Amended AGENDA
COUNTY COUNCIL
Wednesday, October 28, 2026

NOTICE is hereby given that the Summit County Council will meet, on
Wednesday, October 28, 2026
electronically, via Zoom, and at the anchor location of Summit County Courthouse, Council Chambers
60 N Main Street, Coalville, UT 84017
(All times listed are general in nature, and are subject to change by the Board 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

2:30 PM - Pledge of Allegiance (5 min)

2:35 PM - Work Session

1. 2:35 PM - Discussion regarding the 910 Ranch Resource Management Plan; Jess Kirby (30 min)
   910_Ranch_MRMP_with_Recreation_Management_2026-10-25.pdf
2. 3:05 PM - Presentation of the Summit County Fair Council adult art award to Sabina Morrey for “Front Porch Melody”; Jenny Diersen, Park City & Summit County Arts Council (5 min)
   Summit County Fair Artwork Selection 2026.pdf
3. 3:10 PM - Presentation of the Summit County Fair Council youth art award to Lucy Richins for “Precioso Flowers”; Jenny Diersen, Park City & Summit County Arts Council (10 min)
   Youth Public Art Selection.pdf
4. 3:20 PM - Discussion regarding an Ordinance Amending Chapter 11-3 of the Eastern Summit County Development Code to Establish the Lost Creek Community Zone. The proposed amendment would create zoning regulations to allow development within the Brown’s Canyon area. Garff Rogers Ranch LLC, Owner; Ivory Development, Representative. Legislative Process. Project No. 26-099; Ray Milliner, Principal Planner (60 min)
   Council Work Session October 28 2026.pdf
5. 4:20 PM - General 2027 Budget discussions; Shayne Scott, Matt Leavitt (45 min)
   FY2027 Budget Major Changes.pdf
6. 5:05 PM - Transportation Sales Tax (TST) program policy discussion; Carl Miller and Eva de Laurentiis (30 min)
   TST Policy Update County Council 102826.pdf

5:35 PM Convene as the Board of Equalization

1. 5:35 PM - Consideration and possible approval of Board of Equalization 2026 stipulations and recommendations; Jessika O'Brien (10 min)

The properties with a significant adjustment included are:

#	Account #	Parcel ID	Property Type	Old Market Value	New Market Value	MV Difference
34	0210116	FGR-I-50	Primary Residence	$ 4,277,700	$ 3,150,000	$ (1,127,700)

BOE Adjustments Staff Report 2026.10.28.pdf

Dismiss as the Board of Equalization

5:45 PM Consideration of Approval

1. 5:45 PM - Consideration and possible approval of discretionary abatement for late filing primary exemptions; Christine Hull or Travis Lewis (10 min)
   Approval of Discretionary Abatement for Primary Exemption.pdf
2. 5:55 PM - Approval of County Council Minutes dated July 15, 2026 (5 min)
   SCC Draft Minutes 7-15-26.pdf
3. 6:00 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 28, 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 Public Hearing

1. Public hearing and possible action regarding a Special Exception for an increase of disturbance area on a ridgeline/hilltop for a single-family residence on Parcel HE-B-268-A, located at 6315 N Silver Sage Dr, Highland Estates, Summit County, UT; Applicant: Greg Cropper (Parsons, Bahle, & Latimer) representing Thomas W. Mason; Legislative Review. Project #26-041; Amir Caus, AICP, Senior Planner
   Highland Estates Lot 268-A Special Exception Staff Report (2nd Meeting - Revised Disturbance and Height) (002).pdf

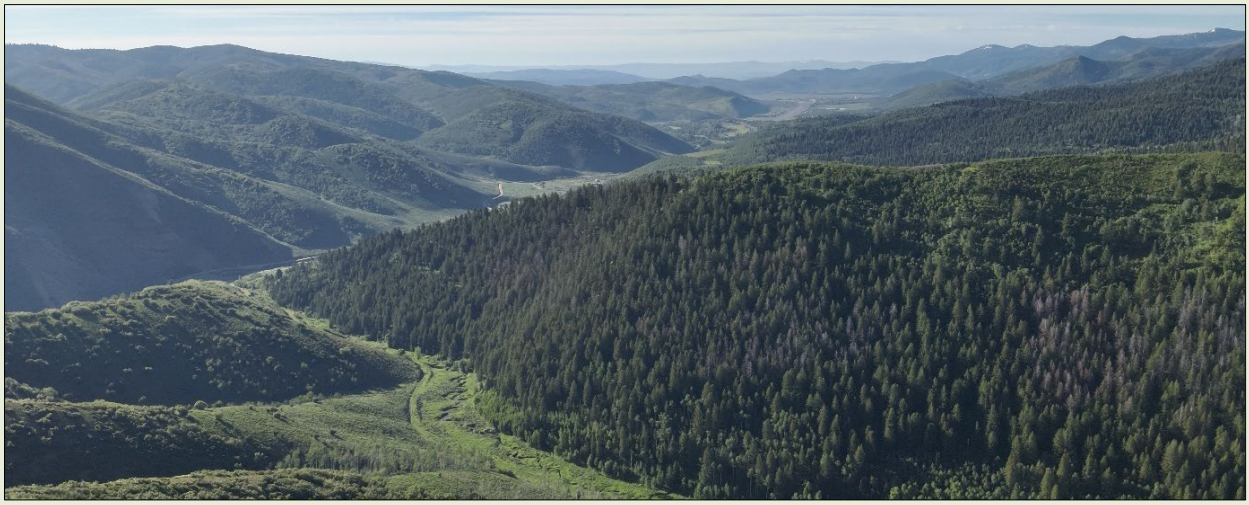
Council Communications

Adjournment

FOREST LEGACY PROGRAM

Multi-Resource Management Plan

Wasatch Back Forest Conservation Project | 910 Ranch



910 Ranch — East Canyon, forested slopes, and surrounding Wasatch Back landscape. ***Photo Credit: FFSL***

PROPERTY / PROJECT NAME	Wasatch Back Forest Conservation Project - 910 Ranch
FLP PROJECT NUMBER	
LANDOWNER(S)	Summit County, Utah
COUNTY AND STATE	Summit County, Utah
ACREAGE	8,588 acres
CONSERVATION EASEMENT HOLDER	State of Utah, Department of Natural Resources, Division of Forestry, Fire and State Lands
DATE OF PLAN PREPARATION	September 2026
PLAN PREPARED BY	Summit County, Utah; Jessica Kirby, Lands and Natural Resources Director, in collaboration with: • YNWA Consulting LLC • Martin and Nicolas Environmental Consultants • Ecology Bridge, LLC • Bio West, Inc. • Cannon Heritage Consultants • UT DNR, Division of Forestry, Fire & State Lands • Race n' Chase Trail Consultants

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Approval and Acknowledgment

Acknowledgement of Multi-Resource Management Plan (MRMP) Approval

Pursuant to Sections 16 and 17 of the Forest Legacy Program Implementation Guidelines (FS-1088, May 2017), the undersigned hereby certify that this Multi-Resource Management Plan has been reviewed and approved by the appropriate parties. By signing below, the parties acknowledge that the plan meets applicable Forest Legacy Program requirements and may be implemented on the Property in accordance with its terms and objectives by the Landowner(s).

Approval / Revision	Date
Multi-Resource Management Plan Approval Date	_____, 2026
Revision Date	_____
Revision Date	_____
Revision Date	_____

Approval and Acknowledgment Signatures

LANDOWNER

Signature Date

Shayne Scott, County Manager
Summit County, Utah

APPROVED AS TO FORM

Signature Date

David L. Thomas, Chief Civil Deputy Attorney
Summit County, Utah

MRMP PREPARER

Signature Date

Jessica Kirby, Lands and Natural Resources Director
Summit County, Utah

UTAH STATE FORESTER

Signature Date

_____

Director / State Forester
Utah Dept. of Natural Resources, Division of Forestry, Fire & State Lands

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PURPOSE STATEMENT

The purpose of this Multi-Resource Management Plan ("MRMP") is to provide a comprehensive, long-term framework for the stewardship, protection, restoration, and management of the Wasatch Back Forest Conservation Project, commonly known as the 910 Ranch. This MRMP has been prepared to satisfy the management planning requirements associated with funding provided through the United States Forest Service Forest Legacy Program and the perpetual Forest Legacy Conservation Easement encumbering the Property.

This MRMP establishes the goals, policies, management objectives, implementation strategies, monitoring protocols, and adaptive management measures necessary to conserve the Property's forest resources, wildlife habitat, watershed functions, agricultural values, scenic landscapes, cultural resources, and recreational opportunities in perpetuity. The Plan is intended to guide day-to-day management decisions and long-term stewardship actions while ensuring compliance with the conservation purposes and requirements of the Forest Legacy Program.

Upon adoption, this MRMP shall serve as the official management plan for the Property and shall govern management activities undertaken by Summit County, its departments, contractors, partners, permittees, and authorized users, including the public recreation program described in Section 7. The MRMP takes effect when the Summit County Council provides a positive recommendation in a public meeting and the Utah Department of Natural Resources, Division of Forestry, Fire and State Lands (“FFSL”), as Conservation Easement Grantee, approves it. Amendments follow the process in Section 12.

Authority and Order of Precedence

This MRMP is prepared under Sections 16 and 17 of the Forest Legacy Program Implementation Guidelines (FS-1088, May 2017). Federal Forest Legacy funding ($40 million of the $55 million acquisition) carries a public access obligation, and the perpetual Conservation Easement held by FFSL controls all uses; hunting is permanently prohibited as a condition of sale. Summit County manages the Property through its Lands and Natural Resources Department under all applicable County codes, ordinances, adopted plans, and policies. Where documents conflict, the more protective provision governs, in this order:

1. The Conservation Easement and Baseline Documentation Report
2. Forest Legacy Program requirements
3. Applicable federal, state, and County law
4. This MRMP, including Section 7, Recreation Management
5. Use policies, permits, and operating procedures adopted under this MRMP

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HOW TO USE THIS DOCUMENT

The MRMP provides a high-level overview of how the 910 Ranch may be managed and why. It includes a list of management strategies that may be implemented on the Property.

Reading Tips

- Review the Table of Contents to find chapters and sections of interest.
- Refer to other chapters and sections, as needed, depending on the level of detail or kind of information you seek

This Management Plan IS:	This Management Plan is NOT:
A GUIDANCE DOCUMENT	**A SET OF REGULATORY REQUIREMENTS**
This MRMP provides guidance and a roadmap for sustainable management practices that can adapt with the Property over time. It is not a regulatory document. There are no legal requirements included that prescribe how the County should manage its open space properties beyond compliance with existing laws and policies.	
DYNAMIC	**STATIC**
This MRMP is a living, working document and will be updated every 10 years to align with its adaptive management principles and the County's other long-range land use and fiscal planning efforts. Recommended management methods and actions included in this MRMP will be reviewed and updated as-needed, based on changes to land management science and best practices, shifts in priorities and management objectives.	
A RESOURCE FOR MULTIPLE AUDIENCES	**FOR INTERNAL USE ONLY**
This MRMP is a resource for County staff, residents and visitors to learn more about the Property management practices employed by the County.	
A suite of recommended options	A checklist to complete
This MRMP includes several options that could be utilized by the County to achieve its stated management objectives. The County reserves the right to tailor specific management actions implemented based on site-specific information, budgetary and staff considerations, equipment availability, and community input.	

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The Wasatch Back Forest Conservation Project - 910 Ranch. ***Photo Credit: Summit County***

Executive Summary

A. PROPERTY DESCRIPTION

The Wasatch Back Forest Conservation Project, a.k.a 910 Ranch, (the '**Property**' or the '**Ranch**') is an 8,587-acre conserved landscape located in Summit and Morgan Counties, Utah, between Jeremy Ranch and East Canyon State Park. As one of the largest remaining contiguous mountain ranches in the Wasatch Back, the Property forms a critical link within more than 52,000 acres of protected public and private conservation lands, helping maintain regional wildlife movement, watershed connectivity, and open-space values. The Property ranges in elevation from approximately 6,100 to 7,800 feet and includes a diverse mosaic of forests, shrublands, grasslands, riparian corridors, wetlands, springs, ponds, and mountain drainages centered around East Canyon Creek.



Historic Sheep Grazing on the 910 Ranch. ***Photo Credit: Summit County Archives***

Historically operated as part of the Jeremy family ranching enterprise beginning in the late 1800s, the Property has remained largely undeveloped and continues to support agricultural uses, wildlife habitat, and conservation values. Today, the Property provides important habitat for elk, mule deer, moose, black bear, mountain lions, raptors, migratory birds, reptiles, amphibians, and numerous species of conservation concern. Ecological surveys (see in the Properties comprehensive Baseline Decimation Report (BDR)) documented and identified a wide variety of native vegetation communities, including extensive aspen forests, mixed conifer woodlands, Gambel oak shrublands, sagebrush steppe, riparian forests, wetlands, and unique fen habitats.

East Canyon Creek flows through the heart of the Property for approximately five miles, supporting valuable aquatic and riparian resources that contribute to regional water quality, watershed health, and fish and wildlife habitat. The Property also contains numerous springs, seeps, wetlands, and tributary drainages, making a considerable ecologically significant landscapes in the East Canyon watershed.

Cultural and historic resources, including archaeological sites, historic trail corridors, and the Jeremy Ranch Stone Cabin, significantly enhance the Property's conservation value and its

connection to the region's rich heritage. Most notably, the Jeremy Ranch Stone Cabin, associated with the Property's early ranching history, was officially listed on the National Register of Historic Places on August 3, 2026. The preservation of these cultural resources helps protect the historical legacy of the Wasatch Back while providing opportunities for education, interpretation, and stewardship alongside the Property's natural and ecological values.

Protected through the Forest Legacy Program and a perpetual conservation easement held by the Utah Division of Forestry, Fire and State Lands (FFSL), the Property is managed to conserve its forest, watershed, wildlife, agricultural, scenic, recreational, educational, and cultural values while supporting sustainable stewardship, scientific research, habitat restoration, and carefully managed public access opportunities for future generations.

B. CONSERVATION VALUES

The Property conserves significant forest, watershed, wildlife, agricultural, scenic, recreational, educational, historic, and cultural resources. Its conservation values include protecting and restoring open space, wildlife habitat connectivity, East Canyon Creek and associated water resources, sustainable agricultural oppertunities, and important cultural resources and enhancing future public recreation and education opportunities.

C. FLP PURPOSES AND OBJECTIVES

The Forest Legacy Program protects the Property as a permanently conserved working landscape that supports healthy forests, watershed protection, wildlife habitat, sustainable agriculture, cultural resource preservation, and compatible recreation. Through long-term stewardship and adaptive management, the program ensures the Property's ecological, scenic, historic, and educational values are preserved for the benefit of current and future generations.

D. MAJOR MANAGEMENT RECOMMENDATIONS

Manage the Property as a landscape-scale conservation asset by protecting natural resources, providing carefully managed public access and recreation, and using adaptive, science-based stewardship to guide future decisions. The 910 Ranch management strategy is founded on a conservation-first approach that balances ecological stewardship, rural heritage, public access, and long-term sustainability. *Further detail is provided in Sections 6 through 8.* Major recommendations include:

- *Improve Forest Health and Reduce Wildfire Risk*
- *Protect and Restore Water Resources*
- *Enhance Wildlife Habitat and Connectivity*
- *Control Invasive and Noxious Species*
- *Implement Sustainable Recreation Management*
- *Preserve Cultural and Historic Resources*
- *Apply Adaptive Management*
- *Advancing Long-Term Climate Resilience*
- *Promoting Research, Education, and Stewardship*

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E. RECREATION AT A GLANCE

Recreation is a conservation-compatible use introduced in three phases beginning in 2026. Use is concentrated in a Community Zone (about 15% of the Property) and an Exploration Zone (about 30%), while the Conservation Core/Research Zone (about 55%) remains permit-only. A firm cap of 240 parking spaces sets the ceiling on visitation, and each phase opens only after monitoring shows the previous phase is sustainable. See Section 7.

F. PLAN DURATION AND REVIEW SCHEDULE

This plan will be reviewed at least every *ten* (*10*) years, and its recreation provisions at least every five years. See Section 12, Plan Administration, Review, and Amendment.

G. HOW THIS PLAN IS ORGANIZED

This plan moves from background, to goals, to on-the-ground management, to how progress will be measured:

- Sections 1–2: the Property, its ownership and location, and its Forest Legacy conservation purpose.
- Section 3: mission, vision, goals, and long-term desired future conditions.
- Sections 4–5: existing natural, recreational, and cultural resources, and the issues and opportunities they present.
- Section 6: conservation and stewardship strategy.
- Section 7: recreation management — zones, permitted uses, trails and parking, resource protection standards, and visitor use management.
- Section 8: research and education strategy.
- Sections 9–10: Conservation Easement compliance, and implementation phasing, schedule, operations, and costs.
- Sections 11–13: monitoring and adaptive management, plan administration and amendment, and appendices (including the Visitor Use Management Framework).

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1 PROPERTY INFORMATION

A. Ownership

Landowner Contact Information

Summit County, Utah
C/O Land and Natural Resources Department
60 N Main Street, P.O. Box 128
Coalville, UT 84017
Phone: 435-336-3200

Ownership History

The 910 Ranch occupies a landscape with a rich cultural history that extends back more than 10,000 years. Long before Euro-American settlement, the area served as part of the traditional homelands and seasonal use areas of Indigenous peoples, including the Ute, Timpanogos, Goshute, and Eastern Shoshone. The East Canyon Creek corridor provided reliable water, abundant wildlife, and diverse plant communities that supported hunting, fishing, gathering, travel, and seasonal camps. Archaeological investigations have documented evidence of Native American occupation from the Paleoindian, Archaic, and Late Prehistoric periods, including projectile points, bifaces, scrapers, lithic scatters, and other cultural resources that demonstrate continuous human use of the landscape over millennia.

The Property's more recent history is rooted in the western settlement and agricultural development of Summit County. By about 1890, Thomas E. Jeremy Jr. and his son Ethan J. Jeremy had established a sheep and cattle operation in and around East Canyon that became known as the Jeremy Ranch, headquartered at Gorgoza in Parleys Canyon. Through land purchases and the use of adjacent state and federal open range, portions of which the family later acquired, the ranch grew to approximately 20,000 acres by 1940. Four generations of the Jeremy family were involved with the ranch until it was sold in 1963, maintaining its agricultural use and largely undeveloped character while helping shape the ranching heritage of the Wasatch Back. After passing through several subsequent owners, approximately 12,500 acres of the former Jeremy Ranch were sold in 1977 and ultimately developed into the residential and golf course community now known as Jeremy Ranch. The remaining approximately 8,587 acres continued to operate as a working ranch and retained much of its historic and ecological integrity.

In 1993, David Bernolfo and his 910 Cattle Company acquired the Property, beginning three decades of ownership. While maintaining its agricultural roots through cattle operations, Bernolfo increasingly focused on protecting the ranch's wildlife habitat. Over time, the Property evolved into a self-proclaimed de facto wildlife sanctuary predominantly supporting large herds of elk.

During the 2000s, Bernolfo actively explored development opportunities for the Property, and plans were prepared for a 116-unit luxury residential community that would have included homes, roads, and other resort style amenities. However, the Property's development potential was significantly reduced after a critical application intended to vest development rights was not advanced through the approval process in time.

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Although some development potential remained, the combination of reduced density rights, changing market conditions, and Bernolfo's growing commitment to conservation ultimately shifted the ranch's future toward protection rather than development. Despite receiving interest from developers over the years, he chose to keep the Property largely intact and undeveloped, allowing it to continue functioning as a connected habitat corridor and working landscape.



Historic photograph of the Jeremy Ranch working landscape. ***Photo Credit: David Athory***

Recognizing the Property's exceptional conservation value and seeking to ensure its long-term protection, the newly formed David W. Bernolfo Memorial Foundation entered into an agreement with Summit County in 2023 to permanently conserve the land. The Property was acquired for $55 million, with funding provided through a combination of $15 million in 2021 Summit County voter approved open space bond funds and a $40 million grant from the U.S. Forest Service Forest Legacy Program, administered in partnership with the Utah Division of Forestry, Fire and State Lands. A key condition of the sale was the permanent prohibition of hunting, honoring Bernolfo's conviction for wildlife.

Ultimately, the acquisition permanently protected the Property through a conservation easement while maintaining its function as a working landscape. As the largest open space acquisition in Summit County history, the project secured significant watershed, wildlife habitat, agricultural lands, recreational open space, and cultural resources, culminating in public ownership of the Property as the 910 Ranch.

Today, the Property reflects evidence that spans Indigenous occupation, pioneer settlement, agricultural production, private conservation-minded ownership, and public land conservation. Its landscapes tell the story of thousands of years of human use and connection to the land while ensuring that its natural, agricultural, cultural, wildlife, watershed, and recreational values remain protected and restored for future generations.

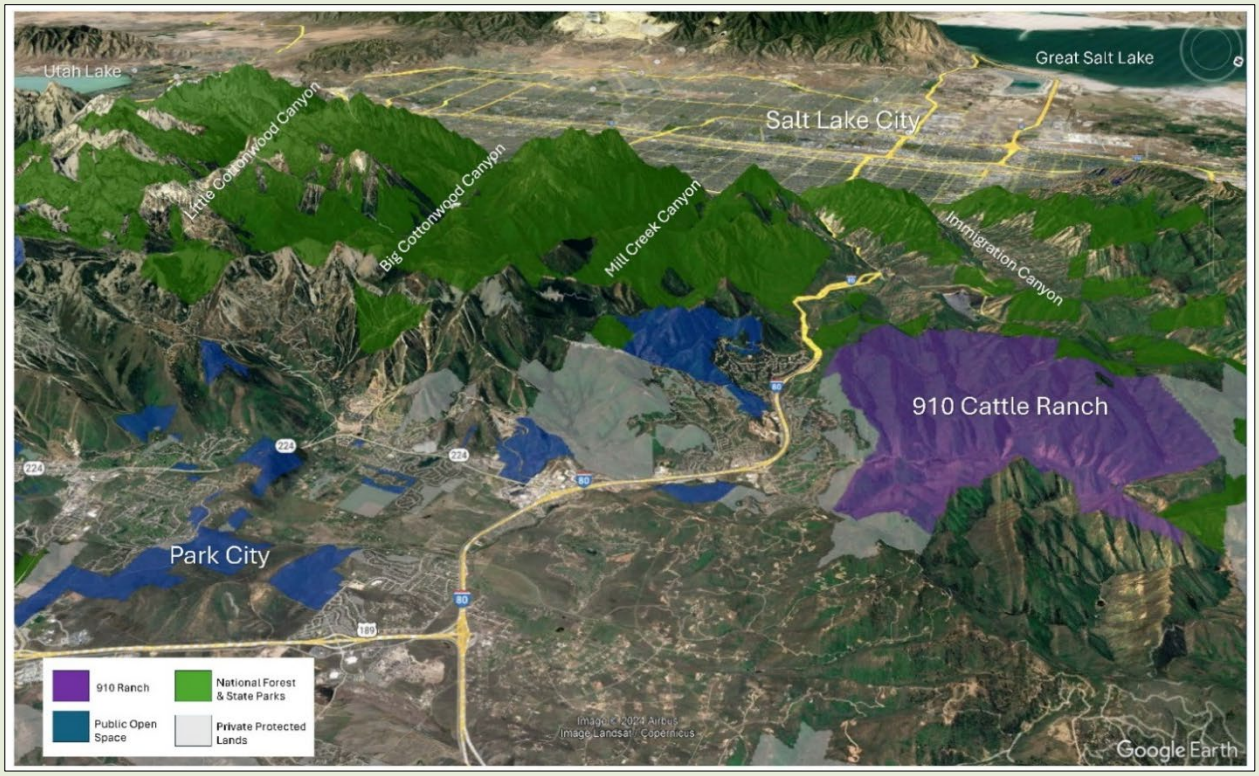
Adjacent Landowners

The 910 Ranch is bordered by a mix of public and private lands, including several private ranch and large protected lands, the Jeremy Ranch residential community to the south, Uinta-Wasatch-Cache National Forest lands to the north and west, Salt Lake County watershed lands to the west, and state-owned lands associated with the East Canyon State Park to the

northeast. These adjoining ownerships create an important landscape-scale conservation connection between the Snyderville Basin, East Canyon watershed, and the larger Wasatch Mountain ecosystem. In addition, there are two private inholdings, one with a single-family residential home and one which is vacant land.

B. Location

The Property is located in north-central Utah, approximately 25 miles east of Salt Lake City and 15 miles northwest of Park City, between the Jeremy Ranch neighborhood of Snyderville Basin and East Canyon State Park. The Property can be publicly accessed via N. East Canyon Road (also commonly known as East Canyon Road or Jeremy Ranch Road), which is a recognized Class B County Road. The N. East Canyon Road is a natural surface dirt road that is seasonally maintained (i.e. closed to general vehicle traffic December 1 – April 30). The Property is situated on both the east and west sides of East Canyon Road. See Location Map, **Appendix A.**



Legal Description

The Property covers approximately 8,587.70 acres of mountainous terrain and resides within both Summit County (approximately 6,862.99 acres, or 80%) and Morgan County (approximately 1,724.71, or 20%). The Property boundary is legally described using Summit County Tax Parcel Nos: SS-3-C-X (10.91), SS-4-D-X (184.00), SS-5-X (400.36), SS-5-A-X (117.39), SS-7-X (197.00), SS-129-X (608.98), SS-130-X (640.00), SS-131-X (645.51), SS-133 (160.00), SS-133-A (480.00), SS-134-X (470.39), SS-BDY-1-X(147.88), SS-BDY-3-X (581.33), SS-BDY-4-X (35.13), SS-BDY-5-X (3.07), SSBDY-6-X (487.33), SS-BDY-9-X (251.76), SS-BDY-10-X (22.22), SS-BDY-12-X (490.28), SS-BDY-13-X (468.82), and SS-BDY-

14-X (460.63); (Summit County total approximately 6,862.99 acres) and Morgan County Tax Parcel Nos: 00-0000-0362 (280.00), 00-0000-0370 (488.93), 00-0000-0388 (284.87), 00-0000-0453 (132.12), 00-0000-0479 (58.67), 00-0000-0487 (114.93), 00-0000-0529 (314.50), and 00-0005-0912 (50.69); (Morgan County total approximately 1,724.71 acres). See Property Boundary Map, **Appendix A**.

Water Rights and Water Shares

The Property owns Water Right No. 35-9565 (E3020) associated with Weber Basin Water Conservancy District Contract No. 5062 for one (1) acre foot of water.

In addition, Certificate 769 for 25 Class A Shares and Certificate 1440 for 100 Class C Shares (East Canyon Creek irrigation water) associated with Summit Water Distribution Company.

Access Descriptions

From Summit County the Property is accessed by exiting Interstate 80 at Jeremy Ranch (Exit 141) and following signs indicating Jeremy Ranch Road. Jeremy Ranch Road becomes N. East Canyon Road just beyond the Jeremy Ranch golf course at the cattle guard where the pavement ends, which is the southernmost Property boundary. The Property can also be accessed via N. East Canyon Road from the Morgan County side. There are annual winter seasonal road closures in place running the length of N. East Canyon Road from Jeremy Road to State Route 65 from December 1 through April 30, during which time only authorized access is permitted.

C. Property Acreage Summary

Resource Category	Acreage	Notes
Forested Acreage	≈ 6,500 ac	Forest cover including conifer, aspen, and maple, oak, and riparian woodlands
Non-Forest Acreage	≈ 2,000 ac	Includes pasture, grassland, shrubland, and other compatible non-forest lands
Water Features	≈ 86 ac	Includes East Canyon Creek, riparian corridors, wetlands, stock ponds, open water, and associated water features identified in the easement.
Developed/Existing Improvements	≈ 1 ac	Residence structures, cabins, barn, sheds, bridge, and pump house.

2 FOREST LEGACY CONSERVATION PURPOSE

A. FLP Conservation Values

Management of the Property is designed to protect and enhance the conservation values that justified its inclusion in the Forest Legacy Program. All stewardship activities will be conducted in a manner that maintains the Property's forest health, watershed functions, habitat values, recreational opportunity, scenic character, and working land attributes while ensuring long-term conservation outcomes.

1 Protection of Forest Resources and Forest Sustainability

Forest management activities, including forest health assessments, fuels reduction, invasive species control, reforestation, and vegetation treatments, will improve ecosystem resilience and reduce the risk of catastrophic wildfire, insect outbreaks, and disease. These activities support long-term forest productivity and ecological function, ensuring the Property continues to provide the environmental and economic benefits that are central to the Forest Legacy Program.

2 Protecting and Enhancing Water Quality and Water Supplies

Management actions will prioritize the protection, enhancement, and long-term sustainability of water resources, including streams, wetlands, springs, riparian corridors, groundwater recharge areas, and associated watersheds. Stewardship activities will focus on maintaining and improving water quality, watershed health, natural hydrologic function, and the reliability of water supplies through erosion control, road and trail management, riparian restoration, forest health treatments, and sustainable grazing practices. Management will seek to reduce sedimentation and pollutant inputs, improve water retention and infiltration, enhance aquatic and riparian habitat, and increase ecosystem resilience to drought, wildfire, and changing climate conditions. These efforts will help safeguard clean and abundant water resources for wildlife, downstream users, healthy ecosystems, and future generations.



Historic Open Range - Photo Credit: ©SteveKrongard2024

3 Wildlife Protection and Biodiversity

Management actions will protect and enhance native wildlife habitat, biodiversity, and ecological connectivity by conserving intact forest landscapes and supporting healthy, resilient ecosystems. Management shall maintain habitat diversity, preserve migration corridors, and sustain native wildlife populations in a manner consistent with the conservation purposes of the Forest Legacy Program.



Elk Rutting on the Ranch - Photo Credit: 910 Ambassador Wildlife Watch Camera

4 Protect Habitat and Maintain Connectivity

Habitat management will protect, restore, and enhance the diversity, quality, and connectivity of forest, meadow, wetland, and riparian ecosystems to support healthy and resilient wildlife populations. Management efforts will focus on improving forage, cover, breeding habitat, and migration opportunities through restoration projects, invasive species control, and vegetation management. To sustain biodiversity and ecological function, activities will maintain large, contiguous habitat blocks and critical wildlife movement corridors that connect adjacent protected lands and public landscapes, while ensuring that recreation, infrastructure, and land management improvements are planned and implemented in a manner that minimizes habitat fragmentation and disturbance.

5 Riparian Resource Protection and Enhancement

Protect, restore, and enhance riparian corridors, wetlands, springs, streams, and associated watershed resources to maintain and improve water quality, watershed function, aquatic habitat, and ecosystem resilience. Stewardship of the Property shall conserve the natural hydrologic processes that support healthy riparian ecosystems, sustain wildlife habitat and movement corridors, reduce erosion and sedimentation, and protect water resources for downstream users. Management activities will promote the long-term health and connectivity of riparian systems while ensuring that the Property continues to provide significant ecological, water resource, and conservation benefits consistent with the purposes of the Forest Legacy Program.



East Canyon Creek - Photo Credit: Desert News - Jeffrey D. Allred

6 Providing and Enhancing Public Non-Motorized Recreation Opportunities

Compatible recreational opportunities will be managed to provide public benefit while protecting sensitive natural resources. Trail management, visitor education, monitoring, and infrastructure improvements will direct use away from vulnerable habitats.

7 Cultural and Historic Resource Protection

Management actions will identify, protect, and, where appropriate, interpret cultural, archaeological, and historic resources located on the Property. Ground-disturbing activities will consider potential impacts to these resources.



8 Maintain the Cultural and Economic Vitality of Rural Communities

Support sustainable working land uses that are compatible with the conservation purposes of the Property. Stewardship of the Property shall seek to sustain forestry, grazing, agriculture, and nature-based recreation where ecologically appropriate, recognizing their importance to local traditions, livelihoods, and the long-term stewardship of forested landscapes. Management activities will balance conservation objectives with responsible economic uses that help maintain the productivity, resilience, and public benefits of the Property while preserving its natural and cultural values for future generations.

9 Adaptive Management Commitment

Monitoring data will be used to evaluate whether management actions are successfully protecting the conservation values identified above. Management strategies may be adjusted over time in response to changing environmental conditions, emerging threats, and monitoring results.

3 MISSION, VISION, GOALS, AND DESIRED FUTURE CONDITIONS

Summit County will manage the Property to protect and sustain the conservation values for which it was enrolled in the Forest Legacy Program while providing sustaining public, ecological, educational, and economic benefits. Stewardship efforts will focus on maintaining and enhancing forest health, watershed function, wildlife habitat, scenic integrity, and ecosystem resilience, while supporting compatible public access, outdoor recreation, research, and educational opportunities. Through balanced and sustainable management, the County will protect the Property's natural resources, productivity, and public benefits for current and future generations.

Mission

To transform the 910 Ranch into a high-functioning ecological landscape by protecting, restoring, and enhancing its notable ecosystem attributes; protecting wildlife; and managing the land through stewardship, thoughtful recreation, and adaptive practice for the lasting enjoyment of our community.

Vision

To balance a healthy ecological landscape with benefits for the public.

Challenge

Balancing sustainable funding, accessibility, enforcement, impacts to wildlife, ecological resilience, and restoration and stewardship actions while aligning stakeholders and the public on a transparent and unified vision, and while managing for landscape-scale adaptability in the face of diverse priorities.

The MRMP establishes a comprehensive management framework focused on four overarching priorities: (1) **Conservation**, (2) **Recreation**, (3) **Education and Research**, and (4) **Stewardship**. These priorities are advanced through a series of integrated goals and objectives that guide resource protection, habitat enhancement, watershed health, recreation management, forest resilience, cultural resource conservation, working lands stewardship, landscape connectivity, and public engagement. Together, these elements provide direction for sustaining the Property's conservation values while ensuring lasting public, ecological, and educational benefits.

A. Goals and Objectives

1 Habitat Enhancement

GOAL Protect, restore, and enhance diverse native habitats and ecological processes to support healthy, resilient populations of wildlife and maintain the long-term ecological integrity of the Property.

OBJECTIVE Protect, maintain, and enhance the diversity, quality, and connectivity of habitats that support native wildlife species and biodiversity. Management efforts may focus on protecting, restoring, and improving forest, meadow, wetland, riparian, and other critical habitat types; protecting key migration corridors, seasonal ranges, and breeding areas; restoring degraded ecosystems; and reducing threats from invasive species, habitat fragmentation, and human disturbance. Habitat management actions may promote ecological function, landscape resilience, and the long-term sustainability of native wildlife populations and natural communities on the Property.

2 Watershed Protection

GOAL Protect and enhance water quality, hydrologic function, and watershed resilience.

OBJECTIVE Protect and enhance water resources by maintaining healthy forest cover, riparian corridors, wetlands, springs, and groundwater recharge areas. Stewardship activities may seek to improve water quality, reduce erosion and sedimentation, restore aquatic and riparian habitats, and increase resilience to drought, wildfire, and other disturbances.

3 Recreation Management

GOAL Maintain sustainable recreational opportunities while protecting conservation values.

OBJECTIVE Provide and manage high-quality, sustainable recreational opportunities that connect residents and visitors to the land while protecting and enhancing the Property's natural, cultural, scenic, and conservation values. Plan, develop, and maintain recreation facilities, trails, and access points in a manner that minimizes resource impacts, promotes stewardship and appreciation of the Property, supports public health

and outdoor experiences, and ensures the long-term protection of sensitive resources for future generations.

4 Fuels Reduction and Forest Resilience

GOAL Maintain and enhance long-term forest health, resilience, productivity, and ecological function by promoting diverse, healthy forest conditions that can adapt to changing climate and weather patterns. Reduce the risk and potential impacts of catastrophic wildfire while sustaining the ecological, watershed, wildlife habitat, and scenic values of the Property.

OBJECTIVE Reduce the risk of catastrophic wildfire and improve post-fire resilience through proactive forest and vegetation management. Management activities may include forest thinning, hazardous fuels reduction, prescribed fire where appropriate, invasive species management, and other science-based practices that promote healthy, diverse, and resilient forest ecosystems capable of adapting to changing environmental conditions.

5 Conservation of Sensitive and Cultural Resources

GOAL Identify, protect, and monitor sensitive natural, cultural, archaeological, and historic resources located on the Property.

OBJECTIVE Conduct and maintain an inventory, assessment, and monitoring program for sensitive natural, cultural, archaeological, and historic resources on the Property to ensure their long-term protection and preservation. Identify resource locations, conditions, and potential threats; implement management practices that avoid, minimize, or mitigate impacts; and support research, stewardship, and educational efforts that increase understanding and appreciation of the Property's ecological, cultural, and historical significance.

6 Working Lands Stewardship

GOAL When feasible, maintain sustainable working land uses that support conservation and local economies.

OBJECTIVE When determined appropriate, maintain and enhance sustainable agricultural, grazing, forestry, and other compatible working land uses that conserve natural resources, support local livelihoods, preserve the Property's rural character, and contribute to the long-term stewardship, ecological health, and economic viability of the Property.

7 Landscape Connectivity and Open Space Conservation

GOAL Preserve the Property's scenic character and visual quality. Maintain and enhance landscape-scale habitat connectivity and wildlife movement.

OBJECTIVE Maintain large, contiguous blocks of open space and habitat connectivity that support wildlife movement, ecological processes, and regional conservation objectives.

8 Education, Research, and Public Benefit

GOAL Promote the Property as a center for environmental education, scientific research, outdoor learning, and community engagement that fosters a deeper understanding of natural resource stewardship, land conservation, and sustainable land management.

OBJECTIVE Support environmental education, scientific research, and outdoor learning through partnerships with schools, universities, and research institutions. Utilize the Property as a living laboratory that provides field-based learning, conservation research, and hands-on experiences that foster stewardship, scientific understanding, and appreciation of natural resources.



Bird Watching Public Outreach Event – Photo Credit: Park Record

B. Long-Term Desired Future Conditions

The following Desired Future Conditions (**DFC**') describe the long-term ecological, recreational, cultural, and operational outcomes that Summit County seeks to achieve through stewardship of the Property. Measurable performance indices for each condition are provided in *Section 11*.

1. Wildlife Habitat Enhancement — DESIRED FUTURE CONDITION

The Property contains diverse, functioning, and interconnected habitats that support healthy populations of native wildlife species. Wildlife movement occurs across the landscape, and sensitive species and habitats are protected from degradation.

INDICATORS OF SUCCESS

- ✓ Healthy and diverse native plant communities.
- ✓ Functioning wildlife migration corridors.
- ✓ Stable or improving populations of focal wildlife species.
- ✓ Reduced habitat fragmentation and invasive species impacts.
- ✓ Enhanced habitat quality in previously degraded areas.
- ✓ Recovery of keystone species and associated habitat (i.e. beaver and aspen).

2. Watershed Protection — DESIRED FUTURE CONDITION

The Property functions as a resilient watershed characterized by clean water, stable stream channels, healthy wetlands, functioning floodplains, and intact riparian ecosystems.

INDICATORS OF SUCCESS

- ✓ High water quality standards are achieved and maintained.
- ✓ Riparian corridors are stabilized and vegetated.
- ✓ Streambanks exhibit minimal erosion.
- ✓ Wetlands and springs remain functional and protected.
- ✓ Watershed conditions support downstream water users, ecosystems, and a functioning recreational fishery supporting native trout.
- ✓ Keystone species return to the system (i.e. Beaver)

3. Recreation Management — DESIRED FUTURE CONDITION

The Property provides safe, sustainable, and well-managed recreational opportunities while maintaining the ecological integrity of the landscape.

INDICATORS OF SUCCESS

- ✓ Clearly designated trails and access points.
- ✓ Minimal conflicts between recreation and conservation objectives.
- ✓ Minimal levels of resource damage from visitor use.
- ✓ Positive visitor experiences and Positive human wildlife interaction.
- ✓ Recreation facilities are maintained in safe and serviceable condition.

4. Fuels Reduction and Forest Resilience — DESIRED FUTURE CONDITION

Forest conditions are resilient to wildfire, insects, disease, and climate-related stressors.

INDICATORS OF SUCCESS

- ✓ Reduced hazardous fuel accumulations.
- ✓ Increased forest structural diversity and age class.
- ✓ Improved tree vigor and regeneration.
- ✓ Reduced susceptibility to catastrophic wildfire.
- ✓ Successful implementation of forest health treatments.
- ✓ Improved public and emergency personnel safety.
- ✓ Established cross-boundary collaboration.

5. Conservation of Sensitive Resources — DESIRED FUTURE CONDITION

Sensitive natural, cultural, archaeological, and historic resources are identified, protected, restored, and maintained in good condition.

INDICATORS OF SUCCESS

- ✓ Sensitive resource inventories remain current.
- ✓ No significant loss or degradation of identified resources.

- ✓ Cultural and historic features are preserved, restored, and/or protected.
- ✓ Rare and sensitive habitats remain viable.
- ✓ Resource protection measures are incorporated into project planning.

6. Working Lands Stewardship DESIRED FUTURE CONDITION

Agricultural, grazing, forestry, and other compatible working land uses remain economically viable, ecologically sustainable, and a positive public benefit.

INDICATORS OF SUCCESS

- ✓ Sustainable grazing and agricultural operations.
- ✓ Healthy range and riparian conditions.
- ✓ Improved water availability for livestock.
- ✓ Implementation of virtual fencing.
- ✓ Productive working landscapes that support conservation objectives.
- ✓ Long-term stewardship funding and management capacity.
- ✓ Continued compatibility between livestock production and conservation values.
- ✓ No significant conflict between livestock and recreation users.

7. Connectivity and Open Space Conservation DESIRED FUTURE CONDITION

The Property remains part of a large, interconnected network of conserved lands that support ecological processes, wildlife movement, scenic landscapes, and climate resilience.

INDICATORS OF SUCCESS

- ✓ Large, contiguous habitat blocks are preserved.
- ✓ Wildlife movement corridors remain functional.
- ✓ Connectivity with adjacent public and conserved lands is maintained and enhanced.
- ✓ Scenic landscapes remain largely undeveloped.
- ✓ Conservation easement values and purpose are constantly protected.

8. Education, Research, and Public Benefit DESIRED FUTURE CONDITION

The Property serves as a model of conservation stewardship, providing meaningful opportunities for environmental education, scientific research, community engagement, and collaborative partnerships.

INDICATORS OF SUCCESS

- ✓ Active partnerships with educational and research institutions.
- ✓ Ongoing monitoring and applied research programs.
- ✓ Educational programming that supports stewardship objectives.
- ✓ Increased public awareness of conservation values.

✓ Research findings are incorporated into adaptive management.

Overall Desired Future Condition

Through perpetual stewardship, the Property is managed first and foremost for the health, resilience, and ecological integrity of the land. It is desired that the forests, watersheds, wetlands, meadows, and wildlife habitats function as a healthy, interconnected ecosystem capable of adapting to natural disturbances, changing environmental conditions, and the effects of a changing climate.

As a protected landscape and recreational space, the Property supports compatible forestry, educational, recreational, and agricultural uses only to the extent that they sustain the land's ecological desired condition and user experience. Stewardship decisions prioritize long-term ecosystem health over short-term benefit.

Through active stewardship, restoration, monitoring, and adaptive management, the Property shall continue to fulfill the conservation purposes of the Forest Legacy Program by protecting a large, unfragmented landscape that conserves forest resources, watersheds, wildlife habitat, scenic character, recreational opportunities, and cultural values. The land shall remain a living legacy of conservation, providing permanent ecological benefits and serving as a model of responsible stewardship for future generations.

4 RESOURCE INVENTORY AND EXISTING CONDITIONS

A. Land Use History

Historic Land Uses

Ownership history is summarized in Section 1.A. Other historic land uses include:

- Cattle Ranching and Open Range Grazing (1979–Present): The remaining ranch continued to function as an active grazing operation, transitioning from sheep to cattle, occurring under largely open-range conditions with minimal fencing.
- Limited Recreation: Although public access was generally restricted, portions of the ranch were periodically opened for recreational uses, including groomed cross-country skiing and hosting NCAA Nordic ski events during the 1990s.
- Other Historical Uses: Evidence suggests the area may have supported small-scale timber harvesting or sawmill activity. The Property also contains a remnant mineral exploration well pad from 1979 and historic transportation infrastructure.

Past Management Activities

Based on field observations, site assessments, and interviews with previous landowners and individuals familiar with the Property's management history, the Property was historically managed primarily as an open-range livestock operation with limited active resource stewardship. Livestock, particularly sheep and cattle, had unrestricted access to East Canyon Creek, its tributaries, springs, wetlands, and other water resources across much of the Property.

