AGENDA
COUNTY COUNCIL
Wednesday, October 7, 2026

NOTICE is hereby given that the Summit County Council will meet in session, Wednesday, October 7, 2026, electronically, via Zoom, and at the anchor location of the Summit County Sheldon Richins Building, 1885 W. Ute Blvd., Park City, UT 84098

(All times listed are general in nature, and are subject to change by the Council Chair)

To view Council meeting, live, visit the "Summit County, Utah" Facebook page.
OR
To participate in Council meeting: Join Zoom webinar: https://zoom.us/j/772302472
OR
To listen by phone only: Dial 1-301-715-8592, Webinar ID: 772 302 472

2:15 PM Closed Session - Property Acquisition (60 min)

3:15 PM - Move to auditorium (5 min)

3:20 PM - Pledge of Allegiance (5 min)

3:25 PM Work Session

1. 3:25 PM - Update on the Community Clean Energy Program preparations, launch timeline, and outreach efforts; Emily Quinton (30 min)
   10.7.26 Community Clean Energy Program Preparations and Outreach - Staff Report.pdf
   10.7.26 Community Clean Energy Program Preparations and Outreach - Slides.pdf
2. 3:55 PM - Discussion regarding the Master Planned Development (MPD) and Rezone of Parcel SCBP-10-2AM from the Community Commercial (CC) Zone to the Neighborhood Mixed-Use 1 (NMU-1) Zone. The Master Planned Development and Rezone would allow for a mixed-use development that includes residential and commercial space, located at 6417 N Pace Frontage Rd, Silver Summit; Applicant: Clive Bridgwater - Bridgwater Consulting Group & Saralee Atencio; Administrative Process. Project #25-001, 25-002, and 25-003; Amir Caus, AICP, Senior Planner (60 min)
   Latitudes MPD-NMU Staff Report - Work Session - October 7, 2026 - SCC.pdf

4:55 PM Convene as the Board of Equalization

1. Consideration and possible approval of Board of Equalization 2026 stipulations and recommendations; Chase Black (10 min)
   BOE Adjustments Staff Report 2026.10.07.pdf

Dismiss as the Board of Equalization

5:05 PM Consideration of Approval

1. 5:05 PM - Consideration and possible approval of Resolution 2026-23, a resolution of the

Summit County Council calling for the repeal of state Preliminary Municipality legislation; Dave Thomas and Shayne Scott (20 min)
Resolution - Preliminary Municipalities 100726.pdf

2. 5:25 PM - Consideration and possible approval of a proclamation honoring Lt. Alan Siddoway for 42 years of service to Summit County Sheriff's Office; Sheriff Kacey Bates and Chief Deputy Sheriff Jon Evans (20 min)
   Proclamation_Alan_Siddoway 09_29_2026.pdf
3. 5:45 PM - Approval of County Council Minutes dated July 29, 2026 (5 min)
   SCC Draft Minutes 7-29-26.pdf
4. 5:50 PM - Council and Manager comments (10 min)

6:00 PM Public Input

Public comment is for any matter not on the agenda and not the subject of a pending land use application. If you would like to submit comments to Council, please email publiccomments@summitcountyutah.gov by 12:00 p.m. on Wednesday, October 7, 2026. If you wish to interact with Council, for public input, please appear in person, or use the "Raise Hand" button at the bottom of the chat window in Zoom.

6:00 PM Convene as the Governing Board of the Snyderville Basin Recreation Special Service District

1. Public meeting - In accordance with Utah Code § 59-1-1605, the Summit County Council will conduct a public meeting to receive arguments in favor of and against the ballot proposition concerning the proposed issuance of approximately $71,000,000 in General Obligation Bonds; Rob Parrish

Dismiss as the Governing Board of the Snyderville Basin Recreation Special Service District

Council Communications

Adjournment

STAFF REPORT

To:	Summit County Council
From:	Emily Quinton, Sustainability Director
Date of meeting:	October 7, 2026
Subjects:	Community Clean Energy Program launch preparations, plans for outreach, and request for help spreading the word

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PRESENTATION PURPOSE & REQUESTED COUNCIL ACTION

Staff will provide an update on preparations by Rocky Mountain Power and the Utah Renewable Communities to launch the Community Clean Energy Program. In addition, staff will outline Summit County's planned outreach strategy to alert constituents about the coming program. Council Members are encouraged to share questions and ideas with staff and are asked to consider ways they can help communicate about the program.

BACKGROUND – ABOUT THE COMMUNITY CLEAN ENERGY PROGRAM

What is the Community Clean Energy Program and how did Summit County get involved?

The Community Clean Energy Program (CCEP) gives participating Rocky Mountain Power (RMP) customers a new opportunity to choose affordable and renewable electricity, supporting healthier families, communities, and the environment. This program is available to all residential, commercial, and industrial Rocky Mountain Power customers in 16 participating communities throughout Utah, including unincorporated Summit County, Oakley, Francis, and Park City.

Participating customers will collectively help bring new utility-scale clean energy onto RMP's grid. The program aims to develop enough new clean energy to eventually match the annual electricity use of participating customers—achieving a net-100% clean energy goal.

CCEP is being launched through a partnership between RMP and the Utah Renewable Communities (URC), a coalition of 16 cities and counties throughout Utah. The program was approved by the Utah Public Service Commission (PSC) in March 2026[1], and adopted via ordinance by each of the 16 communities by June 2, 2026[2]. Summit County has been involved in the formation of CCEP for almost a decade, reaching back to studying options for community-scale renewable energy, to involvement in the drafting of HB 411 Community Clean Energy Act[3], to being an early member of the Community Renewable Energy Agency (aka URC), and a key contributor to the work since.

[1] URC blog post: Utah Community Clean Energy Program Approved!
[2] URC blog post: Meet the 16 Communities of URC
[3] H.B. 411 Community Clean Energy Act (formerly called Community Renewable Energy Act) (2019)

For a more comprehensive background on CCEP, including the legislative and program development history, as well as a timeline and description of Summit County's involvement, please see materials presented to the Summit County Council on April 15, 2026, including the staff report[4] and presentation slides[5]. The program was approved by the Summit County Council on April 15, 2026, as Summit County Code Title 8 Chapter 2, which can be viewed online[6].

What does it cost to participate?
Customers choosing to participate in CCEP will remain RMP customers receiving reliable service and will see the program as an additional line on their monthly bill labeled *Schedule 100*. The cost to participate is as follows:

- Residential customers: $4 per month
- Qualifying low-income residential customers: free (a credit will zero out the cost)
- Non-residential customers: $0.00609 per kWh + $0.12 low income surcharge per month

Because the cost for non-residential customers depends on the amount of energy used each month, the cost will vary month-to-month. Based on calculations performed by URC members using real data from businesses, participating in CCEP may add an additional 4-9% per month to a non-residential customer's bill.

How do residential customers qualify to participate for free?
Residential customers enrolled in the RMP Home Electric Lifeline Program (HELP) can participate in CCEP for free. For these customers, they will receive a bill credit that will zero out the cost to participate. Customers already enrolled in HELP do not need to take any action outside of making their choice whether to participate in CCEP. If a customer is having trouble paying their utility bills, they are encouraged to consider applying for utility bill assistance. Customers can apply for the Home Energy Assistance Target (HEAT) program, which, upon approval, also involves enrollment in HELP. Or a customer can apply directly to the HELP program. See the Energy Affordability[7] page on the URC website for more information.

What is the purpose of the program and what are the benefits?
The Community Clean Energy Program offers homes and businesses the opportunity to support the development of large-scale clean energy projects, which can shift the trajectory of the energy mix locally and regionally. Offering this choice is a core benefit of CCEP. URC has estimated that CCEP could add up to half a gigawatt of new clean energy to RMP's grid over the coming years. This would

[4] April 15, 2026 staff report
[5] April 15, 2026 presentation slides
[6] Summit County Code Title 8 Utilities, Chapter 2 Community Clean Energy Program
[7] Energy Affordability page on the URC website

be enough to power approximately 148,000 homes per year while reducing carbon dioxide emissions associated with the energy mix by approximately 750,000 tons annually. In addition, URC has estimated that this clean energy could also reduce other air pollutants by 727 tons annually[8].

Ultimately, each customer will make their choice whether to participate. In addition to the clean energy, emissions reduction, and health benefits of CCEP, customers may also be interested in supporting energy sources that require less water or supporting green jobs and the local clean energy economy. For Summit County, adoption of the program and participation among the community contributes to meeting the Council's sustainability and climate change action goals[9], aligns with Council's environmental stewardship strategic priority, and more.

When does the program launch and how are customers informed?
As outlined in the next section of this staff report, there is a substantial amount of work being done to prepare for the start of CCEP. The current estimate is that customers will begin receiving notices from RMP in November 2026 and the rate will begin in January 2027. Customers will receive notices from RMP by mail and, if they have electronic billing established, also by email. The notice will cover the following information:

- About the program and adoption of it by the local community
- Explanation of automatic enrollment and the option to opt out
- The cost to participate in the program
- Instructions on how to opt out if desired by mail, phone, or online
- The timeline for opting out for free and the termination fee if opting out later
- Explanation of how qualifying low income customers can participate for free
- Where to go for more information

In addition to the mail and email notices, large customers with an electric load of one megawatt or greater at a single meter will be offered an in person noticing meeting from a RMP representative.

Per statute[10] and the March PSC Order[11], "program implementation" is the date that noticing begins and "program commencement" is the date that the rate begins. Customers will have a total of about six billing cycles or six months from when the noticing process begins to when they will incur a termination fee when opting out of the program. This is split between an initial opt out window of two billing cycles (or two months) prior to the rate starting and four billing cycles (or four months)

[8] Estimates based on modeling using the EPA AVERT model and EPA GHG equivalencies calculator
[9] Resolution 2026-04 A Resolution Recommitting and Expanding Sustainability and Climate Change Action Goals for Summit County
[10] Public Service Commission Rule 314: Rules Governing the Community Clean Energy Program
[11] Public Service Commission Order Approving Program With Modifications

after the rate begins, to opt out for free. This process as well as the current estimated milestone dates are shown below in Figure 1.

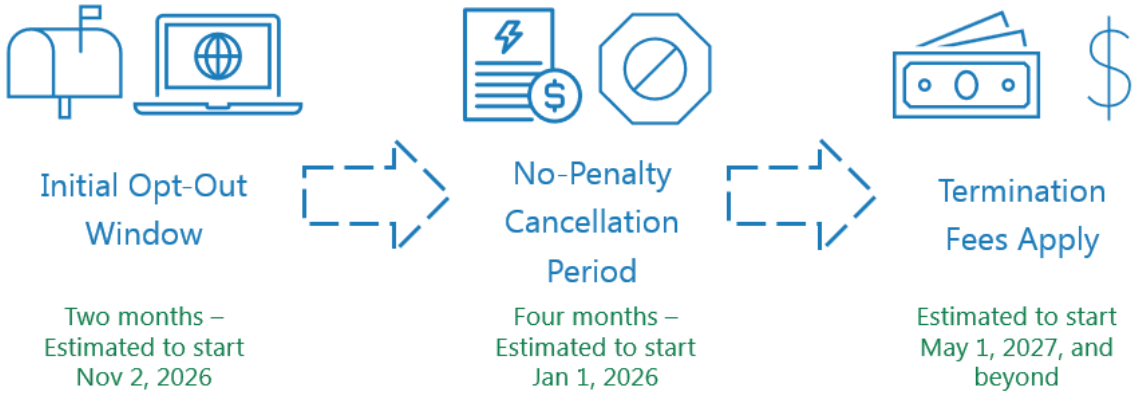


Figure 1. Estimated customer opt out timeline

URC and member communities, including Summit County, are preparing to use additional outreach channels to alert customers about CCEP ahead of and during the noticing period that customers will experience from RMP. This is discussed more below.

PROGRAM LAUNCH PREPARATIONS

Following approval of the program by the PSC and adoption of the program by 16 communities, RMP and URC have been working diligently to prepare for launching CCEP. The workload for both RMP and URC over the past few months has been massive. The collective effort has been multi-faceted and includes, for example, the following workstreams:

- Interpretation of the PSC order and clarification of how the program will work for different types of RMP customers
- Updating various key documents, such as the Schedule 100 tariff, which was recently approved by the PSC[12], and various versions of the notices that will be sent to customers
- Programming RMP's customer billing system to accommodate the program, including automatic enrollment and opt out, applicable participation rates, and more
- Creating new communications content about CCEP, including a revamped and more public-facing URC website[13] and dedicated page on the RMP website[14]
- Preparing for additional follow up with the PSC including establishing an annual reporting protocol for the program and continued discussion and eventual resolution on the resource valuation methodology for program resources

[12] Schedule 100 Tariff approval by the PSC
[13] Utah Renewable Communities (URC) website
[14] Community Clean Energy Program page on the RMP website

URC has also engaged members in preparing for the launch of the program. This work varies from continuing to plan and host monthly URC board meetings to ongoing evaluation of program resource bids and moving towards the selection of one or more program resources for Power Purchase Agreement (PPA) execution between the selected developer(s) and PacifiCorp. In September, the URC board adopted a Resolution selecting two projects for final PPA negotiations[15].

OUTREACH PLANNING

Eligible customers in unincorporated Summit County (and Oakley, Francis, and Park City) will soon begin receiving notices from RMP about CCEP. To support awareness about the program and increase the chance that customers see and take the time to review their notices, staff from the Sustainability and Communications and Public Engagement Departments have developed an outreach plan to communicate about the coming program. The outreach plan builds on a variety of outreach materials developed and offered by the URC Communications Committee and includes certain messaging and outreach strategies unique to Summit County. As required by the Utility Agreement between RMP, URC, and each participating community, staff have built in time to allow RMP to review materials that can be considered "promotional materials".

The outreach plan includes the following key tactics:

- Adding information about CCEP to the County, Health Department, and Green Business Program websites in the form of dedicated pages and blog/news items
- Presenting to the County Council (the purpose of this staff report) and Board of Health
- Sharing information through the County's social media channels
- Publishing a Green Tip in the Park Record (scheduled for late October)
- Connecting with partners, like the Park City Chamber, to explore how they can share information with their unique audiences
- Providing presentations to groups and boards as requested
- Inviting local businesses to attend one of three identical webinars hosted by URC[16] on the program and impact to businesses (scheduled for late October and early November)
- Coordinating with the other participating communities in Summit County (Oakley, Francis, and Park City) to share similar messaging and conduct outreach together, when applicable
- Printing and hanging posters and flyers at public facilities and other locations

In addition to the steps above, staff are also prepared to reach out to over a dozen local nonprofits and community-based organizations to share information about the program and how the program relates to the clients those organizations serve. This outreach is a key strategy outlined in Summit County's Plan for Low-Income Assistance that was submitted along with the Program Application, to

[15] Community Renewable Energy Agency (URC) Board Resolution 26-08 Selecting Projects for Final Contract Negotiation and Execution

[16] Information about and registration links for the October 21, October 27, and November 5 business info sessions

be coordinated with Oakley, Francis, and Park City. The goal of this outreach is to connect with organizations that serve customers who may be most impacted by an increase to their electric bill (such as low income households, seniors, individuals on fixed incomes, etc) to further increase the chance that these customers are made aware of the program and how to opt out if the customer decides, options for participating for free if a customer is enrolled in HELP, and how to pursue getting assistance with utility bills. In addition to staff's local outreach efforts, the URC Low Income Plan Committee will hold public webinars for organizations to attend and learn more.

Members of the Summit County Council have a unique voice in the community. To the extent that Council Members are able, staff would greatly appreciate assistance in spreading the word about CCEP. This could come in the form of resharing information put out by URC or Summit County, talking about CCEP in conversations with neighbors and constituents, and connecting with members of local groups and boards. Council Members are welcome to conduct outreach on their own or coordinate with staff if it is helpful.

SUMMARY AND REQUESTED ACTION

The Community Clean Energy Program is set to launch later this year, with customers receiving notices from RMP in November and the rate starting in January 2027. To increase awareness among the community and alert constituents that the program is coming, Summit County has prepared an outreach strategy to raise awareness through County communications channels, local media, partners, community-based organizations, and more. Staff request that Council Members consider using their connections and networks to spread the word as well.

UTAH RENEWABLE COMMUNITIES
100% Committed to Clean Energy

Community Clean Energy Program

a new path to clean energy

Updates on program launch preparations and outreach efforts

Emily Quinton
Sustainability Director
October 7, 2026 | Summit County Council

Agenda

- Refresher: what is the Community Clean Energy Program?
- Program launch timeline and what customers can expect
- Updates on program preparation efforts
- Outline of outreach plans and request for help

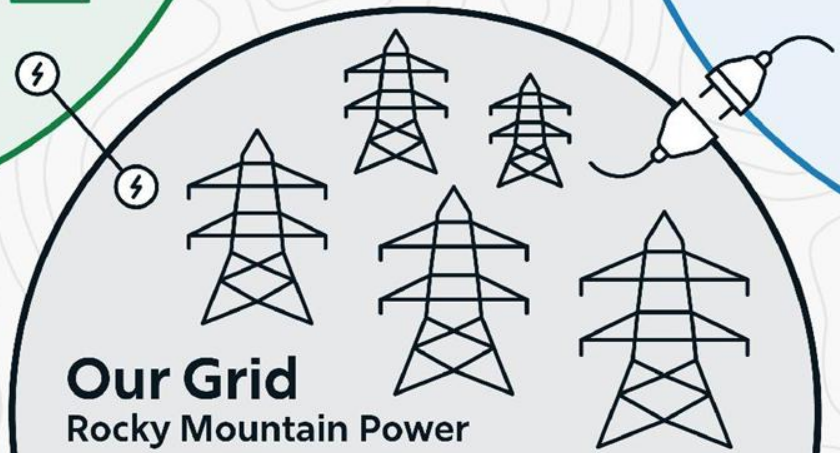
What is the Community Clean Energy Program?

New Resources with Program Support



Homes & Businesses

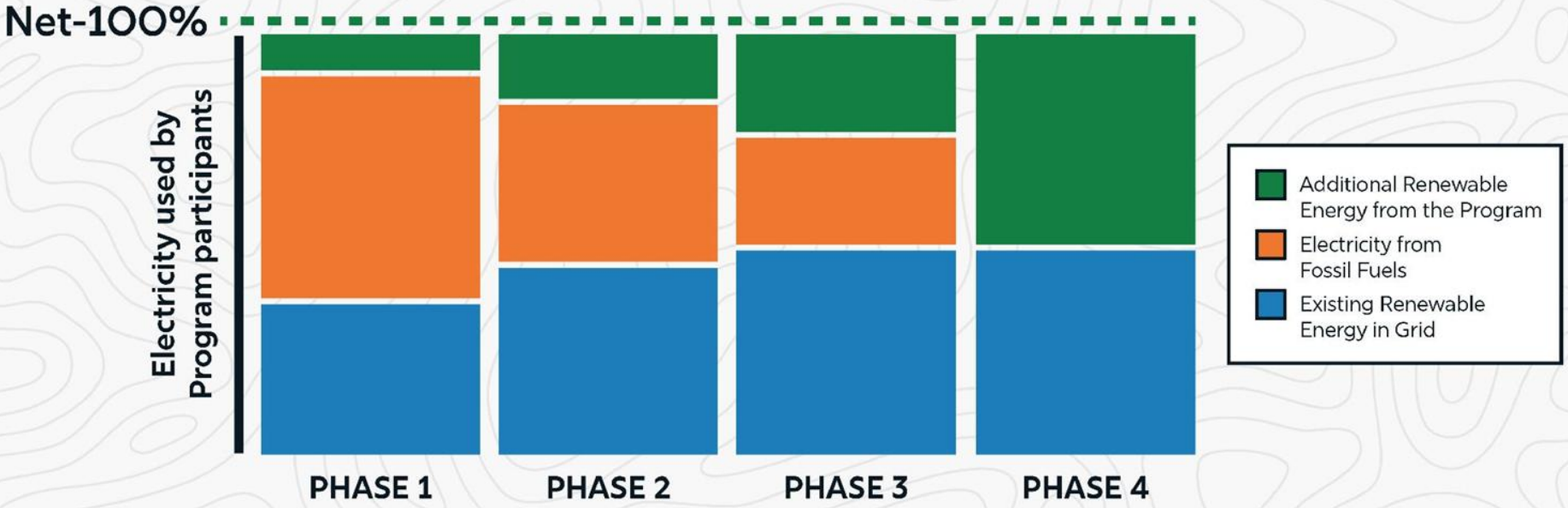




Our Grid
Rocky Mountain Power

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Our Goal


Net-100%
Electricity used by Program participants
PHASE 1
PHASE 2
PHASE 3
PHASE 4
Additional Renewable Energy from the Program
Electricity from Fossil Fuels
Existing Renewable Energy in Grid

16 participating communities

Town of Alta

Town of Castle Valley

Francis City

Grand County

City of Emigration Canyon

City of Holladay

Midvale City

Millcreek City

Moab City

Oakley City

Ogden City

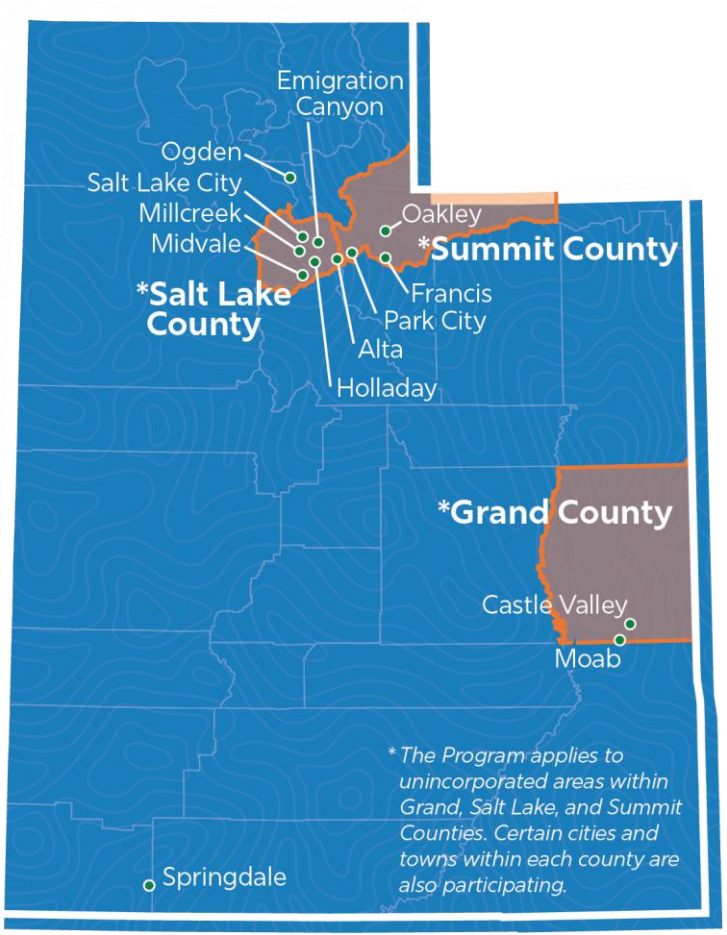
Park City

Salt Lake City

Salt Lake County

Springdale Town

Summit County



Eligible customer types: everyone* in participating communities



Residential



Commercial



Industrial

**Residential customers with rooftop solar on Schedule 135 cannot participate*

Enrollment and participation costs

- Eligible customers will be automatically enrolled and can opt out any time
- Customers who stay enrolled will pay a new line item on their bill: *Schedule 100*

Households pay an extra $4 per month

Qualifying low-income households (enrolled in RMP Schedule 3 HELP) can participate for free

Non-residential customers pay an extra $0.00609 per kWh plus a 12 cents low-income program surcharge per month

- Program collections will be used to support new clean energy resources on the grid, the costs to administer the program, and a bill credit for qualifying low income customers to participate for free

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How do you get bill assistance?

If you are enrolled in Rocky Mountain Power's Home Electric Lifeline Program (HELP) you will participate in the Community Clean Energy Program for free!

Who qualifies? Those who...

- ☑ have a Rocky Mountain Power bill
- ☑ live in a community participating in the Program
- ☑ have a household income at or below 150% of the federal poverty level



Here's how:

OPTION 1:
Apply for the Home Energy Assistance Target Program (HEAT)

OPTION 2:
Apply directly to Rocky Mountain Power's Home Electric Lifeline Program (HELP)

Once approved for HEAT, you will automatically be enrolled in Rocky Mountain Power's Home Electric Lifeline Program (HELP) to get the benefits of both programs

Once enrolled in HELP, you will automatically receive an extra monthly bill credit to participate in the Program for free

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What does the $0.00609 per kWh + 12 cents per month initial rate translate to for businesses?

Because the rate depends on how much electricity is used in the month, the cost to participate will vary customer-to-customer

Small business example
Rate Schedule 23

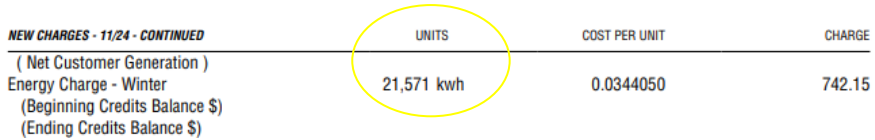
- Currently monthly usage = 4,380 kWh
- Current monthly bill = $388/ month
- New monthly bill = $413 / month
- Program cost = $25 / month
- **Bill increase = 6.4%**

Large business example
Rate Schedule 6

- Currently monthly usage = 91,250 kWh
- Current monthly bill = $10,411 / month
- New monthly bill = $10,929 / month
- Program cost = $518 / month
- **Bill increase = 5.0%**

Want to estimate the monthly program cost for your business?

- Find a past bill and the total kWh
- Multiply kWh * $0.00609
- Then add $0.12

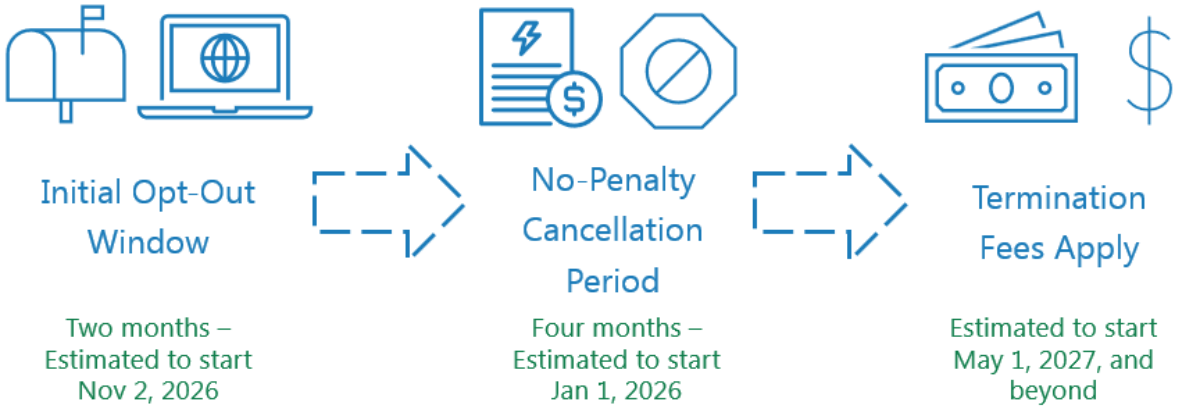


NEW CHARGES - 11/24 - CONTINUED	UNITS	COST PER UNIT	CHARGE
(Net Customer Generation)			
Energy Charge - Winter	21,571 kwh	0.0344050	742.15
(Beginning Credits Balance $)			
(Ending Credits Balance $)			

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Customer noticing & opt out

Customer noticing is currently estimated to begin in November 2026 and rates are currently estimated to begin in January 2027. Customers will receive two notices from Rocky Mountain Power and can opt out any time via mail, phone, or online.



Large customers with an electric load of one megawatt or greater at a single meter will also be offered an in person noticing meeting with RMP staff

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Potential program impact

The Community Clean Energy Program could eventually add up to half a gigawatt of new clean energy to our grid: enough to generate the amount of electricity it takes to power ~148,000 homes per year. This clean electricity will support Utah's growing energy needs while:

- Reducing carbon dioxide emissions by nearly 750,000 tons annually. This is equivalent to taking about 175,000 gas-powered cars off the road for a year.
- Eliminating 727 tons of other air pollutants annually

Sources: EPA AVERT model and EPA GHG Equivalencies Calculator



Customers choosing clean energy - does it make a difference?

The 80 MW Elektron solar farm demonstrates that the answer is yes!

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Participation considerations

Each eligible customer will have the choice whether to participate in the Community Clean Energy Program and each customer's "why" will vary, such as wanting to support:

- More choice with energy sources
- Cleaner air
- Lower carbon footprint
- Less water use from our energy system
- Green jobs and economy
- Follow through on local goals



Next steps

Eligible customers

- **Watch your mail and email for notices from Rocky Mountain Power in November and December**
- The notice will explain the program and automatic enrollment, cost to participate, and how to opt out by mail, phone, or online, if that is what the customer chooses
- In addition, the notice will explain how long the customer has to opt out for free, and after which point a termination fee would apply
- Information regarding no-cost participation for qualified low-income customers will also be addressed

URC

- URC and Rocky Mountain Power have been working very hard to prepare for the Community Clean Energy Program launch
- Beyond the more visible work, preparations for follow up with the Public Service Commission are underway regarding program resource valuation methodology, selection of the first program resource(s) and power purchase agreement execution, and annual reporting
- The PSC approved the updated Schedule 100 tariff on 9/22/26. The tariff spells out details on the program and will be posted for customers to review on the RMP website
- URC members are starting to get the word out to their constituents regarding the coming program

Outreach plans

URC and individual participating communities will play an important role in alerting constituents about the program to supplement the notices eligible customers will receive from Rocky Mountain Power.

- Summit County Sustainability and Communications & Public Engagement teams have prepared an outreach strategy that includes:
  - Presentations to the BOH (10/5/26) and County Council (10/7/26)
  - Information spread through the Health Department, County, and Green Business Program websites, newsletters, blogs, and social media
  - Publishing a Green Tip in the Park Record & media interviews
  - Requesting assistance from partners to help spread the word, such as the Park City Chamber, to their audiences and constituencies
  - Coordination with the other participating communities in Summit County (Park City, Oakley, Francis) on messaging and outreach efforts
- Through our Plan for Low Income Assistance (submitted as part of the Community Clean Energy Program Application), we committed to:
  - Email outreach and offering meetings to over a dozen community-based organizations who serve individuals and families throughout the participating communities in Summit County to raise awareness about the program and offer resources to share with their clients
  - Distributing and hanging flyers and posters at 20+ locations throughout the County
- Option of printing and distributing window clings and yard signs

Requesting your help

We ask that Council Members consider ways they can help spread the word, such as through:

- Conversations with friends, neighbors, and colleagues
- Resharing social media messages posted by the County and/or URC
- If you are part of another group or board that would be interested in a presentation by staff, we are happy to provide presentations

Key message

If you are a Rocky Mountain Power customer in unincorporated Summit County, Oakley, Francis, or Park City you will soon be automatically enrolled in the Community Clean Energy Program, with the option to opt out. The program is designed to give you the choice of supporting the development of new clean energy on the grid at an affordable rate through your Rocky Mountain Power bill for $4 per month.

The Community Clean Energy Program rate is projected to begin in January 2027. You will receive two notices from Rocky Mountain Power before the program takes effect and you can opt out any time.

The cost to participate for businesses depends on how much energy you use: $0.00609 per kWh plus a $0.12 per month low income surcharge.

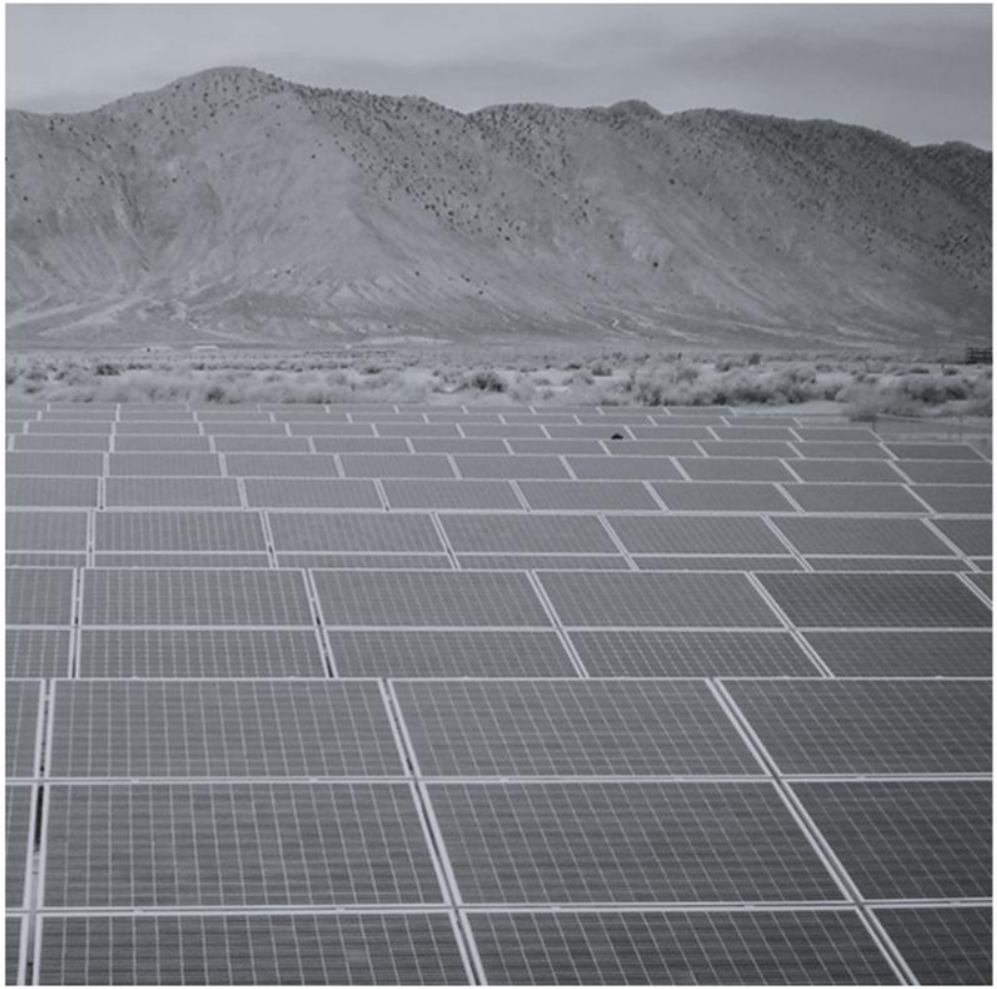
Residential customers enrolled in Rocky Mountain Power's Home Electric Lifeline Program (HELP), also known as Schedule 3, can participate for free

LEARN MORE

UtahRenewableCommunities.org

- ❑ Website
- ❑ E-Newsletter

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Additional key links

Community Clean Energy Page on the Rocky Mountain Power website

Information about URC, board members, and board meetings on the URC website

PSC dockets:

- Docket No: 24-035-55 Application of Rocky Mountain Power for Approval of Solicitation Process for the Community Renewable Energy Program and Motion to Deviate from Utah Admin. Code R746-314-402(4) (the resource solicitation docket)
- Docket No: 25-035-06 Application of Rocky Mountain Power to Implement Community Clean Energy Program Authorized by the Community Clean Energy Act (the Program Application docket)

April 15, 2026 Summit County Council adoption of Ordinance No. 1007 Enacting the Community Clean Energy Program

- Staff report
- Slides

Summit County Code Title 8 Utilities, Chapter 2 – Community Clean Energy Program

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Thank you

Questions & discussion

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

STAFF REPORT

To:	Summit County Council (Council)
From:	Amir Caus, AICP, Senior Planner
Date of Meeting:	October 7, 2026
Type of Item:	Rezone to New Mixed Use (NMU) – Master Planned Development (MPD) Work Session
Process:	Legislative
File:	25-001, 25-002, and 25-003

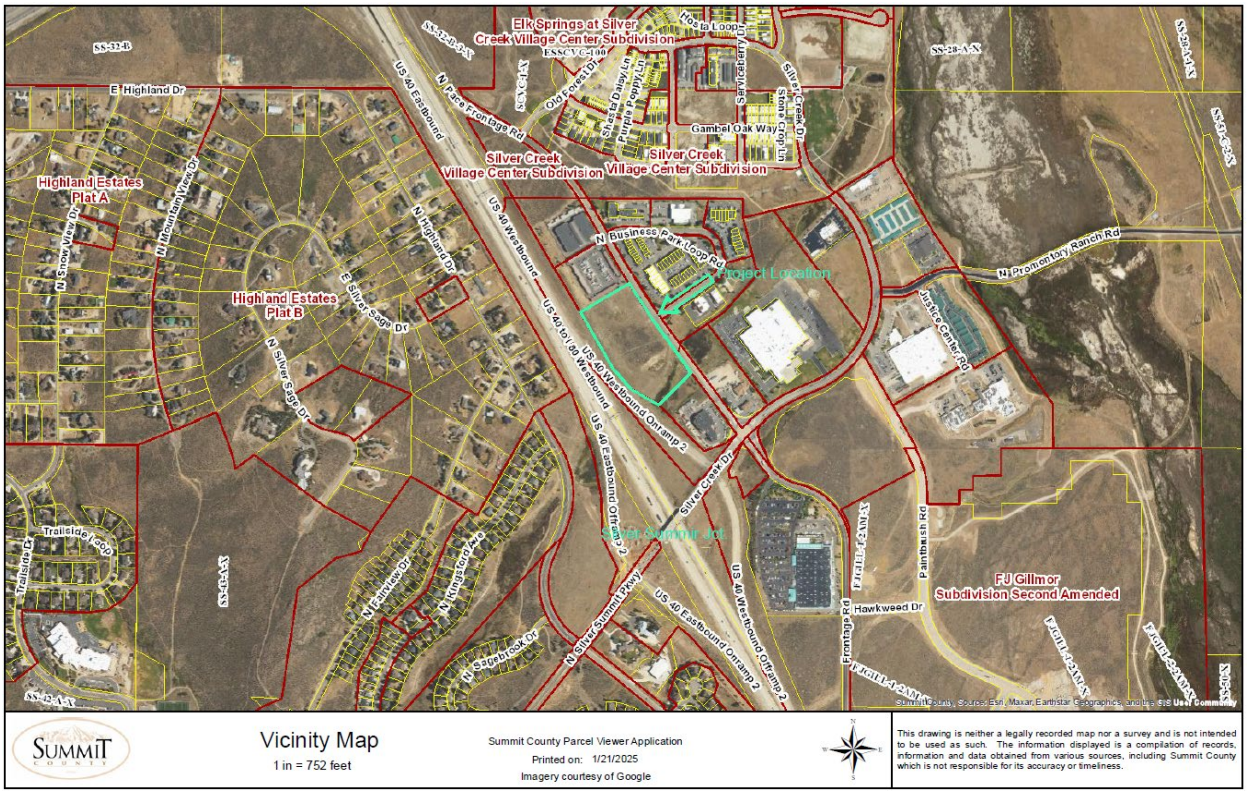
Proposal

The applicant is proposing to Rezone Parcel SCBP-10-2AM from the Community Commercial Zone to the Neighborhood Mixed-Use 1 (NMU-1) Zone. The proposal includes 74 residential units (64 previously proposed), ~6,300 sq. ft. commercial, and ~5,600 sq. ft. of indoor amenity space. Of the 74 units proposed, 44 are market rate and 30 are affordable.

Project Description

Project Name:	Latitudes MPD-NMU-1
Applicant(s):	Clive Bridgwater - Bridgwater Consulting Group & Saralee Atencio
Property Owner(s):	Fisher Creek, LLC (Roger Arsht and Ron Sharp)
Location:	6417 N Pace Frontage Rd, Silver Summit, Summit County, UT
Existing Zone District:	Community Commercial (CC)
Proposed Zone District:	Neighborhood Mixed-Use 1 (NMU-1)
Parcel Number and Size:	SCBP-10-2AM (8.37 acres)
Type of Process:	Legislative (Rezone and Development Agreement) Administrative (Conditional Use Permit, Low Impact Permit, and Condo Plat)
Final Land Use Authority:	Summit County Council (Rezone and Development Agreement) and Snyderville Basin Planning Commission (Conditional Use Permit, Low Impact Permit, and Final Condo Plat)

Vicinity Map



Background

The Silver Creek Business Park Subdivision plat was originally recorded in 1997. The plat currently consists of 7 lots ranging from 2.00 acres to 8.37 acres, with Lot 10 being the largest. An associated Landscaping Plan was recorded in 2000. There is no Development Agreement or Specially Planned Area associated with this property.

The Snyderville Basin Planning Commission held Work Sessions on May 27, 2025 and October 14, 2025. During the October 14, 2025 Work Session, the Snyderville Basin Planning Commission provided a consensus that the proposed project is acceptable and should move forward to the public hearing process. On September 8, 2026, the Snyderville Basin Planning Commission voted unanimously to forward a positive recommendation to the Council as outlined in the Recommendation section of this Staff Report.

Analysis

NEIGHBORHOOD MIXED-USE 1 (NMU-1) ZONE

Per Section 10-2-17(A) of the Snyderville Basin Development Code;

1. The purpose of the Neighborhood Mixed-Use 1 (NMU-1) zone is to create new development and redevelopment areas that are:

a. Mixed use;
b. Pedestrian-focused; and
c. Transit-oriented.

2. The desired development pattern of the NMU-1 zone shall be facilitated through flexible site and community design principles that:

a. Result in a mix of land uses that are compatible, mutually supportive, well connected through a variety of transportation choices;
b. Result in convenient, safe, direct, and well-connected transit and pedestrian linkages;
c. Result in a reduction in the need for parking;
d. Result in compact development that creates public spaces, including but not limited to plazas and other outdoor amenity areas; and
e. Result in sustainable infrastructure and building design consistent with best practices.

Analysis: Due to the geographical location and surrounding uses, the existing neighborhood is exclusively commercial, not pedestrian-focused, and not transit-oriented. The applicant is proposing a predominantly residential project with ancillary commercial space. The residential component increases the overall mix of uses in the neighborhood. The project includes public spaces and amenity areas. The neighborhood is currently lacking in multi-modal opportunities. There are no safe opportunities for pedestrians or cyclists. The applicant is proposing to include the zone-required components of the NMU-1 Zone within their project limits. High Valley Transit Route 108 provides 30-minute frequencies with service from Silver Creek to Woodward, Bitner, and Jeremy Ranch Park & Ride. The applicant is proposing a transit stop with a shelter, restrooms, and amenities and Summit Bike Share station along Pace Frontage Road. The Summit Bike Share station is to consist of a minimum of twelve (12) docks and eight (8) electric bicycles, including provision of electrical power and all associated site improvements required for station operation The applicant is also proposing a micro-shuttle/van stop at the entrance to the main building/Building "A". Lastly, the applicant is proposing to improve a connector trail through Lots 8, 9, and 10 of the Silver Creek Business Park Subdivision that would connect Silver Creek Village to Kimball Junction through the Silver Creek Village pedestrian tunnel and to Round Valley through a pedestrian valley South of Home Depot on Old Highway 40.

The applicant has provided an Environmental Management Explanation, a Site Design Narrative, and a Sustainability brief to the Summit County Sustainability Director. The Summit County Sustainability Director has confirmed that the proposed methods and utilizations are acceptable and achieve sustainability goals. Further details will be required as part of the Development Agreement. **COMPLIES AS CONDITIONED**

Per Section 10-2-17(E) of the Snyderville Basin Development Code;

The maximum density in the NMU-1 shall be determined by the ability of the proposed development to meet all required development and performance standards and criteria set forth in this title.

Section 10-2-17 of the Code outlines the following requirements for rezoning to the Neighborhood Mixed-Use Zone 1.

Table 1 – NMU-1 Requirements

NMU-1 Requirement	Analysis	Finding
Setbacks Exterior Boundary: Front: 20' Side: 10' Rear: 10' Interstate 80: 100' Kilby Road: 60'	The Silver Creek Business Park Subdivision includes building pads for each lot. The applicant is proposing to contain all development within the recorded building pad.	**COMPLIES AS CONDITIONED**
Height 45' *Exception: The county council may grant a height exception up to a maximum of sixty feet (60') to accommodate affordable housing and/or structured parking through the MPD process.* *Step Back Requirement: Floors rising above thirty-five feet (35') in height shall be stepped back fifteen (15) horizontal feet from the building foundation at grade for building elevations that are facing a public street, public trail, or public open space. This step back does not apply to balconies on buildings with floors rising above thirty-five feet (35') in height.*	The applicant has designed the project with building heights ranging from 36' up to 60'. The applicant is providing underground parking and affordable housing in all the structures. During the October 14, 2025 Work Session, the Planning Commission provided a consensus that the proposed heights are acceptable. The applicant is utilizing a combination of step backs, further increases in setbacks, and shielding to achieve the step back requirement.	**COMPLIES AS CONDITIONED**

Table 2 - NMU-1 Performance Standards

NMU-1 Performance Standards	Analysis	Finding
Open Space: 25%	The NMU-1 Zone has a 25% open space requirement. The Silver Creek Business Park Subdivision includes building pads for each lot. The overall size of Lot 10 is 8.37 acres with a 3.87-acre building pad, therefore 53.76% of the property is designated open space. Section 10-4-16(A) states; *All development shall provide neighborhood park facilities in a manner that is sufficient to meet the specific recreational demands that will be generated by a development. In certain instances, cash in lieu of land and facilities may be permitted.*	**COMPLIES AS CONDITIONED**

	The applicant is proposing a gazebo along with internal connectivity via concrete sidewalks.	
Mixed Use: A minimum of 3 uses	The applicant is proposing a mix of Residential (74 units), Gym (3,030 sq. ft.), and WeWork (3,085 sq. ft.) uses. The applicant has confirmed that the Gym and WeWork commercial spaces will be open to public.	**COMPLIES AS CONDITIONED**
Limitation on Direct Retail Sales: No single retail use may exceed 50,000 sq. ft.	The proposed commercial area is significantly less than the 50,000 sq. ft. limitation.	**COMPLIES**
Single-Story Commercial Building Standards: No single-story commercial structures greater than one thousand (1,000) square feet	The applicant is not proposing any single-story commercial structures.	**COMPLIES**
Access to Public Transportation	The NMU-1 Zone requires that all Master Planned Development projects within the NMU-1 Zone provide a transit center that includes a waiting area, restrooms, bicycle lockers and bike racks. The applicant has confirmed that all required components will be integrated into the project. High Valley Transit (HVT) have confirmed that they support the proposed transit plan. HVT have stated that they *would like to work with the developer on the specific design of the shelter and the waiting area*. See further detail in Section 10-2-17(A) Analysis above. All details will be further included in the Development Agreement.	**COMPLIES AS CONDITIONED**
Neighborhood Connectivity	The applicant is proposing to improve a connector trail through Lots 8, 9, and 10 of the Silver Creek Business Park Subdivision that would connect Silver Creek Village to Kimball Junction through the Silver Creek Village pedestrian tunnel and to Round Valley through a pedestrian valley South of Home Depot on Old Highway 40.	**COMPLIES AS CONDITIONED**
Public Realm All Master Planned Developments in the NMU-1 zone shall provide a project-specific public realm plan for all areas to which the public has access including but not limited to streets, plazas, parking areas, sidewalks, pathways, and associated green spaces.	The applicant is proposing to include a park, playground, bike paths, walking trails, restrooms and a conservancy that will all be available to the public. The applicant has provided willing-to-serve letters from Mountain Regional Water, Snyderville Basin Water Reclamation District, Rocky Mountain Power and Enbridge Energy. The applicant has	**COMPLIES AS CONDITIONED**

The design of all utilities, infrastructure, and signs/wayfinding shall be included with the plan.	included a utility run plan as part of the Civil drawing package. The applicant has also included wayfinding signage which is shown on the site plan.	
Parking Parking greater than or less than three and one-half (3.5) off- street parking spaces per one thousand (1,000) square feet of non-residential area may be permitted by the county council as part of a Master Planned Development only after the applicant submits a parking study for comparable uses which demonstrates that a higher/lower demand can be anticipated.	The applicant is providing 80 surface parking spaces (6 ADA) and 89 underground parking spaces (4 ADA). The underground car park is designated for residential use of the condominiums while the stacked flats have designated surface parking. Of the 80 surface parking spaces, the applicant is providing 15 guest parking spaces and 15 commercial parking spaces Affordable Housing requirements include .25 guest parking spaces per unit. There are 30 Affordable Housing units which is adequate parking and above the 7.5 mandatory spaces. Summit County employs a maximum parking requirement rather than a minimum for commercial space.	**COMPLIES AS CONDITIONED**
Architecture and Building Construction The project architecture shall foster a distinct neighborhood character. Designs shall be sensitive to the landscape and topography of the site. While new structures are not required to mimic historic structures or themed designs, buildings in the NMU-1 zone should reflect local and regional practices regarding materials, and roof forms. Streetscapes should respond to the human, pedestrian scale rather than the automobile. Architecture that relies on standardized corporate designs, mechanical climate control and automobile accessibility is strongly discouraged.	The applicant is including a variation of heights and stepped massing. The project cuts into the slope which reduces the perceived height. The is utilizing a variation of siding, stone, metal, and glass on the exterior. The overall architecture and design is not a standardized design seen elsewhere in the Snyderville Basin.	**COMPLIES AS CONDITIONED**
Sustainability Connectivity Energy Efficiency On-site energy generation Solar orientation, natural light, and ventilation Thermal and light reduction Sustainable materials Water conservation	The applicant is proposing internal and external connectivity for multiple modes of transportation. The applicant has stated that they are; *"proposing internal and external connectivity for multiple modes of transportation.* *The project makes extensive use of natural light, ventilation, summer shading/winter solar gain, solar panels, high efficiency energy systems, drought tolerant planting with energy-wise*	**COMPLIES AS CONDITIONED**

	irrigation control. Super insulation, high efficiency doors and windows, grey water irrigation system." The applicant has provided a Sustainability Brief (contained within Exhibit A) with a plan of action on how alternative energy and sustainable design will be implemented into the project. The applicant has confirmed that solar panels on all buildings and electrical battery storage in subterranean level will be utilized. The applicant is also proposing to include a geo-thermal snow-melt system. These are shown on the plans in the exhibit package. The Summit County Sustainability Director has confirmed that the proposed sustainability measures are satisfactory. The applicant has confirmed that they will achieve water conservation via utilization of drought tolerant and native species, xeriscaping, and strategic timing for watering. Minimal lawn is being utilized. The applicant has not provided a watering plan. Per Section 10-4-20 of the Snyderville Basin Development Code; *The Community Development Director is the land use authority for the approval of all landscape plans.* Should the Council move to forward to approve the proposal, Staff recommends a condition of approval that will require the applicant to submit a detailed landscaping plan that includes all the required components of Section 10-4-20.	
Site Topography The project shall be designed to incorporate existing site topography into its design features and to practice excavation and site work that minimizes import and export of materials. Final project grades and elevations may be established as part of the development application and determined through the MPD process.	Most of the excavation export material will be due to the subterranean parking. All development is being contained within the designated building pad. Subterranean parking provides significant environmental benefits by eliminating massive above-ground asphalt surfaces, which directly mitigates the urban heat island effect, reduces toxic stormwater runoff, reduction of vehicle emissions, and preserves land for green spaces.	**COMPLIES AS CONDITIONED**
Affordable Housing 50% requirement	The applicant is proposing to provide all required affordable units on-site. The County Economic Development and Housing Division has confirmed compliance.	**COMPLIES AS CONDITIONED**

	The applicant is proposing ~6,300 sq. ft. commercial, and ~5,600 sq. ft. of indoor amenity space, and 74 units of which they are proposing 23 Affordable Unit Equivalents (30 physical units). Of the 30 physical units, the applicant is providing ten (10) one-bedroom units, fourteen (14) two-bedroom units, and six (6) three-bedroom units. The County Economic Development and Housing Division have confirmed that the proposed Affordable Unit Equivalents meets the Development Code requirements. Per Sections 10-5-3 and 10-5-12 of the Snyderville Basin Development Code, the applicant will achieve the Variation Price requirement via the ten (10) one-bedroom units which are required to be priced at Very Low Income (≤ 50% AMI). The two and three-bedroom units will be priced at Low Income (≤ 80% AMI). Since the applicant has not put a cap on specific uses such as restaurant uses which have a significantly higher employee generation. Staff request that the Development Agreement includes a provision that in case commercial uses become more intense than outlined that the applicant/owner of the property is responsible to pay the difference via a fee-in-lieu. The specificities of Affordable Housing will need to be finalized in the Development Agreement and the Housing Agreement.	

MASTER PLANNED DEVELOPMENT (MPD)

Section 10-3-11 of the Code outlines the following requirements for Master Planned Development. All rezones, projects with more than 10 units of density, and/or commercial uses over 10,000 sq. ft. are required to be processed through the Master Planned Development (MPD) process.

Table 3 – MPD Requirements

MPD Requirement	Analysis	Finding
Affected Properties Property under the ownership of Fisher Creek LLC should be planned comprehensively.	Parcel SCBP-10-2AM is currently owned by Fisher Creek LLC (Ron Sharp) and is under contract to be purchased by Roger Arsht. Mr. Sharp has given consent for the application to be processed. Parcel SCBP-	**COMPLIES**

	10-2AM is included entirely in the proposal.	
Designing with Topography MPDs shall be designed to fit into the topography of the site.	See Table 2 – NMU Site Topography analysis above.	**COMPLIES AS CONDITIONED**
Designing with Adjacent Uses The MPD site plan shall take adjacent land uses into consideration. Development along the project perimeter shall adequately mitigate any potential impacts.	Parcel SCBP-10-2AM is exclusively surrounded by commercial uses that include manufacturing, retail, and self-storage. The proposed development is primarily residential with a small component of commercial. The Snyderville Basin General Plan Future Land Use map identifies Parcel SCBP-10-2AM as a Mixed Residential use.	**COMPLIES AS CONDITIONED**
Building Location Buildings shall be located to avoid Critical Lands and be oriented to encourage solar design principles.	The applicant is developing within the designated building pad. The Summit County Sustainability Director has confirmed that the proposed sustainability measures are satisfactory.	**COMPLIES AS CONDITIONED**
Access Access to be provided from a state highway or county road. All Developments shall have a secondary point of access	The project includes three points of ingress/egress. The Park City Fire Service District (PCFD) have confirmed that they have no concerns with the proposal.	**COMPLIES AS CONDITIONED**
Trails Existing trails should be incorporated into the project. Trails easements for existing trails may be required. Construction of new trails may be required.	The applicant is proposing internal and external trail connectivity improvements.	**COMPLIES AS CONDITIONED**
Connectivity All MPDs shall provide a means of direct, and safe pedestrian and bicycle linkages within the project as well as connections to adjacent sidewalks, bike paths, etc.	The applicant is proposing internal and external trail connectivity improvements.	**COMPLIES AS CONDITIONED**
Snow Removal Uncovered parking lots shall provide snow storage equal to 10% of the uncovered parking lot surface.	The applicant has identified snow storage areas on the site plan which shows at least 13% dedicated snow storage area. A significant amount of potential storage area is available. Staff request that the Development Agreement include a more detailed plan and a contingency requirement that any snow outside of the designated snow storage areas be removed off site at the developer's expense within 24 hours.	**COMPLIES AS CONDITIONED**
Waste Disposal/Recycling Garbage and recycling container locations shall be shown on the site	The Summit County Public Works Department have confirmed that the proposed waste removal is acceptable.	**COMPLIES AS CONDITIONED**

plan and are required to be in a fully enclosed structure.	The applicant has provided design to confirm that all solid waste and recycling facilities are fully enclosed.	
Service and Delivery Access Service and delivery areas must be shown on the site plan and kept separate from pedestrian areas.	The Summit County Transportation Division has confirmed compliance with the latest exhibit package provided.	**COMPLIES AS CONDITIONED**
Utilities Existing and proposed utilities will be adequate to support the proposed project at normal service levels.	The applicant has provided willing-to-serve letters from Mountain Regional Water, Snyderville Basin Water Reclamation District, Rocky Mountain Power and Enbridge Energy. The applicant has included a utility run plan as part of the Civil drawing package. All necessary infrastructure and capacities will need to be available prior to issuance of any permits.	**COMPLIES AS CONDITIONED**
Transportation MPDs shall include transportation amenities including drop off areas, bike racks, bikes lanes, etc.	The applicant is proposing to include a bus stop, micro-shuttle/van stop, e-bikes, conditioned waiting areas, bike racks, and a trail connector that will connect the project to the rest of the community.	**COMPLIES AS CONDITIONED**
Employee/Affordable Housing All MPD applications shall include a housing mitigation plan as required by Chapter 5 and NMU-1 Zone of the Code.	See Table 2 – NMU Affordable Housing analysis above.	**COMPLIES AS CONDITIONED**
Open Space/Public Spaces All MPDs shall provide at least the minimum zone-required open space. In the Town Center, Neighborhood Mixed Use, and Community Commercial zones, open space areas shall include public space.	The NMU-1 Zone has a 25% open space requirement. The Silver Creek Business Park Subdivision includes building pads for each lot. The overall size of Lot 10 is 8.37 acres with a 3.87-acre building pad, therefore 53.76% of the property is designated open space. Section 10-4-16(A) states; *All development shall provide neighborhood park facilities in a manner that is sufficient to meet the specific recreational demands that will be generated by a development. In certain instances, cash in lieu of land and facilities may be permitted.* The applicant is proposing a gazebo and a play area along with internal connectivity via concrete sidewalks. The applicant has confirmed that these will be open to public.	**COMPLIES**
Off-Street Parking There shall be a maximum of 3.5 spaces per 1,000 SF of retail/office space.	See Table 2 – NMU Parking analysis above.	**COMPLIES AS CONDITIONED**

Affordable Housing requirements include .25 guest parking spaces per unit.		

