineering Associates Inc.