Decades of concentrated livestock use along riparian corridors, coupled with the historic lethal removal and suppression of beaver populations, contributed to widespread degradation of the Propertie's aquatic and riparian ecosystems. The loss of beaver and their associated dam-building activity reduced natural water storage, floodplain connectivity, groundwater recharge, and stream complexity that historically helped sustain resilient wetland and riparian habitats. At the same time, intensive livestock use diminished streamside vegetation, destabilized streambanks, compacted soils, and resulted in extensive trampling of sensitive wetlands, springs, and meadow systems. As a result, numerous stream reaches exhibit signs of channel incision, bank erosion, reduced floodplain connectivity, lowered water tables, diminished habitat diversity, and increased sediment delivery into waterways. These historic impacts have reduced the ability of streams and adjacent floodplains to retain water on the landscape, support native vegetation, and provide high-quality wildlife habitat, creating significant opportunities for restoration through improved grazing management, riparian rehabilitation, and the reestablishment of natural ecosystem functions where appropriate.

Observations throughout the Property reveal evidence of historic beaver activity, including remnant dams, abandoned pond complexes, and former wetland features. Interviews and field conditions indicate that beavers were historically removed from the landscape, resulting in the loss of a critical ecosystem engineer.



Historic Beaver Dam Cira 1990- Photo Credit: Rakai Puriri

Forest management activities were generally limited to maintaining access along roads and travel corridors. Dense forest stands, limited understory diversity, declining aspen recruitment, and accumulated fuel loads have increased vulnerability to insect outbreaks, disease, and high-severity wildfire.

Collectively, these historic management practices resulted in degraded riparian systems, diminished watershed function, altered stream processes, reduced wetland extent, declining forest resilience, invasive species expansion, and deteriorating infrastructure. These existing conditions now inform current stewardship priorities.

B. Forest Resources



Mixed conifer forest canopy on north-facing slopes- Photo Credit: FFSL

Forest Types

The Property contains a diverse mosaic of forest and woodland communities characteristic of the central Wasatch Mountains. Approximately 6,500 acres of the Property are forested, with dominant cover types including quaking aspen, Douglas-fir, white fir, and subalpine fir, interspersed with extensive bigtooth maple and Gambel oak woodlands. As part of the Forest Stewardship Plan (*on file with at the County*), six distinct forest stand types have been identified across the Property, see **Appendix A**.

Long-term stewardship will focus on maintaining and restoring healthy, resilient forest ecosystems through active management. Key objectives include improving forest structure and vigor, promoting age-class diversity, enhancing aspen regeneration, reducing hazardous fuels, mitigating insect and disease impacts, and increasing the forest's resilience to wildfire, drought, and a changing climate.

Species Composition

The forest canopy is composed primarily of:

- Quaking Aspen (*Populus tremuloides*)
- Douglas-fir (*Pseudotsuga menziesii*)
- White Fir (*Abies concolor*)
- Subalpine Fir (*Abies lasiocarpa*)
- Bigtooth Maple (*Acer grandidentatum*)
- Gambel Oak (*Quercus gambelii*)
- Rocky Mountain Juniper (*Juniperus scopulorum*)

The understory is generally diverse and includes:

- Snowberry (*Symphoricarpos oreophilus*)
- Serviceberry (*Amelanchier alnifolia*)
- Chokecherry (*Prunus virginiana*)
- Elderberry (*Sambucus cerulea*)
- Wild Rose (*Rosa woodsia)*
- Sagebrush (*Artemisia tridentata ssp.*)

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- and numerous native grasses and forbs.

Age Classes

- Forest conditions vary across the Property but generally consist of both even-aged and uneven-aged stands.
- Most mature aspen stands are estimated to be 65 to 85 years old.
- Aspen stands are primarily even-aged and originated following past disturbance events.
- Mixed conifer forests consist of multiple age classes and are generally uneven-aged.
- White fir, subalpine fir, and Douglas-fir dominated stands are largely in late successional or climax conditions.
- Aspen recruitment is occurring in some areas but is limited in others due to browsing pressure and competition from shade-tolerant species.
- Maintaining a broader distribution of age classes is a key long-term management objective.

Stocking Conditions

Forest stocking ranges from understocked to overstocked depending on stand type. Of the six inventoried forest stands. *Please reference the Properties Forest Stewardship Plan for a full report on stocking conditions and* **Appendix A**.

- Four stands are classified as overstocked.
- One stand is considered fully stocked.
- One aspen-maple stand is considered understocked and has inadequate regeneration.

Dense stand conditions have developed largely because of fire exclusion, limited management intervention, and encroachment by fir and maple species.

Forest Health Issues

Forest conditions reflect decades of limited active management and fire exclusion. Most conifer stands are overstocked and occur in mature to late-successional stages, resulting in increased competition for water, nutrients, and sunlight.

Concern	Key Observations
Aspen Decline	Aging stands show reduced vigor, dieback, and stem defects; recruitment is limited by heavy browsing from elk and cattle; conifer and maple encroachment is shifting stand composition.
Overstocked Conifer Forests	White fir, subalpine fir, and Douglas-fir stands are often dense and overstocked; competition for limited resources is reducing stand vigor and increasing wildfire susceptibility.
Insects and Disease	Historic Douglas-fir bark beetle activity has caused localized mortality; Balsam Woolly Adelgid is believed present within subalpine fir stands, posing a long-term mortality risk.

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Concern	Key Observations
Wildfire Risk	Past fire suppression and lack of active management have produced dense conditions and fuel accumulation; strategic thinning, fuel breaks, and slash reduction are priority actions.

C. Soils

The Property contains a diverse array of mountain soils that support its forests, rangelands, wetlands, and riparian ecosystems. The landscape is dominated by two soil complexes, including the Lucky Star-Dromedary gravelly loams and Horrocks-Agassiz very cobbly loams, which together comprise more than 60 percent of the ranch and typically occur on slopes ranging from 30 to 70 percent. Despite the limitations listed below, the soils are generally productive and capable of supporting healthy forests, rangelands, and wetlands when properly managed. *Soils map can be referenced within the 910 Ranch Forest Stewardship Plan.*

Soil Limitation Erosion & Fire Sensitivity	Details
Erosion Hazard	Approximately 95% of the Property's soils have moderate erosion hazards, requiring careful management during restoration, grazing, trail construction, or forest management activities.
Fire Sensitivity	Approximately 96% of the soils are classified as highly susceptible to fire-related damage, including loss of organic matter, reduced biological activity, and increased post-fire erosion risk.

D. Water Resources

The Property contains a network of perennial, intermittent, and ephemeral streams, spring-fed wetlands, ponds, and floodplain habitats within the East Canyon Creek watershed. East Canyon Creek and its tributaries form the backbone of the Property's hydrologic system, providing important ecological connectivity across the landscape.

The 910 Ranch's streams, wetlands, springs, ponds, and riparian corridors provide significant conservation value but have been affected by historic grazing practices, streambank erosion, riparian vegetation loss, and the disruption of natural watershed processes. See Water Resources Map, **Appendix A**.

Streams

East Canyon Creek is the primary hydrologic feature of the Property, flowing approximately five miles through the center of the ranch before continuing to East Canyon Reservoir. Several

tributaries contribute to the watershed, including Porcupine Creek and streams draining Big Bear Hollow, Wood Hollow, Mill Hollow, Deer Hollow, and Dry Hollow.

Wetlands

The Property supports a variety of wetland communities, including riparian wetlands, emergent wetlands, fen wetlands, spring-fed wetlands, wet meadows, and pond complexes, particularly significant in Mill Hollow, Wood Hollow, Big Bear Hollow, Porcupine Creek, and the floodplain of East Canyon Creek.

Riparian Areas

Riparian habitats occur along East Canyon Creek, its tributaries, springs, and associated wetlands, supporting some of the most biologically productive ecosystems on the ranch.

Water Resources and Quality Concerns

Water quality and watershed function across the Property have been influenced by decades of unrestricted livestock access, concentrated ungulate use, streambank erosion, loss of riparian vegetation, altered stream channels, and the decline of beaver activity. East Canyon Creek was historically listed as an impaired waterbody under *Section 303(d)* of the Clean Water Act due to elevated phosphorus and other water quality concerns.

Restoration of riparian ecosystems and natural hydrologic function is a primary stewardship priority for the Property, focusing on riparian revegetation, spring and wetland protection, streambank stabilization, improved livestock management, and restoration of beaver habitat and processes.

E. Fish and Wildlife Resources

The Property contains a diverse range of habitats that support a rich assemblage of wildlife species, including large mammals, migratory birds, raptors, forest grouse, amphibians, reptiles, and native fish.

Management of wildlife resources on the Property presents unique challenges due to the inability to utilize public hunting as a population management tool, a condition established through the acquisition of the Property by the previous landowner. In addition, the absence or limited presence of large natural predators capable of regulating ungulate populations may contribute to increased concentrations of elk, deer, and other large herbivores on portions of the Property.

As a large protected landscape with limited human disturbance, abundant forage, water sources, and seasonal security cover, the Property may function as a refuge area for wildlife, particularly during hunting seasons on adjacent public and private lands. While the presence of wildlife is a significant conservation value, prolonged concentrations of animals beyond the natural carrying capacity of localized habitats can create management challenges. Elevated use may result in over-browsing of shrubs, young trees, and riparian vegetation; suppression of forest regeneration; degradation of sensitive wetlands and springs; increased soil disturbance and erosion; damage to streambanks; and reduced habitat quality for other wildlife species.

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Concentrated ungulate use may also impede restoration efforts by limiting the establishment of native vegetation, reducing the effectiveness of stream and wetland rehabilitation projects, and altering plant community composition over time. In some areas, excessive browsing pressure can diminish biodiversity, reduce resilience to drought and climate-related stressors, and undermine the ecological functions the Property was acquired to protect.

Accordingly, wildlife populations and habitat conditions shall be regularly monitored in coordination with the Utah Division of Wildlife Resources and other resource management partners. Adaptive management strategies may include habitat improvements, vegetation protection measures, seasonal closures, population assessments, wildlife movement monitoring, and other science-based management practices intended to maintain healthy wildlife populations while protecting the long-term ecological integrity of the Property and while honoring the hunting prohibition.



Wild Turkey observed on the property. ***Photo Credit: Park Record***

Key Species

The Property supports large populations of elk, mule deer, moose, American black bear, mountain lion, coyote, American badger, wild turkey, dusky (blue) grouse, ruffed grouse, numerous raptor species, songbirds, reptiles, and amphibians. East Canyon Creek supports brown trout, speckled dace, redside shiner, mottled sculpin, and Utah sucker, and historically provided habitat for Bonneville Cutthroat Trout, a priority for watershed restoration efforts.

Sensitive Species

While no federally listed threatened or endangered wildlife species are currently known to occur on the Property, the Utah Natural Heritage Program has documented several species of conservation concern within the broader landscape surrounding the Property, including Bonneville Cutthroat Trout, Green River Pebblesnail, and the Western Bumble Bee. The extensive forests, riparian corridors, wetlands, springs, and meadow complexes found on the Property provide important habitat functions that may support sensitive plant and wildlife

species, including species not yet documented through formal surveys. As a result, management activities shall emphasize habitat conservation, ecological monitoring, and adaptive management to ensure sensitive species and their habitats are identified, protected, and enhanced over time.

Migration Corridors

The Property occupies a strategically important location within a larger regional wildlife movement corridor, lying adjacent to Utah's first wildlife overpass crossing on Interstate 80. The Property contains critical year-round habitat for moose and black bear, critical summer habitat for mule deer, and important habitat for a resident elk herd estimated at approximately 300–500 resident animals, with an additional estimated 2,900 elk in the general East Canyon drainage area.

F. Botanical Resources

While no federally listed threatened or endangered botanical species are currently known to occur on the Property, the 910 Ranch contains an exceptional diversity of biological resources that contribute significantly to the ecological integrity of the Wasatch Back region. Encompassing expansive conifer and aspen forests, mountain shrub communities, sagebrush uplands, riparian corridors, wetlands, springs, wet meadows, and aquatic habitats, the Property supports a wide range of native plant and wildlife species. These interconnected ecosystems provide critical habitat for migratory big game, raptors, songbirds, pollinators, amphibians, and numerous other species throughout their life cycles. The Property also serves as an important landscape linkage connecting larger regional habitat networks, allowing wildlife movement between the Snyderville Basin, East Canyon watershed, East Canyon State Park, Interstate 80 wildlife crossing corridors, and the adjacent national forest lands. The Ranch's abundant water resources, diverse vegetation communities, and relatively intact ecological processes make it one of the most biologically significant conservation properties under Summit County ownership.



Biological surveys and habitat assessments have identified areas of high conservation value, including sensitive wetlands, riparian reaches, springs, and meadow complexes that support rare and specialized plant and wildlife communities. Suitable habitat has been documented for the Ute Ladies'-tresses Orchid (Spiranthes diluvialis), a federally listed species that has been recommended for delisting due to successful recovery efforts but continues to warrant careful stewardship. The Property also provides habitat for numerous species of conservation concern and supports important ecological functions including groundwater recharge, water filtration, pollinator support, carbon sequestration, forest succession, and wildlife migration. Protecting and restoring these biological resources is a primary purpose of this MRMP and will guide future management actions, restoration efforts, monitoring programs, and public use decisions to ensure the long-term health, resilience, and biodiversity of the Property.

Invasive Species

Invasive and noxious weeds represent one of the most significant botanical resource management challenges on the Property. Surveys have monitored *4,300* acres of the Property, documenting *22* noxious weed species totaling approximately *900* acres of impacted land, with the highest concentrations occurring along roads, trails, waterways, wetlands, and meadows.



A particular concern is yellow starthistle (Centaurea solstitialis), an aggressive invasive species capable of rapidly expanding across disturbed rangelands, meadows, roadsides, and open habitats. Long-term management will focus on early detection, monitoring, mapping, prevention, and treatment through an integrated weed management program. A comprehensive Noxious Weed Management plan shall be referenced for management actions related to invasive and noxious weeds and plant on the Property.

G. Recreation Resources

Recreational use on the 910 Ranch is currently limited and largely undeveloped, reflecting the property's historic private ownership, privacy interests, and wildlife conversation focus. Existing recreational activities are limited to the public dirt road, a.k.a. N East Canyon Road, and include dog walking, running, hiking, wildlife viewing, nature photography, and bike riding. The Ranch's extensive open space, scenic landscapes, forested uplands, riparian areas, and diverse habitats provide exceptional opportunities for nature-based recreation; however, current access remains limited and recreational infrastructure is minimal. Future recreation is anticipated to be slowly introduced in tandem with conservation objectives, with public access and recreation carefully managed through designated use areas, capacity limits, monitoring, and adaptive management to protect sensitive ecological, wildlife, watershed, and cultural resources while providing meaningful public access and outdoor experiences



Nordic skiers enjoying the Ranch. Photo Credit: Summit County

The manangmetn provisions of this plan reflect nearly three years of public engagement and 37 engagement opportunities, summarized below.

Engagement type	Count
County Council work sessions	11
Practitioner roundtables (conservation, recreation, forestry, wildlife, grazing, education, watershed, cumulative)	8
Stakeholder meetings (3 selected stakeholder, 1 County staff, 1 Chamber of Commerce sustainable tourism review)	5
Public open houses	5
Community Rotary presentations	3
Jeremy Ranch HOA meetings	3
Community survey (1,380 responses)	1
Public hearing	1

Trails, Trailheads, Recreation Amenities and Facilities

The Property currently contains approximately 30-miles of existing two-track roads and primitive trails, including unmaintained connections to the Great Western Trail. Several trash receptacles and dog waste stations have been recently installed, otherwise there are no formal trailhead or supporting recreation amenities, such as restrooms or picnic tables. Proposed facilities include future trailheads, parking areas, accessible trails, bridges and boardwalks, nature amphitheater, picnic areas, wildlife viewing areas, and a future visitor center, see *Section 7.D*.

Recreational Programing and Education

At present, the Property contains no facilities, structures, or dedicated infrastructure intended for educational programming, interpretation, scientific research, or organized recreational activities. Historically, the Property has functioned as a working ranch and conservation landscape, with limited opportunities for structured public engagement. However, the Property's exceptional ecological, scenic, cultural, and recreational resources present significant opportunities to expand education, research, and stewardship initiatives in the future. Long-term planning may include the development of facilities such as a field research station, outdoor classroom, nature-based education center, interpretive sites, and other supporting infrastructure designed to facilitate scientific study, environmental education, community engagement, and conservation stewardship while remaining compatible with the Property's conservation values and resource protection objectives.

H. Cultural and Historic Records

Cultural resource investigations conducted across the Property documented a diverse collection of prehistoric and historic resources, including archaeological sites, isolated artifacts, historic ranching and agricultural features, irrigation infrastructure, and a segment of the California National Historic Trail. The surveys identified evidence of more than *10,000* years of human use and occupation, reflecting the area's importance to Indigenous peoples, early settlers, ranching operations, and agricultural development. Eight sites have been

recommended as eligible for listing on the National Register of Historic Places, underscoring the Property's significant cultural and historical values and the importance of their continued stewardship and protection.

Archaeological Sites

Surveys conducted across the Property documented numerous prehistoric and multi-component archaeological sites, including lithic scatters, artifact concentrations, and evidence of repeated human use dating back more than 10,000 years. Several sites contain intact cultural deposits and rare artifact assemblages that provide important information about Indigenous occupation, travel, and resource use in the Wasatch Back.

Historic Structures and Features

Of particular importance, and newly added to the National Registry of Historic Places, is the Jeremy Ranch Stone Cabin (site 42SM.964), built around 1890 to shelter ranch hands tending the Jeremy family's sheep herds during the warmer months. It is the only surviving building associated with the historic Jeremy Ranch; the ranch headquarters at Gorgorza (*later changed to Gorgoza*) in Parleys Canyon, about two miles to the south, was demolished around 1971 to make way for Interstate 80. The cabin was officially listed on the National Register of Historic Places on August 3, 2026. The Property also contains a segment of the California National Historic Trail and the Utah Pioneer Trail. With evidence of legendary settlement parties, such as the Donnor Party, having crossed the area.



The Jeremy Ranch Stone Cabin, listed on the National Register of Historic Places on August 3, 2026
Photo Credit: Summit County

The nominated Property asset encompasses about 2-acres, including the cabin, the surrounding grounds with visible and potential buried artifacts, and a segment of the original historic two-track Jeremy Ranch Road. The cabin retains excellent integrity of location, setting, workmanship, and feeling, and good integrity of design, materials, and association.

Future investment in restoration is needed to ensure long-term conservation of this significant Utah heritage site. The full Stone Cabin nomination package is available upon request from Summit County.

National Register Summary	
Historic name	Jeremy Ranch Stone Cabin
Site number	42SM.964
Date built	Circa 1890
Historic function	Domestic / seasonal dwelling (sheep camp shelter)
Current function	Vacant / not in use
Criteria and level	Criteria A and D; local significance
Area of significance	Agriculture / ranching
Period of significance	Circa 1890–1963
Nominated area	Approximately 2.0 acres (1 contributing building, 1 contributing site)
Listed	August 3, 2026
Nomination prepared by	Ron Sladek, Tatanka Historical Associates Inc., for Summit County (February 2026)

Stone Cabin Management Considerations

- Maintain the existing roof and west wall as protective, reversible stabilization until a long-term preservation treatment plan for the cabin is prepared.
- Avoid ground disturbance within the 2-acre nominated area, particularly at the GPR anomalies north and south of the cabin, except as part of planned archaeological investigation.
- Locate trails, signage, and other recreation improvements to avoid identified features and GPR anomalies, and carefully plan any minor improvements within the nominated area (see Section 7.E).
- Use interpretation, including the recently installed interpretive panel, to share the cabin's sheep-ranching and watershed history while discouraging vandalism and further graffiti.

Traditional and Historic Context:

Traditional Cultural Uses

Long before the arrival of Euro-American settlers, these lands formed part of the traditional homelands and seasonal use areas of numerous Indigenous peoples, including the Ute, Shoshone, Goshute, and other culturally affiliated Tribal nations. For generations, these communities maintained deep cultural, spiritual, and subsistence relationships with the mountains, forests, streams, wetlands, wildlife, and plant communities found throughout the Property. The landscape provided important travel corridors, hunting grounds, fishing areas, gathering locations for foods and medicinal plants, and places of cultural and ceremonial significance. The Property's abundant water sources, productive meadows, and strategic

location within the Wasatch Back made it an important part of a broader network of seasonal movements and traditional lifeways that connected communities across the region.

The cultural history of the Property extends far beyond the physical evidence that remains on the landscape today. Indigenous knowledge, stewardship practices, and connections to the land helped shape and sustain the ecological character of the region for centuries. Many cultural resources and traditional use areas may remain undocumented yet continue to hold significance for Tribal communities. Accordingly, management of the Property shall recognize that its value is not solely ecological, recreational, or historic, but also cultural and indigenous. Summit County is committed to respecting Tribal histories and perspectives, protecting known and undiscovered cultural resources, and engaging with interested Tribal nations when management activities may affect places of cultural, historical, or traditional importance. The protection and interpretation of these Indigenous connections are essential components of preserving the full heritage and significance of the Property for future generations.

Western Settlement Uses:

The Jeremy Family Sheep Enterprise: The Jeremy family emigrated from Carmarthenshire, South Wales, as Latter-day Saint converts and reached the Salt Lake Valley in 1849. Thomas Evans Jeremy, Jr. (1839–1925) became Utah's first commercial salt manufacturer through the Jeremy Salt Company and, together with his son Ethan John Jeremy (1869–1948), ran several Salt Lake City grain, land, and livestock businesses. By about 1890 the family had entered the sheep and cattle business, acquiring thousands of acres in and around East Canyon and grazing adjacent state and federal open range. The family did not homestead Section 34, where the cabin stands; that land passed from the federal government to the State of Utah in 1907, and Thomas Jeremy, Jr. secured ownership between 1910 and 1913.

The operation followed a seasonal cycle typical of the era. The herds wintered in the Tooele Valley near Vernon, were sheared near Grantsville, and each spring were driven east through Salt Lake City and up Parleys and Emigration canyons to summer range in East Canyon, returning each fall. Historian Charles Peterson described E. J. Jeremy's operation as numbering about 10,000 head in the 1890s, and by 1940 the family ran about 12,000 sheep on the 20,000-acre Jeremy Ranch. This was part of a statewide boom: Utah's sheep population grew from about 523,000 in 1880 to roughly 3.8 million by 1900, with about half of the animals summering in the Wasatch Range east of Salt Lake City.

The scale of sheep grazing in the Wasatch watersheds also made the ranch part of an early conservation debate. From the 1900s through the 1930s, Salt Lake City repeatedly raised concerns about overgrazing, erosion, flooding risk, and contamination of its water supply in Parleys and Emigration canyons. In 1912 the city funded a fenced sheep trail to route herds away from residential districts, and in 1916 it exchanged two sections of city-owned land in East Canyon for three sections owned by Ethan Jeremy near Mountain Dell to better protect its watershed. In 1926 Ethan Jeremy became president of the Emigration Trail and Land Company, an association of sheepmen that negotiated with the city and the U.S. Forest Service over these concerns.

Thomas Ethan "Tom" Jeremy (1904–1979) took over management around 1943, served on the Utah State Soil Conservation Commission, and continued the spring and fall sheep drives into the late 1950s. In 1963 he sold the ranch to the Knight Land Corporation, ending four

generations of Jeremy family sheep ranching in East Canyon. The Property's more recent ownership is described in Section 1.A.

5 RESOURCE ISSUES AND OPPORTUNITIES

The conditions documented in *Section 4* shape where and how the Property can be managed and used. The table below summarizes the issues that most directly constrain recreation and other ground-disturbing activities, and the management response each requires.

Resource	Condition	Management implication
Soils	About 95% have moderate erosion hazard; slopes of 30–70% are common	Trails need sustainable grades, drainage, and annual condition surveys
Water	East Canyon Creek runs about 5 miles through the Property; historically 303(d)-listed for phosphorus; tributaries in Mill, Big Bear, Wood, Deer, and Dry Hollows and Porcupine Creek	Limited, hardened crossings; limited water recreation; restricted and controlled dog stream access
Wetlands and fens	Concentrated in Mill, Wood, and Big Bear Hollows, Porcupine Creek, and the creek floodplain	Boardwalks or bridges where crossing is unavoidable; buffers otherwise
Wildlife	Resident elk herd of about 300–500, with about 2,900 in the broader drainage; critical year-round moose and black bear habitat; critical mule deer summer habitat	Seasonal closures; no dogs outside the Community Zone; permit-only Conservation Core
Sensitive plant habitat	Suitable habitat for Ute ladies'-tresses orchid	Pre-construction surveys in wet meadows and riparian areas
Invasive species	22 noxious weed species on about 900 acres, densest along roads, trails, and waterways; yellow starthistle is the top concern	Weed-free feed for equestrians; boot and tire cleaning stations; pre-construction corridor mapping and treatment; ongoing trail and trailhead treatments
Wildfire	96% of soils highly fire-sensitive; overstocked conifer stands	No open flames or fires; trails double as fuel breaks and access where practical
Cultural resources	10,000+ years of use; 8 NRHP-eligible sites; California National Historic Trail segment; Jeremy Ranch Stone Cabin (42SM.964), NRHP-listed August 3, 2026	Avoid identified sites around the Stone Cabin; cultural clearance before ground disturbance

6 CONSERVATION AND STEWARDSHIP STRATEGY

Conservation is the first of the plan's four priorities and the purpose every other use should support. Detailed actions are carried out through the supporting plans listed below; recreation is addressed in *Section 7* and research and education in *Section 8*.

Resource area	Strategy	Guiding plan or partner
Forest health and wildfire	Thin overstocked stands, reduce hazardous fuels, and build fuel breaks; promote aspen regeneration with browse protection; monitor insects and disease; maintain at least 75% forest cover	Forest Stewardship Plan (FFSL)
Water and riparian systems	Revegetate riparian corridors, protect springs and wetlands, stabilize streambanks, improve livestock management, and restore beaver habitat and processes	UDWR, Utah DWQ, restoration partners
Wildlife and connectivity	Improve habitat, protect vegetation, apply seasonal closures, assess populations, and convert fences to wildlife-friendly designs while honoring the hunting prohibition	UDWR
Invasive species	Early detection, mapping, prevention, and integrated treatment; yellow starthistle is the top priority	Noxious Weed Management Plan (Ecology Bridge)
Working lands	Sustainable, rotational grazing; off-stream stock water (2028); virtual fencing to keep cattle from riparian areas and trails	Grazing and Range Management Plan
Cultural and historic resources	Stabilize the Stone Cabin pending a preservation treatment plan; avoid ground disturbance at recorded sites; interpret history; consult Tribal nations	Utah SHPO, Tribal nations
Climate resilience	Diversify forest age and species, retain water on the landscape, and track drought, fire, and snowpack effects through monitoring	All supporting plans

7 RECREATION MANAGEMENT

Public access is a condition of the Forest Legacy funding that acquired the Property, and recreation shall be managed as a conservation-compatible use. This section sets the rules for that use: goals, zones, permitted and prohibited activities, trails and parking, resource protection standards, and visitor use management. Recreation on the 910 Ranch shall be complementary to its conservation mission. Public use is a privilege contingent on responsible stewardship and may be restricted, modified, or revoked when monitoring shows impacts exceeding the thresholds in *Section 11.D*.

A. Recreation Mission, Goals, and Guiding Principles

- **Mission:** To provide meaningful, sustainable recreation opportunities that connect people to the 910 Ranch while protecting and enhancing its ecological integrity, wildlife habitats, scenic landscapes, and conservation values through thoughtful stewardship, adaptive management, and responsible public use.
- **Vision:** To create a recreation experience that inspires appreciation for the land, supports public health and outdoor enjoyment, and serves as a model for balancing conservation and recreation in a healthy, resilient landscape.
- **Challenge:** To provide safe, accessible, and enjoyable recreation opportunities while protecting wildlife, sensitive habitats, and ecological processes and promoting a working landscape; securing sustainable funding and enforcement; and balancing the diverse needs of visitors, stakeholders, and resource managers through transparent and adaptive decision-making.

Recreation Goals and Objectives

Recreation goals advance MRMP Goal 3 (Recreation Management) without compromising Goals 1, 2, 5, and 7 (habitat, watershed, sensitive resources, and connectivity).

#	Goal	Key objectives
R1	Provide sustainable, well-directed public access	Map zones that set use type and intensity; designate formal trailheads and entry corridors; direct visitors with signage, maps, and outreach
R2	Manage recreation to support ecological health	Monitor impacts to vegetation, soils, and habitat; act on degradation through avoidance, reroutes, closures, or restoration
R3	Minimize recreation-related resource impacts	Close and rehabilitate social trails; enforce stay-on-trail rules; apply seasonal restrictions; use staff and ambassadors for teachable moments
R4	Build and maintain a sustainable trail system	Use sustainable alignment, grade, and drainage; maintain on a set schedule; decommission or reroute unsustainable segments
R5	Provide high-quality recreation experiences	Clear wayfinding and rules; safe, maintained facilities; managed use levels to avoid crowding and conflict; protected scenic character
R6	Protect sensitive resources through siting	Map sensitive areas; apply spatial avoidance in trail and facility siting; use seasonal buffers; test effectiveness
R7	Promote responsible recreation and stewardship	Consistent Leave No Trace messaging; regulatory and interpretive signs at decision points; volunteer and partner programs
R8	Integrate recreation with education and research	University and school partnerships; interpretive elements on trails; citizen science tied to recreation monitoring

Guiding Principles

1. **Conservation first.** Recreation is a compatible use, never the primary purpose. Access is a privilege that can be modified, limited, or revoked.
2. **Concentrate use.** Most visitation is held in the Community Zone, close to roads and existing disturbance; 55% of the Property stays in the controlled-use Conservation Core.
3. **Reuse existing corridors.** When reasonable, convert existing two-track roads to trail before building new tread.
4. **Capacity by design.** A firm 240-space parking cap from day one and encourages active and alternative transportation to the Property.
5. **Phase and prove.** Before each phase advances, monitoring results, resource conditions, and management capacity are evaluated to confirm that use remains sustainable and that staffing, funding, and enforcement are in place.
6. **Quiet, non-mechanized character.** No motorized use, e-bikes, e-motos, or drones outside the County road right-of-way.
7. **Rural, rustic atmosphere.** Favor natural surfaces and rustic, minimal design. Limit paving and impermeable surfaces to areas deemed necessary, required, or allowed by the Conservation Easement.
8. **Consider the working ranch and protect its history.** Study opportunities for coexistence with grazing; protect the Stone Cabin, historic trails, and archaeological sites; engage Tribal nations where management practices can benefit and cultural resources may be affected.
9. **Pay for what we build.** Phase advance with funding for operations and projected maintenance budget.
10. **Transparent and adaptive.** Monitoring results and management changes are documented and shared with the public.

B. Recreation Management Zones

The Property is divided into three zones that set where use happens and how intense it can be. Zone boundaries generally follow the Proposed Recreation Zone Map (**Appendix A**), may

need adjustment after ground-truthing, and may be refined, expanded, or reduced through adaptive management. A change deemed significant may require FFSL review. All zones are supported by appropriate staffing, essential infrastructure, and consistent enforcement.

Standard	Community Zone (highest use)	Exploration Zone (moderate use)	Conservation Core/Research Zone (controlled use)
Share of Property	~15% (~1,300 ac)	~30% (~2,600 ac)	~55% (~4,800ac)
Purpose	Primary access and visitor hub; safer alternative to recreating on N. East Canyon Road	Immersive interior backcountry experience on designated trails	Protect sensitive habitat and natural processes; research, education, stewardship
Public access	Dawn to dusk after Phase 1 opening	Dawn to dusk after Phase 2 opening	Permit-based or guided only
Trails	Multi-use natural, soft-surface, and accessible routes; year-round	User-specific and directional singletrack and double-track	Minimal primitive natural-surface routes
Facilities	Visitor Center, Nature Amphitheater, restrooms, picnic areas, kiosks, trash receptacles	Signs and wayfinding at junctions; bridges and boardwalks; no trash receptacles	Possible field station; possible yurts or designated overnight sites; discreet wayfinding
Dogs	On-leash only; strict compliance with County leash laws	Prohibited (authorized working dogs excepted)	Prohibited (authorized working dogs excepted)
Stream access	Limited hardened access points and designed crossings	Bridges or boardwalks only	None outside permitted research
Staffing	On-site visitor services, education, enforcement	Regular patrol and enforcement	Regular patrol; Permit compliance checks; research oversight
Events and concessions	Limited; group size caps apply; Small-scale, by permit, within capacity	Limited; group size caps apply; Small-scale, by permit, within capacity	Research, education, and guided programs; Limited; group size caps apply; Small-scale, by permit, within capacity
Seasonal closures	Wet-weather and wildlife closures as needed	Wet-weather and wildlife closures as needed; Seasonal and adaptive closures	Strict seasonal closures during sensitive periods

C. Permitted, Regulated, and Prohibited Uses

Hours of Operation

The Property is open dawn to dusk. Use outside those hours requires a permit, except for emergency response, research, and management.

Use by Zone

A = allowed on designated trails · **P** = permit required · **X** = prohibited

Activity	Community	Exploration	Core	Notes
Walking, hiking, trail running, snowshoeing	A	A	P	Wide shared-use paths in Community; destination trails in Exploration
Nordic skiing	A	A	P	Multi-use groomed corridors with possible separated classic track
Mountain biking	A	A	X	Designated trails only; connectivity to Flying Dog, Great Western, 24-7, Moose Hollow, Avenues, Mormon Flat
Equestrian (Phase 3)	A	A	P	Summer only, designated trails, certified weed-free feed
Backcountry skiing	P	P	P	Self-supported; no maintenance or avalanche control provided; off-trail skiing by permit only
Wildlife and scenic viewing, photography	A	A	P	Viewing platforms and interpretive signs
Picnicking	A	A	X	Tables at trailheads and frontcountry sites; primitive otherwise
Dog walking	A (leash)	X	X	No commercial dog walking
Overnight use	X	P	P	Designated sites or yurts only; no fires

Regulated Activities (Permit Required in Any Zone)

- All activities and uses within the Conservation Core/Research Zone
- Off-trail Nordic and backcountry skiing
- Overnight use
- Research and education programs
- Large groups and special events
- Commercial use that promotes or supports the Conservation Values or public benefit, upon approval
- After-hours use
- Alcohol consumption, where allowed by County, State, and Federal law
- Art displays, art walks, and installations
- Collection of natural resources
- Demonstration activities and emergency response training
- Geocaching

Conditional Uses (Require Further Study)

Use	Condition for consideration	Likely terms if approved
Fishing	Completed fishery and restoration studies (see the 2024 East Canyon Creek Recreational Fishery Study) confirm sustainability	Fly fishing only; seasonal limits to protect spawning and riparian areas; possible permit
Overnight yurts	Location within an Easement Designated Improvement Area; Phase 3 evaluation	Permit or lease; no campfires; revenue dedicated to yurt maintenance

Prohibited Activities

Except on public roads, for emergencies, for management, or as otherwise authorized, the following are prohibited:

- Hunting, trapping, shed antler collection, and wildlife harassment (**hunting is permanently prohibited in all circumstances**)
- Motorized vehicles, e-motos, snowmobiles, ATVs, and UTVs
- E-bikes (all classes), EPAMDs, and other electric recreational devices
- Fishing, until reconsidered as a conditional use
- Drones and other unmanned aerial systems
- Open flames, campfires, and fireworks
- Water recreation: boating, paddleboarding, kayaking, tubing, swimming, and wading
- Off-trail travel
- Camping outside permitted overnight sites
- Hot air balloon launching and landing
- Commercial use that does not promote the Conservation Values
- Discharge of any weapon and target shooting
- Slacklines, longlines, and highlines

D. Trails, Trailheads, Parking, and Facilities

All recreation infrastructure shall be natural-surfaced, minimal, and sited first on existing corridors where feasible. Total parking is capped at 240 spaces across five locations plus a 60-space reserve.

Trail Types

Trail type	Width	Surface	Primary zone and use
Soft Surface (SS)	10–12 ft	Compacted road base or converted double-track	Community Zone spine; primary groomed Nordic route
Soft Surface Sidepath	10–12 ft, separated from travel lanes	Compacted road base (Easement bars hard surfaces)	Extension of the Jeremy Ranch path into the Property
Natural Surface Singletrack (NSS)	1–4 ft	Native soil, machine or hand built	Exploration Zone; difficulty-rated by grade and distance
Accessible (A)	3–10 ft	Firm, compacted material	Community Zone near the Visitor Center; meets FSTAG
Nordic (N)	10–12 ft groomed; 14 ft vegetation clearance	Groomed snow over SS or meadow	Community and Exploration; sage meadow alignments encouraged
Primitive	Under 2 ft	Native soil, machine or hand built	Conservation Core; permitted or guided use only

Design and Construction Requirements

1. Follow recognized sustainable trail standards for alignment, grade, outslope, and drainage; average grades should stay within the half rule and generally under 10%.
2. Convert existing two-track before building new tread; close and restore redundant routes.
3. Avoid wetlands, fens, springs, and riparian areas; cross only at bridges, boardwalks, or armored crossings.

4. Complete botanical (including Ute ladies'-tresses habitat), wildlife, and cultural resource review before ground disturbance.
5. Avoid recorded sites and GPR anomalies, and carefully plan any improvements within the 2-acre Jeremy Ranch Stone Cabin area (Section 4.H).
6. Site trails away from known wildlife movement routes and toward fuel breaks and emergency access where practical.
7. Use user-specific and directional designations to separate conflicting uses, especially on mountain bike routes.
8. Use wildlife-friendly fencing; clean all construction equipment before entry (weed prevention).
9. Confirm funding for long-term maintenance before construction.

Trailheads and Parking

The Conservation Easement defines three parking types and limits trailheads and parking to the East Canyon Road corridor and the Ranch House Designated Improvement Area:

- **Major trailhead:** estimated 30–80 vehicles; restrooms, limited picnic tables and benches, optional nature trail.
- **Minor trailhead:** estimated 10–30 vehicles; limited picnic tables and benches.
- **Off-street parking (turnouts):** up to about 10 vehicles each along N. East Canyon Road, sited with County Engineering.

Location	Type	Spaces	Phase	Function
Mill Hollow Trailhead	Major	40-80	1	Primary opening access; winter and Nordic priority
Big Bear Hollow	Minor	10 +trailers	1	Small existing lot; dispersed access
Ranch House / Visitor Center	Major	30-75 cars +trailers	2	Visitor Center, education programs, equestrian staging
Dry Hollow	Minor	10	2	Small existing lot; dispersed access
Nature Amphitheater	Major	40	3	Programming and group events
Contingency reserve	—	20-60	Future	Released only if monitoring supports it
Total cap		**240**		Firm property-wide maximum

** The parking cap is comparable to Bonanza Flat (1,550 acres, 175 spaces) and Round Valley (2,300 acres, about 150–200 spaces) while covering a property more than three times larger.*

Facilities

Facility	Zone	Phase	Description
Mill Hollow Trailhead	Community	1	Parking, kiosk, regulatory and interpretive signs, vault toilet, pay-station signage
Transportation trail and shared-use path	Community	1	Natural-surface link from Mill Hollow to the Ranch Base; 4,170 ft soft-surface extension of the Jeremy Ranch path
Big Bear bridge	Community	1	Rehabilitation of the existing railroad bridge to provide access
Designated stream access points	Community	1	Hardened, "sacrificial" access points that protect the wider stream corridor

Facility	Zone	Phase	Description
Visitor Center (Ranch House)	Community	2	Orientation, education, ranger base, possible winter Nordic and summer concessionaire; existing structure brought to code
Accessible trails and viewing platforms	Community	2	FSTAG-compliant routes adjacent to the Visitor Center
East Canyon Creek bridges	Community / Exploration	2	Several crossings linking trailheads to trails east of the road; Army Corps and State permitting
Research and Education Center (field station)	Conservation Core	2+	Small-scale facility within a Designated Improvement Area
Equestrian staging	Community	3	Trailer parking, corrals, water troughs, manure stations
Nature Amphitheater	Community	3	Outdoor programming venue with support amenities
Yurts or designated overnight sites	Conservation Core	3+	Low-impact, permit-based

New structures, roads, parking, and utilities require FFSL approval and Summit County land use approvals (*Section 9.D*).

E. Resource Protection Standards

These standards apply to every trail, facility, permit, and event. Closure windows are proposed starting points to be confirmed with the Utah Division of Wildlife Resources (UDWR) and refined with baseline monitoring.

Wildlife

Measure	Proposed standard	Applies to
Winter range protection	Closure of mapped winter range trails Dec 1 – Apr 30 or as recommended by UDWR biologists, possibly aligned with the East Canyon Road winter closure; groomed Nordic corridors in the Community Zone may stay open	Exploration and Conservation Core
Elk calving and deer fawning	Closure of mapped calving and fawning areas May 15 – Jun 30, adjusted as needed for climate	Exploration and Conservation Core
Moose and black bear	Temporary closures or advisories when animals concentrate near trails	All zones
Dogs	On-leash in the Community Zone only, with strict enforcement of County leash laws; prohibited elsewhere	All zones
Wildlife feeding and harassment	Prohibited; serious incidents trigger immediate review and enforcement	All zones
Fencing	Remove obsolete fence; design new fence to be wildlife-friendly when possible	All zones
Hunting	Permanently prohibited	All zones

In the absence of hunting as a population management tool, the County may rely on recreation management as one of several strategies to influence wildlife distribution and behavior, particularly where concentrated wildlife use is degrading habitat or vegetation. Trail

placement, seasonal access management, and regulations may be used to encourage movement across the broader landscape, reduce prolonged concentrations of animals in refuge areas, and maintain healthy ecological conditions, while preserving habitat connectivity and the movement corridors associated with the I-80 wildlife crossing.

Water, Riparian, and Wetland Resources

- Cross East Canyon Creek and tributaries only at bridges, boardwalks, or armored crossings.
- Limit stream access to designated hardened points in the Community Zone.
- Protect all fens and priority springs from public access.
- Protect active restoration sites (beaver dam analogs, revegetation, exclosures).
- Prohibit water recreation; fishing remains closed pending a stable recreational fishery.
- When required, obtain Clean Water Act Section 404 and State stream alteration permits for in-stream work, and coordinate with partners such as Trout Unlimited and the Snyderville Basin Water Reclamation District.

Vegetation and Invasive Species

- Encourage certified weed-free feed for all equestrian use.
- Install boot-brush and tire-cleaning stations at trailheads.
- Require clean construction and maintenance equipment before entry.
- Treat new infestations along trails and trailheads the season they are found; yellow starthistle is the top priority.
- Follow the Noxious Weed Management Plan for treatment methods, revegetate disturbed areas with native seed, and support ongoing monitoring and mapping.

Wildfire

- Prohibit open flames, campfires, fireworks, and smoking, unless permitted.
- Educate users at trails and trailheads during extreme fire danger or Stage 2 restrictions.
- Encourage design of trail corridors and two-track to double as fuel breaks and emergency access where practical.
- Coordinate closures and evacuation routing with FFSL, the U.S. Forest Service, and Park City Fire District.

Cultural and Historic Resources

- As required, complete cultural resource review for ground-disturbing recreation projects.
- Carefully plan trails and minor improvements within the 2-acre Jeremy Ranch Stone Cabin area (42SM.964) following the management considerations in *Section 4.H*; interpret the cabin from a distance.
- Avoid recorded archaeological sites except where interpretation is planned; consult with the Utah SHPO.
- Prohibit artifact collection; repair vandalism promptly and increase patrols where it recurs.

Working Lands Coexistence

- Post “Respect Working Ranch Operations” messaging and gate rules at trailheads.

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- Coordinate trail openings and closures with the grazing lessee and the Grazing and Range Management Plan.
- Use virtual fencing (GPS collars) where feasible to keep cattle away from trails and riparian areas without new physical fence.
- Close trails seasonally in active pastures if gate or livestock conflicts repeat.

F. Visitor Use Management and Capacity

The 240-space parking cap is the Property's primary carrying-capacity control; permits, phasing, paid parking, and alternative transportation keep use within it. With more than 2 million people within a 90-minute drive, these tools exist to keep the Property from being "loved to death."