Environmental Management Explanation

An MPD application shall include a written explanation of how the project plan addresses the following environmental issues:

- *Natural environment*

  The applicant has stated that; *"This project will integrate existing and new natural features (retention pond, park, playground, conservatory) to support quality of space, biodiversity, and water management through drought tolerant planting and smart irrigation systems. Roof and parking area runoff will be collected in an expanded retention pond. The existing wetlands on site will be protected."*

- *Water quality*

  The applicant has stated that; *"This project will use smart irrigation systems and drought tolerant planting to reduce water use. Low flow toilets and plumbing fixtures will be incorporated. Run off water will be collected and the project will be connected to the county water system and the county sewer system."*

- *Air quality*

  The applicant has stated that; *"This project will incorporate both high efficiency HVAC systems with high efficiency filtration. Openable windows for natural ventilation will be installed throughout the project. Cabinetry and interior/exterior finishes will be low VOC materials and paints. The entire property will be landscaped, increasing the natural air filtration of the area."*

- *Protection of critical lands*

  The applicant has stated that; *"This project protects the existing wetlands on the property and concentrates the building area away from these wetlands. Exterior materials will be environmental and fire resistant. A full fire sprinkler system will be incorporated."*

- *Energy efficiency*

  The applicant has stated that; *"This project will exceed the minimum requirements in the IBC for energy efficiency by using high efficiency building systems, solar panels, electrical battery storage, EV stations, drought tolerant planting with smart irrigation, high*

efficiency doors and windows plus superior insulation. The project will also use low flow plumbing fixtures and LED lighting."

- *Building materials*

  The applicant has stated that; *"This project will use sustainable materials throughout the project, from recycled materials for the exterior to wood floors and cabinetry sourced from sustainable forests. Steel roofing and aluminum panels will be used for roofing and exterior surfaces. Natural locally sourced stone will be incorporated into both the exterior and interior surfaces."*

- *Recycling/waste disposal*

  The applicant has stated that; *"This project will incorporate both trash and recycling programs on site. Trash shoots on each floor deliver trash to enclosed trash bins. Recycling bins are also enclosed and on site. Trash and recycling bins will be incorporated into each kitchen. Drought tolerant planting will reduce landscape trimming waste."*

- *Climate responsive design*

  The applicant has stated that; *"This project incorporates many climate responsive design elements including:*
  -South/West facing outdoor spaces that will allow sunny activity areas with shade areas incorporated into the design.
  -Openable windows and doors will allow natural ventilation.
  -Geo-thermal snow melt will be incorporated for the sidewalks and outdoor areas. The geo thermal snow melt system for the sidewalks and terraces will be a non gas system using the warmth of the earth during the coldest months to efficiently melt the common areas. It will be subterranean and run down the middle of the driveway running through the property. There are 2 dedicated rooms on the subterranean level for this system.
  -Multiple snow retention areas are incorporated throughout the site to reduce snow removal.
  -Large areas of high efficiency glass will allow maximum natural daylighting in both the residential units and the social spaces.
  -A retractable glass enclosure will be incorporated over the pool to allow year round use.
  -Extensive drought tolerant planting and many new trees will create both shade and increased air quality for both the residents and community."
  - We can make provisions for a future organic waste recycling program once Summit county establishes the criteria for such a program.

- *Landscaping*

  The applicant has stated that; *"This project will incorporate extensive drought tolerant planting that thrives in this climate along with many trees creating a new park like*

setting. Advanced smart irrigation systems will maximize water efficiency and minimize water use. Minimum grass lawn areas will also further reduce water dependency."

Analysis: On September 8, 2026, the Snyderville Basin Planning Commission found that the proposal satisfies the Environmental Management Explanation requirements. **COMPLIES AS CONDITIONED**

Site Design Narrative

An MPD application shall include a written explanation of how the project plan addresses the following design questions:

- *Project Neighborhood Connectivity*

  The applicant has stated that; *"Per section 5.d, 5.e, 5.f of the MPD Code, this project creates both internal and external connectivity by creating multiple bike/path pedestrian paths on site weaving through the property. These paths connect to both the frontage road and a new proposed multi-modal paved trail running from the roundabout through our property then through the front of the adjacent storage facility then through the park & recreation property. This would connect to the existing north tunnel that goes under US40, connecting the Silver Creek neighborhood with trails to Kimball Junction. A new park and playground, along with an expanded retention pond will create a new community gathering place. Multiple new commercial spaces will offer programs for both residents and the local community."*

- *Availability of Neighborhood Public Facilities*

  The applicant has stated that; *"Per section 13.b of the MPD Code, this project is ideally located within reasonable proximity (including walking and biking) to community facilities such as schools, retail, and parks. There is a school across the street with multiple restaurants and commercial services within the business park. There will be a new park and playground with new housing to support the adjacent businesses."*

- *Housing Needs*

  The applicant has stated that; *"Per section 13.c of the MPD Code, this project advances the community need for a mix of housing types and affordability. 44 new 1-,2-, and 3-bedroom market rate condos supply much needed housing for active seniors who are downsizing out of their large homes in surrounding communities and want to stay in the Park City area. 30 new 1-2-, and 3-bedroom affordable housing units bring much needed affordable housing to an area that has close proximity to transit, retail, and community services."*

- *Character*

The applicant has stated that; *"Per section 13.d of the MPD code this project advances the county's design objective as to community character by creating buildings that step down in height at the perimeter, creating a compatible scale with the existing adjacent structures. The buildings emphasize one and two-story elements relating to the existing buildings in the business park. The design created useable outdoor public and private spaces for both summer and winter seasons. The exterior materials of local stone, glass, wood siding and metal roofing continue the architectural language of the Park City area."*

- *Site Design*

  The applicant has stated that; *"Per section 13.e of the MPD Code, this project is designed to settle into the site, with taller buildings located in the center area of the site with lower height buildings facing the street and freeway. A park-like landscaped set of outdoor spaces will allow wildlife passage through the site and an expanded retention pond will collect and store run off for year-round public enjoyment. Indoor and outdoor public and private spaces are designed to be usable in both summer and winter seasons. The proposed design is located on the most developable and least environmental sensitive portions of the site."*

- *Complete Street Design*

  The applicant has stated that; *"Per section 13.f of the MPD Code, this project is designed to accommodate a variety of transportation modes, including public transit, automobiles, bikes, and pedestrians through a clear perimeter road through the property. Bike and pedestrian paths connect to a new proposed multi-modal trail that will connect this project to the larger local community. Subterranean parking reduces the visible surface parking, and the surface parking is single depth located throughout the project, reducing the amount of pavement."*

- *Parking Areas*

  The applicant has stated that; *"Per section 13.g of MPD Code, this project balances the need for parking with the need to minimize parking visibility by creating a subterranean parking level for half of the required parking, reducing the visibility greatly. The surface parking is spread across the site in single depth bays to minimize surface paving and increase convenience. All stormwater run-off from roofs and parking areas will be collected into an expanded retention pond, creating a year round amenity while minimizing off-site runoff."*

- *Public and Private Outdoor Spaces*

  The applicant has stated that; *"Per section 13.h of the MPD Code, this project creates wonderful public and private spaces for both the residents and the local community. A new park, expanded retention pond, playground, and indoor conservancy create new public spaces for the community. New indoor and outdoor amenity spaces offer a wide*

range of spaces and programs for both the residents and locals, including pickleball, bocce ball, BBQ Areas, Pool, Social lounge areas, meeting rooms and an exercise area. Bike paths and an e-bike station promote non-automobile transportation, a transit stop with restrooms and an enclosed waiting area will also be included."

- *External Storage and Service Facilities*

  The applicant has stated that; *"Per section 13.1 of the MPD Code, this project creates efficient processes for recycling, garbage collection, utilities, mail & deliveries.*

  There will be trash shoots on each floor that deposit into garbage bins that are enclosed, dedicated delivery zones at those garbage collection locations allow efficient pick-up. Enclosed recycling bins allow for full recycling programs (metal, plastic, glass, paper). Individual electrical meters and individual water meters have dedicated rooms in the subterranean garage. Mail/package facilities are conveniently located on the ground floor in the main entrance lobby. There is a transit/ADA/Delivery area at the front of the property making deliveries easy and convenient."

- *Building Design*

  The applicant has stated that; *"Per section 13.j of the MPD code this project provides good internal and external environments by creating light filled residences, natural ventilation, quality exterior private spaces, and high quality public outdoor spaces in a variety of sizes and a variety of activities. The buildings create well scaled courtyards on both sides of the property and allows an abundance of natural light and air to fill these landscaped courts. The design connects well to adjacent trails and open spaces and by massing the tallest buildings into the middle of the property minimizes shadowing onto adjacent properties."*

Analysis: On September 8, 2026, the Snyderville Basin Planning Commission found that the proposal satisfies the Site Design Narrative requirements. **COMPLIES AS CONDITIONED**

Chapter 4 Development Standards

The MPD review requires compliance with the Chapter 4 Development Standards in the Code. However, many of those standards have been addressed in Tables 1, 2, and 3 above. The remaining standards for development are addressed below.

Table 4 – Chapter 4 Development Standards

Code Requirement	Analysis	Finding
Environmental Criteria *Air Quality *Water Quality *Watershed Protection *Sewage Disposal	Staff have not found instances where the air quality would be compromised by the operations of the proposed uses. The Health Department has confirmed that they have no objections to the proposed project.	**COMPLIES AS CONDITIONED**

	Summit County Storm Water Division has stated that a Long-Term Stormwater Management Plan will be required as part of the Building Permit. They also stated that because the pond is being used as a feature that the applicant will need to aerate the pond. This will need to be a Condition of Approval should the Council move to approve the project. Summit County Engineering Department has confirmed that the design is acceptable and once construction plans have been submitted that they will be able to confirm specific requirements for each project. Staff have included a condition of approval that all service provider requirements shall be met. The Snyderville Basin Water Reclamation District has confirmed that they are able to provide services for the project.	
Fire Protection	Park City Fire District haves stated that they have no concerns with the project.	**COMPLIES AS CONDITIONED**
Water and Water Supply Willing to serve letter required prior to development permit approval.	The applicant has provided a conditioned will-serve letter from Mountain Regional Water.	**COMPLIES AS CONDITIONED**
Mail Delivery Locations for mail delivery shall be shown on the site plan.	The applicant has included internal mail delivery rooms for the apartment buildings. Centralized mail delivery system has not been finalized. After multiple attempts, the local Post Master has not replied to requests for mail delivery preferences. Staff request a condition of approval that all Mail Delivery requirements be met per the Park City Post Master.	**COMPLIES AS CONDITIONED**
ADA Access All buildings intended for public use shall be accessible, as per the requirements of the international building code.	The applicant has only provided conceptual drawings, and Staff cannot confirm compliance at this time. The applicant will be required to meet all ADA requirements as required by the building code.	**TO BE VERIFIED PRIOR TO BUILDING PERMIT ISSUANCE**
Special Site Design Requirements Integration of Development Existing Uses Privacy Building Site Plan Number of Single-Family Detached Intersecting Streets and Clear Visibility Front Side and Rear Yards	The applicant is integrating the development by providing multiple modes of transportation. The applicant is proposing to improve a multi-modal public trail that connects the project from the Silver Summit East roundabout to the Highland Estates-Silver Creek Village tunnel. This is a major connection to a currently disconnected neighborhood.	**COMPLIES AS CONDITIONED**

Single-Family Detached Design Elements Fences and Retaining Walls	As laid out, the proposed project implements multiple elements which achieve a complete and functional neighborhood. The proposed development does not limit the viability of existing uses. Modifications to setbacks are not required. The applicant is containing development within the designated building pad and privacy is sufficient. The applicant is not proposing any single-family detached units. Summit County Engineering Department has confirmed that the design is acceptable and once construction plans have been submitted that they will be able to confirm specific requirements for each project. Staff have included a condition of approval that all service provider requirements shall be met. The applicant is not proposing any fences but is proposing retaining walls on the North and Northwest portions as shown on the Site Plan. The applicant has confirmed that the walls will be concrete and no more than 6 feet in height. The applicant has also submitted a grading plan. Staff has addressed site grading in sections above.	
Architectural Regulations for All Structures	The applicant has provided architectural drawings. The applicant is not proposing any prohibited materials. The applicant has included recessed rooftop mechanical enclosure/screening areas. Buildings have been designed with pedestrian streetscape. The applicant has incorporated façade variations.	**COMPLIES AS CONDITIONED**
Landscape Regulations	The applicant has provided a conceptual landscaping plan. The applicant has also provided an internal parking landscaping calculation to confirm that the landscaping is meeting the 15% minimum.	**COMPLIES AS CONDITIONED**

	Staff request that a more detailed landscaping plan be adopted as part of the Development Agreement.	
Lighting Regulations	The applicant has not yet provided a lighting plan. Staff request that a master lighting plan be adopted as part of the Development Agreement.	**COMPLIES AS CONDITIONED**

General Plan Review

All MPD applications shall be reviewed for consistency with the goals and objectives of the Snyderville Basin general plan; however, such review for consistency shall not alone be binding.

The proposed project is located in the East Basin Neighborhood of the General Plan.

The neighborhood description states; *The East Basin neighborhood is highly visible from US-40 and others areas in the immediate vicinity. It is an important entry corridor into the Snyderville Basin and an additional entrance into Park City.*

The dominant features of this planning area are large tracts of relatively flat open lands, a stream corridor, wetlands, floodplains, and soils contaminated by mine tailings. It also contains areas of clustered development around the interchange of US-40 and Silver Summit, with other commercial uses interspersed throughout. The Pace Frontage Road is a popular route for bikers.

The visual connectivity to existing open spaces is an important community feature and should be preserved as much as possible. Future design objectives that support this goal, such as locating structures at the outer edge of the meadow, clustering development near existing uses, and avoiding strip mall type patterns of development are encouraged. Protection of existing wildlife corridors is an important community value.

Consideration should be given for future mixed-use developments and flexibility in design standards. This may occur through TDR's, future Code amendments and possible rezoning of parcels located within the neighborhood. Prior to utilizing TDRs, a neighborhood master plan may be developed. Future land use patterns should also be context sensitive in terms of infrastructure capacity.

There are no existing residential uses in this planning area; however, the Silver Creek Village Center, which is a mixed-use development, has been approved to be located on the southeast quadrant of Interstate 80 and US-40. This is a large development that will have a significant impact on the character of the East Basin neighborhood, such as increased traffic at the US-40 and Silver Summit interchange.

The Future Land Use Map designates this property as a Mixed Residential use.

Chapter 2 (Land Use) of the Snyderville Basin General Plan starts with;

"GOAL: Promote sustainable Land Use Planning Principles that preserve Critical Lands, maintain neighborhood character, protect the economic base, prevent sprawl, and provide efficient delivery of services.

OBJECTIVE A: Encourage the creation of highly-livable neighborhoods and mixed use areas that are connected by open spaces and multi-modal transportation systems.

Policy 2.1: Identify, plan, and create neighborhood master planned specific areas where development/redevelopment should occur. These designated areas should be rezoned accordingly.

Policy 2.2: Identify specific areas where development should not occur and zone it accordingly.

Policy 2.3: Do not approve any new entitlements beyond those permitted by the Development Code until such time that existing entitlements are significantly exhausted, unless the County legislative body first determines that:

a. a compelling countervailing public interest, specifically identified in the General Plan exists and cannot be reasonably satisfied without expanding one or more entitlement(s);

b. such new entitlement(s) do not simply result in an incidental benefit to the public interest, but rather such entitlement(s) are intended primarily to promote such compelling countervailing public interest; and

c. any new entitlement(s) are consistent with the Neighborhood Planning Area Plans and the Snyderville Basin General Plan's Future Land Use Maps, as amended.

Policy 2.4: Work with local, state, and federal agencies to create a multi-modal transportation network to support desired development patterns. The Snyderville Basin will be defined by its abundant open spaces, world-class resort amenities, and livable neighborhoods and not an expansive highway system."

The goal of Chapter 6: Housing Element of the Plan states:

"Provide equal housing opportunities for all residents of the Basin by facilitating reasonable opportunities for a variety of housing, including low and moderate income housing."

Analysis: During the October 14, 2025 Work Session, the Planning Commission provided a consensus that the project is acceptable and helps meet the goals and policies of the Snyderville Basin General Plan. Since the October 14, 2025 Work Session, the applicant has been working on bringing the project into full NMU-1 and MPD compliance. The applicant is proposing to accommodate all required affordable housing on site and without any reductions.

The project also provides for multi-modal connectivity, something that does not currently exist in the neighborhood. **COMPLIES AS CONDITIONED**

Rezone

Per Snyderville Basin Development Code MPD Section 10-7-4; *Approval of an amendment to the zone district shall not be granted until both the commission and county council have reviewed the specific development proposal and determined:*

(1) The amendment complies with the goals, objectives and policies of the general plan, the neighborhood planning area plan, and the land use plan maps;

(2) The amendment is compatible with adjacent land uses and will not be overly burdensome on the local community;

(3) The specific development plan is in compliance with all applicable standards and criteria for approval as described in chapters 3 and 4 of this title; and

(4) The amendment does not adversely affect the public health, safety and general welfare.

Analysis: All rezones, projects with more than 10 units of density, and/or commercial uses over 10,000 sq. ft. are required to be processed through the MPD process. The NMU-1 and MPD review were created to be a more intensive review of projects. Please refer to the code analysis in sections above for further details. **COMPLIES AS CONDITIONED**

Development Agreement

Per Snyderville Basin Development Code MPD Section 10-2-18(D.4); *Once the County Council approves a Master Planned Development, the approval shall be put in the form of a development agreement reviewed by the County Attorney's Office.*

Staff request that all criteria and conditions contained above be included into the required Development Agreement and that the Development Agreement includes further detail, design, responsibilities, and deadlines for each of the provisions. **COMPLIES AS CONDITIONED**

Recommendation

Snyderville Basin Development Code Section 10-2-18(D.3) MPD Process states;

b. Planning Commission Review And Public Hearing: Except in the case of MPDs that include a rezone, the planning commission shall approve, approve with modifications, or deny an MPD. The planning commission action shall be in the form of written findings of fact, conclusions of law, and in the case of approval, conditions of approval. Action shall occur only after public hearing is held. To approve an MPD, the planning commission will be required to make the findings outlined in section F herein. In the case of MPDs that include a rezone, the

planning commission shall review and forward a recommendation to the county council, including findings of fact, conclusions of law and conditions of approval.

c. County Council Review And Public Hearing: In the case of MPDs that include a rezone, the county council shall approve, approve with modifications, or deny an MPD. The county council action shall be in the form of written findings of fact, conclusions of law and in the case of approval, conditions of approval. Action shall occur only after a public hearing is held. To approve an MPD, the county council will be required to make the findings outlined in section F herein.

Staff and the Snyderville Basin Planning Commission recommend that the Council review and discuss the proposed Latitudes MPD-NMU-1 Rezone. On September 8, 2026, the Snyderville Basin Planning Commission forwarded the following Findings of Fact, Conclusions of Law and Conditions of Approval found below.

Findings of Fact

1. The Silver Creek Business Park Subdivision plat was originally recorded in 1997.
2. The Silver Creek Business Park Subdivision plat currently consists of 7 lots ranging from 2.00 acres to 8.37 acres, with Lot 10 being the largest. An associated Landscaping Plan was recorded in 2000.
3. There is no Development Agreement or Specially Planned Area associated with this property.
4. The applicant is proposing to Rezone Parcel SCBP-10-2AM from the Community Commercial Zone to the Neighborhood Mixed-Use 1 (NMU-1) Zone.
5. The proposal includes 74 residential units (64 previously proposed), ~6,300 sq. ft. commercial, and ~5,600 sq. ft. of indoor amenity space.
6. Of the 74 units proposed, 44 are market rate and 30 are affordable.
7. The Snyderville Basin Planning Commission held Work Sessions on May 27, 2025 and October 14, 2025. During the October 14, 2025 Work Session, the Snyderville Basin Planning Commission provided a consensus that the proposed project is acceptable and should move forward to the public hearing process.
8. Service providers have reviewed the proposal for compliance with applicable standards.

Conclusions of Law

1. The proposed rezone, as conditioned, meets the applicable standards set forth in the Snyderville Basin Development Code, Section 10-2-17: Neighborhood Mixed-Use 1 (NMU-1) Zone.
2. The proposed rezone, as conditioned, meets the applicable standards set forth in the Snyderville Basin Development Code, Section 10-2-18: Master Planned Developments (MPD).
3. The proposed rezone, as conditioned, meets the applicable standards set forth in the Snyderville Basin Development Code, Section 10-7-4: Amendment to the Zoning Map.

Conditions of Approval

1. All necessary land use application approvals must be obtained prior to the Building Permit submittal.
2. Summit County Staff shall review and approve a Construction Mitigation plan prior to final approval of the Development Agreement.
3. The applicant shall provide a detailed grading and retaining wall plan prior to final approval of the Development Agreement.
4. The applicant as part of the Development Agreement shall provide a detailed landscaping plan to be adopted as part of the Development Agreement.
5. The applicant as part of the Development Agreement shall provide a detailed lighting plan to be adopted as part of the Development Agreement.
6. Per Summit County Storm Water Division, because the pond is being used as a feature, the applicant shall aerate the pond.
7. Per Summit County Transportation Planning Division, no Certificate of Occupancy shall be issued for the development until a 100% design of the Silver Summit interchange improvements has been completed and approved by both Summit County and the Utah Department of Transportation (UDOT). The final interchange design shall incorporate and address the findings, recommendations, and mitigation measures identified in the approved Traffic Impact Study, as determined by Summit County and UDOT.
8. Per Summit County Transportation Planning Division, the applicant shall provide and maintain a publicly accessible transit waiting area within Building "A" that includes indoor heated space, restroom facilities, and outdoor benches for transit users as depicted in Sheet A2.22. The transit waiting area and associated facilities shall remain open to the general public and operate consistent with the hours of the transit system, currently 5:00 a.m. to 1:00 a.m., 365 days per year.
9. Per Summit County Transportation Planning Division, the applicant shall provide a transit stop along Pace Frontage Road, with sufficient space for bus and micro-shuttle/van operations.
10. Per Summit County Transportation Planning Division, the applicant shall provide capital costs to purchase and install the infrastructure necessary for a Summit Bike Share station consisting of a minimum of twelve (12) docks and eight (8) electric bicycles, including provision of electrical power and all associated site improvements required for station operation, as approved by Summit County and the Summit Bike Share operator. The applicant shall also provide and maintain sufficient operational access for the bikeshare operations team to load, unload, rebalance, and maintain bicycles. Such access may be accommodated through use of the transit bus stop, designated micro-shuttle/van pull-in area, or another nearby designated parking/loading area approved by Summit County and the bikeshare operator.
11. Per Summit County Transportation Planning Division, the applicant shall Per Summit County Transportation Planning Division, in order to provide regional connectivity consistent with the Neighborhood Connectivity requirements of the NMU-1 Zone, the applicant shall dedicate and record a minimum 22-foot-wide public trail easement (anticipated for 12' paved pathway, 3' horizontal offset, and at least 7' of roadway

separation as well as other standards for horizontal clearance, vertical clearance, cross slope, running slope, and sight lines for the subject property (Parcel SCBP-10-2AM) and across the connecting properties leading to the US-40 pedestrian trail/tunnel (Parcels SCBP-9-2AM and SCBP-8-AM), consistent with the Snyderville Basin Special Recreation District Trail Design Standards. While Transportation, Engineering, and Planning Staff are in full support of the proposed trail connecting to the Highland Tunnel underneath US-40, Staff have concerns regarding the feasibility of the proposed trail due to the obstacles such as existing monument signs and steep slopes along the path. Staff will require a clarification and/or alternative on how the trail will be achieved. The applicant shall provide bonding/financial security sufficient to guarantee construction of the required trail facilities for those 3 parcels, as approved by the County.

12. Per Summit County Transportation Planning Division and Sustainability Division, the applicant shall provide eight (8) installed EV chargers (Level 2), eight (8) EV Ready chargers (Level 2), and seventeen (17) EV Capable chargers (Level 2). This requires an increase of one (1) EV Capable charging stalls. These shall be distributed throughout the development as per the site plan (Sheet A1.0). Per Summit County Transportation Planning Division, the applicant shall provide capital costs to purchase and install the infrastructure necessary for a Summit Bike Share station consisting of a minimum of twelve (12) docks and eight (8) electric bicycles, including provision of electrical power and all associated site improvements required for station operation, as approved by Summit County and the Summit Bike Share operator. The applicant shall also provide and maintain sufficient operational access for the bikeshare operations team to load, unload, rebalance, and maintain bicycles. Such access may be accommodated through use of the transit bus stop, designated micro-shuttle/van pull-in area, or another nearby designated parking/loading area approved by Summit County and the bikeshare operator.
13. Per the Summit County Sustainability Division, the Development Agreement shall include specific requirements for documentation demonstrating compliance with the sustainability standards of the NMU-1 Zone and approved MPD. The applicant shall submit all documentation necessary to verify implementation of the approved sustainability measures. The sustainability goals, strategies, and performance requirements outlined in the Environmental Management Explanation provided by the applicant shall be incorporated into the project scope and communicated to the project manager and contractor during design and construction. Post-construction compliance documentation and verification procedures shall be completed in coordination with, and to the satisfaction of, the Summit County Sustainability Division. This shall include a post-construction summary verifying completion of the items outlined in the Environmental Management Explanation.
14. All Mail Delivery requirements shall be met per the Park City Post Master.
15. All service provider requirements shall be met.
16. All NMU-1 and MPD compliance items and mitigation included in this Staff Report shall be formalized as part of the Development Agreement. The items shall include detailed descriptions, plans, responsibilities, and timelines to ensure that the project and necessary components are provided simultaneously.

NOTE: Due to the multiple processes required for this project, the Council is the legislative authority which approves the MPD-Rezone. Should the MPD-Rezone be approved, Staff and the Applicant will return to the Planning Commission for the MPD-LIP and MPD-CUP administrative decision.

Public Notice, Meetings and Comments

This item has been scheduled as a Work Session by the Council.

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

Attachments

Exhibit A – Proposal
Exhibit B – Transportation Planning Division Memo
Exhibit C – NMU-1 Zone Language
Exhibit D – MPD Language
Exhibit E – Links to Previous Works Sessions and Public Hearing Staff Reports and Archive Videos;

May 27, 2025 Planning Commission Meeting
October 14, 2025 Planning Commission Meeting
September 8, 2026 Planning Commission Meeting

LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

NOTES:

1. CONTRACTOR TO OBTAIN APPROVAL FROM THE APPROPRIATE FIRE DISTRICT, WATER DISTRICT, SEWER DISTRICT, SNYDERVILLE BASIN RECREATION DISTRICT AND SUMMIT COUNTY HEALTH DEPARTMENT FOR FINAL APPROVAL OF SEWER, WATER, WELLS AND SEPTIC SYSTEMS PRIOR TO PERMIT. COORDINATE WITH ARCHITECT AS NEEDED.
2. PRIOR TO THE INITIATION OF RESIDENTIAL DESIGN, EACH LOT BUYER SHALL RETAIN A CIVIL AND/OR GEOTECHNICAL ENGINEER FOR LOT-AND DRIVEWAY-SPECIFIC GRADING, DRAINAGE, AND GEOTECHNICAL DESIGN. ALL GRADING SHALL BE DESIGNED AND CONDUCTED SO AS TO IMPLEMENT ALL SUMMIT COUNTY REQUIREMENTS
3. RESIDENTIAL STRUCTURAL DEVELOPMENT MUST OCCUR WITHIN THE BUILDING ENVELOPE DESCRIBED ON HOA APPROVED SITE PLAN AND AS PER SUMMIT COUNTY.
4. THE DRIVEWAY SHALL CONFORM TO SUMMIT COUNTY AND FIRE AUTHORITY REGULATIONS. THE MAXIMUM AVERAGE GRADE OF THE FIRST 20'-0" SHALL NOT EXCEED 5%. THE MAXIMUM AVERAGE GRADE OF ANY DRIVEWAY, BEYOND THE FIRST 20'-0" SHALL NOT EXCEED 10%. UP TO 14% MAY BE ALLOWED WHEN APPROVED BY THE CITY ENGINEER.
5. IN CONSTRUCTION AREAS TO BE RE-VEGETATED WHERE THE SUBSOIL LAYER HAS BEEN COMPACTED, RIPPING SHALL BE CONDUCTED DURING FINAL STAGES TO LOOSEN SOIL ALLOWING FOR BETTER SUBSURFACE DRAINAGE AND ROOT PENETRATION.
6. THE PLACEMENT OF SOLID FENCING OR OTHER BARRIER FEATURES ALONG THE PERIMETER OF RESIDENTIAL LOTS SHALL BE PROHIBITED.
7. THE BUYER MAY NEED TO INSTALL A PRESSURE REDUCING VALVE IN THE SERVICE LINE IN ORDER TO REDUCE RESIDENTIAL SERVICE PRESSURE TO A MAXIMUM OF 60 POUNDS PER SQUARE INCH.
8. LOTS EQUIPPED WITH A GRAVITY SEWER SYSTEM SERVICE SHOULD BE ABLE TO PROVIDE GRAVITY SEWER TO ALL FINISHED FLOORS AT OR ABOVE NATURAL GROUND. HOWEVER, IT IS THE RESPONSIBILITY OF THE LOT BUYER TO VERIFY WHETHER AN EJECTOR PUMP SEWER SERVICE WILL BE REQUIRED FOR THEIR SPECIFIC HOME DESIGN.
9. THE BUILDING AREA MAY BE ADDITIONALLY RESTRICTED BY ARCHITECTURAL REVIEW TO MINIMIZE DISTURBANCE OF ROCK OUTCROPPINGS, SIGNIFICANT VEGETATION AND NATURAL SWALES.
10. RETAINING WALLS MORE THAN 4 FT. HEIGHT OR SUPPORTING A SURCHARGE, SWIMMING POOLS, SOLAR & GEO-THERMAIL HEATING SYSTEMS, & PHOTO-VOLTAIC & WIND GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS, & APPLICATIONS ARE TO BE SUBMITTED & REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.
11. SEE GENERAL NOTES A0.2 - A0.4 FOR ADDITIONAL REQUIREMENTS
12. CLOTHES DRYER NAIL PLATES SHALL PROTECT DUCT FROM BEING PENETRATED WHERE DUCT IS CONCEALED WITHIN WALLS. A PERMANENT TAG SHALL BE ATTACHED TO VISIBLE PORTION OF DUCT IDENTIFYING LENGTH OF DUCT.
13. LAYOUTS THAT DIVIDE BATHROOMS INTO SEPARATE AREAS W/ WATER USING FIXTURES REQUIRE INDIVIDUAL VENTILATION IN EACH OF THOSE AREAS.
14. WHERE GAS APPLIANCES ARE LOCATED WITHIN THE GARAGE, THE GAS CONNECTION SHALL BE RAISED 18" ABOVE FINISH FLOOR AND APPLIANCE SHALL BE PROTECTED FROM IMPACT.
15. WHERE AN OPERABLE WINDOW IS MORE THAN 72" ABOVE THE GRADE & 24" OR LESS OFF THE INTERIOR FLOOR, THERE SHALL BE GUARDS THAT DO NOT ALLOW A SPHERE OF MORE THAN 4" TO PASS.
16. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION-GRADE REDWOOD.
17. NO WOOD SHALL BE NEARER THAN 8 INCHES TO EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3 IN. IN THICKNESS WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN THE EARTH AND THE CONCRETE. THIS INCLUDES DECKS AND SIDING.
18. PROVIDE 1/2" AIRPACE AT TOPS, SIDES AND ENDS OF GIRDERS ENTERING EXTERIOR CONCRETE OR MASONRY WALL UNLESS WOOD RESISTANT TO DECAY IS USED.
19. DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC CHIMNEY SYSTEM AND INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

20. AS PER IRC 806.4, UNVENTED ATTIC & CATHEDRAL CEILING ROOF ASSEMBLIES, THESE CONDITIONS SHALL BE MET:
    - 20.1. UNVENTED CATHEDRAL CEILING IS CONTAINED WITHIN BLDG. ENVELOPE.
    - 20.2. NO INTERIOR VAPOR RETARDER SHALL BE INSTALLED ON CEILING SIDE OF INSULATION SYSTEM.
    - 20.3. CLOSED CELL FOAM ACTS AS VAPOR RETARDER.
    - 20.4. AIR IMPERMEABLE INSULATION (CLOSED CELL FOAM) SHALL BE APPLIED DIRECTLY TO UNDER SIDE OF ROOF SHEATHING.

21. GAS PIPING:
    - 21.1. PROHIBITED LOCATIONS: GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMBWAITER, OR ELEVATOR SHAFT. GAS PIPING INSTALLED DOWNSTREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING.
    - 21.2. GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE
    - 21.3. GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.
    - 21.4. APPLIANCES SHALL NOT BE LOCATED IN SLEEPING ROOMS, BATHROOMS, TOILET ROOMS, STORAGE ROOM OR A SPACE THAT OPENS INTO SUCH ROOMS. SEE IRC - G2406.2 FOR EXCEPTIONS.

22. DEFERRED SUBMITTALS:
    - 22.1. RETAINING WALLS HIGHER THAN 4 FT. OR SUPPORTING A SURCHARGE REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS, AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.
    - 22.2. CONTRACTOR TO ARRANGE A MEETING WITH THE PLAN CHECKER, THE GENERAL CONTRACTOR AND THE EXCAVATOR FOR THIS PROJECT PRIOR TO ANY PERMITS BEING ISSUED.
    - 22.3. ROCK WALLS REQUIRED ENGINEERING.
    - 22.4. CONTRACTOR TO PROVIDE A COPY OF THE "APPLICATION TO WORK IN A PUBLIC RIGHT OF WAY" THAT HAS BEEN APPROVED BY THE CITY ENGINEERING DEPARTMENT.
    - 22.5. CONTRACTOR TO PROVIDE A FIRE SPRINKLER SYSTEM PER SUMMIT COUNTY
    - 22.6. CONTRACTOR TO PROVIDE A RADIANT HEAT SYSTEM SUBMITTAL FOR SUMMIT COUNTY APPROVAL.
    - 22.7. CONTRACTOR TO PROVIDE A GAS PIPING SCHEMATIC FOR SUMMIT COUNTY APPROVAL. GAS PIPING PLAN AND SUMMIT COUNTY GAS LINE INSTALLATION FORM SHALL BE ON SITE FOR GAS LINE AND METER INSPECTION.
    - 22.8. CONTRACTOR TO PROVIDE FACTORY-BUILT FIREPLACE PRODUCT INFORMATION AND FIREPLACE LISTINGS SHOWN ON THE PLANS AT MECHANICAL INSPECTION. PROVIDE EPA COMPLIANCE FOR WOOD BURNING FIREPLACES.
    - 22.9. CONTRACTOR TO PROVIDE A LANDSCAPE PLAN FOR SUMMIT COUNTY APPROVAL.
    - 22.10. SEPARATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED TO SUMMIT COUNTY FOR REVIEW AND APPROVAL OF RETAINING WALLS (SEE 22.1), SWIMMING POOLS, SOLAR AND GEO-THERMAL HEATING SYSTEMS AND PHOTO-VOLTAIC AND WIND GENERATED ELECTRICAL SYSTEMS.
    - 22.11. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH MAKE-UP AIR EQUAL TO THE EXHAUST RATE. SUCH SYSTEMS SHALL BE PROVIDED WITH A DAMPER WHICH IS AUTOMATICALLY INTERLOCKED WITH THE HOOD.
    - 22.12. CONTRACTOR TO COORDINATE ELEVATOR SPECIAL INSPECTION WITH SUMMIT COUNTY
    - 22.13. CONTRACTOR TO PROVIDE STEAM SHOWER DETAILS FOR SUMMIT COUNTY APPROVAL
    - 22.14. CONTRACTOR TO PROVIDE BACKFLOW PREVENTERS FOR LAWN SPRINKLER SYSTEM, FIRE SPRINKLER SYSTEM, SNOW MELT BOILER, HOT WATER BOILER, ETC,. AND COORDINATE APPROVAL WITH SUMMIT COUNTY
    - 22.15. CONTRACTOR TO OBTAIN APPROVAL FROM DEPUTY FIRE MARSHAL TO INSTALL FIRE PIT.
    - 22.16. A CERTIFICATE OF SURVEY WILL BE REQUIRED AFTER THE FOUNDATION HAS BEEN POURED AND PRIOR TO A SHEARWALL/4-WAY INSPECTION.
    - 22.17. CERTIFICATE OF ELEVATION: THE ELEVATIONS AT THE TOP OF FOUNDATION AT FOUR (4) MAJOR CORNERS OF ROOF RIDGES IS REQUIRED AFTER THE FOUNDATION HAS BEEN POURED AND PRIOR TO A SHEARWALL/4-WAY INSPECTION.

23. CONTRACTOR SHALL FOLLOW AIR LEAKAGE PRESCRIPTIVE METHOD PER N1102.4.1.1



The concept of Longevity Living requires the creation of an environment that focuses on health, spirit, sense of community, sense of control or independence, and connection to nature. Latitudes will be the first facility of its type in Summit County. Latitudes will focus through design and programming on helping residents and the community live longer and healthier lives. All Latitude residents (market-rate and affordable housing residents) as part of their HOA fees, will be able to access exercise, nutritional, and social programs that support a healthy lifestyle. Additionally, the community through membership opportunities, will be able to benefit and engage in the same programs. The commercial space on the first floor of building 'A' will provide supervised exercise, yoga, stretching, and movement programs. This space will be shared by residents and the community at large.

Home encompasses comfort, emotional support, and connections with family and friends. Concierge services provide residents with confidence and security as they travel, visit friends, and family. Latitudes' units are larger than most condominium units so residents can host family and friends.

The community is essential for enhancing health and well-being. A supportive community can improve our lives through:

- Social Connection: Being part of a community fosters connections, helps combat feelings of lonelines and isolation, and encourages meaningful social interactions, allowing for participation across generations.
- Well-Being: exercise programs that improve strength, balance, cellular health, memory, diet, and sleep are crucial.
- Accessibility: Ensuring accessibility within the private residence and throughout the wider community-- including transportation--is critical. Latitudes will be providing transportation services to ski areas and cultural events. Latitudes is also on the planned public transportation system.

INDEX

INCLUDED	SHEET #	SHEET NAME
X	A0.0	COVER SHEET
X	A1.0	OVERALL SITE PLAN
X	A1.1	SITE SECTION
X	A1.2	SITE MASSING PLAN
X	C1.0	GRADING PLAN
X	L1.0	LANDSCAPE PLAN
X	A2.0	SUBTERRANEAN PARKING LEVEL FLOOR PLAN
X	A2.1	GROUND LEVEL FLOOR PLAN
X	A2.2	SECOND LEVEL FLOOR PLAN
X	A2.3	THIRD LEVEL FLOOR PLAN
X	A2.4	FOURTH LEVEL FLOOR PLAN
X	A2.5	FIFTH LEVEL FLOOR PLAN
X	A2.6	ROOF PLAN
X	A2.7	SUBTERRANEAN PARKING LEVEL SQUARE FOOTAGE
X	A2.8	GROUND LEVEL FLOOR PLAN SQUARE FOOTAGE
X	A2.9	SECOND LEVEL FLOOR PLAN SQUARE FOOTAGE
X	A2.10	THIRD LEVEL FLOOR PLAN SQUARE FOOTAGE
X	A2.11	FOURTH LEVEL FLOOR PLAN SQUARE FOOTAGE
X	A2.12	FIFTH LEVEL FLOOR PLAN SQUARE FOOTAGE
X	A2.13	8 PLEX GROUND LEVEL FLOOR PLAN BUILDING D
X	A2.14	8 PLEX SECOND LEVEL FLOOR PLAN BUILDING D
X	A2.15	8 PLEX GROUND LEVEL FLOOR PLAN BUILDING E
X	A2.16	8 PLEX SECOND LEVEL FLOOR PLAN BUILDING E
X	A2.18	8 PLEX GROUND LEVEL FLOOR PLAN BUILDING D SQUARE FT
X	A2.19	8 PLEX SECOND LEVEL FLOOR PLAN BUILDING D SQUARE FT
X	A2.21	8 PLEX GROUND LEVEL FLOOR PLAN BUILDING E SQUARE FT
X	A2.22	8 PLEX SECOND LEVEL FLOOR PLAN BUILDING E SQUARE FT
X	A3.0	BUILDING A EXTERIOR ELEVATIONS
X	A3.2	BUILDING B EXTERIOR ELEVATIONS
X	A3.3	BUILDING B EXTERIOR ELEVATIONS
X	A3.4	BUILDING B EXTERIOR ELEVATIONS
X	A3.5	BUILDING C EXTERIOR ELEVATIONS
X	A3.6	BUILDING C EXTERIOR ELEVATIONS
X	A3.7	BUILDING C EXTERIOR ELEVATIONS
X	A3.8	BUILDING D EXTERIOR ELEVATIONS
X	A3.9	BUILDING E EXTERIOR ELEVATIONS
X	FP1	FLOOR PLAN 1
X	FP2	FLOOR PLAN 2
X	FP3	FLOOR PLAN 3
X	FP4	FLOOR PLAN 4
X	FP5	FLOOR PLAN 5
X	FP6	FLOOR PLAN 6
X	FP7	FLOOR PLAN 7
X	FP8	FLOOR PLAN 8
X	FP9	FLOOR PLAN 9
X	FP10	FLOOR PLAN 10
X	FP11	FLOOR PLAN 11
X	FP12	FLOOR PLAN 12
X	FP13	FLOOR PLAN 13

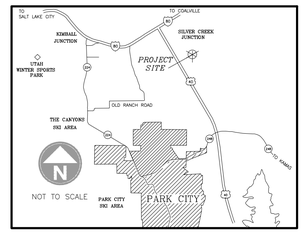
ABBREVIATIONS

ALUM.	ALUMINUM	INT.	INTERIOR
APPROX.	APPROXIMATE	INSUL.	INSULATION
B.U.	BUILT-UP	MAX.	MAXIMUM
B.W.	BOTH WAYS	MECH.	MECHANICAL
BLDG.	BUILDING	MIN.	MINIMUM
BLK.	BLOCK	MTL.	METAL
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
C.M.U.	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
CLG.	CEILING	O.C.	ON CENTER
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	PLYWD.	PLYWOOD
CONST.	CONSTRUCTION	PNTD.	PAINTED
CONT.	CONTINUOUS	R.D.	ROOF DRAIN
D.F.	DRINKING FOUNTAIN	REG.	REGULAR
DIA.	DIAMETER	R.S.	ROUGH-SAWN
DIM.	DIMENSION	REQ'D.	REQUIRED
DN.	DOWN	REV.	REVISED
DWG.	DRAWING	RM.	ROOM
DTL.	DETAIL	R.O.	ROUGH OPENING
EA.	EACH	S.C.	SOLID CORE
E.F.	EXHAUST FAN	SCHED.	SCHEDULE
E.I.	EXT. INSUL.	SHT.	SHEET
F.S.	FINISH SYSTEM	SIM.	SIMILAR
E.J.	EXPANSION JOINT	SPEC.	SPECIFICATION
ELEC.	ELECTRIC/ELECTRICAL	STD.	STANDARD
ELEV.	ELEVATION	STL.	STEEL
EQ.	EQUAL	STRUCT.	STRUCTURAL
EXIST. (E)	EXISTING	SYS.	SYSTEM
EXT.	EXTERIOR	T & B	TOP AND BOTTOM
F.D.	FLOOR DRAIN	T & G	TONGUE AND GROOVE
FDN.	FOUNDATION	T.O.	TOP OF
FIN.	FINISH	T.O.F.	TOP OF FOOTING
FLR.	FLOOR	T.O.W.	TOP OF WALL
F.R.	FIRE RATED	TYP.	TYPICAL
FTG.	FOOTING	T.S.	TUBULAR STEEL COLUMN
G	GAS	U.N.O.	UNLESS NOTED OTHERWISE
G.I.	GALVANIZED IRON	VERT.	VERTICAL
GA.	GAUGE	V.T.R.	VENT THRU ROOF
GALV.	GALVANIZED	VCT	VINYL COMPOSITE TILE
G.W.B.	GYPSUM WALL BOARD	W.	WATER
G.L.B.	GLU-LAM BEAM	WD.	WOOD
H.B.	HOSE BIBB	W/	WITH
HD.	HEAD	WP.	WATERPROOF
H.M.	HOLLOW METAL	W.R.	WATER RESISTANT
HOR.	HORIZONTAL	W.W.F.	WELDED WIRE FABRIC
		W.W.M.	WOVEN WIRE MESH

LEGEND

- LIVING ROOM 101 — ROOM NAME / ROOM NUMBER
- FFE — FLOOR, POINT ELEVATION
- 2 / A8.1 — DETAIL
- 2 / A8.1 — SECTION CUT, DETAIL
- A4.3 — BLDG. SECTION CUT
- 3 — KEY NOTE
- 20 — WINDOW TYPE
- G / 111 — DOOR NUMBER
- 1 — REVISION
- 1 / 4 A5.1 2 / 3 — INT. WALL ELEV.
- 1 — WALL TYPE
- A / A5.1 — EXTERIOR ELEV.
- WALL SECTION CUT
- STEP CHANGE @ THRESHOLD

VICINITY MAP



SQUARE FOOTAGE

BUILDING A,B,C

LEVEL	UNITS	SQ FEET	CIRCULATION	TERRACES	COMMERCIAL	AMENITY INDOOR	AMENITY OUTDOOR	CONSERVATORY	GREENHOUSES	MECHANICAL	STORAGE	PARKING	TOTALS
	UNITS 101 & 102 EACH	2911	7974	4031	6282	1012			2408	1837			
	UNITS 112 & 113 EACH	2911											
	UNITS 103 & 113 EACH	1481											
	UNITS 104 & 110 EACH	3023											
	UNITS 105 &111 EACH	1792											
	UNITS 106 &107 EACH	1495											
	UNITS 108 & 109 EACH	1495											
LEVEL 1 TOTALS:		30216.0	7974.0	4031.0	6282.0	1012.0			2408.0	1837.0			53760
LEVEL 2													
	UNITS 201 & 202 EACH	3015	5528	5500						1488			
	UNITS 209 & 210 EACH	3015											
	UNITS 204 & 208 EACH	3023											
	UNITS 203 & 207 EACH	3207											
	UNITS 205 & 206 EACH	3861											
	UNITS A201 & A204 EACH	1871											
	UNITS A202 & A203 EACH	1896											
LEVEL 2 TOTALS:		39776.0	5528.0	5500.0						1488.0			52292
LEVEL 3													
	UNITS 301 & 302 EACH	3015	6818	5803						1610			
	UNITS 311 & 312 EACH	3015											
	UNITS 304 & 310 EACH	3023											
	UNITS 303 & 309 EACH	3207											
	UNITS 305 & 308 EACH	3861											
	UNITS 306 & 307 EACH	3375											
LEVEL 3 TOTALS:		38662.0	6818.0	5803.0						1610.0			53228
LEVEL 4													
	UNITS 401 & 409 EACH	2103	6285	3568		4652	12150		843	1200			
	UNITS 402 & 410 EACH	2290											
	UNITS 404 & 408 EACH	3023											
	UNITS 403 & 407 EACH	3207											
LEVEL 4 TOTALS:		21246.0	6285.0	3568.0		4652.0	12150.0		843.0	1200.0			49944
LEVEL 5													
	UNITS 501 & 509 EACH	2103	5781	3568		474	4368			1744			
	UNITS 502 & 510 EACH	2290											
	UNITS 504 & 508 EACH	3023											
	UNITS 503 & 507 EACH	3207											
LEVEL 5 TOTALS:		21246.0	5781.0	3568.0						1744.0			32339
TOTALS:		151476	32386	22470	6282	5664	12150	2408	843	7884			241563
GARAGE			4816							2424	7767	42288	57295
TOTALS:		151476.0	37202.0	22470.0	6282.0	5664.0	12150.0	2408.0	843.0	10308.0	7767.0	42288.0	298858

BUILDING D

	UNITS	SQ FEET	EXT. CIRCULATION	TERRACES	PARKING	TOTALS
LEVEL 1			624.0	270.0	2880.0	
	WU1 & WU4	995				
	WU2 & WU 3	794				
LEVEL 1 TOTALS:		3578.0	624.0	270.0	2880.0	7352.0
LEVEL 2						
	WU 5 & WU8	995	324.0	270.0		
	WU6 & WU7	794				
LEVEL 2 TOTALS:		3578.0	324.0	270.0		4172.0
BUILDING TOTALS:		7156.0	948.0	540.0	2880.0	11524.0
BUILDING E						
LEVEL 1			892.0	951.0	3116.0	
	WU9 & WU 13	978				
	WU10 &WU12	789				
	WU11	777				
LEVEL 1 TOTALS:		4311.0	892.0	951.0	3116.0	9270.0
LEVEL 2			408.0	951.0		
	WU14 & WU18	978				
	WU15 & WU17	789				
	WU16	777				
LEVEL 2 TOTALS:		4311.0	408.0	951.0		5670.0
BUILDING TOTALS:		8622.0	1300.0	1902.0	3116.0	14940.0
TOTALS:		15778.0	2248.0	2442.0	5996.0	26464.0

CODE REVIEW

GARAGE SEPARATION: (IRC SECTION R302.6)
GARAGE TO BE SEPARATED FROM RESIDENCE (WALL & CEILING) BY 5/8" TYPE X GYP. BD. OR APPROVED EQUAL.

DEFAULT GLAZED FENESTRATION U-FACTORS - TABLE N1102.1:
DOUBLE PANE METAL CLAD:
REQ'D LoE 172 INSUL. GLAZING U=.32
CURRENT UECC RESCHECK 4.6.3 SHGC = .50

DEFAULT DOOR U-FACTORS - TABLE N1101.5(2):
INSULATED METAL: 0.6
WOOD: 0.5
INSULATED, > 45% GLAZING 0.32

SPRINKLER SYSTEM: YES
FIRE SPRINKLER SYSTEM: YES

EMERGENCY ESCAPE & RESCUE OPENINGS: (SECTION R310.1)
BASEMENTS W/ HABITABLE SPACE & EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE & RESCUE OPENING W/ A SILL HEIGHT NO GREATER THAN +44" AFF

MIN. OPENING AREA: (SECTION 310.1.1)
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ"

2021 IRC

2021 IRC
OCCUPANCY: SINGLE FAMILY HOME
CONSTRUCTION TYPE: WOOD FRAME
ZONING: SUMMIT COUNTY

THERMAL PERFORMANCE REQUIREMENTS:
PER RES-CHECK UTAH ENERGY CONSERVATION CODE
CLIMATE ZONE: 6B
CEILINGS: R49
EXTERIOR WALLS: R21
FLOORS: R30
BASEMENT WALLS: R15
SLAB PERIMETER: R10 OR R15 WHERE HEATED
CRAWL SPACE WALLS: R15

OPENING PROTECTION: (IRC SECTION R309.1) OPENING BETWEEN GARAGE & RESIDENCE TO BE 1-3/8" MIN. THICK SOLID WOOD &/OR 20 MIN. FIRE RATED (SELF CLOSING HARDWARE)

DESIGN AND PROJECT MANAGEMENT	ARCHITECT OF RECORD	SURVEY	SOILS ENGINEER	STRUCTURAL ENGINEER	ENERGY ANALYSIS	LANDSCAPE ARCHITECT	LIGHTING CONSULTANT	CONTRACTOR
CLIVE BRIDGWATER - AAIA BRIDGWATER CONSULTING GROUP 6443 N. BUSINESS PARK LOOP RD. SUITE 10 PARK CITY, UTAH, 84098 PH: 435.333.4580 FAX: 435.333.4579	PIERRE LANGUE AIA AXIS ARCHITECTS 927 SOUTH STATE STREET SALT LAKE CITY, UT 84111 PH: 801.355.3003	RUSSELL CAMPBELL BASELINE SURVEYING, INC PO BOX 58711 SALT LAKE CITY, UTAH 84158 PH: 801.209.2152	GORDON SPILKER HUBER GEOTECHNICAL CONSULTANTS EARTHTEC ENGINEERING, INC. 4426 CENTURY DR., SUITE 100 SALT LAKE CITY, UT 84123 PH. 801.327.9600		PIERRE LANGUE AXIS ARCHITECTS 924 S STATE STREET . SALT LAKE CITY, UT 84111 PH: 801.355.3003	PETE GILLWALD LAND SOLUTIONS 1750 SUN PEAK DR SUITE 100 PARK CITY, UT 84068 435.901.3716		

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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

COVER SHEET

SCALE: NOT TO SCALE
DATE: Feb 12, 2026

A0.0

EXHIBIT A.2



EXHIBIT A.3



EXHIBIT A.4

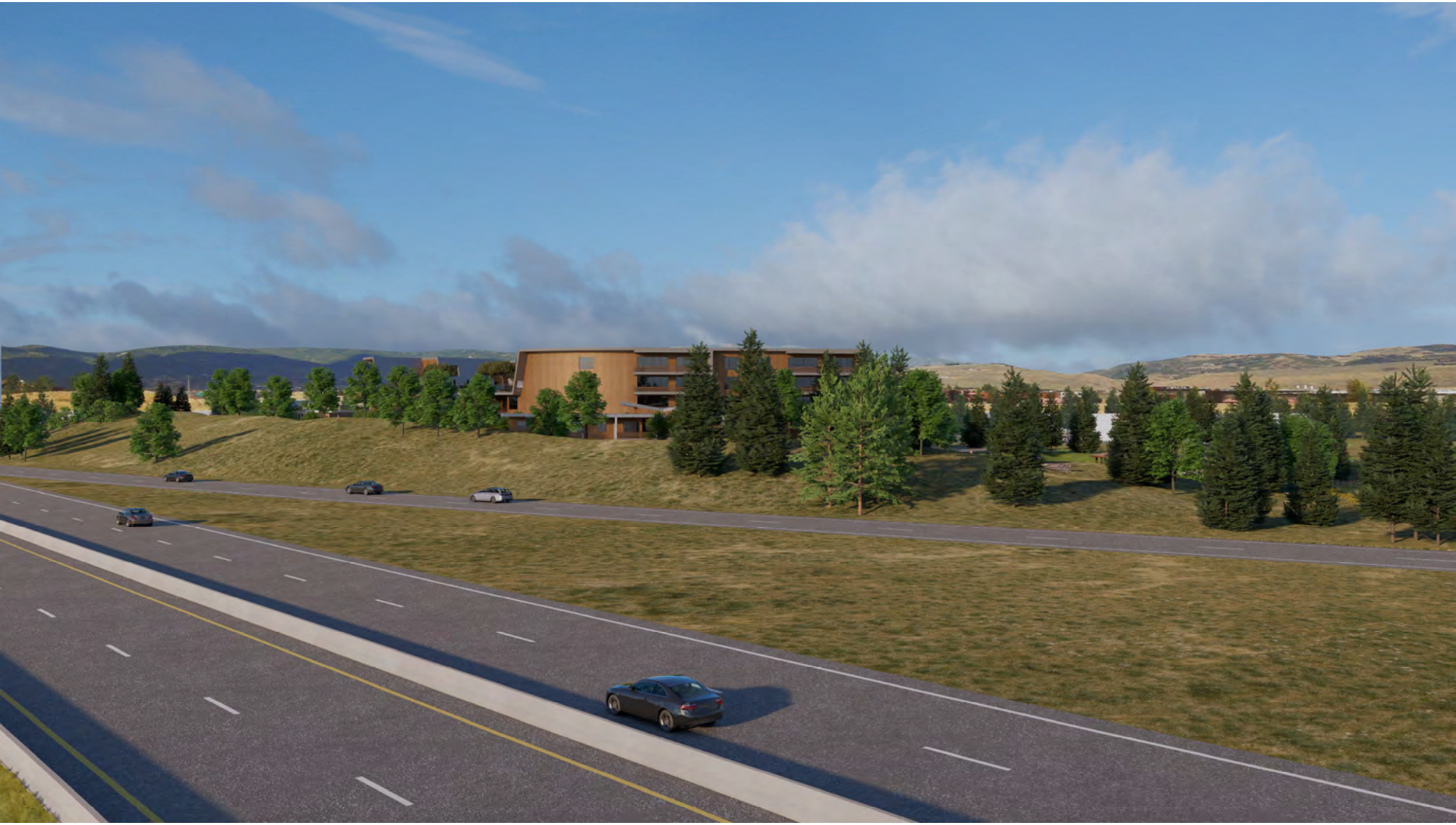


EXHIBIT A.5



EXHIBIT A.6



TOPOGRAPHIC SURVEY

LOT 10 OF SILVER CREEK BUSINESS PARK SUBDIVISION PLAT, SECOND AMENDED, AMENDING LOTS 9, 10, 11 AND 12 LYING WITHIN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN SUMMIT COUNTY, UTAH

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO OBTAIN GROUND ELEVATIONS FOR A CONTOUR MAP PRIOR TO DEVELOPMENT BY THE OWNER.

EXISTING SURVEY MONUMENTS ON ADJACENT LOTS/ROADWAYS ARE SHOWN BUT IN NO WAY SHALL THIS BE CONSTRUED AS A BOUNDARY SURVEY.