Capacity Tools

1. **Firm parking cap** of 240 spaces property-wide (Section 7.D).
2. **No-parking enforcement** on East Canyon Road outside designated lots and turnouts, to hold the cap and prevent new social trails.
3. **Paid parking pilot**
4. **Phased opening** of trailheads and zones (Section 10).
5. **Permits** for large groups, special events, commercial use, after-hours use, and all Conservation Core access
6. **Alternative transportation**
7. **Real-time occupancy information** through trailhead cameras or sensors so visitors can check lot status before leaving home.

Paid Parking Pilot

A paid parking pilot may be implemented to help regulate demand, reduce congestion, support resource protection, and generate revenue for operations, maintenance, stewardship, and visitor services. The pilot will be monitored to assess its effect on visitation patterns and visitor experience, and its findings will inform future parking and access management.

Permit System

Permit type	When required	Key conditions
Conservation Core access	Any entry into the Conservation Core/Research Zone	Daily and seasonal limits; guided or self-guided by permit; closure windows apply
Large group (non-commercial)	Groups above the zone threshold	Advance registration; weekday use preferred
Special event	Races, fundraisers, programs, gatherings	Must align with Conservation Values and parking cap; fee-based
Commercial use	Guiding, instruction, photography, concessions	Must promote Conservation Values; business license; liability insurance naming the County
Research and education	Any study or program	Easement compliance, limited to policy standards, focus on County needs, data sharing with the County
Overnight	Designated sites or yurts	Group size, duration, no fires; permitted
After-hours	Any use outside dawn to dusk	Purpose-specific
Rental	Picnic area or Nature Amphitheater	Per Rental Policy

Proposed group size limits (to be finalized in the Large Group Policy) are consistent with practices on backcountry, open space, and conservation-focused public lands and decrease as resource sensitivity increases: Community Zone 25 people; Exploration Zone 12 people; Conservation Core 12 people per permit.

Alternative Transportation

- **Shared-use path:** extend the Jeremy Ranch Road path about 4,170 ft to the Ranch House as compacted soft surface.
- **Transit to trails:** investigate coordination with High Valley Transit on seasonal service or stops linking Ecker Hill and the Jeremy Ranch Park-and-Ride.
- **Bicycle parking:** secured bike racks at major trailheads.

Recreation Use Policies

Recreation operates under all applicable Summit County codes, ordinances, adopted plans, and policies. Each use policy below is adopted separately through a public process, reviewed as County regulations, data, and conditions change, and may not override Easement prohibitions.

Policy	Core provisions	Target adoption
Dog Policy	On-leash in Community Zone only; waste removal required; designated stream access only; no commercial dog walking; enforced by rangers and Animal Control	Phase 1
Commercial Use Policy	Permit only for uses that promote Conservation Values; insurance naming the County; fees and reporting	Phase 1
Special Events Policy	Size, location, timing, and parking limits; fees	Phase 1
Non-Commercial Large Group Policy	Thresholds by zone; advance registration; weekday preference	Phase 1
Donation and Gift Policy	Accept gifts tied to capital projects or maintenance; Adopt-a-Trail at about $1,000 per trail section	Phase 1–2
Memorial Policy	Limited memorial benches or plaques at consolidated locations (trailheads, Visitor Center, key overlooks)	Phase 2
Rental Policy (Picnic Area and Nature Amphitheater)	Reservations, fees, capacity, hours	Phase 2–3

Education and Visitor Information

- Stewardship messaging at every trailhead: Stay on Designated Trails, Protect Wildlife Habitat, Leave No Trace, Respect Working Ranch Operations.
- A regulatory, wayfinding, and interpretive sign plan adopted in Phase 1
- Online maps, closure notices, and parking status.
- Ranger and volunteer ambassador presence; guided walks and programs.

G. Unit Cost Estimates

Item	Unit	Cost
Soft-surface road base trail (12 ft, 3 in base)	Linear ft	$10–$13
Singletrack, mountain bike (2–4 ft bench)	Linear ft	$8
Singletrack, hiking (3 ft bench)	Linear ft	$6
Adaptive trail (4–6 ft)	Linear ft	$8
Boardwalk (10 ft, elevated)	Sq ft	$100–$150
Backcountry bridge (12 ft span)	Each	$2,000
Major bridges	Each	Up to $50,000
Trailhead kiosk	Each	$3,000–$10,000
Rock armoring	Sq yd	$10
Wood post sign	Each	$250 + labor
Carsonite marker	Each	$30 + $2.50 per decal
Bench	Each	$600–$1,000

H. Visitor Use Management Framework (VUMF)

Prepared in support of Section 7, Recreation Management.

Purpose

The purpose of the Visitor Use Management Framework (VUMF) is to provide a structured, adaptive process for balancing public access and recreation opportunities with the long-term protection of the Property's conservation values, wildlife habitat, watershed resources, agricultural operations, and visitor experience.

Step 1. Define Desired Conditions

Resource Conditions – Wildlife

- ✓ Wildlife migration, winter range, nesting, calving, and fawning habitats remain functional and undisturbed.
- ✓ Human-wildlife conflicts are minimized.
- ✓ Wildlife movement corridors remain connected and free from excessive recreation pressure.

Resource Conditions – Watershed and Riparian Resources

- ✓ Riparian areas, wetlands, springs, and streams show improving ecological condition.
- ✓ Recreation should be located to limit contribution to water quality degradation, bank erosion, increased sedimentation, or habitat loss.
- ✓ Active restoration projects remain protected from visitor impacts.

Resource Conditions – Vegetation and Sensitive Resources

- ✓ Promote native plant communities to remain intact.
- ✓ Minimized the spread and actively control noxious weeds.

- ✓ Sensitive habitats and rare plant communities remain protected.

Resource Conditions – Agricultural Operations

- ✓ Grazing management and agricultural uses operate without significant visitor conflicts.
- ✓ Infrastructure, livestock, water systems, and range improvements remain protected.

Visitor Experience Conditions – Community Zone

- ✓ Visitors experience safe, welcoming, family-oriented recreation opportunities.
- ✓ Facilities are maintained and accessible.
- ✓ Educational and stewardship opportunities are emphasized.

Visitor Experience Conditions – Exploration Zone

- ✓ Visitors experience a more remote and challenging recreation setting.
- ✓ Moderate solitude and connection with nature are maintained.
- ✓ Recreation occurs on designated trails with minimal resource impacts.

Visitor Experience Conditions – Conservation Core & Research Zone

- ✓ Natural ecological conditions dominate.
- ✓ Human presence remains limited and highly managed.
- ✓ Research and stewardship opportunities occur with minimal disturbance.

Steps 2 and 4. Indicators, Thresholds, and Monitoring

Indicators and thresholds are set out in Section 11.D, and the monitoring program in Sections 11.B and 11.C.

Step 3. Management Strategies

Approach	Tools
Education	Stewardship messaging ("Stay on Designated Trails," "Protect Wildlife Habitat," "Leave No Trace," "Respect Working Ranch Operations"); trailhead kiosks; mobile applications; educational signage; ranger and volunteer ambassador programs; guided walks.
Engineering	Sustainable trail design; boardwalks through wetland areas; wildlife-friendly fencing; clearly designated parking areas; trail delineation and wayfinding; bridge crossings at appropriate locations.
Resource Protection	Restoration of social trails; physical barriers around sensitive habitats; trail reroutes around wildlife or botanical resources; seasonal gate closures where needed.
Enforcement	Stay-on-trail requirements; dog restrictions; parking regulations; closure enforcement; commercial and group use permitting; ranger patrols.
Adaptive Restrictions	Seasonal wildlife closures; wet-weather trail closures; fire-related closures; restoration area closures; capacity-based restrictions during peak visitation.

8 RESEARCH AND EDUCATION STRATEGY

The 910 Ranch is intended to serve as a living laboratory and outdoor classroom (Goal 8, Section 3). Research and education on the Property focus on questions that directly improve how the land is managed. The priorities below guide which projects the County supports, which partnerships it pursues, and how findings feed back into monitoring and adaptive management (Section 11).

Priorities at a Glance

Priority Area	Focus Topics	Related Plan Goals
Wildlife	Human–wildlife conflict; recreation designed to benefit wildlife movement; wildlife carrying capacity	Goals 1 and 7
Riparian Health	Water quality; watershed resilience; restoration effectiveness; healthy recreational fishery	Goal 2
Forestry	Resilient forests; reduced wildfire risk; improved species diversity and age class; trails as wildfire buffers	Goal 4
Range and Grazing Management	Geofencing; water management; sustainable and rotational grazing; impacts on wildlife; coexistence with recreation	Goal 6
Stewardship and Education	Educating the next generation; getting kids outdoors; teaching outdoor skills	Goals 3 and 8

1. Wildlife

Because hunting is not available as a management tool on the Property, understanding how wildlife use the Ranch, and how people affect them, is central to long-term management.

- **Human–wildlife conflict:** Study how trail use, dogs, group size, and time of day affect the behavior and distribution of elk, moose, mule deer, and black bear; identify conflict hotspots; and test how well seasonal closures, signage, and education reduce disturbance.
- **Recreation that benefits wildlife movement:** Evaluate whether recreation can be a used to positive move animals on the land to improve habitat.
- **Wildlife carrying capacity:** Assess elk and other large ungulate numbers relative to available forage and habitat, measure browsing pressure on aspen and riparian vegetation, and provide data to support cooperative management with the Utah Division of Wildlife Resources.

2. Riparian Health

East Canyon Creek and its tributaries are the backbone of the Property's ecosystems and have been affected by decades of unrestricted livestock access and the loss of beaver.

- **Water quality:** Maintain long-term monitoring of temperature, sediment, and nutrients (including phosphorus, given the creek's history as an impaired waterbody), and measure how livestock management and stream crossings affect water quality.

- **Watershed resilience:** Study the role of springs, fens, wetlands, and floodplains in storing water and sustaining stream flows, and how the watershed responds to drought, wildfire, and changing snowpack.
- **Restoration effectiveness:** Measure the results of streambank stabilization, riparian revegetation, livestock exclosures, and beaver-based restoration (including beaver dam analogs) so that successful approaches can be repeated.
- **Healthy recreational fishery:** Survey fish populations and habitat, evaluate conditions for native Bonneville cutthroat trout, and provide the information needed to decide whether fishing could be allowed in the future.

3. Forestry

Approximately 6,500 acres of the Property are forested, and most conifer stands are overstocked after decades of fire exclusion and limited management.

- **Resilient forests:** Monitor how stands respond to thinning and other treatments, and track insect and disease threats such as Douglas-fir bark beetle and balsam woolly adelgid.
- **Reduced wildfire risk:** Measure the effectiveness of fuels treatments and fuel breaks, and use fire behavior modeling to set treatment priorities, recognizing that about 96% of the Property's soils are highly sensitive to fire damage.
- **Improved diversity and age class:** Study aspen regeneration under browsing pressure, the success of browse protection, and how treatments shift the forest toward a broader mix of species and age classes.
- **Trails as wildfire buffers:** Evaluate whether trail corridors and existing two-track roads can also serve as fuel breaks and emergency access routes, and develop design standards for trails that do both.

4. Range and Grazing Management

Grazing remains part of the Property's working-lands heritage. Research will help ensure livestock use supports, rather than competes with, conservation and public use.

- **Geofencing:** Pilot virtual fencing using GPS collars to keep cattle out of riparian areas and recreation zones without building new physical fences that can block wildlife movement.
- **Water management:** Evaluate how off-stream stock water affects livestock distribution and riparian recovery.
- **Sustainable and rotational grazing:** Compare grazing systems for their effects on forage, soils, noxious weeds, and fuel loads.
- **Measuring impact on wildlife:** Study interactions between cattle and elk, moose, and deer, including competition for forage and changes in habitat use.
- **Coexistence with recreation:** Track how visitors and livestock share the landscape, including gate compliance, conflicts, and visitor understanding of the working ranch.

5. Stewardship and Education

Education programs build the next generation of land stewards and help visitors understand why the Ranch is managed as it is.

- **Educating the next generation:** Offer K–12 field programs connected to classroom learning, university field courses, and community science projects that contribute real data to the monitoring program.

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- **Getting kids outdoors:** Provide field trips, summer camps, and family programs, using the accessible trails and facilities to make the Ranch welcoming to children of all abilities.
- **Teaching outdoor skills:** Teach Leave No Trace, trail etiquette, wildlife observation, navigation, Nordic skiing, and outdoor safety, and offer hands-on volunteer stewardship such as trail work, weed pulls, and restoration planting.

How Research and Education Are Carried Out

- Research and education programs require a permit and must comply with the Conservation Easement, cultural resource review, and seasonal wildlife closures.
- Projects that address the priorities above, use low-impact methods, and share data with the County are given preference.
- The County will seek partnerships with universities, state and federal agencies, schools, and nonprofit organizations to carry out research and programs.
- Findings will be considered in management decisions and reflected in the monitoring and performance measures in *Section 10*.

9 CONSERVATION EASEMENT COMPLIANCE

A. Easement Restrictions

Structures

- New buildings, structures, and improvements are generally prohibited except where expressly authorized by the easement.
- Existing structures may be maintained, repaired, expanded, or replaced within specified limits.
- New structures are limited to approved Designated Improvement Areas and Building Envelopes and must support the conservation purpose of the Property.

Surface Disturbance

- Filling, excavation, grading, mining, and alteration of natural topography are prohibited unless specifically authorized for permitted uses.
- Surface disturbance associated with recreation, restoration, agriculture, forest management, wildfire mitigation, roads, trails, or approved infrastructure must be minimized and consistent with conservation objectives.
- Mineral extraction and surface mining are generally prohibited.

Subdivision Limitations

- Division or subdivision of the Property is prohibited.
- Transfer of development rights is expressly prohibited.
- Boundary corrections and certain leases do not constitute a subdivision.

Commercial Uses

- Industrial and commercial uses are prohibited unless specifically allowed by the easement.

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- Commercial use that promotes the Conservation Values may be considered with approved permit.
- Permitted commercial activities include agriculture, grazing, forestry, agri-tourism, educational and research activities, outdoor recreation operations, recreation fees, and the sale of products or renewable energy associated with approved uses.

B. Reserved Rights

The County retains broad rights to manage and use the Property in ways that support the conservation purpose, including:

- Forest management and wildfire mitigation.
- Ecological restoration and invasive species control.
- Grazing, ranching, and agricultural operations.
- Maintenance, repair, and expansion of existing structures.
- Construction of approved new facilities within Designated Improvement Areas.
- Recreation management, trails, trailheads, camping, yurts, educational facilities, parking areas, and public access management.
- Installation and maintenance of roads, fences, utilities, water infrastructure, and renewable energy facilities where authorized.
- Leasing, permits, and fee collection for approved uses.

C. Compatibility Standards

All activities on the Property must:

- Be consistent with the Conservation Purpose and Conservation Values of the easement.
- Protect forest resources, wildlife habitat, water quality, riparian areas, scenic values, and open space character.
- Maintain a minimum of 75% forest cover across the Property.
- Be conducted in accordance with approved management plans, including the Forest Stewardship Plan, this MRMP (including Section 7, Recreation Management), and the Grazing and Range Management Plan (GRMP), where applicable.
- Minimize impacts to sensitive habitats, wetlands, watercourses, cultural resources, and other conservation values.

D. Required Approvals

The following generally require review and approval by the Utah Division of Forestry, Fire & State Lands (Grantee):

- Construction of new buildings, structures, roads, parking areas, utilities, or other improvements not already covered by an approved plan.
- Establishment of Building Envelopes within Designated Improvement Areas.
- Expansion of stock water or irrigation systems.
- New roads, utilities, and other infrastructure.
- Significant modifications to the recreation provisions of this MRMP or to other required management plans (Section 12).

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- Activities proposed under a reserved right that are not already addressed in an approved plan. The Grantee has *45* days to review submitted plans.

All development also remains subject to applicable federal, state, and local approvals, including:

- **Summit County:** Conditional Use Permits, building permits, and Development Code approvals; Morgan County approvals for improvements on Morgan County parcels.
- **State and federal:** Clean Water Act Section 404 and Utah stream alteration permits for creek crossings; Utah SHPO consultation where cultural resources may be affected.

Projects that require these approvals, along with their anticipated timing, are listed in the Implementation Schedule in Section 10.

10 IMPLEMENTATION

Recreation opens in three phases: the Community Zone in 2026–2027, the Exploration Zone in 2027–2029, and managed destination uses from 2028-2030 onward. Each phase advances under the consideration of an adaptive management review (Section 11) confirms that the prior phase is sustainable and that staffing, funding, and enforcement are in place. Phase my adav



Recreation phasing roadmap: three phases and two gates.

Parking capacity may be increased incrementally over time, with adjustments informed by monitoring results, resource conditions, visitor demand, and management capacity, so that recreational use remains sustainable and consistent with conservation objectives.

A. Phased Recreation Implementation

Phase 1: Foundation and Community Zone Opening (2026–2027)

- FFSL approval and County adoption of this MRMP.
- Change-of-use Conditional Use Permit (September–December 2026, est.).
- Mill Hollow Trailhead (40 spaces) and Big Bear Hollow lot (10 spaces).
- Transportation trail from Mill Hollow to the Ranch Base and shared-use path extension (4,170 ft).
- Big Bear bridge rehabilitation and road crossing improvements.
- Community Zone trails: about 3 miles of two-track converted to natural surface (Stone House Trail loop), about 1 mile of new singletrack (Canyon Trail), and about 1 mile of transportation trail.

- Initial picnic area and designated dog stream-access point.
- Paid parking pilot, regulatory and interpretive sign plan, and Phase 1 use policies (Dog, Commercial Use, Special Events, Large Group).
- Inventory and closure of unauthorized trails; Leave No Trace education; ranger and ambassador presence.
- Baseline recreation monitoring and monitoring partnerships; pilot community science and school field programs.
- Grand opening of the Community Zone.
- Planning for the Visitor Center, Phase 2 trails, and Research Station.

Success metrics: 4–6 miles of designated trail open; monitoring operational; policies adopted; resource protections working before expansion.

Phase 2: Exploration Zone Opening (2027–2029)

- Adaptive management review of two years of Phase 1 data (gate).
- Visitor Center at the Ranch House and its trailhead (75 cars + 5 trailers); Dry Hollow lot (10 spaces). The Visitor Center becomes the hub for education programming, volunteer stewardship, and visitor orientation.
- Accessible trails, viewing platforms, and interpretive exhibits near the Visitor Center.
- Phase 2 trail plan finalized and built in the Community and Exploration Zones, including interior hiking routes between Big Bear Draw and Wood Hollow and user-specific designations.
- East Canyon Creek bridges (permitting, engineering, construction).
- Directional mountain bike connections to Flying Dog and the Great Western Trail; Canyon Trail extended north.
- Stone House Trail extended toward the amphitheater site, with additional stream access points.
- Grand opening of the Exploration Zone.

Success metrics: moderate-use network operating within thresholds; universal-access opportunities available; Property linked to the regional trail network; safe crossings reduce informal stream access.

Phase 3 and Beyond: Managed Destination Recreation (2029-2030+)

Considered only after a full evaluation of Phases 1 and 2:

- Nature Amphitheater (40 spaces) and community programming.
- Equestrian use and staging facilities.
- Groomed Nordic network expansion (skate and classic loops); Nordic concessionaire evaluated.
- Conservation Core permit and guided access program piloted.
- Research and Education Center and formal university partnerships.
- Evaluation of yurts or designated overnight sites.
- Great Western Trail improvements and an eastern perimeter route.
- Release of any portion of the 60-space contingency reserve.

Success metrics: the Property functions as a recreation and education destination; sustainable winter recreation is available; controlled Conservation Core access proves compatible with conservation goals; recreation supports education, monitoring, and stewardship.

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B. Implementation Schedule

The following schedule summarizes the planning, permitting, and construction timeline for near-term projects requiring review and approval. Dates are estimates and may shift based on permitting, funding, contractor availability, and adoption of this MRMP.

#	Project	Key Steps and Required Approvals	Start	Target Completion
1	**Change of Use – Conditional Use Permit (CUP)**	• Prepare and submit change-of-use CUP application. • County review and approval of change of use.	September 2026	**December 2026**
2	**Mill Hollow Trailhead**	• Engineering, design, and planning approvals. • CUP application (approval anticipated December 2026). • Request for Proposals (RFP) issued January 2027. • Build and construction, Spring 2027.	May 2026	**Spring 2027**
3	**Transportation Trail** *Mill Hollow Trailhead to Ranch Base*	• Design and planning approvals. • Build and construction.	July 2026	**Summer 2027**
4	**Boardwalk Trail Connection**	• Engineering, design, and planning approvals. • Build and construction.	July 2026	**Fall 2027**
5	**Phase 1 Trails**	• Trail alignments flagged in the field, August 2026. • Shovel ready upon approval of the Recreation Management Plan. • Trail construction.	May 2026	**Spring 2027**
6	**Ranch Base**	• Site assessment, January – June 2026 (complete). • Implementation of the site plan.	January 2026	**Summer 2027**
7	**Phase 2 Trails**	• Trail design, planning approvals, and construction.	Summer 2027	**Fall 2028**
8	**Visitor Center**	• Conditional Use Permit (CUP) for visitor center use. • Design (complete). • Update structure to comply with building code. • Obtain building permits. • Construction. • Certificate of Occupancy.	Summer 2027	**Fall 2028**
9	**Trail Maintenance**	• Routine inspection, maintenance, and repair of the trail network.	Ongoing	**Ongoing**
10	**Stock Water System**	• Design and build of stock water improvements. • System needs, design requirements, and scope still to be determined. • Expansion of stock water systems requires Grantee review and approval.	2028	**2028**

C. Operations, Enforcement, and Partnerships

Staffing is the critical long-term investment: no zone opens without the rangers, maintenance capacity, and enforcement tools needed to manage it. The Lands and Natural Resources Department leads operations.

Enforcement

- Rules are enforced under applicable Summit County ordinances, including parking, leash, and open space regulations, with citations processed through existing County administrative and judicial systems.
- Rangers lead education-first compliance, escalating to citations for repeat or serious violations.
- The Summit County Sheriff's Office supports law enforcement and search and rescue; Summit County Animal Control supports the Dog Policy.
- Permittees who violate permit terms may lose permit privileges.

Partnerships

Partner	Role
Utah FFSL (Grantee)	Easement monitoring, plan approval, forest health, wildfire coordination
Utah Division of Wildlife Resources	Wildlife monitoring, closure timing, conflict response
Utah DWQ and citizen scientists	Water quality monitoring
Utah SHPO and Tribal nations	Cultural resource consultation
Universities and schools	Research, field courses, K–12 programs
High Valley Transit	Transit to trails
Trout Unlimited; Snyderville Basin Water Reclamation District	East Canyon Creek restoration and fishery evaluation
Utah Avalanche Center	Winter safety information
Neighboring land managers	Trail connections to the Great Western Trail, Flying Dog, and other regional systems
Grazing lessee	Coordination of trail use with livestock operations

11 MONITORING AND ADAPTIVE MANAGEMENT

Management of the 910 Ranch follows an adaptive management approach: actions are implemented in phases, their results are monitored, and management is adjusted based on what is learned. This section explains how that process works (A), what is monitored (B), the plan-wide performance measures (C), the recreation indicators and thresholds that trigger a response (D), the response levels (E), and reporting (F).

A. Adaptive Management Process

The 910 Ranch uses an adaptive management framework, meaning recreation, infrastructure, and public access are implemented incrementally, monitored, evaluated, and adjusted over time based on actual conditions and measurable outcomes.

1. **Implement** a phase's trails, facilities, and policies.
2. **Monitor** resource and visitor indicators against baseline.
3. **Evaluate** results against the performance measures and thresholds below.
4. **Adjust** management, then continue or pause the next phase.

B. Monitoring Framework

Early phases should emphasize pilot initiatives, particularly those related to public use and access management, while establishing clear and enforceable limits that help define the Ranch's carrying capacity from the outset. Data collection and monitoring of environmental conditions are important components of informed decision-making and adaptive management. Monitoring is recommended on a periodic basis, with the frequency, scope, and methodologies adjusted as appropriate based on resource conditions, management needs, available funding, staffing capacity, and observed trends. The following indicators are intended to guide monitoring efforts and support future management evaluations and adaptive management decisions. Monitoring frequencies are goals and may be adjusted based on staff capacity, funding, and partner support.

Indicator	Metrics	Monitoring Method	Recommended Frequency	Management Use
Vegetation Condition *Resource*	• % native vegetation cover • % bare ground • % and extent of invasive species • Width of disturbed vegetation zone	Fixed monitoring plots, photo points, field surveys, ecology consultant	Annual (peak growing season)	Identify degradation trends; inform trail adjustments, restoration, or use limitations
Soil Stability & Erosion *Resource*	• Trail incision depth • Presence and length of rills or gullies • Exposed roots and rocks • Drainage feature effectiveness	Trail condition surveys, measurements, photo documentation	Annual; post-disturbance as needed	Trigger maintenance, reroutes, or seasonal closures
Riparian & Wet Meadow Condition *Resource*	• % riparian vegetation cover • Bank stability and trampling evidence • Informal access points • Hydrologic function indicators	Field assessments, photo points, visual habitat evaluations, ecology consultant	Annual; seasonal during high use	Protect sensitive areas; guide access control or restoration
Wildlife Disturbance *Resource*	• Wildlife presence vs. baseline • Avoidance behavior or displacement • Seasonal habitat use vs. recreation timing • Trail proximity to movement corridors	Observations, incidental wildlife data, coordination with wildlife agencies	Seasonal; summarized annually	Inform seasonal restrictions, trail closures, or access modifications

Indicator	Metrics	Monitoring Method	Recommended Frequency	Management Use
Trail Condition & Maintenance *Recreation*	• Trail width vs. design standard • Surface condition rating • Number and severity of maintenance issues • Social trails observed	Trail inspections, maintenance logs	Annual; ongoing reporting	Prioritize maintenance; enforce designated routes
Visitation Levels & Patterns *Recreation*	• Trail counter data • Observed peak use periods • Seasonal distribution of use • Change in use over time	Automated counters, periodic counts, staff observation	Continuous; evaluated seasonally	Evaluate carrying capacity; adjust access or timing
User Compliance *Recreation*	• Off-trail incidents observed • Violations of closures and rules • Repeat non-compliance areas • Enforcement or staff response needs	Staff observation, compliance reports, enforcement records	Ongoing; summarized annually	Inform education, signage, enforcement, or access restrictions
User Conflicts *Recreation*	• Documented complaints and incidents • Congestion locations • Temporal overlap of user types	Incident logs, staff observation, public feedback	Annual review and summary	Evaluate need for use separation, timing controls, or outreach

C. Performance Measures

The following performance measures translate the goals in *Section 4* and the Desired Future Conditions into measurable indicators, targets, and triggers for management response. They apply across the entire plan, including forest, watershed, wildlife, recreation, cultural, and working lands resources. Targets are initial values and will be confirmed or refined once baseline monitoring is complete in the first two years of implementation. Monitoring frequencies are goals and may be adjusted based on staff capacity, funding, and partner support.

Performance Measure	Target / Desired Condition	Management Trigger & Response	Recommended Frequency / Method
1. Wildlife Habitat Enhancement			
Aspen regeneration in treated and protected stands	Increasing density of aspen suckers surviving above browse height	No improvement three years after treatment: add browse protection (e.g., exclosures) or adjust treatment approach	Every 5 years; fixed regeneration plots

Performance Measure	Target / Desired Condition	Management Trigger & Response	Recommended Frequency / Method
2. Watershed Protection			
Riparian and streambank condition on monitored reaches	Improving trend; increasing share of reaches rated in Proper Functioning Condition	Declining condition or new bank trampling on any reach: restrict access, relocate crossings, or prioritize restoration	Annual; PFC assessments, photo points, led by UDWR
Water quality in East Canyon Creek and major tributaries	Meets Utah water quality standards for designated beneficial uses	Exceedance: identify source (livestock, crossings, erosion) and implement corrective measures	Seasonal sampling; in coordination with Utah DWQ, citizen science volunteer
Protection of springs, fens, and wetlands	No new informal access points; all fens and priority springs protected	Any new disturbance: install barriers, close access, and restore	Annual; field inspection
Beaver activity and restored wetted area	Upon supporting conditions, increasing number of active beaver complexes and restoration structures holding water	Structures failing or no expansion after restoration: reassess site selection and design	Annual; field survey, aerial imagery
3. Recreation Management — see Section 11.D, Recreation Indicators and Thresholds			
4. Fuels Reduction and Forest Resilience			
Forest cover across the Property	Minimum of 75% forest cover maintained (Conservation Easement requirement)	Any measurable decline toward 75%: review treatment plans and prioritize reforestation	Every 5 years; aerial imagery, Lidar, remote sensing- FFSL monitorin
Forest health and fuels treatments completed	Treatment acres completed as scheduled in the Forest Stewardship Plan	Less than 75% of scheduled acres completed: reassess funding, contractor capacity, and priorities	Annual, as budget allows; treatment records
Insect and disease activity	Stable or declining acres affected	Expanding outbreak: coordinate response with FFSL forest health staff	Annual; aerial detection survey, field checks
Hazardous fuels in treated areas	Reduced fuel loading and improved stand structure after treatment	Fuel loads rebounding: schedule maintenance treatments	Pre/post-treatment; fuels plots
5. Conservation of Sensitive and Cultural Resources			
Noxious weed infestations	Net decrease from the baseline of approximately 627 infested acres (19 species); new yellow starthistle sites treated the season they are found	Increase in infested acres, or untreated new starthistle sites: increase treatment effort and prevention at trailheads	Annual; weed mapping
Sensitive plant habitat (e.g., potential Ute ladies'-tresses habitat)	Surveys completed before ground disturbance; occupied habitat protected	Detection near proposed projects: apply avoidance buffers and redesign	Before projects; botanical surveys

Performance Measure	Target / Desired Condition	Management Trigger & Response	Recommended Frequency / Method
Jeremy Ranch Stone Cabin and archaeological sites	No new structural loss, graffiti, or ground disturbance within the 2-acre nominated area or at recorded sites	Any new damage: repair, increase enforcement, and consult Utah SHPO as appropriate	Annual; condition assessments, photo documentation
Resource review of projects	100% of ground-disturbing projects reviewed for cultural and sensitive resources before implementation	Any project proceeding without review: stop work and complete review	Per project; project records
6. Working Lands Stewardship			
Forage use and range condition	Utilization within the standards of the Grazing and Range Management Plan; stable or improving range condition	Utilization exceeds standards: adjust stocking, timing, or pasture rotation	Annual; utilization and range monitoring
Livestock impacts in riparian areas	Riparian standards in the grazing plan met; declining bank trampling	Standards not met: add off-stream water, fencing, or herding	Annual; riparian monitoring
Livestock water availability	Increasing number of functional off-stream water sources	Shortfalls during grazing season: prioritize water development	Annual; infrastructure inventory
Grazing lease compliance	Full compliance with lease terms and grazing plan	Non-compliance: corrective action under lease terms	Annual; lease inspections
7. Landscape Connectivity and Open Space Conservation			
Conservation Easement compliance	No violations identified in annual easement monitoring; development confined to approved areas	Any potential violation: resolve with the Grantee before further action	Annual; Grantee monitoring visit
Barriers to wildlife movement	Increasing miles of obsolete fence removed or converted to wildlife-friendly design	New barriers or wildlife entanglements observed: remove or modify	Annual; fence inventory
Wildlife movement through corridors	Continued use of identified movement corridors	Reduced use near recreation or facilities: adjust access, timing, or siting	Seasonal; wildlife cameras
8. Education, Research, and Public Benefit			
Research and education partnerships	Active partnerships maintained or increasing	Decline in partners: expand outreach to universities and organizations	Annual; partnership records
Education programs and volunteer stewardship	Increasing program participation and volunteer hours	Declining participation: review program offerings and promotion	Annual; program and volunteer logs
Use of research in management	Monitoring and research findings are considered in management decisions and noted in periodic updates	Findings not being applied: revisit how results are shared with decision-makers	Periodic; staff updates

Performance Measure	Target / Desired Condition	Management Trigger & Response	Recommended Frequency / Method
9. Plan Implementation and Administration			
Implementation schedule	Projects completed on or near the dates in the Implementation Schedule	Delays of more than one season: update schedule and identify constraints	Annual; project tracking
Funding and staffing	Annual budget and staffing sufficient for operations, maintenance, monitoring, and enforcement	Shortfall: defer expansion to the next phase until capacity is in place	Annual; budget review

D. Recreation Indicators and Thresholds

Recreation is monitored against the thresholds below; crossing a threshold triggers a defined response, up to closing trails and pausing the next phase. Thresholds are initial values, confirmed or refined after the first two years of baseline monitoring, and serve as Step 2 of the Visitor Use Management Framework (Appendix F).

Indicator	Approaching (early warning)	Trigger exceeded	Response
Wildlife and resources			
Seasonal closure violations	Any violation at a closure	Repeat violations at the same closure in a season, or any in the Conservation Core	Signs, barriers, patrols; extend closure
Dogs off-leash or outside Community Zone	Rising trend	Repeat hotspots in consecutive seasons	Targeted enforcement; consider further restrictions
Human–wildlife conflicts	Rising close encounter or feeding report	Any serious incident or rising trend	Temporary closure; coordinate with UDWR
Informal stream access points	Rising new informal access	Access not closed within one season	Close and restore; add delineation or fencing
Disturbance at designated crossings	Bare area growing at edges	Expansion beyond hardened footprint	Harden, reroute, or close access point
Visitor entry into restoration areas	Any visitor-caused damage	Repeat damage at the same site	Barriers and signs; close adjacent trail segments
Social trails	Rising new social trail	Net increase in social trail miles year over year	Close, restore, delineate
Trail width	Segment at 1.25× design width	Segment over 1.5× design width	Tread work, edge delineation, wet-weather closure
Trail condition	Below 90% of miles meeting standard	Below 80% of miles meeting standard	Prioritize maintenance; temporary closures
Weeds along trails and trailheads	New infestation found	New yellow starthistle site linked to trail use, or untreated new sites	Treat; add cleaning stations; increase trailhead checks

Indicator	Approaching (early warning)	Trigger exceeded	Response
Grazing conflicts (gates, livestock)	Isolated incident	Repeat incident in the same pasture in a season, or lessee conflict unresolved at season end	Gate improvements; seasonal trail closure; coordinate with lessee
Visitor experience			
Parking occupancy	Lots full on most peak days	Overflow parking on East Canyon Road or cap exceeded	Adjust rates; shuttle or timed entry; delay next phase
Facility condition (trails, restrooms, signs)	Maintenance backlog growing	Unsafe condition not addressed promptly	Prioritize maintenance; temporarily close unsafe facilities
Visitor satisfaction (Community Zone)	80–85% positive	Below 80% positive	Review crowding, facilities, messaging
Perceived crowding (Exploration Zone)	75–80% rate acceptable	Below 75% rate acceptable	Limit parking or group size at access points
Group size and litter (Exploration Zone)	Groups near limits; litter at junctions or viewpoints	Groups over limits without permit; persistent litter at the same locations	Enforce Large Group Policy; Leave No Trace messaging; volunteer cleanups
User conflicts	Rising complaints	Repeat conflict hotspots	Education; directional or use-specific designation
Conservation Core			
Unpermitted entry	Any unpermitted entry	Pattern of unpermitted entry	Barriers, signs, enforcement
Permitted use levels	Use near permit limits	Use over permit limits	Reduce permit numbers or adjust seasons
Human sign (campsites, fire rings, paths)	Any outside designated sites	Recurring	Remove and restore; tighten permit terms

E. Response Levels

Monitoring results for each measure are evaluated using three response levels:

- **Meeting target:** continue current management and monitoring.
- **Approaching trigger:** increase monitoring frequency, education, and routine maintenance, and identify the cause.
- **Trigger exceeded:** implement corrective actions such as closures, reroutes, use limits, or restoration, and pause expansion to the next implementation phase until conditions improve.

F. Reporting and Review

- As staff capacity and funding allow, staff will prepare a recreation monitoring summary covering visitation, threshold status, actions taken, and permit activity to inform the annual County budget or work-plan cycle. Annual reporting is a goal, not a requirement.

- Not every measure needs to be monitored every year. Staff will prioritize Conservation Easement compliance, newly opened areas, and sensitive resources, and may rotate other measures or rely on partners, volunteers, and research institutions.
- Monitoring data may be reviewed in an adaptive management review before each new phase, in a comprehensive five-year adaptive management review, and in the ten-year MRMP review.
- Monitoring results and significant management changes are provided on request.

Success Statement

Success will be achieved when recreation use remains within established thresholds, wildlife populations and ecological conditions remain stable or improve, restoration efforts are successful, visitor experiences remain high quality, and the Property continues to fulfill its conservation, agricultural, educational, and recreational purposes through an adaptive, data-driven management approach.

12 PLAN ADMINISTRATION, REVIEW, AND AMENDMENT

This MRMP is a living document. It is reviewed comprehensively at least every ten years, and its recreation provisions (Section 7) at least every five years, or sooner when resource conditions, management objectives, recreation use, ecological health, or legal requirements change significantly. All management actions must conform to the Conservation Easement and Forest Legacy Program requirements, and substantive amendments are coordinated with Forest Legacy Program administrators and approved by the Utah State Forester (FFSL) before implementation where required.

A. Administration

The Lands and Natural Resources Director and department staff administers this MRMP, issues permits, sets temporary closures, and maintains the monitoring record.

B. Amendment Classes

Class	Examples	Approval
Administrative	Temporary or emergency closures; seasonal closure dates adjusted within the windows in Section 7.E; sign, map, and wayfinding updates; parking rate adjustments within the pilot; maintenance reroutes under 500 ft that stay within the same zone	Lands and Natural Resources Director and department staff
Minor	New trail segments within an open zone and phase; group size thresholds; use policy adoption or revision; refinement of thresholds after baseline monitoring	Notice to FFSL
Major	Zone boundary changes that reduce the Conservation Core; new structures, roads, or parking; any increase to the 240-space cap; allowing a prohibited use (e.g., fishing, e-bikes); advancing a phase before criteria are met; other substantive amendments	FFSL approval (45-day review)

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C. Review Schedule

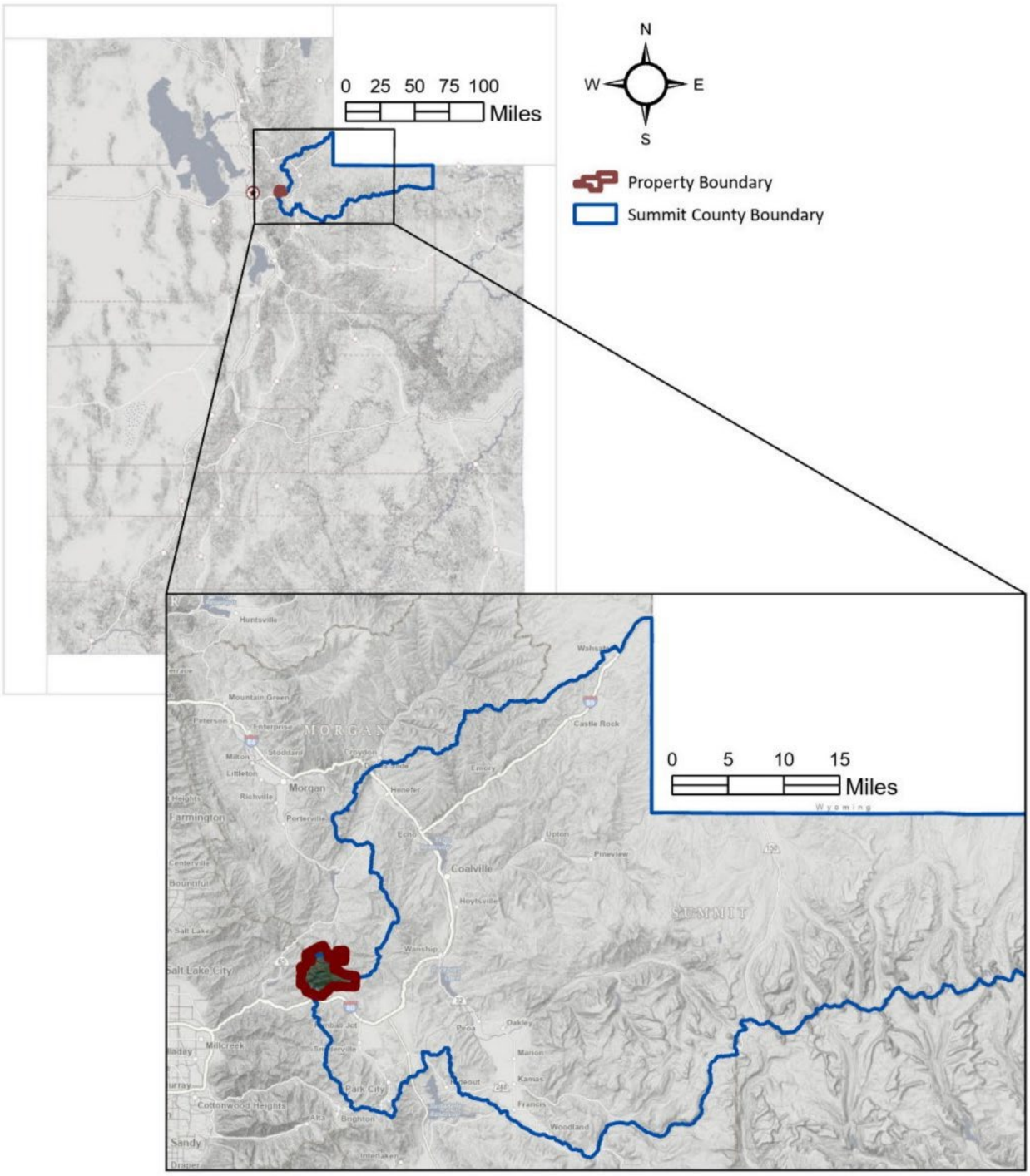
- Recreation monitoring summary to inform the annual County budget or work-plan cycle, as capacity allows (Section 11.F).
- Adaptive management review before each phase decision.
- Review of the recreation provisions at least every five years.
- Comprehensive MRMP review at least every ten years.
- Interim reviews whenever significant changes occur in resource conditions, recreation use, management objectives, or legal requirements.

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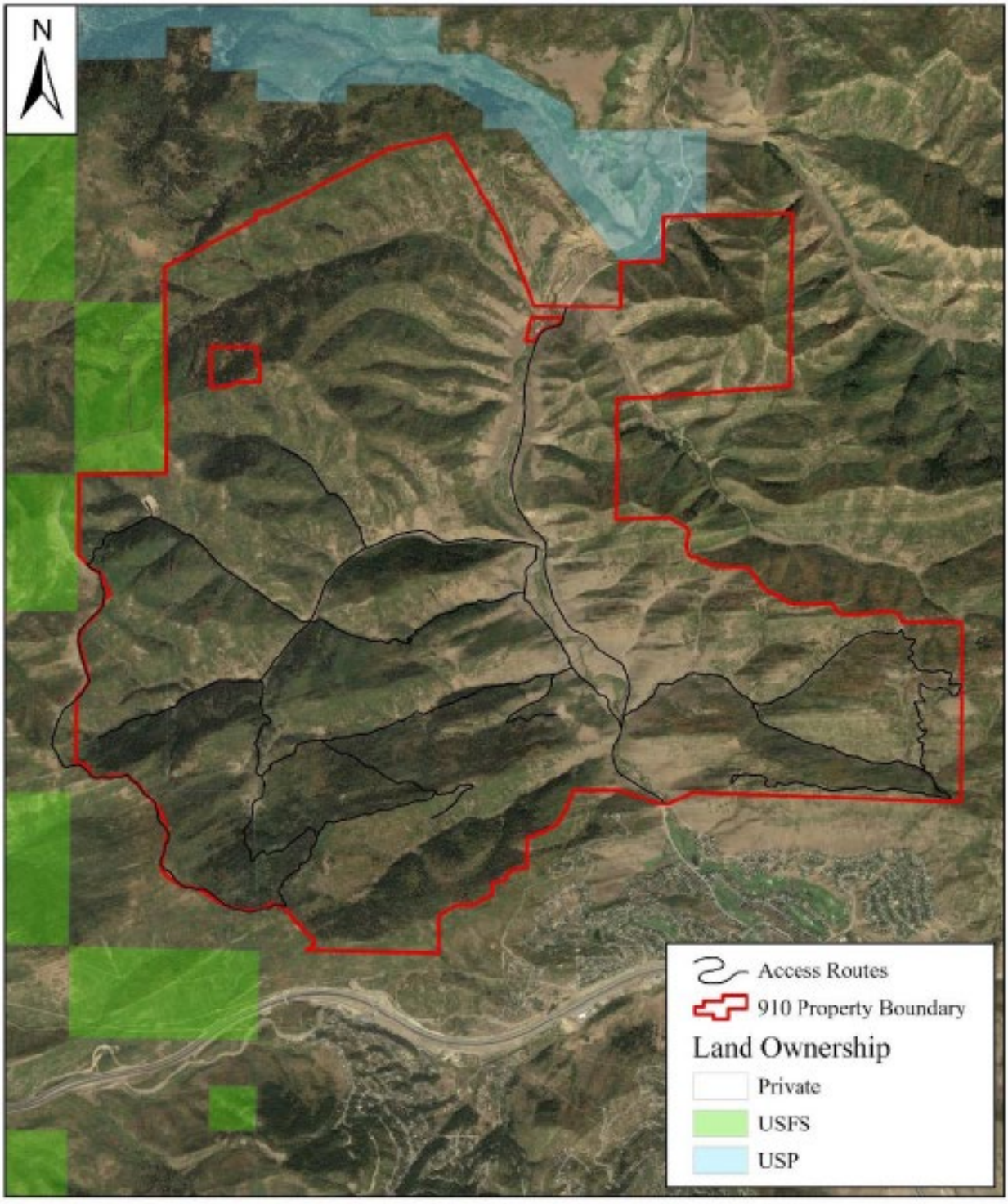
13 APPENDICES

A. Property and Recreation Maps

LOCATION



AERIAL IMAGERY



910 Ranch Land Ownership

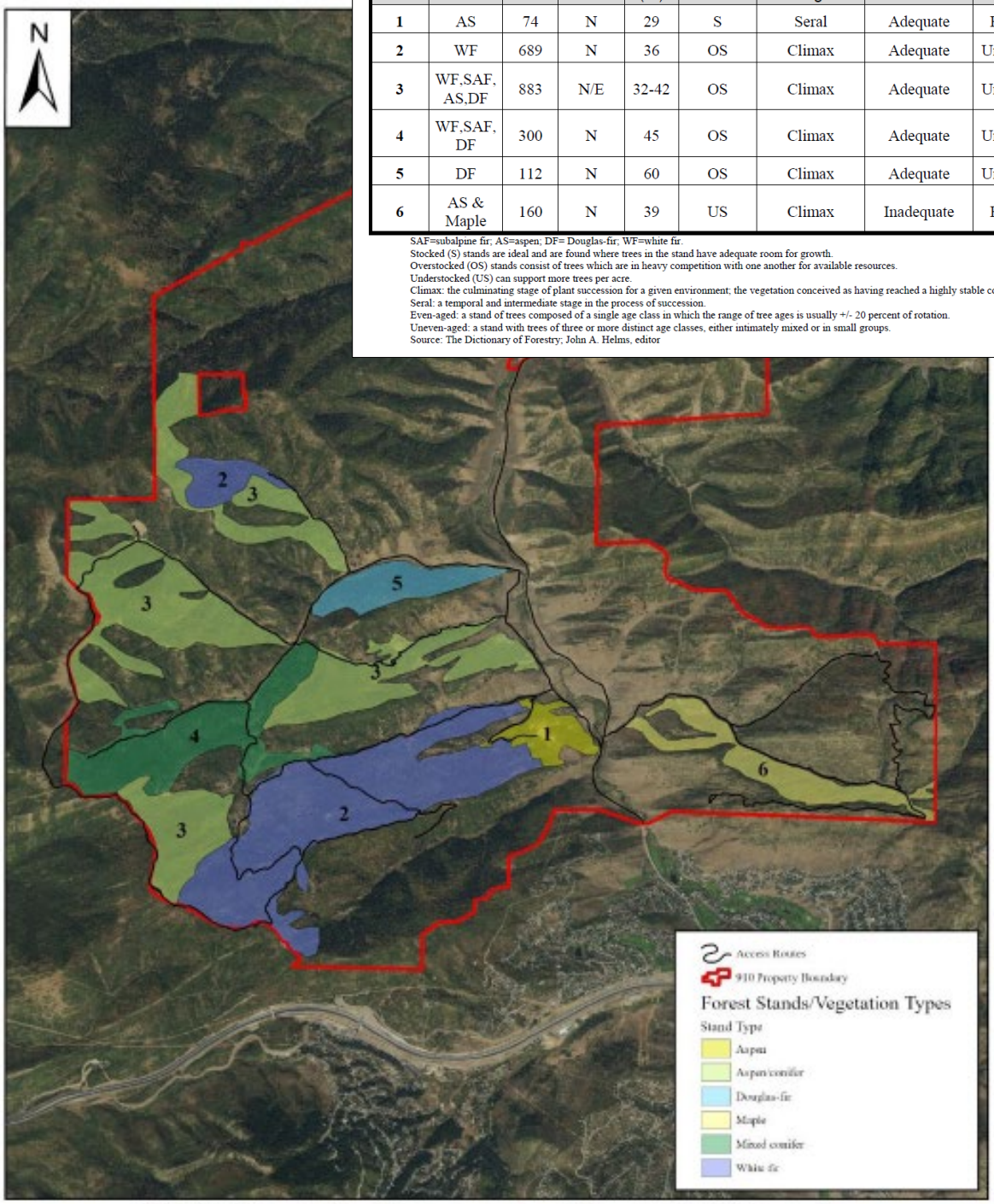
Scale: 1:47,000

0 0.5 1 2 3 4 Miles

FOREST STANDS

Stand #	Species	Acres	Aspect	Slope (%)	Stocking	Successional Stage	Regeneration	Age Class Distribution
1	AS	74	N	29	S	Seral	Adequate	Even-aged
2	WF	689	N	36	OS	Climax	Adequate	Uneven-aged
3	WF,SAF, AS,DF	883	N/E	32-42	OS	Climax	Adequate	Uneven-aged
4	WF,SAF, DF	300	N	45	OS	Climax	Adequate	Uneven-aged
5	DF	112	N	60	OS	Climax	Adequate	Uneven-aged
6	AS & Maple	160	N	39	US	Climax	Inadequate	Even-aged

SAF=subalpine fir; AS=aspen; DF= Douglas-fir; WF=white fir.
Stocked (S) stands are ideal and are found where trees in the stand have adequate room for growth.
Overstocked (OS) stands consist of trees which are in heavy competition with one another for available resources.
Understocked (US) can support more trees per acre.
Climax: the culminating stage of plant succession for a given environment; the vegetation conceived as having reached a highly stable condition.
Seral: a temporal and intermediate stage in the process of succession.
Even-aged: a stand of trees composed of a single age class in which the range of tree ages is usually +/- 20 percent of rotation.
Uneven-aged: a stand with trees of three or more distinct age classes, either intimately mixed or in small groups.
Source: The Dictionary of Forestry; John A. Helms, editor



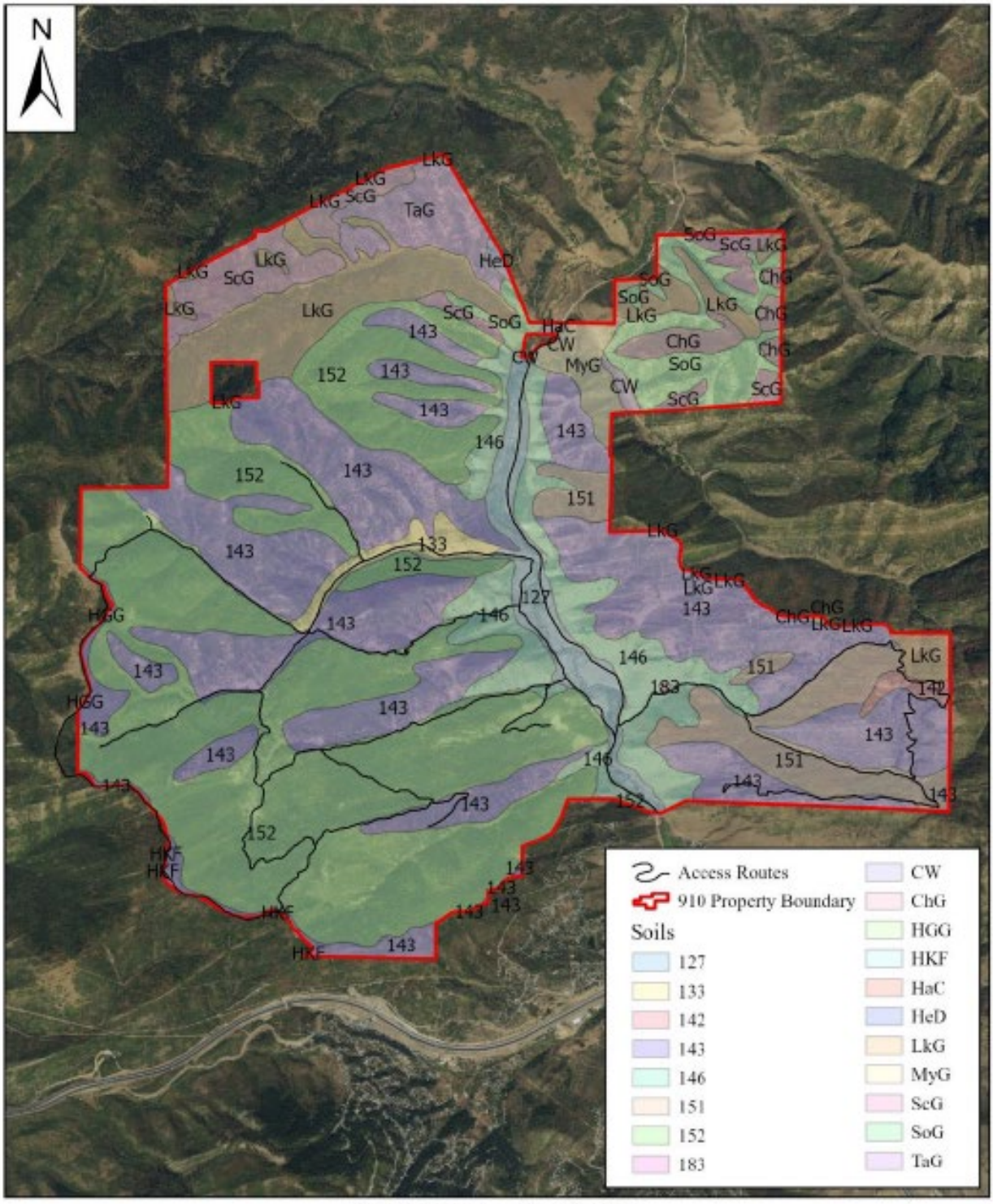
910 Ranch Property Forest Stands

Scale: 1:47,000

0 0.5 1 2 3 4 Miles

UTAH DNR FORESTRY

SOILS

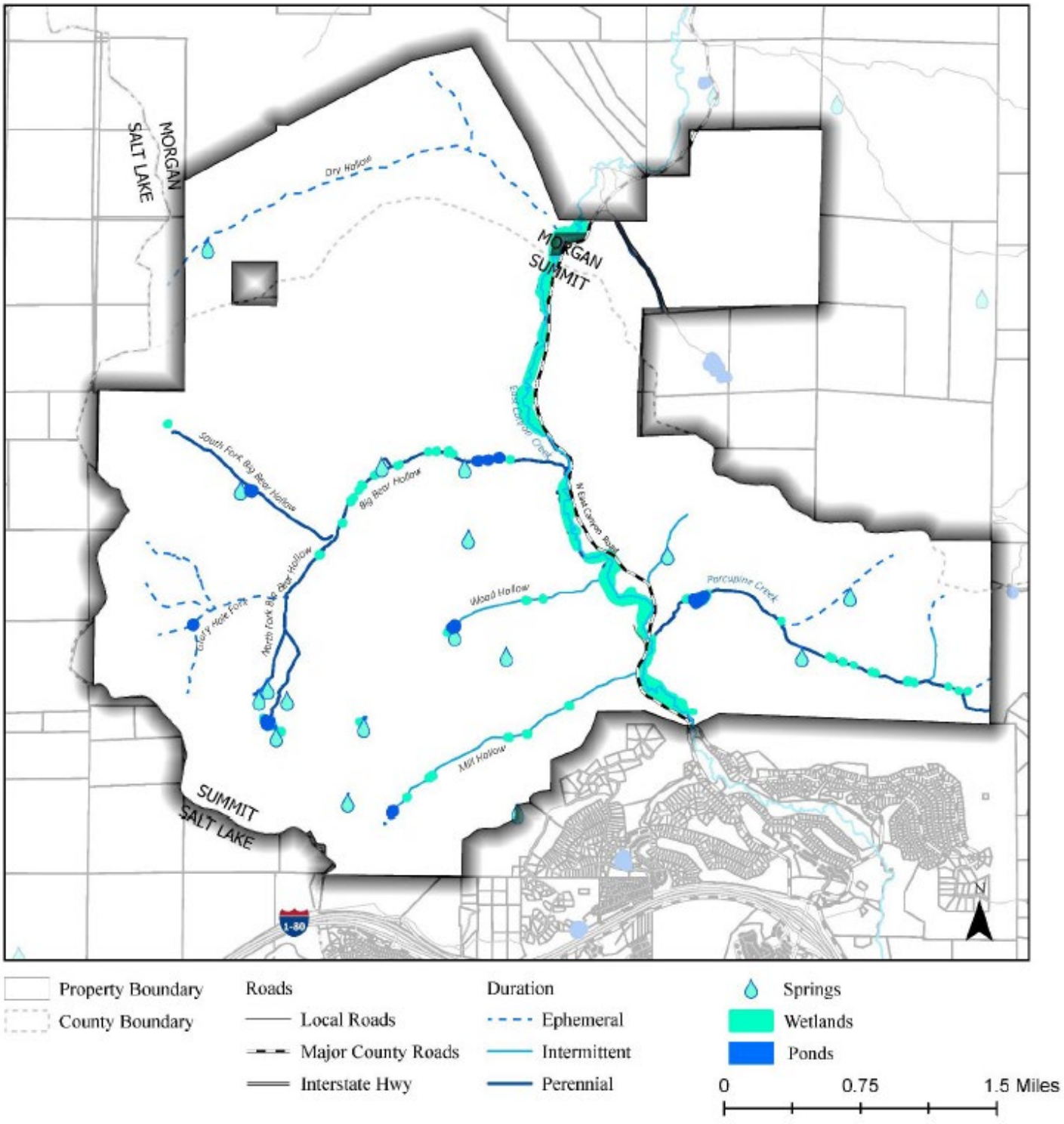


910 Ranch Soils

Scale: 1,47,000

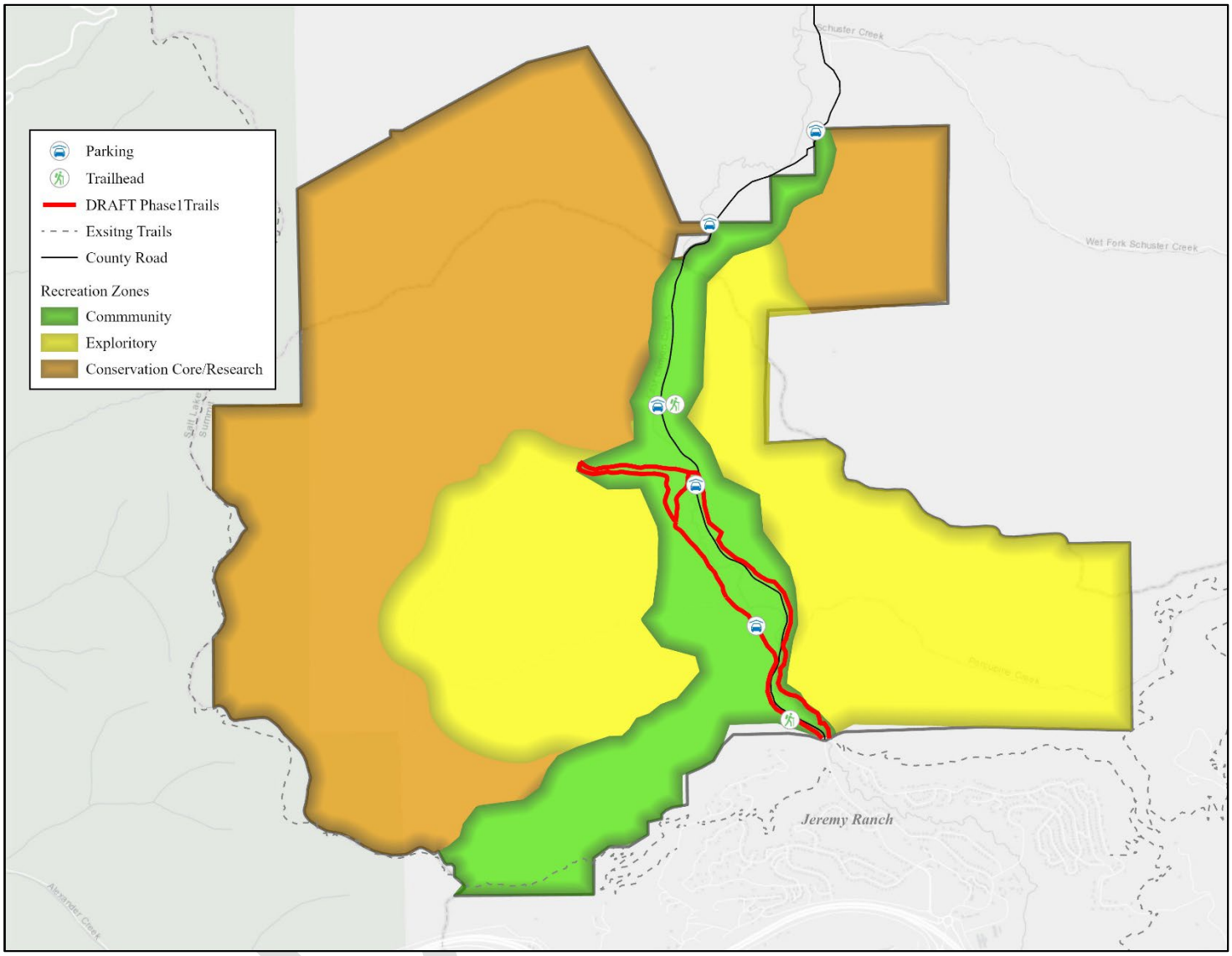
0 0.5 1 2 3 4 Miles

WATER RESOURCES



RECREATION MAPS

Proposed Recreation Zones, Trailheads and Parking, Phase1 Trails



B. Species Lists

OMMON NAME	SCIENTIFIC NAME	DURATION	NATIVE OR INTRODUCED	NOXIOUS SPECIES*
Trees				
aspen	*Populus tremuloides*	Perennial	native	no
bigtooth maple	*Acer grandidentatum*	perennial	native	no
black hawthorn	*Crataegus douglasii*	perennial	native	no
blue spruce	*Picea pungens*	perennial	native	no
boxelder	*Acer negundo*	perennial	native	no
Douglas fir	*Pseudotsuga menziesii*	perennial	native	no
eastern cottonwood	*Populus deltoides*	perennial	native	no
Englemann spruce	*Picea engelmannii*	perennial	native	no
Gambel oak	*Quercus gambelii*	perennial	native	no
narrowleaf cottonwood	*Populus angustifolia*	perennial	native	no
Rocky Mountain juniper	*Juniperus scopulorum*	perennial	native	no
Rocky Mountain maple	*Acer glabrum*	perennial	native	no
subalpine fir	*Abies lasiocarpa*	perennial	native	no
water birch	*Betula occidentalis*	perennial	native	no
white fir	*Abies concolor*	perennial	native	no
Shrubs				
antelope bitterbrush	*Purshia tridentata*	perennial	native	no
Bebb's willow	*Salix bebbiana*	perennial	native	no
bearberry	*Arctostaphylos uva-ursi*	perennial	native	no
big sagebrush	*Artemisia tridentata*	perennial	native	no
chokecherry	*Prunus virginiana*	perennial	native	no
common snowberry	*Symphoricarpos albus*	perennial	native	no
common rose	*Rosa woodsii*	perennial	native	no
coyote willow	*Salix exigua*	perennial	native	no
dogwood	*Cornus sericea*	perennial	native	no
golden currant	*Ribes aureum*	perennial	native	no
mallow leaf nine bark	*Physocarpus malvaceus*	perennial	native	no
mountain gooseberry	*Ribes montigenum*	perennial	native	no
Oregon grape	*Mahonia repens*	perennial	native	no
peachleaf willow	*Salix amygdaloides*	perennial	native	no
prickly pear cactus	*Opuntia* sp.	perennial	native	no
red elderberry	*Sambucus racemosa*	perennial	native	no
red willow	*Salix laevigata*	perennial	native	no
rubber rabbitbrush	*Ericameria nauseosa*	perennial	native	no
shrubby cinquefoil	*Potentilla fruticosa*	perennial	native	no
snowbush	*Ceanothus velutinus*	perennial	native	no
Utah serviceberry	*Amelanchier utahensis*	perennial	native	no
wax currant	*Ribes cereum*	perennial	native	no
western serviceberry	*Amelanchier alnifolia*	perennial	native	no
yellow rabbitbrush	*Chrysothamnus viscidiflorus*	perennial	native	no
yellow willow	*Salix lutea*	perennial	Native	no
Forbs				
allium	*Allium* sp.	perennial	both	no

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OMMON NAME	SCIENTIFIC NAME	DURATION	NATIVE OR INTRODUCED	NOXIOUS SPECIES*
alpine bistort	*Polygonum viviparum*	perennial	native	no
American speedwell	*Veronica americana*	perennial	native	no
arrowleaf balsam root	*Balsamorhiza sagittata*	perennial	native	no
aspen fleabane	*Erigeron speciosus*	perennial	native	no
avalanche lily	*Erythronium montanum*	perennial	native	no
ballhead waterleaf	*Hydrophyllum capitatum*	perennial	native	no
big-bract verbena	*Verbena bracteata*	annual/ biennial/ perennial	native	no
black medick	*Medicago lupulina*	annual/perennial	introduced	no
broadleaf cattail	*Typha latifolia*	perennial	native	no
Canada goldenrod	*Solidago canadensis*	perennial	native	no
Canada thistle	*Cirsium arvense*	perennial	introduced	yes
clasping pepperweed	*Lepidium perfoliatum*	annual/biennial	introduced	yes
common cocklebur	*Xanthium strumarium*	annual	native	no
common dandelion	*Taraxacum officinale*	perennial	both	no
common mullein	*Verbascum thapsus*	biennial	introduced	no
common Pacific pea	*Lathyrus vestitus*	perennial	native	no
common wintercress	*Barbarea vulgaris*	biennial	introduced	no
death camas	*Toxicoscordion venenosum*	perennial	native	no
desert biscuitroot	*Lomatium foeniculaceum*	perennial	native	no
false lupin	*Thermopsis montana*	perennial	native	no
false Solomon's seal	*Maianthemum racemosum*	perennial	native	no
Fendler's rue	*Thalictrum fendleri*	perennial	native	no
field mint	*Mentha spicata*	perennial	introduced	no
fringed willowherb	*Epilobium ciliatum*	perennial	native	no
ground plum	*Astragalus crassicarpus*	perennial	native	no
heartleaf arnica	*Arnica cordifolia*	perennial	native	no
hillside woodland star	*Lithophragma heterophyllum*	perennial	native	no
houndstongue	*Cynoglossum officinale*	biennial	introduced	yes
Indian paintbrush	*Castilleja* sp.	annual/ biennial/ perennial	native	no
lambstongue ragwort	*Senecio integerrimus*	biennial/perennial	native	no
largeleaf avens	*Geum macrophyllum*	perennial	native	no
little evening-primrose	*Oenothera perennis*	perennial	native	no
lupine	*Lupinus* sp.	annual/perennial	both	no
nettleleaf giant hyssop	*Agastache urticifolia*	perennial	native	no
Missouri goldenrod	*Solidago missouriensis*	perennial	native	no
monk's hood	*Aconitum columbianum*	perennial	native	no
mountain bluebell	*Mertensia ciliata*	perennial	native	no
mountain tarweed	*Madia glomerata*	annual	native	no
mountain-lover	*Paxistima myrsinites*	perennial	native	no
musk thistle	*Carduus nutans*	biennial/perennial	introduced	yes
mule's ear	*Wyethia amplexicaulis*	Perennial	native	no
Northwestern Indian paintbrush	*Castilleja angustifolia* var. *dubia*	perennial	native	no
oneflower helianthella	*Helianthella uniflora*	perennial	native	no
parsnipflower buckwheat	*Eriogonum heracleoides*	perennial	native	no
purple clematis	*Clematis occidentalis*	perennial	native	no
purple coneflower	*Rudbeckia occidentalis*	perennial	native	no
Richard's geranium	*Geranium richardsonii*	perennial	native	no
Rocky Mountain penstemon	*Penstemon strictus*	perennial	native	no
rough horsetail	*Equisetum hyemale*	perennial	native	no
sagebrush violet	*Viola vallicola*	perennial	native	no

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OMMON NAME	SCIENTIFIC NAME	DURATION	NATIVE OR INTRODUCED	NOXIOUS SPECIES*
scarlet gilia	*Ipomopsis aggregata*	biennial/ perennial	native	no
scouring rush	*Equisetum laevigatum*	perennial	native	no
seep monkeyflower	*Mimulus guttatus*	perennial	native	no
showy goldeneye	*Heliomeris multiflora*	perennial	native	no
slender beaksedge	*Carex athrostachya*	perennial	native	no
slender cinquefoil	*Potentilla gracilis*	perennial	native	no
snakeweed	*Gutierrezia sarothrae*	perennial	both	no
starwort	*Stellaria* sp.	annual/perennial	both	no
stinging nettle	*Urtica dioica*	perennial	both	no
strawberry clover	*Trifolium fragiferum*	perennial	introduced	no
tall annual willow herb	*Epilobium brachycarpum*	perennial	native	no
tall evening-primrose	*Oenothera elata*	perennial/biennial	native	no
tansy aster	*Machaeranthera tanacetifolia*	annual/biennial	native	no
teasel	*Dipsacus fullonum*	biennial	introduced	no
valerian	*Valeriana officinalis*	perennial	introduced	no
water ragwort	*Senecio hydrophilus*	perennial/biennial	native	no
water sedge	*Carex aquatilis*	perennial	native	no
watercress	*Nasturtium officinale*	perennial	introduced	no
wax currant	*Ribes cereum*	perennial	native	no
western goldenrod	*Euthamia occidentalis*	perennial	native	no
western spring beauty	*Claytonia lanceolata*	perennial	native	no
white clover	*Trifolium repens*	perennial	introduced	no
white top	*Lepidium draba*	perennial	introduced	yes
wild mint	*Mentha arvensis*	perennial	native	no
wild parsnip	*Pastinaca sativa*	perennial	introduced	no
wild strawberry	*Fragaria vesca*	perennial	native	no
yarrow	*Achillea millefolium*	perennial	both	no
Graminoids				
Baltic rush	*Juncus balticus*	perennial	native	no
beaked spikerush	*Eleocharis rostellata*	perennial	native	no
blue wildrye	*Elymus glaucus*	perennial	native	no
bluebunch wheatgrass	*Pseudoroegneria spicata*	perennial	native	no
bulbous bluegrass	*Poa bulbosa*	perennial	introduced	no
cheatgrass	*Bromus tectorum*	annual	introduced	no
clustered field sedge	*Carex praegracilis*	perennial	native	no
common reed	*Phragmites australis*	perennial	introduced	yes
common spikerush	*Eleocharis palustris*	perennial	native	no
creeping bentgrass	*Agrostis stolonifera*	perennial	native	no
fowl bluegrass	*Poa palustris*	perennial	native	no
fowl mannagrass	*Glyceria striata*	perennial	native	no
Great Basin wildrye	*Leymus cinereus*	perennial	native	no
intermediate wheatgrass	*Thinopyrum intermedium*	perennial	introduced	no
Kentucky bluegrass	*Poa pratensis*	perennial	both	no
mountain Timothy	*Phleum alpinum*	perennial	native	no
Nebraska sedge	*Carex nebrascensis*	perennial	native	no
needleleaf sedge	*Carex duriuscula*	perennial	native	no
quackgrass	*Elymus repens*	perennial	native	yes
reed canarygrass	*Phalaris arundinacea*	perennial	both	no
Ross' sedge	*Carex rossii*	perennial	native	no
Sandberg bluegrass	*Poa secunda*	perennial	native	no
smooth brome	*Bromus inermis*	perennial	both	no
swordleaf rush	*Juncus ensifolius*	perennial	native	no
Timothy	*Phleum pratense*	perennial	introduced	no
Torrey's rush	*Juncus torreyi*	perennial	native	no

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OMMON NAME	SCIENTIFIC NAME	DURATION	NATIVE OR INTRODUCED	NOXIOUS SPECIES*
western wheatgrass	*Pascopyrum smithii*	perennial	native	no
water sedge	*carex aquatilis*	perennial	native	no

COMMON NAME	SCIENTIFIC NAME
Mammals	
American badger	*Taxidea taxus*
American beaver	*Castor canadensis*
black bear	*Ursus americanus*
Bobcat	*Lynx rufus*
Coyote	*Canis latrans*
deer mouse	*Peromyscus maniculatus*
Elk	*Cervus canadensis*
field mouse	*Mus musculus*
Uinta ground squirrel	*Urocitellus armatus*
Chipmunk	*Neotamias sp.*
long-tailed weasel	*Mustela frenata*
Moose	*Alces alces*
mountain lion	*Puma concolor*
mule deer	*Odocoileus hemionus*
North American porcupine	*Erethizon dorsatum*
Shrew	*Sorex sp.*
striped skunk	*Mephitis mephitis*
Vole	*Microtus sp.*
yellow-bellied marmot	*Marmota flaviventris*
Birds and Raptors	
American robin	*Turdus migratorius*
American white pelican	*Pelecanus erythrorhynchos*
bald eagle	*Haliaeetus leucocephalus*
barn swallow	*Hirundo rustica*
broad-tailed hummingbird	*Selasphorus platycercus*
chipping sparrow	*Spizella passerina*
cliff swallow	*Turdus migratorius*
common raven	*Pelecanus erythrorhynchos*
Cooper's hawk	*Haliaeetus leucocephalus*
dusky grouse	*Hirundo rustica*
golden eagle	*Selasphorus platycercus*
great blue heron	*Spizella passerina*
great horned owl	*Bubo virginianus*
hermit thrush	*Corvus corax*
house wren	*Astur cooperii*
Killdeer	*Dendragapus obscurus*
black-billed magpie	*Aquila chrysaetos*
mallard duck	*Ardea herodias*
mountain bluebird	*Centrocercus urophasianus*
mourning dove	*Catharus guttatus*

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COMMON NAME	SCIENTIFIC NAME
northern harrier	*Troglodytes aedon*
olive-sided flycatcher	*Charadrius vociferus*
Osprey	*Pica hudsonia*
red-tailed hawk	*Anas platyrhynchos*
ruffed grouse	*Sialia currucoides*
sandhill crane	*Zenaida macroura*
sharp-shinned hawk	*Circus hudsonius*
song sparrow	*Contopus cooperi*
spotted towhee	*Pandion haliaetus*
violet green swallow	*Buteo jamaicensis*
western tanager	*Bonasa umbellus*
wild turkey	*Grus canadensis*
yellow warbler	*Accipiter striatus*
Reptiles/Amphibians	
horned lizard	*Phrynosoma platyrhinos*
northern leopard frog	*Lihobates pipiens*
tiger salamander	*Ambystoma tigrinum*
fence lizard	*Sceloporus undulatus*
garter snake	*Thamnophis sp.*
yellow belly racer	*Coluber constrictor flaviventris*
rubber boa	*Charina bottae*
gopher snake	*Pituophis catenifer*

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C. Conservation Easement

https://www.summitcountyutah.gov/DocumentCenter/View/27762/910-Ranch-Recorded-Conservation-Easement

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D. Supporting Plans and Resource Inventories

The following supporting plans and resources are available upon request from the County:

- Baseline Documentation Report (BIO-WEST)
- Forest Stewardship Plan (FFSL)
- Noxious Weed Management Plan (Ecology Bridge)
- Grazing and Range Assessment (Open Range Consulting)
- Vegetation Monitoring Plan (Martin and Nicolas Environmental Consultants)
- East Canyon Creek Recreational Fishery Study (Utah State University, 2024)
- Jeremy Ranch Stone Cabin National Register nomination (2026)

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Adult Public Art Selection – Summit County Fair 2026
Artist: Sabina Moorey (of Wanship)
Artwork Title: Moonlight Melody
Materials: Oil Canvas Panel (framed)
Size: 14 x 11 inches
Year Acquired: 2026



Youth Public Art Selection – Summit County Fair 2026
Artist: Lucy Richins (of Henefer)
Artwork Title: Precioso Flowers
Materials: Marker and Watercolor
Size: Artwork is 8 x 10, piece is 13 x 15 framed
Year Acquired: 2026

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

STAFF REPORT

To: Summit County Council
From: Ray Milliner, County Planner
Date of Meeting: October 28, 2026
Type of Item: Code Amendment – Work Session
Process: Legislative Review
File #: **26-099**

Purpose of the Work Session

The purpose of this work Session is to introduce the proposed Lost Creek Community Zone (LCCZ) to the County Council and receive direction on whether the proposed zone should be added to the Eastern Summit County Development Code.

Proposal

Garff Rogers Ranches LLC and Ivory Development have submitted an application to amend the Eastern Summit County Development Code creating the LCCZ. The proposed zone would establish a process for review and approval of a master-planned development in the Brown's Canyon/Lost Creek area. It would allow residential neighborhoods, neighborhood-scale commercial uses, and associated public and private infrastructure on qualifying properties.

The current application is limited to a text amendment to the Development Code. Approval would establish the LCCZ as an available zoning district but would not rezone any property, approve a development, or authorize construction.

Planning Commission Review

The Eastern Summit County Planning Commission reviewed the application during a series of work sessions and held a Public Hearing on August 6, 2026. The Commission received substantial public comment and voted 6-0 to recommend denial of the proposed amendment to the County Council.

The Commission's stated concerns included:

- The proposal does not provide a significant public benefit.
- The proposed development does not meet the definition of rural community character discussed in the General Plan and Development Code.
- The proposed language is too vague and lacks sufficient limits on future development.
- Adequate water and sewer infrastructure is not available in the Brown's Canyon area.
- The proposal could allow more development than is appropriate for this area.
- The proposal could negatively affect Browns Canyon Road.
- The proposal does not provide enough workforce housing.

How the Proposed Approval Process Works

The proposed LCCZ would create a two-stage approval process.

Stage 1: Development Code Amendment (Current Application)

The County Council would consider whether to add the LCCZ to the Development Code. The Planning Commission has completed its review and forwarded a recommendation to the Council.

If adopted, the LCCZ would become an available zoning district. It would not apply to any property unless a separate rezone application was submitted and approved.

Stage 2: Rezone Application

A property owner seeking to use the LCCZ would need to submit a separate rezone application for the property. The application would include:

- A Community Plan;
- A Development Agreement;
- Infrastructure and utility plans;
- Proposed land uses and development patterns; and
- Other materials required by the Development Code.

The Planning Commission would hold a public hearing and forward a recommendation to the County Council, which would make the final decision following its own public hearing. Approval of a rezone would not authorize construction. Additional approvals, including subdivision approval, site plan review, and building permits, would be required as applicable.

What the Proposed LCCZ Would Require

The proposed zone would establish a framework for future development, but several important details would be determined during the rezone process.

1. **Development Scale**
   The LCCZ is intended for master-planned developments of at least 100 acres. The proposed zone does not establish a maximum residential density, maximum commercial floor area, or maximum overall development intensity. These limits, if any, would be determined through the Community Plan and Development Agreement during the rezone process.

   As a result, the proposed amendment would establish a process for future development without setting an upper limit on the amount of development that could be approved under the zone.

2. **Infrastructure and Services**
   Future development would require water, wastewater treatment, transportation facilities, and other public infrastructure. The Community Plan and Development Agreement would address how these services and facilities would be provided.

3. **Environmental Design**
   The Community Plan would address slopes, drainage, wildlife habitat, and other natural resources. More detailed site design requirements would be addressed during the rezone process.

4. **Open Space**
   At least 10 percent of the project area would be required to remain as open space. The location and management of the open space would be established through the Community Plan and Development Agreement.

5. **Affordable Housing**
   At least 10 percent of residential units would be required to be designated as affordable housing. Affordability standards and implementation measures would be addressed during the rezone process.

6. **Transportation**
   Transportation impacts, access, and required improvements would be evaluated during the rezone process and addressed through the Community Plan and Development Agreement.

Recommendation

Staff recommends that the County Council review the proposed language and provide direction on whether to proceed with the proposed LCCZ amendment.

Exhibits:

- **A.** Process Flow Chart
- **B.** Map of Qualifying LCCZ parcels
- **C.** Draft Code Language
- **D.** Community Plan for the project

Lost Creek Community Zone Process

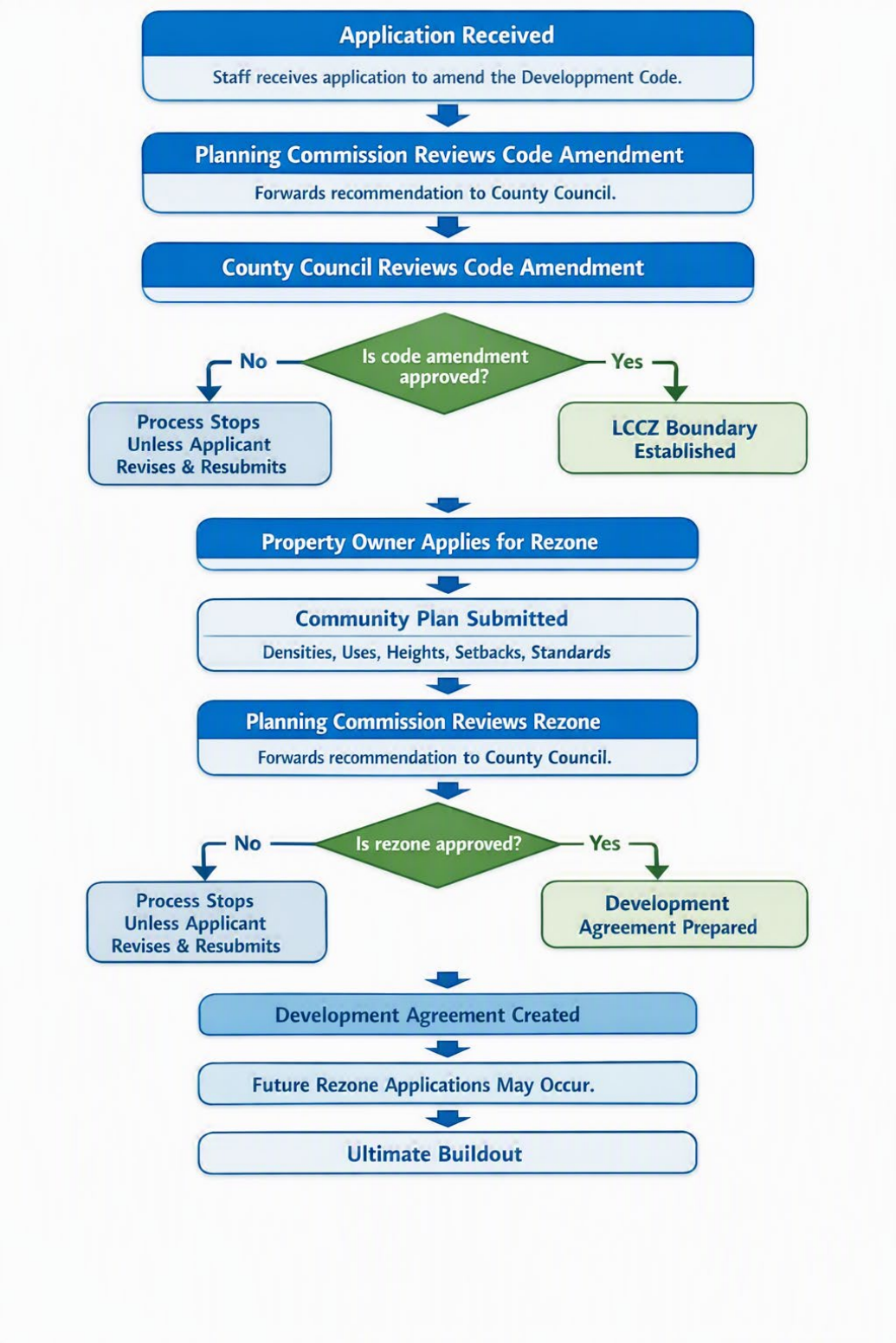
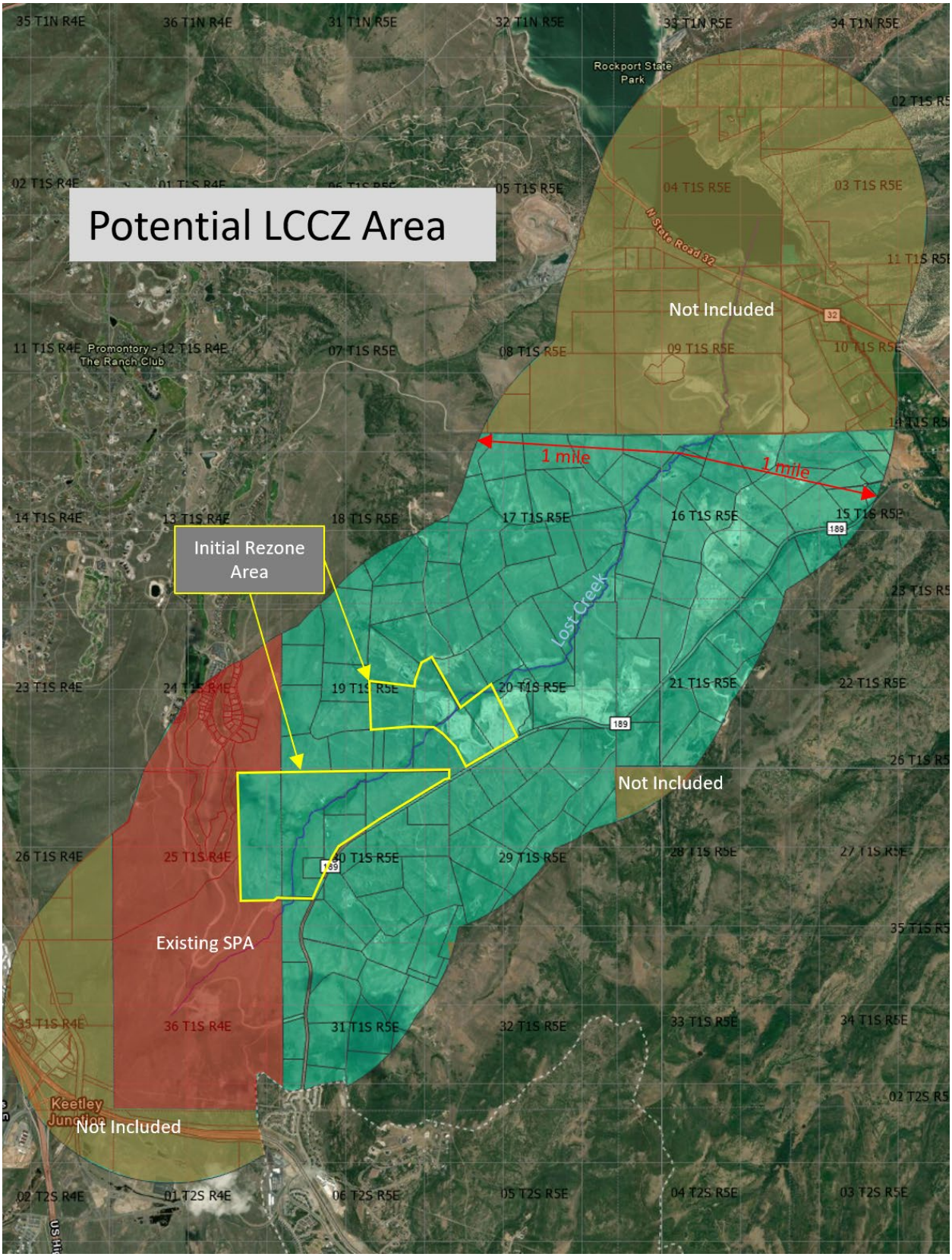


Figure 1.