THE BEARINGS AND DISTANCES SHOWN HEREON ARE PER SUBDIVISION PLAT OF RECORD.

SURVEY COMPLETED: 11/11/2014.

THIS SURVEY IS GENERATED WITH 1' CONTOURS.

BUILDING LOCATION IS TO FASCIA. ACTUAL FOUNDATION LOCATION MAY VARY.

SEE SAID OFFICIAL SILVER CREEK BUSINESS PARK SUBDIVISION, SECOND AMENDED, AMENDING LOTS 9, 10, 11 AND 12 PLAT FOR ANY EASEMENTS, SETBACK REQUIREMENTS, BUILDING ENVELOPES AND BUILDING LOT RESTRICTIONS.
NOTE: OTHERS MAY APPLY.

THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT; THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS, OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS SHOWN HEREON.

NORTH

GRAPHIC SCALE
30 0 15 30
1 INCH = 30FEET

LEGEND
- FOUND REBAR W/ CAP (AS DESCRIBED)
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- ELECTRIC BOX
- COMMUNICATIONS BOX
- SIGN

TREE DIAMETER ANNOTATED TO EDGE OF DRIPLINE
- 5' CONIFEROUS TREE
- 5' DECIDUOUS TREE

BENCHMARK FOR LOT 10: SANITARY MANHOLE RIM ELEV: 6505.1'

N. PACE FRONTAGE ROAD

ASPHALT

2.5' WIDE ROLLED CONC. CURB & GUTTER (TYP.)

N 37°00'00" W 283.45'

R=5759.58'
L=529.85'

STORM DRAIN MH RIM ELEV: 6509.2'

TRANS.

2 COMM. BOXES THIS LOCATION

FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED: "R.POHL LS 173736"

STORM DRAIN MH RIM ELEV: 6505.0'

18" CPP INV. ELEV: 6500.1'

RIVER ROCK (TYP.)

BUILDING LINE

25.00' P.U.E. & DRAINAGE EASEMENT

15.00' P.U.E. & DRAINAGE EASEMENT

8" CPP INV. ELEV.: 6498.6'

TOP 4" PVC PIPE: 6497.9'

TOP 4" PVC PIPE: 6497.4'

STORM DRAIN GRATE

LOT 13

STM. GRATE TOP OF GRATE ELEV: 6512.8'

ASPH.

CONC. HIGH BACK CURB

EDGE OF LANDSCAPING

EXISTING BUILDING

BUILDING LINE

N 59°35'09" E 421.58'

LOT 9

LOT 10
8.37 AC.
6147 N. PACE FRONTAGE ROAD

OPEN SPACE STORM DRAINAGE DETENTION AREA EASEMENT (HATCHED AREA)

SANITARY MANHOLE RIM ELEV: 6502.8'

N 46°34'51" E 339.20'

WETLANDS

20' WIDE SANITARY SEWER EASEMENT ENTRY 955209 BK 2151 PG 1206 (DOTTED HATCH)

BUILDING LINE

SANITARY MANHOLE RIM ELEV. 6510.5'

3" VERTICAL STEEL PIPE

S 61°22'41" E 233.24'

R.O.W. MONUMENT

S 41°43'27" E 203.96'

R.O.W. MONUMENT

S 30°24'51" E 486.31'

WIRE FENCE

FOUND 5/8" REBAR W/ ORANGE PLASTIC CAP STAMPED: "C.BRAUN PLS 5152604"

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, OF SANDY UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

MARTINA NELSON

DATE:

Park City Surveying
P.O. Box 68293
Park City, UT 84068
(435)649-2918
(435)649-4637 fax

REVISIONS	BY	DATE
COMMENTS		xx/xx/xxxx

SURVEYED BY: MN
DRAWN BY: MN
DATE: NOVEMBER 2014

FOR: RON SHARP

DWG: SCBP 10 TOPO

TOPOGRAPHIC SURVEY
LOT 10
SILVER CREEK BUSINESS PARK SUBDIVISION
SECOND AMENDED, AMENDING LOTS 9, 10, 11 AND 12

SHEET 1 OF 1

C:\Dropbox\ZDrive\SSU\Land Work\BUSINESS PARKS\SCBP 10\ TOPO.dwg, 11/5/2015 8:36:24 PM

Pace Frontage Road
Minimum 60' Right of Way

Sewer Mainline
Sewer Lateral
Water Service
Water Service
Curb Inlet
6" PVC Pipe @ 1.0% Slope
Curb Inlet
6 Inch Curb
ADA Ramp
Van Accessible
ADA Ramp
6 Inch Curb
Property Line
Property Line
Sewer Lateral
6 Inch Curb
Accessible Route
ADA Ramp
Curb Inlet
Curb Inlet
8" PVC Pipe @ 1.0% Slope
Curb Inlet
Curb Inlet
ADA Ramp
Van Accessible
ADA Ramp
6 Inch Curb
6 Inch Curb
Accessible Route
Sewer Lateral
Water Service
Sight Triangle (typ.)
Sewer Mainline
Water Service
Property Line
Pipe Daylight
Sewer Lateral
Water Service
Open Space Parcel
Zone "A" Floodplain
Zone "A" Floodplain Boundary
Property Line
Existing Stormwater Management Facility is Designed to Handle Storm Runoff from Lot 10
Pipe Daylight
Native Reveg Meadow Area
8" PVC Pipe @ 1.0% Slope
Yard Inlet
8" PVC Pipe @ 1.0% Slope
Yard Inlet
Hydrant Location
Trail
Area to Require Erosion Control Blankets May Require Geo-Tech Analysis
Open Space Parcel
Open Space Parcel Boundary
Property Line
Property Line
6 Inch Curb
Van
Van

Parcel Frontage	813.30 LF
Max. Allowed Driveway Width (25%)	203.32'
Proposed Driveway Width (14.5%)	118 LF

0 15 30 60 90
SCALE: 1" - 30'

Project Cut/Fill Calculations

Travellanes/Parking	7919 cu yds cut 793 cu yds fill
Buildings	4331 cu yds cut 866 cu yds fill
Underground Parking	24,546 cu yds cut
Net Export	35,137 cu yds

Cut/Fill Calculations are Preliminary and may Change due to Changes to the Site Grading Plan

Grading Plan subject to change based on revisions to Final Building Footprint Location and Site Improvement Changes

Final Stormwater Collection Design will be Provided at time of Construction Plan Submittal.

Utility Tie In Locations Subject to Final Building Configuration and will be Finalized at time of Construction Plan Submittal.

Any Finish Grade at 3:1 Slope or Steeper will Require the Installation of Erosion Control Blankets

Any Finish Grade at 2:1 Slope will Require a Geo-Tech Report

Final Stormwater Collection Design will be Provided at time of Construction Plan Submittal.

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435.901.3716
peteg@landsolutionspc.biz

REVISIONS

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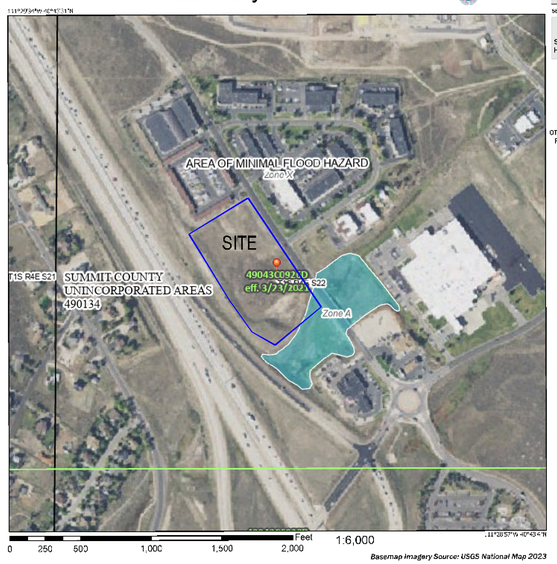
SILVER CREEK BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

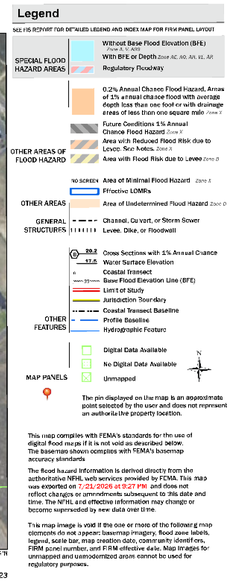
LICENSED LANDSCAPE ARCHITECT No. 349410 PETER G. GILLWALD STATE OF UTAH

SCALE:
DATE:February 26, 2026

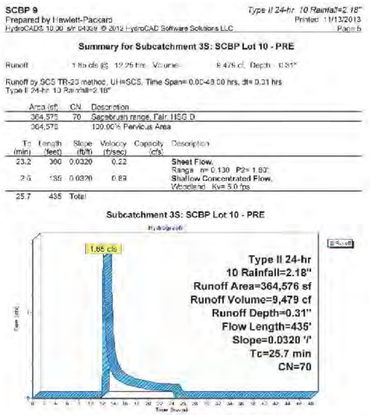
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National Flood Hazard Layer FIRMette

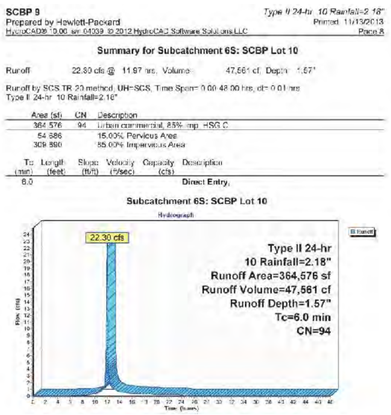




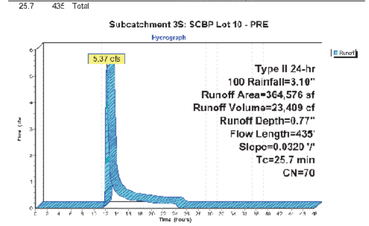
Storm Calculations



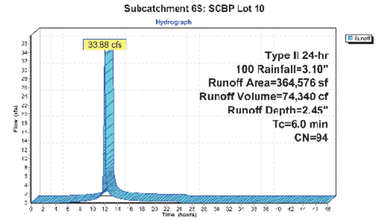
Pre-Development



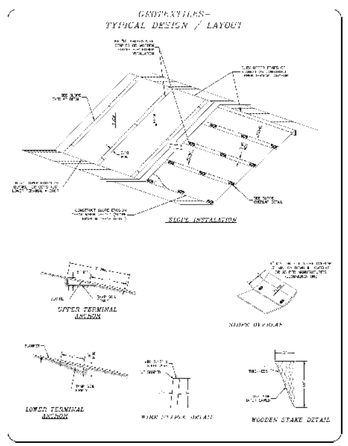
Post-Development



Pre-Development



Post-Development



Erosion Blanket Detail

Any Finish Grade at 3:1 Slope or Steeper will Require the Installation of Erosion Control Blankets

Any Finish Grade at 2:1 Slope will Require a Geo-Tech Report

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LICENSED LANDSCAPE ARCHITECT
No. 349410
PETER G. GILLWALD
STATE OF UTAH

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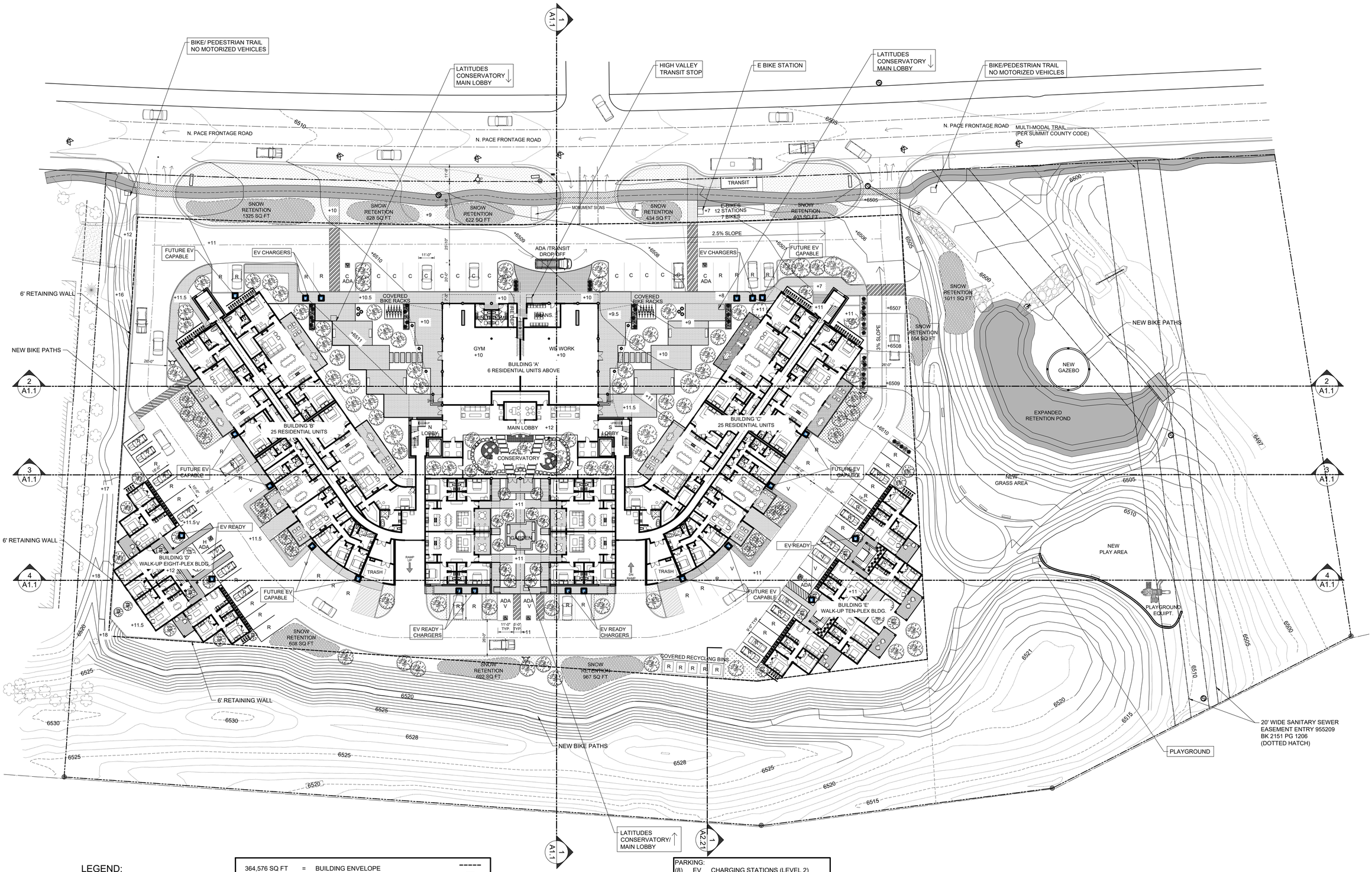
SILVER CREEK BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

SCALE:

DATE: February 26, 2026

C - 2.0

EXHIBIT A.10



LEGEND:

	=	FIRE HYDRANTS
R	=	COVERED RECYCLING BINS
	=	GAS METERS
	=	BENCHES
	=	PROPERTY LINE
	=	BUILDING ENVELOPE

364,576 SQ FT	=	BUILDING ENVELOPE	
54,685 SQ FT	=	TOTAL SURFACE PARKING AREA	15%
6257 SQ FT	=	PARKING LANDSCAPED AREA (MIN 10%) (OF PARKING AREA)	11%
7244 SQ FT	=	SNOW RETENTION AREA (MIN 10%) (OF PARKING AREA)	13%
52,877 SQ FT	=	BUILDING FOOTPRINT	14%
23,804 SQ FT	=	HARDSCAPE	6%
219,761 SQ FT	=	SOFTSCAPE	60%

OVERALL PROJECT:
*44 MARKET RATE 1, 2 AND 3 BEDROOM CONDOMINIUMS
*30 AFFORDABLE 1, 2 AND 3 BEDROOM RENTAL UNITS
*2 COMMERCIAL SPACES
*INDOOR AND OUTDOOR AMENITY SPACES
*PARK, BIKE BATHS, CONSERVATORY, E-BIKE AND TRANSIT STATION, AND MULTI-MODAL TRAIL

PARKING:		
(8)	EV	CHARGING STATIONS (LEVEL 2)
(8)	EV	EV READY STATIONS (LEVEL 2)
(16)	EV	EV CAPABLE STATIONS (LEVEL 2)
(18)	E	BIKE STATIONS
(7)	E	BIKES
(6)	V	VAN ACCESSIBLE ADA SPACES
(15)	C	COMMERCIAL PARKING SPACES
(14)	V	VISITOR PARKING SPACES
(15)	R	WALK-UP PARKING SPACES
(89)		SUBTERRANEAN PARKING SPACES
169		TOTAL PARKING SPACES

1 OVERALL SITE PLAN- WAY FINDING SIGNAGE
1" = 30'-0"

N

REVISIONS

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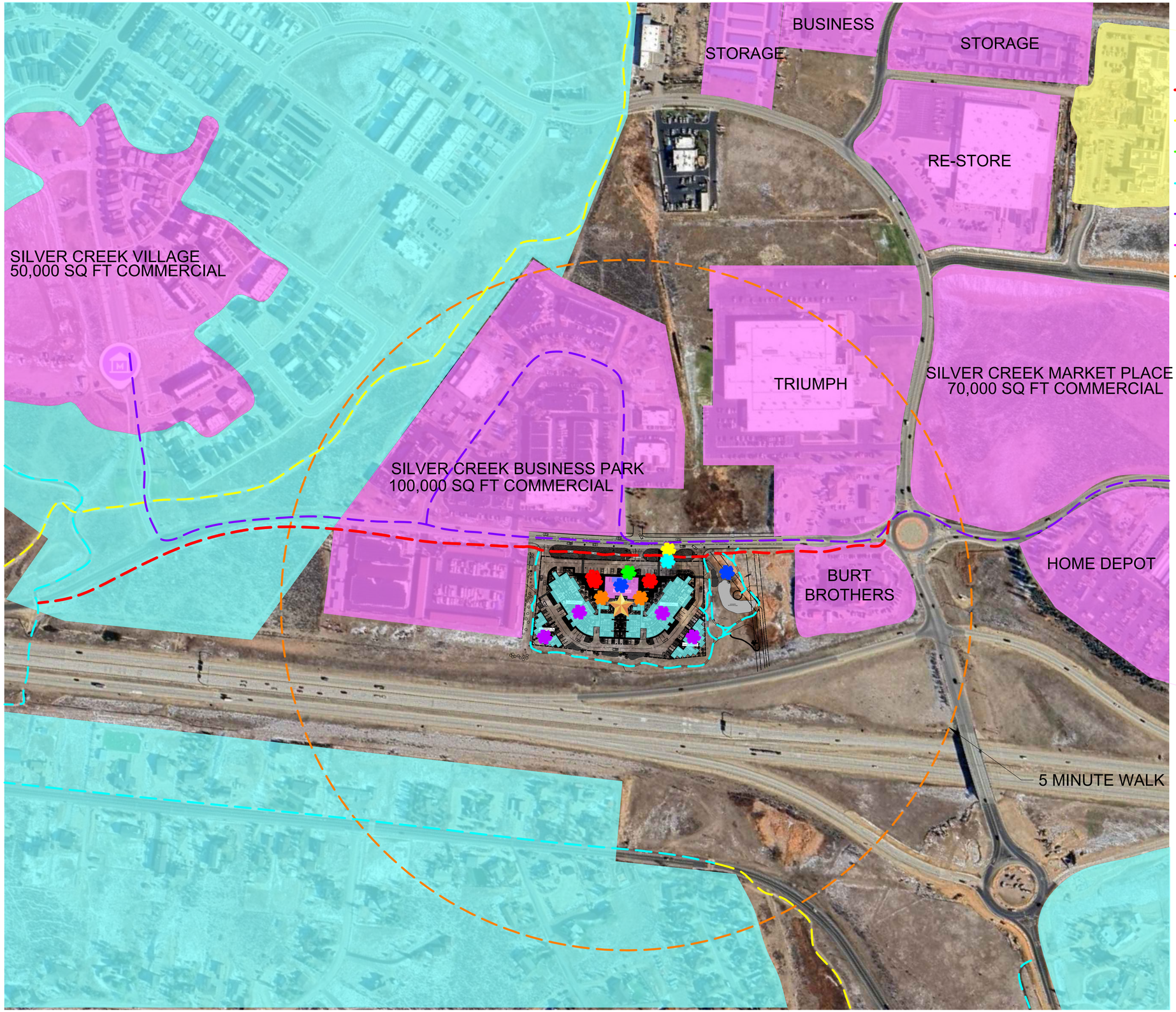
LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

OVERALL
SITE PLAN

SCALE: 1" = 30'-0"
DATE: Apr 23, 2026

A1.0

EXHIBIT A.11



- MULTI-MODAL TRAIL
- SOFT SURFACE TRAIL
- BIKE LANE
- TRAIL/SIDEWALKS
- TRANSIT
- POTENTIAL CONNECTION
- WALKING RADUIS
- BIKE RACKS
- INDOOR BIKE RACK
- BUS STOP
- RIDE SHARE PICK UP/DROP OFF
- E-BIKE STATION
- PUBLIC AREA
- PRIVATE AREA
- COMMERCIAL BUILDINGS
- PUBLIC BUILDINGS
- RESIDENTIAL
- GOVERNMENT BUILDINGS
- PROJECT SITE

N

1 SITE CIRCULATION ANALYSIS
NOT TO SCALE

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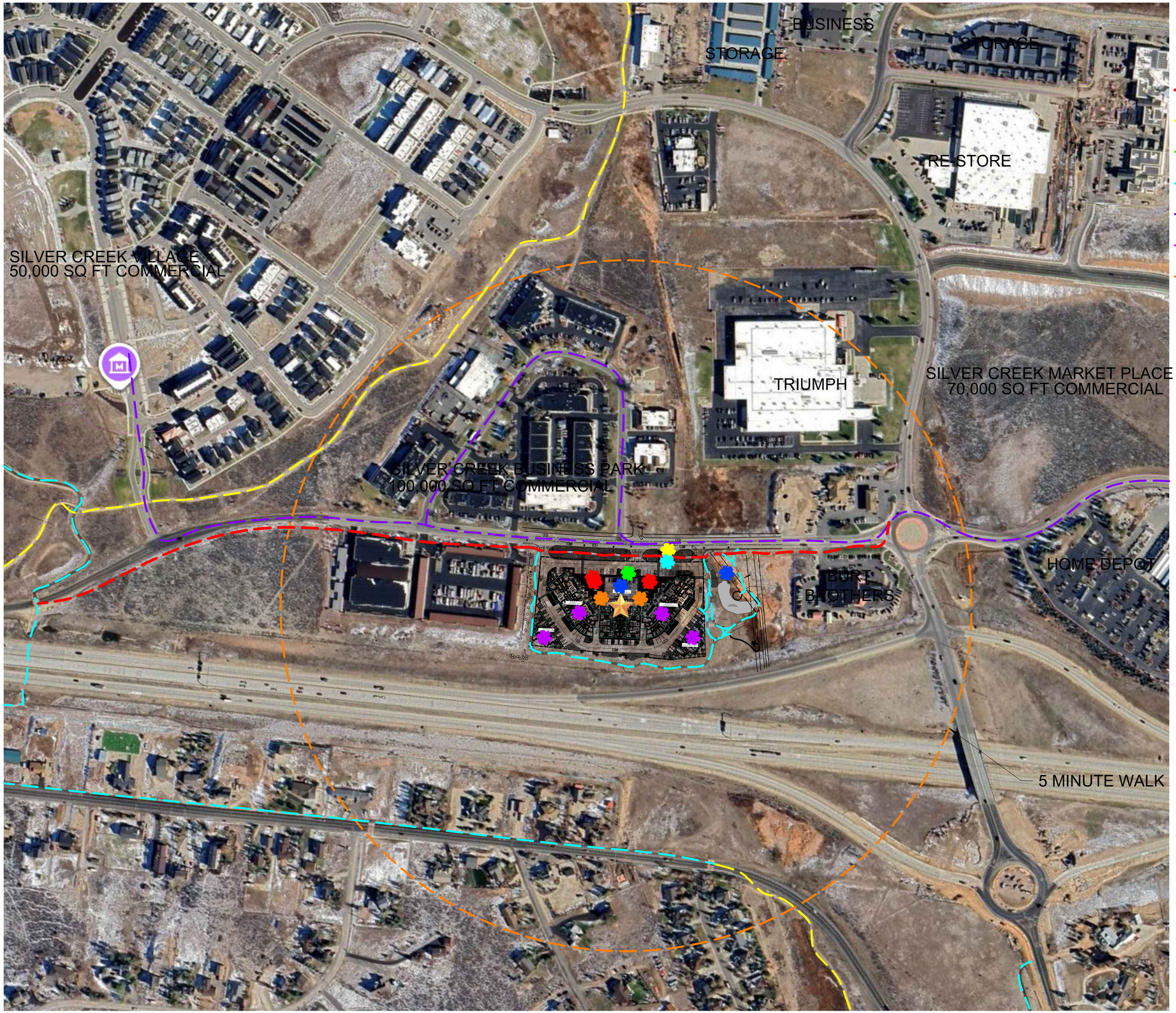
LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

SITE
CIRCULATION
ANALYSIS

SCALE: NOT TO SCALE
DATE: Feb 09, 2026

A1.1

EXHIBIT A.12



- MULTI-MODAL TRAIL
- SOFT SURFACE TRAIL
- BIKE LANE
- TRAIL/SIDEWALKS
- TRANSIT
- POTENTIAL CONNECTION
- WALKING RADUIS
- BIKE RACKS
- INDOOR BIKE RACK
- BUS STOP
- RIDE SHARE PICK UP/DROP OFF
- E-BIKE STATION
- PUBLIC AREA
- PRIVATE AREA
- COMMERCIAL BUILDINGS
- PUBLIC BUILDINGS
- RESIDENTIAL
- GOVERNMENT BUILDINGS
- PROJECT SITE

N

1 SITE CIRCULATION ANALYSIS
NOT TO SCALE

REVISIONS	62

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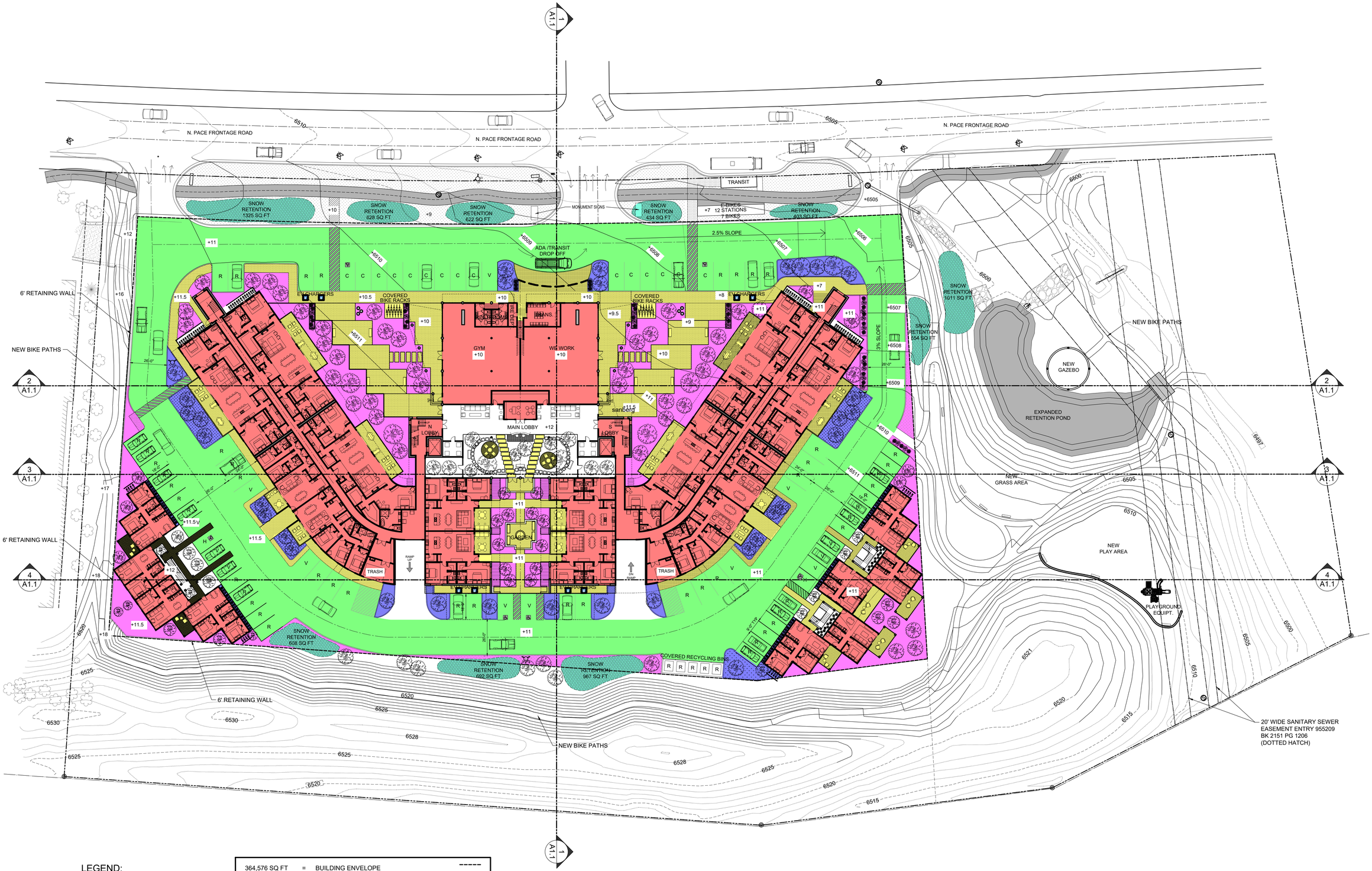
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

SITE
CIRCULATION
ANALYSIS

SCALE: NOT TO SCALE
DATE: Feb 09, 2026

A1.1



LEGEND:

	=	FIRE HYDRANTS
R	=	COVERED RECYCLING BINS
	=	GAS METERS
	=	BENCHES
	=	PROPERTY LINE
	=	BUILDING ENVELOPE

364,576 SQ FT	=	BUILDING ENVELOPE	
54,685 SQ FT	=	TOTAL SURFACE PARKING AREA	15%
6257 SQ FT	=	PARKING LANDSCAPED AREA (MIN 10%) (OF PARKING AREA)	11%
7244 SQ FT	=	SNOW RETENTION AREA (MIN 10%) (OF PARKING AREA)	13%
52,877 SQ FT	=	BUILDING FOOTPRINT	14%
23,804 SQ FT	=	HARDSCAPE	6%
219,761 SQ FT	=	SOFTSCAPE	60%

OVERALL PROJECT:
*44 MARKET RATE 1, 2 AND 3 BEDROOM CONDOMINIUMS
*30 AFFORDABLE 1, 2 AND 3 BEDROOM RENTAL UNITS
*2 COMMERCIAL SPACES
*INDOOR AND OUTDOOR AMENITY SPACES
*PARK, BIKE BATHS, CONSERVATORY, E-BIKE AND TRANSIT STATIONS

PARKING:

(15)	C	COMMERCIAL PARKING SPACES
(15)	V	VISITOR PARKING SPACES
(50)	R	WALK-UP PARKING SPACES
(89)		SUBTERRANEAN PARKING SPACES
169		TOTAL PARKING SPACES

1 OVERALL SITE PLAN- AREA CALCULATIONS
1" = 30'-0"

N

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LATITUDES SILVER CREEK BUSINESS PARK

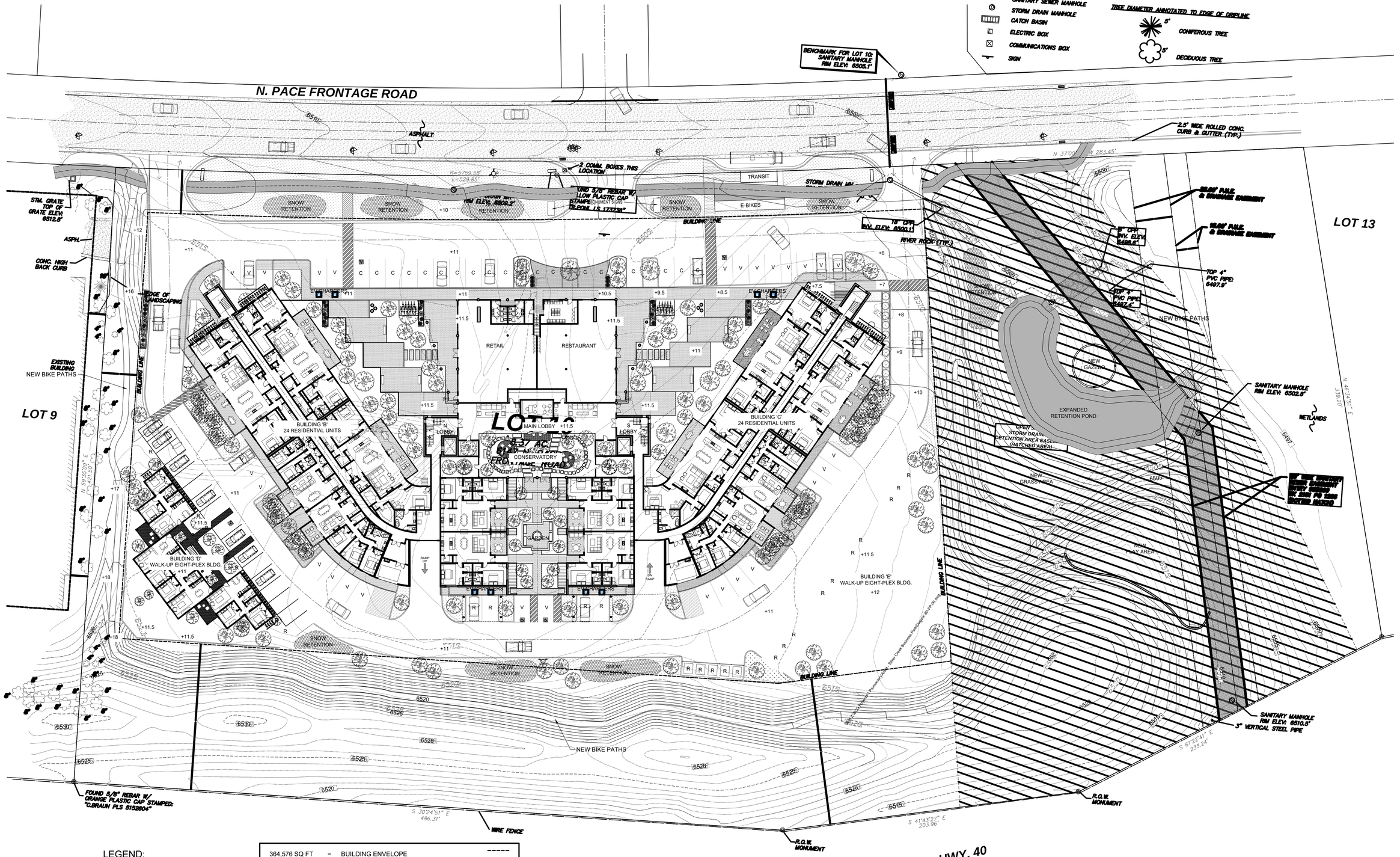
LOT 10
SUMMIT COUNTY, UTAH

OVERALL SITE PLAN

SCALE: 1" = 30'-0"
DATE: Mar 10, 2026

A1.0A

EXHIBIT A.14



LEGEND:

	=	FIRE HYDRANTS
R	=	COVERED RECYCLING BINS
	=	GAS METERS
	=	BENCHES
	=	PROPERTY LINE
	=	BUILDING ENVELOPE

364,576 SQ FT	=	BUILDING ENVELOPE	
54,685 SQ FT	=	TOTAL SURFACE PARKING AREA	15%
6257 SQ FT	=	PARKING LANDSCAPED AREA (MIN 10%) (OF PARKING AREA)	11%
7244 SQ FT	=	SNOW RETENTION AREA (MIN 10%) (OF PARKING AREA)	13%
52,877 SQ FT	=	BUILDING FOOTPRINT	14%
23,804 SQ FT	=	HARDSCAPE	6%
219,761 SQ FT	=	SOFTSCAPE	60%

OVERALL PROJECT:
*44 MARKET RATE 1, 2 AND 3 BEDROOM CONDOMINIUMS
*30 AFFORDABLE 1, 2 AND 3 BEDROOM RENTAL UNITS
*2 COMMERCIAL SPACES
*INDOOR AND OUTDOOR AMENITY SPACES
*PARK, BIKE BATHS, CONSERVATORY, E-BIKE AND TRANSIT STATIONS

PARKING:

(15)	C	COMMERCIAL PARKING SPACES
(15)	V	VISITOR PARKING SPACES
(50)	R	WALK-UP PARKING SPACES
(89)		SUBTERRANEAN PARKING SPACES
169		TOTAL PARKING SPACES

SITE PLAN W/ EXISTING TOPO
1" = 30'-0"

N

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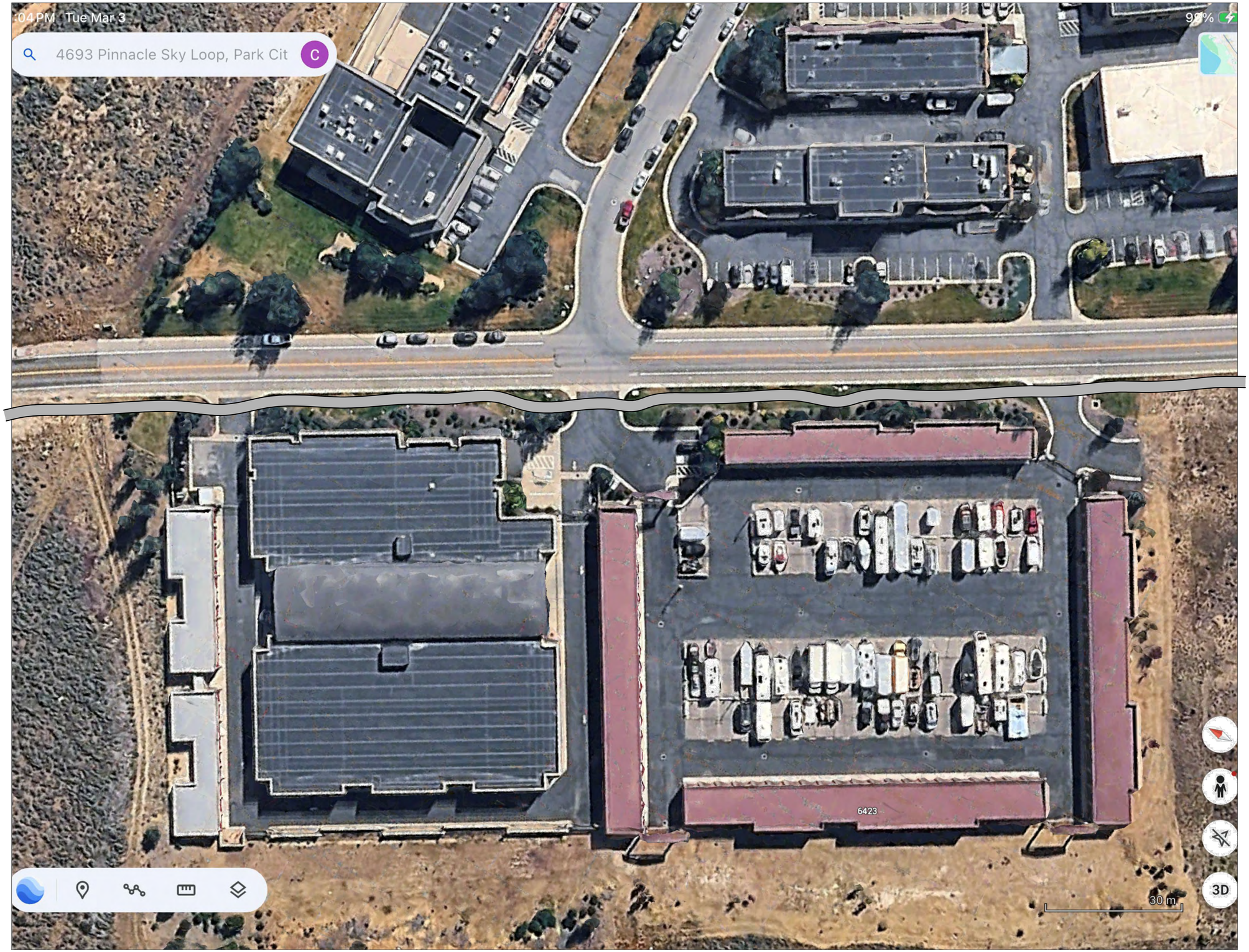
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

SITE PLAN
W/ EXISTING
TOPO

SCALE: 1" = 30'-0"
DATE: Mar 10, 2026

A1.3



1 WALKING PATH
1/32" = 1'-0"

0 8' 16' 32' 48'
SCALE: 1/16"=1'-0'

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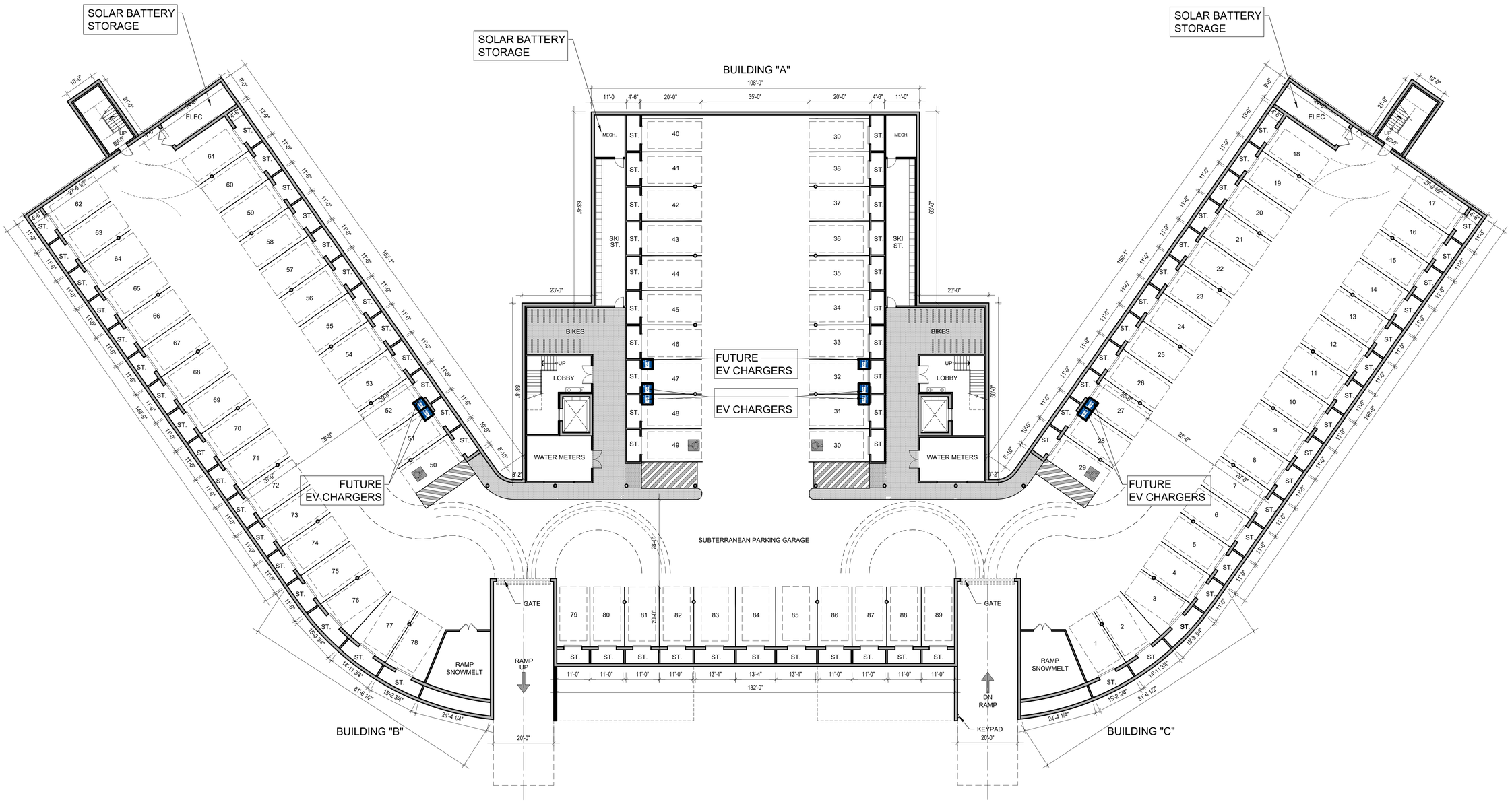
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

WALKING PATH

SCALE: 1/32" = 1'-0"
DATE: Mar 03, 2026

A1.5



REVISIONS

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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

SUBTERRANEAN PARKING GARAGE

SCALE: 1/16" = 1'-0"
DATE: Apr 22, 2026

A2.0

1 SUBTERRANEAN PARKING LEVEL
1/16" = 1'-0"
89 PARKING SPACES

0 8' 16' 32' 48'
SCALE: 1/16"=1'-0'

REVISIONS

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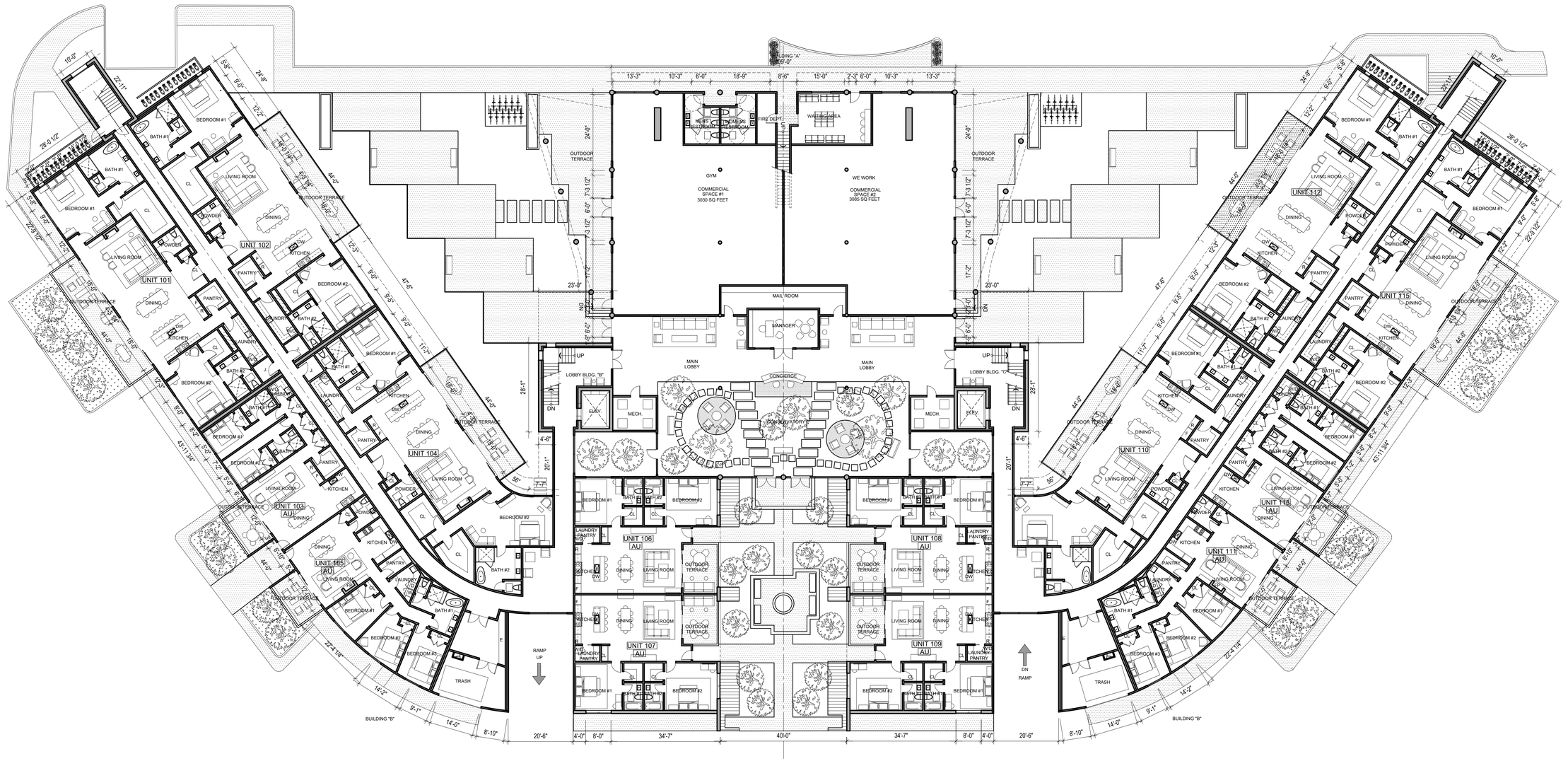
LATITUDES SILVER CREEK BUSINESS PARK

LOT 10
SUMMIT COUNTY, UTAH

GROUND LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"
DATE: Dec 17, 2025

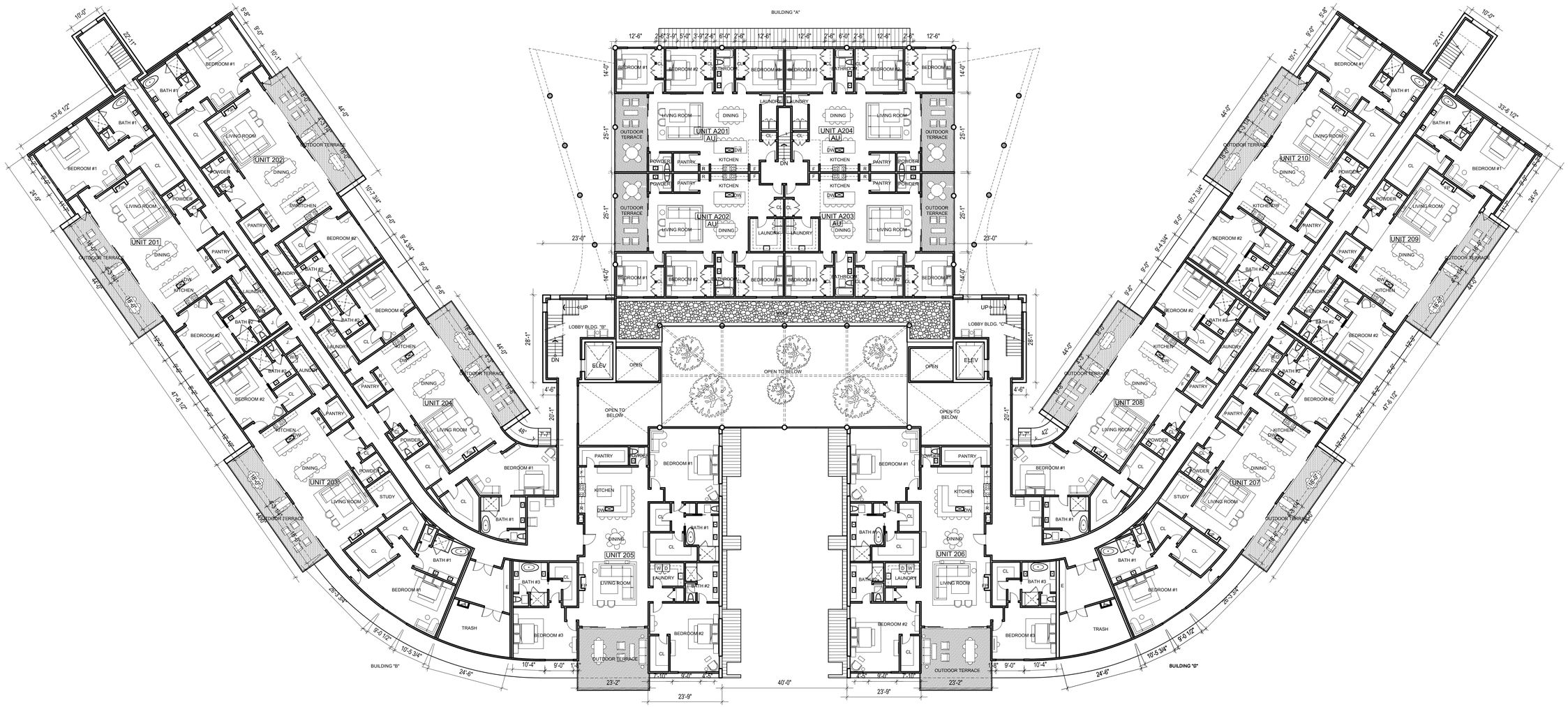
A2.1



MARKET	
	6- 2 BEDROOM
AFFORDABLE	
	6- 2 BEDROOM
	2- 3 BEDROOM
	14 UNITS

1 GROUND FLOOR PLAN
1/16" = 1'-0"

0 8' 16' 32' 48'
SCALE: 1/16"=1'-0'



MARKET
8- 2 BEDROOM
2- 3 BEDROOM
AFFORDABLE
4- 3 BEDROOM
14 UNITS

1 SECOND LEVEL FLOOR PLAN
1/16" = 1'-0"

0 8' 16' 32' 48'
SCALE: 1/16"=1'-0'

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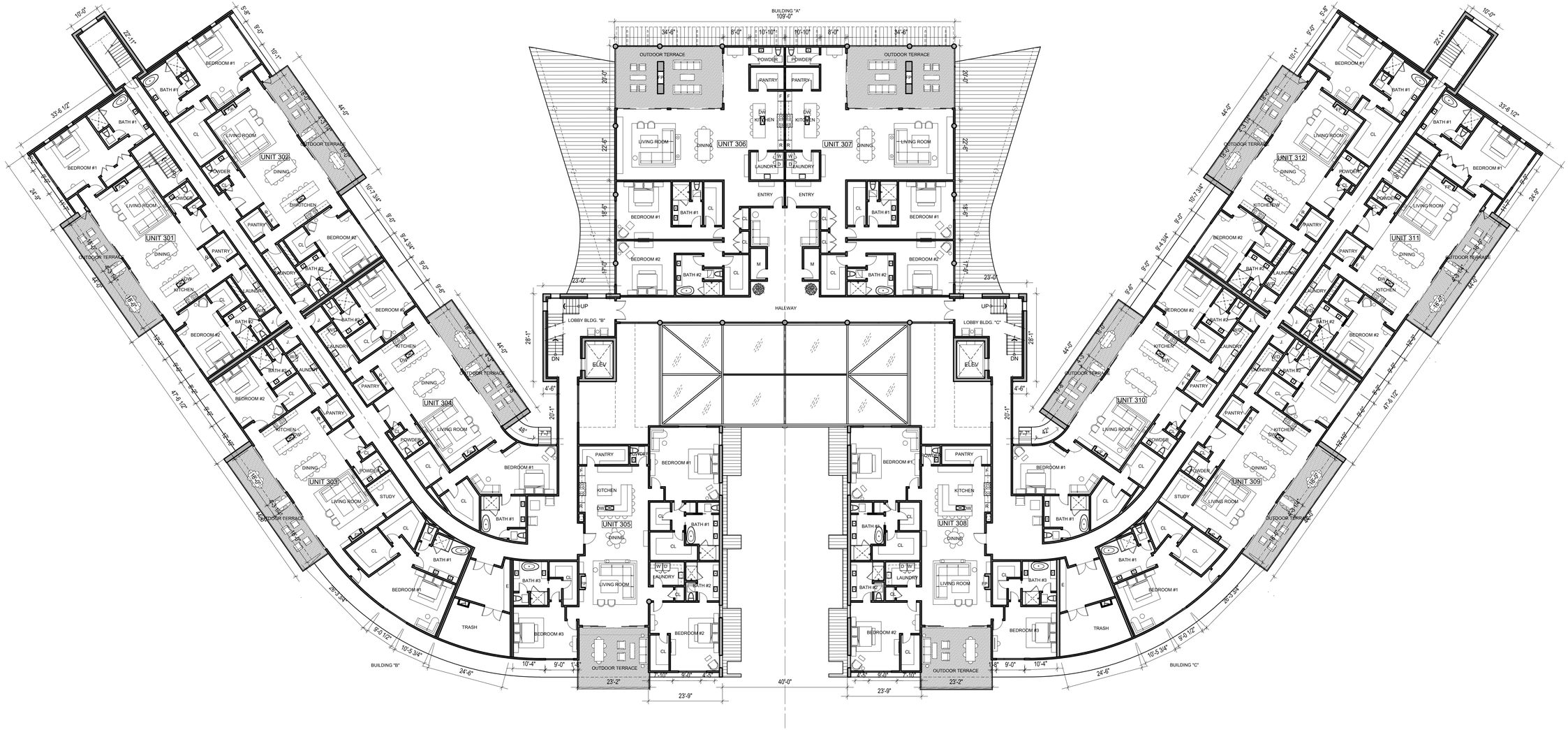
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

SECOND LEVEL
FLOOR PLAN

SCALE: 1/16" = 1'-0"
DATE: Dec 17, 2025

A2.2



MARKET	
	10- 2 BEDROOM
	2- 3 BEDROOM
AFFORDABLE	
	0
	12 UNITS

1 THIRD LEVEL FLOOR PLAN
1/16" = 1'-0"

0 8' 16' 32' 48'
SCALE: 1/16"=1'-0'