Potential LCCZ Area
Not Included
1 mile
1 mile
Initial Rezone Area
Lost Creek
Not Included
Existing SPA
Not Included
Rockport State Park
Promontory - The Ranch Club
Keetley Junction
N State Road 32
189
32

11-3-__: LOST CREEK COMMUNITY ZONE (LCCZ):

A. District Intent: The Lost Creek Community Zone establishes a collaborative and flexible approach to creating a community in Lost Creek that is capable of delivering public benefits such as increasing attainable housing supply, open space, and employment. It provides an adaptable, large-scale framework that coordinates land use, infrastructure, housing, and open space to guide future growth. This approach supports integrated, well-designed communities and avoids reliance on rigid traditional zoning, ensuring orderly development, long-term sustainability, and consistency with Summit County's overall goals.

    1. The Lost Creek Community Zone will enable the creation of a broad strategy that will result in a comprehensive, community-specific land use and design strategy that will address community specific needs. The needs that will be addressed, include, but are not limited to:

        a. Construction of cost-efficient public and/or private infrastructure (streets, water and wastewater).

        b. A range of housing opportunities.

        c. Space for neighborhood businesses and live-work space.

    2. Definitions:

        a. Lost Creek Community Zone means a zoning district applied to real property where a property owner or group of property owners has submitted a petition to amend the county's zoning map.

        b. Community Plan means a depiction of proposed uses and other elements within an area qualifying as a LCCZ area, which plan is approved as a zoning map amendment at the time the LCCZ is applied to a qualifying area by the County Council.

B. The Lost Creek Community Zone Location Requirements:

    1. In order for a property to be rezoned to the LCCZ, the property must be located within one (1) mile of Lost Creek, and within Township 1 South, Range 4 East, Section 25 or Township 1 South, Range 5 East, Sections 15, 16, 17, 18, 19, 20, 21, 29, 30, 31, not within an existing Special Planned Area (SPA), as generally depicted in subsection H.

    2. A property qualifying under Subsection B(1) need not be contiguous to other qualifying areas in order to be included within a petition to rezone to the LCCZ.

    3. An area for a LCCZ must be no smaller than one hundred (100) acres, as depicted in a Community Plan.

    4. A LCCZ may only be applied to private property where the property owner petitions

for inclusion of that property owner's property in the LCCZ.

5. A LCCZ may be applied to public land where the County Council determines it should be applied to public property in connection with approving a property owner's petition to apply the LCCZ to nearby private property.

C. The Lost Creek Community Zone Establishment Process:

1. Initiation: The Lost Creek Community Zone process shall be initiated by filing a petition to amend the zoning map to rezone an identified area as LCCZ.

2. Lost Creek Community Zone Area Boundary: A proposed LCCZ boundary shall be proposed by property owners and meet the requirements of Subsection 11-3-__.B. The proposal will ultimately be reviewed for possible approval by the County Council after consideration and recommendation by the planning commission.

3. Development Agreement: As part of its recommendation, the planning commission shall include provisions that planning commission recommends be included in the development agreement that will be prepared subsequent to the planning commission's recommendation and proposed to the County Council to implement the Community Plan.

4. Lost Creek Community Zone Petition Materials: A petition to rezone an area shall include a Community Plan depicting the location of proposed uses. It shall include other general materials, each of which may be further developed or modified as phases of development are reviewed and approved:

    a. Community Plan: A depiction of the location of proposed residential uses, as area concepts, with a range of proposed densities. The Community Plan is not required to include proposed lot configurations, which lot configurations will be determined through a subdivision plat process after approval of the Community Plan. The Community Plan may include proposed neighborhood commercial and other mixed-use land-uses as identified as permitted in Table 11-3-__.G.

        1) The Community Plan shall be designed to fit into the topography of the site and propose concepts to mitigate impacts on the natural environment and resources of the surrounding area. The project design shall demonstrate the preservation of watercourses, drainage areas, wooded areas, rough terrain and similar natural features and areas.

        2) The Community Plan shall take adjacent land uses into consideration. Development along the project perimeter shall adequately mitigate any potentially adverse effects, including but not limited to flooding, erosion, subsidence, sloping of the soil or other dangers and nuisances.

3) The Community Plan shall identify vehicular access from a public road(s). All projects shall have a secondary point of access/emergency access unless otherwise mitigated to the satisfaction of the County Engineer and/or Fire Marshal. All roads/streets shall follow the natural contours of the site wherever possible to minimize the amount of grading.

b. Density Analysis: The proposed maximum density shall be identified in the proposed Community Plan. The density maximums may be identified in the Community Plan map and confirmed in the development agreement proposed to and negotiated with the County Council.

c. Development Standards: Proposed requirements for the development, including but not limited to minimum lot sizes, building height limits, setbacks, parking requirements, and street dimensions may be included in the Community Plan. These standards will be included in the development agreement.

d. Public and Private Spaces: A description and/or depictions of proposed concepts for any community/civic space, open space, trails and/or amenities.

e. Infrastructure: A description of the potential scenarios for providing utilities and services to the area described in the Community Plan.

Existing or proposed utilities, including private and public services for the development identified in the Community Plan will be adequate to support the proposed project at normal service levels and will be designed to comply with applicable state and federal requirements.

f. Site Design Narrative: The Community Plan development shall include a written explanation of how the plan addresses the following design questions:

1) Neighborhood Connectivity: How does the proposed development interconnect and the surrounding properties, neighborhood, and area? Including but not limited to:

a. Where will vehicles enter and exit the site?

b. Where will new streets be developed?

c. Is there a need for pedestrian and bicycle routes (including trails and sidewalks) through the project area? If so, how are such needs addressed?

2) Meeting Housing Needs: How does the proposed development advance the community need for a mix of housing types and

affordability?

3) Character: What are the architectural design character objectives of the proposed development? How do these design objectives address the local context, climate, and/or community needs?

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

5) 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?

6) Parking Areas: How does the proposed development balance the need for parking with the need to design parking areas in a manner that minimize visibility, site grading, and exterior lighting?

7) Public And Private Outdoor Spaces: What are 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?

5. Eastern Summit County Planning Commission Review: A petition to apply the Lost Creek Community Zone, including a Community Plan shall be reviewed by the Eastern Summit County Planning Commission as a rezone per chapter 5 of this title. The Eastern Summit County Planning Commission's recommendation on the rezone and elements to be included in the development agreement shall be forwarded to the County Council for review and final action.

6. County Council Review And Action: The County Council shall review and take final action on a Lost Creek Community Zone petition and accompanying Community Plan pursuant to subsection 11-5-3B of this title. Final action shall include a Council decision to amend the Eastern Summit Zoning Map and enter into a development agreement.

D. Lost Creek Community Zone Development Agreement Requirements: The Development Agreement that is approved at the time of the rezone shall consider the following requirements.

1. Density: The maximum density permitted within the Community Plan.

2. Setbacks:

a. The minimum setback around the exterior boundary of the Community Plan area, and

b. Lot and site setbacks, and their proportion to lot sizes and lot configurations.

3. Building Height: The maximum building height for all structures within the Community Plan area.

4. Minimum Lot Size Requirements: Establish the minimum lot sizes, if any, for the different use types within the Community Plan area.

5. Open Space: The development agreement and Community Plan shall provide for open space of at least ten percent (10%) of the Community Plan area. The open space can be phased with the platting of the project and may be set aside as open space through appropriate designation on approved subdivision plats.

6. Affordable Housing. The development agreement and Community Plan shall provide for at least ten percent (10%) of affordable housing to be included within the Community Plan area. Housing that accounts for 30% or less of the household income at the 80% AMI for Summit County, shall be meet this requirement.

7. Off-Street Parking: The off-street parking standards within the Community Plan area.

8. Uses: The planned uses and general locations of the uses.

9. Connectivity: Internal and external vehicular/pedestrian/bicycle circulation should be described in the development agreement.

10. Outdoor Lighting: All outdoor lighting shall be down directed and fully shielded. All outdoor lighting shall be designed and installed to prevent light trespass on adjacent properties. Lighting of the United States flag is exempt from this provision.

11. Compliance With Development Evaluation Standards: Unless otherwise permitted by this chapter all Lost Creek Community Zone developments shall comply with all requisite development evaluation standards found in chapter 2 of this title.

12. Modifications: The Development Agreement shall identify the process in which the Development Agreement may be modified.

E. The Lost Creek Community Zone Development Process:

1. Each phase of the development will be reviewed to be in accordance with the development agreement and Community Plan which were approved when the property was rezoned to the LCCZ.

2. The review and approval shall be completed in accordance with the subdivision review process pursuant to section 11-4-5 of this title.

3. The planning commission shall review and approve preliminary plats for each phase of the development.

4. Final plat approval shall be granted by the Planning Director.

F. The Lost Creek Community Zone Modifications:

1. Additional property may only be added to the LCCZ pursuant to the rezone process found in Subsection 11-5-3B of this title and the modification of the development agreement pursuant to 11-3-_-D.12 to reflect the area added to the zone.

    a. Any proposal to add property into an existing LCCZ shall include an updated infrastructure and services analysis and an updated phasing plan demonstrating that the addition will not reduce levels of service below those assumed in an approved development agreement.

2. Major Modifications to a Community Plan can be approved by the Planning Commission. Major Modifications include any modification that includes any of the following:

    a. Relocation of points of access to a county or state road.

    b. A change in the location of any proposed commercial and mixed-use land-uses.

3. Minor Modifications to a Community Plan can be approved by the Planning Director. A minor modification is any change not identified as a Major Modification or the addition of property into the LCCZ.

G. Table of Permitted Uses in the LCCZ

A = Allowed
C = Conditional
L = Low impact
T = Temporary
Blank = Prohibited

Uses	Permitted	Additional Reference
Accessory buildings and uses to the principal use, exceeding 2,000 square feet	L	
Accessory buildings and uses to the principal use, not to exceed 2,000 square feet	A	
Adaptive reuse of a historically significant structure	A	Section 11-6-21 of this title
Agricultural employee dwelling unit	A	Section 11-6-5 of this title

Agricultural employee facility for the purpose of providing shelter for more than 1 family	A	
Agriculture buildings and uses customarily associated with traditional "agriculture" operations as defined in appendix A of this title	A	
Banks and financial services	A	
Bars, taverns, private clubs	A	
Bed and breakfast inn	A	
Building integrated solar energy system	A	Section 11-6-22
Butcher, retail	A	
Childcare, commercial	A	
Childcare, in home (4 children or less)	A	
Childcare, family (with 5 - 8 children)	A	
Childcare, family (with 9 - 16 children)	A	
Commercial riding arenas	L	
Commercial stables	L	
Contractor's office	A	
Distillery/microbrewery	A	
Dwelling unit, accessory	A	Section 11-6-5
Dwelling unit, internal accessory	A	Section 11-6-5
Dwelling unit, live/work	A	Section 11-6-5
Dwelling unit, multi-family	A	
Dwelling unit, one-family	A	
Dwelling unit, single-family attached	A	
Equipment rental, light	A	
Event center	L	
Gasoline service station with or without convenience store	A	
Ground mounted solar energy system	A	Sections 11-4-8, 11-6-22
Guest ranches or lodge intended to attract visitors/patrons on a daily basis or an extended stay	A	
Home occupation	A	Section 11-6-3 o
Hospitals	A	
Hotel, motel	A	
Houses of worship including churches and other religious institutions	A	
Indoor entertainment such as bowling alleys, skating rinks, movie theater, performing arts center	A	
Nursery/greenhouse	A	

Off-site parking lot for event centers or guest ranchers	A	Section 11-6-24
Open space, recreational (motorized)	A	
Open space, recreational (non-motorized)	A	
Professional offices	A	
Recreation and athletic facilities	A	
Rehearsal or teaching studio for creative, performing and/or martial arts with no public performances	A	
Restaurant	A	
Restaurant with drive-through	A	
Retail commercial establishments	A	
Rock quarries, gravel pits, and associated surface mining uses, including, but not limited to, filtering, sifting, and processing of soil	C	
Roof mounted solar energy system	A	Section 11-6-22
Seasonal plant and agricultural product sales	A	
Telecommunications facilities - stealth (up to 45 feet in height)	L	Section 11-6-8
Underground transmission lines exceeding 6 inches in diameter that are not considered hazardous liquids or materials transmission pipelines as defined in section 11-6-19 of this title	L	
Underground transmission lines exceeding 12 inches diameter (including but not limited to gas, oil and water)	L	
Utility structures and related facilities	A	Section 11-6-6
Utility towers and associated transmission and distribution lines 45 feet in height or less	C	
Utility towers and associated transmission and distribution lines greater than 45 feet in height	A	
Veterinarian clinic	A	
Warehousing and commercial storage	C	
Water and wastewater treatment plant	A	
Wind power generation facilities 45 feet in height and less	L	

Lost Creek Community Zone: Community Plan



This Community Plan package is being submitted in order to establish the Lost Creek Community Zone (LCCZ) and to provide a comprehensive, policy-aligned framework for the coordinated planning and development of the Lost Creek area, as required by Summit County Code 11-3-_.C. The intent of the LCCZ is to allow for a flexible, master-planned approach to land use, infrastructure, and design that responds to site-specific conditions, protects environmental resources, and advances long-term community objectives in a predictable and transparent manner. This Community Plan serves as the primary planning document guiding this review and provides the basis for Planning Commission consideration, recommendation, and subsequent County Council action.

The Lost Creek Community Zone is initiated through a petition to amend the County Zoning Map and rezone a defined geographic area as LCCZ. The proposed zone boundary is established by participating property owners and is evaluated in accordance with applicable county code requirements. The proposed boundary for the LCCZ can be found in the attached **Section A**.

This package is structured to clearly demonstrate how the proposed Community Plan meets the requirements of the Lost Creek Community Zone establishment process. It includes a conceptual land use plan illustrating the location of proposed residential, neighborhood commercial, and mixed-use areas (**Section A)**; an analysis of proposed density ranges (**Section B)**; an outline of development standards to be formalized through a development agreement (**Section C);** a description of the public and private spaces **(Section D)**; an description of the infrastructure that will serve the LCCZ area **(Section E)**; and a narrative addressing the overall development goals for the LCCZ area. The Community Plan is intentionally conceptual in nature, allowing for refinement through future subdivision, site plan, and phased development approvals while maintaining consistency with the approved vision.

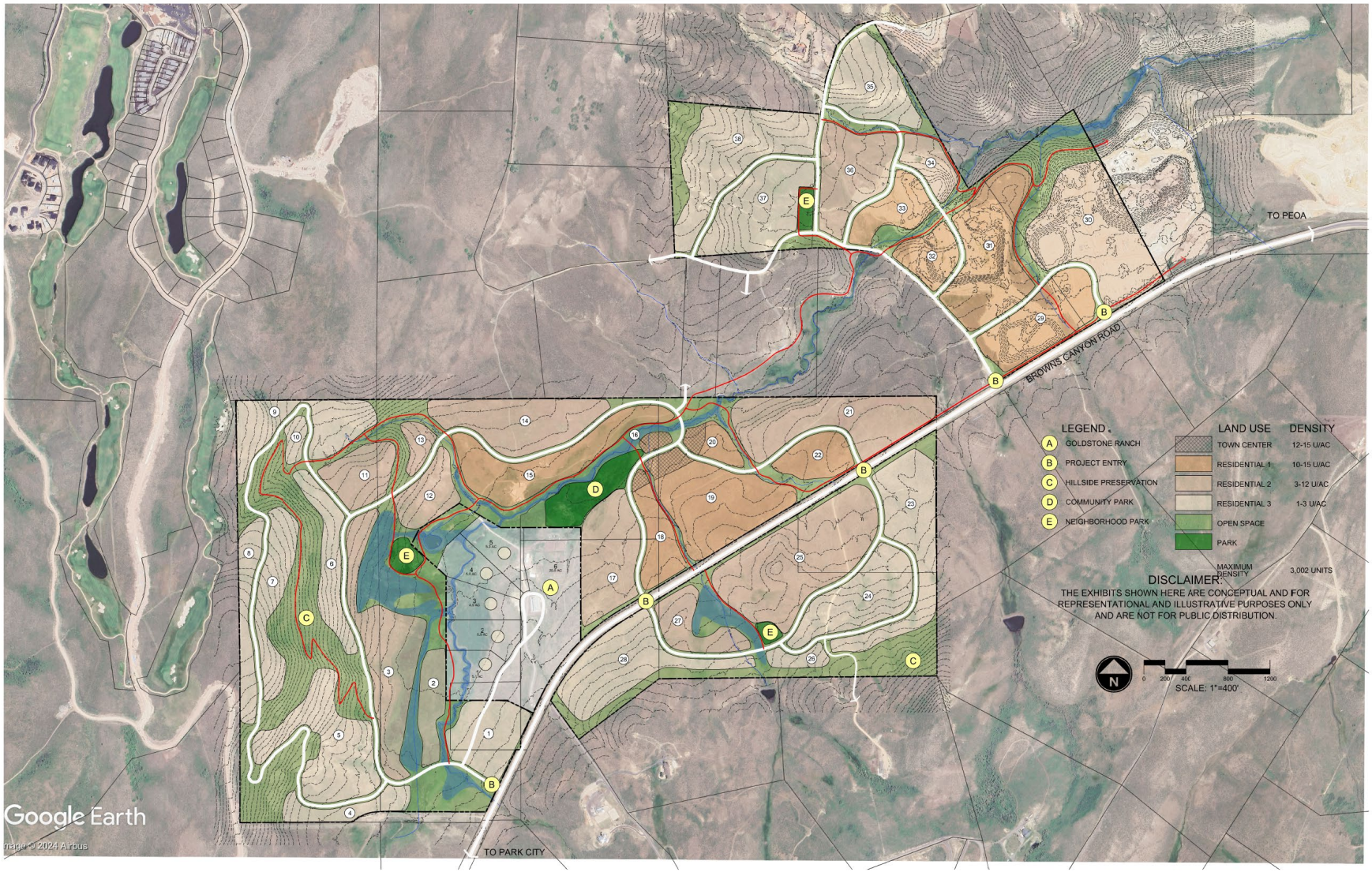
In addition, the Community Plan addresses the integration of public and private spaces, infrastructure provision, and site design considerations necessary to support a complete, functional, and resilient community. Particular emphasis is placed on respecting existing topography, preserving natural features and wildlife corridors, mitigating impacts to adjacent land uses, and providing safe and efficient access for vehicles, pedestrians, bicyclists, and emergency services.

As part of the LCCZ process, the Planning Commission's recommendation will inform the content of a subsequent development agreement proposed to the County Council. Together, the Community Plan and development agreement are intended to ensure that future development occurs in a manner that is consistent with county policies, responsive to community needs, and aligned with the long-term public interest.

This introduction is intended to orient reviewers, decision-makers, and the public to the purpose, structure, and intent of the Community Plan materials that follow and to establish a clear framework for evaluating the proposed Lost Creek Community Zone.

Section A:

Depictions of the Community Plan



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LOST CREEK
COMMUNITY PLAN
MAP DATE: JANUARY 2026

Section B:
Density Analysis

Parcel	Land Use	Parcel SF	Acreage	Low Density	High Density	Low Units	High Units
1	RD3	418,350	9.60	2	3	19	29
2	RD2	224,321	5.15	4	6	21	31
3	RD2	752,628	17.28	3	5	52	86
4	RD3	205,401	4.72	2	3	9	14
5	RD3	720,778	16.55	2	3	33	50
6	RD3	339,966	7.80	2	3	16	23
7	RD3	387,941	8.91	1	2	9	18
8	RD3	277,825	6.38	1	2	6	13
9	RD3	502,110	11.53	1	2	12	23
10	RD3	73,725	1.69	2	3	3	5
11	RD2	308,697	7.09	4	6	28	43
12	RD2	261,718	6.01	8	10	48	60
13	RD2	102,277	2.35	8	10	19	23
14	RD2	626,885	14.39	4	6	58	86
15	RD1	636,082	14.60	12	15	175	219
16	RD1	43,131	0.99	12	15	12	15
17	RD2	556,402	12.77	8	10	102	128
18	RD1	281,626	6.47	12	15	78	97
19	RD1	813,639	18.68	12	15	224	280
20	RD1	150,499	3.45	12	15	41	52
21	RD2	806,342	18.51	10	12	185	222
22	RD1	245,323	5.63	12	15	68	84
23	RD3	683,033	15.68	2	3	31	47
24	RD3	554,096	12.72	2	3	25	38
25	RD2	1,118,867	25.69	4	6	103	154
26	RD3	93,136	2.14	2	3	4	6
27	RD2	379,320	8.71	2	3	17	26
28	RD3	666,771	15.31	2	3	31	46
29	RD1	555,935	12.76	10	12	128	153
30	RD2	988,554	22.69	8	10	182	227
31	RD1	814,695	18.70	12	15	224	281
32	RD1	236,769	5.44	10	12	54	65
33	RD1	280,039	6.43	10	12	64	77
34	RD2	196,217	4.50	8	10	36	45
35	RD3	480,644	11.03	2	3	22	33
36	RD2	529,735	12.16	8	10	97	122
37	RD3	615,784	14.14	2	3	28	42
38	RD3	823,472	18.90	1	2	19	38
Total			**407.5**			**2,285**	**3,002**

Section C:

Development Standards

Lost Creek

DEVELOPMENT STANDARDS

	Commercial/Civic/Mixed Use	Multi-Family	Townhome (Rear Load)	Townhome (Front Load)	Single Family Lot (Rear Load)	Single Family Lot (Front Load)
Building Height	55'	55'	42'	42'	35'	35'
Minimum Lot Size	NA	NA	1,200 SF	1,200 SF	2,200 SF	2,200 SF
Off Street Parking	1/ Unit or 3.5/1000 GSF	1.5/unit	2/unit	2/unit	2/unit	2/unit
Detached ADU Allowed**	No	No	Yes	Yes	Yes	Yes
Setbacks (Minimums)						
Garage - Front Load	20'	20'	NA	20'	NA	20'
Garage - Side Load	10'	10'	3-5' or 18'+	4'	4'	4'
Garage - Rear Load	3-5' or 18'+	3-5' or 18'+	3-5' or 18'+	NA	3-5' or 18'+	NA
Front Living	10'	10'	10'	10'	10'	10'
Side Yard Interior	10'	10'	5'	5'	10' *	10' *
Side Yard Corner	10'	10'	10'	10'	10'	10'
Rear - Living	10'	10'	4'	10'	3-5' or 18'+	15'
Rear - Accessory Structure	10'	10'	4'	1'	4'	1'

* Zero lot line allowed. Distance is required total minimum between buildings

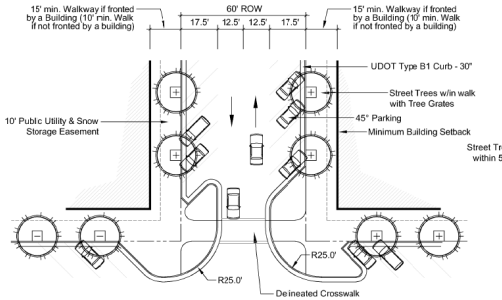
** Does not count against density

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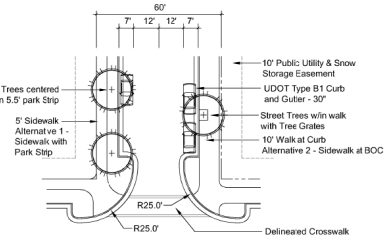
LOST CREEK
DEVELOPMENT STANDARDS
MAP DATE: JANUARY 2026

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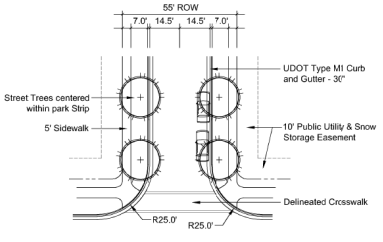
Roadway 1 - Village Main Street

45° Parking - both sides of Street allowed year round
No Overnight Parking Allowed (2 am-6 am)
ADA Ramp at Pedestrian Crossings
Decorative Crosswalks



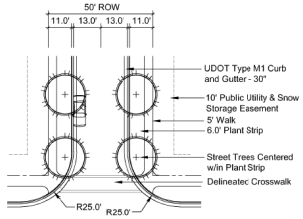
Roadway 2 - Village Residential

On-Street Parking - Both sides of Street
Winter Months - Parking allowed only where signed - see Exhibit G4 -Designated On-Street Parking - Winter Months
ADA Ramp at Pedestrian Crossings



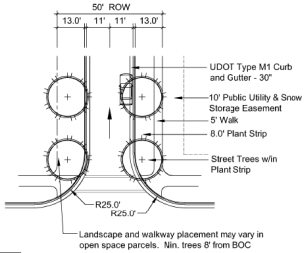
Roadway 3 - Residential

On-Street Parking - One sice of Street
Winter Months - No Parking Allowed
ADA Ramp at Pedestrian Crossings



Roadway 4 - Residential

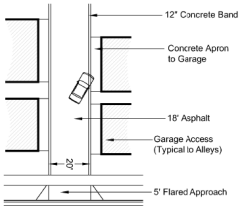
On-Street Parking - One side of Street
Winter Months - No Parking Allowed
ADA Ramp at Pedestrian Crossings



Roadway 5 - One Way

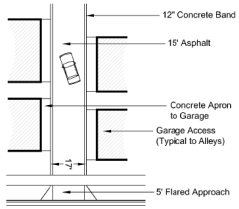
On-Street Parking - One side of Street
Winter Months - No Parking Allowed
ADA Ramp at Pedestrian Crossings

Roadway Notes:
1. Roadway sections 2 and 3 may be combined in some circumstances. For instance, these road sections may be combined to provide a road where dedicated on street parking may be desired on one side but not desired on the other side of the road.
2. Curb return radius' are measured to the front of curb.
3. Winter Months Parking dates are as defined by Summit County Code



Alley - Type 1

All alleys are Private & shall be maintained by an HOA and not by Summit County.



Alley - Type 2

Alley designation may be utilized for all units that front a street or accessible route for fire protection to be provided.

All alleys are Private & shall be maintained by an HOA and not by Summit County

Alley Notes

The Alley's vertical profile shall be designed starting at the edge of the existing asphalt roadway (not the top back of the curb) with a maximum average allowable grade percentage of 5 percent (5%) for the initial fifty feet (50') of the Alley and thereafter designed to a maximum allowable grade percentage of tenpercent (10%).

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LOST CREEK
STREET STANDARDS
MAP DATE: JANUARY 2026

Section D:

Public and Private Spaces Description

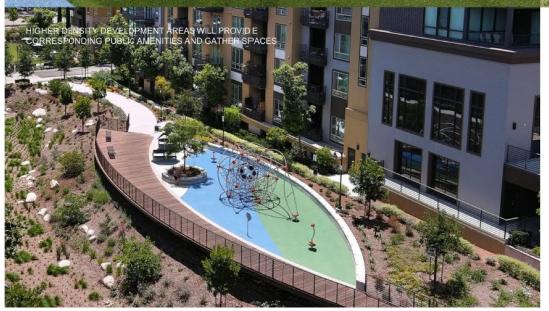

CIVIC SPACES WILL ANCHOR THE COMMUNITY CORE PROVIDING PUBLIC USE AND GATHERING SPACES


UNIQUE PARK AND PUBLIC SPACES WILL ENHANCE THE COMMUNITY CORE AND TRANSITION TO THE ADJACENT LOST CREEK CORRIDOR NATURAL AREAS


TRAILS/BOARDWALKS MEANDER TO AND THRU THE LOST CREEK CORRIDOR




COMMUNITY PARK AND NEIGHBORHOOD POCKET PARKS PAYING TRIBUTE TO THE MOUNTAIN AND NATIVE CREEK LANDSCAPES


HIGHER DENSITY DEVELOPMENT AREAS WILL PROVIDE CORRESPONDING PUBLIC AMENITIES AND GATHER SPACES

PUBLIC AMENITIES

LOST CREEK IS PROPOSING TO PROVIDE VARIOUS PUBLIC AMENITIES THROUGHOUT THE PROJECT THAT INCLUDE:

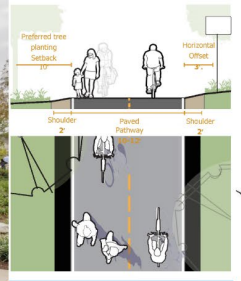
A LARGE CREEKSIDE COMMUNITY PARK ADJACENT TO THE COMMUNITY CORE THAT WILL PROVIDE PARK ELEMENTS, EVENT AND GATHERING SPACES AND WILL PROVIDE A TRANSITION INTO THE PROJECT DEVELOPMENT FROM THE NATURAL SETTING OF THE CREEK.

SMALLER NEIGHBORHOOD SCALE POCKET PARKS DISPERSED THROUGHOUT THE COMMUNITY PROVIDING NEIGHBORHOODS WITH LOCALIZED AMENITIES.

CIVIC SPACES, PUBLIC PLAZAS, PASEOS AND BOARDWALKS WILL HIGHLIGHT THE COMMUNITY CORE PROVIDING PUBLIC AMENITIES WITHIN THE MORE DENSE RESIDENTIAL DEVELOPMENT AREAS AND COMMUNITY CENTER USES.

CIVIC FACILITIES SUCH AS COMMUNITY CENTERS, CHURCHES, POST OFFICE, ETC.

A ROBUST TRAIL SYSTEM HIGHLIGHTED BY THE MULTI-PURPOSE LOST CREEK CORRIDOR TRAIL THAT WILL SPAN OVER 8,000 LF ADJACENT TO LOST CREEK. THE TRAIL SYSTEM WILL ALSO INCLUDE NATURAL TRAILS AND BOARDWALKS THAT MEANDER THRU THE NATIVE HILLSIDES AND RIPARIAN AREAS. THE TRAIL SYSTEM WILL LINK NEIGHBORHOOD TO NEIGHBORHOOD AS WELL AS TYING ALL AMENITIES TOGETHER IN A PEDESTRIAN ACCESSIBLE SYSTEM.



Design Standards

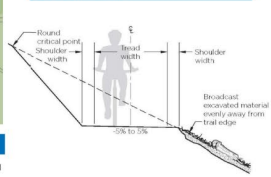
Shared-use paths shall be designed to meet recreation and transportation standards as defined by AASHTO, PROWAG, A3A, and MUTCD.

- Materials: Asphalt (hard surface trails), crushed gravel (soft surface trails), concrete may be used in areas prone to flooding.
- Standard Width: Standard shared-use path width is 10 feet. Where heavy volumes and higher speeds are anticipated, 12 feet should be used.
- Minimum Width: The minimum width of a shared-use path is 8 feet. This should only be utilized for short distances and in very constrained situations.
- Horizontal Clearance: A 1 foot minimum and 2 foot maximum shoulder on both sides of the path should be provided free of obstacles. Horizonal clearance should be greater in corners. An additional foot of lateral clearance, for a total of 3 feet is suggested where possible by the MUTCD for the installation of signage or other furnishings.

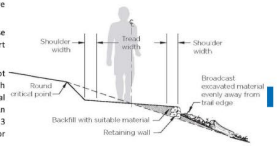
TRAIL CONSTRUCTION

Natural surface trails meet recreational demands of hikers, mountain bikers, equestrians, and other non-motorized recreational trail users.

Full Bench Construction Trails



Partial Bench Construction Trails



TRAIL EXHIBITS REFERENCED FROM THE SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT TRAIL DESIGN STANDARDS - APRIL 2019

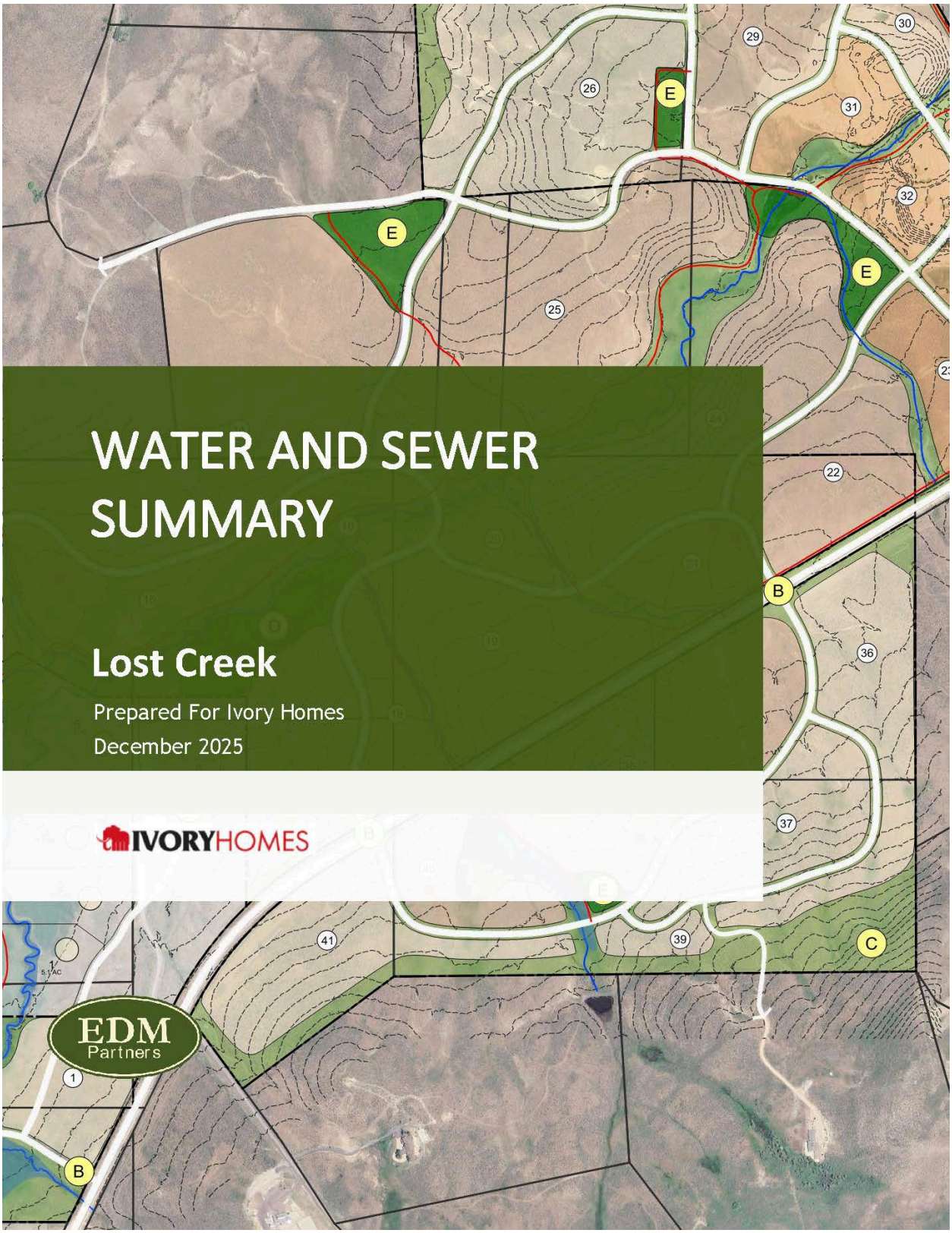
DISCLAIMER:
THE EXHIBITS SHOWN HERE ARE CONCEPTUAL AND FOR REPRESENTATIONAL AND ILLUSTRATIVE PURPOSES ONLY.

IVORYHOMES
Utah's Number One Homebuilder®

LOST CREEK
PROJECT AMENITIES
MAP DATE: JANUARY 2026

Section E:

Infrastructure Description



WATER AND SEWER SUMMARY

Lost Creek

Prepared For Ivory Homes

December 2025

IVORYHOMES

Water and Sewer Summary

Assumptions

This report is intended to provide a narrative related to drinking water service and sanitary sewer service to the Lost Creek project. The following are key assumptions that will control the backbone utility infrastructure needed for the project:

- Gross Area = 648.16 ac (ALTA Survey dated September 5, 2025)
- Proposed Development Area = 407.5 ac (Master Land Use Plan, Langvardt Design Group (LDG), dated December 2025)
- Proposed Number of Units = up to 3,002 ERU (Master Land Use Plan, LDG, dated December 2025)
- Proposed Density = 7.4 ERU/ac
- It is anticipated that the backbone infrastructure will be planned to follow the roadways depicted in the Master Land Use Plan.
- Phase 1 consists of a population of 100 capita with 55 residential units, 80 nightly rentals, and 10,000 ft^2 of commercial.

Sanitary Sewer

Sanitary Sewer Utility

Section R317-1-2.2.A of the Utah Administrative code requires that permits for new treatment works or sewerage systems shall be under the sponsorship of a body politic. A body politic is defined as the state or any political subdivision of the state like towns, cities, and counties. Summit County has separated many services and development standards within the county into two main areas, as follows:

- **Snyderville Basin** - Snyderville Basin consists primarily of the East Canyon and Silver Creek basins. There are many developed areas from Park City to Jeremy Ranch and from Promontory to Pine Brook. The Snyderville Basin Water Reclamation District (SBWRD) provides sewage collection and water reclamation for most of the developed areas in the basin.
- **Eastern Summit County** - The Lost Creek project is located in Eastern Summit County. The project is within the Eastern Summit County Water Conservancy District (ESCWCD) service area. Like SBWRD, ESCWCD is formed under the county. ESCWCD's mission is to provide sanitary sewer service to Eastern Summit County. Though the missions are the same, ESCWCD has limited infrastructure and no master plan to provide sanitary sewer collection and treatment to existing or proposed developments within Eastern Summit County.

It is anticipated that the Lost Creek project will develop sanitary sewer infrastructure in a manner that could be connected with and become a part of a regional system within ESCWCD. As the Lost Creek project develops, it is anticipated that ESCWCD will expand administratively and operationally. The new sanitary sewer system can be separated into two primary categories: collection, and treatment.

Collection

Regarding the collection system, it is anticipated that the project will be primarily served by a gravity collection system. Browns Canyon generally flows downhill to the northeast. There may be areas where lift stations are required based on road connectivity and topography. There may also be areas where low pressure sanitary sewer (LPSS) collection may be required. LPSS is a technology that has been implemented in the SBWRD service area. The collection system will be sized based on anticipated flows from the proposed development. The following details the key sizing requirements for the collection system:

- 3,002 ERU
- Average Annual Daily Flow Rate: 200 GPD/ERU
- Peaking factors:
  - Laterals and Collectors: 4 times
  - Interceptors and Outfall Sewers: 2.5 times

Water Reclamation Facility (WRF)

It is understood that buildout of the project will occur over several decades with an approximate absorption of 100 units per year. One of the challenges for the WRF is operation of the plant when connections are limited. It is therefore proposed that the WRF be constructed in phases. As this project continues, it will be important to develop a water reclamation master plan with key goals that include the following:

- Select a location based on proximity to initial development and works with project build out.
- Develop a phasing plan that will allow for wastewater treatment from the time that the first unit is completed to full buildout.
- Select treatment technologies that meet or exceed treatment requirements while accounting for expandability, cost to construct, and operations.
- Provide for potential future decommissioning of the plant area if a regional facility is brought online.

Drinking Water

To provide drinking water to the Lost Creek project, solutions are required for an operating public drinking water system and water system sizing. Key aspects of the water system sizing are water right requirements, water source requirements, and water storage requirements. This narrative discusses the plan for these requirements.

Public Drinking Water System

The laws related to public drinking water systems differ in some ways from the laws related to sanitary sewer systems. The primary difference is that public drinking water systems may be privately owned and not necessarily formed under a body politic. The Lost Creek project is proximal to an existing public drinking water system that is formed under Summit County. The Mountain Regional Water Special Service District (MRWSSD) provides service throughout Snyderville Basin. The current eastern boundary of MRWSSD is the Promontory master planned community. As Promontory has expanded development to the east, a recent connection has been made from Promontory to Browns Canyon Road. A 12" diameter MRWSSD water line was stubbed to Browns Canyon Road as part of the construction.

Based on coordination with MRWSSD, expansion of the MRWSSD system is feasible. However, new sources, adequate infrastructure, and additional water rights will be needed. Alternatively, a new public drinking water system could be created with the development work. The requirements of this new system are basically the same whether it becomes part of MRWSSD or develops as a new separate system. It is anticipated that a single system will be developed to supply indoor and outdoor water demands.

Water System Sizing

The Utah Division of Drinking Water (UDDW) defines minimum requirements for sizing water system infrastructure. Over recent years, UDDW has allowed for amendments to the minimum level of service standard based on historical usage. MRWSSD has developed alternative level of service standards based historical use and has had them approved by the UDDW. In addition to MRWSSD updated standard, the likely provider of water rights is Weber Basin Water Conservancy District (WBWCD). WBWCD has updated their water right allocation requirements to limit outdoor use per ERU. Based on coordination with MRWSSD and WBWCD, the proposed standards for the Lost Creek project are as follows:

Indoor Demands

- Source facilities are required to serve for peak day demands (360 gpd/ERU) and annual water right demands (0.20 ac-ft/ERU)
- Storage facilities are required to serve average day demand (180 gallons/ERU) and fire flow.
  - Fire flow is governed by the International Fire Code (IFC). Adequate fire flow will be required based on the highest proposed use within the project.
- Line Sizing: Line Sizing is based on system pressures for Peak Day, Peak Instantaneous, and Peak Day + Fire Flow.

Outdoor Demands

- Source facilities are required to serve for peak day demands (400 gpd/ERU) and annual water right demands (0.20 ac-ft/ERU)
- Storage facilities are required to serve average day demand (200 gallons/ERU)
- Line Sizing: Line Sizing is based on system pressures for Peak Day, Peak Instantaneous, and Peak Day + Fire Flow.

Total Water System Demands

For the Summit County application, the water system demands are as follows:

Lost Creek – Summit County Application
Water System Sizing, Indoor

Water Demand Criteria	Unit Demand	Phase 1 Units (ERU)	Phase 1 Demand	Buildout Units (ERU)	Phase 1 Demand
Peak Day Demand, gpd	360	135	48,600	3,002	1,080,720
Peak Day Demand, gpm	0.25	135	34	3,002	751
Storage Demand, gal[1]	180	135	24,300	3,002	540,360
Water Right Demand, ac-ft	0.20	135	27	3,002	600

Lost Creek – Summit County Application
Water System Sizing, Outdoor

Water Demand Criteria	Unit Demand	Phase 1 Units (ERU)	Phase 1 Demand	Buildout Units (ERU)	Phase 1 Demand
Peak Day Demand, gpd	400	135	54,000	3,002	1,200,800
Peak Day Demand, gpm	0.28	135	38	3,002	834
Storage Demand, gal[1]	200	135	27,000	3,002	600,400
Water Right Demand, ac-ft	0.20	135	27	3,002	600

Lost Creek Ranch – Summit County Application Water System Sizing, Totals		
Water Demand Criteria	**Phase 1 Demand**	**Phase 1 Demand**
Peak Day Demand, gpd	102,600	2,281,520
Peak Day Demand, gpm	72	1,485
Storage Demand, gallons[1]	51,300	1,140,760
Water Right Demand, ac-ft	54	1,200

Notes:

1. Fire flow storage is in addition to indoor and outdoor storage requirement.

Water Resources

To provide drinking water source(s) for the Lost Creek project, Ivory Development has contracted with Barr Engineering for hydrogeologic consulting. Barr Engineering has completed a well siting study for the project area and is currently in the process of bidding the drilling work for a test well. It is anticipated that 3-4 wells will be required to serve the project at buildout.

System Pressures

The project is situated on both sides of Browns Canyon Road with most of the development located on the northwest side of the road. From a practical standpoint, there are likely three pressure zones required to provide adequate system pressures. Of note, there are also areas, primarily along the west side of the project that are proposed for development yet too high to be serviced by a tank on the property. This may require an offsite tank or potentially a constant pressure booster pump station.

Section F:

Site Design Narrative

Community Plan Design Narrative

This Community Plan reflects a deliberate, flexible and context-sensitive approach to growth, shaped first and foremost by the site's existing natural systems, topography, and access constraints. Rather than imposing a rigid development pattern, the plan organizes land uses, circulation, and open space in direct response to the land, reinforcing environmental stewardship while creating a coherent and functional community framework.

The overall layout is structured around the site's natural drainage corridors, ridgelines, and slopes. Hillside preservation areas are strategically designated to protect steeper terrain and visually prominent landforms, maintaining the natural character of the landscape and minimizing disturbance. These preserved hillsides also function as natural buffers between development areas, reinforcing ecological continuity and long-term slope stability.