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REVISIONS

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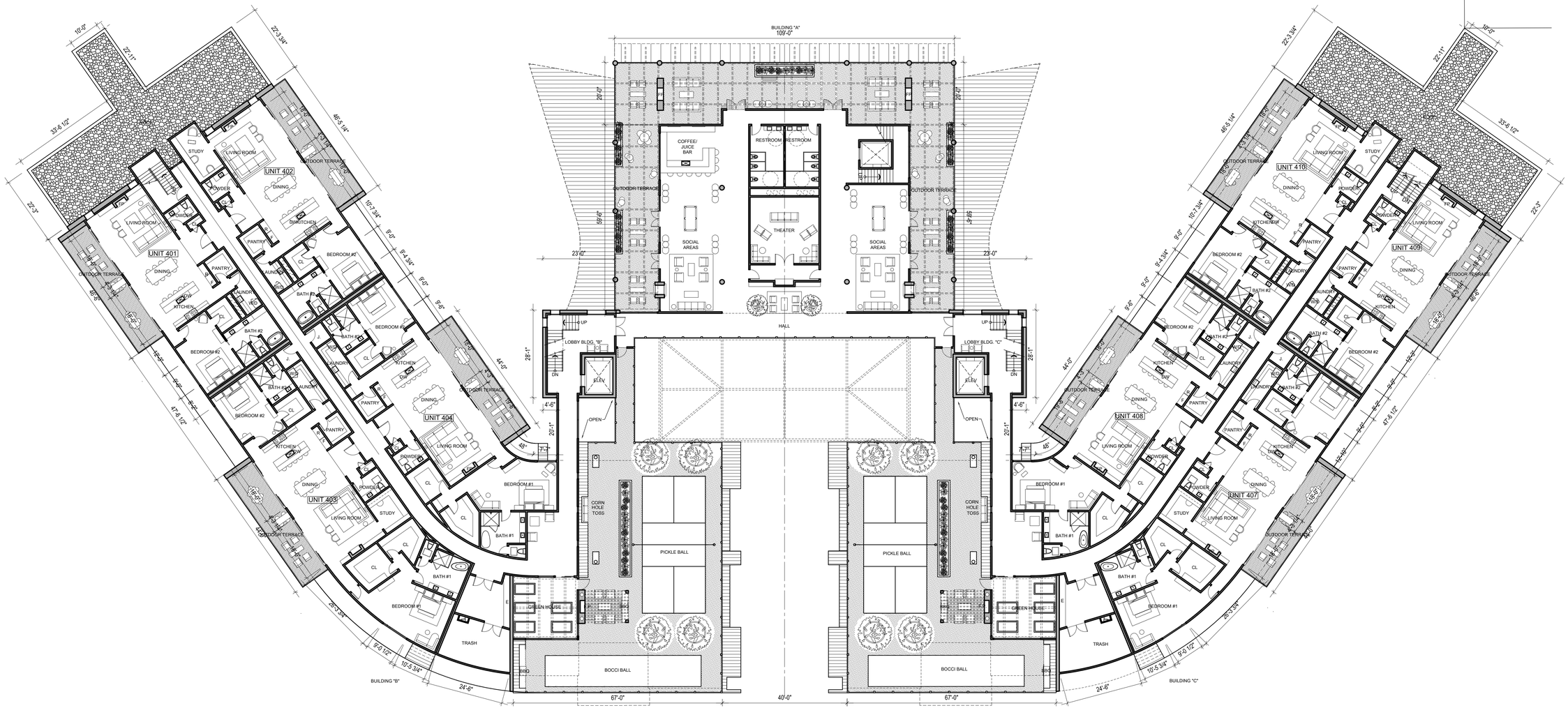
LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

THIRD LEVEL
FLOOR PLAN

SCALE: 1/16" = 1'-0"
DATE: Dec 17, 2025

A2.3

EXHIBIT A.20



MARKET	
	4- 1 BEDROOM
	4- 2 BEDROOM
AFFORDABLE	
	0
	8 UNITS

1 FOURTH LEVEL FLOOR PLAN
1/16" = 1'-0"

0 8' 16' 32' 48'
SCALE: 1/16"=1'-0'

REVISIONS

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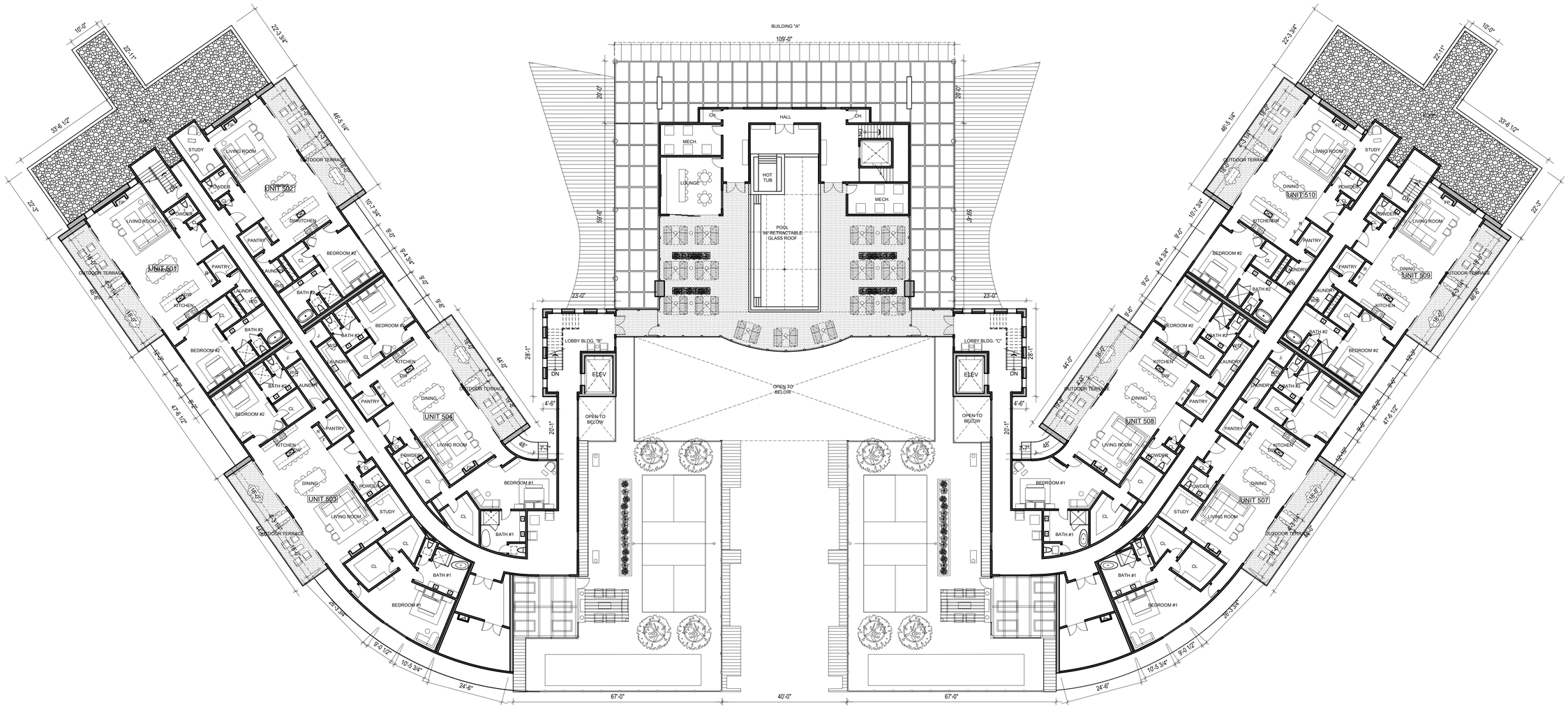
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

FOURTH LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"
DATE: Dec 17, 2025

A2.4



MARKET	
	4- 1 BEDROOM
	4- 2 BEDROOM
AFFORDABLE	
	0
	8 UNITS

N

1 FIFTH LEVEL FLOOR PLAN
1/16" = 1'-0"

0 8' 16' 32' 48'
SCALE: 1/16"=1'-0'

REVISIONS

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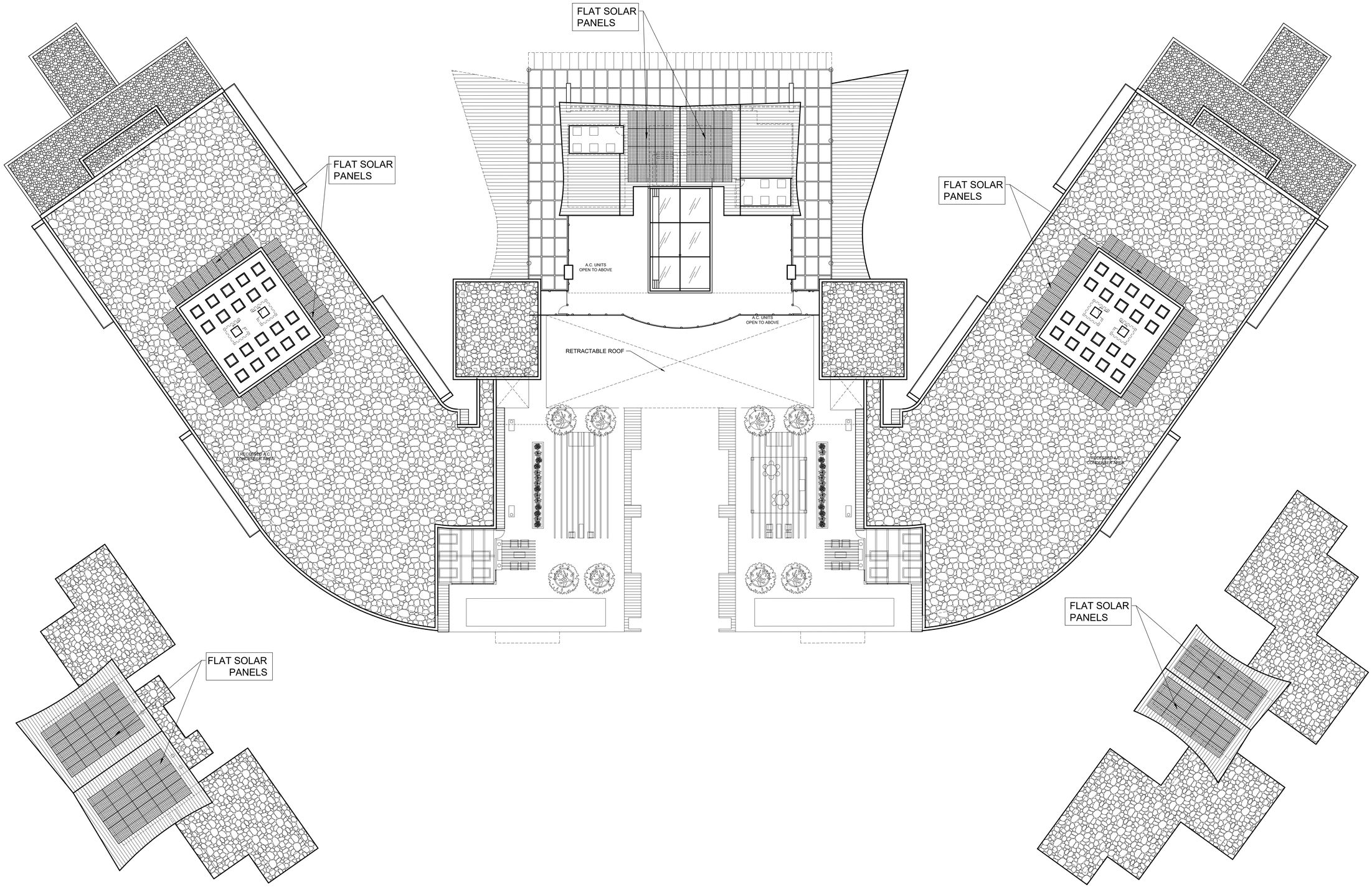
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

FIFTH LEVEL
FLOOR PLAN

SCALE: 1/16" = 1'-0"
DATE: Dec 17, 2025

A2.5



1 ROOF PLAN
1/16" = 1'-0"

0 8' 16' 32' 48'
SCALE: 1/16"=1'-0'

REVISIONS

BRIDGWATER CONSULTING GROUP
8443 N. BUSINESS PARK LOOP RD. SUITE 10 Park City, Utah 84098
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

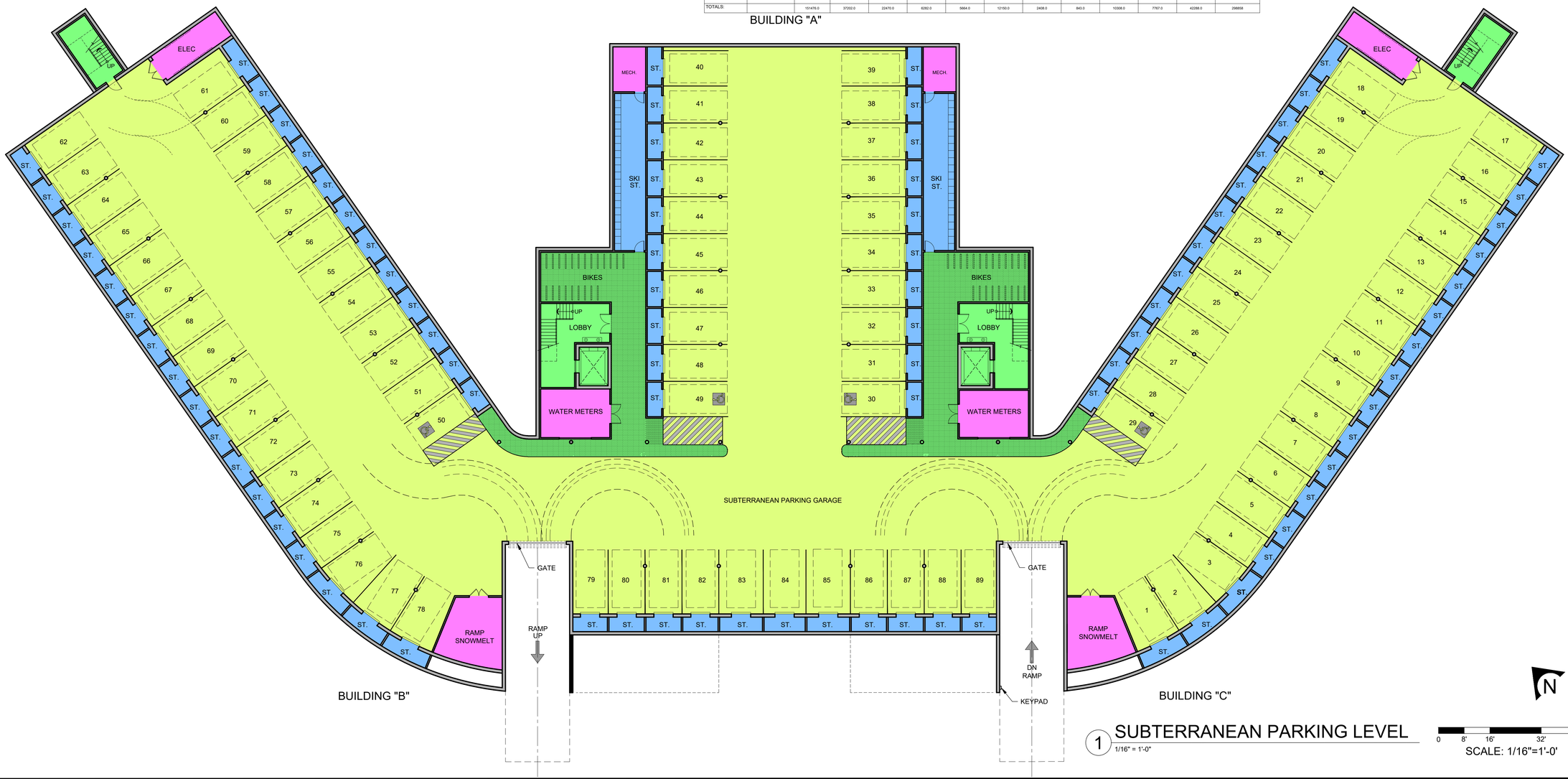
ROOF PLAN

SCALE: 1/16" = 1'-0"
DATE: Mar 26, 2026

A2.6

BUILDING A,B,C													
LEVEL 1	UNITS	SQ FEET	CIRCULATION	TERRACES	COMMERCIAL	AMENITY INDOOR	AMENITY OUTDOOR	CONSERVATORY	GREENHOUSES	MECHANICAL	STORAGE	PARKING	TOTALS
	UNITS 101 & 102 EACH	2911	7974	4031	6282	1012		2408		1837			
	UNITS 112 & 115 EACH	2911											
	UNITS 103 & 113 EACH	1481											
	UNITS 104 & 110 EACH	3023											
	UNITS 105 &111 EACH	1792											
	UNITS 106 &107 EACH	1495											
	UNITS 108 & 109 EACH	1495											
LEVEL 1 TOTALS:		30216.0	7974.0	4031.0	6282.0	1012.0		2408.0		1837.0			53760
LEVEL 2													
	UNITS 201 & 202 EACH	3015	5528	5500						1488			
	UNITS 209 & 210 EACH	3015											
	UNITS 204 & 208 EACH	3023											
	UNITS 203 & 207 EACH	3207											
	UNITS 205 & 206 EACH	3861											
	UNITS A201 & A204 EACH	1871											
	UNITS A202 & A203 EACH	1896											
LEVEL 2 TOTALS:		26778.0	5528.0	5500.0						1488.0			52292
LEVEL 3													
	UNITS 301 & 302 EACH	3015	6818	5803						1615			
	UNITS 311 & 312 EACH	3015											
	UNITS 304 & 310 EACH	3023											
	UNITS 303 & 309 EACH	3207											
	UNITS 305 & 308 EACH	3861											
	UNITS 306 & 307 EACH	3375											
LEVEL 3 TOTALS:		38992.0	6818.0	5803.0						1615.0			53228
LEVEL 4													
	UNITS 401 & 409 EACH	2103	6285	3568		4652	12150		843	1200			
	UNITS 402 & 410 EACH	2290											
	UNITS 404 & 408 EACH	3023											
	UNITS 403 & 407 EACH	3207											
LEVEL 4 TOTALS:		21246.0	6285.0	3568.0		4652.0	12150.0		843.0	1200.0			49944
LEVEL 5													
	UNITS 501 & 509 EACH	2103	5781	3568		474	4368			1744			
	UNITS 502 & 510 EACH	2290											
	UNITS 504 & 508 EACH	3023											
	UNITS 503 & 507 EACH	3207											
LEVEL 5 TOTALS:		21246.0	5781.0	3568.0						1744.0			32339
TOTALS:		151476	32366	22470	6282	5664	12150	2408	843	7884			241563
GARAGE			4816							2424	7767	42288	57295
TOTALS:		151476.0	37202.0	22470.0	6282.0	5664.0	12150.0	2408.0	843.0	10308.0	7767.0	42288.0	298858

- UNITS
- CIRCULATION
- OUTDOOR TERRACES
- COMMERCIAL
- AMENITY INDOOR SPACES
- AMENITY OUTDOOR TERRACES
- CONSERVATORY
- GREENHOUSES
- PARKING
- STORAGE
- MECHANICAL



1 SUBTERRANEAN PARKING LEVEL
1/16" = 1'-0"

0 8' 16' 32' 48'
SCALE: 1/16"=1'-0'

REVISIONS

BRIDGWATER CONSULTING GROUP
6443 N. BUSINESS PARK LOOP RD. SUITE 10 Park City, Utah 84098
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

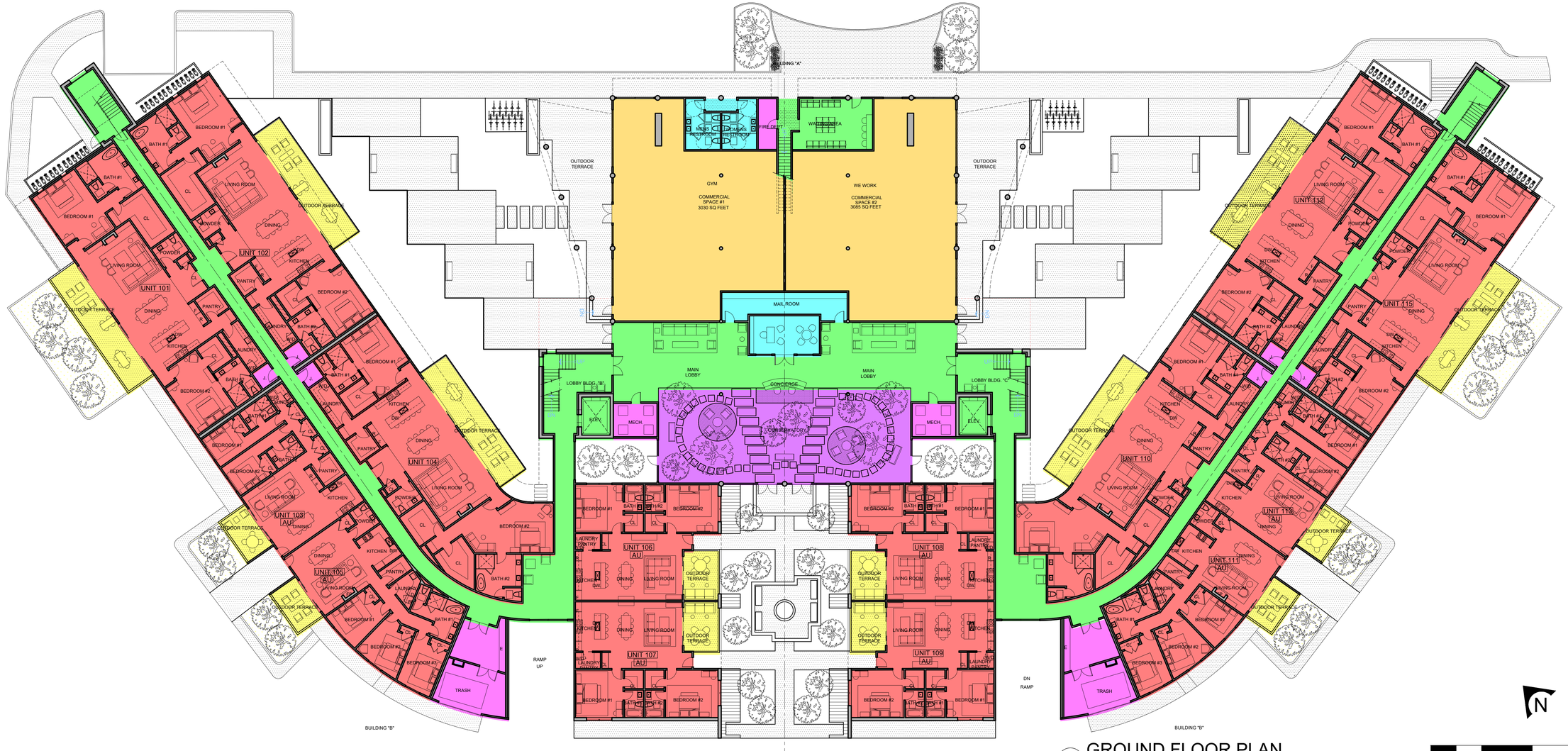
SUBTERRANEAN PARKING GARAGE

SCALE: 1/16" = 1'-0"
DATE: Feb 10, 2026

A2.7

BUILDING A,B,C													
LEVEL 1	UNITS	SQ FEET	CIRCULATION	TERRACES	COMMERCIAL	AMENITY INDOOR	AMENITY OUTDOOR	CONSERVATORY	GREENHOUSES	MECHANICAL	STORAGE	PARKING	TOTALS
	UNITS 101 & 102 EACH	2911	7974	4031	6282	1012		2408		1837			
	UNITS 112 & 113 EACH	2911											
	UNITS 103 & 113 EACH	1481											
	UNITS 104 & 110 EACH	3023											
	UNITS 105 &111 EACH	1792											
	UNITS 106 &107 EACH	1495											
	UNITS 108 & 109 EACH	1495											
LEVEL 1 TOTALS:		30216.0	7974.0	4031.0	6282.0	1012.0		2408.0		1837.0			53760
LEVEL 2													
	UNITS 201 & 202 EACH	3015	5528	5000						1488			
	UNITS 209 & 210 EACH	3015											
	UNITS 204 & 208 EACH	3023											
	UNITS 203 & 207 EACH	3207											
	UNITS 205 & 206 EACH	3861											
	UNITS A201 & A204 EACH	1871											
	UNITS A202 & A203 EACH	1896											
LEVEL 2 TOTALS:		39778.0	5528.0	5000.0						1488.0			52292
LEVEL 3													
	UNITS 301 & 302 EACH	3015	6818	5803						1615			
	UNITS 311 & 312 EACH	3015											
	UNITS 304 & 310 EACH	3023											
	UNITS 303 & 309 EACH	3207											
	UNITS 305 & 308 EACH	3861											
	UNITS 306 & 307 EACH	3375											
LEVEL 3 TOTALS:		38992.0	6818.0	5803.0						1615.0			53228
LEVEL 4													
	UNITS 401 & 409 EACH	2103	6265	3568		4652	12150		643	1200			
	UNITS 402 & 410 EACH	2290											
	UNITS 404 & 408 EACH	3023											
	UNITS 403 & 407 EACH	3207											
LEVEL 4 TOTALS:		21246.0	6265.0	3568.0		4652.0	12150.0		643.0	1200.0			49944
LEVEL 5													
	UNITS 501 & 509 EACH	2103	5781	3568		474	4368			1744			
	UNITS 502 & 510 EACH	2290											
	UNITS 504 & 508 EACH	3023											
	UNITS 503 & 507 EACH	3207											
LEVEL 5 TOTALS:		21246.0	5781.0	3568.0						1744.0			32339
TOTALS:		151476	32586	22470	6282	5664	12150	2408	643	7884			241563
GARAGE			4616							2424	7767	42288	57295
TOTALS:		151476.0	37202.0	22470.0	6282.0	5664.0	12150.0	2408.0	643.0	10308.0	7767.0	42288.0	298858

- UNITS
- CIRCULATION
- OUTDOOR TERRACES
- COMMERCIAL
- AMENITY INDOOR SPACES
- AMENITY OUTDOOR TERRACES
- CONSERVATORY
- GREENHOUSES
- PARKING
- STORAGE
- MECHANICAL



1 GROUND FLOOR PLAN
1/16" = 1'-0"

0 8' 16' 32' 48'
SCALE: 1/16"=1'-0'

REVISIONS

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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

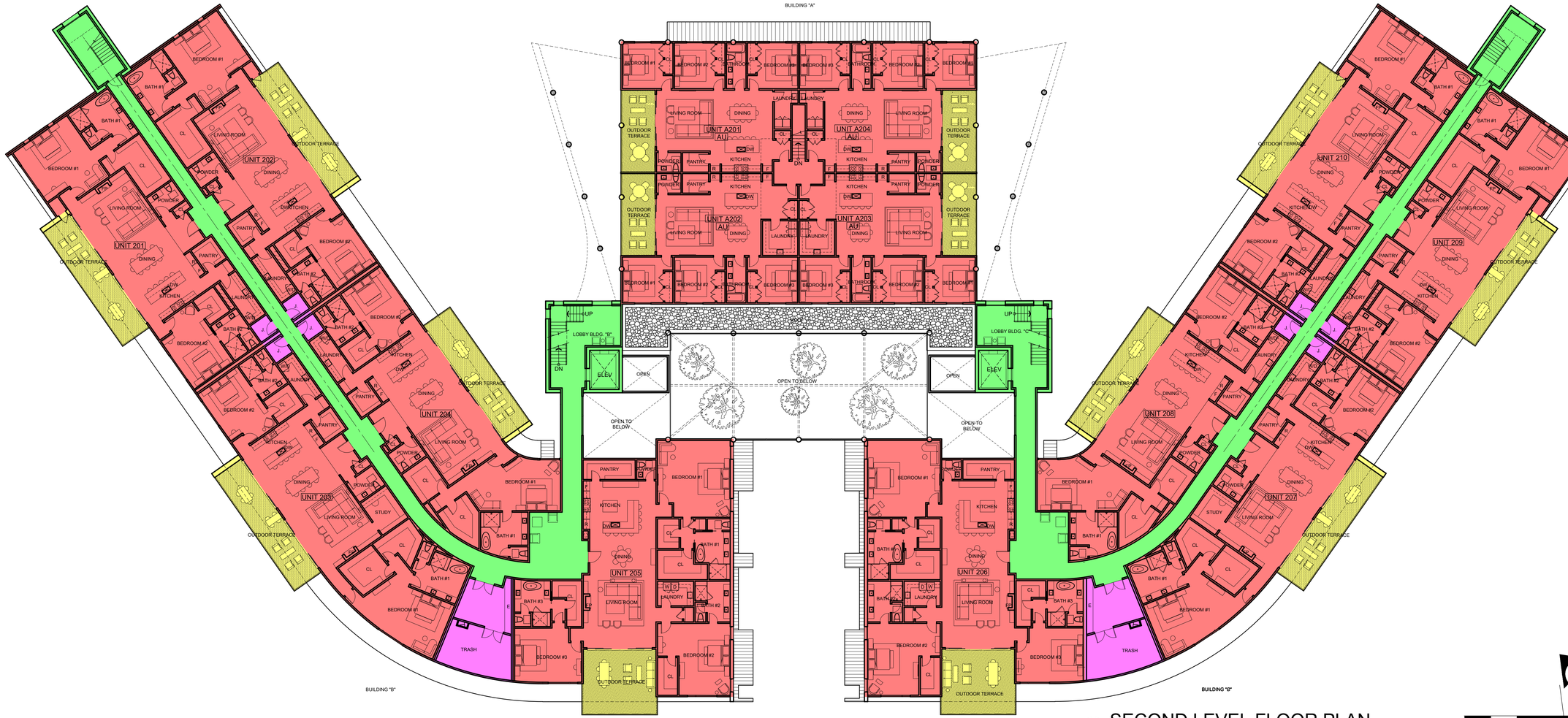
GROUND LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"
DATE: Feb 10, 2026

A2.8

BUILDING A,B,C													
LEVEL 1	UNITS	SQ FEET	CIRCULATION	TERRACES	COMMERCIAL	AMENITY INDOOR	AMENITY OUTDOOR	CONSERVATORY	GREENHOUSES	MECHANICAL	STORAGE	PARKING	TOTALS
	UNITS 101 & 102 EACH	2911	7974	4031	6282	1012		2408		1837			
	UNITS 112 & 115 EACH	2911											
	UNITS 103 & 113 EACH	1481											
	UNITS 104 & 110 EACH	3023											
	UNITS 105 &111 EACH	1792											
	UNITS 106 &107 EACH	1495											
	UNITS 108 & 109 EACH	1495											
LEVEL 1 TOTALS:		30216.0	7974.0	4031.0	6282.0	1012.0		2408.0		1837.0			53760
LEVEL 2													
	UNITS 201 & 202 EACH	3015	5528	5500						1488			
	UNITS 209 & 210 EACH	3015											
	UNITS 204 & 208 EACH	3023											
	UNITS 203 & 207 EACH	3207											
	UNITS 205 & 206 EACH	3861											
	UNITS A201 & A204 EACH	1871											
	UNITS A202 & A203 EACH	1896											
LEVEL 2 TOTALS:		39778.0	5528.0	5500.0						1488.0			52292
LEVEL 3													
	UNITS 301 & 302 EACH	3015	6818	5803						1615			
	UNITS 311 & 312 EACH	3015											
	UNITS 304 & 310 EACH	3023											
	UNITS 303 & 309 EACH	3207											
	UNITS 305 & 308 EACH	3861											
	UNITS 306 & 307 EACH	3375											
LEVEL 3 TOTALS:		38992.0	6818.0	5803.0						1615.0			53228
LEVEL 4													
	UNITS 401 & 409 EACH	2103	6285	3568		4652	12150		843	1200			
	UNITS 402 & 410 EACH	2290											
	UNITS 404 & 408 EACH	3023											
	UNITS 403 & 407 EACH	3207											
LEVEL 4 TOTALS:		21246.0	6285.0	3568.0		4652.0	12150.0		843.0	1200.0			49944
LEVEL 5													
	UNITS 501 & 509 EACH	2103	5781	3568		474	4368			1744			
	UNITS 502 & 510 EACH	2290											
	UNITS 504 & 508 EACH	3023											
	UNITS 503 & 507 EACH	3207											
LEVEL 5 TOTALS:		21246.0	5781.0	3568.0						1744.0			32339
TOTALS:		151476	32366	22470	6282	5664	12150	2408	843	7884			241563
GARAGE			4816							2424	7767	42288	57295
TOTALS:		151476.0	37202.0	22470.0	6282.0	5664.0	12150.0	2408.0	843.0	10308.0	7767.0	42288.0	298858

- UNITS
- CIRCULATION
- OUTDOOR TERRACES
- COMMERCIAL
- AMENITY INDOOR SPACES
- AMENITY OUTDOOR TERRACES
- CONSERVATORY
- GREENHOUSES
- PARKING
- STORAGE
- MECHANICAL



1 SECOND LEVEL FLOOR PLAN
1/16" = 1'-0"

N
0 8' 16' 32' 48'
SCALE: 1/16"=1'-0'

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REVISIONS

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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

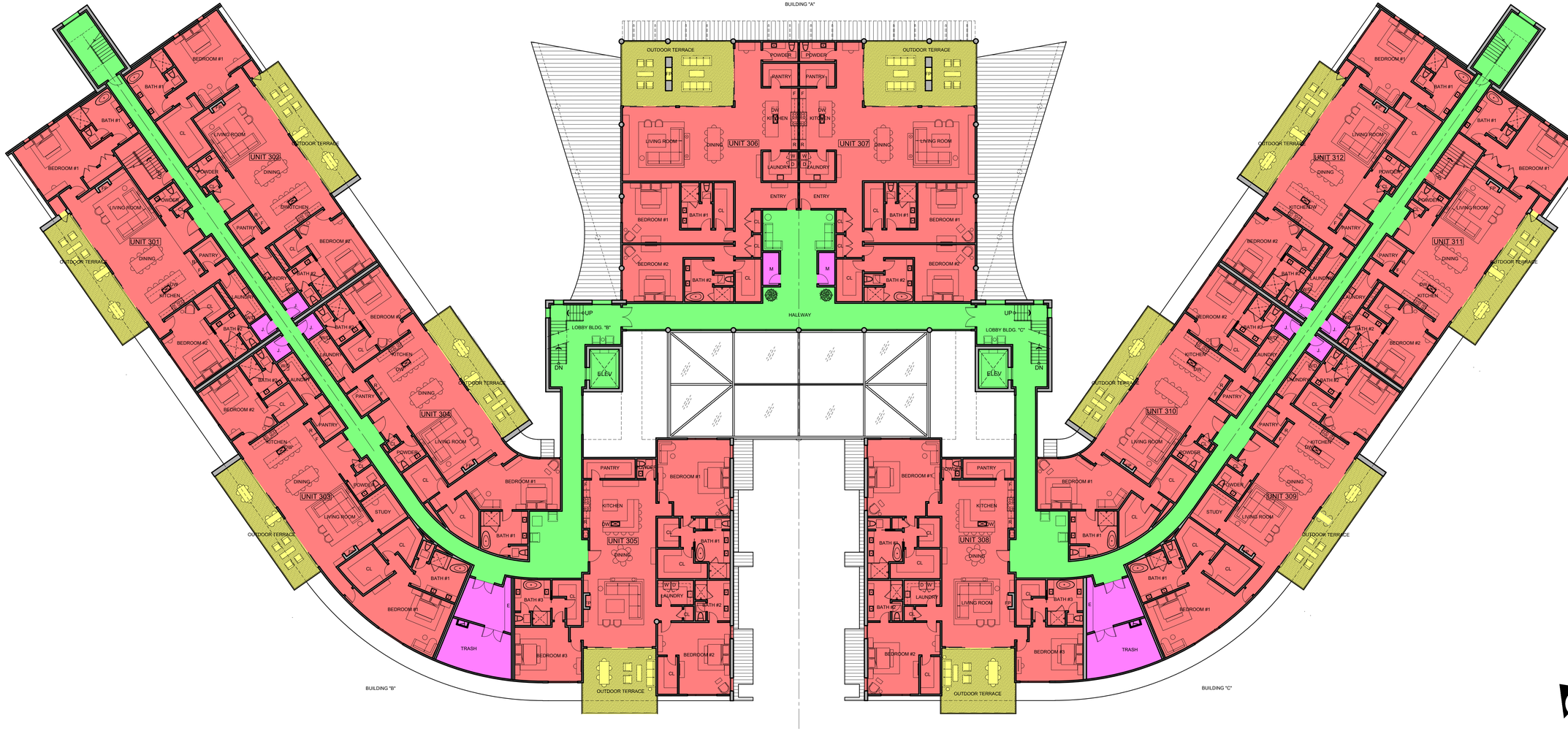
SECOND LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"
DATE: Feb 10, 2026

A2.9

BUILDING A,B,C													
LEVEL 1	UNITS	SQ FEET	CIRCULATION	TERRACES	COMMERCIAL	AMENITY INDOOR	AMENITY OUTDOOR	CONSERVATORY	GREENHOUSES	MECHANICAL	STORAGE	PARKING	TOTALS
	UNITS 101 & 102 EACH	2911	7974	4031	6282	1012		2408		1837			
	UNITS 112 & 115 EACH	2911											
	UNITS 103 & 113 EACH	1481											
	UNITS 104 & 110 EACH	3023											
	UNITS 105 &111 EACH	1792											
	UNITS 106 &107 EACH	1495											
	UNITS 108 & 109 EACH	1495											
LEVEL 1 TOTALS:		30216.0	7974.0	4031.0	6282.0	1012.0		2408.0		1837.0			53760
LEVEL 2													
	UNITS 201 & 202 EACH	3015	5528	5500						1488			
	UNITS 209 & 210 EACH	3015											
	UNITS 204 & 208 EACH	3023											
	UNITS 203 & 207 EACH	3207											
	UNITS 205 & 206 EACH	3861											
	UNITS A201 & A204 EACH	1871											
	UNITS A202 & A203 EACH	1896											
LEVEL 2 TOTALS:		39778.0	5528.0	5500.0						1488.0			52292
LEVEL 3													
	UNITS 301 & 302 EACH	3015	6818	5803						1615			
	UNITS 311 & 312 EACH	3015											
	UNITS 304 & 310 EACH	3023											
	UNITS 303 & 309 EACH	3207											
	UNITS 305 & 308 EACH	3861											
	UNITS 306 & 307 EACH	3375											
LEVEL 3 TOTALS:		38992.0	6818.0	5803.0						1615.0			53228
LEVEL 4													
	UNITS 401 & 409 EACH	2103	6285	3568		4652	12150		843	1200			
	UNITS 402 & 410 EACH	2290											
	UNITS 404 & 408 EACH	3023											
	UNITS 403 & 407 EACH	3207											
LEVEL 4 TOTALS:		21246.0	6285.0	3568.0		4652.0	12150.0		843.0	1200.0			49944
LEVEL 5													
	UNITS 501 & 509 EACH	2103	5781	3568		474	4368			1744			
	UNITS 502 & 510 EACH	2290											
	UNITS 504 & 508 EACH	3023											
	UNITS 503 & 507 EACH	3207											
LEVEL 5 TOTALS:		21246.0	5781.0	3568.0						1744.0			32339
TOTALS:		151478	32386	22470	6282	5664	12150	2408	843	7884			241563

- UNITS
- CIRCULATION
- OUTDOOR TERRACES
- COMMERCIAL
- AMENITY INDOOR SPACES
- AMENITY OUTDOOR TERRACES
- CONSERVATORY
- GREENHOUSES
- PARKING
- STORAGE
- MECHANICAL



1 THIRD LEVEL FLOOR PLAN
1/16" = 1'-0"

0 8' 16' 32' 48'
SCALE: 1/16"=1'-0'

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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

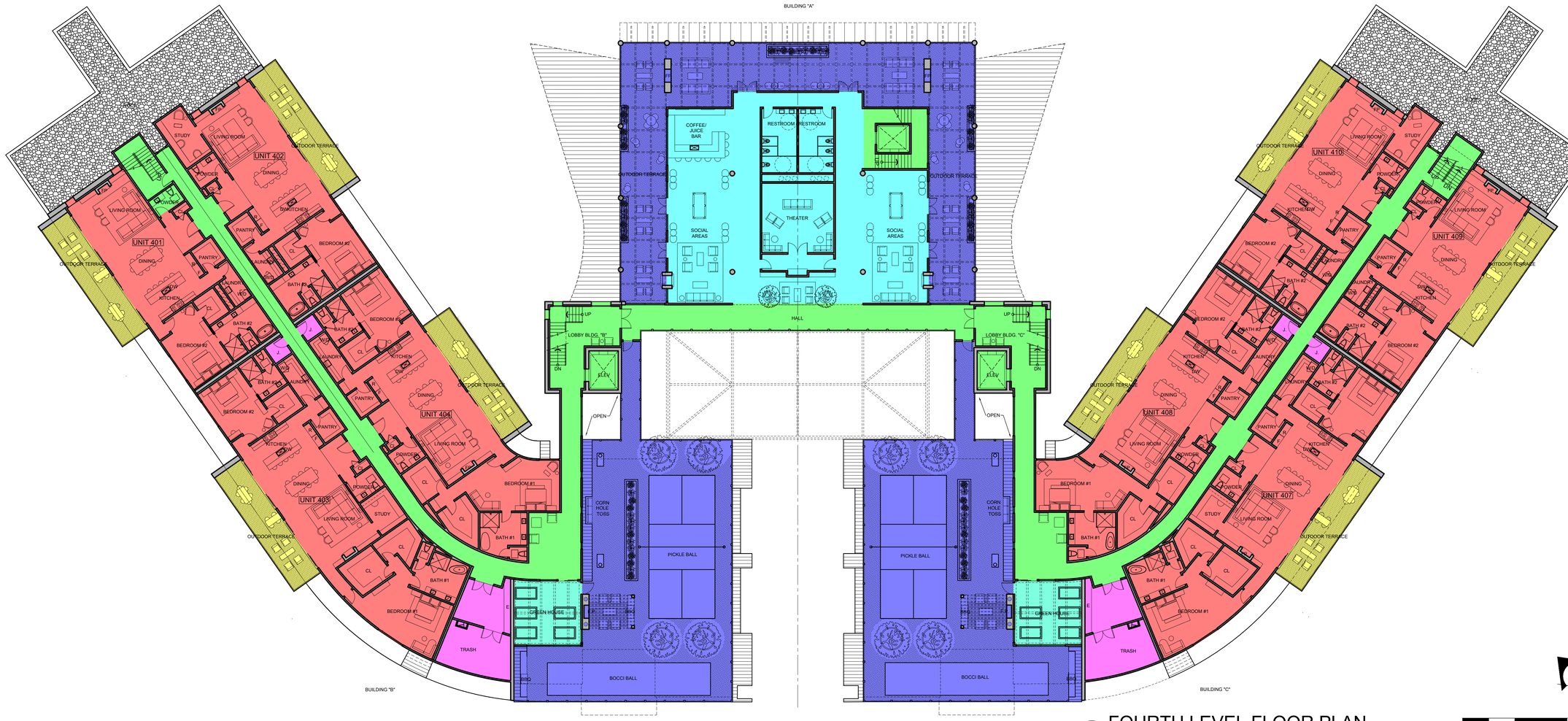
THIRD LEVEL
FLOOR PLAN

SCALE: 1/16" = 1'-0"
DATE: Feb 10, 2026

A2.10

BUILDING A,B,C													
LEVEL 1	UNITS	SQ FEET	CIRCULATION	TERRACES	COMMERCIAL	AMENITY INDOOR	AMENITY OUTDOOR	CONSERVATORY	GREENHOUSES	MECHANICAL	STORAGE	PARKING	TOTALS
	UNITS 101 & 102 EACH	2911	7974	4031	6282	1012		2408		1837			
	UNITS 112 & 115 EACH	2911											
	UNITS 103 & 113 EACH	1481											
	UNITS 104 & 110 EACH	3023											
	UNITS 105 &111 EACH	1792											
	UNITS 106 &107 EACH	1495											
	UNITS 108 & 109 EACH	1495											
LEVEL 1 TOTALS:		30216.0	7974.0	4031.0	6282.0	1012.0		2408.0		1837.0			53760
LEVEL 2													
	UNITS 201 & 202 EACH	3015	5528	5500						1488			
	UNITS 209 & 210 EACH	3015											
	UNITS 204 & 208 EACH	3023											
	UNITS 203 & 207 EACH	3207											
	UNITS 205 & 206 EACH	3861											
	UNITS A201 & A204 EACH	1871											
	UNITS A202 & A203 EACH	1896											
LEVEL 2 TOTALS:		39778.0	5528.0	5500.0						1488.0			52292
LEVEL 3													
	UNITS 301 & 302 EACH	3015	6818	5803						1615			
	UNITS 311 & 312 EACH	3015											
	UNITS 304 & 310 EACH	3023											
	UNITS 303 & 309 EACH	3207											
	UNITS 305 & 308 EACH	3861											
	UNITS 306 & 307 EACH	3375											
LEVEL 3 TOTALS:		38992.0	6818.0	5803.0						1615.0			53228
LEVEL 4													
	UNITS 401 & 409 EACH	2103	6285	3568		4652	12150		843	1200			
	UNITS 402 & 410 EACH	2290											
	UNITS 404 & 408 EACH	3023											
	UNITS 403 & 407 EACH	3207											
LEVEL 4 TOTALS:		21246.0	6285.0	3568.0		4652.0	12150.0		843.0	1200.0			49944
LEVEL 5													
	UNITS 501 & 509 EACH	2103	5781	3568		474	4368			1744			
	UNITS 502 & 510 EACH	2290											
	UNITS 504 & 508 EACH	3023											
	UNITS 503 & 507 EACH	3207											
LEVEL 5 TOTALS:		21246.0	5781.0	3568.0						1744.0			32339
TOTALS:		151476	32386	22470	6282	5664	12150	2408	843	7884			241563
GARAGE			4816							2424	7767	42288	57295
TOTALS:		151476.0	37202.0	22470.0	6282.0	5664.0	12150.0	2408.0	843.0	10308.0	7767.0	42288.0	298958

- UNITS
- CIRCULATION
- OUTDOOR TERRACES
- COMMERCIAL
- AMENITY INDOOR SPACES
- AMENITY OUTDOOR TERRACES
- CONSERVATORY
- GREENHOUSES
- PARKING
- STORAGE
- MECHANICAL



1 FOURTH LEVEL FLOOR PLAN
1/16" = 1'-0"

0 8' 16' 32' 48'
SCALE: 1/16"=1'-0'

REVISIONS

BRIDGWATER CONSULTING GROUP
6443 N. BUSINESS PARK LOOP RD. SUITE 10 Park City, Utah 84098
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

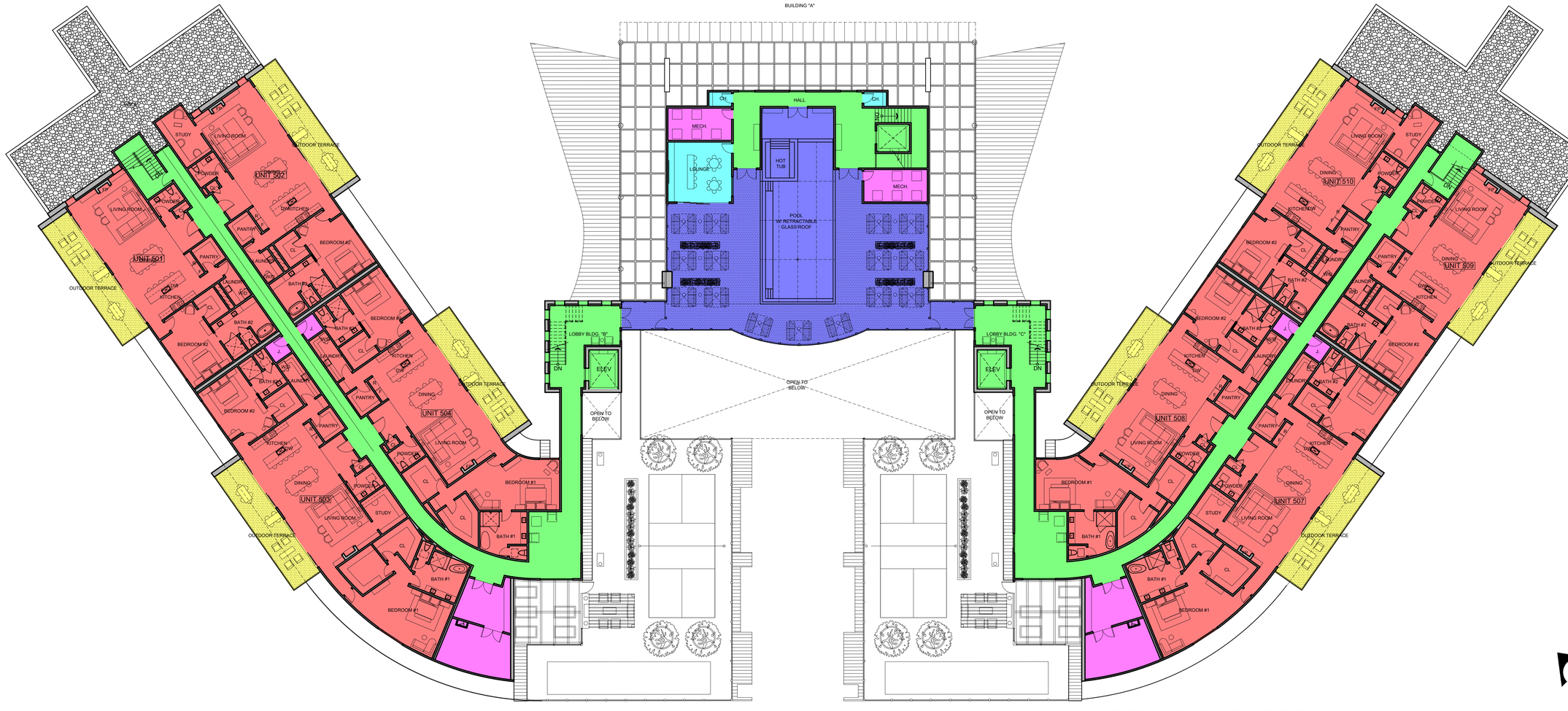
FOURTH LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"
DATE: Feb 10, 2026

A2.11

BUILDING A,B,C													
LEVEL 1	UNITS	SQ FEET	CIRCULATION	TERRACES	COMMERCIAL	AMENITY INDOOR	AMENITY OUTDOOR	CONSERVATORY	GREENHOUSES	MECHANICAL	STORAGE	PARKING	TOTALS
	UNITS 101 & 102 EACH	2911	7974	4031	6282	1012		2408		1837			
	UNITS 112 & 115 EACH	2911											
	UNITS 103 & 113 EACH	1481											
	UNITS 104 & 110 EACH	3023											
	UNITS 105 &111 EACH	1792											
	UNITS 106 &107 EACH	1495											
	UNITS 108 & 109 EACH	1495											
LEVEL 1 TOTALS:		30216.0	7974.0	4031.0	6282.0	1012.0		2408.0		1837.0			53760
LEVEL 2													
	UNITS 201 & 202 EACH	3015	5528	5500						1488			
	UNITS 209 & 210 EACH	3015											
	UNITS 204 & 208 EACH	3023											
	UNITS 203 & 207 EACH	3207											
	UNITS 205 & 206 EACH	3861											
	UNITS A201 & A204 EACH	1871											
	UNITS A202 & A203 EACH	1896											
LEVEL 2 TOTALS:		39778.0	5528.0	5500.0						1488.0			52292
LEVEL 3													
	UNITS 301 & 302 EACH	3015	6818	5803						1615			
	UNITS 311 & 312 EACH	3015											
	UNITS 304 & 310 EACH	3023											
	UNITS 303 & 309 EACH	3207											
	UNITS 305 & 308 EACH	3861											
	UNITS 306 & 307 EACH	3375											
LEVEL 3 TOTALS:		38992.0	6818.0	5803.0						1615.0			53228
LEVEL 4													
	UNITS 401 & 409 EACH	2103	6285	3568		4652	12150		843	1200			
	UNITS 402 & 410 EACH	2290											
	UNITS 404 & 408 EACH	3023											
	UNITS 403 & 407 EACH	3207											
LEVEL 4 TOTALS:		21246.0	6285.0	3568.0		4652.0	12150.0		843.0	1200.0			49944
LEVEL 5													
	UNITS 501 & 509 EACH	2103	5781	3568		474	4368			1744			
	UNITS 502 & 510 EACH	2290											
	UNITS 504 & 508 EACH	3023											
	UNITS 503 & 507 EACH	3207											
LEVEL 5 TOTALS:		21246.0	5781.0	3568.0						1744.0			32339
TOTALS:		151476	32366	22470	6282	5664	12150	2408	843	7884			241563
GARAGE			4816							2424	7767	42288	57295
TOTALS:		151476.0	37202.0	22470.0	6282.0	5664.0	12150.0	2408.0	843.0	10308.0	7767.0	42288.0	298858

- UNITS
- CIRCULATION
- OUTDOOR TERRACES
- COMMERCIAL
- AMENITY INDOOR SPACES
- AMENITY OUTDOOR TERRACES
- CONSERVATORY
- GREENHOUSES
- PARKING
- STORAGE
- MECHANICAL



1 FIFTH LEVEL FLOOR PLAN
1/16" = 1'-0"

0 8' 16' 32' 48'
SCALE: 1/16"=1'-0'

REVISIONS

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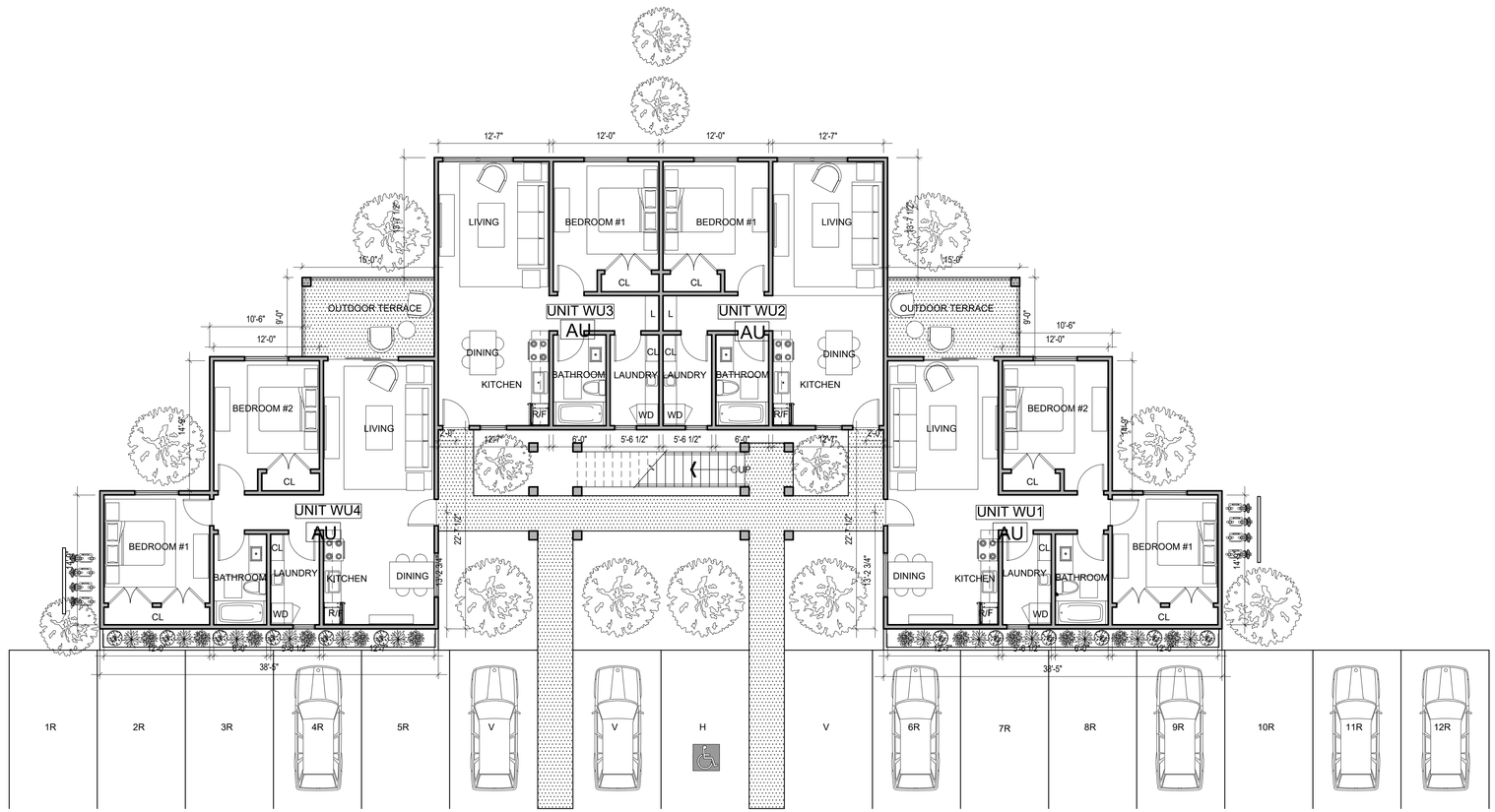
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

FIFTH LEVEL
FLOOR PLAN

SCALE: 1/16" = 1'-0"
DATE: Feb 10, 2026

A2.12



N

AFFORDABLE HOUSING UNITS

1 8-PLEX GROUND FLOOR PLAN- BUILDING D

1/8" = 1'-0"