Open space is not treated as residual land, but as an organizing element of the plan. A continuous network of community and neighborhood parks is woven throughout the site, aligned with riparian corridors and low-lying areas that already support natural drainage and vegetation. This approach enhances habitat value, supports stormwater management, and creates meaningful recreational and visual amenities that are accessible from surrounding neighborhoods. The central community park will serve as a focal point for gathering and recreation, while a robust trail system and smaller neighborhood parks will provide localized open space integrated into daily life.

Circulation is carefully designed to respect existing grades and minimize earthwork. Road alignments follow natural contours, reducing visual impacts and infrastructure costs while improving safety and drivability. Primary access points are limited and strategically located along Lost Creek Road, providing efficient connectivity while avoiding unnecessary fragmentation of the site. Internal streets are designed to balance mobility with neighborhood character, supporting walkability and intuitive wayfinding.

Development areas of the project are clustered in the locations that are best suited for construction. These areas are generally on gentler slopes and outside of sensitive environmental corridors. This clustering allows for more efficient infrastructure extension, preserves larger contiguous open spaces, and reinforces a clear transition between developed and natural areas. The result is a pattern of growth that feels embedded in the landscape rather than superimposed upon it.

Overall, the Community Plan demonstrates a thoughtful integration of land use, infrastructure, and open space that responds directly to existing site conditions. By aligning development with natural systems and topography, the plan achieves a balanced framework that supports long-term sustainability, visual quality, and community livability, while remaining flexible enough to adapt over time as individual phases are implemented.

Below the specific topics regarding the development of the project are addressed.

1) Neighborhood Connectivity

The proposed Community Plan is designed to establish strong physical and functional connections within the project area and to surrounding properties, neighborhoods, and regional destinations. Connectivity is achieved through a coordinated system of vehicular access, internal streets, and bicycle/pedestrian focused facilities that respond to existing conditions and anticipated future development patterns.

a. Vehicle Access

Primary vehicular access to the site is provided from Lost Creek Road at three (3) strategically located entry points. These access locations are designed to align with existing roadway geometry, sight distance, and topography, ensuring safe ingress and egress while minimizing impacts to adjacent properties and natural features. The internal street system design supports local or internal circulation rather than conflicting with regional traffic movements.

b. New Streets

New streets are developed as part of an interconnected internal network that follows natural contours and drainage patterns to minimize grading and visual impacts. The street system provides multiple route options for residents, visitors, and service vehicles, enhancing emergency access and dispersing traffic loads. Street connections are planned to allow for logical extensions to adjacent properties as they develop, supporting long-term area connectivity. Street dimensional standards have been provided within the project exhibits as part of this application.

c. Pedestrian and Bicycle Routes

Pedestrian and bicycle connectivity is a core design element of the plan. Sidewalks and shared-use paths are integrated along internal streets, while off-street trails are aligned with open space corridors and the Lost Creek riparian areas. These facilities provide safe and convenient connections between neighborhoods, parks, and key destinations within the site, as well as links to existing and planned regional trail systems where feasible.

2) Availability of Neighborhood Facilities and Services

The proposed development is located within reasonable proximity to existing and planned community facilities, including parks, recreation areas, and regional services. The internal trail and street network is designed to support walking and bicycling access to on-site neighborhood and community parks, reducing reliance on vehicular trips for daily recreation. Vehicular connections to nearby retail, employment, and educational facilities are direct and efficient, supporting access to broader community services while maintaining a residential character internally.

3) Meeting Housing Needs

The Community Plan advances local housing goals by providing a range of residential lot sizes and housing types distributed throughout the site. This variety supports diverse household needs,

life stages, and income levels, promoting inclusivity and long-term community stability. The flexible Community Plan framework allows for phased development and adaptation over time, enabling the project to respond to evolving housing demand while remaining consistent with community objectives.

4) Character

Architectural and site design character objectives emphasize compatibility with the surrounding landscape and regional context. Development is envisioned to reflect a mountain- and valley-responsive design approach, incorporating natural materials, articulated building forms, and muted color palettes that complement the terrain. Building orientation and massing respond to the street network as well as to climate considerations such as solar access, wind, and snow management, while maintaining a cohesive neighborhood identity that supports a sense of place.

5) Site Design

The proposed development is intentionally designed to work with existing site conditions rather than reshape them. Steep slopes, ridgelines, and sensitive hillside areas are preserved through designated hillside preservation zones and open space areas. Development is clustered on gentler terrain, allowing roadways and building pads to follow existing contours and reducing the need for extensive grading. Natural drainage corridors and wildlife movement areas are maintained and enhanced through integrated open space and trail systems, supporting ecological function and visual continuity.

6) Complete Street Design

The internal circulation system is designed using complete street principles appropriate to a semi-rural and residential context. Streets accommodate vehicles, pedestrians, bicyclists, and emergency services while prioritizing safety and ease of navigation. Road widths, curvature, and intersection design promote slower travel speeds and intuitive wayfinding. Walkways, sidewalks, shared-use paths, and trail connections are incorporated where appropriate to provide safe, multimodal travel options throughout the community.

7) Parking Areas

Parking is provided in a manner that balances functional needs with visual quality and environmental sensitivity. On-street parking, where appropriate, supports neighborhood character and traffic calming, while off-street parking areas are located to minimize visibility from primary roadways and open spaces. Parking areas are designed to follow natural grades, reducing cut-and-fill, and are visually softened through landscaping, topographic screening, and controlled lighting to limit nighttime impacts.

8) Public and Private Outdoor Spaces

The development includes a robust system of public and private outdoor spaces that support recreation, habitat preservation, and community interaction. The community and neighborhood parks are strategically located to be accessible from surrounding residential areas, while larger

open space tracts protect riparian corridors, hillsides, and wildlife habitat. Trails connect these spaces into a cohesive network, providing opportunities for passive recreation, active use, and environmental education. Private outdoor spaces are integrated into residential areas to support daily use and livability.

9) External Storage

Project-related external storage needs, including refuse collection, recycling, and maintenance equipment, are accommodated in designated service areas that are screened from public view. These areas are strategically located to allow efficient service access while minimizing visual, noise, and operational impacts on adjacent residential and open space areas. Design standards ensure that storage and service functions are integrated into the overall site plan in a manner consistent with the community's aesthetic and environmental goals.

2027 Budget Discussions

SUMMIT COUNTY UTAH

New Expenses, Highlighted Expenses
&
Key Changes

2027 Budget Goals

- Respect the work of the Budget Committee and Finance Staff
- Address departmental requests/needs to provide programs at desired service levels
- Address requests for new personnel
- Address employee Recruitment and Retention
- Address use of fund balances in terms of Comprehensive Financial Sustainability and need for Truth in Taxation
- Address continuing or new service provider relationships (P3-type arrangements)
- Address ongoing or new funding initiatives
- Address capital expenditures

2027 Budget Major Increases

- 13.5 New Positions:
  - Approximately $2 Million
- COLA and Merit
  - $2.9 Million
  - Employee Longevity Bonus Program $150K

5 years of service = $750 bonus. 41 employees in 2027

10 years of service = $1,500 bonus. 16 employees in 2027

15 years of service = $2,500 bonus. 14 employees in 2027

20 years of service = $3,500 bonus. 7 employees in 2027

25 years of service = $5,000 bonus. 7 employees in 2027

Will be discussed in additional detail on November 4th Council meeting

2027 Budget Major Increases (cont.)

- Economic Development grants
  - State grants for Infrastructure and Small Businesses
  - $600K
    - An additional $400k has been awarded on a reimbursement basis

- Study for a Continuing Care Retirement Community (CCRC)
  - $78k, potentially funded through grant sources
  - Supporting 5-year Senior Services Strategic Plan

- Summit County/Park City Art Board Employee
  - $65k

Funded with TRT funds in conjunction with PCMC

2027 Budget Major Increases (cont.)

- Waste Management Plan Implementation
  - $75k for (5) additional remote dropoff sites

- Increase to Emergency Medical Services (EMS)
  - $435k increase 3-year cumulative CPI adjustment per agreement

Continuing Support of 2026 Budget Items

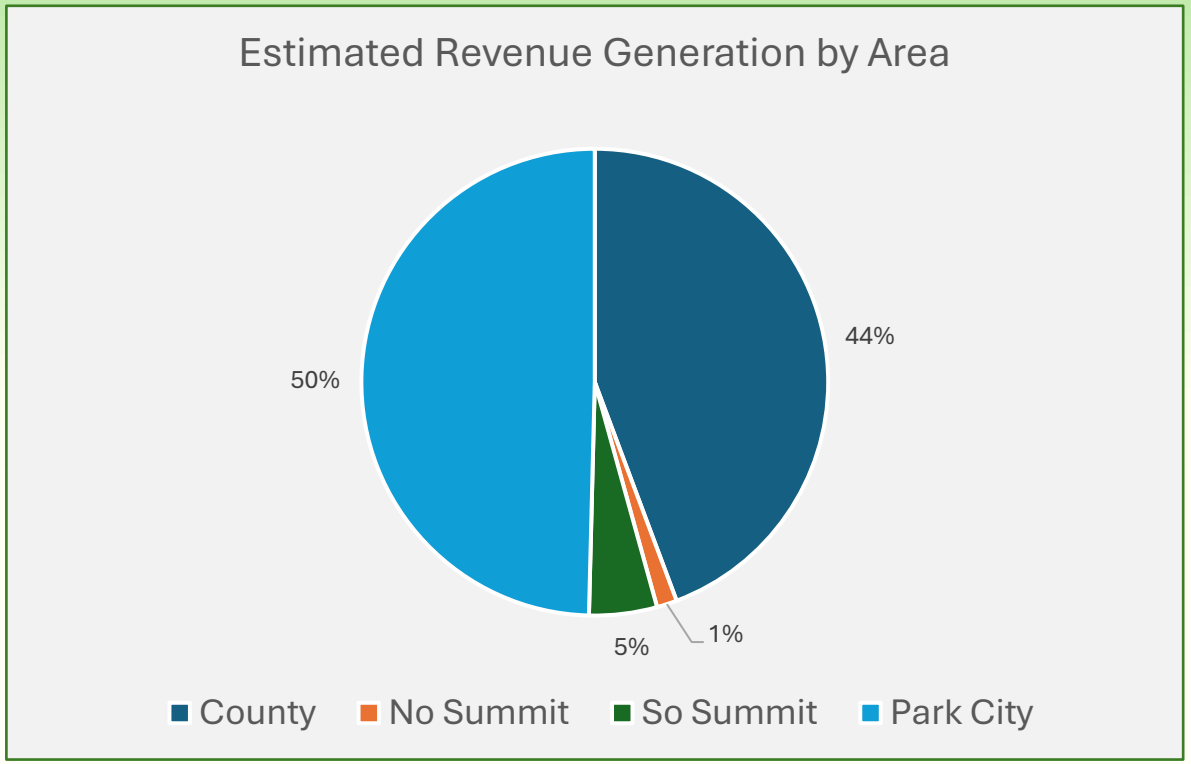
- Childcare Grants
  - $360 Thousand for local community support
  - $54 Thousand estimated for County employee assistance (FSA contribution)
- Non Profit Grants
  - $120 Thousand
- Housing Authority
  - $250 Thousand
- Ongoing Criminal Litigation
  - $1.5 Million
- Emergency Services Sales Tax (ESST) Grant Program
  - $826 Thousand budgeted for 2027

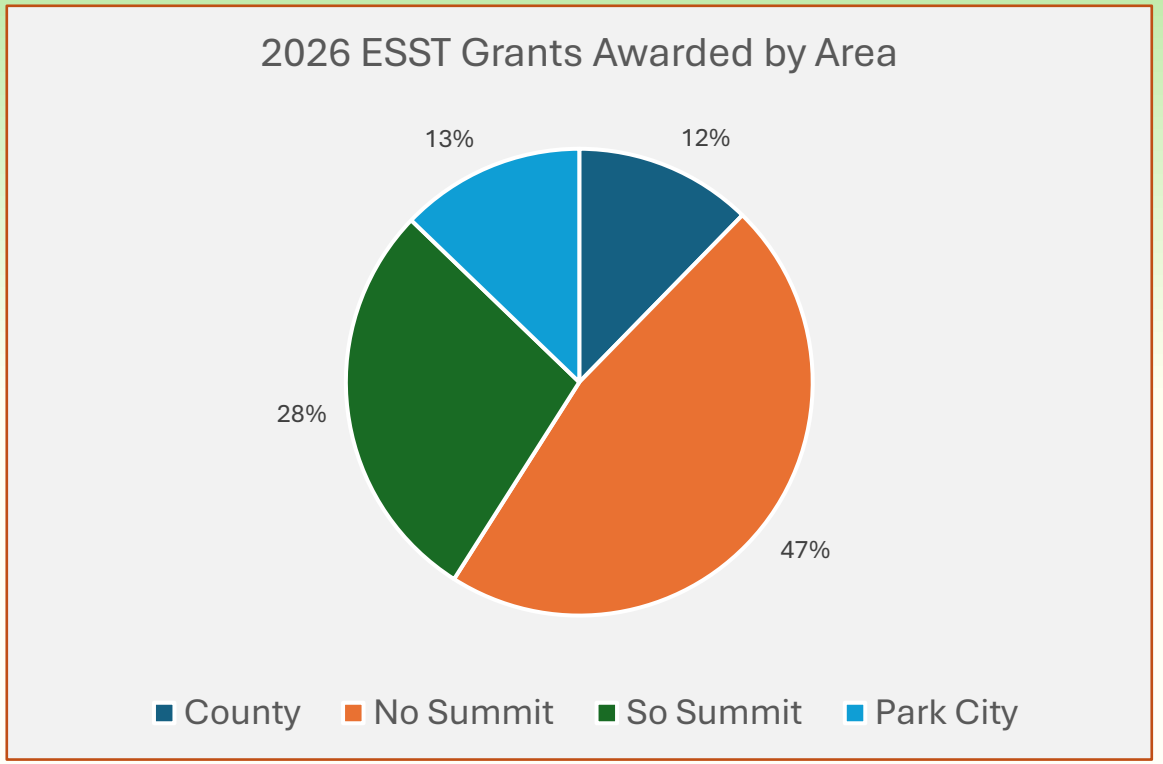
ESST Grant Program 2026 (update)

Purpose: fund Capital Improvements and acquisition of Personal Property for eligible programs and offset impacts of tourism in Summit County

- (6) applications submitted
- Funds requested - $1.4 Million
- Funds awarded - $850K
  - Search & Rescue tow vehicle - $91K
  - So Summit Fire District fleet replacement - $200K
  - No Summit Fire District fire station remodel - $397K
  - Park City Fire District wildland fire chipping expansion - $81K
  - Kamas City Police Dept improvements - $39K
  - Summit County Sheriff/Park City Police Dept/Park City Fire District regional emergency response - $41K

ESST Grant Program 2026





ESST is NOT distributed by generated location, but by eligible programs and estimated visitor impacts

FY 2027 Budget Schedule

- November 4 – Personnel and New Positions
- November 9 – Fund Details (Special Meeting)
- November 11 – Cancelled, Veteran's Day Holiday
- November 18 – Special Service Districts, Capital Projects
- November 25 – Cancelled, Thanksgiving
- December 2 – Final Decisions, Unresolved Concerns, Basin Public Hearing
- December 9 – Final Public Hearing at Courthouse

Questions?

Transportation Sales Tax (TST) Policy Update

Summit Council Council

October 28, 2026

Proposed TST Funding Frameworks

Subcommittee Pool Model

- 10% Small Cities
- 72% Competitive Pool #1
- 18% Competitive Pool #2
- Funding thresholds trigger scoring penalties

Summit County Model

- 10% Small Cities
- 90% Competitive Pool
- Population-based supplement for Small Cities
- No funding thresholds or scoring penalties

Where the proposals align

Eligible projects must meet Utah Code 59-12-2217 and 59-12-2212.2 criteria

Annual COG scoring, ranking and County Council approval

Increase Small Cities distribution to 10% of available funds

Rolling Small Cities priority list

Side-by Side of Key Differences

Issue	Proposal 1: Subcommittee	Proposal 2: Summit County
Funding Structure	10%/72%/18%	10%/90%
Small Cities	Tax-based distribution	Tax-based with a population supplement
Competitive Pool(s)	Pool #1: City/County + Partners Pool #2: All qualified	One pool open to all eligible entities
Scoring Penalties	50% negative weight above 55% (Pool #1) or 40% (Pool #2)	No penalties for high-priority projects

Small Cities – Population in Summit County

Municipality	Population	Percent
Kamas	2160	26%
Francis	2000	24%
Coalville	1570	19%
Oakley	1560	19%
Henefer	900	11%
Hideout	190	2%
Total	**8380**	**100%**

2025 Small Cities- 2025 Funding

Municipality	Population	Percent	2025 Funding	Percent
Kamas	2160	26%	$ 280,901.93	58%
Francis	2000	24%	$ 41,283.00	9%
Coalville	1570	19%	$ 92,046.17	19%
Oakley	1560	19%	$ 52,254.32	11%
Henefer	900	11%	$ 16,554.85	3%
Hideout	190	2%		
Total	**8380**	**100%**	**$ 483,040.27**	**100%**

Proposal 1: Small Cities Proposed Funding

Municipality	2025 Funding	Percent	Proposed Future Funding	Percent
Kamas	$ 280,901.93	58%	$ 377,993.86	58%
Francis	$ 41,283.00	9%	$ 55,552.20	9%
Coalville	$ 92,046.17	19%	$ 123,861.33	19%
Oakley	$ 52,254.32	11%	$ 70,315.69	11%
Henefer	$ 16,554.85	3%	$ 22,276.93	3%
Hideout			$ -	0%
Total	**$ 483,040.27**	**100%**	**$ 650,000.00**	**100%**

Proposal 2: Small Cities Proposed Funding

Municipality	2025 Funding	Percent	Population Supplement	Proposed Future Funding	Percent
Kamas	$ 280,901.93	58%	$ 43,034.97	$ 323,936.90	50%
Francis	$ 41,283.00	9%	$ 39,847.19	$ 81,130.19	12%
Coalville	$ 92,046.17	19%	$ 31,280.04	$ 123,326.21	19%
Oakley	$ 52,254.32	11%	$ 31,080.81	$ 83,335.13	13%
Henefer	$ 16,554.85	3%	$ 17,931.24	$ 34,486.09	5%
Hideout			$ 3,785.48	$ 3,785.48	1%
Total	**$ 483,040.27**	**100%**	**$ 166,959.73**	**$ 650,000.00**	**100%**

Policy Evaluation

Proposal 1: Subcommittee	Proposal 2: Summit County
Funding certainty	High-priority projects funded
Geographic Equity	Geographic Equity for Small Cities
	Flexible Funding
	Accessible Funding
	Simplified Administration

Next Steps

November COG Approve TST Policy → March 2027 Call for Projects → June 2027 COG Scoring and Recommendation of Projects → July 2027 County Council Approval of Project Funding

STAFF REPORT

TO: Summit County Council

FROM: Summit County Auditor Office

DATE: October 28, 2026

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

---

Actions Requested by Board of Equalization (BOE)

See attached spreadsheet for parcels that have:

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

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**. The property meeting this definition is highlighted on the spreadsheet in the MV Difference column. The property with a significant adjustment included herein is:

#	Account #	Parcel ID	Property Type	Old Market Value	New Market Value	MV Difference
34	0210116	FGR-I-50	Primary Residence	$ 4,277,700	$ 3,150,000	$ (1,127,700)

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
3) Accept the primary exemption recommendations for approval or denial AND
4) Dismiss the appeal recommended for dismissal.

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

“Stip or Hearing Info” Column Key

- Date — indicates an appeal where a Zoom or in-person hearing has happened and the hearing officer has provided a decision
- Waived — indicates a hearing where the appellant waived their right to appearance, the hearing officer has reviewed the appeal file and has provided a decision
- Stipulation — indicates where the assessor and appellant have signed a stipulation agreement

Thank you for your time.

2026 BOE Adjustments 10/28/2026

#	Account #	Parcel ID	Old Market Value	New Market Value	MV Difference	Stip or Hearing Info	Result
1	0426902	AC-74	$ 750,640	$ 650,000	$ (100,640)	9/17/2026	Standard Hearing Decision - Hearing Officer adjustment granted
2	0234884	JR-3-371	$ 1,904,571	$ 1,689,616	$ (214,955)	9/17/2026	Standard Hearing Decision - Assessor adjustment sustained
3	0521117	PERB-12	$ 9,119,180	$ 8,881,771	$ (237,409)	9/17/2026	Standard Hearing Decision - Hearing Officer adjustment granted
4	0414353	PRESRV-2-36	$ 1,743,750	$ 1,743,750	$ -	9/17/2026	Standard Hearing Decision - Notice of Valuation Value sustained
5	0453618	PRESRV-3-73	$ 6,860,148	$ 6,722,278	$ (137,870)	9/17/2026	Standard Hearing Decision - Assessor adjustment sustained
6	0526066	BLKSFC-202	$ 1,502,617	$ 1,502,617	$ -	9/17/2026	Standard Hearing Decision - Notice of Valuation Value sustained
7	0259956	CHC-211	$ 408,768	$ 408,768	$ -	9/17/2026	Standard Hearing Decision - Notice of Valuation Value sustained
8	0291272	BC-18-AM	$ 1,812,686	$ 1,650,000	$ (162,686)	9/23/2026	Standard Hearing Decision - Assessor adjustment sustained
9	0414320	PRESRV-2-33	$ 6,860,250	$ 6,860,250	$ -	9/23/2026	Standard Hearing Decision - Notice of Valuation Value sustained
10	0051403	TH-3-11	$ 4,879,287	$ 4,562,531	$ (316,756)	9/23/2026	Standard Hearing Decision - Inflation Adjusted Value decided
11	0304703	BN-B-3-79	$ 2,661,767	$ 2,225,894	$ (435,873)	9/24/2026	Standard Hearing Decision - Inflation Adjusted Value decided
12	0236863	JR-4-4019	$ 3,076,472	$ 2,900,000	$ (176,472)	9/24/2026	Standard Hearing Decision - Assessor adjustment sustained
13	0492123	ARPCC-301	$ 5,535,360	$ 5,535,360	$ -	9/24/2026	Standard Hearing Decision - Notice of Valuation Value sustained
14	0376453	CCRK-C-33	$ 398,040	$ 398,040	$ -	9/24/2026	Standard Hearing Decision - Notice of Valuation Value sustained
15	0376768	CCRK-E-24	$ 398,040	$ 398,040	$ -	9/24/2026	Standard Hearing Decision - Notice of Valuation Value sustained
16	0197586	SS-144-C	$ 1,482,315	$ 1,150,000	$ (332,315)	Waiver of appearance	Waiver of Appearance Hearing Decision - Assessor adjustment sustained
17	0163018	WA-13-6	$ 333,800	$ 175,000	$ (158,800)	Waiver of appearance	Waiver of Appearance Hearing Decision - Assessor adjustment sustained
18	0163000	WA-13-5	$ 333,400	$ 175,000	$ (158,400)	Waiver of appearance	Waiver of Appearance Hearing Decision - Assessor adjustment sustained
19	0108518	CD-410	$ 864,295	$ 753,480	$ (110,815)	Waiver of appearance	Waiver of Appearance Hearing Decision - Assessor adjustment sustained
20	0001622	CT-235	$ 650,234	$ 545,000	$ (105,234)	Waiver of appearance	Waiver of Appearance Hearing Decision - Assessor adjustment sustained
21	0504288	SCVC-5-14	$ 385,000	$ 323,000	$ (62,000)	Waiver of appearance	Waiver of Appearance Hearing Decision - Assessor adjustment sustained
22	0256200	PI-I-29	$ 655,873	$ 640,000	$ (15,873)	Waiver of appearance	Waiver of Appearance Hearing Decision - Assessor adjustment sustained
23	0402135	APRM-6	$ 6,751,704	$ 6,751,704	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
24	0136014	PRE-63	$ 1,463,980	$ 1,463,980	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
25	0526422	PVP-12	$ 5,060,592	$ 5,060,592	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
26	0259022	RIS-32	$ 2,452,153	$ 2,452,153	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
27	0136923	SL-A-50	$ 3,074,398	$ 3,074,398	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
28	0137996	SL-B-189	$ 2,367,689	$ 2,367,689	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
29	0129357	SL-E-286	$ 1,668,968	$ 1,668,968	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
30	0129365	SL-E-287	$ 1,496,904	$ 1,496,904	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
31	0129555	SL-E-306	$ 1,471,158	$ 1,471,158	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
32	0197602	SS-154-B-1	$ 12,953,903	$ 12,953,903	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained
33	0352975	TSP-24	$ 1,995,234	$ 1,995,234	$ -	Waiver of appearance	Waiver of Appearance Hearing Decision - Notice of Valuation Value sustained

#	Account #	Parcel ID	Old Market Value	New Market Value	MV Difference	Stip or Hearing Info	Result
34	0210116	FGR-I-50	$ 4,277,700	$ 3,150,000	$ (1,127,700)	Stipulated	The appellant requests $3,150,000 for the subject, a Fawngrove Type B condominium. The Assessor's Office considered the owner's evidence together with two independent measures of market value as of January 1, 2026. First, a fee appraisal of a comparable unit with the same floor plan in Fawngrove, effective January 1, 2026, was adjusted for the difference in condition between that renovated unit and the subject. It indicates about $3,102,200 Second, the Office's statistical analysis of Lower Deer Valley condominium sales provides market-derived adjustments for time, development, size, bedrooms, bathrooms, condition and basement area. The appellant's $3,150,000 falls between these two indications and within about 1.5% of each. The pre-Board value of $4,277,700 is above every indication. The Assessor's Office agrees that $3,150,000 is a reasonable estimate of market value as of January 1, 2026, and recommends that the Board of Equalization adopt it.
35	0210017	FGR-I-40	$ 4,277,700	$ 3,400,000	$ (877,700)	Stipulated	The appellant requests $3,500,000 for the subject, a Fawngrove Type B condominium, based on list-price opinions from two real estate agents. The Assessor's Office considered the owner's evidence, including interior photos showing older updates to the kitchen and baths, together with two independent measures of market value as of January 1, 2026. First, a fee appraisal of a comparable unit with the same floor plan in Fawngrove concluded $3,400,000 as of January 1, 2026. Second, the Office's analysis of Lower Deer Valley condominium sales provides market-derived adjustments for time, development, size, bedrooms, bathrooms, condition and basement area. The pre-Board value of $4,277,700 is above every indication. To keep units of the same floor plan equalized, the Assessor's Office agrees that $3,400,000 is a reasonable estimate of market value as of January 1, 2026, and recommends that the Board of Equalization adopt it.
36	0210066	FGR-I-45	$ 4,277,700	$ 3,400,000	$ (877,700)	Stipulated	The appellant submitted a fee appraisal of the subject, a Fawngrove Type B condominium, concluding a market value of $3,400,000 as of January 1, 2026. The appraisal is based on an interior inspection and measurement of the unit (2,317 sq. ft. above grade plus a 1,397 sq. ft. finished basement fully below grade) and reports a 2023-2024 renovation The Assessor's Office considered this evidence together with its own analysis of Lower Deer Valley condominium sales, which provides market-derived adjustments for time, development, size, bedrooms, bathrooms, condition and basement area. The pre-Board value of $4,277,700 is above every indication from these sales. The Assessor's Office agrees that $3,400,000 is a reasonable estimate of market value as of January 1, 2026, and recommends that the Board of Equalization adopt it.

#	Account #	Parcel ID	Old Market Value	New Market Value	MV Difference	Stip or Hearing Info	Result
37	0292783	FHE-II-35	$ 5,424,735	$ 4,800,000	$ (624,735)	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.
38	0038129	HR-89	$ 2,303,304	$ 1,825,000	$ (478,304)	Stipulated	Owner provided settlement statement of purchase of property. An adjustment to the 2026 mass appriasal value is recommended.
39	0227383	PB-3-A-366	$ 3,148,260	$ 2,700,205	$ (448,055)	Stipulated	The evidence provided with the appeal along with research of the sale at 7060 Canyon to learn that the sale included an additional building lot, support a reduction to the subject's value.
40	0443842	WPL-28-AM	$ 5,123,785	$ 4,756,714	$ (367,071)	Stipulated	In response to the appeal and to further verify the assessed value, an appraisal report was completed. The sales comparison analysis developed in the report supports a market value conclusion of approximately $5,300,000, indicating that the property's market value remains well above the assessed value. During the course of this review, I also wanted to better understand why this property, as the appellant noted, experienced a larger increase in value than other properties within Woods of Parley's Lane. Upon further examination, it was determined that the property's construction quality had historically been classified incorrectly, resulting in a value that was lower than it should have been. When that issue was identified during the annual review process and corrected, the property was inadvertently assigned to a higher quality classification than was warranted based on its characteristics and comparison to similar homes. After additional review, the quality classification was revised to the level that most accurately reflects the property. This correction resulted in a value of $4,756,714. Although the appraisal report supports a market value conclusion substantially above this amount, the Assessor's Office is committed to maintaining accurate property records and equitable treatment within the mass appraisal system. Therefore, it is the Assessor's recommendation that the value be adjusted to $4,756,714.

#	Account #	Parcel ID	Old Market Value	New Market Value	MV Difference	Stip or Hearing Info	Result
41	0385942	SSS-4-527	$ 1,154,680	$ 950,000	$ (204,680)	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 indicators are below the property assessment value by more than 5% to 7%, the office will consider a stipulated resolution supported by market indicators developed, which is the case for this appeal. Both statistical market supported indicators, Exhibit C-1 and C-2 demonstrate market support below the current property tax assessment subject to appeal
42	0465295	FSSGV-B-3	$ 2,026,500	$ 1,925,000	$ (101,500)	Stipulated	Multiple contact attempts made to request signature for stipulation agreement. Subject sold on October 23, 2025, for $1,925,000 per PCMLS #12404085. This arm's-length transaction is considered indicative of market value and supports a reduction in the assessed value for the 2026 tax year.
43	0315113	ITT-6	$ 3,056,734	$ 3,004,750	$ (51,984)	Stipulated	Owner provided settlement statement of purchase of property. An adjustment to the 2026 mass appraisal value is recommended.
44	0065841	SU-I-110	$ 1,107,358	$ 1,058,490	$ (48,868)	Stipulated	Appellant provided estimate of cost to repair failed retaining wall, cracking and settlement of foundation, and under design issues. The cost to repair was $25,510. An adjustment to the 2026 mass appraisal value is recommended.
45	0127351	CD-764-9	$ 999,796	$ 996,435	$ (3,361)	Stipulated	Corrected error in factor and land value.
46	0022248	PC-513	$ 1,647,766	$ 1,647,766	$ -		Non-primary No Exemption
47	0239958	SS-144-Y	$ 2,533,268	$ 2,533,268	$ -		Primary Exemption Granted
48	0498710	LVDAM-LV1-A-2	$ 1,035,445	$ 1,035,445	$ -		Dismiss - failure to meet minimum standing and evidentiary requirements under Utah Admin. Rule R884-24P-66(2)
				TOTAL	**$ (7,937,756)**		

Assessor
60 North Main
Coalville, UT 84017
summitcountyassessor.org

TO: Summit County Council

FROM: Property Tax Offices:

Summit County Assessor, Summit County Treasurer

DATE: October 22, 2026

RE: Approval of Discretionary Abatement for Residential Primary Exemption

Discussion

In implementing the amended statute, staff reviewed practices adopted by other Utah counties with substantial numbers of secondary residences. Counties such as Kane, Grand, Wasatch, and Washington have generally maintained local Primary Residential Exemption (PRE) ordinances while modifying administrative procedures to comply with the statutory September 15 filing deadline.

Under these procedures, qualifying PRE applications submitted after September 15 but before the November 30 property tax payment deadline may be considered through a discretionary tax abatement process. Utah Code § 59-2-1347 authorizes a county legislative body, upon application, to adjust taxes "where, in the judgment of the county legislative body, the best human interests and the interests of the state and the county are served."

The parcels identified in Exhibit B have provided sufficient documentation to establish eligibility for the Primary Residential Exemption. Staff have reviewed each application and determined that the properties qualify as primary residences under applicable law and Summit County requirements.

Staff Recommendation

The Assessor's Office recommends that the County Council approve the Primary Residential Exemption (PRE) for the parcels identified in Exhibit B. Staff have determined that these properties qualify as primary residences and that the applications, although submitted after the statutory September 15 deadline, were filed prior to the November 30 property tax payment deadline and are appropriate for consideration through the county's discretionary abatement process.

Exhibit B

Account Number	Parcel Number	Owner Name	Abatement Amount	Application Date
118426	MO-5-AM	RASMUSSEN JAMES TRUSTEE	$1,877.60	19-Oct
226690	SPM-17	THOMPSON MICHAEL TRUSTEE	$2,167.74	21-Oct
267041	OAKS-53	HORST JASON A TRUSTEE	$13,106.45	22-Oct
292551	WILD-2	1245 HOYTSVILLE LLC	$2,540.70	22-Oct
10573	KT-162	REGUEIRA EDUARDO	$1,527.91	22-Oct

MINUTES

SUMMIT COUNTY
County Council
SUMMIT COUNTY COURTHOUSE
60 NORTH MAIN STREET, COALVILLE, UTAH, 84017
WEDNESDAY, JULY 15, 2026

Meeting also conducted via Zoom.

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

Draft

The Summit County Council convened in open session at 5:04 PM in Council Chambers of the Summit County Courthouse, with Vice Chair Roger Armstrong presiding. Present: Hanson, Harte, Robinson, Armstrong, McKenna. (5:04 PM)

1. **Work Session** (5:04 PM)

Roger Armstrong
Tonja B Hanson
Christopher Robinson
Canice Harte
Megan McKenna

Dave Thomas
Ray Milliner
Melissa Mendez
Ron Boyer

1) ***Pledge of Allegiance*** (5:04 PM)

2) ***Interview applicant for vacancy on the Summit County Arts & Parks Advisory Committee-Recreation***

Attachment: Cover Page

Attachment: Interview Schedule-RAP Tax Recreation.pdf

The scheduled interview was postponed and will be rescheduled for a later date. (5:04 PM)

2. **Closed Session** (5:05 PM)

The scheduled Closed Session was postponed and will be rescheduled for a later date. (5:05 PM)

Tonja B Hanson made a motion to convene as the Governing Board of the Snyderville Basin Recreation Special Service District (5:05 PM). Megan McKenna seconded, and all voted in favor, (5-0).

3. **Convene as the Governing Board of the Snyderville Basin Recreation Special Service District** (5:05 PM)

1) ***Discussion and approval the GF-501-1 Purchasing Policy and GF-502-1 (2026), Invoice Approval, Disbursement & Contract Oversight Policy (2026), as the official purchasing and financial disbursement policies of the Snyderville Basin Special Recreation District; Rob Parrish*** (5:06 PM)

Due to technical issues, there is no audio/visual recording associated with this agenda item.

Attachment: Cover Page

Attachment: Basin_Rec_Policy_Update_Presentation.pdf

Attachment: Basin_Rec_Policy_Staff_Report.pdf

Attachment: ATTACHMENT A BRD-2026-020 Adoption of Policies GF-501-1 and GF-502-1.pdf

Attachment: ATTACHMENT B_Summary of Key Differences Between the New GF 501 1 Policy and the 2025 Purchasing Policy.pdf

Attachment: ATTACHMENT C_Summary of Utah Procurement Code Alignment in the New GF 501 1 Policy.pdf

Attachment: ATTACHMENT D_Evaluation of GF-502-1 Under Utah Procurement and Fiscal Procedures.pdf

Attachment: ATTACHMENT E_GF-501-1-Purchasing-Policy.pdf

Attachment: ATTACHMENT F_GF-502-1-Invoice Approval, Disbursement & Contract Oversight Policy.pdf

Snyderville Basin Special Recreation District Director Rob Parrish and Snyderville Basin Special Recreation District Board Chair Ryan Bruce presented the District's official purchasing (GF-501-1) and disbursement (GF-502-1) policies. (5:06 PM)

Council members commented and asked questions. Director Parrish responded. (5:14 PM)

Tonja B Hanson made a motion to approve the GF-501-1 Purchasing Policy and GF-502-1, Invoice Approval, Disbursement & Contract Oversight Policy, as the official purchasing and financial disbursement policies of the Snyderville Basin Special Recreation District as presented in the packet. (5:15 PM). Megan McKenna seconded, and all voted in favor, (5-0).

Technical Issues resolved. (5:15 PM)

2) ***Discussion regarding a potential General Obligation bond for East Canyon Climbing and Fitness Facility and Silver Creek Village Aquatics Facility; Rob Parrish*** (5:16 PM)

Attachment: Cover Page

Attachment: 26.07.15_Basin_Recreation_Council_Presentation.pdf

Attachment: 26.07.15_SBSRD_Staff_Report.pdf

Snyderville Basin Special Recreation District Director Rob Parrish and Snyderville Basin Special Recreation District Board Chair Ryan Bruce presented for discussion a potential bond proposal for two new recreation facilities; the East Canyon Climbing and Fitness Facility and the Silver Creek Village Aquatics Facility. (5:19 PM)

Council members thanked the presenters, commented on the proposal and asked questions. Director Parrish and Board Chair Bruce responded. (5:42 PM)

Megan McKenna made a motion to dismiss as the Governing Board of the Snyderville Basin Recreation Special Service District and reconvene as the County Council (6:08 PM). Tonja B Hanson seconded, and all voted in favor, (5-0).

4. **Public Input** (6:08 PM)

Council Vice Chair Roger Armstrong opened the meeting for public comment. (6:08 PM)

Scott Petler appeared to comment. (6:09 PM)

Council Vice Chair Roger Armstrong closed the meeting for public comment. (6:16 PM)

5. **Public Hearing** (6:16 PM)

1) ***Public Hearing and adoption of Ordinance No. 1012 Amending Sections 11-4-5(F)(2): Parcel Boundary Adjustments and 11-4-2(C)(2)a: Eligibility for Development, of the Eastern Summit County Development Code; Ray Milliner, Principal Planner*** (6:16 PM)

Attachment: Cover Page

Attachment: 071526 Staff Report.pdf

Attachment: Ordinance No. 1012.pdf

Principal Planner Ray Milliner presented Ordinance 1012 amending sections on parcel boundary adjustment rules and development eligibility in the Eastern Summit County Code. (6:16 PM)

Council Vice Chair Roger Armstrong opened the public hearing at 6:18 p.m.
No one appeared to comment at 6:18 p.m.
Council Vice Chair Roger Armstrong closed the public hearing at 6:18 p.m.

Council members commented and asked brief questions. Planner Milliner responded. (6:18 PM)

Megan McKenna made a motion to adopt Ordinance No. 1012 Amending Sections 11-4-5(F)(2): Parcel Boundary Adjustments and 11-4-2(C)(2)a: Eligibility for Development, of the Eastern Summit County Development Code. (6:19 PM). Tonja B Hanson seconded, and all voted in favor, (5-0).

Attachment: Ord 1012 Amending Sections 11-4-5(F)(2) Parcel Boundary Adjustments- Executed

6. **Adjournment** (6:19 PM)

Tonja B Hanson made a motion to adjourn. Christopher Robinson seconded.

Vice Chair Roger Armstrong declared the meeting adjourned at 6:19 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.

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

STAFF REPORT

To:	Summit County Council
From:	Amir Caus, AICP, Senior Planner
Date of Meeting:	October 28, 2026
Type of Item:	Special Exception - Public Hearing, Possible Action
Process:	Legislative Review
File:	26-041

Executive Summary and Recommendation: The applicant is requesting a Special Exception for an increase of disturbance area on a ridgeline/hilltop for a ~4,700 single family residence on Parcel HE-B-268-A (1.26 acres), located at 6315 N Silver Sage Dr, Highland Estates, Summit County, UT 84098.

On June 24, 2026 Summit County Council ("Council") reviewed a request for a Special Exception for an increase of disturbance area on a ridgeline/hilltop from the 15,000 sq. ft. maximum as required by the Snyderville Basin Development Code. The applicant was requesting a 39,273 sq. ft. (~0.90 acre) disturbance area. The Council directed the applicant to reduce the disturbance area and come back to a future meeting. Since the June 24, 2026, meeting, the applicant has revised their plan to reduce the disturbance area request to 29,421 sq. ft., a 25% reduction. The applicant has also further decreased the building height in order to better mitigate the ridgeline development.

Staff recommends that the Council review the Highland Estates Lot 268-A Special Exception Application ("Application"), conduct a public hearing and vote to approve the application per the Findings of Fact, Conclusions of Law, and Conditions of Approval in this Staff Report.

Project Description

Project Name:	Highland Estates Lot 268-A Special Exception
Applicant(s):	Greg Cropper (Parsons, Bahle, & Latimer) representing Thomas W. Mason
Property Owner(s):	Thomas W. Mason
Location:	6315 N Silver Sage Dr, Highland Estates, Summit County, UT
Zone District:	Hillside Stewardship (HS)
Parcel Number and Size:	HE-B-268-A (1.26 acres)
Type of Process:	Legislative
Final Land Use Authority:	Summit County Council

Proposal

The applicant is requesting a Special Exception for an increase of disturbance area on a ridgeline/hilltop for a ~4,700 single family residence on Parcel HE-B-268-A (1.26 acres), located at 6315 N Silver Sage Dr, Highland Estates, Summit County, UT 84098.

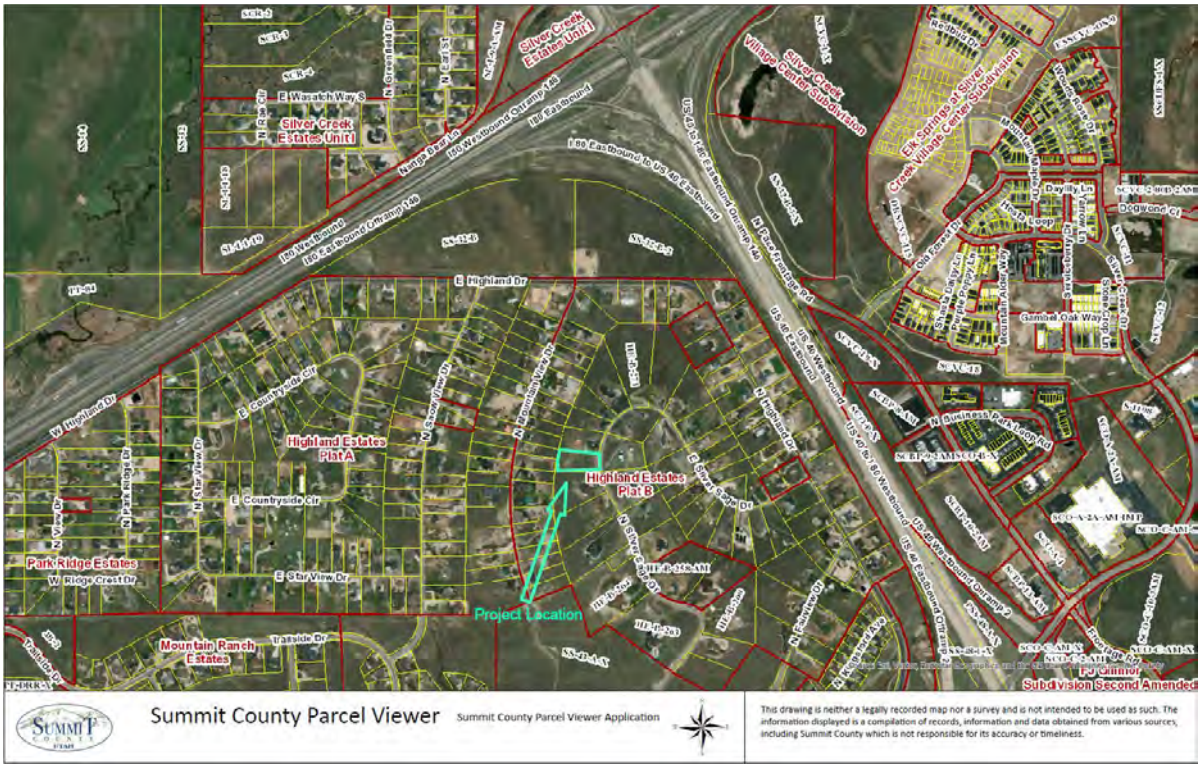
The Snyderville Basin Development Code limits disturbance on ridgelines to 15,000 sq. ft. The applicant is proposing to increase the disturbance area to 29,421 sq. ft. The applicant is proposing the following breakdown of disturbance area;

- 10,015 sq. ft. for the driveway
- 367 sq. ft. for the front walk/landscape
- 10,296 sq. ft. for the home
- 7,200 sq. ft. for the septic system
- 1,543 sq. ft. for the utilities and retaining walls

Following revegetation, the visible disturbed area would be reduced to 9,385 sq. ft. with the following breakdown;

- 3,203 sq. ft. for the driveway
- 367 sq. ft. for the front walk/landscape
- 4,906 sq. ft. for the home
- 909 sq. ft. for the retaining wall

Vicinity Map



Background

The Highland Estates Plat "B" Subdivision plat was originally recorded in 1964. Several lots were split into two which resulted in the current layout and final lot count of 107 lots. Lot sizes range from 0.58 acres to 6.35 acres. Both Lots 268 and 268-A are considered Lots of Record as defined in the Snyderville Basin Development Code.