0 4' 8' 16' 24'

SCALE: 1/8"=1'-0'

REVISIONS

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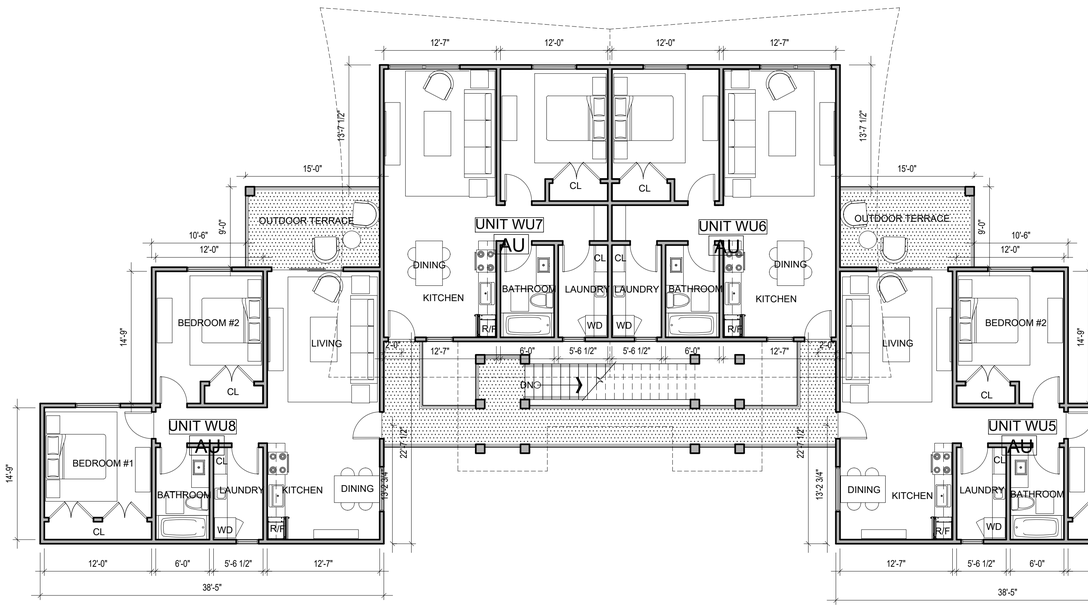
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

BUILDING D 8-PLEX RESIDENTIAL UNITS
GROUND FLOOR

SCALE: 1/8" = 1'-0"
DATE: Dec 17, 2025

A2.13



N

AFFORDABLE HOUSING UNITS

2 8-PLEX SECOND FLOOR PLAN- BUILDING D

1/8" = 1'-0"

0 4' 8' 16' 24'

SCALE: 1/8"=1'-0'

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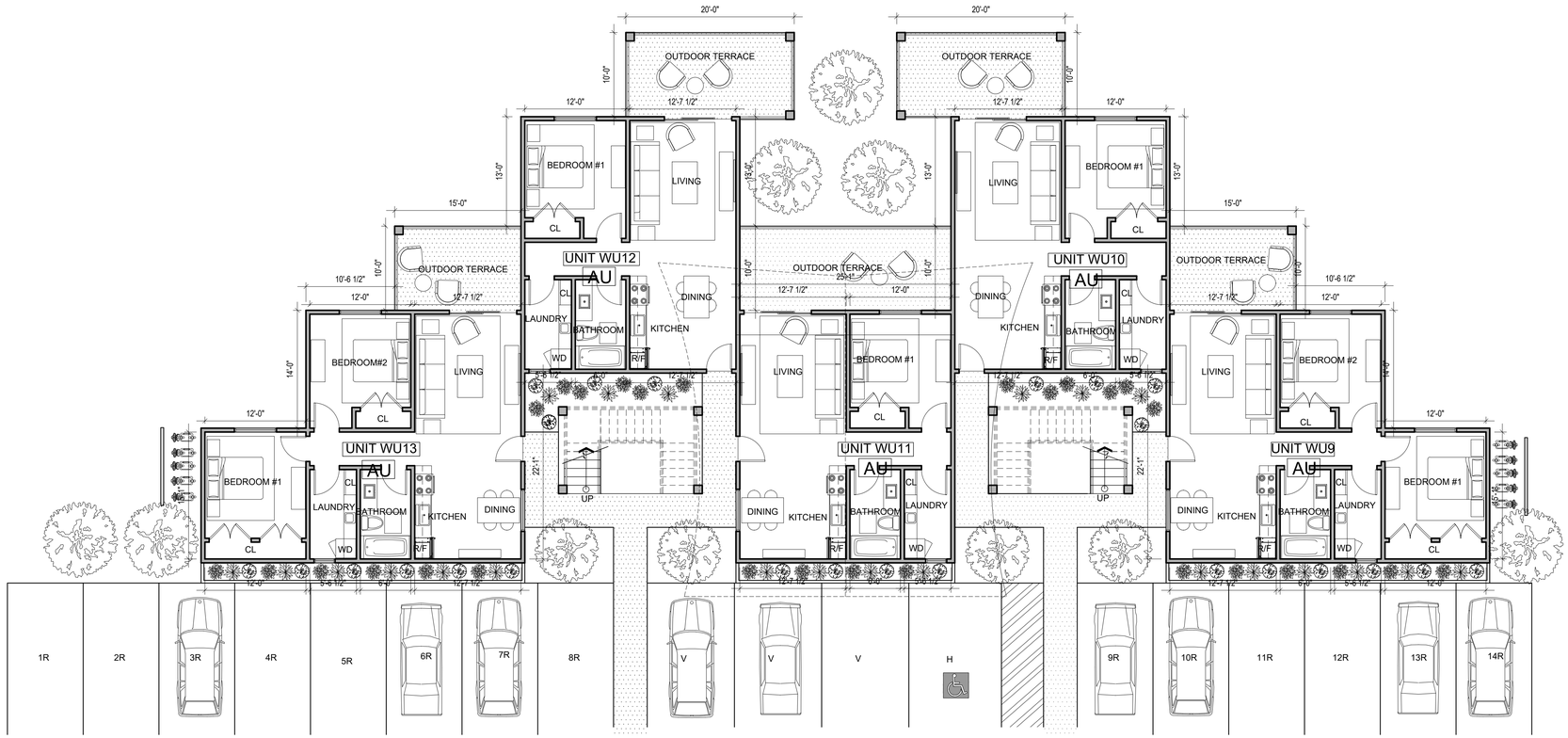
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

BUILDING D 8-PLEX
RESIDENTIAL
UNITS
SECOND FLOOR

SCALE: 1/8" = 1'-0"
DATE: Dec 17, 2025

A2.14



N

AFFORDABLE HOUSING UNITS

1 10-PLEX GROUND FLOOR PLAN- BUILDING E

1/8" = 1'-0"

0 4' 8' 16' 24'

SCALE: 1/8"=1'-0'

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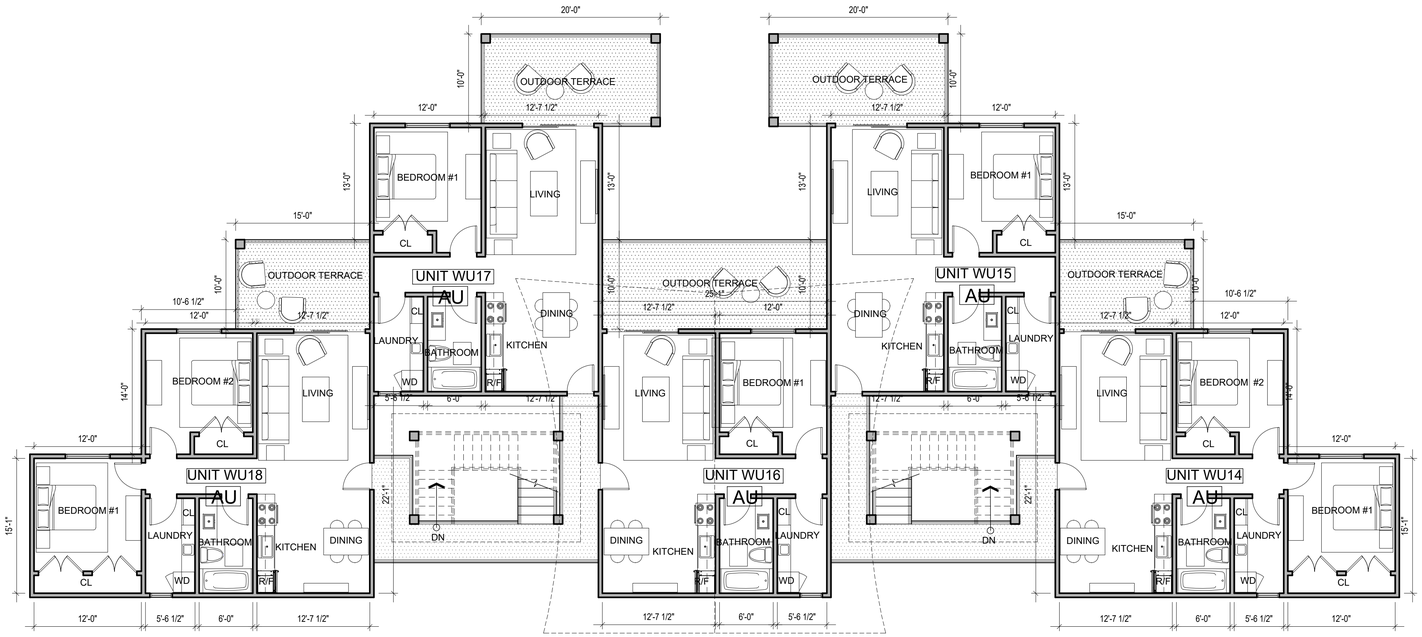
LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

BUILDING E 10-PLEX
RESIDENTIAL
UNITS
GROUND FLOOR

SCALE: 1/8" = 1'-0"

DATE: Dec 17, 2025

A2.15



AFFORDABLE HOUSING UNITS

2 10-PLEX SECOND FLOOR PLAN- BUILDING E

1/8" = 1'-0"

N

0 4' 8' 16' 24'

SCALE: 1/8"=1'-0'

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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

BUILDING E 10-PLEX
RESIDENTIAL
UNITS
SECOND FLOOR

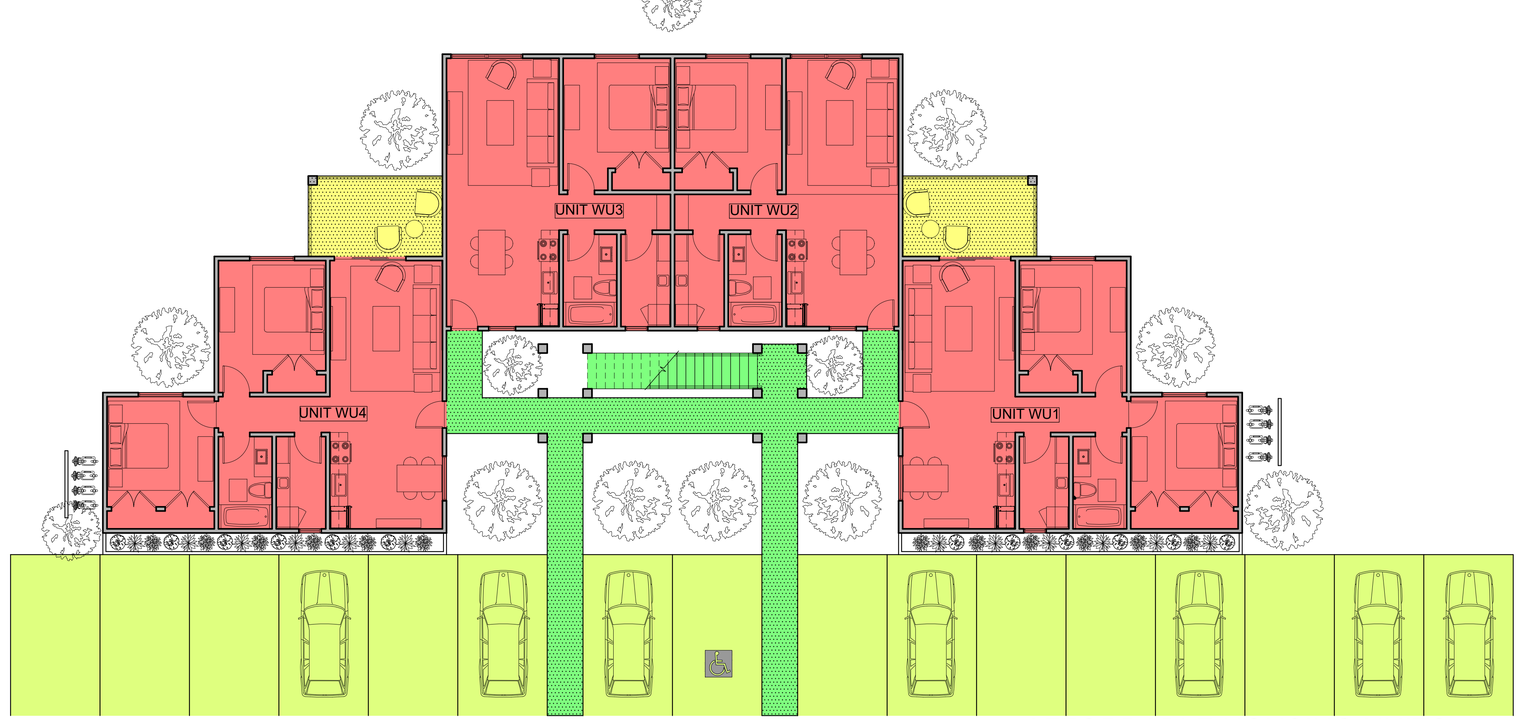
SCALE: 1/8" = 1'-0"

DATE: Dec 17, 2025

A2.16

BUILDING D						
	UNITS	SQ FEET	EXT. CIRCULATION	TERRACES	PARKING	TOTALS
LEVEL 1			624.0	270.0	2880.0	
	WU1 & WU4	995				
	WU 2 & WU 3	794				
LEVEL 1 TOTALS:		3578.0	624.0	270.0	2880.0	7352.0
LEVEL 2						
	WU 5 & WU8	995	324.0	270.0		
	WU6 & WU7	794				
LEVEL 2 TOTALS:		3578.0	324.0	270.0		4172.0
BUILDING TOTALS:		7156.0	948.0	540.0	2880.0	11524.0
BUILDING E						
LEVEL 1			892.0	951.0	3116.0	
	WU9 & WU 13	978				
	WU10 &WU12	789				
	WU11	777				
LEVEL 1 TOTALS:		4311.0	892.0	951.0	3116.0	9270.0
LEVEL 2			408.0	951.0		
	WU14 & WU18	978				
	WU15 & WU17	789				
	WU16	777				
LEVEL 2 TOTALS:		4311.0	408.0	951.0		5670.0
BUILDING TOTALS:		8622.0	1300.0	1902.0	3116.0	14940.0
TOTALS:		15778.0	2248.0	2442.0	5996.0	26464.0

- UNITS
- CIRCULATION
- OUTDOOR TERRACES
- COMMERCIAL
- AMENITY INDOOR SPACES
- AMENITY OUTDOOR TERRACES
- CONSERVATORY
- GREENHOUSES
- PARKING
- STORAGE
- MECHANICAL



N

1 1/8" = 1'-0"

AFFORDABLE HOUSING UNITS
8-PLEX GROUND FLOOR PLAN- BUILDING D

3848 SQ FEET FLOOR 1
7696 SQ FEET BUILDING

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0'

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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

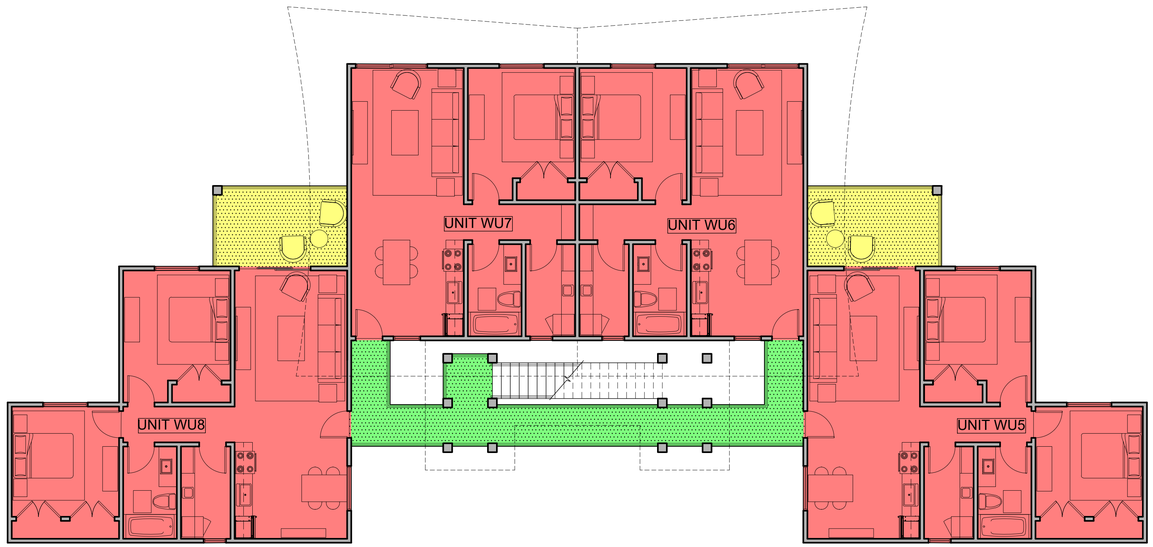
BUILDING D 8-PLEX
RESIDENTIAL
UNITS
GROUND FLOOR

SCALE: 1/8" = 1'-0"
DATE: Dec 17, 2025

A2.17

BUILDING D						
	UNITS	SQ FEET	EXT. CIRCULATION	TERRACES	PARKING	TOTALS
LEVEL 1			624.0	270.0	2880.0	
	WU1 & WU4	995				
	WU 2 & WU 3	794				
LEVEL 1 TOTALS:		3578.0	624.0	270.0	2880.0	7352.0
LEVEL 2						
	WU 5 & WU8	995	324.0	270.0		
	WU6 & WU7	794				
LEVEL 2 TOTALS:		3578.0	324.0	270.0		4172.0
BUILDING TOTALS:		7156.0	948.0	540.0	2880.0	11524.0
BUILDING E						
LEVEL 1			892.0	951.0	3116.0	
	WU9 & WU 13	978				
	WU10 &WU12	789				
	WU11	777				
LEVEL 1 TOTALS:		4311.0	892.0	951.0	3116.0	9270.0
LEVEL 2			408.0	951.0		
	WU14 & WU18	978				
	WU15 & WU17	789				
	WU16	777				
LEVEL 2 TOTALS:		4311.0	408.0	951.0		5670.0
BUILDING TOTALS:		8622.0	1300.0	1902.0	3116.0	14940.0
TOTALS:		15778.0	2248.0	2442.0	5996.0	26464.0

- UNITS
- CIRCULATION
- OUTDOOR TERRACES
- COMMERCIAL
- AMENITY INDOOR SPACES
- AMENITY OUTDOOR TERRACES
- CONSERVATORY
- GREENHOUSES
- PARKING
- STORAGE
- MECHANICAL



N

AFFORDABLE HOUSING UNITS
8-PLEX SECOND FLOOR PLAN- BUILDING D

2 1/8" = 1'-0"

3848 SQ FEET FLOOR 2

7696 SQ FEET BUILDING

0 4' 8' 16' 24'

SCALE: 1/8"=1'-0'

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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

BUILDING D 8-PLEX
RESIDENTIAL
UNITS
SECOND FLOOR

SCALE: 1/8" = 1'-0"

DATE: Dec 17, 2025

A2.18

BUILDING D						
	UNITS	SQ FEET	EXT. CIRCULATION	TERRACES	PARKING	TOTALS
LEVEL 1			624.0	270.0	2880.0	
	WU1 & WU4	995				
	WU 2 & WU 3	794				
LEVEL 1 TOTALS:		3578.0	624.0	270.0	2880.0	7352.0
LEVEL 2						
	WU 5 & WU8	995	324.0	270.0		
	WU6 & WU7	794				
LEVEL 2 TOTALS:		3578.0	324.0	270.0		4172.0
BUILDING TOTALS:		7156.0	948.0	540.0	2880.0	11524.0
BUILDING E						
LEVEL 1			892.0	951.0	3116.0	
	WU9 & WU 13	978				
	WU10 &WU12	789				
	WU11	777				
LEVEL 1 TOTALS:		4311.0	892.0	951.0	3116.0	9270.0
LEVEL 2			408.0	951.0		
	WU14 & WU18	978				
	WU15 & WU17	789				
	WU16	777				
LEVEL 2 TOTALS:		4311.0	408.0	951.0		5670.0
BUILDING TOTALS:		8622.0	1300.0	1902.0	3116.0	14940.0
TOTALS:		15778.0	2248.0	2442.0	5996.0	26464.0

- UNITS
- CIRCULATION
- OUTDOOR TERRACES
- COMMERCIAL
- AMENITY INDOOR SPACES
- AMENITY OUTDOOR TERRACES
- CONSERVATORY
- GREENHOUSES
- PARKING
- STORAGE
- MECHANICAL



N

AFFORDABLE HOUSING UNITS
8-PLEX GROUND FLOOR PLAN- BUILDING E

1 — 1/8" = 1'-0"

5262 SQ FEET FLOOR 1
10524 SQ FEET BUILDING

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0'

REVISIONS

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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

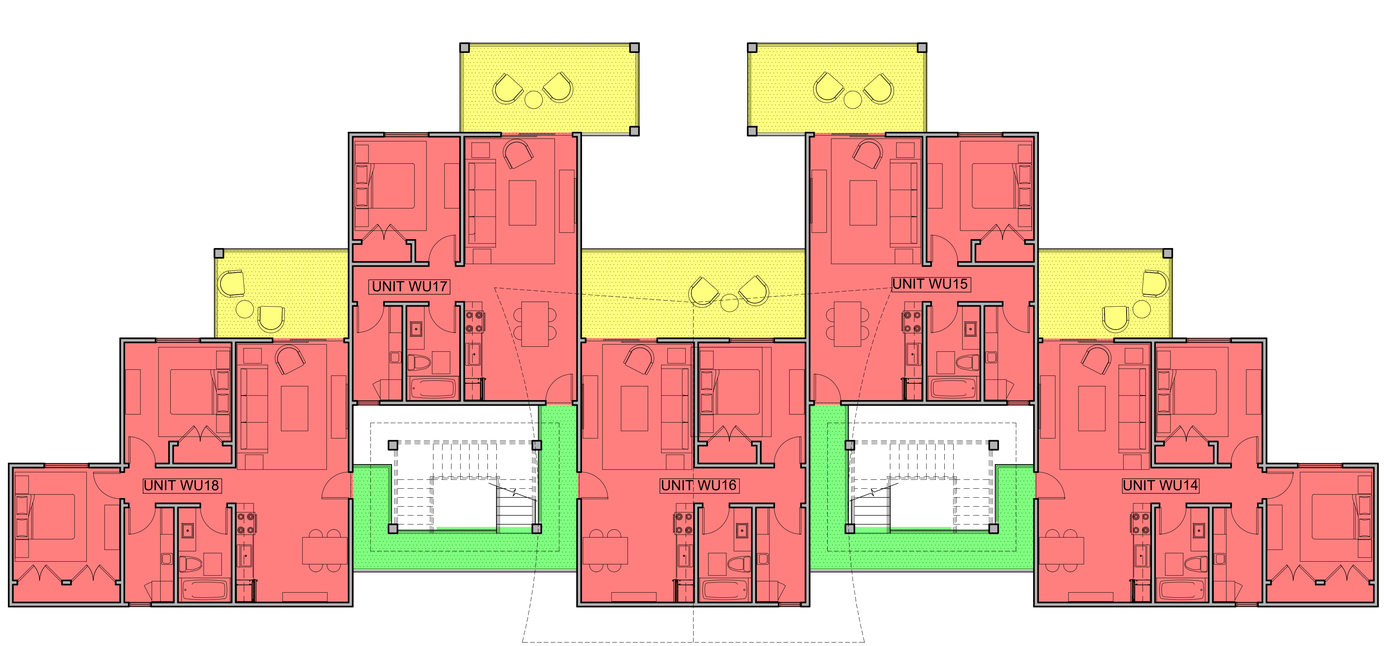
BUILDING E 8-PLEX RESIDENTIAL
UNITS
GROUND FLOOR

SCALE: 1/8" = 1'-0"
DATE: Dec 17, 2025

A2.19

BUILDING D						
	UNITS	SQ FEET	EXT. CIRCULATION	TERRACES	PARKING	TOTALS
LEVEL 1			624.0	270.0	2880.0	
	WU1 & WU4	995				
	WU 2 & WU 3	794				
LEVEL 1 TOTALS:		3578.0	624.0	270.0	2880.0	7352.0
LEVEL 2						
	WU 5 & WU8	995	324.0	270.0		
	WU6 & WU7	794				
LEVEL 2 TOTALS:		3578.0	324.0	270.0		4172.0
BUILDING TOTALS:		7156.0	948.0	540.0	2880.0	11524.0
BUILDING E						
LEVEL 1			892.0	951.0	3116.0	
	WU9 & WU 13	978				
	WU10 &WU12	789				
	WU11	777				
LEVEL 1 TOTALS:		4311.0	892.0	951.0	3116.0	9270.0
LEVEL 2			408.0	951.0		
	WU14 & WU18	978				
	WU15 & WU17	789				
	WU16	777				
LEVEL 2 TOTALS:		4311.0	408.0	951.0		5670.0
BUILDING TOTALS:		8622.0	1300.0	1902.0	3116.0	14940.0
TOTALS:		15778.0	2248.0	2442.0	5996.0	26464.0

- UNITS
- CIRCULATION
- OUTDOOR TERRACES
- COMMERCIAL
- AMENITY INDOOR SPACES
- AMENITY OUTDOOR TERRACES
- CONSERVATORY
- GREENHOUSES
- PARKING
- STORAGE
- MECHANICAL



N

AFFORDABLE HOUSING UNITS

2 8-PLEX SECOND FLOOR PLAN- BUILDING E
1/8" = 1'-0"

5262 SQ FEET FLOOR 1
10524 SQ FEET BUILDING

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0'

REVISIONS

BRIDGWATER CONSULTING GROUP
6443 N. BUSINESS PARK LOOP RD. SUITE 10 Park City, Utah 84098
P: 435.334.5466 F: 435.334.5679

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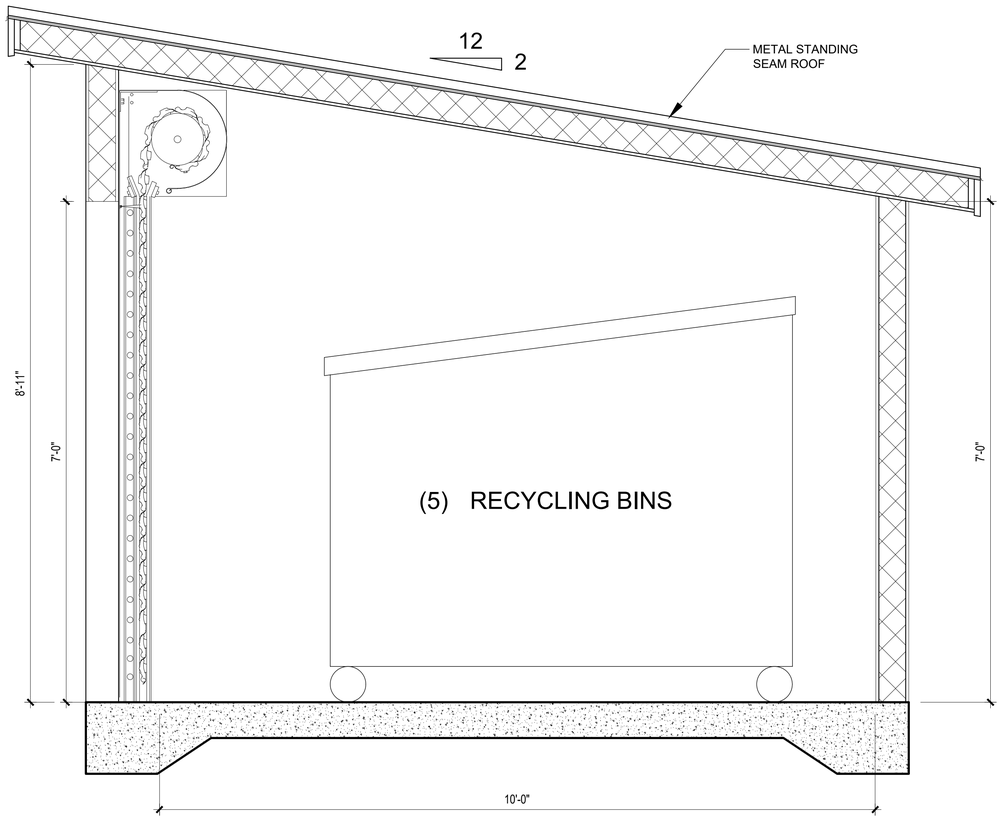
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

BUILDING E 8-PLEX
RESIDENTIAL
UNITS
SECOND FLOOR

SCALE: 1/8" = 1'-0"
DATE: Dec 17, 2025

A2.20



1 RECYCLING BIN ENCLOSURE SECTION DETAIL
1" = 1'-0"

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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

RECYCLING BIN ENCLOSURE SECTION DETAIL

SCALE: 1" = 1'-0"
DATE: Apr 08, 2026

A2.21

ADA/UBER AND SHUTTLE PICK UP AND DROP OFF

6'-3 1/2" 4'-2 1/4" 4'-2 1/4" 6'-3 1/2"

6'-4"
5'-2"
5'-0"

RESTROOMS

FIRE DEPT.

UP

24'-0"

7'-5 1/2"
3'-0"

HEATED
WAITING AREA

16'-6"

11'-0" 11'-0"

(18) WAITING CHAIRS

(4) WORK AREAS

1 SHUTTLE WAITING CENTER
1/4" = 1'-0"

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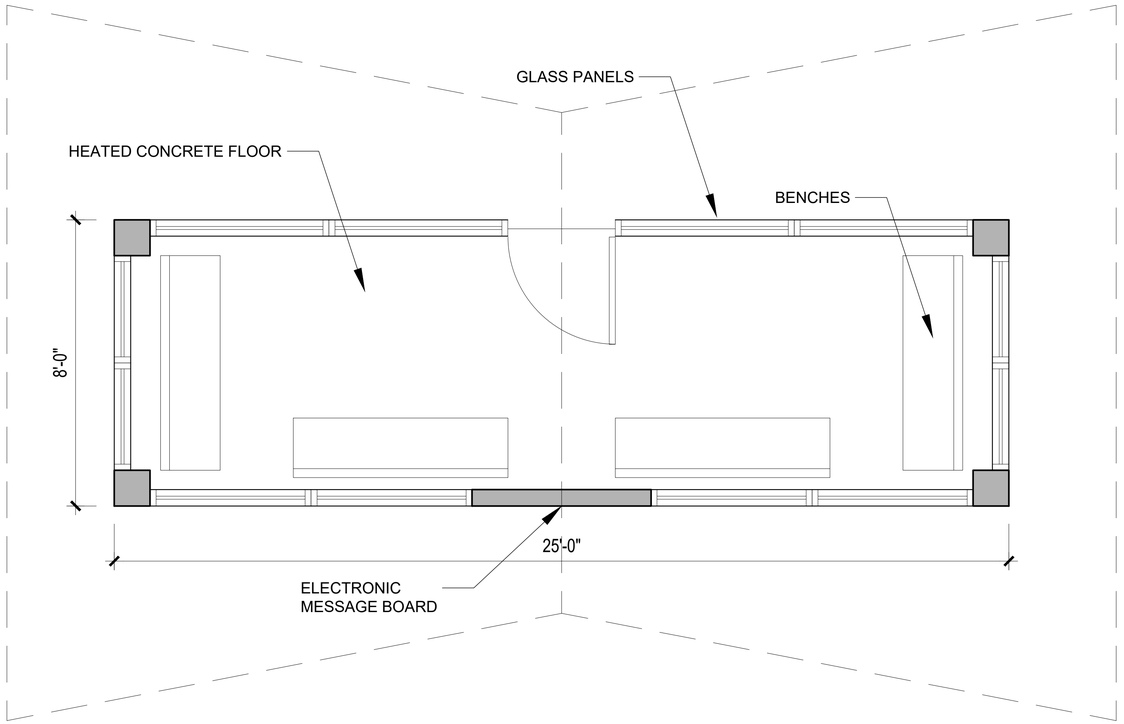
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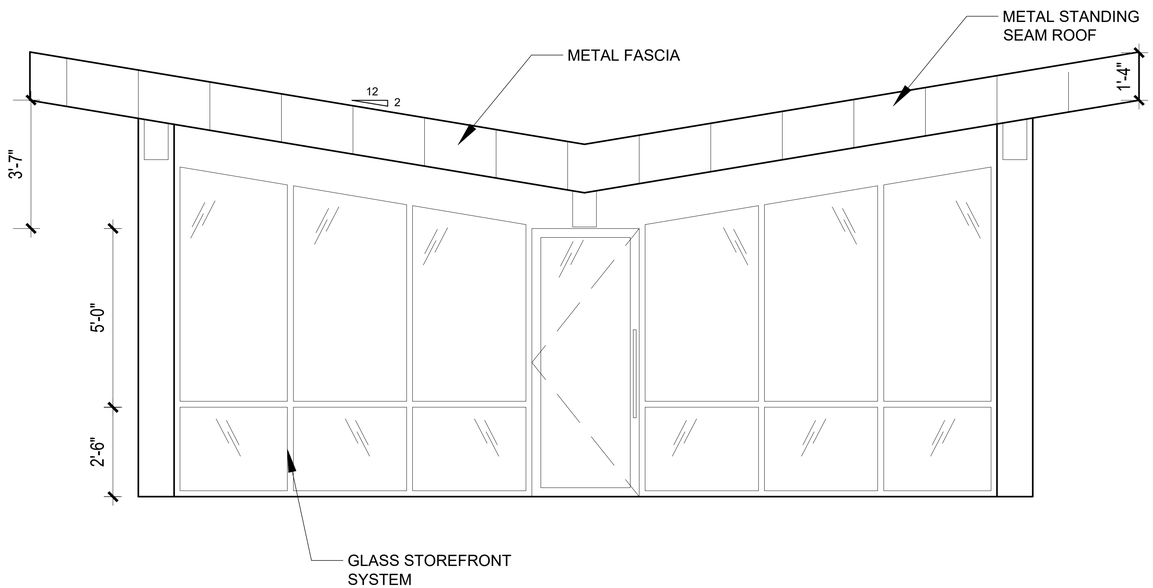
LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

SHUTTLE
WAITING CENTER

SCALE: 1/4" = 1'-0"
DATE: May 07, 2026

A2.22





1 TRANSIT STOP
1/2" = 1'-0"

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BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

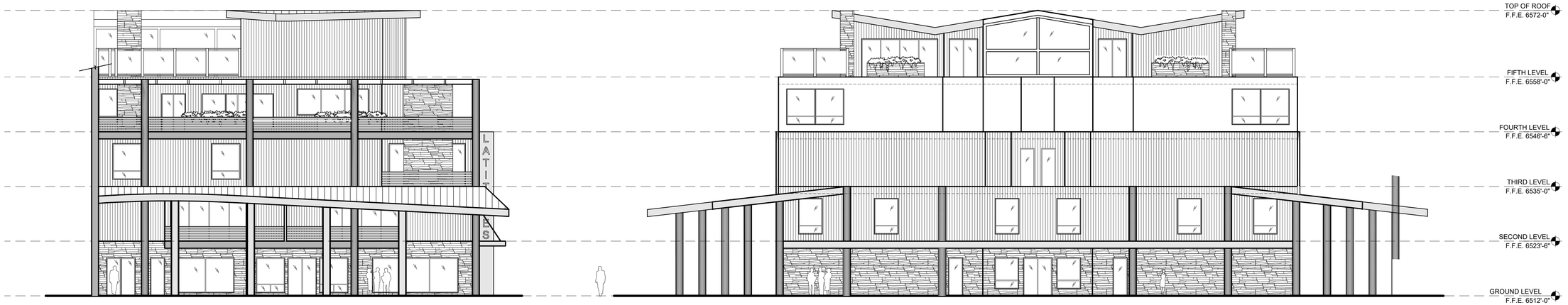
TRANSIT STOP

SCALE: 1/2" = 1'-0"
DATE: May 07, 2026

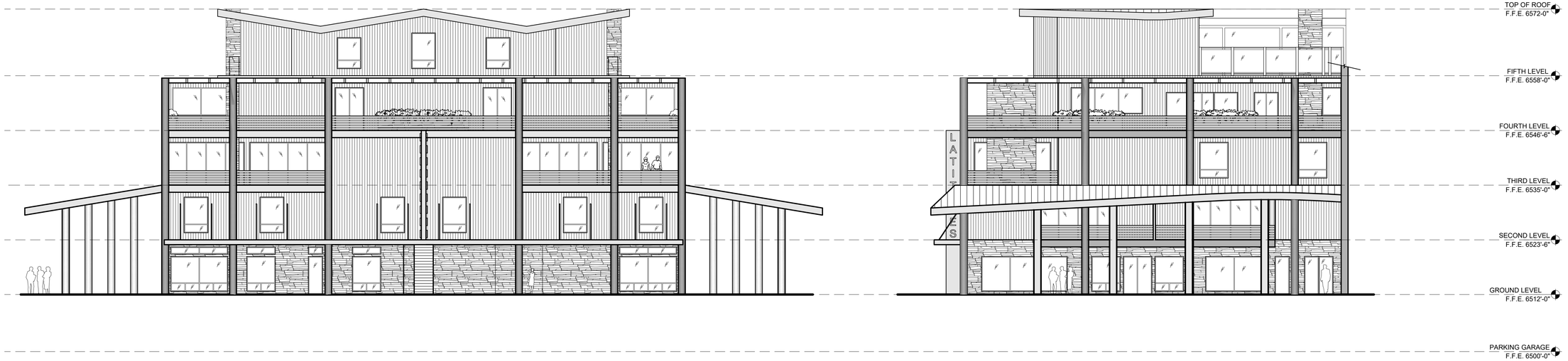
A2.23

LEGEND

- A. 1" X 6" VERTICAL SIDING
- B. DRYSTACK STONE
- C. WESTERN STATES ROOFING MATTE ZINC METAL STANDING SEAM ROOF
- D. 16" X 48" METAL PANELS
- E. FROSTED GLASS
- F. CLEAR GLASS RAILING
- G. METAL RAILING
- H. MATTE ZINC SPECIALTY WALL PANELS



2 BLDG A - EXTERIOR ELEVATION
3/32" = 1'-0"



1 BLDG A - EXTERIOR ELEVATION
3/32" = 1'-0"

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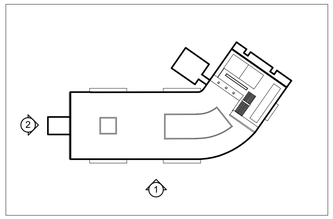
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

BLDG. A
EXTERIOR
ELEVATIONS

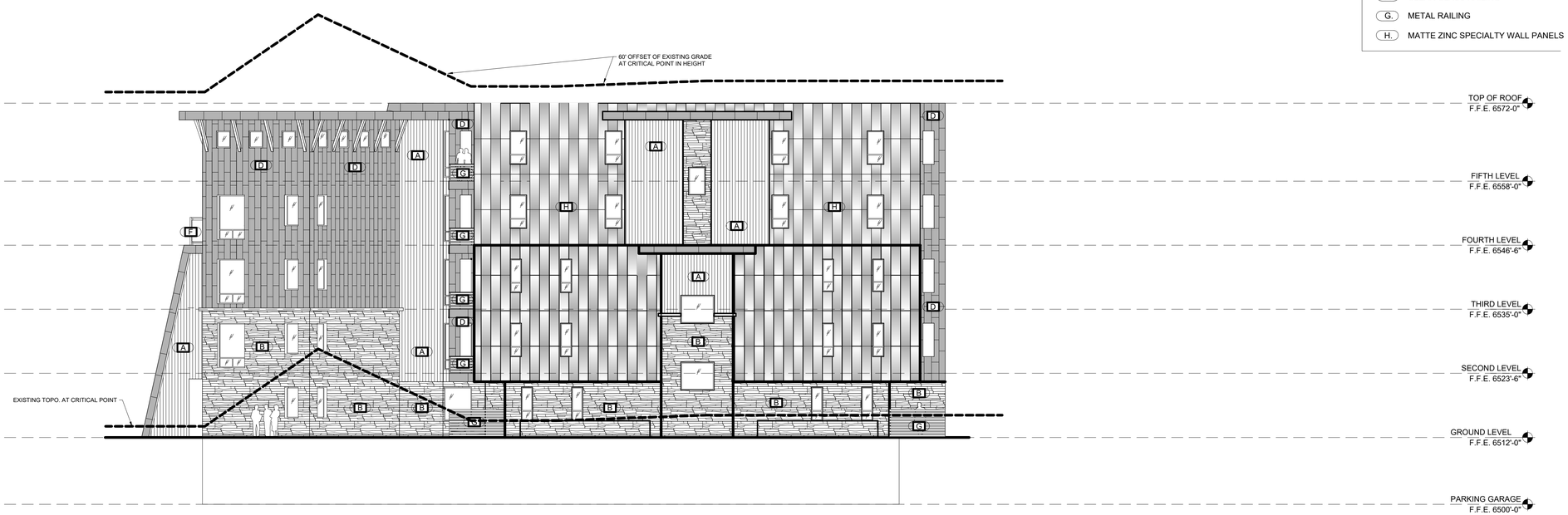
SCALE: 3/32" = 1'-0"
DATE: Dec 17, 2025

A3.0



LEGEND

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1 BLDG B - EXTERIOR ELEVATION
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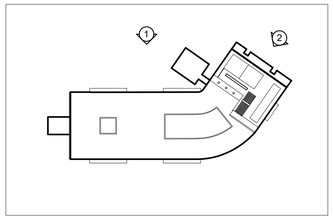
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SUMMIT COUNTY, UTAH

BLDG. B
EXTERIOR
ELEVATIONS

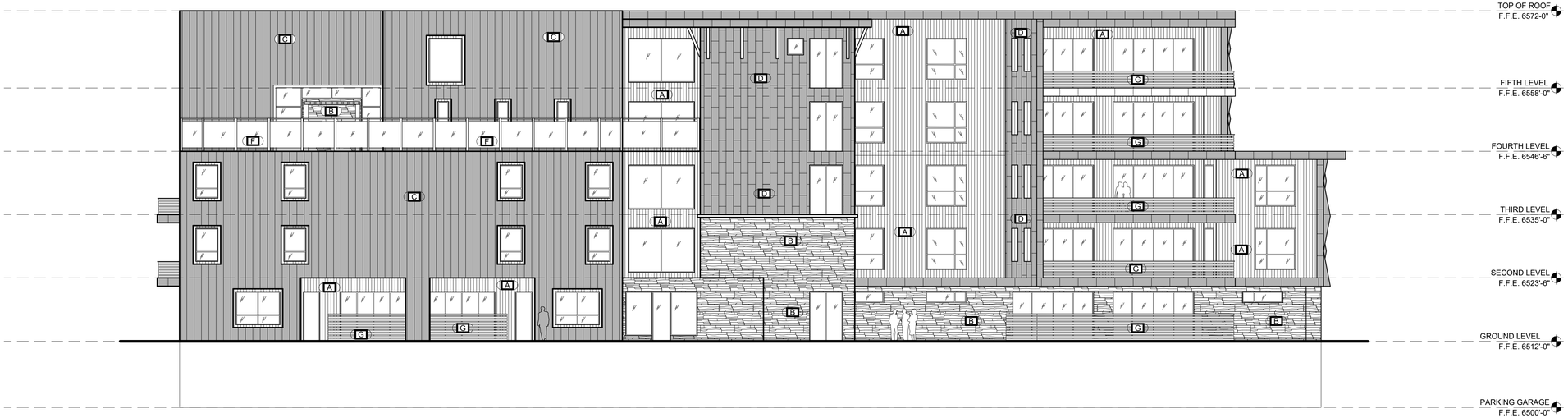
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A3.2

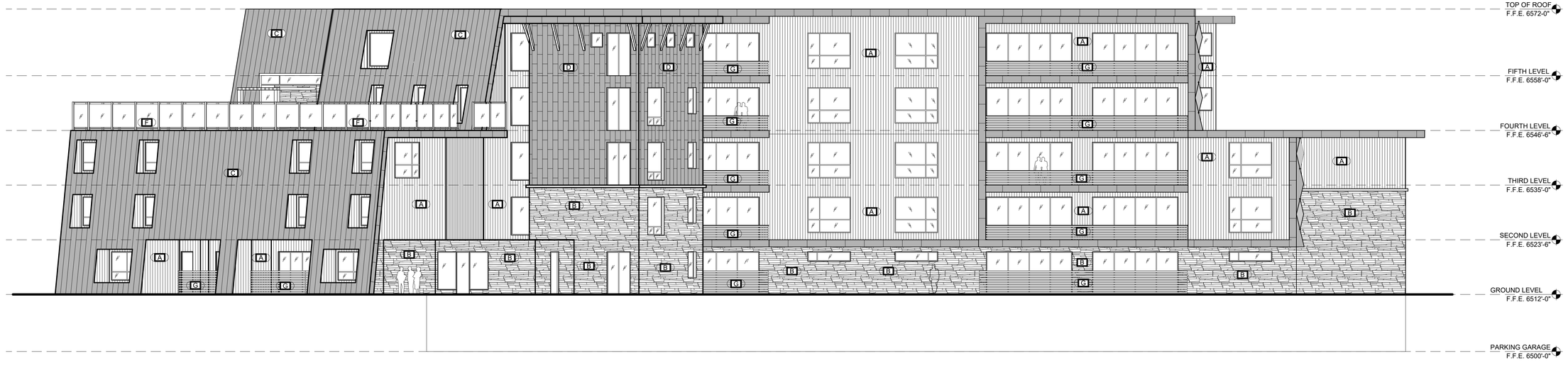


LEGEND

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2 BLDG B - EXTERIOR ELEVATION
3/32" = 1'-0"



1 BLDG B - EXTERIOR ELEVATION
3/32" = 1'-0"

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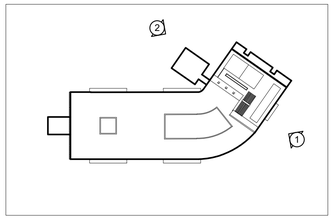
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

BLDG. B
EXTERIOR
ELEVATIONS

SCALE: 3/32" = 1'-0"
DATE: Dec 17, 2025

A3.3



LEGEND

- A. 1" X 6" VERTICAL SIDING
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2 BLDG B - EXTERIOR ELEVATION
3/32" = 1'-0"



1 BLDG B - EXTERIOR ELEVATION
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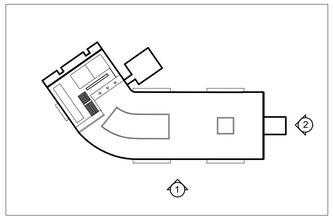
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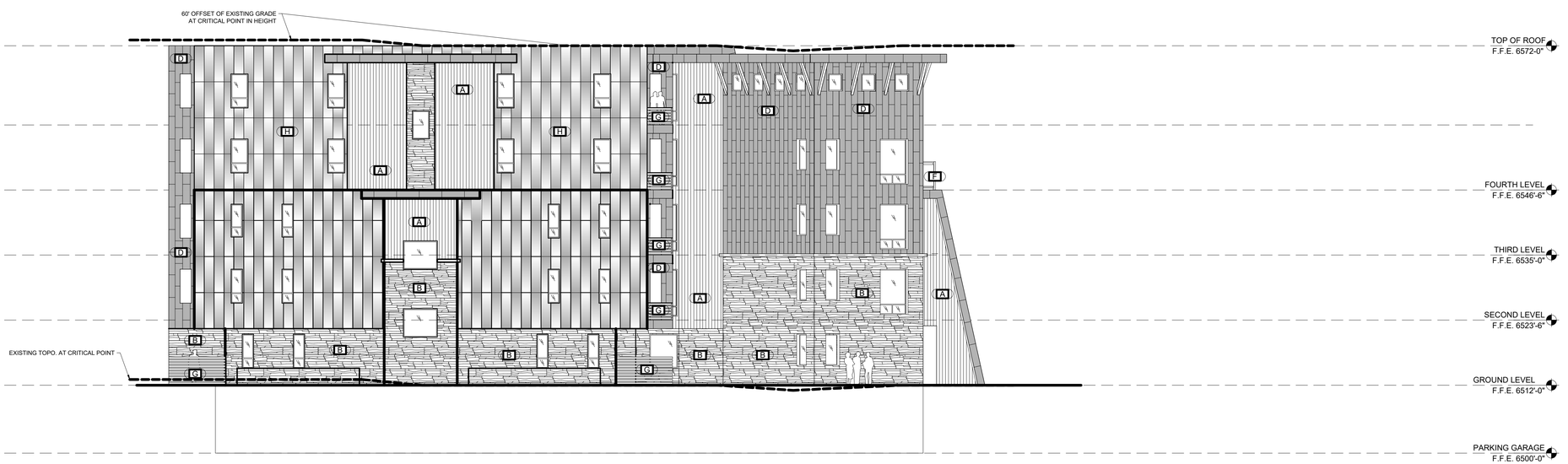
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A3.4

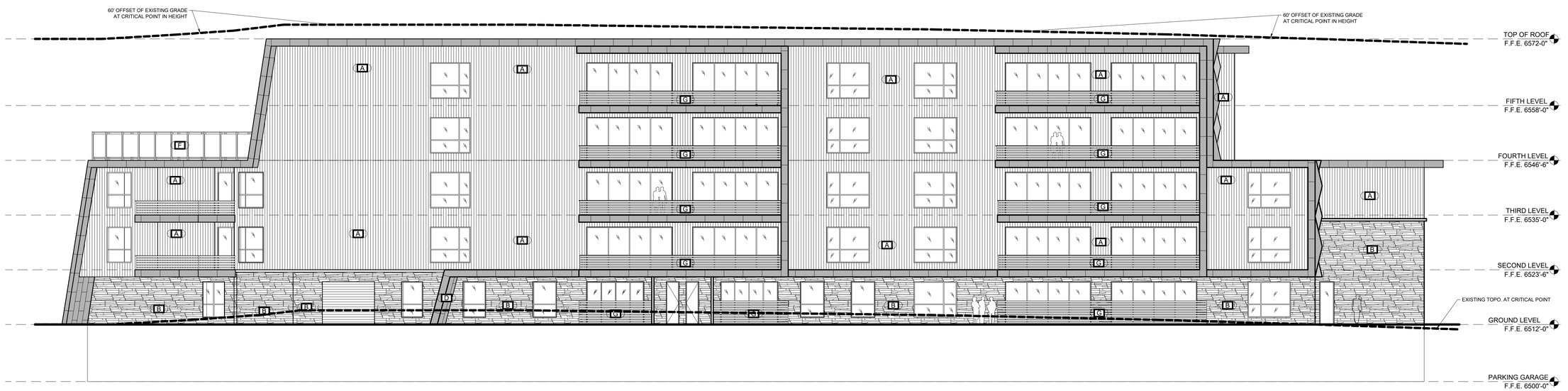


LEGEND

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2 BLDG C - EXTERIOR ELEVATION
3/32" = 1'-0"



1 BLDG C - EXTERIOR ELEVATION
3/32" = 1'-0"

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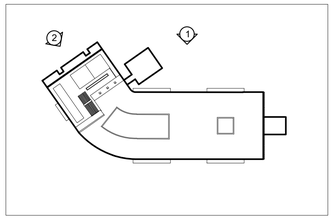
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SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

BLDG. C
EXTERIOR
ELEVATIONS

SCALE: 3/32" = 1'-0"
DATE: Mar 16, 2026

A3.5

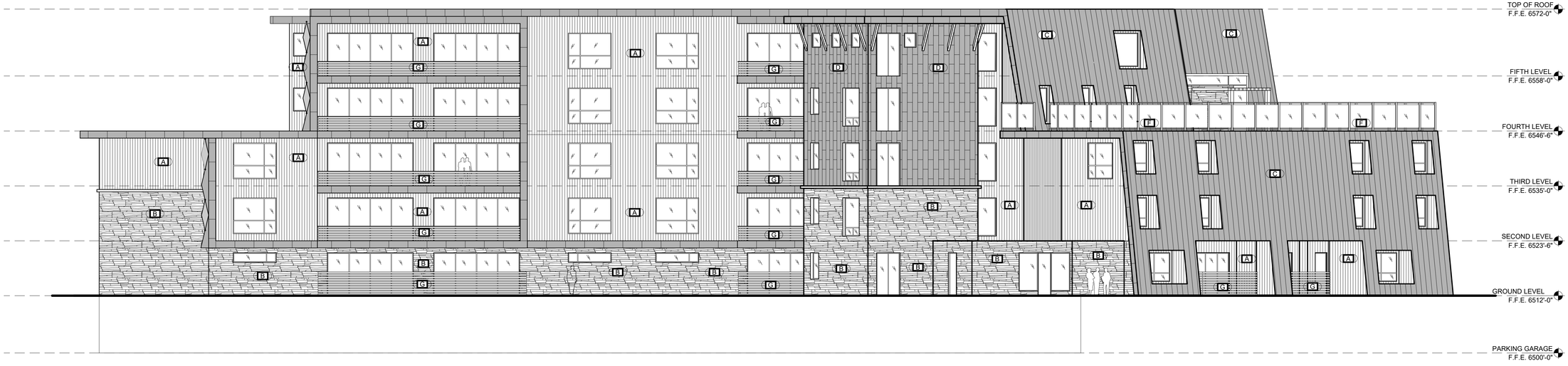


LEGEND

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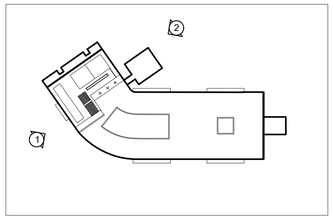
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

BLDG. C
EXTERIOR
ELEVATIONS

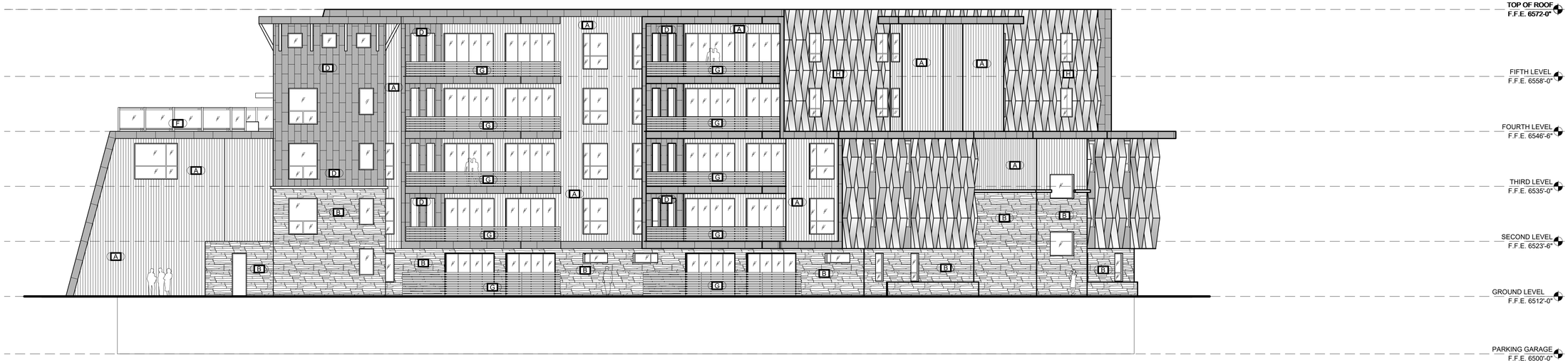
SCALE: 3/32" = 1'-0"
DATE: Dec 17, 2025

A3.6



LEGEND

- A. 1" X 6" VERTICAL SIDING
- B. DRYSTACK STONE
- C. WESTERN STATES ROOFING MATTE ZINC METAL STANDING SEAM ROOF
- D. 16" X 48" METAL PANELS
- E. FROSTED GLASS
- F. CLEAR GLASS RAILING
- G. METAL RAILING
- H. MATTE ZINC SPECIALTY WALL PANELS



2 BLDG C - EXTERIOR ELEVATION
3/32" = 1'-0"



1 BLDG C - EXTERIOR ELEVATION
3/32" = 1'-0"

REVISIONS

BRIDGWATER CONSULTING GROUP
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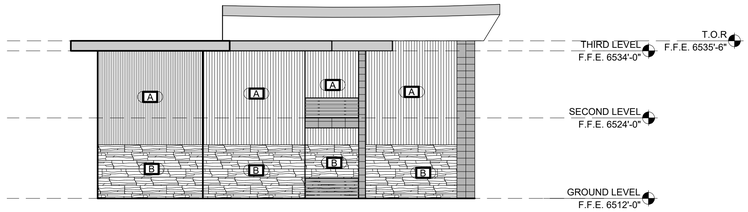
BLDG. C
EXTERIOR
ELEVATIONS

SCALE: 3/32" = 1'-0"
DATE: Dec 17, 2025

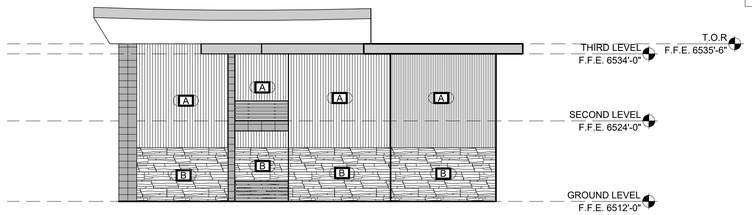
A3.7

LEGEND

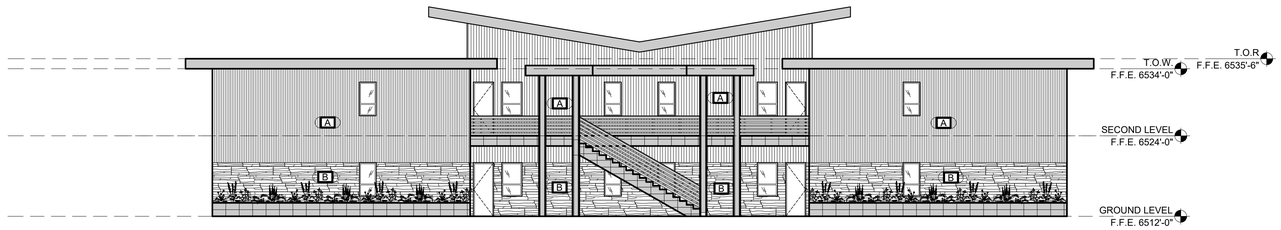
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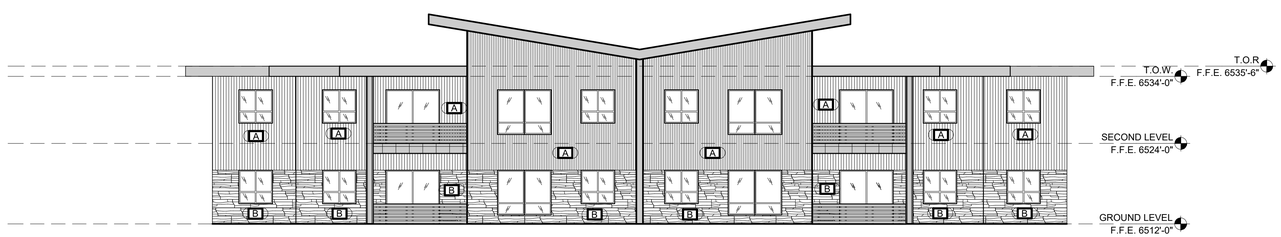
4 BLDG D (TYP) - EXTERIOR ELEVATION
3/32" = 1'-0"



3 BLDG D (TYP) - EXTERIOR ELEVATION
3/32" = 1'-0"



2 BLDG D (TYP) - EXTERIOR ELEVATION
3/32" = 1'-0"



1 BLDG D (TYP) - EXTERIOR ELEVATION
3/32" = 1'-0"

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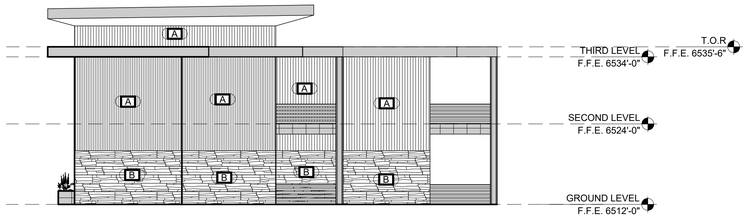
BLDGS D (TYP)
EXTERIOR
ELEVATIONS

SCALE: 3/32" = 1'-0"
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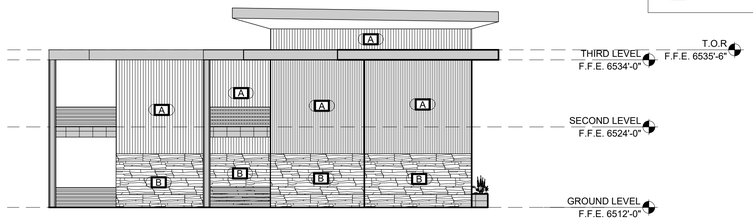
A3.8

LEGEND

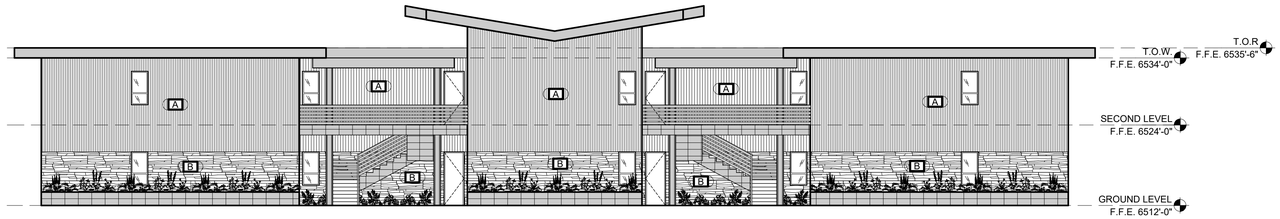
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4 BLDG E (TYP) - EXTERIOR ELEVATION
3/32" = 1'-0"



3 BLDG E (TYP) - EXTERIOR ELEVATION
3/32" = 1'-0"



2 BLDG E (TYP) - EXTERIOR ELEVATION
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BLDG E (TYP)
EXTERIOR
ELEVATIONS

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A3.9



FLASHING	
MATERIAL:	STEEL FLASHING
MANUFACTURER:	FABRICATED ARCHITECTURAL METAL FLASHING.
COLOR:	FACTORY APPLIED ARCHITECTURAL POWDER COAT - DARK BROWN.
DESCRIPTION:	STEEL
SUSTAINABILITY:	STEEL FLASHING IS A HIGHLY SUSTAINABLE, DURABLE BUILDING MATERIAL, OFTEN CONTAINING UP TO 95% RECYCLED CONTENT AND OFFERING 100% RECYCLABILITY AT THE END OF ITS LONG, 50+ YEAR LIFESPAN. IT REDUCES LANDFILL WASTE, REQUIRES MINIMAL MAINTENANCE, AND SUPPORTS A CIRCULAR ECONOMY, MAKING IT A TOP ECO-FRIENDLY CHOICE FOR ROOF PROTECTION



WINDOWS	
MATERIAL:	ALUMINUM-CLAD FIBERGLASS WINDOW SYSTEM
MANUFACTURER/ SERIES:	MARVIN SIGNATURE MODERN
COLOR:	BLACK EXTERIOR, BLACK INTERIOR
DESCRIPTION:	HIGH-PERFORMANCE FIBERGLASS WITH ALUMINUM EXTERIOR, INSULATED LOW-E GLASS
SUSTAINABILITY:	ALUMINUM IS HIGHLY SUSTAINABLE: IT'S 100% RECYCLABLE, REUSABLE INDEFINITELY, AND REQUIRES ONLY 5% OF THE ENERGY TO RECYCLE VERSUS NEW PRODUCTION. ALUMINUM WINDOWS ARE ENERGY-EFFICIENT, LIGHTWEIGHT, AND DURABLE, OFFERING STRONG THERMAL PERFORMANCE WITH A LOW CARBON FOOTPRINT FROM MANUFACTURING THROUGH END-OF-LIFE RECYCLING.



T&G SOFFIT	
MATERIAL:	TONGUE-AND-GROOVE WOOD SOFFIT
MANUFACTURER/ SERIES:	THERMORY, ACCOYA, KEBONY (OR APPROVED EQUAL)
COLOR:	NATURAL WOOD TONE WITH FACTORY-APPLIED CLEAR UV OIL
DESCRIPTION:	1X4 T&G, HORIZONTAL, CONTINUOUS, CONCEALED FASTENERS, RATED FOR EXTERIOR USE
SUSTAINABILITY:	FSC-CERTIFIED WOOD SUPPORTS RESPONSIBLY MANAGED FORESTS, PROTECTING BIODIVERSITY, LIMITING DEFORESTATION, AND SUPPORTING COMMUNITIES. IT IS A RENEWABLE, CARBON-EFFICIENT MATERIAL THAT PROVIDES ENVIRONMENTAL, SOCIAL, AND ECONOMIC BENEFITS FOR CONSTRUCTION, FURNITURE, AND PAPER PRODUCTS.



GLASS RAILING SYSTEM	
MATERIAL:	METAL GUARDRAIL SYSTEM WITH GLASS INFILL
	FABRICATED ARCHITECTURAL METAL RAILING SYSTEM OR APPROVED EQUAL
COLOR:	FACTORY-APPLIED ARCHITECTURAL POWDER COAT
DESCRIPTION:	STEEL OR ALUMINUM WITH TEMPERED LAMINATED GLASS PANELS, CLEAR OR LOW-IRON CLEAR GLASS
SUSTAINABILITY:	THE METAL AND GLASS RAILING SYSTEM UTILIZES DURABLE, RECYCLABLE MATERIALS THAT SUPPORT LONG-TERM SUSTAINABILITY. ALUMINUM AND STEEL COMPONENTS CONTAIN HIGH RECYCLED CONTENT AND ARE FULLY RECYCLABLE AT END OF LIFE. TEMPERED GLASS IS LONG-LASTING AND LOW-MAINTENANCE, REDUCING MATERIAL REPLACEMENT, WASTE, AND LIFE-CYCLE ENVIRONMENTAL IMPACT.



STEEL CABLE RAILING SYSTEM	
MATERIAL:	STEEL AND CABLE RAILING SYSTEM
	FABRICATED ARCHITECTURAL METAL RAILING SYSTEM OR APPROVED EQUAL
COLOR:	BLACK FACTORY-APPLIED ARCHITECTURAL POWDER COAT
DESCRIPTION:	
SUSTAINABILITY:	THE STEEL AND CABLE RAILING SYSTEM USES HIGHLY DURABLE, FULLY RECYCLABLE MATERIALS THAT SUPPORT LONG-TERM SUSTAINABILITY. STEEL CONTAINS SIGNIFICANT RECYCLED CONTENT AND CAN BE RECYCLED INDEFINITELY WITHOUT LOSS OF PERFORMANCE. STAINLESS STEEL CABLES REQUIRE MINIMAL MAINTENANCE AND PROVIDE EXTENDED SERVICE LIFE, REDUCING MATERIAL WASTE AND OVERALL ENVIRONMENTAL IMPACT.



ALUMINUM STOREFRONT	
MATERIAL:	ALUMINUM-CLAD FIBERGLASS STOREFRONT SYSTEM
COLOR	BLACK EXTERIOR, BLACK INTERIOR
DETAILS:	HIGH-PERFORMANCE FIBERGLASS WITH ALUMINUM EXTERIOR, INSULATED LOW-E GLASS
SUSTAINABILITY:	ALUMINUM IS HIGHLY SUSTAINABLE: IT'S 100% RECYCLABLE, REUSABLE INDEFINITELY, AND REQUIRES ONLY 5% OF THE ENERGY TO RECYCLE VERSUS NEW PRODUCTION. ALUMINUM WINDOWS ARE ENERGY-EFFICIENT, LIGHTWEIGHT, AND DURABLE, OFFERING STRONG THERMAL PERFORMANCE WITH A LOW CARBON FOOTPRINT FROM MANUFACTURING THROUGH END-OF-LIFE RECYCLING.

NOTES

EXTERIOR SIDING SHALL COMPLY WITH R703.3

CONTRACTOR TO SUBMIT SAMPLES OF FINAL MATERIALS TO CLIENT/CLIENT REPRESENTATIVE PRIOR TO ORDERING FOR FINAL APPROVAL.

CHIMNEYS SHALL EXTEND AT LEAST 2 FT HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10 FT. BUT SHALL NOT BE LESS THAN 3 FT. ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.

EXISTING GRADE 36" OFFSET TAKEN AT CRITICAL POINTS.

ALL METAL APPLICATIONS SHALL BE NON-CORROSIVE.

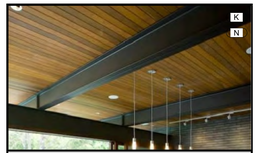
LEGEND

- (A.) STANDING SEAM ROOF SYSTEM (DARK GREY ZINC)
- (B.) METAL PANELS (DARK GREY ZINC)
- (C.) METAL FASCIA (DARK GREY ZINC)
- (D.) WOOD FASCIA (2-PC. STAINED)
- (E.) HORIZONTAL 1X6 SIDING (STAINED)
- (F.) DRYSTACK STONE
- (G.) STONE CAP
- (H.) GLASS RAILING
- (I.) METAL FLUE W/ SPARK ARRESTOR BEHIND METAL MESH (BLACK).
- (J.) METAL DETAIL (DARK GREY ZINC)
- (K.) PAINTED STEEL "I" BEAM OUTRIGGERS (BLACK)
- (L.) "C" CHANNEL METAL HEADER
- (M.) STAINED T&G SOFFIT
- (N.) PAINTED STEEL "I" EXPRESSED BEAM (BLACK)

(M) MOTORIZED OPENABLE AWNING WINDOW

(E) EGRESS WINDOW OR DOOR

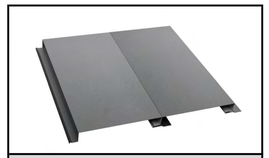
(G) WINDOW SHALL NOT OPEN MORE THAN 4" - PROVIDE WINDOW GUARD.



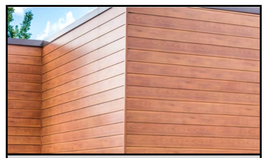
PAINTED STEEL BEAMS	
MATERIAL:	EXPOSED STRUCTURAL STEEL BEAMS
	FABRICATED STRUCTURAL STEEL
COLOR:	MATTE BLACK TO MATCH ROOF FASCIA AND WINDOW FRAMES
DESCRIPTION:	FACTORY-APPLIED ARCHITECTURAL POWDER COAT FINISH PREFERRED
SUSTAINABILITY:	STRUCTURAL STEEL BEAMS ARE HIGHLY SUSTAINABLE, WITH ~92% RECYCLED CONTENT AND 100% RECYCLABILITY WITHOUT QUALITY LOSS. DURABLE AND OFTEN REUSED, STEEL SUPPORTS A CIRCULAR ECONOMY, REDUCES CONSTRUCTION WASTE, AND IMPROVES BUILDING EFFICIENCY.



ROOF PAVERS/TERRACE SYSTEMS	
MATERIAL:	2CM PAVERS ON ADJUSTABLE PEDESTAL SYSTEM WITH 6125 HYDROTECH MONOLITHIC MEMBRANE SYSTEM
MANUFACTURER:	BISON (ELEVATED DECK SYSTEMS) OR APPROVED EQUAL
COLOR:	SEASTONE GREY (DARK GREY)
DETAILS:	COMMERCIAL GRADE, STONE-LOOK FINISH, SRI 34 SOLAR REFLECTANCE
SUSTAINABILITY:	COOL ROOF PAVERS IMPROVE ENERGY EFFICIENCY BY REFLECTING MORE SUNLIGHT AND ABSORBING LESS HEAT THAN TRADITIONAL ROOFING. MADE FROM ULTRA-WHITE MATERIALS, THEY REDUCE HEAT TRANSFER INTO BUILDINGS AND LOWER COOLING DEMANDS. THEY ALSO MEET LEED REQUIREMENTS, WITH A MINIMUM SOLAR REFLECTANCE INDEX (SRI) OF 78.



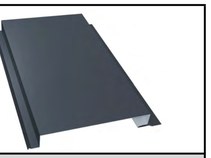
METAL PANELS - WALL CLADDING	
MATERIAL:	ZINC
MANUFACTURER:	WESTERN STATES (OR APPROVED EQUAL)
COLOR	GREY ZINC
DESCRIPTION	FACTORY-FINISHED FORMED METAL PANEL WITH CONCEALED FASTENERS, CONTINUOUS CLEATS, AND FULL-INTEGRATED FLASHING.
DETAILS:	MATCH METAL ROOF SYSTEM - 22 GAUGE - COORDINATE WITH ROOFING AND WALL WATERPROOFING SYSTEMS.
TESTING & APPROVALS	SAME PERFORMANCE STANDARDS AS ROOF SYSTEM WHERE APPLICABLE, INSTALLED PER MFR. RECOMMENDATIONS.
SUSTAINABILITY:	ZINC IS HIGHLY RECYCLABLE TO ITS 100% RECYCLABILITY WITHOUT QUALITY LOSS. HIGH CORROSION RESISTANCE (EXTENDING PRODUCT LIFE UP TO 100+ YEARS), AND NATURAL ABUNDANCE. OVER 80% OF AVAILABLE ZINC IS RECYCLED, AND IT IS CRUCIAL FOR LONG-LASTING, LOW-MAINTENANCE FACADE.



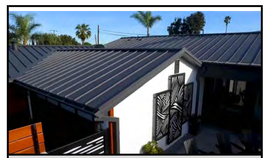
WOOD-LOOK ALUMINUM CLADDING	
MATERIAL:	EXTRUDED ALUMINUM
MANUFACTURER:	LONGBOARD (OR APPROVED EQUAL)
COLOR	DARK BROWN (COLOR TO BE SELECTED FROM MFR. CATALOG)
DETAILS:	1X8 HORIZONTAL CLADDING, CONCEALED FASTENERS, ARCHITECTURAL GRADE. INSTALL PER MFR. SPECIFICATIONS.
SUSTAINABILITY:	ALUMINUM IS HIGHLY SUSTAINABLE: IT'S 100% RECYCLABLE, REUSABLE INDEFINITELY, AND REQUIRES ONLY 5% OF THE ENERGY TO RECYCLE VERSUS NEW PRODUCTION. ALUMINUM SIDING IS ENERGY-EFFICIENT, LIGHTWEIGHT, AND DURABLE, OFFERING STRONG THERMAL PERFORMANCE WITH A LOW CARBON FOOTPRINT FROM MANUFACTURING THROUGH END-OF-LIFE RECYCLING.



DRYSTACK STONE VENEER	
MATERIAL:	MOUNTAIN VALLEY STONE VENEER DIMENSIONAL LEDGESTONE
COLOR:	GRAY/CHARCOAL CUSTOM BLEND
FINISH:	SPLIT-FACE, LINEAR PROFILE, DRY-STACK APPEARANCE (TIGHT-FIT STONE WITH NO VISIBLE MORTAR)
DETAILS:	4" THICKNESS, SEE INSTALLATION DETAILS. INSTALL PER IRC R703.8 AND IRC CHAPTER 7.
SUSTAINABILITY:	STONE VENEER IN UTAH IS HIGHLY SUSTAINABLE DUE TO LOCAL SOURCING, EXTREME DURABILITY, AND ENERGY EFFICIENCY. REGIONAL MANUFACTURERS LIKE MOUNTAIN VALLEY STONE USE PLATINUM-CERTIFIED QUARRIES, MINIMIZE WASTE WITH 95% MATERIAL USAGE, REDUCE TRANSPORTATION EMISSIONS, AND PROVIDE LONG-LASTING, LOW-MAINTENANCE PERFORMANCE.



METAL FASCIA	
MATERIAL:	METAL ROOF PANEL
MANUFACTURER:	WESTERN STATES
COLOR	BLACK ZINC MATTE
DESCRIPTION	FACTORY-FINISHED FORMED METAL FASCIA AND COPING SYSTEM WITH CONCEALED FASTENERS, CONTINUOUS CLEATS, AND FULLY-INTEGRATED (DOUBLE) FLASHING AT ROOF EDGE AND PARAPET CONDITIONS.
DETAILS:	MATCH METAL ROOF SYSTEM - 22 GAUGE - COORDINATE WITH ROOFING AND WALL WATERPROOFING SYSTEMS.
TESTING & APPROVALS	SAME PERFORMANCE STANDARDS AS ROOF SYSTEM WHERE APPLICABLE, INSTALLED PER MFR. RECOMMENDATIONS.
SUSTAINABILITY:	ZINC IS HIGHLY RECYCLABLE TO ITS 100% RECYCLABILITY WITHOUT QUALITY LOSS. HIGH CORROSION RESISTANCE (EXTENDING PRODUCT LIFE UP TO 100+ YEARS), AND NATURAL ABUNDANCE. OVER 80% OF AVAILABLE ZINC IS RECYCLED, AND IT IS CRUCIAL FOR LONG-LASTING, LOW-MAINTENANCE FACADE.



STANDING SEAM ROOF SYSTEM	
MATERIAL:	METAL ROOF PANEL
MANUFACTURER:	WESTERN STATES
COLOR	BLACK ZINC MATTE
DESCRIPTION	STANDING SEAM METAL ROOFING SNAP LOCK PANEL WITH CLIPS AND CONCEALED FASTENERS
DETAILS:	1.7" RIB HEIGHT, 24 GAUGE, GALVALUME/ZINCALUME SUBSTRATE, CLIP RELIEF, PVDF RESIN BASED FINISH.
TESTING & APPROVALS	UL 2218A IMPACT RESISTANCE - CLASS 4, UL 790 FIRE RESISTANCE RATING - CLASS A, UL 580 WIND UPLIFT RESISTANCE - CLASS 90, ASTM E1680 AIR LEAKAGE TEST, ASTM E1646 WATER PENETRATION TEST, ASTM E283 AIR LEAKAGE, ASTM E331 WATER PENETRATION.
SUSTAINABILITY:	STANDING-SEAM METAL ROOFS ARE HIGHLY SUSTAINABLE, OFFERING A 50+ YEAR LIFESPAN, 100% RECYCLABILITY, AND HIGH RECYCLED CONTENT (OFTEN 25%–85%). THEY ENHANCE ENERGY EFFICIENCY THROUGH REFLECTIVE "COOL ROOF" TECHNOLOGY, WHICH REDUCES COOLING COSTS AND URBAN HEAT ISLAND EFFECTS. THESE ROOFS ARE ALSO DURABLE, LOW-MAINTENANCE, FIRE-RESISTANT

1 EXTERIOR MATERIAL BOARD

REVISIONS

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SILVER CREEK BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

PERMIT

EXTERIOR MATERIALS BOARD

SCALE:

DATE: Feb 24, 2026

A3.2



UNITS 101, 102, 112, 115
2911 SQ FT

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

0 2' 4' 8' 12'
SCALE: 1/4"=1'-0'

REVISIONS

BRIDGWATER CONSULTING GROUP
6443 N. BUSINESS PARK LOOP RD. SUITE 10 Park City, Utah 84098
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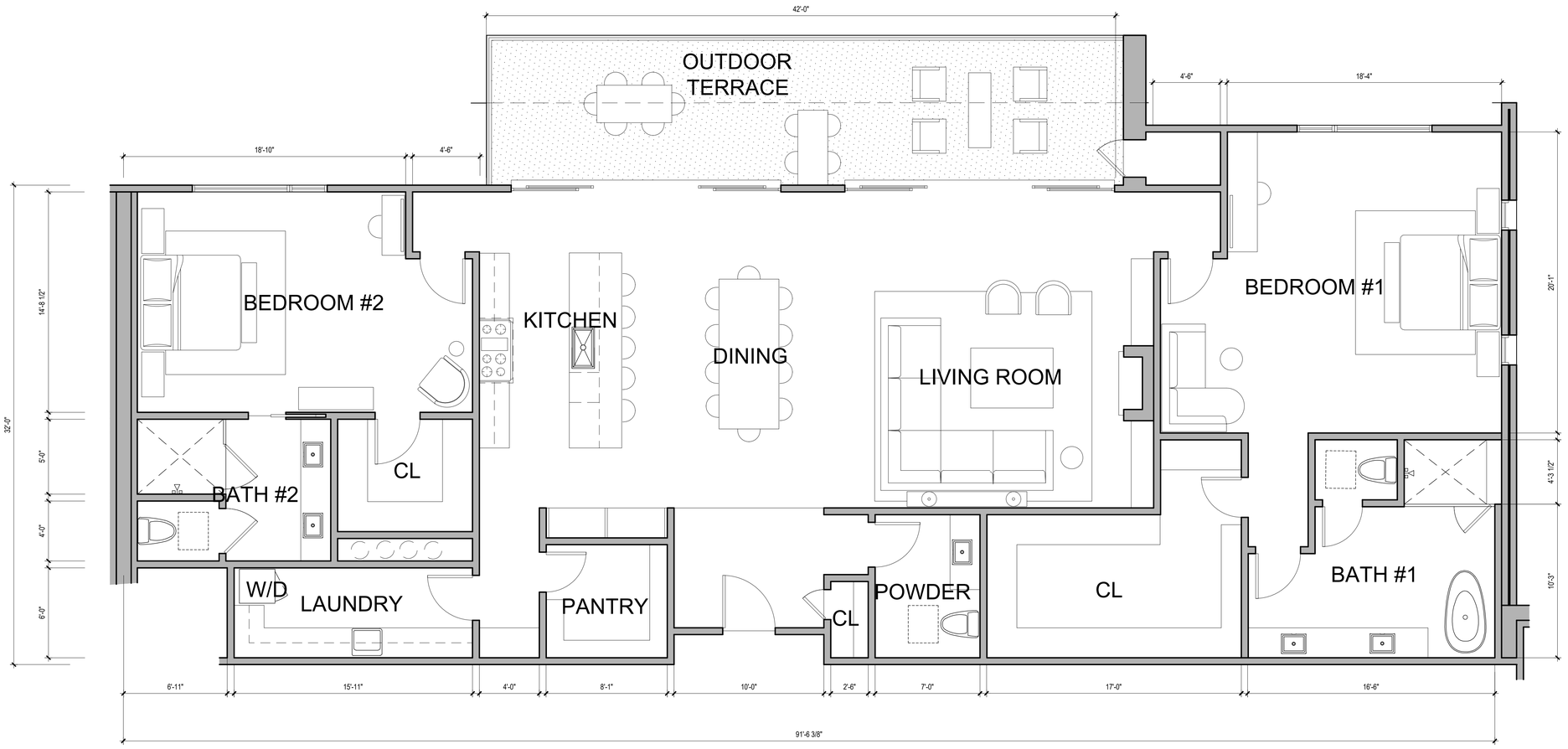
LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

FLOOR PLAN
1

SCALE: 1/4" = 1'-0"
DATE: Dec 10, 2025

FP 1

100



UNITS 201, 202, 209, 210, 301, 302, 311, 312
3015 SQ FT

FLOOR PLAN 2
1/4" = 1'-0"

0 2' 4' 8' 12'
SCALE: 1/4"=1'-0'

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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

FLOOR PLAN
2

SCALE: 1/4" = 1'-0"
DATE: Dec 10, 2025

FP 2



AFFORDABLE HOUSING UNITS

UNITS 103, 113

1481 SQ FT

FLOOR PLAN 3

1/4" = 1'-0"

0 2' 4' 8' 12'

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

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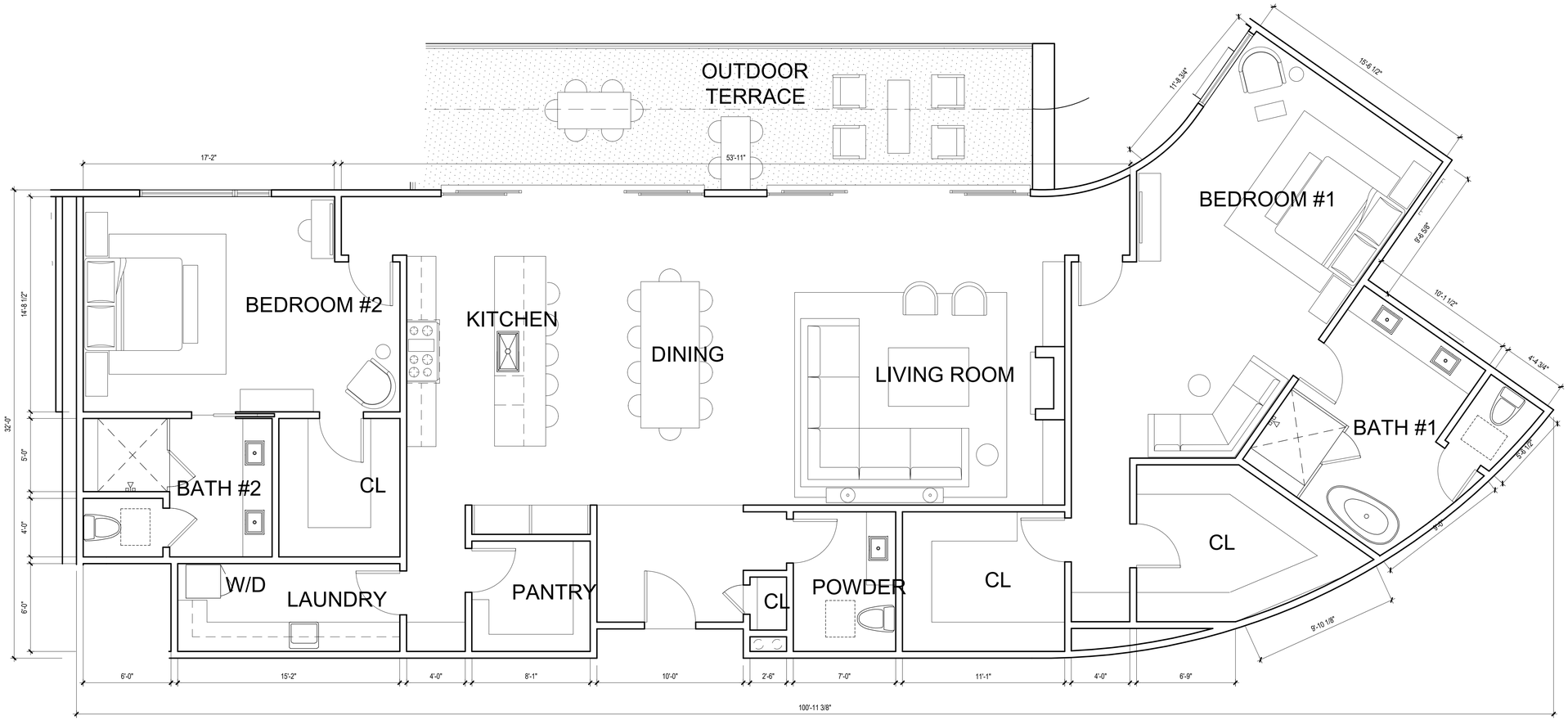
LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

FLOOR PLAN
3

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

DATE: Dec 10, 2025

FP 3



UNITS 104, 110, 204, 208, 304, 310, 404, 408, 504, 508
3023 SQ FT

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

0 2' 4' 8' 12'
SCALE: 1/4"=1'-0'

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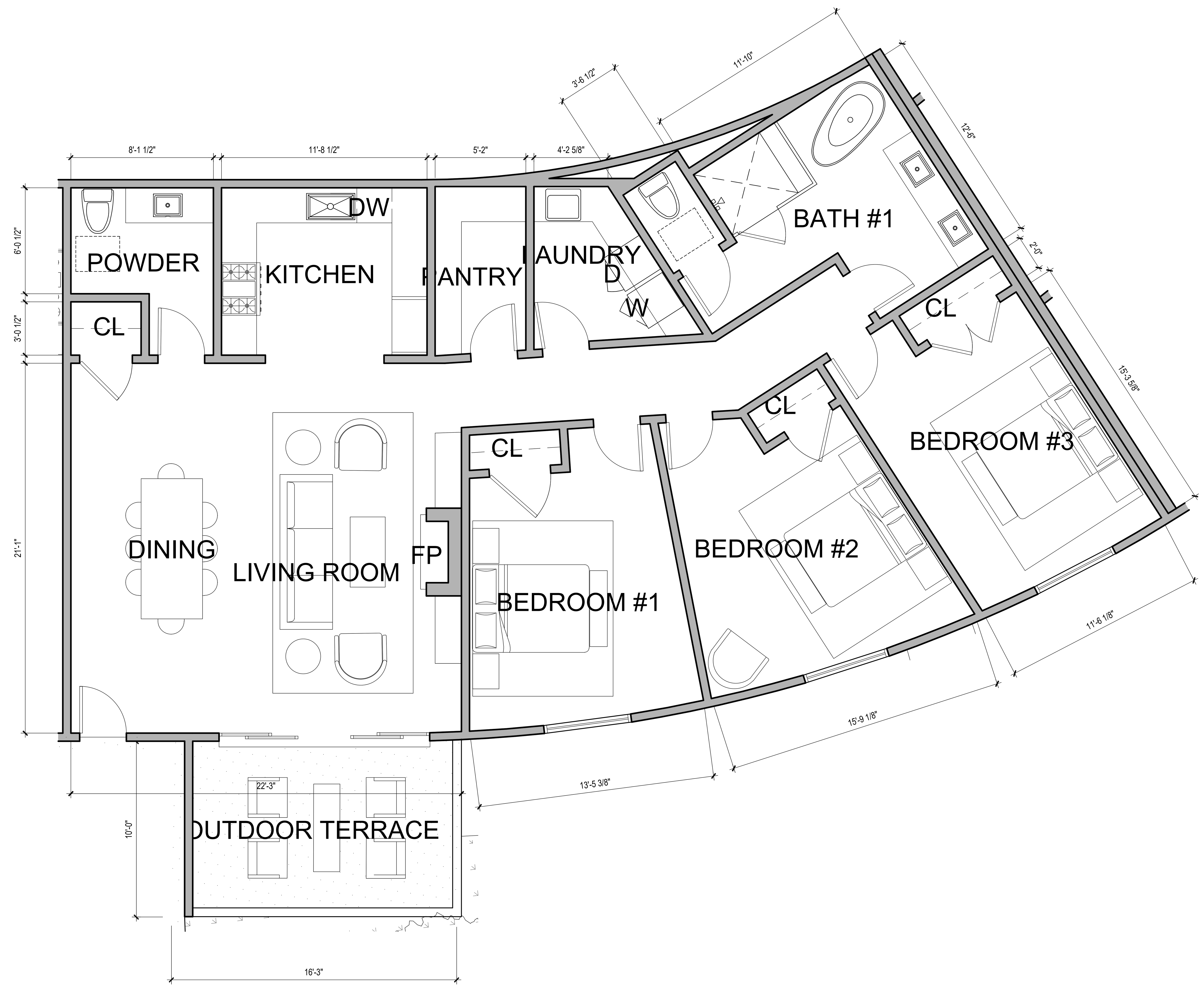
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

FLOOR PLAN
4

SCALE: 1/4" = 1'-0"
DATE: Dec 10, 2025

FP 4



AFFORDABLE HOUSING UNITS

UNITS 105, 111

1792 SQ FT

FLOOR PLAN 5

1/4" = 1'-0"

0 2' 4' 8' 12'

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

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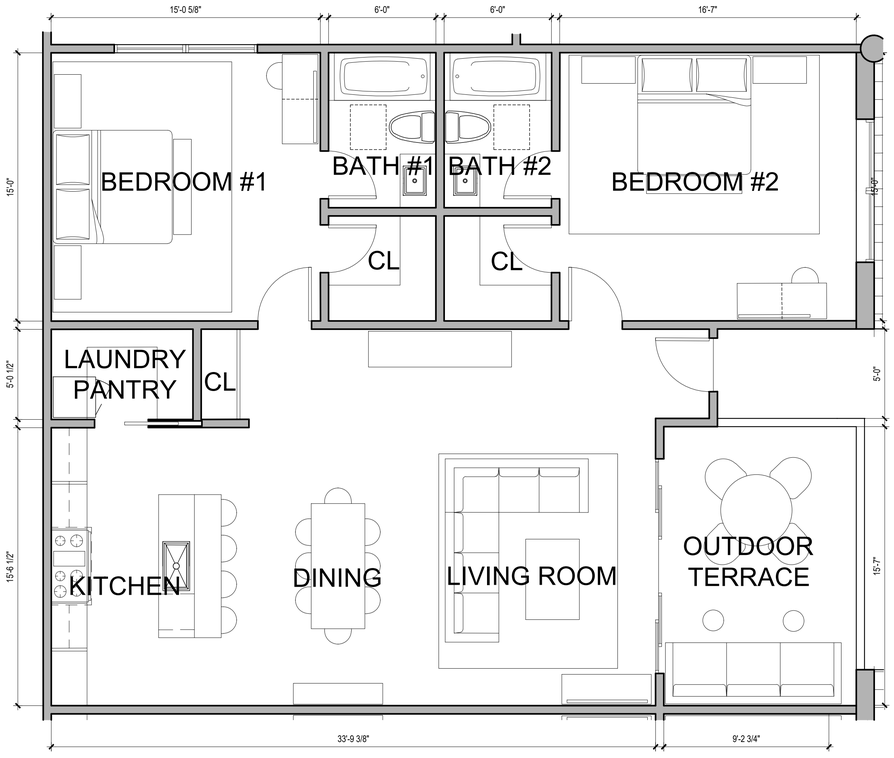
LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

FLOOR PLAN
5

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

DATE: Dec 10, 2025

FP 5



AFFORDABLE HOUSING UNITS

UNITS 106, 107, 108, 109
1495 SQ FT

FLOOR PLAN 6
1/4" = 1'-0"

0 2' 4' 8' 12'
SCALE: 1/4"=1'-0'

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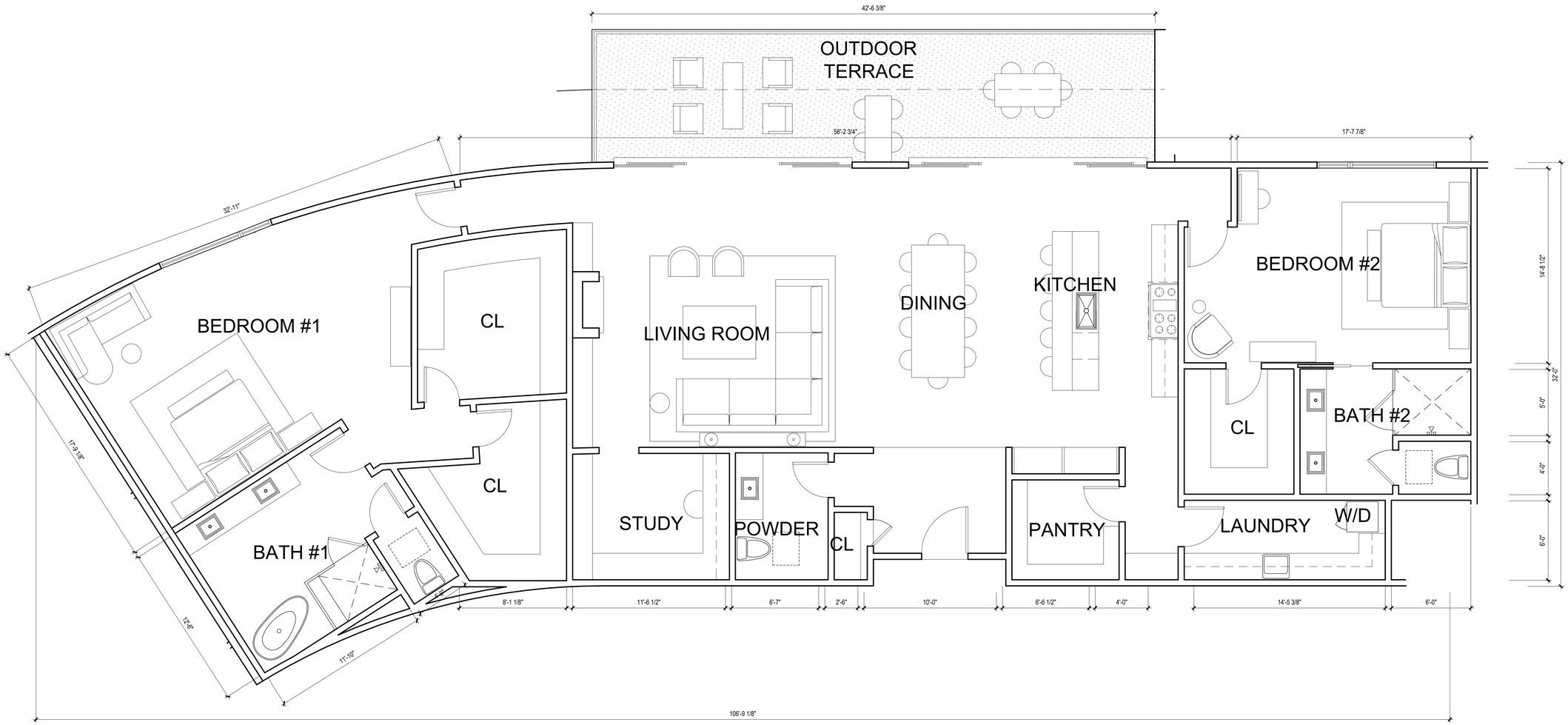
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

FLOOR PLAN
6

SCALE: 1/4" = 1'-0"
DATE: Dec 10, 2025

FP 6



UNITS 203, 207, 303, 309, 403, 407, 503, 507
3207 SQ FT

FLOOR PLAN 7
1/4" = 1'-0"

0 2' 4' 8' 12'
SCALE: 1/4"=1'-0'

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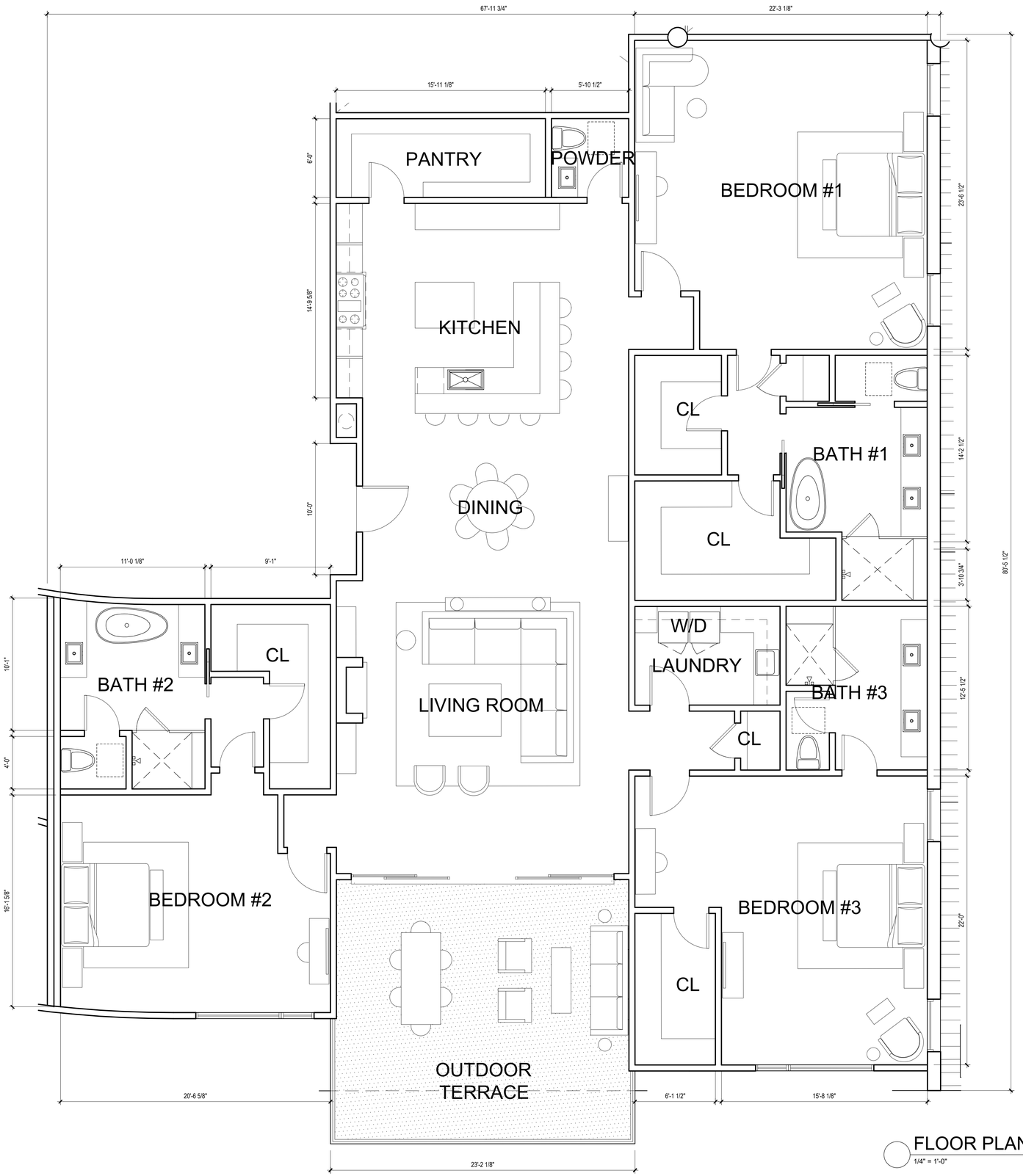
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

FLOOR PLAN
7

SCALE: 1/4" = 1'-0"
DATE: Dec 10, 2025

FP 7



UNITS 205, 206, 305, 308
3861 SQ FT

FLOOR PLAN 8
1/4" = 1'-0"

0 2' 4' 8' 12'
SCALE: 1/4"=1'-0'

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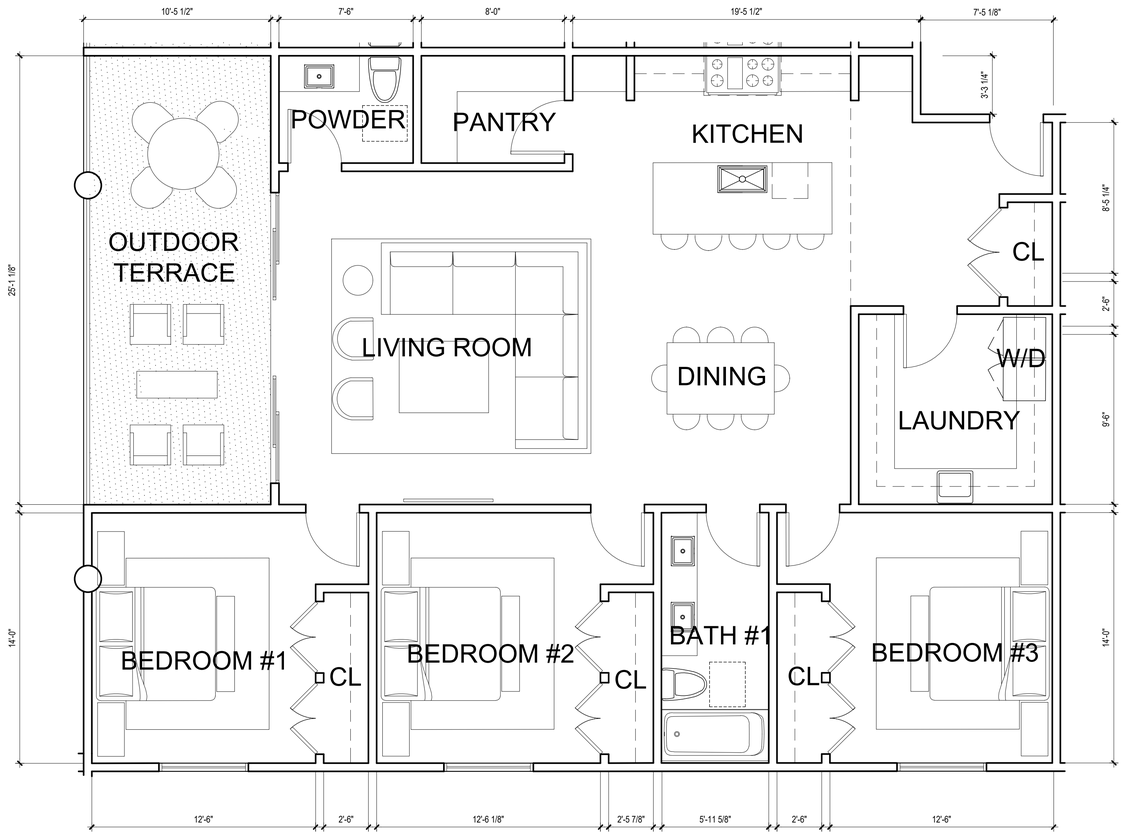
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

FLOOR PLAN
8

SCALE: 1/4" = 1'-0"
DATE: Dec 10, 2025

FP 8



AFFORDABLE HOUSING UNITS

UNITS A202, A203
1896 SQ FT

FLOOR PLAN 9
1/4" = 1'-0"

0 2' 4' 8' 12'
SCALE: 1/4"=1'-0'

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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

FLOOR PLAN
9

SCALE: 1/4" = 1'-0"
DATE: Dec 10, 2025

FP 9



AFFORDABLE HOUSING UNITS

UNITS A201, A204
1871 SQ FT

FLOOR PLAN 10
1/4" = 1'-0"

0 2' 4' 8' 12'
SCALE: 1/4"=1'-0'

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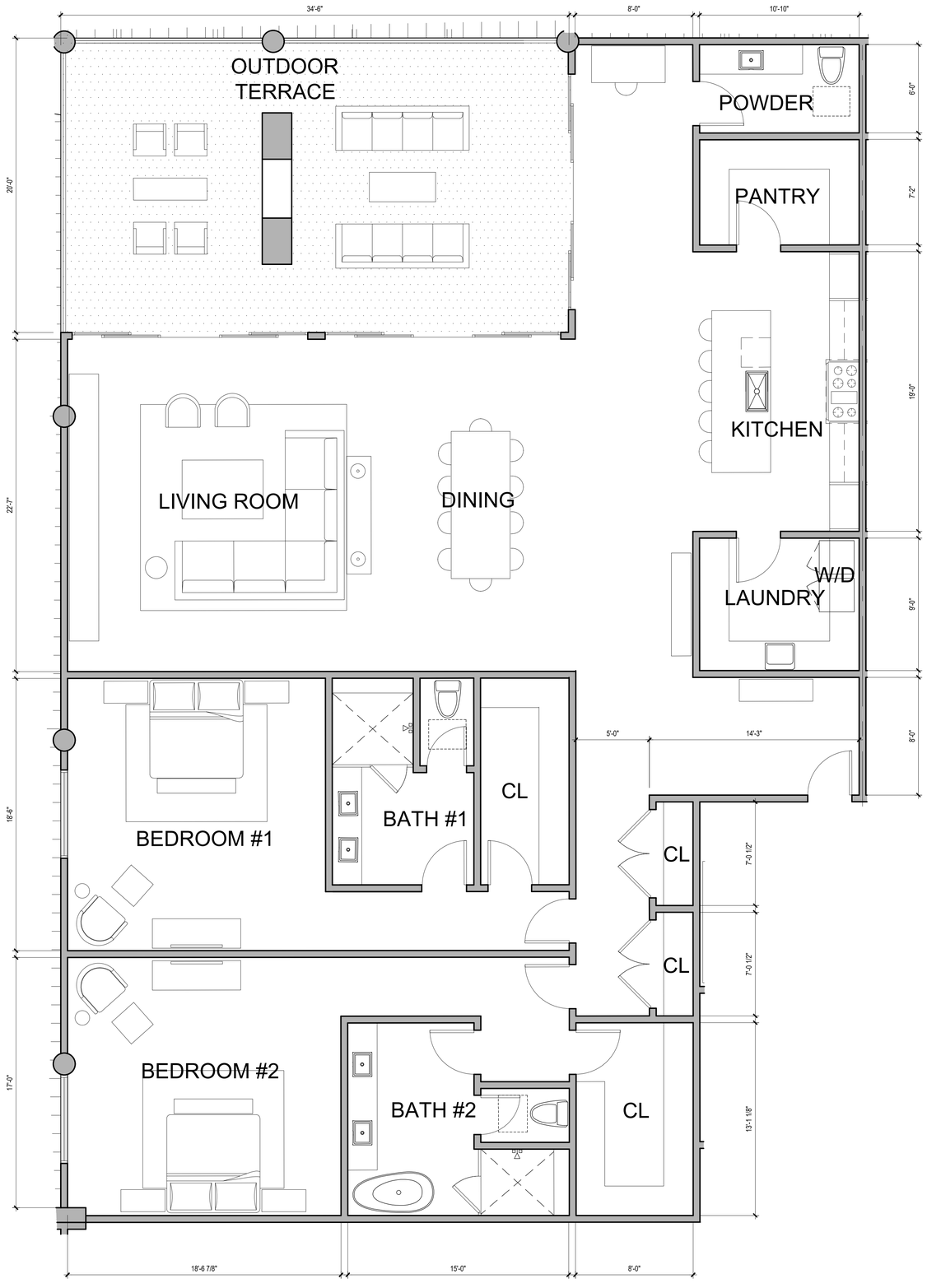
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

FLOOR PLAN
10

SCALE: 1/4" = 1'-0"
DATE: Dec 10, 2025

FP 10



UNITS 306, 307
3375 SQ FT

FLOOR PLAN 11
1/4" = 1'-0"

0 2' 4' 8' 12'
SCALE: 1/4"=1'-0'

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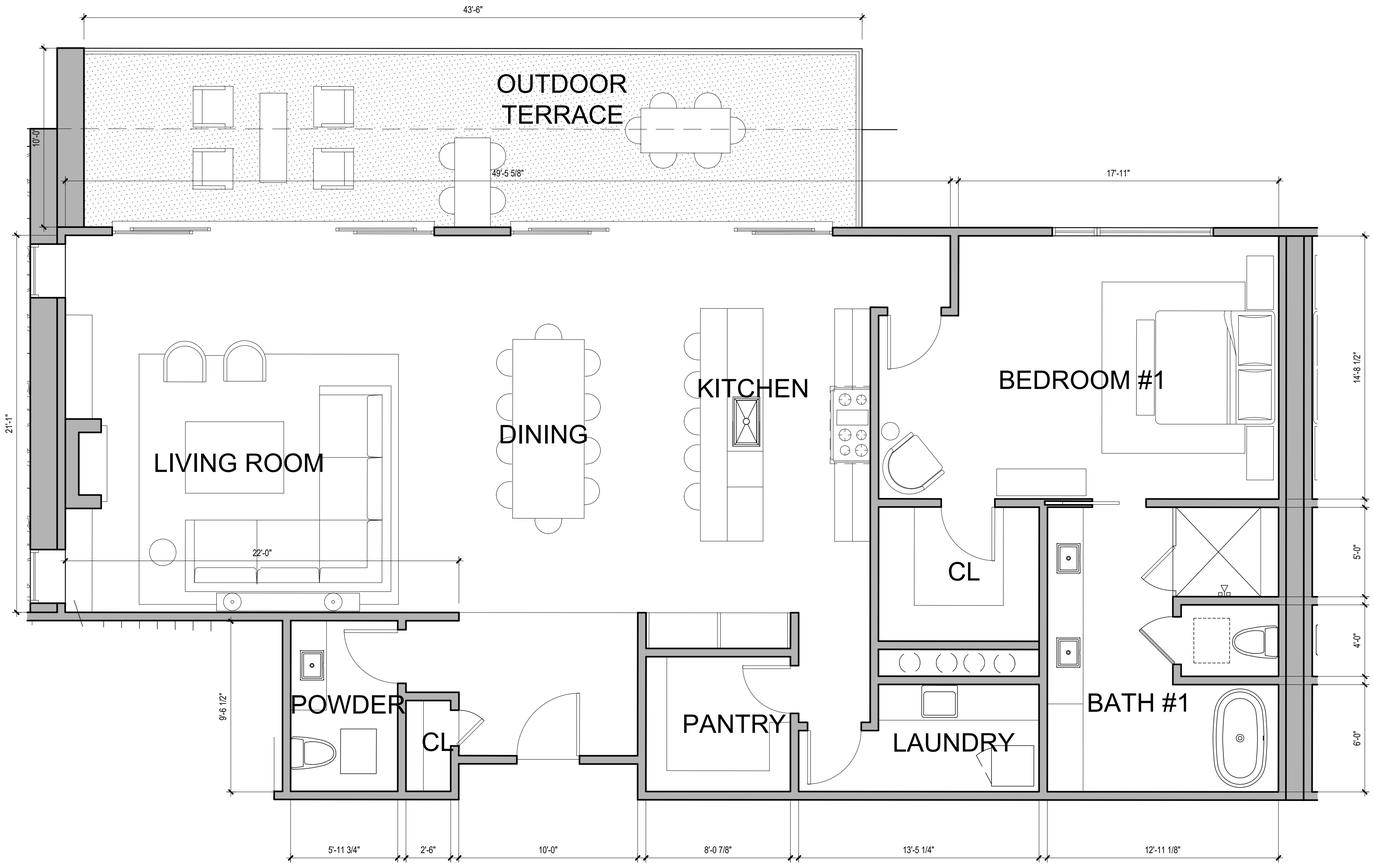
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

FLOOR PLAN
11

SCALE: 1/4" = 1'-0"
DATE: Dec 10, 2025

FP 11



UNITS 401,409,501,509
2103 SQ FT

FLOOR PLAN 12
1/4" = 1'-0"

0 2' 4' 8' 12'
SCALE: 1/4"=1'-0'