Lot 268-A is located in the Hillside Stewardship (HS) Zone. Parcel HE-B-268-A is located on a ridgeline/hilltop where a structure has the potential to project into the horizon line as viewed from a designated roadway and is thus subject to special development standards outlined in section 10-4-3.C.1.a of the Code.

The proposed home would be located on a ridgeline/hilltop where a structure has the potential to project into the horizon line as viewed from a designated roadway. Per Section 10-4-3(C) of the Snyderville Basin Development Code;

> *"Applicability to Lots of Record and Previously Entitled Developments: Development on lots of record or previously entitled developments in the ridgeline overlay zone or on ridgelines and hilltops which allow a structure to project into the horizon line as viewed from a designated roadway are subject to low impact permit review and the special development standards in subsection C1a of this section."*

One of those standards is that *the limit of disturbance area shall not exceed fifteen (15,000) square feet* on lots between 1 and 5 acres.

Analysis and Findings

Special Exception

Section 10-3-7(A) of the Snyderville Basin Development Code provides for approval of Special Exception applications, "Where the county council finds that an applicant has a unique circumstance or equitable claim which makes strict enforcement of the provisions of this title unduly burdensome." The applicant must demonstrate compliance with the following criterion prior to the approval a special exception:

Criterion 1: *The special exception is not detrimental to the public health, safety and welfare;*

> **Analysis:** The applicant has revised the site disturbance for only what is necessary to construct a single-family residence with a septic system. In this context, allowing the requested level of disturbance would not be detrimental to the public welfare.
> **COMPLIES AS CONDITIONED**

Criterion 2: *The intent of the development code and general plan will be met;*

Analysis: Snyderville Basin General Plan Policy 5.6 (Preservation) states; "*Work with developers to ensure that Critical Lands are properly identified within proposed project areas and preserved and avoided to the greatest extent possible."*

Snyderville Basin General Plan Policy 5.13 (Ridgelines) states; *"Because of the importance of aesthetics to the economic viability of the Basin, views from the designated roadways (Interstate 80, State Roads 224 and 248, and US-40) are critical and ridgeline encroachment should be avoided."*

Critical Land Protection is listed among the top priorities in the Snyderville Basin General Plan Community Vision. Both the Snyderville Basin Development Code and General Plan identify ridgelines as Critical Lands. The Development Code and General Plan provide the framework and details for the protection of the health, safety, and welfare of Summit County's residents through zoning regulations that include ridgeline/hilltop limitations and design standards. Based on the site visit, pole test, and information provided, it is not possible to develop this property without a Special Exception. The applicant reduced the disturbance area by 25% from the previous proposal. The applicant has also further decreased the building height in order to better mitigate the ridgeline development. **COMPLIES AS CONDITIONED**

Criterion 3: *The applicant does not reasonably qualify for any other equitable processes provided through the provisions of the Code;*

Analysis: Based on the site visit, pole test, and information provided, it is not possible to develop this property without the structure that projects into the horizon line as viewed from a designated roadway which triggers the limitation of disturbance requirement. The proposed redesign reduces the site disturbance and reduces the ridgeline encroachment. **COMPLIES AS CONDITIONED**

Criterion 4: *There are equitable claims or unique circumstances warranting the special exception;*

Analysis: While the proposal differs from some existing development patterns, it is consistent with the intent of the applicable regulations and demonstrates compatibility with surrounding uses. The proposed redesign results in disturbance area and height reductions, therefore potential impacts are minimal and can be effectively managed. **COMPLIES AS CONDITIONED**

Recommendation

Staff recommend that the Summit County Council ("Council") review the Highland Estates Lot 268-A Special Exception Application ("Application"), conduct a public hearing and vote to approve the application per the Findings of Fact, Conclusions of Law and Conditions of Approval in this Staff Report.

Findings of Fact

1. The property is identified as Parcel HE-B-268-A, also known as Highland Estates Lot 268-A, and is located at 6315 N Silver Sage Drive, Highland Estates, Summit County, Utah.
2. The property contains approximately 1.26 acres and is located in the Hillside Stewardship (HS) Zone.
3. The Highland Estates Plat "B" Subdivision was originally recorded in 1964, and Lots 268 and 268-A are lots of record as defined by the Snyderville Basin Development Code.
4. Thomas W. Mason is identified as the property owner, and Greg Cropper of Parsons, Behle & Latimer is identified as the applicant's representative.
5. The applicant requests a Special Exception to increase the permitted disturbance area on a ridgeline or hilltop in connection with construction of an approximately 4,700-square-foot single-family residence.
6. The property is located on a ridgeline or hilltop where a structure has the potential to project into the horizon line as viewed from a designated roadway and is therefore subject to the special development standards in Section 10-4-3(C) of the Snyderville Basin Development Code.
7. For lots between one and five acres, the applicable ridgeline and hilltop standard limits the disturbance area to 15,000 square feet.
8. The applicant initially requested a disturbance area of 39,273 square feet, or approximately 0.90 acre.
9. On June 24, 2026, the Summit County Council reviewed the initial request and directed the applicant to reduce the proposed disturbance area and return at a future meeting.
10. In response to the Council's direction, the applicant revised the proposal to request 29,421 square feet of disturbance, representing a 25 percent reduction from the initial request, and further reduced the proposed building height to mitigate ridgeline impacts.
11. The proposed 29,421-square-foot construction disturbance consists of 10,015 square feet for the driveway, 367 square feet for the front walk and landscaping, 10,296 square feet for the home construction area, 7,200 square feet for the septic system, and 1,543 square feet for utilities and retaining walls.
12. Following revegetation, the visible disturbed area is proposed to be reduced to 9,385 square feet, consisting of 3,203 square feet for the driveway, 367 square feet for the front walk and landscaping, 4,906 square feet for the home area, and 909 square feet for the retaining wall.
13. Staff evaluated the revised proposal based on the site visit, pole test, application materials, and revised plans and found that development as proposed is not possible without a Special Exception.
14. Section 10-3-7(A) of the Snyderville Basin Development Code authorizes the County Council to approve a Special Exception where an applicant has a unique circumstance or equitable claim that makes strict enforcement unduly burdensome, subject to satisfaction of the applicable approval criteria.
15. Staff determined that the revised proposal complies as conditioned with the four Special Exception criteria analyzed in the Staff Report, including protection of public health, safety, and welfare; consistency with the intent of the Development Code and General

Plan; lack of another reasonably available equitable process; and the existence of equitable claims or unique circumstances warranting the Special Exception.

16. The County provided notice of the public hearing by publication in the newspaper and by mailing courtesy postcards to property owners within 1,000 feet of the subject property.
17. As of the date of the Staff Report, no public comment had been received.
18. The Summit County Council is the final land use authority for the Application.

Conclusions of Law

1. The special exception is not detrimental to the public health, safety and welfare;
2. The intent of the development code and general plan will be met;
3. The applicant does not reasonably qualify for any other equitable processes provided through the provisions of the Code;
4. There are equitable claims or unique circumstances warranting the special exception.

Conditions of Approval

1. The approval is limited to the Highland Estates Lot 268-A Special Exception application for Parcel HE-B-268-A and authorizes a maximum construction disturbance area of 29,421 square feet, as shown in the revised plans included with the application.
2. Development of the property shall conform to the revised plans and materials reviewed by the Summit County Council, including the reduced building height and the proposed locations of the residence, driveway, septic system, utilities, landscaping, and retaining walls.
3. The approved construction disturbance shall not exceed 29,421 square feet as shown in the Exhibit A revised site plan.
4. Following completion of construction, all areas identified for revegetation on the revised plans shall be restored and revegetated so that the remaining visible disturbed area does not exceed 9,385 square feet.
5. The final visible disturbed area shall not exceed 9,385 square feet as shown in the Exhibit A revised site plan.
6. Before land disturbance or construction begins, the applicant shall obtain all required permits and approvals and shall demonstrate compliance with all applicable provisions of the Snyderville Basin Development Code and other applicable County requirements.
7. The identified limit of disturbance shall be surveyed/staked and fenced prior to any excavation.
8. The limit of disturbance fencing shall remain on site at all times during the construction.
9. Any material change to the approved disturbance limits, building height, site layout, or improvements shown on the revised plans shall require review and approval by Summit County through the applicable process before the change is implemented.
10. The Special Exception approval applies only to the increase in disturbance area authorized by the Summit County Council and does not waive or modify any other applicable development standard or permit requirement.

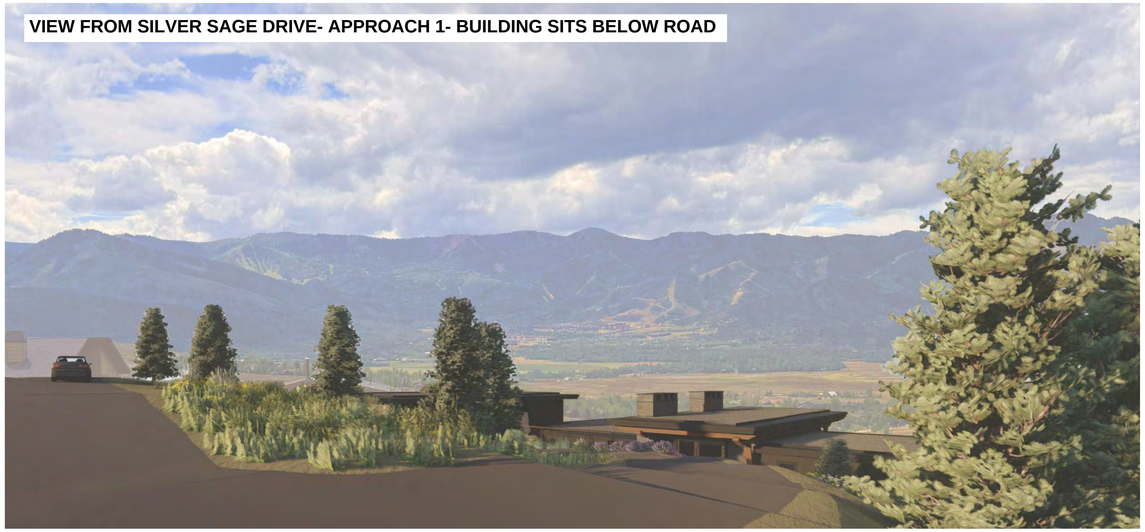
Public Notice, Meetings and Comments

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

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

Attachments

Exhibit A – Applicant Submittal (Revised Plans)











6315 N SILVER SAGE DR

NOT FOR CONSTRUCTION

STATE OF UTAH
GEORGIA MOHR TODD
No. 12089685-0301
9/10/2026
LICENSED ARCHITECT

LOW IMPACT PERMIT - REVISED PROPOSAL

INDEX			
KEY	**SCALE**	**DESCRIPTION**	**LOW IMPACT PERMIT- REVISED PROPOSAL**
01-NEW	NA	COVER, SCHEMATIC RENDERINGS, INDEX	09/10/2026
02-NEW	NA	OLD/ NEW VIEWS FROM I-80	09/15/2026
L100	1/16"=1'-0"	LANDSCAPE PLAN	08/31/2026
		DISTURBED AREA PLAN	08/24/2026
		DISTURBED AREA REDUCTION PLAN	08/24/2026
		GRADING & DRAINAGE PLAN	08/24/2026
~~C-0~~	~~N.T.S~~	~~COVER SHEET- BUCHANAN~~	~~04/14/2026~~
A1.0	1/4"=1'-0"	LOWER LEVEL FLOOR PLAN- BUCHANAN	04/14/2026
A1.1	1/4"=1'-0"	FIRST FLOOR PLAN- BUCHANAN	04/14/2026
A1.1-NEW	3/16"=1'-0"	FIRST FLOOR PLAN- REVISED PROPOSAL	09/10/2026
~~A1.2~~	~~VARIES~~	~~CLERESTORY AND ROOF PLAN- BUCHANAN~~	~~04/14/2026~~
A1.2-NEW	3/16"=1'-0"	ROOF PLAN-REVISED PROPOSAL	09/10/2026
~~A1.3~~	~~1/4"=1'-0"~~	~~RAFTER BEAM LAYOUT PLAN~~	~~04/14/2026~~
~~A2.0~~	~~1/4"=1'-0"~~	~~EXTERIOR ELEVATIONS~~	~~04/14/2026~~
A2.0-NEW	3/16"=1'-0"	EXTERIOR ELEVATIONS- REVISED PROPOSAL	09/10/2026
~~A2.1~~	~~1/4"=1'-0"~~	~~EXTERIOR ELEVATIONS~~	~~04/14/2026~~
A2.1-NEW	3/16"=1'-0"	EXTERIOR ELEVATIONS- REVISED PROPOSAL	09/10/2026
~~A2.2~~	~~N.T.S~~	~~HEIGHT CEILING STUDY~~	~~04/14/2026~~
A2.2-NEW	VARIES	OLD/NEW & 3D OFFSET DIAGRAMS	09/10/2026
~~A3.0~~	~~1/4"=1'-0"~~	~~BUILDING SECTIONS~~	~~04/14/2026~~
A3.0-NEW	3/16"=1'-0"	BUILDING SECTION- REVISED PROPOSAL	09/10/2026
~~A3.1~~	~~1/4"=1'-0"~~	~~BUILDING SECTIONS~~	~~04/14/2026~~
A4.0	3/4"=1'-0"	WALL SECTIONS AND DETAILS	04/14/2026
~~A5.0~~	~~3/8"=1'-0"~~	~~DOOR SCHEDULES & DETAILS~~	~~04/14/2026~~
~~A5.1~~	~~3/8"=1'-0"~~	~~WINDOW SCHEDULES & DETAILS~~	~~04/14/2026~~

todd|mohr
ARCHITECTS plc

1112 PARK STREET
CHARLOTTESVILLE, VA 22901
(434) 971 - 4631

1901 PROSPECTOR AVE., SUITE 24
PARK CITY, UT 84098
(435) 631 - 2880

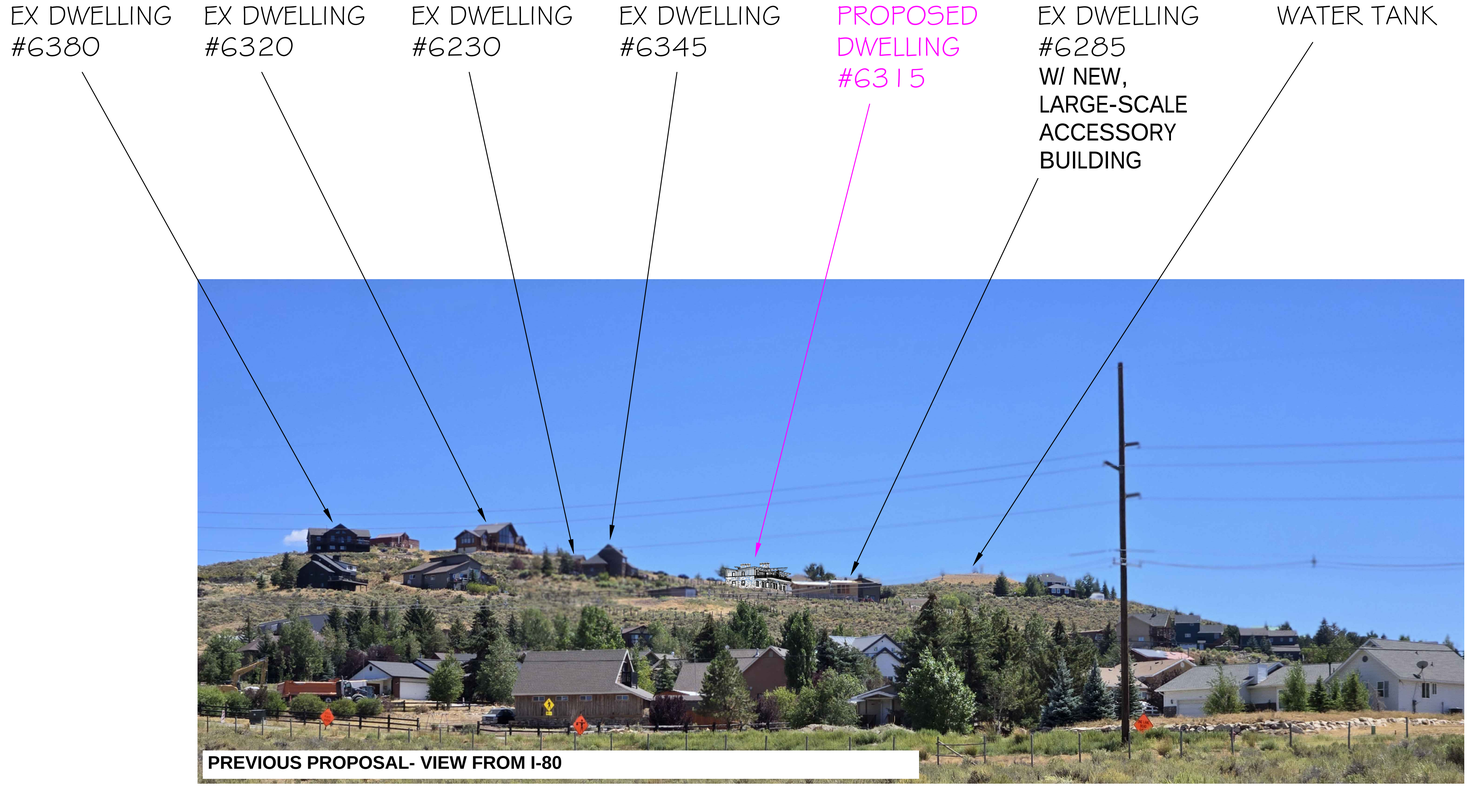
OFFICE@TODDMOHRARCHITECTSPLC.COM

issued: 9/10/2026
revised:

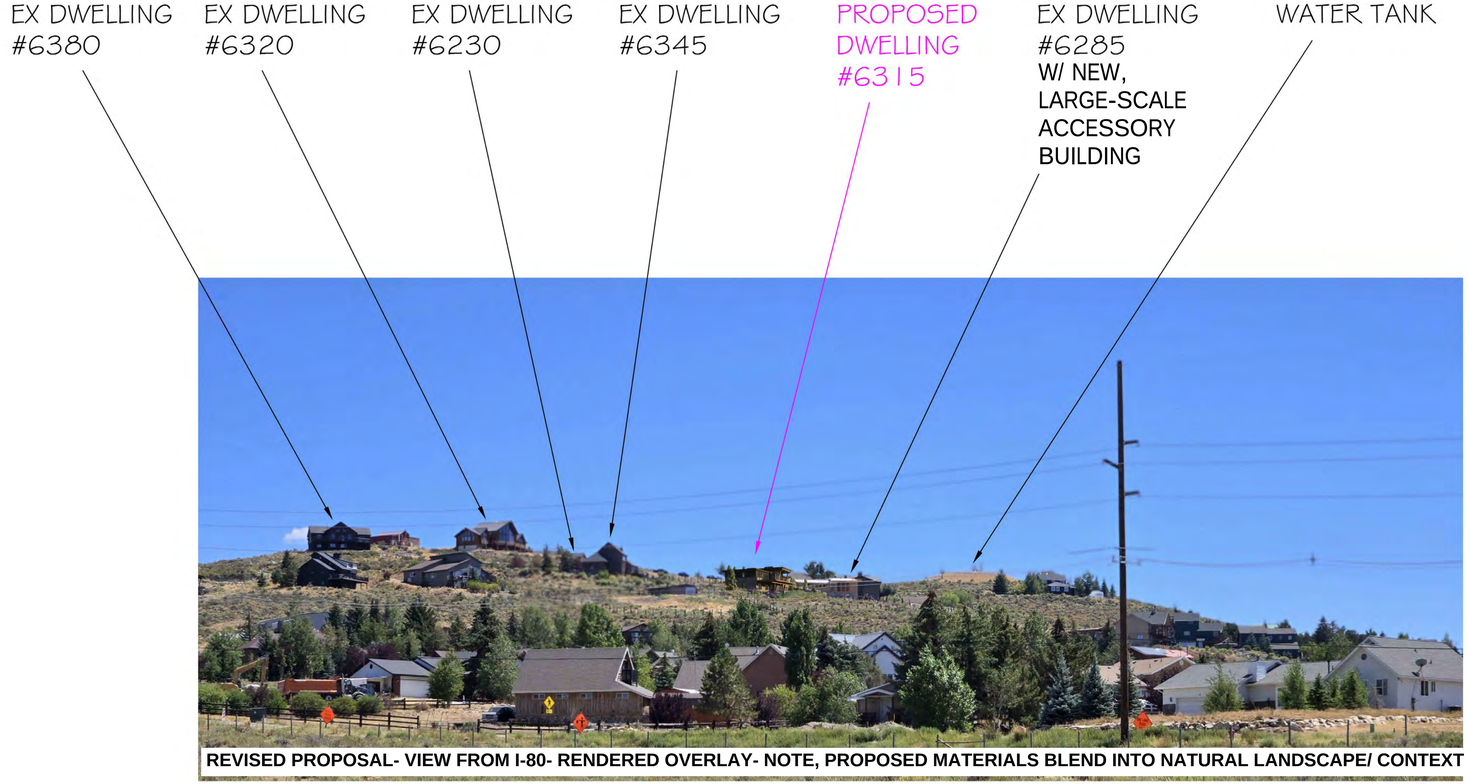
COVER-NEW

01-NEW

EXHIBIT A.2



PREVIOUS PROPOSAL- VIEW FROM I-80



REVISED PROPOSAL- VIEW FROM I-80- RENDERED OVERLAY- NOTE, PROPOSED MATERIALS BLEND INTO NATURAL LANDSCAPE/ CONTEXT



6315 N SILVER SAGE DR.

NOT FOR CONSTRUCTION

STATE OF UTAH
GEORGIA MOHR TODD
No. 12089685-0301
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LOW IMPACT PERMIT - REVISED PROPOSAL

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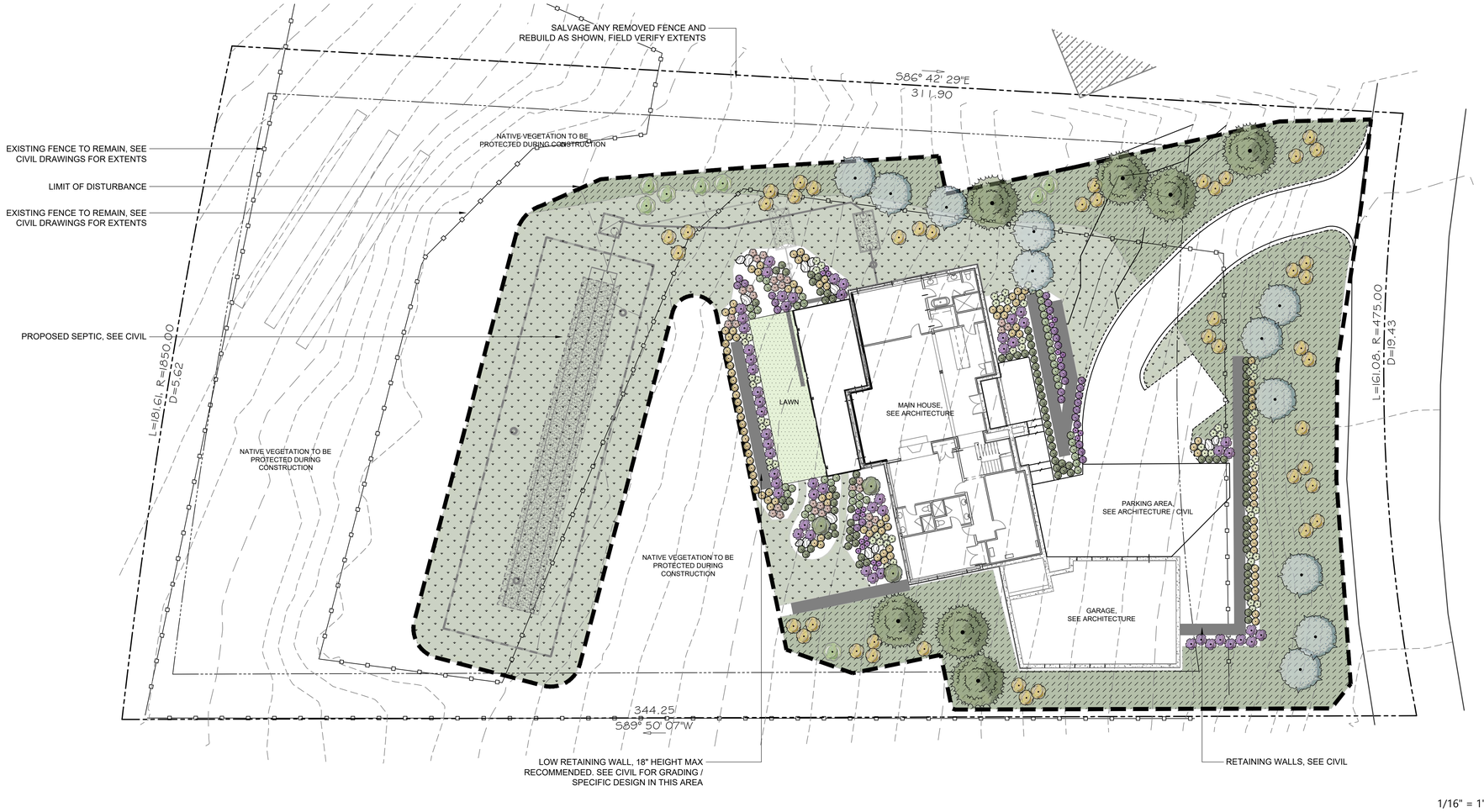
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OFFICE@TODDMOHRARCHITECTSPLC.COM

issued: 9/15/2026
revised:

OLD/ NEW VIEWS FROM I-80

02-NEW



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES						
	PIC FAT	PICEA PUNGENS GLAUCA 'FAT ALBERT' / FAT ALBERT COLORADO BLUE SPRUCE	10' HT.	B&B	11	
	PIN HEL	PINUS HELDREICHII / BOSNIAN PINE	10' HT.	B&B	7	CONSIDER MEDIUM-SIZE CULTIVARS LIKE 'FRANK' EYE STOPPER OR 'HELDREICHII'
SHRUBS						
	ARC UVA	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL.	POT	101	
	CHR RUB	CHRYSOTHAMNUS NAUSEOSUS / RUBBER RABBITBRUSH	5 GAL.	POT	44	
	FAL PAR	FALLUGIA PARADOXA / APACHE PLUME	5 GAL.	POT	8	
	PIN CO2	PINUS MUGO `COMPACTA` / DWARF MUGO PINE	15 GAL.	POT	3	
GRASSES						
	BOU BLO	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	3 GAL.	POT	106	
	PEN BUN	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	3 GAL.	POT	43	
PERENNIALS						
	ACH MIL	ACHILLEA MILLEFOLIUM / COMMON YARROW	1 GAL.	POT	59	
	AGA RUP	AGASTACHE RUPESTRIS / THREADLEAF HYSSOP	1 GAL.	POT	31	
	ECH PUR	ECHINACEA PURPUREA / CONEFLOWER	1 GAL.	POT	23	
	LAV HID	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE ENGLISH LAVENDER	1 GAL.	POT	30	
	PER LIT	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE	3 GAL.	POT	53	

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
GROUND COVERS							
	RES MIX	RESTORATION SEED MIX	SEED			8,230 SF	30% INDIAN RICEGRASS, 25% IDAHO FESCUE, 25% BLUEBUNCH WHEATGRASS, 10% SANDBERG BLUEGRASS. 10% NATIVE WILDFLOWERS: LEWIS FLAX; YARROW, SHOWY GOLDENEYE, ROCKY MOUNTAIN PENSTEMON, ARROWLEAF BALSAMROOT. HYDROSEEDING RECOMMENDED. HANDSEED SAGEBRUSH OPTIONAL.
	TUR SEE	TURF SEED	SEED			541 SF	BUFFALOGRASS OR FINE FESCUE BLEND RECOMMENDED. SOD OR SEED, PER CONTRACTOR.
	WIL MIX	WILDFLOWER SEED MIX / HYDROSEED MIX	SEED			8,728 SF	25% INDIAN RICEGRASS, 20% IDAHO FESCUE, 20% BLUEBUNCH WHEATGRASS, 10% SANDBERG BLUEGRASS. 25% NATIVE WILDFLOWERS LEWIS FLAX; ROCKY MOUNTAIN PENSTEMON, YARROW, SHOWY GOLDENEYE, CONEFLOWER, ARROWLEAF BALSAMROOT. HYDROSEEDING RECOMMENDED.

LEGEND

RESTORATION SEED MIX (8,230 SF)
See Plant Schedule for seed mix.
Temporary rotar irrigation to establishment.
Hydroseed, restoration of native landscape.

WILDFLOWER / GRASS SEED MIX (8,728 SF)
See Plant Schedule for seed mix.
Temporary rotar irrigation to establishment.
Hydroseed, restoration of native landscape and xeric plants.

IRRIGATED LAWN (541 SF)
See Plant Schedule for seed mix.
Spray or rotar irrigation.
Sod or seed.

IRRIGATED PLANT BEDS (2,500 SF)
See Plant Schedule.
Spray or drip irrigation, to be on separate zone.
Xeric plant selection.

LIMIT OF DISTURBANCE
Contractor to install temporary 4' height min vegetation protection fence prior to any clearing, excavation, or construction start. Fence to remain in place through duration of construction. No disturbances, clearing or storing of materials may occur outside of Limit of Disturbance.

PLANTING & IRRIGATION NOTES:

1. Verify exact locations and routing of existing underground utilities prior to starting excavation. Repair any damage to existing pipes, utilities, or related facilities at Contractor's expense in a manner approved by Owner's Representative.
2. Do not install any plant materials until Owner's Representative or Owner has reviewed and approved irrigation system installation, area coverage balancing, soil preparation and finish grading. Refine the shape and finish grade of plant beds as directed by Owner's Representative.
3. Protect all existing trees and plant materials to remain including limbs, trunks, roots and root zones.
4. Finish grade is top of topsoil. Mulch is in addition.
5. See Civil for all grading. Proposed grading not shown.
6. Prune all new plant materials as directed by Owner's Representative.
7. Make minor adjustments in tree spacing as necessary to accommodate the irrigation system as installed.
8. Plant quantities shown are for Contractor's convenience only. Contractor is responsible to provide 100% coverage of entire area at spacing shown.
9. Triangle space all shrubs and groundcovers, unless otherwise noted.
10. Barricade and protect trunks, limbs, roots and root zones beyond dripline of existing trees and plant materials to remain as directed by Owner's Representative. Cut no limbs or roots larger than 2" in diameter without approval of Owner's Representative. Notify Owner's Representative prior to performing any excavation within protection areas.
11. Irrigation notes are conceptual. It is intended that all irrigation lines will be routed through lawns and plant beds except where noted on drawing. Adjust routing of irrigation lines, heads and sleeves as necessary for any existing or proposed utilities. Irrigation plan by others.
12. Existing landscapes with existing irrigation prior to construction are not to be without water for longer than 10 days. Coordinate anticipated disruption of existing irrigation with Owner to allow for additional watering in advance of irrigation shutdown. It is critical all irrigation systems interrupted by construction are reconnected as soon as possible.
13. All Revegetation Seed Mix and Wildflower Seed Mix areas to have temporary rotar irrigation for plant establishment （min 2 years recommended）. Contractor responsible for all irrigation installation.
14. Contractor responsible for the design and install of all irrigation systems on-site. System to comply with Summit County applicable irrigation requirements.
15. Contractor responsible for all soil amendments prior to planting, with Landscape Architect available to coordinate.

PLANTERRA
LANDSCAPE ARCHITECTURE

planterra design landscape architecture llc.
785.259.6132 natalie@planterradesign.com
planterradesign.com

STATE OF UTAH
NATALIE PETTYJOHN
No. 14109454
LICENSED LANDSCAPE ARCHITECT

project information:

6315 silver sage drive
park city, utah 84098

revisions:

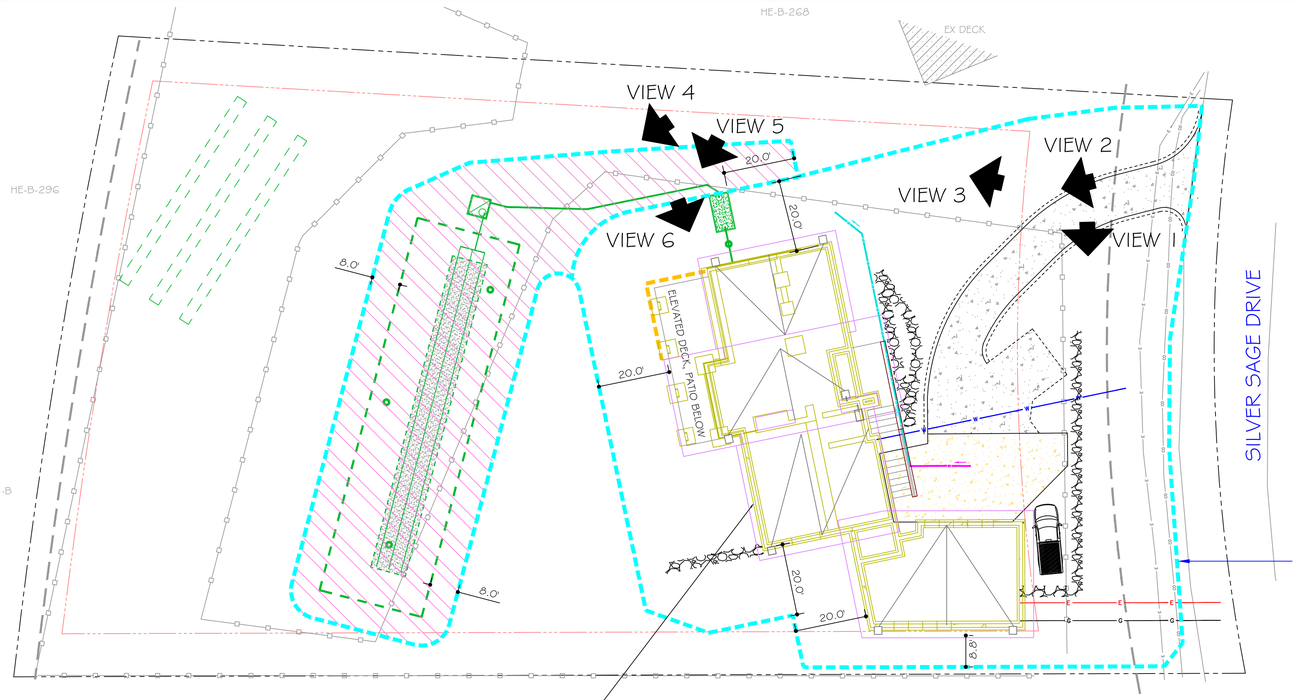
#	issue	date
	permit submittal	4/18/25
	revision 01	7/23/26
02	revision 02	8/31/26

sheet title:

landscape plan

sheet number:

L100



NORTH

HORIZONTAL SCALE
20 0 10 20 40
(FEET)

LEGEND

- EXISTING SURFACE RUNOFF DIRECTION
- PROPOSED SURFACE RUNOFF DIRECTION
- EXISTING SPOT GRADE & SURFACE CONTOUR: x 7208.00 / TBG; 7290 / 7292
- FINISH SPOT GRADE & SURFACE CONTOUR: 6400.0 FG; 7270 / 7276
- FINISH GRADE AT TOP & BOTTOM OF WALL: 50.0 FGTW, 46.8 FGBW
- SOIL EVALUATION TEST PIT: 1012-2
- PERC TEST: 1012-A
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LIMIT
- EX UNDERGROUND GAS LINE: G
- EX UNDERGROUND POWER LINE: E
- EX OVERHEAD WIRE: OHW
- EX UNDERGROUND COMMUNICATIONS: CO
- EX UNDERGROUND WATER LINE: W
- EX SANITARY SEWER LINE: SS
- PROPOSED LIMIT OF DISTURBANCE
- SEPTIC SYSTEM DISTURBED AREA
- PHOTO DIRECTION: VIEW 3

SITE DATA

PARCEL AREA:	1.27 ± AC
ZONING DISTRICT:	HILLSIDE STEWARDSHIP
PROPOSED USE:	SINGLE FAMILY RESIDENCE
WATER SUPPLY:	HIGH VALLEY WATER CO.
SEWAGE DISPOSAL:	PRIVATE ON-SITE WASTEWATER SYSTEM

DISTURBED AREA TABULATION (IN SQUARE FEET)

PRIOR PROPOSAL

DRIVEWAY:	7,160
FRONT WALK:	1,119
HOME:	11,220
SEPTIC SYSTEM:	15,690
UTILITIES, RET WALLS:	4,084
TOTAL:	39,273

AFTER FINISH LANDSCAPING...

DRIVEWAY:	5,228
FRONT WALK:	1,119
HOME:	4,698
RETAINING WALLS:	462
TOTAL:	11,507

CURRENT PROPOSAL

DRIVEWAY:	10,015
FRONT WALK:	367
HOME:	10,296
SEPTIC SYSTEM:	7,200
UTILITIES, RET WALLS:	1,543
TOTAL:	29,421

AFTER FINISH LANDSCAPING...

DRIVEWAY:	3,203
FRONT WALK:	367
HOME:	4,906
RETAINING WALLS:	909
TOTAL:	9,385



SCATTERED SAGEBRUSH IN PREVIOUSLY DISTURBED GROUND

VIEW 1
LOOKING WEST
4.4.2024



ACCESS RAMP FROM STREET

VIEW 2
LOOKING WEST
4.4.2024



VIEW 3
LOOKING WEST
4.4.2024



STOCKPILED SOIL AND ROCK

VIEW 4
LOOKING WEST
4.4.2024



SCATTERED SAGEBRUSH IN PREVIOUSLY DISTURBED GROUND

VIEW 5
LOOKING WEST
4.4.2024



VIEW 6
LOOKING WEST
4.4.2024

ABBREVIATIONS

ACP	ASPHALT CONCRETE PAVEMENT
BLDG	BUILDING
CB	CATCH BASIN
CFS	CUBIC FEET PER SECOND
CIP	CAST-IN-PLACE
CL	CENTERLINE
CMH	COMMUNICATIONS MANHOLE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COMM	COMMUNICATIONS
DIA	DIAMETER
DMH	DRAIN MANHOLE
EG	EXISTING GRADE
EL	ELEVATION
EMH	ELECTRIC MANHOLE
ESHGW	ESTIMATED SEASONAL HIGH GROUNDWATER
EX	EXISTING
FDN	FOUNDATION
FE	FLARED END
FG	FINISH GRADE
FRP	FIBERGLASS REINFORCED PLASTIC
GPM	GALLONS PER MINUTE
GW	GROUNDWATER
HDCI	HEAVY DUTY CAST IRON
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
ID	INSIDE DIAMETER
INT	INTERSECTION
INV	INVERT
LD	LONGEST DIMENSION
LF	LINEAR FEET
LOD	LIMIT OF DISTURBANCE
LP	LOW POINT
MDD	MAXIMUM DRY DENSITY
MEG	MATCH EXISTING GRADE
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PJDI	PUSH-ON JOINT DUCTILE IRON
PRC	PRECAST REINFORCED CONCRETE
PVC	POLYVINYL CHLORIDE; POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
RCP	REINFORCED CONCRETE PIPE
S	SLOPE
SBED	STREAM BED
SD	STORM DRAIN
SMH	SEWER MANHOLE
SS	SANITARY SEWER; STAINLESS STEEL
TBA	TO BE ABANDONED
TBC	TOP BACK OF CURB
TBD	TO BE DETERMINED
TC	TOP OF CONCRETE
TO	TOP OF
TP	TOP OF PAVEMENT
TYP	TYPICAL
UD	UNDERDRAIN
UP	UTILITY POLE
WMH	WATER MANHOLE
WS	WATER SURFACE

ABBREVIATIONS - AGENCY

COE	US ARMY CORPS OF ENGINEERS
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
PCMC	PARK CITY MUNICIPAL CORPORATION
RMP	ROCKY MOUNTAIN POWER
SBWRD	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
SCEH	SUMMIT COUNTY ENVIRONMENTAL HEALTH
UDOT	UTAH DEPARTMENT OF TRANSPORTATION
WCEH	WASATCH COUNTY ENVIRONMENTAL HEALTH

REFERENCES

1. BOUNDARY LINES AND TOPOGRAPHY DEPICTED HEREON PROVIDED BY SIBSON ASSOCIATES, LAND SURVEYORS, AMERICAN FORK, UTAH; SEE PLAN ENTITLED "BOUNDARY & TOPOGRAPHICAL SURVEY" DATED 10.30.2019.
2. SEE PLAT ENTITLED "HIGHLAND ESTATES PLAT B" BY LAWRENCE E. ALSUP, DATED 3.20.1964, RECORDED INSTRUMENT NO. 99787, 10.26.1964.

DRAWING ISSUED FOR

- ☐ PLANNING
- ☐ CONSTRUCTION
- ■ PERMIT
- ☐ CONSTRUCTION RECORD

THIS DRAWING MAY NOT SHOW CONSTRUCTION DETAILS AND SPECIFICATIONS FOR ALL PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION WORK ITEMS AND AREAS OF CONTRACTOR JURISDICTION.