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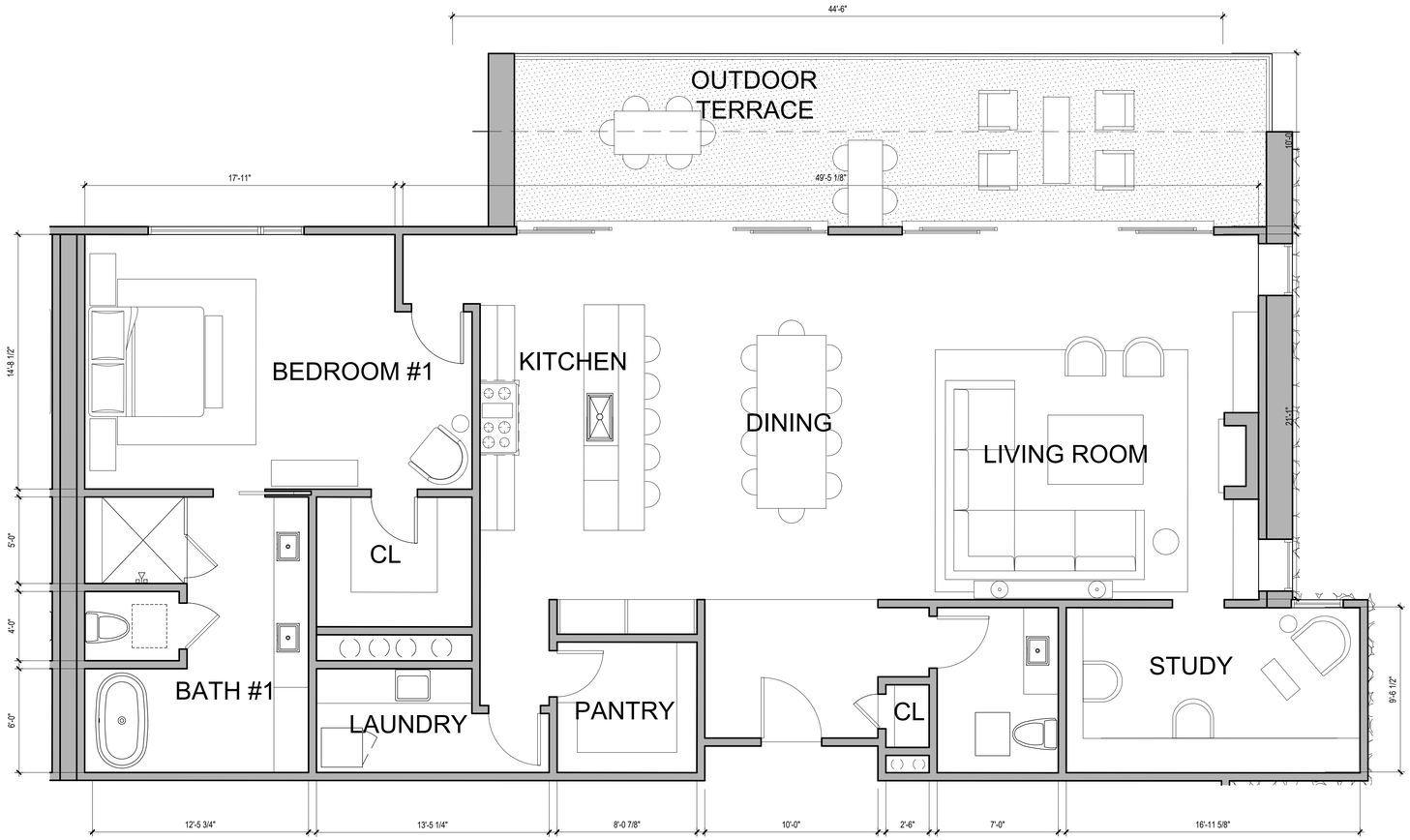
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

FLOOR PLAN
12

SCALE: 1/4" = 1'-0"
DATE: Dec 10, 2025

FP 12



UNITS 402, 410, 502,510
2290 SQ FT

FLOOR PLAN 13
1/4" = 1'-0"

0 2' 4' 8' 12'
SCALE: 1/4"=1'-0'

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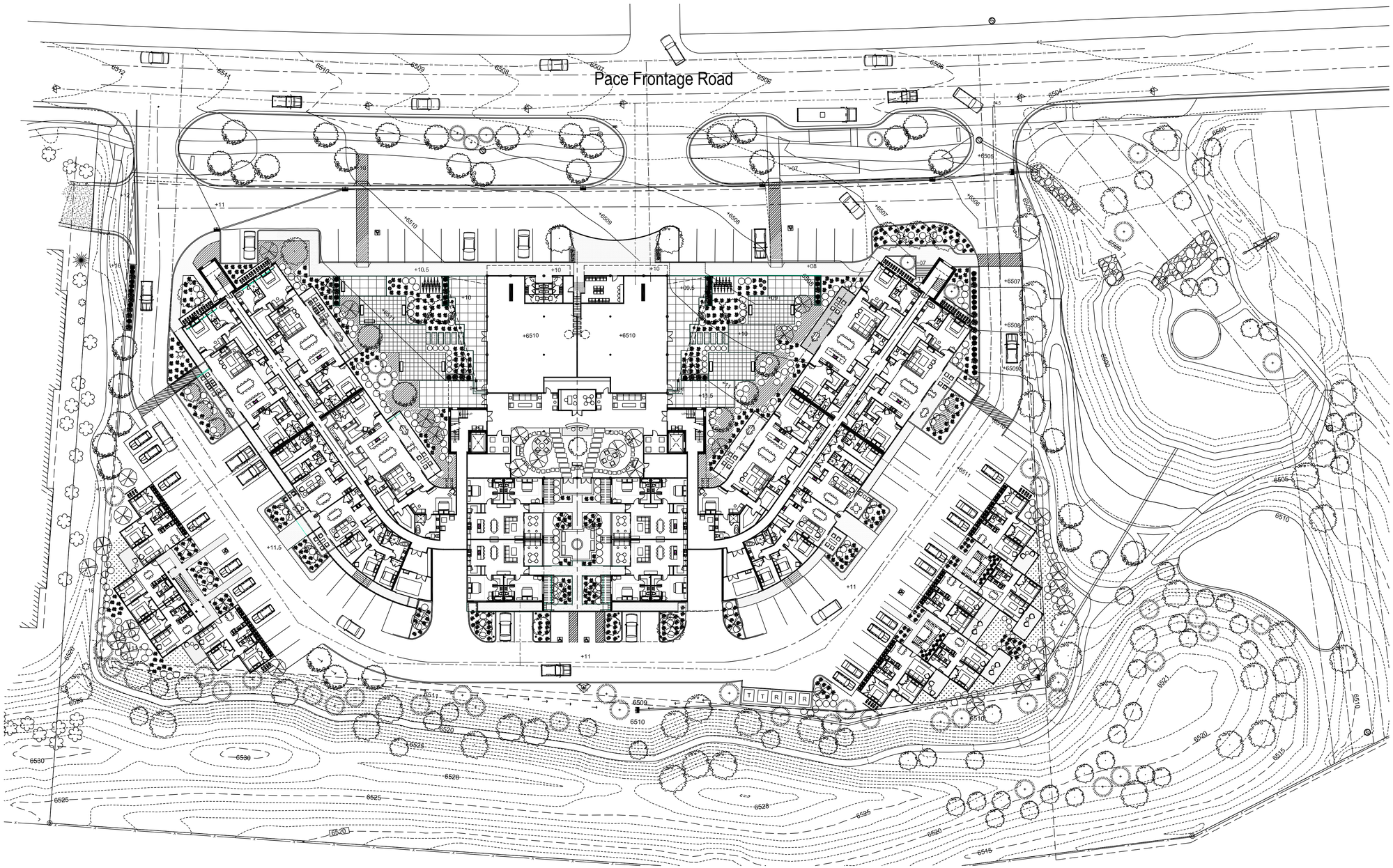
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LATITUDES
SILVER CREEK
BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

FLOOR PLAN
13

SCALE: 1/4" = 1'-0"
DATE: Dec 10, 2025

FP 13



SUGGESTED PLANT LIST

DECIDUOUS TREES	MIN. SIZE 2" CAL.
AMUR MAPLE	ACER GINNALA
ROCKY MTN. MAPLE	ACER GLABRUM
BIGTOOTH MAPLE	ACER GRANDIDENTATUM
NETLEAF HACKBERRY	CELTIS RETICULATA
QUAKING ASPEN	POPULUS TREMULOIDES
MAYDAY TREE	PRUNUS PADUS
CHOKECHERRY	PRUNUS VIRGINIANA
EVERGREEN TREES	**MIN. SIZE 8'**
WHITE FIR	ABIES CONCOLOR
SUBALPINE FIR	ABIES LASIOCARPA
ENGELMANN SPRUCE	PICEA ENGELMANNII
COLORADO SPRUCE	PICEA PUNGENS
LIMBER PINE	PINUS FLEXILIS
AUSTRIAN PINE	PINUS NIGRA

SHRUBS	5 GAL. CONT.
GREENLEAF MANZANITA	ARCTOSTAPHYLOS PATULA
MOUNTAIN LILAC	CEANOTHUS VELUTINUS
MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS
RUBBER RABBITBRUSH	CHRYSOTHAMNUS NAUSEOUS
MOUNTAIN SPRAY	HOLODISCUS DUMOSA
MOUNTAIN LOVER	PACHISTIMA MYRSENITES
MOUNTAIN NINEBARK	PHYSOCARPUS MONOGYNUS
WESTERN SANDCHERRY	PRUNUS BESSEYI
ALPINE CURRANT	RIBES ALPINUM
GOLDEN CURRANT	RIBES AUREUM
WOODS ROSE	ROSA WOODSII
DORR'S SAGE	SALVIA DORRII
SNOWBERRY	SYMPHORICARPUS ALBA

ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.
ALL LAWN AND NATIVE GRASS AREAS TO BE SPRAY IRRIGATED.

DISTURBED BERM AREAS TO HAVE TEMPORARY IRRIGATION SUFFICIENT TO INSURE SEED GERMINATION AND GROWTH.

ALL DISTURBED AREAS NOT COVERED BY PLANTINGS TO BE HYDROSEEDED WITH NATIVE GRASS MIX.

PERENNIALS/GROUNDCOVERS 1 GAL. CONTAINERS

Arrowleaf Balsamroot	Iceland Poppy
Pacific Aster	Rocky Mountain Iris
Black-eyed Susan	Maiden Pinks
Blanket Flower	Red Mexican Hat
Blue Flax	Mountain Lupine
Colorado Columbine	Large Flowered Penstemon
Purple Coneflower	Rocky Mountain Penstemon
Prairie Coneflower	Wasatch Penstemon
Lanceleaf Coreopsis	White Evening Primrose
Dame's Rocket	Showy Goldeneye
Fireflower	Northern Sweetvetch
Wild Geranium	White Yarrow

SEEDED AREAS

HARD FESCUE	35%
SHEEP FESCUE	25%
CHEWING FESCUE	20%
ROCKY MTN PENSTEMON	10%
BLUE FAX	5%
YARROW	5%

SEED AT RATE OF 40LBS./ACRE

LEGEND

- Deciduous Trees
- Ornamental Trees
- Evergreen Trees
- Deciduous/Evergreen Shrubs
- Ornamental Grasses
- Perennials/Groundcovers
- Lawn Area
- Raised Planters w/Annuals and Shrubs

LICENSED LANDSCAPE ARCHITECT
No. 349410
PETER G. GILLWALD
STATE OF UTAH

LandSOLUTIONS
PLANNING & DESIGN
PO Box 683175
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THIS DESIGN IS INTENDED TO COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE UTAH STATE-ADOPTED AMENDMENTS, LOCAL ORDINANCES AND BUILDING CODES. ENGINEERING DESIGN SHALL COMPLY WITH THE CURRENTLY ADOPTED 2018 IBC, AND SUBSEQUENTLY ASCE 7-16. ALL WORK IN THE FIELD SHALL ALSO COMPLY AS STATED

SILVER CREEK BUSINESS PARK
LOT 10
SUMMIT COUNTY, UTAH

SCALE:

DATE: February 26, 2026

L - 1.0

EXHIBIT B.1

Transportation Planning
1885 Ute Blvd.
Park City, UT 84098
Summitcountyutah.gov

Memo

To: Snyderville Basin Planning Commission.
From: Carl Miller, PMP, AICP CTP, Transportation Planning Director
Date: June 30, 2026
Subject: Latitudes (Silver Creek Business Park, Lot 10)

Overview

The Summit County Transportation Planning Division has reviewed the Latitudes (Lot 10 of Silver Creek Business Park) rezone request to Neighborhood Mixed Use (NMU-1) and would like to address the following items for the benefit of the Snyderville Planning and Zoning Commission, including the Traffic Impact Study, parking, and site design based on the December 18, 2025 plans submitted.

The project proposes:

- 74 new residential units
- 6,115 sq. ft. of new commercial space

The Transportation Team finds this proposal in general compliance with the transportation elements of the requested zoning and recommends the following Conditions of Approval:

1. No Certificate of Occupancy shall be issued for the development until a 100% design of the Silver Summit interchange improvements has been completed and approved by both Summit County and the Utah Department of Transportation (UDOT). The final interchange design shall incorporate and address the findings, recommendations, and mitigation measures identified in the approved Traffic Impact Study, as determined by Summit County and UDOT.
2. The applicant shall provide and maintain a publicly accessible transit waiting area within Building "A" that includes indoor heated space, restroom facilities, and outdoor benches for transit users as depicted in Exhibit A2.22. The transit waiting area and associated facilities shall remain open to the general public and operate consistent with the hours of the transit system, currently 5:00 AM to 1:00 AM, 365 days per year.
3. The applicant shall provide a transit stop along Pace Frontage Road, with sufficient space for bus and micro-shuttle operations.
4. The applicant shall provide capital costs to purchase and install the infrastructure necessary for a Summit Bike Share station consisting of a minimum of twelve (12) docks and eight (8) electric bicycles, including provision of electrical power and all associated site improvements required for station operation, as approved by Summit County and the Summit Bike Share operator. The applicant shall also provide and maintain sufficient operational access for the bikeshare operations team to load, unload, rebalance, and maintain bicycles. Such access may be

accommodated through use of the transit bus stop, designated micro-shuttle/van pull-in area, or another nearby designated parking/loading area approved by Summit County and the bikeshare operator.

5. In order to provide regional connectivity consistent with the Neighborhood Connectivity requirements of the NMU-1 Zone, the applicant shall dedicate and record a minimum 22-foot-wide public trail easement (anticipated for 12' paved pathway, 3' horizontal offset, and at least 7' of roadway separation as well as other standards for horizontal clearance, vertical clearance, cross slope, running slope, and sight lines for the subject property (Parcel SCBP-10-2AM) and across the connecting properties leading to the US-40 pedestrian trail/tunnel (Parcels SCBP-9-2AM and SCBP-8-AM), consistent with the Snyderville Basin Special Recreation District Trail Design Standards. The applicant shall provide bonding/financial security sufficient to guarantee construction of the required trail facilities for those 3 parcels, as approved by the County.
6. Applicant shall provide 8 installed EV chargers (Level 2), 8 EV Ready chargers (Level 2), and 17 EV Capable chargers (Level 2). This requires an increase of 1 EV Capable charging stalls. These shall be distributed throughout the development as per the site plan (Exhibit A1.0).

The remainder of the memo will highlight the existing conditions and code requirements for 1) Traffic Impact Study, 2) Transit Center, and 3) Parking

Traffic Impact Study Existing Conditions and Findings

- Latitudes is located west of the intersection Pace Frontage Road of Pace Frontage Road and Business Loop Road. Site access is proposed along Pace Frontage Rd at three locations (center,
- north, and south access points) in the vicinity of Business Loop Rd.
- Pace Frontage Road county-maintained collector roadway. At this location, Old Highway 40 consists of a two-lane road, with one travel lane in each direction, with a posted speed limit of 25 mph.
- Sunrise Engineering conducted a five-year crash summary and determined that crash rates at the study intersections are below 1.0 crash/MEV, and the available data do not indicate a recurring pattern that would warrant a separate detailed safety study at this time. In the last five-years there have been 4 total crashes (all property damage only).
- The TIS (dated February 2026) estimates the project will generate:
    - 591 average weekday daily trips
    - 47 AM peak hour trips
    - 61 PM peak hour trips
- Traffic counts were collected on January 2026. Analysis results indicate that under 2026 Existing conditions that Silver Creek Dr / Hwy 189 NB Ramps operates at LOS F during both the AM and PM peak hours, with excessive delay and queuing on the minor-street movements. All other study intersections operate at LOS B or better, with low delay and generally short queues across approaches
- The critical operational deficiency identified in the TIS is the Silver Creek Dr / Hwy 189 northbound Ramps intersection. Under existing conditions, this location experiences unacceptable peak-hour delay and queuing. The analyses indicate that this deficiency is present due to existing traffic demands and ramp-terminal constraints, and it persists under future background growth conditions. The project contributes additional traffic to the area, but it is not the primary driver of the need for mitigation at this location.

Recommended Mitigation (Per Sunrise Engineering Traffic Impact Study)

Sunrise Engineering recommends the following mitigation (carried forward through 2027 and 2032 scenarios):

- Install a traffic signal at Silver Creek Dr / Hwy 189 NB Ramps.
- Provide dual westbound right-turn lanes.
- Provide a dedicated northbound right-turn lane.

Auxiliary lanes are recommended to improve traffic flow at the Silver Creek Drive/US-40 northbound ramp:

- Dual westbound right-turn lanes (to improve westbound discharge and reduce queuing).
- A dedicated northbound right-turn lane (to reduce through-lane impedance and improve operations).
- By the 2032 analysis year, an additional eastbound through lane on Silver Creek Dr is recommended to accommodate future demand and reduce peak-period congestion.

Sunrise Engineering recommends the following 2032 horizon-year mitigation (to address projected AM peak queuing):

- Add an additional eastbound through lane on Silver Creek Dr by 2032 (two eastbound through lanes between the Silver Summit Pkwy / Hwy 189 SB Ramps roundabout and the Silver Creek Drive/Pace Frontage Roadd roundabout), with tie-ins and lane utilization refined during design.

Transit Center/Transit Stop Conditions and Code Requirements:

The NMU-1 zone requires:

- The property(s) must be located along an existing transit system or within the County Master Planned Development process, receive a written commitment to provide service from the County Regional Transportation Planning Director.
- All Master Planned Developments in the NMU1 Zone shall provide facilities that substantially facilitate, enhance, and support the use of alternative public transportation options such as transit services, neighborhood circulators, employee shuttles, car share, bicycle share, and bicycle and pedestrian infrastructure. Unless otherwise permitted through the Master Planned Development process, all Master Planned Developments in the NMU-1 Zone shall provide a Transit Center, transportation stops and/or other improvements necessary to mitigate the impacts of the Development. Unless otherwise permitted through the Master Planned Development process, all Transit Centers shall include a building with a waiting area, restrooms, bicycle lockers, and bike racks. All transportation stops shall include shelters and bicycle racks to mitigate the impacts of the Development.

The following conditions exist for this area:

- High Valley Transit Route 108 provides 30-minute frequencies with service from Silver Creek to Woodward, Bitner, and Jeremy Ranch Park & Ride.
- The developer is providing a transit stop with a shelter, restrooms, and amenities and Summit Bike Share station along Pace Frontage Road.
- The applicant is proposing a microvan stop at the entrance to the main building/Building "A".

Parking Conditions and Code Requirements

The following parking requirements are required in the NMU-1 zone:

- There shall be one space per bedroom, or a minimum of two (2) parking spaces per single-family, two-family or multi-family dwelling unit.
- There shall be a maximum of three and one-half (3.5) off street parking spaces per each one thousand (1,000) square feet of retail commercial space; provided, however, structured parking can exceed this amount.
- Affordable housing requires residential parking shall be provided at a minimum rate of one space per single room occupancy (SRO), studio, or one bedroom unit, and two (2) spaces per unit for multiple bedroom units. Visitor parking will also be provided throughout the project at a rate of 0.25 spaces per unit.
    - The applicant has provided a total of 169 parking spaces
        - 89 parking spaces in the underground parking
        - 23 commercial parking spaces in front of building "A"
        - 23 visitor parking spaces surrounding building "A"
        - 34 surface residential parking spaces
- The applicant has provided sufficient parking spaces with 169 spaces with 153 spaces required by code.

Type	**Units**	**Requirement**	**Total Required Parking Spaces**
Affordable Housing (one bedroom)	10 units	1 per unit	10
Affordable Housing (multiple bedroom)	18 units	2 per unit	36
Affordable Housing (guest parking)	28 affordable housing units	0.25 per unit	7
Market-Rate Housing	76 bedrooms	1 per bedroom	76
Commercial	6,681 sq. ft.	3.5 per 1,000 square feet (maximum)	24
TOTAL			**153**

- At least fifteen percent (15%) of the internal portion of a parking lot shall be landscaped. Such landscaping must be in accord with section 10-4-20 of this chapter
- Uncovered parking lots shall provide snow storage areas equal to ten percent (10%) of the uncovered parking lot surface area, unless otherwise approved by the county manager.
- Applicant has provided 8 installed EV chargers (Level 2), 8 EV Ready chargers (Level 2), and 17 EV Capable chargers (Level 2). These are distributed throughout the development.
- Applicant has provided 6 ADA van accessible spaces with several in front of Building "A."

EXHIBIT C.1

10-2-17: NEIGHBORHOOD MIXED-USE 1 (NMU-1) ZONE:

A. Purpose:

1. The purpose of the Neighborhood Mixed-Use 1 (NMU-1) zone is to create new development and redevelopment areas that are:

a. Mixed use;

b. Pedestrian-focused; and

c. Transit-oriented.

2. The desired development pattern of the NMU-1 zone shall be facilitated through flexible site and community design principles that:

a. Result in a mix of land uses that are compatible, mutually supportive, well connected through a variety of transportation choices;

b. Result in convenient, safe, direct, and well-connected transit and pedestrian linkages;

c. Result in a reduction in the need for parking;

d. Result in compact development that creates public spaces, including but not limited to plazas and other outdoor amenity areas; and

e. Result in sustainable infrastructure and building design consistent with best practices.

B. Uses: Uses in the NMU-1 zone are limited to the following:

1. Allowed Uses:

a. Bars, taverns, clubs;

b. Home based business, Class 1 (see Section 10-8-4);

c. Mixed use structure;

d. Mobile food business;

e. Open space;

f. Park, community;

g. Park, neighborhood;

h. Recycling facilities, Class 1;

i. Solar array, minor;

j. Telecommunication facilities, co-location;

k. Trails, community wide;

l. Trails, neighborhood;

m. Trailhead parking;

n. Offices, general; and

o. Retail sales, convenience store.

EXHIBIT C.2

2. Low Impact Uses:

a. Art space with limited public performances;

b. Banks and financial services, no drive-through;

c. Building and maintenance services;

d. Childcare center;

e. Construction management office;

f. Construction services, contract;

g. Cultural activity;

h. Dwelling unit, employee;

i. Funeral services;

j. Healthcare facilities;

k. Home based business, Class II;

l. Laundromat;

m. Offices, medical and dental;

n. Personal improvement services;

o. Personal services;

p. Property management offices, check-in;

q. Public community event center;

r. Rehearsal or teaching studio for creative, performing and/or martial arts with no public performances;

s. Restaurant, deli or takeout (no drive through);

t. Restaurant full service;

u. Retail sales, general, less than ten thousand (10,000) square feet in size;

v. Telecommunication facilities other than co-location or stealth;

w. Telecommunication facilities, stealth;

x. Transportation services;

y. Utility facilities, above ground;

z. Utility facilities, major;

aa. Utility facilities, underground; and

bb. Veterinarian.

3. Conditional Uses:

a. Churches, schools and institutional uses;

EXHIBIT C.3

b. Commercial event center;

c. Dwelling unit, multi-family;

d. Group home;

e. Hazardous liquids or materials transmission pipelines;

f. Historic structures, preservation of, including related accessory and supporting uses;

g. Hotel, motel, or inn;

h. Indoor entertainment such as bowling alleys, skating rinks, movie theaters, performing arts center;

i. Mobile food court;

j. Nursing home;

k. Office, intensive;

l. Open recreation uses, commercial;

m. Park and ride lot;

n. Parking lot, commercial;

o. Public facilities;

p. Recreation and athletic facilities, commercial;

q. Recreation and athletic facilities, private;

r. Recreation, public; and

s. Retail sales, general, larger than ten thousand (10,000) square feet less than fifty thousand (50,000) square feet in size.

4. Temporary Uses:

a. Temporary use or structure.

C. Rezoning Eligibility: Properties must meet all the following criteria to be eligible for consideration for a rezone to IMMU-1:

1. The property(s) must be designated for mixed-use on the Snyderville Basin General Plan, Future Land Use Map;

2. The property(s) must be adjacent to (or a redevelopment of) existing commercial, mixed-use, or institutional/civic development:

3. The property(s) must be located along an existing transit system or within the County Master Planned Development process, receive a written commitment to provide service from the County Regional Transportation Planning Director.

4. Property subject to the terms and conditions of any prior development agreement, settlement agreement or similar instrument shall remain subject to those terms and conditions until such time as the prior agreement is amended or terminated as part of the Master Planned Development Process.

D. Rezoning And Master Planned Development: A proposal for a rezone to the NMU-1 zone shall be processed concurrently with a master planned development application subject to this title.

E. Density: The maximum density in the NMU-1 shall be determined by the ability of the proposed development to meet all required development and performance standards and criteria set forth in this title.

F. Setbacks:

1. Unless otherwise permitted through the Master Planned Development process, setbacks in the NMU-1 zone shall be as follows:

Exterior Boundary Setback	To mitigate negative impacts, preserve view corridors or create a compatible street design/streetscape, the planning commission or county council may modify the setbacks around the exterior boundary of the project. In some cases, that setback may be increased to create an adequate buffer to adjacent uses at the discretion of the county. The planning commission/county council may reduce setbacks within the project from those otherwise required provided the project meets minimum International Building Code and Fire Code requirements and advances the goals set forth in the General Plan.
Front Setback	The minimum front setback is twenty feet (20') for all structures. The twenty foot (20') front setback may be reduced to ten feet (10'), provided all on-site parking is at the rear of the property or is in structured parking.
Front Setback (if property line extends to the centerline of a road)	The minimum front setback is forty-five feet (45') for all structures. The forty-five foot (45') front setback may be reduced to twenty feet (20'), provided all on-site parking is at the rear of the property or is in structured parking. All structures and improvements, excluding driveways, are to be fully contained on the lot.
Side Setback	The minimum side setback is ten feet (10').
Rear Setback	The minimum rear setback is ten feet (10').
Wetland Setback	Forty feet (40') from delineation line as defined by the Army Corps of Engineers.
East Canyon Creek Setback	One hundred fifty feet (150') from centerline.
River or Perennial Stream Setback	One hundred feet (100') from centerline.
Lake or Natural Pond Setback	Fifty feet (50') from high water mark.
Designated Roadway Setback, Highways 224, 40, 248, and Interstate 80	One hundred feet (100') from the edge of the right of way.
Frontage Road Setback, including, but not limited to, Kilby Road, Rasmussen Road, Bitner Road, North Pace Frontage Road, and US-40 Frontage Road	Sixty feet (60') from the edge of the right of way.

2. On a corner lot, one minimum front setback and one minimum side setback is required with the following provisions:

a. Any frontage with a driveway leading to a garage or parking space shall have a front setback.

b. On any corner lot, a clear view area must be maintained. This is a triangular area formed by the property lines abutting the street and a line connecting them at points twenty-five feet (25') from the intersection of the property lines. No obstruction to view more than three (3) feet in height shall be placed in the clear view area, including walls, fences, structures, signs, trees, shrubs, or hedges. When topography presents a clear view, the area shall be graded to provide visual clearance.

G. Height: Unless otherwise permitted through the Master Planned Development (MPD) process, the maximum building height in the NMU-1 zone shall be forty-five feet (45').

Exception: The county council may grant a height exception up to a maximum of sixty feet (60') to accommodate affordable housing and/or structured parking through the MPD process.

For any building sharing a common property line with a detached single-family dwelling unit, the maximum height is limited to forty-five feet (45') and may not be increased through any process.

Step Back Requirement: Floors rising above thirty-five feet (35') in height shall be stepped back fifteen (15) horizontal feet from the building foundation at grade for building elevations that are facing a public street, public trail, or public open space. This step back does not apply to balconies on buildings with floors rising above thirty-five feet (35') in height.

H. Performance Standards: In addition to compliance with all Master Planned Development criteria set forth in this title, the following performance criteria shall apply to the NMU-1 zone.

1. Open Space: Unless otherwise approved through the Master Planned Development process, all Master Planned Developments in the NMU-1 zone shall provide twenty-five percent (25%) of the project area for outdoor space, plaza, pathways, and/or trails and open space.

2. Mixed Use: Unless otherwise approved through the MPD process, all Master Planned Developments in the NMU-1 zone shall have a minimum of three (3) land uses (residential, commercial, office, recreation, civic, etc.) integrated into the project area. A range of different uses along the street, as well as diversity in building design and scale is encouraged wherever practicable.

3. Limitation On Direct Retail Sales: Unless otherwise approved through the Master Planned Development process, no single retail use may exceed fifty thousand (50,000) square feet.

4. Single-Story Commercial Building Standards: Unless otherwise approved through the Master Planned Development process, no single-story commercial structures greater than one thousand (1,000) square feet are permitted in the NMU-1 zone.

5. Access To Public Transportation: All Master Planned Developments in the NMU-1 zone shall provide facilities that substantially facilitate, enhance, and support the use of alternative public transportation options such as transit services, neighborhood circulators, employee shuttles, car share, bicycle share, and bicycle and pedestrian infrastructure. Unless otherwise permitted through the Master Planned Development process, all Master Planned Developments in the NMU-1 zone shall provide a transit center, transportation stops and/or other improvements necessary to mitigate the impacts of the development. Unless otherwise permitted through the Master Planned

Development process, all transit centers shall include a building with a waiting area, restrooms, bicycle lockers, and bike racks. All transportation stops shall include shelters and bicycle racks to mitigate the impacts of the development.

6. Neighborhood Connectivity: All Master Planned Developments in the NMU-1 zone shall provide pedestrian and bicycle linkages within the project area as well as connections to adjacent/off-site sidewalk, pathway, and trail systems. Wherever possible, the developer shall separate pedestrian and bicycle linkages from vehicular areas without disrupting the pedestrian way. Bicycle parking, storage, and bicycle racks consistent with the Summit County bicycle parking standards, guidelines and regulations shall be provided.

7. The Public Realm: All Master Planned Developments in the NMU-1 zone shall provide a project-specific public realm plan for all areas to which the public has access including but not limited to streets, plazas, parking areas, sidewalks, pathways, and associated green spaces. The design of all utilities, infrastructure, and signs/wayfinding shall be included with the plan.

8. Parking: The following parking requirements shall be met. When calculations of the number of required off-street parking spaces result in a fractional number, any fraction of 0.5 or larger shall be rounded up to the next higher whole number.

a. Residential Uses: Unless otherwise modified by the Master Planned Development process, residential parking shall comply with Section 10-4-9 of this title.

b. Non-Residential Uses: The base parking ratio shall be three and one-half (3.5) off-street parking spaces per each one thousand (1,000) square feet of nonresidential space.

Exception: Parking greater than or less than three and one-half (3.5) off- street parking spaces per one thousand (1,000) square feet of non-residential area may be permitted by the county council as part of a Master Planned Development only after the applicant submits a parking study for comparable uses which demonstrates that a higher/lower demand can be anticipated.

(1) When reviewing a request to exceed or reduce the overall parking requirement, the county council shall consider:

(A) Structured parking;

(B) Traffic patterns in the area and how the proposed parking plan will affect them;

(C) Ingress and egress issues, and locations and whether they will affect traffic patterns;

(D) Requiring spaces for van pooling;

(E) Carpool spaces;

(F) Covered bike parking;

(G) Site location as it relates to transit;

(H) Shared parking;

(I) Other conclusions from the parking study; and

(J) The change in parking shall not result in adverse impacts to public walkways, plazas, or other pedestrian circulation areas.

c. Parking Design: To minimize the potential adverse visual impacts of exterior parking, the following requirements shall apply to all parking areas:

EXHIBIT C.7

(1) Unless otherwise permitted through the Master Planned Development process, off-street parking areas shall be located to the rear of the building and be designed to facilitate and optimize the traffic and pedestrian flow of the development. Single purpose uses exceeding ten thousand (10,000) square feet shall be permitted to design parking to the front facade provided exterior parking lots, parking structures are hidden from view from most primary streets and crossings serving the project and do not create unsafe pedestrian conditions.

(2) Parking structures shall be designed to have the appearance of horizontal storied buildings that reflect the character of adjacent buildings.

(3) Storefronts shall be located on the street level and designed to create street scape, shall be readily accessible by pedestrian/bicycle linkages and associated facilities.

(4) Structured parking design and space count shall consider project access, circulation, convenience, and practicality and be required to conform to the parking guidelines in the NMU-1 zone. Design shall locate curb cuts away from the main thoroughfare.

(5) Developers shall utilize innovative parking reduction techniques such as shared parking, structured parking, smaller stalls, car stackers and valet parking.

(6) Bicycle parking shall be provided. Bicycle parking shall be consistent with the county bicycle parking standards, guidelines and regulations.

9. Architecture And Building Construction: The project architecture shall foster a distinct neighborhood character. Designs shall be sensitive to the landscape and topography of the site. While new structures are not required to mimic historic structures or themed designs, buildings in the NMU-1 zone should reflect local and regional practices regarding materials, and roof forms. Streetscapes should respond to the human, pedestrian scale rather than the automobile. Architecture that relies on standardized corporate designs, mechanical climate control and automobile accessibility is strongly discouraged.

10. Sustainabilitv: Projects shall be socially, economically, and environmentally sustainable. Buildings should be designed, oriented, and constructed to maximize the potential for improved efforts regarding:

a. Connectivity;

b. Energy efficiency;

c. On-site energy generation;

d. Solar orientation, natural light, and ventilation;

e. Thermal and light reduction;

f. Sustainable materials; and

g. Water conservation landscaping such as:

(1) Drought tolerant plant species;

(2) Native plant species;

(3) Xeriscaping;

(4) Time of day watering; and

(5) Rain or moisture sensors on irrigation systems.

EXHIBIT C.8

11. Site Topography: The project shall be designed to incorporate existing site topography into its design features and to practice excavation and site work that minimizes import and export of materials. Final project grades and elevations may be established as part of the development application and determined through the MPD process.

12. Affordable Housing: For purposes of the NMU-1 zone, and as a condition of receiving increased uses and densities within said zone, the obligation rates set forth under sections 10-5-5(A) (Residential Base Requirement) and 10-5-6(A) (Commercial Base Requirement) (the obligation rate is also referred to as the mitigation rate in 10-5-6(E)) are increased to fifty percent (50%). (Ord. 912, 6-9-2021)

EXHIBIT D.1

10-2-18: MASTER PLANNED DEVELOPMENTS:

A. Intent: A Master Planned Development (MPD) is a comprehensive project design strategy. MPDs are intended to provide better opportunities to create projects that address site conditions, the characteristics of the surrounding properties, as well as community and market demands. The MPD process creates administrative tools to promote the efficient use of land resources as well as efficient public infrastructure and utility services. The goal of this strategy is to produce superior project design through flexibility and innovation to advance the goals of the Snyderville Basin General Plan and this code.

B. Applicability:

Required: Unless the property is subject to an approved development agreement, settlement agreement or consent agreement, the MPD process shall be required in all zones for the following:

1. Any application for a rezone;

2. A residential project with ten (10) or more units of density; and

3. Any new hotel or lodging project, commercial, retail, office, public, quasi-public, mixed use, or industrial project with ten thousand (10,000) square feet or more of gross floor area.

C. Uses: An MPD can only contain uses, which are allowed, low impact or conditional in the existing zone district(s) in which it is located. When the project area includes more than one (1) zone district, uses may be relocated across zone district lines if the planning commission determines that relocation results in a project design that advances the goals of the Snyderville Basin General Plan.

D. Process:

1. Pre-Application Conference: A pre-application conference shall be held with staff for the applicant to become acquainted with the MPD procedures and related county requirements and schedules. Staff may give preliminary feedback to the applicant based on information available at the conference and may inform the applicant of potential issues or special requirements which may result from the proposal. Any direction or feedback given at the pre-application conference is not vested. Vesting occurs once a complete application is filed, and the project has been reviewed and approved by the county council or planning commission.

2. Pre-Application Work Session Public Meeting:

a. To provide an opportunity for the public and the planning commission to give preliminary input on a concept for an MPD, the applicant may request a work session discussion with the planning commission after the pre-application conference with staff. Any direction or feedback given at the pre-application work session public meeting is not vested. Vesting occurs once a complete application is filed, and the project has been reviewed and approved by the county council or planning commission.

b. At the pre-application work session public meeting, the applicant will have an opportunity to present the preliminary concepts for the proposed MPD. The public will be given an opportunity to comment on the preliminary concepts so that the applicant can address neighborhood concerns in preparation of an application for an MPD.

c. It is recommended that the applicant host neighborhood meetings in preparation of filing of a formal application for an MPD and provide a report conveying neighborhood concerns discussed.

EXHIBIT D.2

3. The MPD Application:

a. Plans for the MPD shall be submitted with a completed application form supplied by the county. A list of minimum requirements will accompany the application form. The application must include written consent by all owners of the property to be included in the MPD. Once an application is received, it shall be assigned to a staff planner who will review the application for completeness. The applicant will be informed if additional information is necessary to constitute a complete application.

b. Planning Commission Review And Public Hearing: Except in the case of MPDs that include a rezone, the planning commission shall approve, approve with modifications, or deny an MPD. The planning commission action shall be in the form of written findings of fact, conclusions of law, and in the case of approval, conditions of approval. Action shall occur only after public hearing is held. To approve an MPD, the planning commission will be required to make the findings outlined in section F herein. In the case of MPDs that include a rezone, the planning commission shall review and forward a recommendation to the county council, including findings of fact, conclusions of law and conditions of approval.

c. County Council Review And Public Hearing: In the case of MPDs that include a rezone, the county council shall approve, approve with modifications, or deny an MPD. The county council action shall be in the form of written findings of fact, conclusions of law and in the case of approval, conditions of approval. Action shall occur only after a public hearing is held. To approve an MPD, the county council will be required to make the findings outlined in section F herein.

4. Development Agreement:

a. Once the planning commission or county council approves a Master Planned Development, the approval shall be put in the form of a development agreement reviewed by the county attorney's office and shall contain, at a minimum, the following:

(1) A legal description of the land;

(2) All relevant zoning and development code parameters, including all findings, conclusions, and conditions of approval, specifying any exceptions outlining more or less restrictive height or setbacks;

(3) An express reservation of the future legislative power and zoning authority of the county;

(4) A copy of the approved site plan, architectural plans, landscaping plans, grading plan, trails and open space plans, and other plans, which are a part of the approval;

(5) A description of all developer exactions or agreed upon public dedications;

(6) The developers agreement to pay all specified impact fees;

(7) The form of ownership anticipated for the project; and

(8) A specific project phasing plan.

b. The development agreement shall be signed by the chair of either the planning commission or the chair of the county council and recorded with the Summit County recorder. The development agreement shall contain language to allow for minor, administrative modifications without revision of the agreement. The development agreement shall be reviewed and signed as part of the final approval by the planning commission or county council.

5. Vesting Of Approval:

a. MPDs Not Associated With A Final Subdivision Plat: Construction within the MPD area will be required to commence within five (5) years of the date of the MPD approval. After construction commences, the MPD shall remain valid if it is consistent with the approved specific project-phasing plan as set forth in the approved final site plan and associated documents. It is anticipated that the specific project-phasing plan may require review and re-evaluation of the project at specified points in the development of the project to be described in the development agreement.

b. MPDs Not Associated With A Rezone But Requiring A Final Subdivision Plat: A final subdivision plat must be recorded within five (5) years of the date of the MPD approval. Additionally, construction within the MPD area will be required to commence within five (5) years of the date of the MPD approval. If the required final subdivision plat recordation and construction commencement has not taken place in the prescribed timeframe, the MPD shall expire and the final subdivision plat shall be void.

c. MPDs Associated With A Rezone, But Not Requiring A Final Subdivision Plat: Construction within the MPD area will be required to commence within five (5) years of the date of the MPD approval. After construction commences, the MPD shall remain valid if it is consistent with the approved specific project-phasing plan as set forth in the approved final site plan and associated documents. It is anticipated that the specific project-phasing plan may require review and re-evaluation of the project at specified points in the development of the project. If the required construction commencement has not taken place in the prescribed timeframe, the MPD shall expire and the zone shall revert to the previous zone designation.

d. MPDs Associated With A Rezone And Final Subdivision Plat: Unless otherwise extended per the provisions set forth in this chapter, a final subdivision plat associated with a rezone must be recorded within five (5) years of the date of the MPD approval. Additionally, construction within the MPD area will be required to commence within five (5) years of the date of the MPD approval. If the required final subdivision plat recordation and construction commencement has not taken place in the prescribed timeframe, the MPD shall expire and the zone shall revert to the previous zone designation.

After recordation of the final subdivision plat and the commencement of construction, the MPD shall remain valid if it is consistent with the approved specific project plan and associated documents.

6. MPD Modifications:

a. Minor Amendment: A minor amendment is defined as an amendment that does not increase square footage, density, or intensity of the previously approved MPD. A minor amendment shall be processed as a low impact permit.

b. Major Amendment: A major amendment is defined as an amendment that increases square footage, density, or intensity of the previously approved MPD. A major amendment shall be processed as an MPD.

E. MPD Requirements: All MPD applications shall meet the following minimum requirements. Additional project information necessary for the project analysis may be required at the discretion of the community development director, planning commission, or county council.

1. Affected Properties: All MPD applications shall include all contiguous holdings by the owner, unless specifically waived by the planning commission. The rezoning application shall be accompanied by an affirmation of ownership signed by the legal owner of the property. If the

property is under contract for sale, the affirmation shall be signed by the contract owner and legal owner and specify the date a contract of sale was executed. In the event corporations are involved, a copy of the resolution legally empowering the applicant to make application shall be provided with the application.

2. Density:

a. The type of development, number of units and density permitted on a given site will be determined through a site suitability analysis and shall not exceed the maximum density in the zone, except as otherwise provided in this section. The site shall be looked at in its entirety and the density located in the most appropriate locations.

b. In cases where a project site contains more than one (1) zone district, the planning commission may permit a shift of density between zone districts if the shift results in the project advancing the goals set forth in the general plan.

c. Square footage associated with underground/structured parking areas within an MPD is exempt from MPD density calculations.

d. Square footage associated with deed-restricted affordable housing units within an MPD is exempt from MPD density calculations.

3. Setbacks: Setbacks for all structures within an MPD shall be determined by the requirements found in each individual zone district.

a. Exception: To mitigate negative impacts, preserve view corridors or create a compatible street design/streetscape, the planning commission or county council may modify the setbacks around the exterior boundary of the project. In some cases, that setback may be increased to create an adequate buffer to adjacent uses at the discretion of the county. The planning commission/county council may reduce setbacks within the project from those otherwise required provided the project meets minimum International Building Code and Fire Code requirements and advances the goals set forth in the general plan.

4. Building Height: The maximum building height for all structures within an MPD shall not exceed the requirements found in each individual zone district.

5. Site Planning: An MPD shall be designed to take into consideration 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. The following shall be addressed in the site planning for an MPD:

a. Designing With The Topography: MPDs shall be designed to fit into the topography of the site. The planning commission/county council may consider flexibility in the siting of the development to best fit into the natural terrain, minimize excessive site grading and the need for excessive retaining.

Efforts shall be made to mitigate impacts of the development on the natural environment and resources of the surrounding area. The project design shall make suitable provisions for the preservation of all affected critical lands.

b. Designing With Adjacent Uses: The MPD site plan shall take adjacent land uses into consideration. Development along the project perimeter shall adequately mitigate any potentially adverse influences, including but not limited to flooding, erosion, subsidence, sloping of the soil or other dangers and nuisances.

c. Building Location: All buildings shall be located to avoid, to the extent practicable, critical lands. Building locations and associated lot configurations should be oriented to encourage active

EXHIBIT D.5

and passive solar design principles wherever practicable. Building design should create recognizable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around, and promote safety and accessibility.

d. Access: All MPDs shall have vehicular access from a state highway or county road. All developments shall have a secondary point of access/emergency access unless otherwise mitigated to the satisfaction of the Summit County engineer and fire marshal. Roads, utility lines, and buildings should be designed to work with the existing grade. Cuts and fills should be minimized.

e. Trails: Existing trails should be incorporated into the project and should be maintained in their existing location whenever possible. Trail easements for existing trails may be required. Construction of new transportation and/or recreational trails will be required to be consistent with Summit County's active transportation plan and/or Snyderville Basin special recreation district's trails master plan, respectively. All new construction will meet or exceed the design standards set forth in the plans.

f. Connectivity: All MPDs shall provide a means of direct, and safe pedestrian and bicycle linkages within the project area as well as connections to adjacent/off-site sidewalk, pathway, and trail systems. Pedestrian/ equestrian/bicycle circulation shall be separated from vehicular circulation wherever reasonable.

Where applicable, MPDs will have a system of streets, alleys, and pedestrian pathways with multiple routes and connections serving the same origins and destinations. All streets, alleys, and pedestrian pathways shall connect to other streets and to existing and projected streets outside the proposed MPD or other development. Dead ends or cul-de-sacs are discouraged.

g. Snow Removal: Snow storage shall be compliant with the requirements of chapter 10-4-14 of this title. The site plan shall include adequate areas for snow removal and snow storage. The landscape plan shall allow for snow storage areas. Structures shall be set back from any hard surfaces to provide adequate areas to remove and store snow. Snow should be stored on site and not removed to an off-site location.

h. Waste Disposal/Recycling Facilities: All waste disposal and recycling facilities shall be compliant with the requirements of chapter 10-4-13 of this title. The site plan shall include adequate areas for trash dumpsters and recycling containers, including an adequate circulation area for pick-up vehicles. These facilities shall be enclosed and shall be included on the site and landscape plans for the project. Pedestrian access shall be provided to the refuse/recycling facilities from within the MPD for the convenience of residents and guests.

i. Service And Delivery Access: Service and delivery access and loading/unloading areas must be included in the site plan. The service and delivery should be kept separate from pedestrian areas.

j. Utilities: Existing or proposed utility and public services for MPDs will be adequate to support the proposed project at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources, unless otherwise permitted by this chapter.

6. Transportation: MPDs shall include transportation approaches that add more options for public transportation, pedestrians, and bicycle users, and reduce the need for driving. An MPD should include:

a. Transportation amenities including drop-off areas for van and shuttle service, and a bus stop, if applicable;

b. Bike facilities including but not limited to lockers and racks;

c. Upgraded bike lanes or bike paths; and

d. Agreements between businesses to stagger delivery services and commute times.

7. Employee/Affordable Housing: All MPD applications shall include a housing mitigation plan which must address employee affordable housing as required by chapter 10-5 of this title. The plan shall include consideration for underserved populations such as seniors, ability challenged and people in need of transitional housing.

8. Open Space/Public Spaces: All MPDs shall provide at least the minimum zone-required open space unless further increased through this MPD process.

In more urbanized areas such as the Town Center (TC), Neighborhood Mixed Use (NMU) and Community Commercial (CC) zones, open space areas shall include public space as defined in this title. Public spaces shall:

a. Be well located to support a wide variety of activities and encourage social interaction, that promote health, well-being, social and civic inclusion;

b. Have a hierarchy of spaces that range from large and strategic to small and local spaces, including parks, squares, greens and pocket parks;

c. Have public spaces for all to use; and

d. Have trees and other planting within public spaces.

Ownership and maintenance of all open space lands shall be specified in the MPD application.

9. Off-Street Parking: Unless modified pursuant to this chapter or an individual zone district, all MPDs shall meet the parking requirements set forth in section 10-4-9 of this title.

10. Compliance With Development Evaluation Standards: Unless otherwise permitted by this chapter, all MPD shall comply with all requisite development evaluation standards found in chapter 4 of this title.

11. General Plan Review: All MPD applications shall be reviewed for consistency with the goals and objectives of the Snyderville Basin general plan; however, such review for consistency shall not alone be binding.

12. Environmental Management Explanation: An MPD application shall include a written explanation of how the project plan addresses the following environmental issues:

a. Natural Environment: How does the proposed project integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity, and water management? How does it address climate change mitigation and resilience? Will landscaping work to achieve this goal?

b. Water Quality: What measures are being taken to manage water use by the development, and what is being done to ensure the development does not contaminate ground water or surrounding water ways.

c. Air Quality: Explain what measures are being taken to ensure the development does not have a negative effect on Summit County's air quality.

d. Protection Of Critical Lands: If the development is adjacent to critical lands, or within a

flood plain or wildfire interface area, explain what is being done to mitigate any negative impacts of the development on those lands. How is the development meeting the requirements in chapter 10-4-3 of this title?

e. Energy Efficiency: Explain what is being done to ensure the development is energy efficient. Are actions being taken to ensure the development exceeds the minimum requirements found in the International Building Code?

f. Building Materials: Explain what sustainable materials are being incorporated into the development.

g. Recycling/Waste Disposal: Explain the recycling program for the development. How is it meeting the requirements found in chapter 10-4-13 of this title?

h. Climate Responsive Design: Explain how the development will work with the Snyderville Basin's climate, how architecture will consider seasonality, the direction of the sun (sun path and solar position), natural shade provided by the surrounding topography and environmental factors (such as wind, rainfall, humidity). Explain how the shaping massing and architecture will be designed to:

(1) Reduce snow accumulations at entrances/exits;

(2) Incorporate passive solar heating;

(3) Wind driven natural ventilation;

(4) Locate windows, skylights etc. to benefit daylighting. These also impact natural ventilation;

(5) Provide adequate snow storage and snow melt run-off capacity; and

(6) Contribute to Summit County's sustainability goals.

i. Landscaping: Explain how the proposed landscaping will be appropriate for the climate and topography of the site. Explain how the irrigation system will be water wise and designed to preserve as much water as possible.

13. Site Design Narrative: A MPD application shall include a written explanation of how the project plan addresses the following design questions:

a. Project Neighborhood Connectivity: How does the proposed development interconnect with the surrounding properties, neighborhood, and area? Including but not limited to:

(1) Where will vehicles enter and exit the site?

(2) Where will new streets be developed?

(3) How pedestrian and bicycle routes (including commuter pathways, trails, and sidewalks) be provided through the project area?

b. Availability Of Neighborhood Facilities And Services: Is the location of the proposed development within reasonable proximity (including walking and biking) to community facilities such as schools, retail centers, parks, etc.?

c. Housing Needs: How does the proposed development advance the community need for a mix of housing types and affordability?

d. Character: What are the design objectives for the built environment, including buildings

and the public spaces that connect them? How do these design objectives address the local context, climate, and/or community needs?

e. Site Design: How is the proposed development designed to take advantage of the existing topography, landscape features, trees, wildlife corridors, existing structures, existing waterways, minimize site grading, etc.?

f. Complete Street Design: How is the proposed development street/circulation system designed to accommodate a variety of transportation modes (where appropriate), easy route finding, and safe speeds?

g. Parking Areas: How does the proposed development balance the need for parking with the need to design parking areas in a manner that minimizes visibility, site grading, stormwater runoff and exterior lighting?

h. Public And Private Outdoor Spaces: What is the proposed development's need(s) for outdoor space, open space, habitat/wildlife areas, parks, or outdoor amenity areas? How does the proposed development address these needs?

i. External Storage And Service Facilities: How does the proposed project address needs for recycling, garbage collection, above ground utility equipment, mail facilities, service and delivery areas, equipment storage, etc.?

j. Building Design: How does the building/buildings within the development provide good quality internal and external environments for their users, promoting health and welfare? How does the building/buildings relate positively to the private, shared, and public spaces in the area?

F. Required Findings Of Fact: The county must find enough evidence to support the following conclusions to approve an MPD. In some cases, conditions of approval will be attached to the approval to ensure compliance with these findings.

1. The MPD is designed to fit well into the natural terrain, minimize excessive site grading and protect, preserve, and enhance the level of quality of the surrounding area.

2. The MPD makes suitable provisions for the protection, preservation, and enhancement of watercourses, drainage areas, wooded areas, rough terrain and similar natural features and areas.

3. The MPD takes adjacent land uses into consideration and mitigates potential impacts, including but not limited to flooding, erosion, subsidence, sloping of the soil or other dangers and nuisances, through careful planning.

4. The MPD has direct vehicular access from a state highway or county road or suitable private road or driveway access meeting all requirements of the county engineer and fire marshal.

5. The MPD has a secondary point of access/emergency access or other mitigation satisfactory to the Summit County engineer and fire marshal.

6. All roads/streets within MPD follow the natural contours of the site wherever possible to minimize the amount of grading.

7. Existing or proposed utility and public services are adequate to support the proposed MPD at normal service levels and are designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources.

8. The proposed structures within the MPD are located on the most developable and least environmentally sensitive portions of the site. The open areas within the MPD are designed so that

existing significant vegetation can be maintained to the greatest degree possible.

9. The MPD includes adequate internal vehicular and pedestrian/equestrian/bicycle circulation.

10. The building/buildings within the development provide good quality internal and external environments for their users, promoting health and welfare.

11. The proposed project integrates existing and incorporates new natural features into a multifunctional network that supports quality of place, biodiversity, and water management.

12. The proposed project contributes to Summit County's sustainability goals,

13. The MPD, as conditioned, complies with all the requirements of chapter 4 of the Snyderville Basin development code,

14. The MPD, as conditioned, is consistent with the general plan.

15. The MPD has been noticed and public hearing held in accordance with this code. (Ord. 913, 6-9-2021)

STAFF REPORT

TO: Summit County Council

FROM: Summit County Auditor Office

DATE: October 7, 2026

RE: Board of Equalization (BOE) Hearing Officer Recommendations, Stipulations, & Primary Exemption Recommendations

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Actions Requested by Board of Equalization (BOE)

See attached spreadsheet for appeals that have:

1) a hearing officer recommendation ready for adoption
2) reached a stipulation and are ready for final approval OR
3) been recommended for primary exemption approval or denial.

Under Utah Code § 59-2-1004(8), a **"significant adjustment"** is a proposed adjustment to the valuation of real property that would result in a valuation differing from the original assessed value by at least **20% and $1,000,000**. There are no significant adjustments in this report.

Action Requested – for the parcels detailed in this packet and as the Board of Equalization (BOE):

1) Adopt the hearing officer recommendations
2) Approve and sign the stipulations AND
3) Accept the primary exemption recommendations for approval or denial.

"Stip or Hearing Info" Column Key

- Waived — indicates a hearing where the appellant waived their right to appearance, the hearing officer has reviewed the appeal file and has provided a recommendation
- Stipulation — indicates where the assessor and appellant have signed a stipulation agreement

Thank you for your time.

60 North Main • P.O. Box 128 • Coalville, UT 84017
Phone (435) 336-3254

2026 BOE Adjustments 10/07/2026

#	Account #	Parcel ID	Old Market Value	New Market Value	MV Difference	Stip or Hearing Info	Result
1	0295299	SMIL-II-105	$ 2,189,796	$ 2,189,796	$ -	9/3/2026	Standard Hearing Decision - Notice of Valuation Value sustained
2	0411441	SGNH-23	$ 6,980,063	$ 6,980,063	$ -	9/3/2026	Standard Hearing Decision - Notice of Valuation Value sustained
3	0476468	321-MC-1	$ 2,711,696	$ 2,711,696	$ -	9/3/2026	Standard Hearing Decision - Notice of Valuation Value sustained
4	0485938	PNW-1-16	$ 2,954,660	$ 2,954,660	$ -	9/3/2026	Standard Hearing Decision - Notice of Valuation Value sustained
5	0533794	TRS-8	$ 464,300	$ 464,300	$ -	9/3/2026	Standard Hearing Decision - Notice of Valuation Value sustained
6	0422778	BB-5	$ 4,430,891	$ 4,430,891	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
7	0439046	BJUMP-15	$ 4,632,333	$ 3,950,000	$ (682,333)	Waiver of appearance	Waiver of Appearance Hearing Decision - Assessor adjustment sustained
8	0004121	CT-51-D	$ 792,836	$ 693,000	$ (99,836)	Waiver of appearance	Waiver of Appearance Hearing Decision - Assessor adjustment sustained
9	0393771	DC-64	$ 5,492,479	$ 5,492,479	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
10	0402887	HPCR-312-AM	$ 754,255	$ 754,255	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
11	0431381	HPCR-412-SP	$ 939,218	$ 939,218	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
12	0474835	HRECRC-1063	$ 6,238,400	$ 6,238,400	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
13	0233928	JR-A-1016	$ 1,431,060	$ 1,268,685	$ (162,375)	Waiver of appearance	Waiver of Appearance Hearing Decision - Inflation Adjusted Value decided
14	0341580	LDVC-1-C-202	$ 1,793,925	$ 1,793,925	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
15	0494927	LFSBS-1-1H	$ 1,431,264	$ 1,431,264	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
16	0452590	LWPCRS-4505-AM	$ 666,750	$ 579,069	$ (87,681)	Waiver of appearance	Waiver of Appearance Hearing Decision - Inflation Adjusted Value decided
17	0266910	OAKS-40	$ 5,024,464	$ 4,925,000	$ (99,464)	Waiver of appearance	Waiver of Appearance Hearing Decision - Hearing Officer adjustment granted
18	0049548	RC-2-127	$ 972,736	$ 972,736	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
19	0179535	REC-1	$ 888,273	$ 888,273	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
20	0307227	RPL-III-153	$ 2,669,829	$ 2,370,817	$ (299,012)	Waiver of appearance	Waiver of Appearance Hearing Decision - Inflation Adjusted Value decided
21	0505755	SCVC-2-31	$ 1,014,907	$ 1,014,907	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
22	0176671	SS-138-B-1	$ 688,274	$ 630,000	$ (58,274)	Waiver of appearance	Waiver of Appearance Hearing Decision - Assessor adjustment sustained
23	0533802	TRS-9	$ 467,600	$ 467,600	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
24	0527728	WPCV-4-17	$ 3,298,020	$ 2,920,965	$ (377,055)	Waiver of appearance	Waiver of Appearance Hearing Decision - Inflation Adjusted Value decided
25	0392765	WV-16	$ 3,510,927	$ 3,456,103	$ (54,824)	Waiver of appearance	Waiver of Appearance Hearing Decision - Assessor adjustment sustained
26	0462948	BCKS-17	$ 1,676,721	$ 1,250,000	$ (426,721)	Stipulated	Adjusted the 2026 mass appraisal value after review of appelants submitted information and county restricted appraisal report.
27	0266159	BEC-11	$ 11,073,548	$ 9,200,000	$ (1,873,548)	Stipulated	The value is reduced to reflect the purchase price from the qualified contract in June of 2026.

#	Account #	Parcel ID	Old Market Value	New Market Value	MV Difference	Stip or Hearing Info	Result
28	0347371	BHVS-T26	$ 1,225,625	$ 1,100,600	$ (125,025)	Stipulated	A Property Assessment Review, P.A.R., was completed on the property subject to appeal. The report utilizes automated statistical competitive sales selectors, automated sales analysis, predictive modeling, and independent market trend analysis to measure market supportability of the property tax assessment subject to appeal. It also explains how the assessment under appeal was developed through recognized mass appraisal techniques. The primary automated market indicators are a Competitive Sales Analysis, Exhibit C-1, and a Regression Model Indicator, Exhibit C-2. Thes two automated indicators provide market-based middle point benchmarks to set a band of supportability ranging from plus or minus 5% to 7% from the statistical indicator. When the property tax assessment, subject to appeal, falls within a reasonable range of supportability, it is the opinion of the Summit County Assessor that the automated market indicators sufficiently support and demonstrate that the property tax assessment retain the presumption of correctness and there be no change to the assessed market value. If the property tax assessment falls outside of the supportability bands and the appellants opinion of value results in a passing grade than a stipulated resolution is considered.
29	0438923	BJUMP-3	$ 4,914,474	$ 4,281,563	$ (632,911)	Stipulated	Valued reduced based on the subject's condition and noted repairs required to meet typical market expectations.
30	0300511	BN-A-1-9	$ 2,182,420	$ 1,754,833	$ (427,587)	Stipulated	After making the necessary corrections to the model for this property, our cost model indicates that the home's value should be adjusted to this amount. I also verified the conclusion using a sales comparison grid. Therefore, a change in value is warranted.
31	0302046	DLV-1-2B	$ 2,030,420	$ 1,850,000	$ (180,420)	Stipulated	A Property Assessment Review, P.A.R., was completed on the property subject to appeal. The report utilizes automated statistical competitive sales selectors, automated sales analysis, predictive modeling, and independent market trend analysis to measure market supportability of the property tax assessment subject to appeal. It also explains how the assessment under appeal was developed through recognized mass appraisal techniques. The primary automated market indicators are a Competitive Sales Analysis, Exhibit C-1, and a Regression Model Indicator, Exhibit C-2. Thes two automated indicators provide market-based middle point benchmarks to set a band of supportability ranging from plus or minus 5% to 7% from the statistical indicator. When the property tax assessment, subject to appeal, falls within a reasonable range of supportability, it is the opinion of the Summit County Assessor that the automated market indicators sufficiently support and demonstrate that the property tax assessment retain the presumption of correctness and there be no change to the assessed market value. If the property tax assessment falls outside of the supportability bands and the appellants opinion of value results in a passing grade than a stipulated resolution is considered
32	0186472	JR-2-215	$ 2,214,838	$ 1,975,000	$ (239,838)	Stipulated	The Property Assessment Review indicates that the current assessment is overstated and supports the appellant's opinion of value. Additionally, a review of the property's valuation model identified several items requiring correction. After making the necessary revisions, the updated analysis supports the appellant's requested value.

#	Account #	Parcel ID	Old Market Value	New Market Value	MV Difference	Stip or Hearing Info	Result
33	0237242	JR-4-4057	$ 1,989,767	$ 1,820,507	$ (169,260)	Stipulated	A Property Assessment Review (P.A.R.) was completed for the subject property. The review uses automated sales analysis, predictive modeling, and market trend analysis to evaluate whether the appealed assessment is supported by the market and to explain how the assessment was developed using accepted mass appraisal methods. The primary market indicators are the Competitive Sales Analysis (Exhibit C-1) and the Regression Model Indicator (Exhibit C-2). These indicators establish a reasonable support range of approximately 5% to 7% from the statistical benchmark. In this case, both the Assessor's value and the appellant's value passed the initial P.A.R. test. However, upon further review of the property, several characteristics were found to need updating. After making those corrections, the system-generated value was $1,820,507. When this updated value was tested through the P.A.R., it supported both market indicators. Therefore, the Summit County Assessor's Office recommends changing the assessed market value to $1,820,507.
34	0237499	JR-4-4082	$ 2,282,599	$ 2,001,600	$ (280,999)	Stipulated	The evidence provided supports a value adjustment, and the P.A.R. test also indicates that a change is warranted.
35	0237606	JR-4-4093	$ 1,999,212	$ 1,655,128	$ (344,084)	Stipulated	This home sold in late 2024 for $1,640,000. A review of the MLS listing identified several property characteristics that required correction within the assessment model. After making those corrections, the revised model indicated a value of $1,655,128. As this value is below the current assessed value, a reduction is warranted to bring the assessment in line with the corrected market-supported value.
36	0116016	KE-A-11	$ 204,750	$ 25,000	$ (179,750)	Stipulated	Property is land locked and does not have an easement secured through neighboring properties. An adjustment to the 2026 mass appraisal is recommended.
37	0071146	LR-2-103	$ 105,130	$ 100,130	$ (5,000)	Stipulated	This parcel has a HOA water company pump house and water tank on it. we have changed the assessment code on the building to O8D which designates it as exempt. Water companies and the water distribution are exempt by statute. Only the building and tank will be classified as exempt, this will remove the $5,000 value of the buildings.
38	0465017	NAKOMA-6-1AM	$ 15,364,000	$ 14,025,000	$ (1,339,000)	Stipulated	The property sold for $14,425,000. The sale included $200k in membership fees which are intangible as well as $200k in furnishings. Recommend the reduced sale price of $14,025,000.
39	0434161	NGC-16	$ 7,571,333	$ 6,363,000	$ (1,208,333)	Stipulated	After reviewing the comparable sales submitted with the appeal, a USPAP-compliant Standard 1 and Standard 2 appraisal was completed, resulting in an opinion of value of $6,363,000. This value was then utilized in an equity analysis within the subdivision to determine the subject property's ranking in overall price per square foot relative to its peers within Promontory. Based on this analysis, the Assessor's Office recommends reducing the value to $6,363,000, as it is equitable, reasonable within the subdivision, and supported by the best available indicators of market value as of the January 1, 2026 lien date.
40	0267017	OAKS-50	$ 5,693,912	$ 5,380,000	$ (313,912)	Stipulated	The evidence provided by the appellants representative supports a reduction in value as indicated on the PAR report.
41	0370878	OJR-8	$ 1,019,000	$ 915,000	$ (104,000)	Stipulated	The appellant provided credible supporting evidence, and the P.A.R. Test indicates that an adjustment to the assessed value is warranted.

#	Account #	Parcel ID	Old Market Value	New Market Value	MV Difference	Stip or Hearing Info	Result
42	0061527	PB-IB-36	$ 2,025,176	$ 1,900,000	$ (125,176)	Stipulated	A Property Assessment Review, P.A.R., was completed on the property subject to appeal. The report utilizes automated statistical competitive sales selectors, automated sales analysis, predictive modeling, and independent market trend analysis to measure market supportability of the property tax assessment subject to appeal. It also explains how the assessment under appeal was developed through recognized mass appraisal techniques. The primary automated market indicators are a Competitive Sales Analysis, Exhibit C-1, and a Regression Model Indicator, Exhibit C-2. Thes two automated indicators provide market-based middle point benchmarks to set a band of supportability ranging from plus or minus 5% to 7% from the statistical indicator. When the property tax assessment, subject to appeal, falls within a reasonable range of supportability, it is the opinion of the Summit County Assessor that the automated market indicators sufficiently support and demonstrate that the property tax assessment retain the presumption of correctness and there be no change to the assessed market value. If the property tax assessment falls outside of the supportability bands and the appellants opinion of value results in a passing grade than a stipulated resolution is considered
43	0061568	PB-IB-40	$ 2,501,616	$ 2,000,000	$ (501,616)	Stipulated	A Property Assessment Review, P.A.R., was completed on the property subject to appeal. The report utilizes automated statistical competitive sales selectors, automated sales analysis, predictive modeling, and independent market trend analysis to measure market supportability of the property tax assessment subject to appeal. It also explains how the assessment under appeal was developed through recognized mass appraisal techniques. The primary automated market indicators are a Competitive Sales Analysis, Exhibit C-1, and a Regression Model Indicator, Exhibit C-2. Thes two automated indicators provide market-based middle point benchmarks to set a band of supportability ranging from plus or minus 5% to 7% from the statistical indicator. When the property tax assessment, subject to appeal, falls within a reasonable range of supportability, it is the opinion of the Summit County Assessor that the automated market indicators sufficiently support and demonstrate that the property tax assessment retain the presumption of correctness and there be no change to the assessed market value. If the property tax assessment falls outside of the supportability bands and the appellants opinion of value results in a passing grade than a stipulated resolution is considered
44	0229546	PCL-1-S-30	$ 3,559,680	$ 3,080,000	$ (479,680)	Stipulated	A Property Assessment Review (PAR) Report prepared for the subject property indicates support for the appellant's requested value. Adjustment is recommended.
45	0520734	PDDC-2-17	$ 1,800,578	$ 1,500,000	$ (300,578)	Stipulated	Value is updated to reflect the arm's length purchase price from July of 2025.
46	0143929	PI-D-17	$ 891,605	$ 799,061	$ (92,544)	Stipulated	A physical interior and exterior inspection was conducted to verify the property's square footage and characteristics. A square footage discrepancy was identified and corrected, and the property characteristics were updated to accurately reflect the subject property.
47	0256150	PI-I-24	$ 913,800	$ 872,000	$ (41,800)	Stipulated	Upon review of the evidence provided, as well as an independent analysis of comparable MLS sales, market-supported adjustments were derived and applied to the selected comparable properties. The adjusted sale prices indicate a value range that encompasses the taxpayer's requested value and is consistent with the market data presented in the Comparative Market Analysis (CMA). Based on the available market evidence and valuation analysis, a reduction in the 2026 assessed value is considered both reasonable and adequately supported.

#	Account #	Parcel ID	Old Market Value	New Market Value	MV Difference	Stip or Hearing Info	Result
48	0526888	PPSHOR-3-46	$ 1,560,750	$ 1,400,000	$ (160,750)	Stipulated	Adjusted value to arm's length purchase price from July of 2026.
49	0244941	RCC-1B-BP-210	$ 1,168,200	$ 1,007,600	$ (160,600)	Stipulated	A Property Assessment Review (PAR) report completed for the subject property indicates market support for the appellant's requested value. Adjustment to the appellant's value is recommended.
50	0427652	RCLD-24	$ 19,413,524	$ 18,500,000	$ (913,524)	Stipulated	Value is adjusted to reconcile with the opinion of value in the fee appraisal provided as evidence with the appeal application.
51	0026892	SA-18	$ 2,054,147	$ 1,763,567	$ (290,580)	Stipulated	Grant primary residency to home and lot SA-18 also make value reduction on home. Lot SA-17-A is already receiving the primary exemption for 2026,no change to SA-17-A
52	0222004	SLK-510	$ 1,964,922	$ 1,708,000	$ (256,922)	Stipulated	A Property Assessment Review (PAR) report was completed for the subject property. This report indicates that the appellant's requested value is supported by market data. Adjustment to the appellant's value is recommended.
53	0283188	SMIL-I-6	$ 1,664,493	$ 1,400,000	$ (264,493)	Stipulated	A Property Assessment Review, P.A.R., was completed on the property subject to appeal. The report utilizes automated statistical competitive sales selectors, automated sales analysis, predictive modeling, and independent market trend analysis to measure market supportability of the property tax assessment subject to appeal. It also explains how the assessment under appeal was developed through recognized mass appraisal techniques. The primary automated market indicators are a Competitive Sales Analysis, Exhibit C-1, and a Regression Model Indicator, Exhibit C-2. Thes two automated indicators provide market-based middle point benchmarks to set a band of supportability ranging from plus or minus 5% to 7% from the statistical indicator. When the property tax assessment, subject to appeal, falls within a reasonable range of supportability, it is the opinion of the Summit County Assessor that the automated market indicators sufficiently support and demonstrate that the property tax assessment retain the presumption of correctness and there be no change to the assessed market value. If the property tax assessment falls outside of the supportability bands and the appellants opinion of value results in a passing grade than a stipulated resolution is considered.
54	0214894	SOL-2-A-85	$ 5,001,942	$ 4,766,622	$ (235,320)	Stipulated	A Property Assessment Review, P.A.R., was completed on the property subject to appeal. The report utilizes automated statistical competitive sales selectors, automated sales analysis, predictive modeling, and independent market trend analysis to measure market supportability of the property tax assessment subject to appeal. It also explains how the assessment under appeal was developed through recognized mass appraisal techniques. The primary automated market indicators are a Competitive Sales Analysis, Exhibit C-1, and a Regression Model Indicator, Exhibit C-2. Thes two automated indicators provide market-based middle point benchmarks to set a band of supportability ranging from plus or minus 5% to 7% from the statistical indicator. When the property tax assessment, subject to appeal, falls within a reasonable range of supportability, it is the opinion of the Summit County Assessor that the automated market indicators sufficiently support and demonstrate that the property tax assessment retain the presumption of correctness and there be no change to the assessed market value. If the property tax assessment falls outside of the supportability bands and the appellants opinion of value results in a passing grade than a stipulated resolution is considered.

#	Account #	Parcel ID	Old Market Value	New Market Value	MV Difference	Stip or Hearing Info	Result
55	0267926	SS-BDY-15-1	$ 129,000	$ 89,520	$ (39,480)	Stipulated	During the hearing held on September 24, 2026, at 4:00 PM, the Assessor's Office and the appellant reached an agreement regarding an appropriate value for the subject parcel. Due to the irregular shape of the property, the land classifications and associated land values were reviewed and adjusted, resulting in a reduction to the assessed value. Those classifications and values are as follows: 1.45 acres valued at the 2026 secondary acreage rate of $60,000 per acre 0.70 acres valued at the 2026 remaining acreage rate of $3,600 per acre This results in a 2026 assessed value of $89,520. Please note that land values are reviewed and updated annually and may be subject to change in future tax years. However, based on the circumstances presented during the Board of Equalization hearing, the land classifications will remain unchanged unless a material change to the property occurs.
56	0440300	SULA-5-AM	$ 665,196	$ 583,000	$ (82,196)	Stipulated	Adjusted the 2026 mass appraisal value after change in the homes square footage.
57	0395008	WHLS-44	$ 4,387,749	$ 4,000,000	$ (387,749)	Stipulated	Appraisal provided as evidence of value supports the reduction on this stipulation and is recommended by the Assessor's Office.
58	0336887	CEM-1-37-AM	$ 2,684,450	$ 2,684,450	$ -		Non-primary No Exemption
59	0500495	DR-1-115	$ 1,084,302	$ 1,084,302	$ -		Non-primary No Exemption
60	0201719	FVL-2-65	$ 2,198,550	$ 2,198,550	$ -		Non-primary No Exemption
61	0342307	GB31-1	$ 3,456,881	$ 3,456,881	$ -		Non-primary No Exemption
62	0234074	IRH-FS-G-4	$ 547,092	$ 547,092	$ -		Non-primary No Exemption
63	0399802	NSV-6	$ 10,256,208	$ 10,256,208	$ -		Non-primary No Exemption
64	0021265	PC-444	$ 2,135,989	$ 2,135,989	$ -		Non-primary No Exemption
65	0223119	PWL-3-P	$ 439,560	$ 439,560	$ -		Non-primary No Exemption
66	0517084	SCVC-13-16-9	$ 939,710	$ 939,710	$ -		Non-primary No Exemption
67	0411490	SGNH-28	$ 6,106,658	$ 6,106,658	$ -		Non-primary No Exemption
68	0286579	SOS-C-46	$ 1,669,704	$ 1,669,704	$ -		Non-primary No Exemption
69	0068498	SU-M-2-101	$ 1,363,044	$ 1,363,044	$ -		Non-primary No Exemption
70	0426191	AC-3	$ 8,497,785	$ 8,497,785	$ -		Primary Exemption Granted
71	0194153	AF-77	$ 5,505,375	$ 5,505,375	$ -		Primary Exemption Granted
72	0402242	APRM-16	$ 4,597,543	$ 4,597,543	$ -		Primary Exemption Granted
73	0422737	BB-1	$ 3,385,101	$ 3,385,101	$ -		Primary Exemption Granted
74	0423362	BB-64	$ 4,640,864	$ 4,640,864	$ -		Primary Exemption Granted
75	0389183	BEH-II-2	$ 597,557	$ 597,557	$ -		Primary Exemption Granted
76	0346894	BHVS-64	$ 1,327,206	$ 1,327,206	$ -		Primary Exemption Granted
77	0439087	BJUMP-19	$ 4,503,283	$ 4,503,283	$ -		Primary Exemption Granted
78	0301014	BN-A-3-59	$ 3,509,885	$ 3,509,885	$ -		Primary Exemption Granted
79	0304513	BN-B-2-101	$ 3,806,147	$ 3,806,147	$ -		Primary Exemption Granted
80	0349344	CCC-203	$ 354,100	$ 354,100	$ -		Primary Exemption Granted
81	0377154	CCRK-G-21	$ 565,340	$ 565,340	$ -		Primary Exemption Granted
82	0380976	CCRK-H-17	$ 558,900	$ 558,900	$ -		Primary Exemption Granted
83	0382097	CCRK-M-26	$ 622,620	$ 622,620	$ -		Primary Exemption Granted
84	0530036	CCV-3	$ 772,775	$ 772,775	$ -		Primary Exemption Granted
85	0261788	CD-506-D	$ 762,164	$ 762,164	$ -		Primary Exemption Granted
86	0287254	CHAP-403	$ 1,537,910	$ 1,537,910	$ -		Primary Exemption Granted
87	0259642	CHC-111	$ 422,864	$ 422,864	$ -		Primary Exemption Granted

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88	0260087	CHC-224	$ 230,874	$ 230,874	$ -		Primary Exemption Granted
89	0436695	CQVC-34	$ 899,000	$ 899,000	$ -		Primary Exemption Granted
90	0002620	CT-315-A-2	$ 644,314	$ 644,314	$ -		Primary Exemption Granted
91	0383111	CVC-1-B-107	$ 612,360	$ 612,360	$ -		Primary Exemption Granted
92	0383426	CVC-1-C-206	$ 443,300	$ 443,300	$ -		Primary Exemption Granted
93	0432660	CWPC-4A-165	$ 12,807,693	$ 12,807,693	$ -		Primary Exemption Granted
94	0375588	DDCE-3	$ 4,722,177	$ 4,722,177	$ -		Primary Exemption Granted
95	0500488	DR-1-114	$ 401,642	$ 401,642	$ -		Primary Exemption Granted
96	0032536	EH-L-5	$ 804,444	$ 804,444	$ -		Primary Exemption Granted
97	0273965	EKH-B-E79	$ 3,198,951	$ 3,198,951	$ -		Primary Exemption Granted
98	0305858	EKH-C-3-2AM	$ 2,459,270	$ 2,459,270	$ -		Primary Exemption Granted
99	0274732	ELK-3B-1401	$ 792,358	$ 792,358	$ -		Primary Exemption Granted
100	0276935	ELK-4-1704	$ 824,263	$ 824,263	$ -		Primary Exemption Granted
101	0227490	EMP-3-B	$ 1,114,965	$ 1,114,965	$ -		Primary Exemption Granted
102	0522273	ESSCVC-45	$ 1,065,058	$ 1,065,058	$ -		Primary Exemption Granted
103	0522468	ESSCVC-64	$ 1,215,555	$ 1,215,555	$ -		Primary Exemption Granted
104	0202287	EYC-D-2	$ 461,672	$ 461,672	$ -		Primary Exemption Granted
105	0285944	FA-D	$ 1,911,500	$ 1,911,500	$ -		Primary Exemption Granted
106	0532575	FC-1-22	$ 668,920	$ 668,920	$ -		Primary Exemption Granted
107	0532436	FC-1-8	$ 649,878	$ 649,878	$ -		Primary Exemption Granted
108	0535675	FC-5-509	$ 163,912	$ 163,912	$ -		Primary Exemption Granted
109	0535699	FC-5-511	$ 169,287	$ 169,287	$ -		Primary Exemption Granted
110	0458055	FLGSF-104	$ 253,134	$ 253,134	$ -		Primary Exemption Granted
111	0475876	FM-D-103-AM	$ 570,323	$ 570,323	$ -		Primary Exemption Granted
112	0004998	FT-A-4	$ 722,178	$ 722,178	$ -		Primary Exemption Granted
113	0371116	GLD-2	$ 646,702	$ 646,702	$ -		Primary Exemption Granted
114	0052625	GTF-7-B	$ 5,274,658	$ 5,274,658	$ -		Primary Exemption Granted
115	0372650	GWLD-81	$ 5,147,340	$ 5,147,340	$ -		Primary Exemption Granted
116	0172688	HE-A-376	$ 2,150,517	$ 2,150,517	$ -		Primary Exemption Granted
117	0016695	HS-1-1	$ 650,298	$ 650,298	$ -		Primary Exemption Granted
118	0412506	HSD-23	$ 3,248,863	$ 3,248,863	$ -		Primary Exemption Granted
119	0412316	HSD-4	$ 3,496,366	$ 3,496,366	$ -		Primary Exemption Granted
120	0213086	IRH-C-3	$ 440,149	$ 440,149	$ -		Primary Exemption Granted
121	0385660	J&E-1	$ 464,498	$ 464,498	$ -		Primary Exemption Granted
122	0436158	JIC-23	$ 638,434	$ 638,434	$ -		Primary Exemption Granted
123	0521441	JM-C	$ 2,128,026	$ 2,128,026	$ -		Primary Exemption Granted
124	0185235	JR-11	$ 1,791,426	$ 1,791,426	$ -		Primary Exemption Granted
125	0185367	JR-24	$ 2,259,660	$ 2,259,660	$ -		Primary Exemption Granted
126	0202816	JR-B-1020	$ 1,384,955	$ 1,384,955	$ -		Primary Exemption Granted
127	0201321	JW-AM-19	$ 809,000	$ 809,000	$ -		Primary Exemption Granted
128	0511606	KCRC-B202-AM	$ 2,982,000	$ 2,982,000	$ -		Primary Exemption Granted
129	0116693	KE-A-46	$ 1,259,218	$ 1,259,218	$ -		Primary Exemption Granted
130	0010763	KT-177-B	$ 597,858	$ 597,858	$ -		Primary Exemption Granted

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131	0011282	KT-219-A	$ 572,053	$ 572,053	$ -		Primary Exemption Granted
132	0011811	KT-252	$ 685,576	$ 685,576	$ -		Primary Exemption Granted
133	0316699	KT-32-C	$ 814,738	$ 814,738	$ -		Primary Exemption Granted
134	0012975	KT-54	$ 626,849	$ 626,849	$ -		Primary Exemption Granted
135	0408074	LOR-10	$ 2,467,667	$ 2,467,667	$ -		Primary Exemption Granted
136	0407993	LOR-2	$ 4,455,520	$ 4,455,520	$ -		Primary Exemption Granted
137	0220941	MDW-3-301	$ 1,292,847	$ 1,292,847	$ -		Primary Exemption Granted
138	0284822	MH-22	$ 4,178,502	$ 4,178,502	$ -		Primary Exemption Granted
139	0285571	MH-II-96	$ 2,531,666	$ 2,531,666	$ -		Primary Exemption Granted
140	0118178	MO-27	$ 743,838	$ 743,838	$ -		Primary Exemption Granted
141	0434419	NGC-41	$ 3,993,319	$ 3,993,319	$ -		Primary Exemption Granted
142	0495797	NM-2-5-AM	$ 2,949,366	$ 2,949,366	$ -		Primary Exemption Granted
143	0482876	NPTERR-29-AM	$ 831,000	$ 831,000	$ -		Primary Exemption Granted
144	0482922	NPTERR-34-AM	$ 822,600	$ 822,600	$ -		Primary Exemption Granted
145	0091300	NS-196-A	$ 456,695	$ 456,695	$ -		Primary Exemption Granted
146	0085161	NS-552-D	$ 695,184	$ 695,184	$ -		Primary Exemption Granted
147	0085385	NS-565	$ 523,473	$ 523,473	$ -		Primary Exemption Granted
148	0272223	NSS-B-32	$ 1,658,459	$ 1,658,459	$ -		Primary Exemption Granted
149	0490848	OEPC-104	$ 320,002	$ 320,002	$ -		Primary Exemption Granted
150	0033351	PAC-20-AM	$ 526,184	$ 526,184	$ -		Primary Exemption Granted
151	0421226	PALSDS-24	$ 3,378,218	$ 3,378,218	$ -		Primary Exemption Granted
152	0253496	PB-12-825	$ 1,582,651	$ 1,582,651	$ -		Primary Exemption Granted
153	0061725	PB-2-I-58	$ 1,516,352	$ 1,516,352	$ -		Primary Exemption Granted
154	0306328	PBC-1-40	$ 1,059,300	$ 1,059,300	$ -		Primary Exemption Granted
155	0313035	PBC-3-77	$ 907,500	$ 907,500	$ -		Primary Exemption Granted
156	0486544	PCH-1-47	$ 1,836,504	$ 1,836,504	$ -		Primary Exemption Granted
157	0524356	PCH-4-407	$ 2,055,226	$ 2,055,226	$ -		Primary Exemption Granted
158	0524534	PCH-4-425	$ 2,459,300	$ 2,459,300	$ -		Primary Exemption Granted
159	0524705	PCH-4-442	$ 1,085,334	$ 1,085,334	$ -		Primary Exemption Granted
160	0229454	PCL-1-S-21	$ 3,424,100	$ 3,424,100	$ -		Primary Exemption Granted
161	0521162	PERB-17	$ 9,990,215	$ 9,990,215	$ -		Primary Exemption Granted
162	0521023	PERB-3	$ 8,465,135	$ 8,465,135	$ -		Primary Exemption Granted
163	0521559	PFPS-29	$ 2,308,415	$ 2,308,415	$ -		Primary Exemption Granted
164	0143010	PI-C-17	$ 821,258	$ 821,258	$ -		Primary Exemption Granted
165	0041545	PKM-61	$ 2,181,674	$ 2,181,674	$ -		Primary Exemption Granted
166	0121883	PM-5-547	$ 609,390	$ 609,390	$ -		Primary Exemption Granted
167	0526770	PNW-3-67	$ 3,784,573	$ 3,784,573	$ -		Primary Exemption Granted
168	0454109	POINT-1	$ 680,136	$ 680,136	$ -		Primary Exemption Granted
169	0042105	POV-122	$ 1,557,072	$ 1,557,072	$ -		Primary Exemption Granted
170	0042337	POV-4	$ 1,367,184	$ 1,367,184	$ -		Primary Exemption Granted
171	0054985	PP-87-6	$ 4,269,570	$ 4,269,570	$ -		Primary Exemption Granted
172	0487282	PRESC-21	$ 3,319,037	$ 3,319,037	$ -		Primary Exemption Granted
173	0414320	PRESRV-2-33	$ 6,860,250	$ 6,860,250	$ -		Primary Exemption Granted

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174	0047666	PSC-631	$ 295,985	$ 295,985	$ -		Primary Exemption Granted
175	0047740	PSC-701	$ 306,250	$ 306,250	$ -		Primary Exemption Granted
176	0527247	PSH-11	$ 2,563,815	$ 2,563,815	$ -		Primary Exemption Granted
177	0417943	PSKY-16	$ 7,480,583	$ 7,480,583	$ -		Primary Exemption Granted
178	0055800	PT-25-B	$ 1,082,540	$ 1,082,540	$ -		Primary Exemption Granted
179	0524945	PTG-11	$ 5,680,119	$ 5,680,119	$ -		Primary Exemption Granted
180	0524914	PTG-8	$ 5,377,814	$ 5,377,814	$ -		Primary Exemption Granted
181	0223465	PWL-6-C	$ 338,250	$ 338,250	$ -		Primary Exemption Granted
182	0527766	RBE-1	$ 2,492,986	$ 2,492,986	$ -		Primary Exemption Granted
183	0253306	RCRK-4	$ 10,148,300	$ 10,148,300	$ -		Primary Exemption Granted
184	0534773	RL-1-AM	$ 1,239,806	$ 1,239,806	$ -		Primary Exemption Granted
185	0232342	RT-11-1AM	$ 863,418	$ 863,418	$ -		Primary Exemption Granted
186	0175228	RV-31	$ 3,528,030	$ 3,528,030	$ -		Primary Exemption Granted
187	0400253	RVR-2-AM	$ 2,874,111	$ 2,874,111	$ -		Primary Exemption Granted
188	0026892	SA-18	$ 1,763,567	$ 1,763,567	$ -		Primary Exemption Granted
189	0517969	SCVC-13-16-147	$ 857,801	$ 857,801	$ -		Primary Exemption Granted
190	0529755	SCVC-8-P2-54	$ 739,317	$ 739,317	$ -		Primary Exemption Granted
191	0516973	SCVCON-B304	$ 428,640	$ 428,640	$ -		Primary Exemption Granted
192	0098081	SK-65	$ 505,504	$ 505,504	$ -		Primary Exemption Granted
193	0137798	SL-B-165	$ 3,269,476	$ 3,269,476	$ -		Primary Exemption Granted
194	0130207	SL-H-481	$ 1,452,704	$ 1,452,704	$ -		Primary Exemption Granted
195	0195341	SLS-165-AMD	$ 1,812,086	$ 1,812,086	$ -		Primary Exemption Granted
196	0214258	SLS-1-E-201	$ 2,524,581	$ 2,524,581	$ -		Primary Exemption Granted
197	0175814	SLS-20	$ 1,792,706	$ 1,792,706	$ -		Primary Exemption Granted
198	0283436	SMIL-I-54	$ 1,708,098	$ 1,708,098	$ -		Primary Exemption Granted
199	0458909	SSP-65-1	$ 840,418	$ 840,418	$ -		Primary Exemption Granted
200	0066278	SU-I-46	$ 1,027,511	$ 1,027,511	$ -		Primary Exemption Granted
201	0067235	SU-J-43	$ 803,674	$ 803,674	$ -		Primary Exemption Granted
202	0067680	SU-J-85	$ 926,160	$ 926,160	$ -		Primary Exemption Granted
203	0068811	SU-M-2-130	$ 2,575,648	$ 2,575,648	$ -		Primary Exemption Granted
204	0395768	TCT-25	$ 1,180,000	$ 1,180,000	$ -		Primary Exemption Granted
205	0506619	THORNC-6-24	$ 1,374,017	$ 1,374,017	$ -		Primary Exemption Granted
206	0059588	TL-1-82	$ 1,005,261	$ 1,005,261	$ -		Primary Exemption Granted
207	0533895	TRS-18	$ 1,255,477	$ 1,255,477	$ -		Primary Exemption Granted
208	0247589	TSD-8	$ 2,103,196	$ 2,103,196	$ -		Primary Exemption Granted
209	0363329	TWL-11A	$ 998,307	$ 998,307	$ -		Primary Exemption Granted
210	0339824	UVC-16	$ 398,976	$ 398,976	$ -		Primary Exemption Granted
211	0443998	WPL-43-AM	$ 3,200,866	$ 3,200,866	$ -		Primary Exemption Granted
				TOTAL	**$ (14,104,250)**		

Resolution No. 2026-23

RESOLUTION OF SUMMIT COUNTY COUNCIL REQUESTING THE UTAH LEGISLATURE RESPECT THE RIGHT TO LOCAL SELF-GOVERNMENT IN UTAH

WHEREAS, counties in Utah exist for the convenience of the people, to facilitate their right to self-government. In recent years, at the Utah Legislature, a contrary narrative has been circulating; that is, counties exist for the convenience of the State. It has been said that the county is a mere agent of the State, its principal. This is not consistent with our history, our Constitution, or our jurisprudence.

WHEREAS, Utah history is undeniably unique. In 1847, white colonizers arrived upon this, the ancestral land of indigenous Numic peoples – land also claimed by the Republic of Mexico. Those colonizers, a group of expatriating American citizens then-known as Mormons, immediately set up a system of self-government. After war and the Treaty of Guadalupe-Hildago, Mexico ceded its claim to the United States. The Mormons' application for statehood was rejected and, instead, this land became an unincorporated U.S. territory.

WHEREAS, because "the Congress of the United States [] failed to provide a form of civil government for the territory, the Mormons created their own, to operate "until the Congress of the United States shall otherwise provide . . . by admitting us into the Union."[1]

WHEREAS, as it turned out, the path to statehood was long, slow, and tumultuous. The President of the United States, James Buchanan, deployed the United States Army against the Mormons and tried to install an unelected governor of his own choosing. The United States Supreme Court upheld a series of punitive and discriminatory laws targeting Mormons. The United States Congress criminalized the Mormons' marriage practices, dissolved the corporation of the church, and confiscated church property. Federally appointed territorial governors were driven out and federally appointed judges ran away. For nearly half a century, the Mormons fought for their own system of "free and independent government" and took the position that federal law and the English common law did not apply here.

WHEREAS, Utah counties were important building blocks of that free and independent government. A system of county courts, sheriffs, recorders, surveyors, prosecuting attorneys, assessors, and clerks was established.[2] County boundaries were officially defined in 1852.

WHEREAS, after almost fifty (50) years of self-rule, each county sent delegates to a Constitutional Convention.[3] The Utah Constitution, passed by eligible voters on November 5, 1895, "recognized" ... "the several counties of the Territory of Utah, existing at the time of the

[1] Constitution of the State of Deseret, Preamble (1849).
[2] Acts, Resolutions and Memorials Passed at the Annual Sessions of the Legislative Assembly of the Territory of Utah.
[3] *Id*.

adoption of th[e] Constitution" ... "as "legal subdivisions of this State." UTAH CONST. art. II § 1 (1895).[4] Statehood was achieved on January 4, 1896.

WHEREAS, shortly thereafter, the Supreme Court of Utah, interpreting the new Utah Constitution, held that "the constitution implies a right of local self-government to each county." *State v. Standford,* 24 Utah 148, 66 P. 1061, 1062 (1901). This right is both "imposed and recognized" by the Utah Constitution and inures "to the people of each county." *Id.* In *Standford*, a county challenged a state statute that was "intended to apply . . . to certain particular counties to the exclusion of others," specifically *one county. Id*. at 1063. In invalidating the statute, the court held that "[t]he state legislature is forbidden to pass any private or special laws regulating county affairs." *Id.* at 1064.

WHEREAS, thereafter the Supreme Court of Utah stated that the "spirit of local self-government . . . permeated the framers of the [Utah] Constitution" and manifested "an intention to bring those through whom power is to be exercised as close as possible to the subjects upon which the power is to operate to preserve the right of local self-government to the people, and to restrict every encroachment upon such right." *State v. Eldredge,* 27 Utah 477, 76 P. 337, 340 (1904).

WHEREAS, in 1980, the justices said "*[T]he Constitution [of Utah] does not allow the Legislature unlimited discretion to deal with local government. The broad delegation of power by the Legislature to the Counties is consistent with constitutional provisions which establish counties as governmental entities and place certain aspects of county government beyond the power of the Legislature*." *State v. Hutchinson,* 624 P.2d 1116, 1122 (Utah 1980) (emphasis added). Counties have "constitutional status". *Id.*

WHEREAS, *Hutchinson* went on to affirm its language in *Standford,* where the Court found that, "The right of the Legislature was to provide for and put in action, not to run and operate, the machinery of the local government to the disfranchisement of the people." *Id*. at 1123. *Hutchinson* also affirmed the similar language in *Eldredge*, acknowledging that, "all our institutions were founded with a view to local self-government, and assume its continuance as one of the undoubted rights of the people." *Id.*

WHEREAS, part of the heritage of Utah is the belief that urban densities should be placed within municipal boundaries because municipal corporations are better equipped to provide municipal type services. This is embedded in Utah Code §17-79-802.

WHEREAS, zoning laws were first established in the State of Utah in 1925.[5] Such laws were found to be constitutional by the United States Supreme Court in *Euclid v. Ambler Realty*, 272 US 365 (1926) as a valid exercise of the police power. In 1991, the Utah Legislature enacted the County Land Use Development and Management Act ("CLUDMA") to guide local zoning decision-making. The ability of a County to make zoning decisions is "highly deferential." This is because land use regulations, including

[4] Later re-numbered to UTAH CONST. art. XI, § 1.
[5] *Marshall v. Salt Lake City*, 141 P.2d 704, 707 (Utah 1943).

"the enactment or amendment of zoning ordinances," are "fundamentally a legislative act," and as such, a reviewing court is to "avoid substituting its judgment for that of the legislative body. …" *Springdale Lodging, LLC v. Town of Springdale*, 2024 UT App 83, ¶26, 552 P.3d 222 (internal citations omitted).

WHEREAS, CLUDMA provides for broad public purposes, including the providing for the health, safety, and welfare; promoting the prosperity; improving the morals, peace, good order, comfort, convenience, and aesthetics of each county and each county's present and future inhabitants and businesses; protecting the tax base; securing economy in government expenditures; fostering the state's agricultural and other industries; protecting both urban and nonurban development; protecting and ensuring access to sunlight for solar energy devices; providing fundamental fairness in land use regulation; facilitating orderly growth, allowing growth in a variety of housing types, and contributing toward housing affordability; and protecting property values.[6]

WHEREAS, the enactment of zoning ordinances becomes a process of balancing the interests and rights of property owners. There is a recognition that uses and densities on one property may directly or indirectly impact another property. There must also be adequate municipal services to support any new development, including public utilities (water, sewer, electricity, natural gas, stormwater, and solid waste), fire protection, transportation infrastructure, and law enforcement. A comprehensive zoning scheme developed by a County, which includes a General Plan, land use regulations, and Zoning Map, inclusive of a state imposed affordable housing plan, allows for the consideration of community input (public hearings), community and cultural values, the orderly development of growth, legislative accountability (decisions by elected officials) and the adequate provision of municipal type services.

WHEREAS, in Summit County, there are multiple General Plans geared toward two distinct planning areas. These General Plans were the culmination of hundreds of public hearings and a two-year public process. The Eastern Summit County Planning District is a nonurban area designed to protect the small town character of that side of the County. The Snyderville Basin Planning District is a resort community with more urban type densities and sixteen (16) individual neighborhood plans. The General Plans were developed in conjunction with County property owners and citizens through an open, deliberative and transparent public process. In this way, the County ensures that laws are uniformly applied and that special purpose laws in violation of the Utah Constitution are not enacted to the disadvantage of this balancing of interests of all property owners.[7]

WHEREAS, Summit County has embarked upon an aggressive affordable housing plan using its grandfathered exclusory zoning powers the Utah Legislature generously granted in Utah Code §17-80-301(3). The County's public private partnership with Park City Junction, LLC and High Valley Transit District is an example of joint cooperation which is compliant with the Kimball Junction Neighborhood Plan,

[6] Utah Code §17-79-101.
[7] Utah Constitution, art. I, §24.

places densities in appropriate locations, and furthers the County's affordable housing goals.

WHEREAS, the Utah Legislature has seen the need for ensuring that new municipalities do not become failed political subdivisions by requiring robust feasibility studies to ensure adequate tax base and provision of municipal services, and requiring voter approval.[8]

WHEREAS, Preliminary Municipalities, Utah Code Title 10, Chapter 2a, Part 5, is contrary to the right of local self-government embodied within local control. Preliminary Municipalities are not full municipalities with all municipal powers. Rather, a Preliminary Municipality:

(a) may not impose a tax
(b) may not receive an allocation of sales tax or gas tax
(c) may not exercise eminent domain[9]

WHEREAS, while a Preliminary Municipality must have a feasibility study,[10] such feasibility studies have notoriously been incomplete and incompetent, not taking into account the true costs of the provision of municipal type services. The bonds posted by the sponsors of the Preliminary Municipality have been based upon these incompetent feasibility studies and are inadequate.[11] At no time is there a public vote as is required for typical municipal incorporation. If the Preliminary Municipality has not transitioned into a town within six (6) years, all of the costs and impacts of the Preliminary Municipality falls on the County.[12] While the statute provides for a private right of action for damages,[13] if the Preliminary Municipality fails, the initial landowners will in all probability be insolvent. The costs and impacts fall on County taxpayers, making taxpayers the personal bank for unsuccessful Land Developers. The Utah Legislature repealed the authorization for private land bonds (dirt bonds), which led to failures of various private banks, and which the Utah Legislature rightly recognized as bad public policy.

WHEREAS, a Preliminary Municipality, whose board consists of unelected nonresident landowners and representatives ("Land Developers"), appears to make the same mistake that was made with dirt bonds; only with far more troubling consequences. There is a reason that the general public looks at Preliminary Municipalities as simply special purpose legislation for Land Developers to enable them to ignore the balance which is the hallmark of comprehensive zoning in favor of self-dealing outside a transparent process and without the consideration of adequate municipal services. Land Developers are delegated unbidden legislative power to wield the police powers of the state in approving land use and zoning laws, but without accountability to the public.

[8] Utah Code Title 10, Chapter 2a, Section 2.
[9] Utah Code §10-2a-509(4).
[10] Utah Code §10-2a-504.
[11] Utah Code §10-2a-507(1)(h).
[12] Utah Code §10-2a-507(3)
[13] Utah Code §10-2a-507(3)(d).

Land Developers take jurisdiction of any public roads within the municipality and must maintain and repair those public roads, but without access to any public monies; thus setting up a failing maintenance regimen.[14] When these roads eventually are turned over to the County, they will be in substandard condition, leaving the expense of restoring the roads to County taxpayers.

WHEREAS, in Utah, we struggled for, and ultimately achieved, the right to local self-governance. The government that is closest to the people governs best. Our State leadership should re-commit to our heritage and values.

NOW, THEREFORE BE IT RESOLVED, by the County Council of Summit County, Utah, that we urge the Utah Legislature to repeal Utah Code Title 10, Chapter 2a, Part 5, Preliminary Municipalities.

PASSED, APPROVED AND ADOPTED this ___day of _____, 2026.

SUMMIT COUNTY COUNCIL

_____
Canice Harte
Chair

ATTEST:

_____
Malena Stevens
County Clerk

APPROVED AS TO FORM:

_____
David L. Thomas
Chief Deputy

[14] Utah Code §10-2a-509(6).

Proclamation No. 2026–05

PROCLAMATION RECOGNIZING

Lt. Alan Siddoway

FOR DISTINGUISHED SERVICE AND LEADERSHIP

SUMMIT COUNTY, UTAH

Whereas, Lieutenant Alan Siddoway has devoted 42 years of service to the Summit County Sheriff's Office, beginning in 1985, with a lasting commitment to the safety of the people who live in and visit Summit County; and

Whereas, as the Sheriff's Office liaison to Summit County Search & Rescue, Lt. Siddoway has provided an essential connection between the Sheriff's Office and the volunteers who answer calls for help in our mountains and backcountry; and

Whereas, his leadership has supported coordinated responses to people who are lost, injured or overdue, bringing together rescuers and partner agencies to meet the demands of each incident; and

Whereas, Lt. Siddoway has championed the training and equipment that help volunteers perform difficult work safely, recognizing that caring for rescuers is fundamental to caring for those they serve; and

Whereas, his mentorship has helped Search & Rescue volunteers develop their judgment and confidence, sharing experience and encouraging a standard of preparation, responsibility and service that will guide future team members; and

Whereas, his dedication to Search & Rescue extends to families awaiting word of loved ones, reflecting an understanding that each mission involves people who deserve compassion, respect and sustained attention; and

Whereas, the Alan Siddoway Mountain Rescue Center is being dedicated in his name in recognition of his enduring contributions to Summit County Search & Rescue, carrying forward his example and the commitment "Committed to serve those in need"; and

Whereas, Lt. Siddoway's lasting impact is reflected in the volunteers he has mentored, the partnerships he has strengthened and the commitment to helping others that he has encouraged throughout Summit County Search & Rescue;

Now, therefore, be it resolved that the Summit County Council does hereby honor Lt. Alan Siddoway for his long and distinguished service to the Summit County Sheriff's Office, express its gratitude for his leadership and mentorship of Summit County Search & Rescue, and dedicate the Alan Siddoway Mountain Rescue Center in his name, celebrating his lasting legacy: "Committed to serve those in need".

APPROVED AND ADOPTED this 7th day of October 2026.
SUMMIT COUNTY COUNCIL

_____	_____
Canice Harte, Chair	Christopher Robinson
_____	_____
Roger Armstrong, Vice-Chair	Tonja Hanson
_____	_____
Megan McKenna	Malena Stevens, County Clerk

MINUTES

SUMMIT COUNTY

County Council

RICHINS BUILDING AUDITORIUM,1885 W. UTE BLVD

1885 W. UTE BLVD., PARK CITY, UTAH, 84060

WEDNESDAY, JULY 29, 2026

Meeting also conducted via Zoom.

Pending Minutes – Draft Form Subject to Change and Approval by the County Council

The Summit County Council convened in open session at 2:36 PM in Auditorium 1, Conference Room, Richins Building, with Chair Canice Harte presiding. Present: Hanson, Harte, Robinson, Armstrong, McKenna. (2:36 PM)

1. **Closed Session** (2:38 PM)

Tonja B Hanson made a motion to enter closed session to discuss Litigation (2:38 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

1) ***Litigation*** (2:38 PM)

Council members Hanson, Harte, Robinson, Armstrong, and McKenna, along with County Manager Shayne Scott, Deputy County Manager Janna Young, County Attorney Margaret Olson, Chief Civil Deputy Attorney Dave Thomas and Executive Secretary Annette Singleton met in a closed strategy session to discuss pending or reasonably imminent litigation. (2:38 PM)

Megan McKenna made a motion to leave closed session to discuss litigation and enter closed session to discuss property acquisition (2:59 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

2) ***Property Acquisition*** (2:59 PM)

Council members Hanson, Harte, Robinson, Armstrong, and McKenna, along with County Manager Shayne Scott, Deputy County Manager Janna Young, Chief Civil Deputy Attorney Dave Thomas, Civil Deputy Attorney Ryan Stack, Public Works Director John Angell, and Executive Secretary Annette Singleton met in a closed strategy session to discuss the purchase, exchange, or lease of real property. (2:59 PM)

Tonja B Hanson made a motion to leave closed session to enter open session (3:26 PM). Roger Armstrong seconded, and all voted in favor, (5-0).

Move to auditorium (3:30 PM)

2. **Work Session** (3:31 PM)

Roger Armstrong	Shayne Scott
Tonja B Hanson	Dave Thomas
Christopher Robinson	Ryan Stack
Canice Harte	Amanda Curtis
Megan McKenna	Melissa Mendez
	Jen Chappell

1) ***Pledge of Allegiance*** (3:31 PM)

2) ***Discussion and update from People's Health Clinic; Doctor Mairi G. Leining*** (3:31 PM)

Attachment: Cover Page

Attachment: People's Health Clinic Presentation.pdf

Founder Dr. John Hanrahan and Dr. Mairi G. Leining updated the Council on the core public health services the People's Health Clinic delivers each day. (3:31 PM)

Council members commented and asked questions. Dr. Hanrahan, Dr. Leining and County Manager Shayne Scott responded. (3:54 PM)

3) ***Update from The Hill Group regarding the Strategic Plan for the Seniors Program*** (4:22 PM)

Attachment: Cover Page

Attachment: Staff Report Hill Group update to Council_July 29 2026.pdf

Attachment: Senior Svcs Planning Brief for County Council 072226.pdf

Deputy County Manager Janna Young, Summit County Senior Director Jessica Wilde, Chief Operating Officer and Consultant at The Hill Group Jordan Pallitto, and Consulting and Advisory Adam Lieb presented the strategic plan for the Seniors Program to Council. (4:22 PM)

Council member Christopher Robinson left the meeting. (4:25 PM)

Roger Armstrong	Shayne Scott
Tonja B Hanson	Dave Thomas
Canice Harte	Ryan Stack
Megan McKenna	Amanda Curtis
Excused: Christopher Robinson	Melissa Mendez
	Jen Chappell
	Janna Young
	Peter Barnes
	Jennifer Strader

Council members commented and asked questions. Chief Officer Pallitto and Deputy County Manager Young responded. (4:32 PM)

Attachment: Memorandum of Agreement Wasatch County- Jovid Mark II & Summit County MOU Wakara [final executed]

3. **Convene as the Governing Board of North Summit Fire Service District** (4:39 PM)

Tonja B Hanson made a motion to convene as the Governing Board of North Summit Fire Service District (4:40 PM). Roger Armstrong seconded, and all voted in favor, (4-0). Absent: Christopher Robinson.

1) ***Discussion and approval of amendments to Personnel Policies, Sections 8, 9, 13, and 14; Chief Ben Nielson and Battalion Chief Tyler Rowser*** (4:41 PM)

Attachment: Cover Page

Attachment: NSFD Personnel Policy Staff Report.pdf

Council member Christopher Robinson joined the meeting. (4:41 PM)

Roger Armstrong	Shayne Scott
Tonja B Hanson	Janna Young
Christopher Robinson	Dave Thomas
Canice Harte	Ryan Stack
Megan McKenna	Peter Barnes
	Jennifer Strader
	Amanda Curtis
	Melissa Mendez
	Jen Chappell

Fire Chief Benjamin Nielson and Battalion Chief Tyler Rowser presented proposed revisions to Sections 8, 9, 13, and 14 of the North Summit Fire Service District Personnel Policies to the Council. (4:41 PM)

Council members commented and asked questions. Chief Nielson and Battalian Chief Rowser responded. (4:44 PM)

Roger Armstrong made a motion to approve Amendments to Personnel Policies, Sections 8, 9, 13, and 14, as contained in the packet, with direction to remove the 30-day time limit unless County Attorneys advise that retaining this provision is critical. (4:49 PM). Tonja B Hanson seconded, and all voted in favor, (4-0). Absent: Christopher Robinson.

Roger Armstrong made a motion to dismiss as the Governing Board of North Summit Fire Service District and reconvene as the County Council. (4:49 PM). Megan McKenna seconded, and all voted in favor, (5-0).

4. **Consideration of Approval** (4:51 PM)

1) ***Discussion and approval of a Memorandum of Agreement Between Wasatch County, Jovid Mark II, LLC, Black Rock Estates Master Association, Inc., and Summit County, Concerning a Road Improvement and Associated Maintenance in Unincorporated Eastern Summit County, Utah; Ryan Stack*** (4:51 PM)

Attachment: Cover Page

Attachment: Wakara Agreement [7-23-26 with exhibits].pdf

Attachment: Wakara Agreement Exhibit 1.pdf

Attachment: Wakara Agreement Exhibit 7.pdf

Recess (4:51 PM)

Civil Deputy Attorney Ryan Stack, Wasatch County Manager Dustin Grabau, Jovid Mark II, LLC Principal Manager Rich Wolper, and Bennett, Tueller, Johnson & Deere (BTJ&D) Attorney Jeremy Reutel presented a Memorandum of Agreement among Wasatch, Jovid Mark II, LLC, Black Rock Estates Master Association, Inc., and Summit County regarding road improvements and maintenance in unincorporated eastern Summit County, Utah. (4:58 PM)

Council members posed questions, which Attorney Stack addressed. Wasatch County Manager Dustin Grabau then outlined the changes that Wasatch County would like reflected in the Memorandum of Agreement/Memorandum of Understanding (MOU), followed by responses from Rich Wolper and Attorney Stack. (5:08 PM)

Council members commented and asked questions. Attorney Stack, Attorney Reutel, and Rich Wolper responded. (5:20 PM)

Roger Armstrong made a motion to approve the Memorandum of Agreement Between Wasatch County, Jovid Mark II, LLC, Black Rock Estates Master Association, Inc., and Summit County, Concerning a Road Improvement and Associated Maintenance in Unincorporated Eastern Summit County, subject to the seven changes that Ryan Stack just articulated and provided that such changes shall be circulated to Council member Robinson and Council Chair Harte, as well as the other parties, for their review, and assuming that there are no disagreements with the changes articulated, except for those couple of pieces that have to be adjusted, but with the scope of that discussion conceptually. Provided that the developer provides a current title commitment showing the title vested in the same name as the parties signing our Memorandum of Understanding (MOU). (5:34 PM). Christopher Robinson seconded, and all voted in favor, (5-0).

5. **Work Session, Continued** (5:35 PM)

1) ***Discussion regarding Ordinance No. 1016 for amendments to the Snyderville Basin Development Code Sections 10-2-18: Master Planned Developments, 10-3: Development Application Procedure and Approval Process, 10-7-4: Amendment to the Zoning Map, and 10-11: Definitions. Project # 26-078. Amanda Curtis, County Planner*** (5:35 PM)

Attachment: Cover Page

Attachment: 26-078 SCC Presentation.pdf

Attachment: 26-078 Staff Report SCC 7.29.26.pdf

Community Development Director Peter Barnes, Planner Amanda Curtis and Planner Jennifer Strader presented Ordinance No. 1016 for amendments to the Snyderville Basin Development Code. (5:36 PM)

Council members commented and asked questions. Director Barnes and Planner Curtis responded. (5:52 PM)

Council Chair Canice Harte requested guidance from Chief Civil Deputy Attorney Dave Thomas and Community Development Director Peter Barnes regarding the forthcoming public comment. Both Attorney Thomas and Director Barnes provided direction. (5:52 PM)

6. **Public Input** (5:59 PM)

Council Chair Canice Harte opened the meeting for public input. (5:59 PM)

Phoebe Byers was called to speak. (6:00 PM)

Council member Roger Armstrong clarified the public comment process. (6:06 PM)

Debi Scoggan was called to speak. (6:07 PM)

Karen Riley was called to speak. (6:08 PM)

Council Chair Canice Harte closed the meeting for public input. (6:10 PM)

Attachment: Sign- In Sheet 7-29-26

7. **Work Session, Continued** (6:10 PM)

1) ***Continued discussion regarding Ordinance No. 1016 for amendments to the Snyderville Basin Development Code Sections 10-2-18: Master Planned Developments, 10-3: Development Application Procedure and Approval Process, 10-7-4: Amendment to the Zoning Map, and 10-11: Definitions. Project # 26-078. Amanda Curtis, County Planner*** (6:10 PM)

Council members continued their discussion and posed additional questions. Director Barnes responded. (6:10 PM)

2) ***Council and Manager comments*** (6:50 PM)

Council member Megan McKenna provided updates about her activities on behalf of the Council last week. (6:50 PM)

Manager Shayne Scott updated the Council about activities at the County. (6:54 PM)

8. **Public Hearing** (6:54 PM)

Roger Armstrong made a motion to convene as the Governing Board of the Snyderville Basin Recreation Special Service District (6:55 PM). Tonja B Hanson seconded, and all voted in favor, (4-0). Absent: Christopher Robinson.

1) ***Convene as the Governing Board of the Snyderville Basin Recreation Special Service District - Public hearing and approval of Resolution No. SBSRD 2026-18, a Resolution of the County Council of Summit County, Utah, Acting as the Governing Authority of the Snyderville Basin Special Recreation District Adopting an Impact Fee Facilities Plan; Rob Parrish and Ryan Bruce*** (6:54 PM)

Attachment: Cover Page

Attachment: 26.07.29_Basin_Rec_IFFP_County_Council_Presentation.pdf

Attachment: 26.07.29_Basin_Rec_IFFP_Staff_Report.pdf

Attachment: 26.07.29_ATTACHMENT A_SBSRD IFFP 062626.pdf

Attachment: 26.07.29_ATTACHMENT B-SBSRD_IFFP_Community_Summary.pdf

Attachment: 26.07.29_ATTACHMENT C- BRD-2026-037 (1).pdf

Snyderville Basin Special Recreation District Director Rob Parrish and Snyderville Basin Special Recreation District Board Chair Ryan Bruce presented Resolution No. SBSRD 2026-18, adopting an Impact Fee Facilities Plan for the Snyderville Basin Special Recreation District to Council. (6:55 PM)

Council members commented and asked questions. Director Parrish and Board Chair Bruce responded. (7:08 PM)

Council Chair Canice Harte opened the public hearing. (7:11 PM)

No one appeared to comment. (7:11 PM)

Council Chair Canice Harte closed the public hearing. (7:11 PM)

Tonja B Hanson made a motion to approve the Snyderville Basin Special Recreation District parks, trails, open space, and recreation impact fee facilities plan, dated June 2026, complies with the requirements of the Utah Impact Fees Act, Utah Code 11-36A-101; this would be Resolution No. SBSRD 2026-18. (7:11 PM). Roger Armstrong seconded, and all voted in favor, (4-0). Absent: Christopher Robinson.

Attachment: Res 2026-18 SBSRD Impact Fees

Roger Armstrong made a motion to dismiss as the Governing Board of the Snyderville Basin Recreation Special Service District and reconvene as the County Council. (7:12 PM). Tonja B Hanson seconded, and all voted in favor, (4-0). Absent: Christopher Robinson.

9. **Adjournment** (7:13 PM)

Meeting minutes and recordings appear at summitcountyutah.gov/meetings. When in the electronic version of the minutes, clicking on the hyperlinked times takes you to that spot in the meeting recording.