PRELIMINARY

NO.	DATE	BY	CHK	REVISION DESCRIPTION
2	10.05.26	AFS	AFS	DISTURBED AREA TABULATION
1	08.24.26	AFS	AFS	REDUCE DISTURBED AREA

CANYON ENGINEERING
SOLUTIONS FOR LAND
CIVIL ENGINEERING
LAND PLANNING
PERMITTING
PO BOX 982131
PARK CITY, UTAH 84098
VOICE: 435.640.7373 EMAIL: GUS@CANYONENG.COM
WWW.CANYONENG.COM

SITE IMPROVEMENTS

DISTURBED AREA PLAN

PARCEL ID NO. HE-B-268-A
6315 N SILVER SAGE DRIVE
SUMMIT COUNTY, UTAH

PREPARED FOR:
SANDDOLLAR DEVELOPMENT LLC
FAIRFIELD, CT

PLSS GRID LOCATION:
SEC 21 T1S R4E
SLB&M

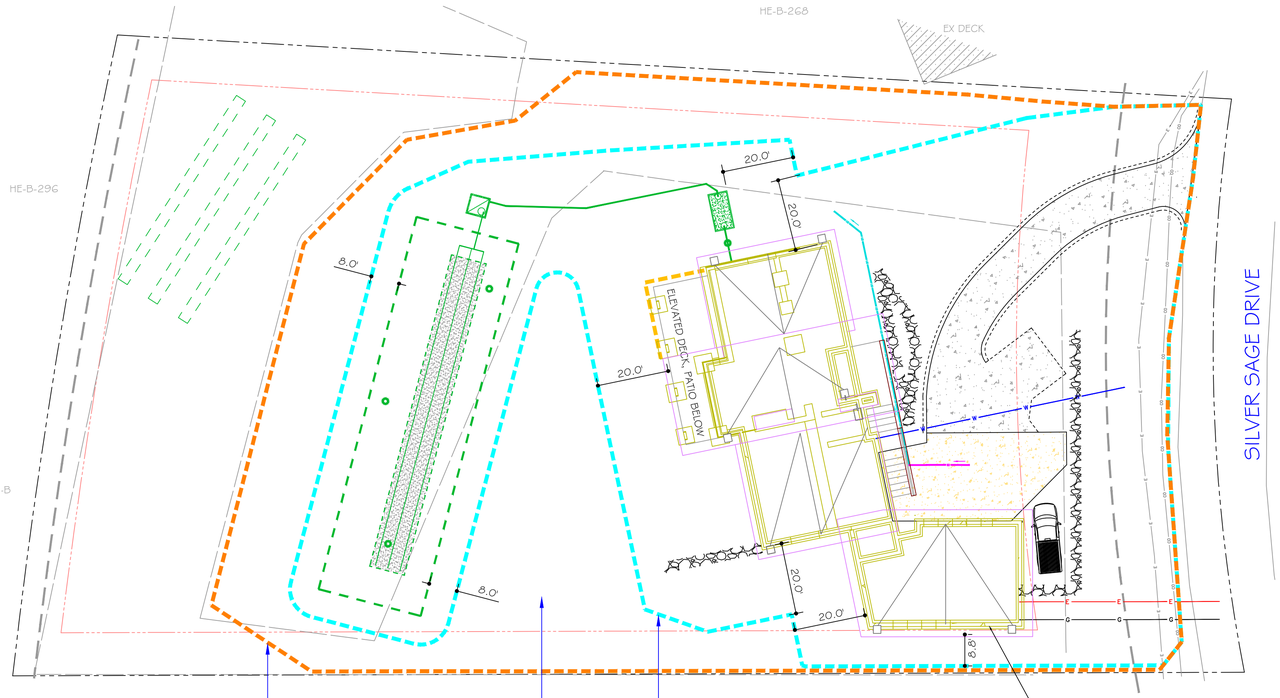
DES. BY: AFS
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CANYON ENGINEERING

DATE: JULY 2026

JOB 2407

1 OF 1



NORTH

HORIZONTAL SCALE

20 0 10 20 40

(FEET)

LEGEND

EXISTING SURFACE RUNOFF DIRECTION	·····▷
PROPOSED SURFACE RUNOFF DIRECTION	·····▶
EXISTING SPOT GRADE & SURFACE CONTOUR	x 7208.00 — — 7290 TBG — — 7292
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EASEMENT LIMIT	
EX UNDERGROUND GAS LINE	G
EX UNDERGROUND POWER LINE	E
EX OVERHEAD WIRE	OHW
EX UNDERGROUND COMMUNICATIONS	CO
EX UNDERGROUND WATER LINE	W
EX SANITARY SEWER LINE	SS
PROPOSED LIMIT OF DISTURBANCE	

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RCP	REINFORCED CONCRETE PIPE
S	SLOPE
SBED	STREAM BED
SD	STORM DRAIN
SMH	SEWER MANHOLE
SS	SANITARY SEWER; STAINLESS STEEL
TBA	TO BE ABANDONED
TBC	TOP BACK OF CURB
TBD	TO BE DETERMINED
TC	TOP OF CONCRETE
TO	TOP OF
TP	TOP OF PAVEMENT
TYP	TYPICAL
UD	UNDERDRAIN
UP	UTILITY POLE
WMH	WATER MANHOLE
WS	WATER SURFACE

ABBREVIATIONS - AGENCY

COE	US ARMY CORPS OF ENGINEERS
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
PCMC	PARK CITY MUNICIPAL CORPORATION
RMP	ROCKY MOUNTAIN POWER
SBWRD	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
SCEH	SUMMIT COUNTY ENVIRONMENTAL HEALTH
UDOT	UTAH DEPARTMENT OF TRANSPORTATION
WCEH	WASATCH COUNTY ENVIRONMENTAL HEALTH

REFERENCES

1. BOUNDARY LINES AND TOPOGRAPHY DEPICTED HEREON PROVIDED BY SIBSON ASSOCIATES, LAND SURVEYORS, AMERICAN FORK, UTAH; SEE PLAN ENTITLED "BOUNDARY & TOPOGRAPHICAL SURVEY" DATED 10.30.2019.
2. SEE PLAT ENTITLED "HIGHLAND ESTATES PLAT B" BY LAWRENCE E. ALSUP, DATED 3.20.1964, RECORDED INSTRUMENT NO. 99787, 10.26.1964.

DRAWING ISSUED FOR

- ☐ PLANNING
- ☐ CONSTRUCTION
- ■ PERMIT
- ☐ CONSTRUCTION RECORD

THIS DRAWING MAY NOT SHOW CONSTRUCTION DETAILS AND SPECIFICATIONS FOR ALL PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION WORK ITEMS AND AREAS OF CONTRACTOR JURISDICTION.

PRELIMINARY

NO.	DATE	BY	CHK	REVISION DESCRIPTION

CANYON ENGINEERING
SOLUTIONS FOR LAND
CIVIL ENGINEERING
LAND PLANNING
PERMITTING
PO BOX 982131
PARK CITY, UTAH 84098
VOICE: 435.640.7373 EMAIL: GUS@CANYONENG.COM
WWW.CANYONENG.COM

SITE IMPROVEMENTS

DISTURBED AREA REDUCTION PLAN

PARCEL ID NO. HE-B-268-A
6315 N SILVER SAGE DRIVE
SUMMIT COUNTY, UTAH

PREPARED FOR:
SANDDOLLAR DEVELOPMENT LLC
FAIRFIELD, CT

PLSS GRID LOCATION:
SEC 21 T1S R4E
SLB&M

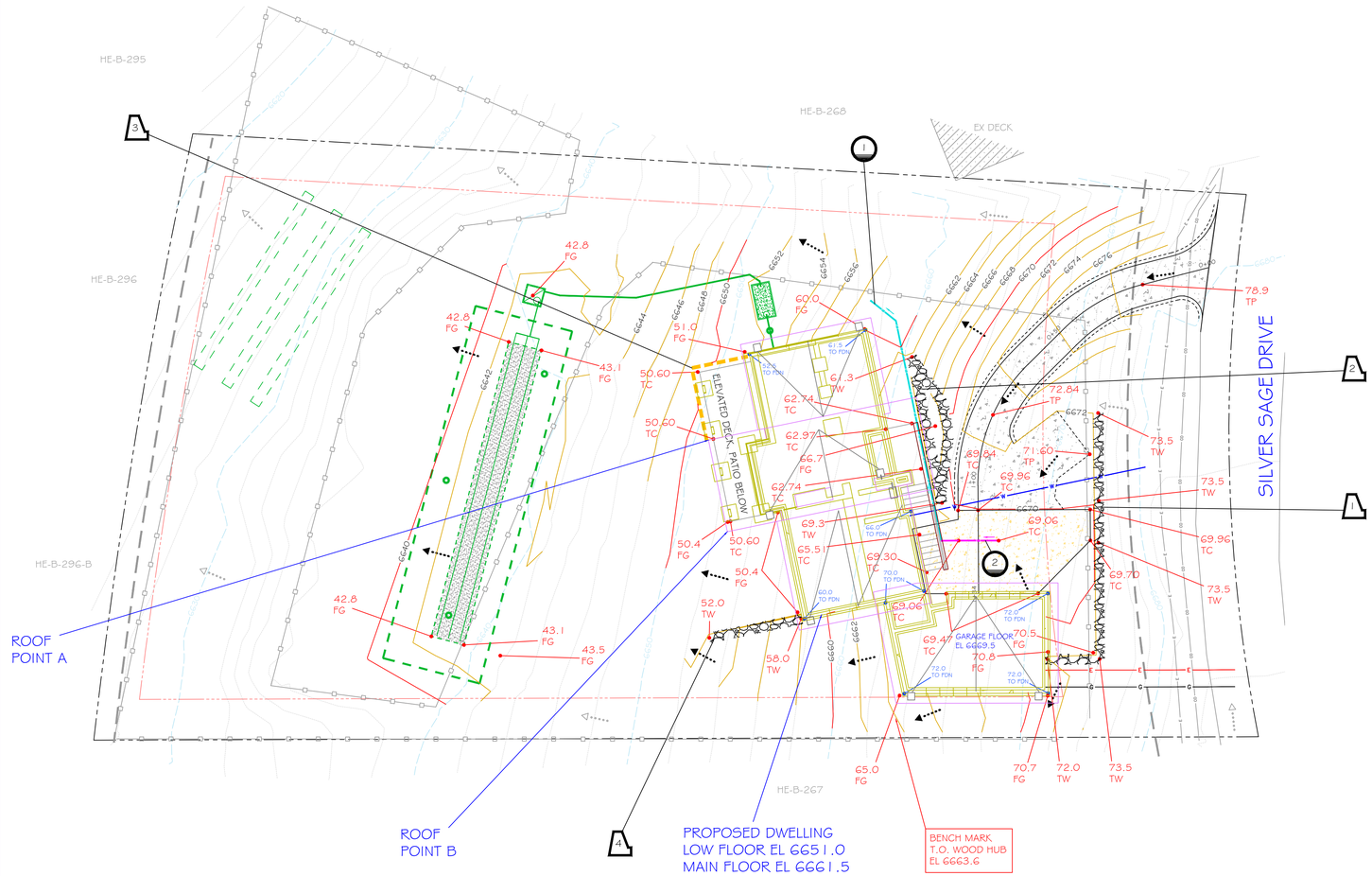
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DATE: AUGUST 2026
CANYON ENGINEERING

JOB 2407

1 OF 1



LEGEND

EXISTING SURFACE RUNOFF DIRECTION

PROPOSED SURFACE RUNOFF DIRECTION

EXISTING SPOT GRADE & SURFACE CONTOUR — x 7208.00 TBG; 7290; 7292

FINISH SPOT GRADE & SURFACE CONTOUR — 6400.0 FG; 7270; 7276

FINISH GRADE AT TOP & BOTTOM OF WALL — 50.0 FGTW, 46.8 FGBW

SOIL EVALUATION TEST PIT — 1012-2

PERC TEST — 1012-A

PROPERTY LINE

SETBACK LINE

EASEMENT LIMIT

EX UNDERGROUND GAS LINE — G

EX UNDERGROUND POWER LINE — E

EX OVERHEAD WIRE — OHW

EX UNDERGROUND COMMUNICATIONS — CO

EX UNDERGROUND WATER LINE — W

EX SANITARY SEWER LINE — SS

ABBREVIATIONS

ACP	ASPHALT CONCRETE PAVEMENT
BLDG	BUILDING
CB	CATCH BASIN
CFS	CUBIC FEET PER SECOND
CIP	CAST-IN-PLACE
CL	CENTERLINE
CMH	COMMUNICATIONS MANHOLE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COMM	COMMUNICATIONS
DIA	DIAMETER
DMH	DRAIN MANHOLE
EG	EXISTING GRADE
EL	ELEVATION
EMH	ELECTRIC MANHOLE
ESHGW	ESTIMATED SEASONAL HIGH GROUNDWATER
EX	EXISTING
FDN	FOUNDATION
FE	FLARED END
FG	FINISH GRADE
FRP	FIBERGLASS REINFORCED PLASTIC
GPM	GALLONS PER MINUTE
GW	GROUNDWATER
HDCI	HEAVY DUTY CAST IRON
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
ID	INSIDE DIAMETER
INT	INTERSECTION
INV	INVERT
LD	LONGEST DIMENSION
LF	LINEAR FEET
LOD	LIMIT OF DISTURBANCE
LP	LOW POINT
MDD	MAXIMUM DRY DENSITY
MEG	MATCH EXISTING GRADE
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PJDI	PUSH-ON JOINT DUCTILE IRON
PRC	PRECAST REINFORCED CONCRETE
PVC	POLYVINYL CHLORIDE; POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
RCP	REINFORCED CONCRETE PIPE
S	SLOPE
SBED	STREAM BED
SD	STORM DRAIN
SMH	SEWER MANHOLE
SS	SANITARY SEWER; STAINLESS STEEL
TBA	TO BE ABANDONED
TBC	TOP BACK OF CURB
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I, A.F. SHARRY, III, PE, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF UTAH, LICENSE NO. 186193, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I AM FULLY RESPONSIBLE FOR THE DESIGN OF PROPOSED STRUCTURE LOCATIONS, DRIVEWAY, DRAINAGE, GRADING AND RELATED SITE IMPROVEMENTS DEPICTED HEREON.

PRELIMINARY

NO.	DATE	BY	CHK	REVISION DESCRIPTION

CANYON ENGINEERING
SOLUTIONS FOR LAND
CIVIL ENGINEERING
LAND PLANNING
PERMITTING
PO BOX 982131
PARK CITY, UTAH 84098
VOICE: 435.640.7373 EMAIL: GUS@CANYONENG.COM
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SITE IMPROVEMENTS

GRADING & DRAINAGE PLAN

PARCEL ID NO. HE-B-268-A
6315 N SILVER SAGE DRIVE
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PREPARED FOR:
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FAIRFIELD, CT

PLSS GRID LOCATION:
SEC 21 T1S R4E
SLB&M

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DES. BY:	AFS	DATE:	JULY 2026	JOB	2407	1 OF 6
CHK. BY:	AFS		CANYON ENGINEERING			

NORTH

HORIZONTAL SCALE
20 0 10 20 40
(FEET)

ELEVATION DATUM

NAVD 88 ELEVATIONS IN FEET

RETAINING WALL KEY NOTES

1. INSTALL 88 LF ROCK RETAINING WALL
2. INSTALL 44 LF ROCK RETAINING WALL (2-TIER)
3. INSTALL 40 LF CIP PCC RETAINING WALL OR THICKENED PATIO EDGE; SEE ARCHITECTURAL PLANS
4. INSTALL 28 LF ROCK RETAINING WALL

DRAINAGE KEY NOTES

1. INSTALL 76 LF UNDERDRAIN (ROCK FINISH); USE DETAIL ENTITLED "UNDERDRAIN UNDER HARD SURFACE" FOR PORTION UNDER DRIVEWAY CONCRETE
DAYLIGHT AT OUTLET INV EL 6658.00
UPSTREAM END AT BEND UNDER DRIVEWAY
INV EL 6664.50

2. INSTALL 12 LF TRENCH DRAIN
OUTLET INV EL 6668.00
EXTEND (BOTTOM) OUTLET PIPE TO UNDERDRAIN AT BEND UNDER DRIVEWAY

AVERAGE DRIVEWAY SLOPE

PVC STA 0+20 TO STA 1+18.00

LENGTH = 98.00 FT

ELEVATION CHANGE = 6678.86 - 6669.06 = 9.80 FT

AVERAGE SLOPE = 9.80 / 98.00 = 10.00%

BUILDING HEIGHT

DWELLING	ROOF POINT A	ROOF POINT B
TOP OF ROOF	EL 6675.7	EL 6675.7
CONTROLLING GRADE BELOW	EL 6650.6	EL 6650.4
PROPOSED HEIGHT	25.1 FT	25.3 FT
MAXIMUM ALLOWABLE HEIGHT	26.0 FT	26.0 FT

TOP OF FOUNDATION ELEVATIONS AS MAY BE SHOWN ON SITE PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ARCHITECTURAL AND STRUCTURAL DESIGN AND POTENTIAL ADJUSTMENT IN FIELD. SEE BUILDING HEIGHT TABULATION ABOVE FOR PROPOSED TOP OF ROOF ELEVATION.

DO NOT COMMENCE WITH ANY CONSTRUCTION ON TOP OF FOUNDATION UNTIL AS-BUILT FOUNDATION HEIGHT HAS BEEN PROFESSIONALLY CERTIFIED AND FINAL ARCHITECTURAL AND STRUCTURAL DRAWINGS HAVE BEEN CHECKED TO CONFIRM THAT STRUCTURE WILL CONFORM WITH BUILDING HEIGHT LIMITATIONS APPLICABLE TO THIS ZONING DISTRICT.

Mason Residence

PROJECT #20446

PROJECT DESCRIPTION & APPLICABLE CODES

THIS PROJECT CONSISTS OF THE NEW CONSTRUCTION OF A 2-STORY SINGLE FAMILY RESIDENCE IN PARK CITY, SUMMIT COUNTY, UT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK INCLUDING ALL SITE DEMOLITION, REMOVAL OF ALL CONSTRUCTION DEBRIS AND WASTE, NEW CONSTRUCTION WORK & CONNECTION TO ON-SITE UTILITIES.

:ZONING DISTRICT: HILLSIDE STEWARDSHIP

:APPLICABLE CODES:
INTERNATIONAL RESIDENTIAL CODE 2021

THE GENERAL CONTRACTOR SHALL COMPLY WITH CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES GOVERNING THE WORK.

BASIC REQUIREMENTS & GENERAL NOTES

:BASIC REQUIREMENTS:

1. SCOPE: CONTRACT INCLUDES ALL LABOR, MATERIALS, EQUIPMENT AND DEVICES FOR CONSTRUCTION OF RESIDENCE. THE INTENT IS THAT THE CONTRACTOR WILL TURN OVER TO THE OWNER A COMPLETED RESIDENCE AND SITE AS SHOWN ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND INSURE THE SAFETY OF THE BUILDING AND COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, TEMPORARY BRACING, ETC., NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER COMPLETION OF THE PROJECT.
2. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES. THE PROJECT IS IN PARK CITY, UT, SNYDERVILLE BASIN DISTRICT, SUMMIT COUNTY. CONTRACTOR SHALL APPLY AND PAY FOR PERMITS. THE CONTRACTOR SHALL ARRANGE FOR AND PAY FOR ALL INSPECTIONS BY JURISDICTIONAL AUTHORITIES AS REQUIRED BY TOWNSHIP, STATE AND GOVERNMENTAL AUTHORITIES. CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS, INCLUDING CURRENT CONSTRUCTION STANDARDS.
3. INTERIOR LAYOUT SHALL BE APPROVED BY OWNER AND ARCHITECT BEFORE PROCEEDING.
4. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING THE SITE AND VERIFYING THE CONDITIONS, CONSTRUCTION DATA, UTILITIES AND DIMENSIONS OF THE EXISTING CONSTRUCTION. THE CONTRACTOR IS REQUIRED TO VERIFY THE LOCATION OF ALL UTILITIES BEFORE THE START OF WORK. THE ACCURACY AND COMPLETENESS OF ANY UTILITIES SHOWN ON THE DRAWINGS ARE NOT GUARANTEED.
5. ALL MANUFACTURERS' INSTRUCTIONS, WARRANTIES AND INSTALLATION INSTRUCTIONS SHALL BE FORWARDED BY THE CONTRACTOR TO THE OWNER AT THE END OF CONSTRUCTION FOR ALL HARDWARE, ELECTRICAL FIXTURES, HEATING DEVICES, PLUMBING DEVICES AND FIXTURES SPECIFIED.
6. THE OWNER OR THE OWNER'S CONSTRUCTION REPRESENTATIVES RESERVE THE RIGHT TO INSPECT ANY PORTION OF THE WORK AND REQUEST CORRECTION TO THE OWNER'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE, IF SUCH WORK IS FOUND NOT TO BE COMPLETED IN ACCORDANCE WITH THE CODES, SPECIFICATIONS AND DRAWINGS.
7. THE CONTRACTOR SHALL UTILIZE AND BE RESPONSIBLE FOR PROPER TEMPORARY BRACING OF ALL CONSTRUCTION WORK IN PROGRESS.
8. DO NOT SCALE DRAWINGS.
9. ANY DISCREPANCIES WITHIN THE DRAWINGS, SPECIFICATIONS, OR WITH CODES OR STANDARDS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR CORRECTIVE ACTION PRIOR TO COMMENCEMENT OF THE WORK.
10. FIELD CHANGES TO STRUCTURE REQUIRE PRIOR STRUCTURAL ENGINEERING REVIEW AND WRITTEN ACCEPTANCE BY THE STRUCTURAL ENGINEER OR ARCHITECT.
11. CONSTRUCTION SAFETY, PROCEDURES, MEANS AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
12. WHERE A MANUFACTURER AND/OR MODEL NUMBER IS NOT SPECIFIED FOR A PARTICULAR ITEM, THE CONTRACTOR SHALL CHOOSE A REPUTABLE MANUFACTURER, SELECT A MODEL WITHIN A MODERATE PRICE RANGE AND SUBMIT INFORMATION ON THE SELECTED ITEM TO THE OWNER AND ARCHITECT FOR APPROVAL.
13. PROJECT IDENTIFICATION: OTHER THAN THE ARCHITECT'S AND GENERAL CONTRACTOR'S STANDARD COMPANY SIGNS, NO BILLS, ADVERTISING OR DISPLAYS ARE PERMITTED AT THE SITE.
14. SUBSTITUTIONS: NO SUBSTITUTIONS OF MATERIALS SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
15. CLEANING: INCLUDING WINDOW WASHING AND CLEANING, PRIOR TO TURNING BASEMENT OVER TO OWNER.

:ARCHITECTURAL NOTES:

1. ALL DIMENSIONS ARE DRAWN TO FACE OF STUD OR MASONRY.
2. ALL WINDOW, DOOR AND CASED OPENINGS ARE DIMENSIONED TO THE CENTER LINE FOR FRAMED CONSTRUCTION, AND TO THE MASONRY OPENING FOR MASONRY CONSTRUCTION, UNO.
3. NIC: "NOT IN CONTRACT" DENOTES THAT THE ITEM IS NOT THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
4. SBO: "SUPPLIED BY OWNER" DENOTES THAT THE ITEM WILL BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.
5. ARCHITECT HAS PROVIDED A PRELIMINARY LIGHTING PLAN FOR DISCUSSION W/ OWNER.
6. G.C. AND ELECTRICAL CONTRACTOR(S) TO WALK THE PROJECT W/ OWNER TO DETERMINE POWER / DEVICE LOCATIONS.

PROJ. INFO. / PARTIES TO THE CONTRACT

OWNER / CLIENT
Mr. & Mrs. Thomas Mason
6315 Silver Sage Drive
Park City, UT 84098

CIVIL ENGINEER
Canyon Engineering
PO Box 982131
Park City, UT 84098
Contact: Gus Sharry, PE
Email: gus@canyoneng.com
Phone: (435) 640-7373

ARCHITECT
Archer & Buchanan Architecture, LTD
125 W. Miner St.
West Chester, PA 19382
Phone: (610) 692-9112

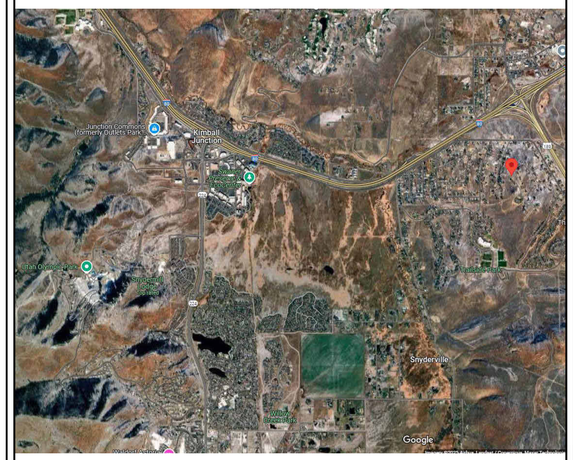
Contact: Chad V. Peterson, AIA
cvpeterson@archerbuchanan.com

Michele Thackrah, AIA
mlthackrah@archerbuchanan.com

STRUCTURAL ENGINEER
Acute Engineering, Inc.
744 S 400 E
Orem, UT 84097
Contact: Connor Jensen, PE
Email: connor@acuteeng.com
Phone: (801) 229-9020

GENERAL CONTRACTOR
SandDollar Development, LLC
PO Box 474
Fairfield, CT 06824
Contact: Thomas Mason
Phone: (203) 209-6707

LOCATION MAP



SYMBOLS

INTERIOR ELEVATIONS

BUILDING SECTION

WALL SECTION

DETAIL SECTION

ROOM NAME / FINISH — ROOM TAG

DP — DATUM PT. (DP)
TEST BORING (TB)
WORK POINT (WP)
CONTROL POINT (CP)

1st FL. / T.O. SUB FLOOR / ELEV. 0'-0" — DATUM LINE

DOOR TAG

WINDOW TAG

REVISION TAG

BRICK

C.M.U.

CONCRETE

STONE VENEER

EARTH

BATT OR BLOWN- IN INSULATION

RIGID INSULATION

METAL, ALUM., ETC.

STEEL

METAL, FLASHING, SMALL SCALE STRUCTURE

CRUSHED STONE

PLASTER, STUCCO, MORTAR, SAND

FINISHED WOOD

ROUGH WOOD

WOOD BLOCKING

PLYWOOD

CARPET

SHINGLE

ABBREVIATIONS

AB.....ANCHOR BOLT	DW.....DISHWASHER	LSL.....LAMINATED STRAND LUMBER	SDL.....SIMULATED DIVIDED LIGHT
ABV.....ABOVE	DWG.....DRAWING	LVL.....LAMINATED VENEER LUMBER	SECT.....SECTION
ACT.....ACOUSTIC CEILING TILE	EA.....EACH	LVT.....LUXURY VINYL TILE	SF.....SQUARE FOOT/FEET
ADJ.....ADJUSTABLE	(E)/EXIST/EXISTG.....EXISTING	MIR.....MIRROR	SH.....SHELVES
ADA.....AMERICAN DIABILITIES ACT	EG.....EGRESS	MAX.....MAXIMUM	SHT.....SHEET
AFF.....ABOVE FINISH FLOOR	EL/ELEV.....ELEVATION	MBL.....MARBLE	SHWR.....SHOWER
ALT.....ALTERNATE	E/ELEC.....ELECTRIC(AL)	MC.....MEDICINE CABINET	SIM.....SIMILAR
ALUM.....ALUMINUM	EQ.....EQUAL	ME/TME.....(TO) MATCH EXISTING	SIP...STRUCTURAL INSULATED PANEL
ARCH.....ARCHITECTURAL	EW.....EACH WAY	M/MECH.....MECHANICAL	SOG.....SLAB ON GRADE
BAR.....REBAR	EXP.....EXPANSION	MFG/MFR.....MANUFACTURER	SP.....SINGLE PANEL
BD.....BOARD	EXT.....EXTERIOR	MIN.....MINIMUM	SPEC.....SPECIFICATION
B'FAST.....BREAKFAST	FA.....FRESH AIR	MLDG.....MOLDING	SPF.....SPRAY FOAM INSULATION
BLDG.....BUILDING	FD.....FLOOR DRAIN	MO.....MASONRY OPENING	SQ.....SQUARE
BLW.....BELOW	FF.....FROST FREE	MTD.....MOUNTED	S'STRUCT.....STRUCTURAL
BO.....BOTTOM OF	FIN.....FINISH	MTL.....METAL	ST.....STONE TILE
BOT.....BOTTOM	FLR.....FLOOR	MW.....MICROWAVE	SS/ST-STL.....STAINLESS STEEL
BRG.....BEARING	FNDTN.....FOUNDATION	(N).....NEW	STL.....STEEL
CAB.....CABINET	FP.....FIRE PLACE	NA.....NOT APPLICABLE	STOR.....STORAGE
CI.....CAST IRON	FT.....FEET/FOOT	NIC.....NOT IN CONTRACT	T.....TREAD
CJ.....CEILING JOIST	FTG.....FOOTING	NTS.....NOT TO SCALE	TB.....TOWEL BAR
CL.....CENTER LINE	GA.....GAUGE	O.....OVEN	T&B.....TOP & BOTTOM
CLG.....CEILING	GC.....GENERAL CONTRACTOR	OA.....OVER ALL	TBD.....TO BE DETERMINED
CLO.....CLOSET	GFI.....GROUND FAULT INTERRUPT	OC.....ON CENTER	TDL.....TRUE DIVIDED LIGHT
CMU.....CONCRETE MASONRY UNIT	GWB.....GYPSUM WALL BOARD	OH.....OVER HEAD	T&G.....TONGUE AND GROOVE
CO.....CASED OPENING	HB.....HOSE BIB	OPP.....OPPOSITE	THR/THRESH.....THRESHOLD
COL.....COLUMN	H/C.....HOT/COLD	P.....PLUMBING	TO.....TOP OF
CONC.....CONCRETE	H-D.....HEAVY DUTY	PL/PLT.....PLATE	TPH.....TISSUE PAPER
CONT.....CONTINUOUS	HDR.....HEADER	PR.....POWDER ROOM	TME.....TO MATCH EXISTING
CONTR.....CONTRACTOR	HP.....HIGH POINT	PSL.....PARALLEL STRAND LUMBER	TYP.....TYPICAL
CPT.....CARPET	HR.....HOUR	PT.....PRESSURE TREATED	UNEX.....UNEXCAVATED
CR.....CURTAIN ROD	HT.....HEIGHT	PTD.....PAINTED	UNO.....UNLESS NOTED OTHERWISE
CT.....CERAMIC TILE	HYD.....HYDRANT	R.....RISER	VB.....VAPOR BARRIER
CTR.....CENTER	ICF.....INSULATED CONCRETE FORM	RR/RAF/RAFT.....RAFTER	VCT.....VINYL COMPOSITION TILE
D.....DRYER	INCL.....INCLUDING	REF.....REFRIDGERATOR	VIF.....VERIFY IN FIELD
DBL.....DOUBLE	INS/INSUL.....INSULATION	REINF.....REINFORCING	W.....WASHING MACHINE
DET/DTL.....DETAIL	JST.....JOIST	REQ'D.....REQUIRED	W/.....WITH
DIA.....DIAMETER	KW.....KNEE WALL	RM.....ROOM	WC.....WATER CLOSET
DIFF.....DIFFUSER	LAV.....LAVATORY/SINK	RO.....ROUGH OPENING	WD.....WOOD
DN.....DOWN	LB.....LOAD BEARING	R&S.....ROD AND SHELF	WH.....WATER HEATER
DR.....DOOR	LIN.....LINEN CLOSET	SAF.....SELF-ADHERED FLASHING	WP.....WATER PROOF
DS.....DOWNSPOUT	LP.....LOW POINT	SBO.....SUPPLIED BY OTHERS	WRB....WEATHER RESISTIVE BARRIER
			WWF.....WELDED WIRE FABRIC

LIST OF DRAWINGS

C-0 COVER SHEET

A-1.0 LOWER LEVEL PLAN
A-1.1 FIRST FLOOR PLAN
A-1.2 CLERESTORY AND ROOF PLANS
A-1.3 RAFTER BEAM LAYOUT PLAN
A-2.0 EXTERIOR
A-2.1 EXTERIOR
A-2.2 HEIGHT
A-3.0 BUILDING
A-3.1 BUILDING
A-4.0 WALL SE
A-5.0 DOOR SC
A-5.1 WINDOW

LIST OF DRAWINGS SUPERSEDED, REFER TO SHEET 01

REFERENCE CIVIL DRAWINGS UNDER SEPARATE COVER

ISSUED FOR: PERMIT

ARCHER & BUCHANAN
ARCHITECTURE
125 West Miner Street, West Chester, PA 19382

PROJECT NO.: 20446

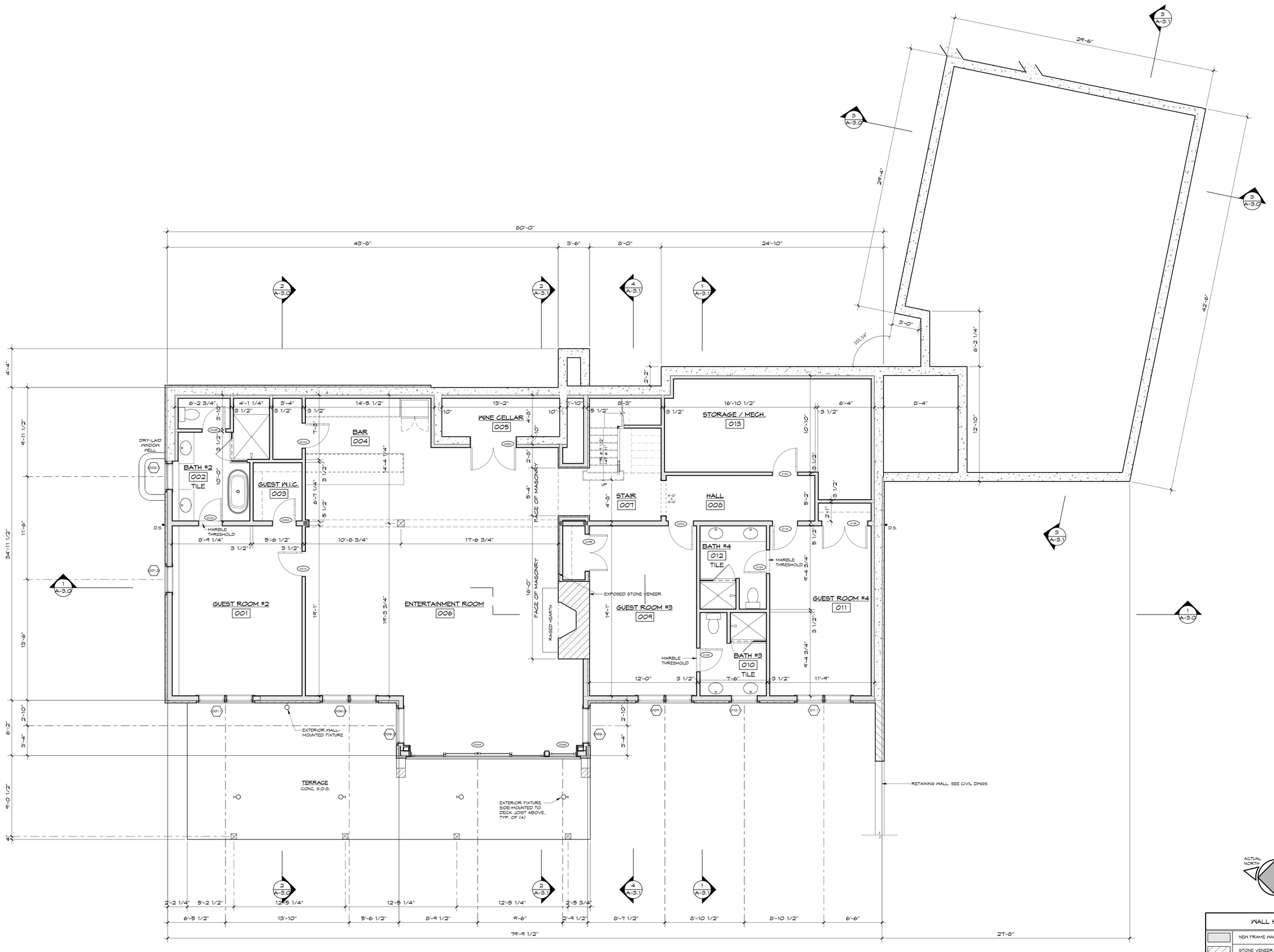
PROPOSED RESIDENCE FOR:
Mr. & Mrs. Thomas Mason
6315 Silver Sage Drive, Park City, UT 84098

SEAL — STATE OF UTAH — MICHELE L. KNOX THACKRAH — No. 12828234-0301 — LICENSED ARCHITECT

ISSUED	DATE	TITLE
4/14/2025	4/14/2025	ISSUED FOR PERMIT
NO.		Issued for Permit

COVER SHEET — C-0

EXHIBIT A.8



1 A-1.0 LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

ACTUAL NORTH
PROJECT NORTH

WALL KEY
NEW FRAME WALLS
STONE VENEER WALLS
CONCRETE BLOCK WALLS
CAST IN PLACE CONCRETE
EXISTING WALLS
SOUND ATTENUATION

ISSUED FOR:
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ARCHITECTURE
125 West Miner Street, West Chester, PA 19382

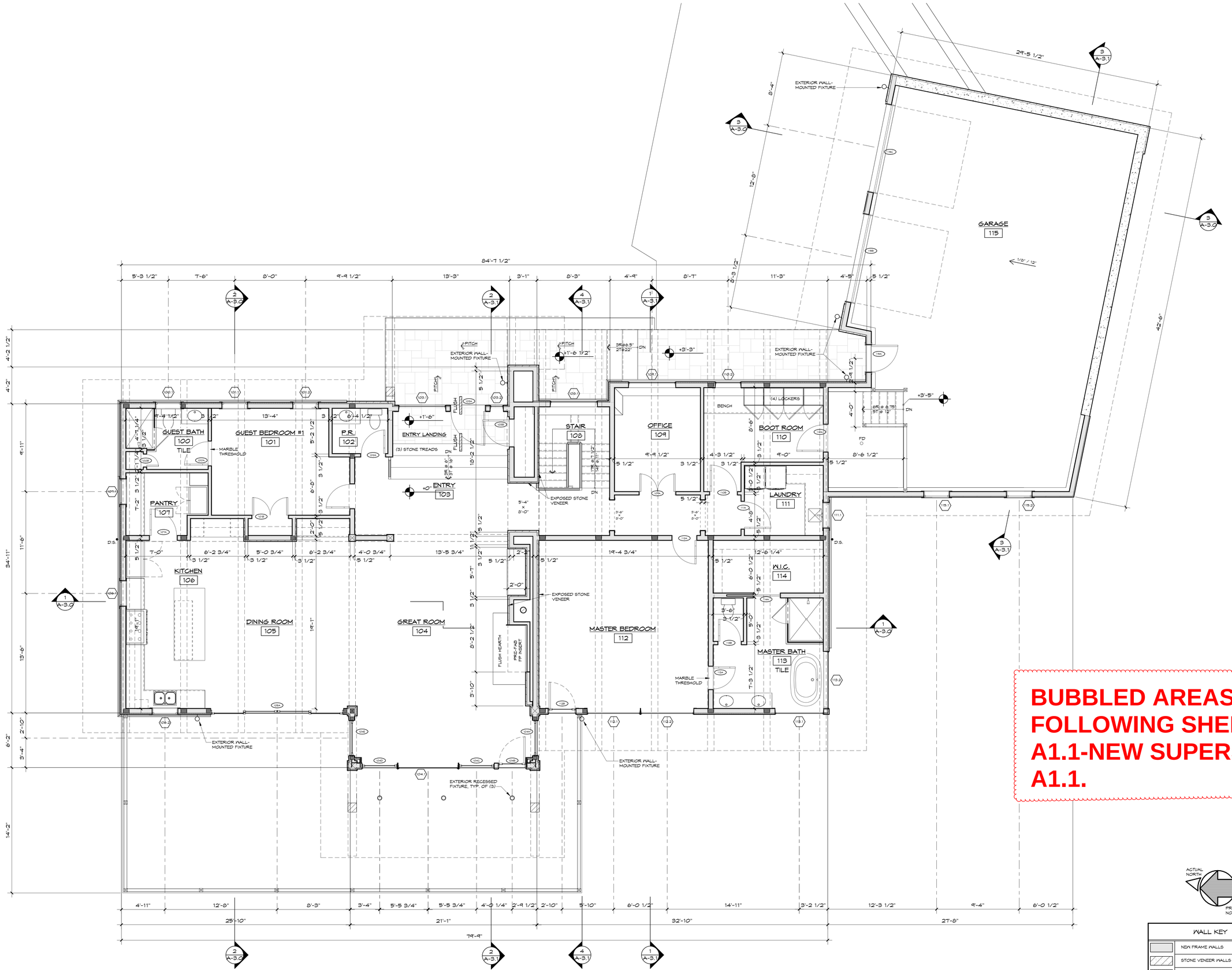
PROJECT NO.: 20446

PROPOSED RESIDENCE FOR:
Mr. & Mrs. Thomas Mason
6315 Silver Sage Drive, Park City, UT 84098

SEAL
STATE OF UTAH
MICHAEL K. WU
No. 12828234-0301
LICENSED ARCHITECT

ISSUED
NO | DATE | TITLE
1 | 4/14/2025 | Issued for Permit
4/14/2025 ISSUED FOR PERMIT

LOWER LEVEL PLAN
A-1.0



1 A-1.1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

BUBBLED AREAS ON FOLLOWING SHEET A1.1-NEW SUPERSEDE A1.1.

ACTUAL NORTH
PROJECT NORTH

WALL KEY
NEW FRAME WALLS
STONE VENEER WALLS
CONCRETE BLOCK WALLS
CAST IN PLACE CONCRETE
EXISTING WALLS
SOUND ATTENUATION

ISSUED FOR: **PERMIT**

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ARCHITECTURE
125 West Miner Street, West Chester, PA 19382

PROJECT NO.: 20446

PROPOSED RESIDENCE FOR:
Mr. & Mrs. Thomas Mason
6315 Silver Sage Drive, Park City, UT 84098

SEAL
STATE OF UTAH
Meredith K. Wilson
No. 12628234-0301
LICENSED ARCHITECT

ISSUED	DATE	TITLE
1	4/14/2025	Issue for Permit

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FIRST FLOOR PLAN

A-1.1

EXHIBIT A.10



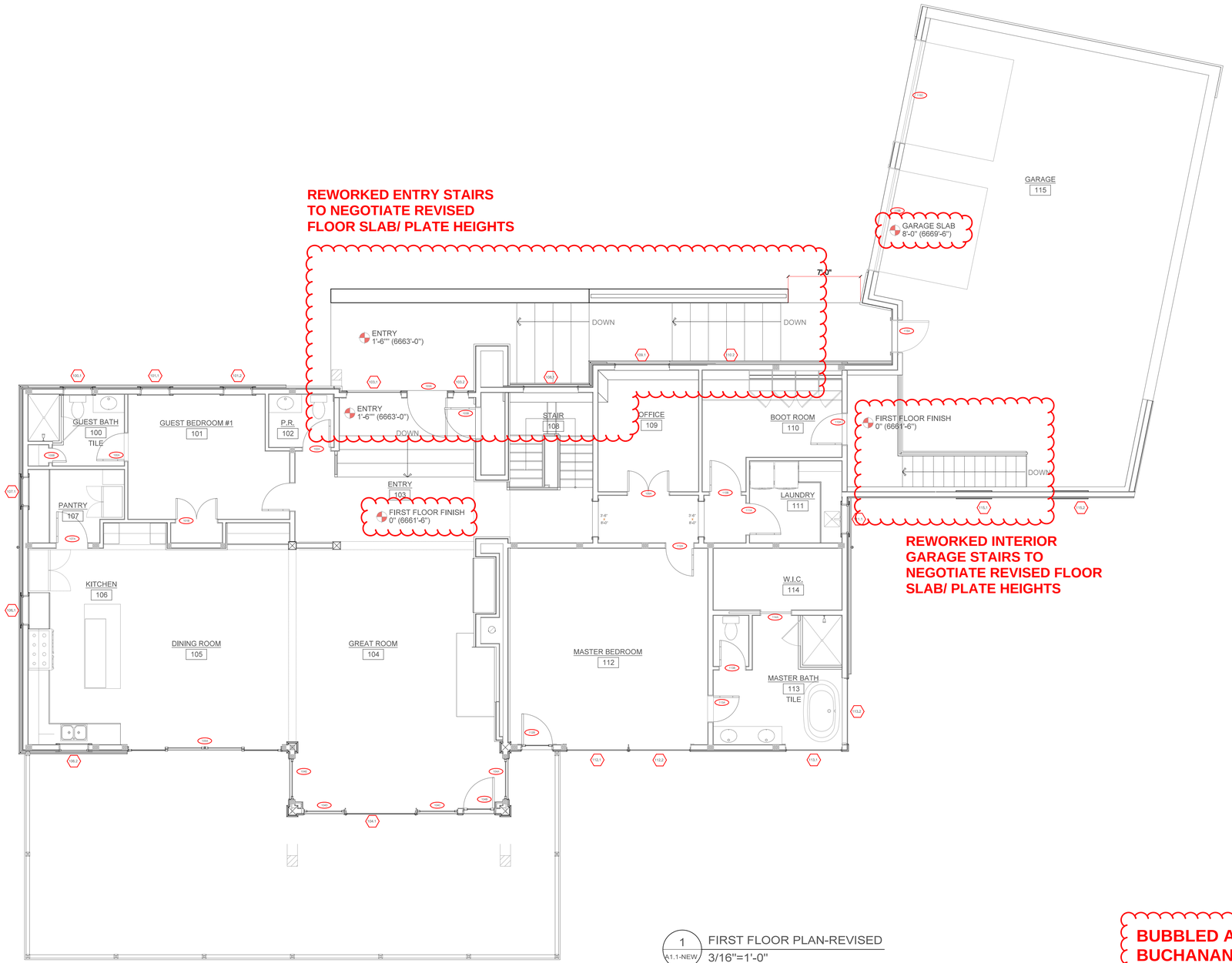
6315 N SILVER SAGE DR.

NOT FOR CONSTRUCTION



LOW IMPACT PERMIT - REVISED PROPOSAL

REWORKED ENTRY STAIRS TO NEGOTIATE REVISED FLOOR SLAB/ PLATE HEIGHTS



REWORKED INTERIOR GARAGE STAIRS TO NEGOTIATE REVISED FLOOR SLAB/ PLATE HEIGHTS

1 A1.1-NEW FIRST FLOOR PLAN-REVISED
3/16"=1'-0"

todd|mohr
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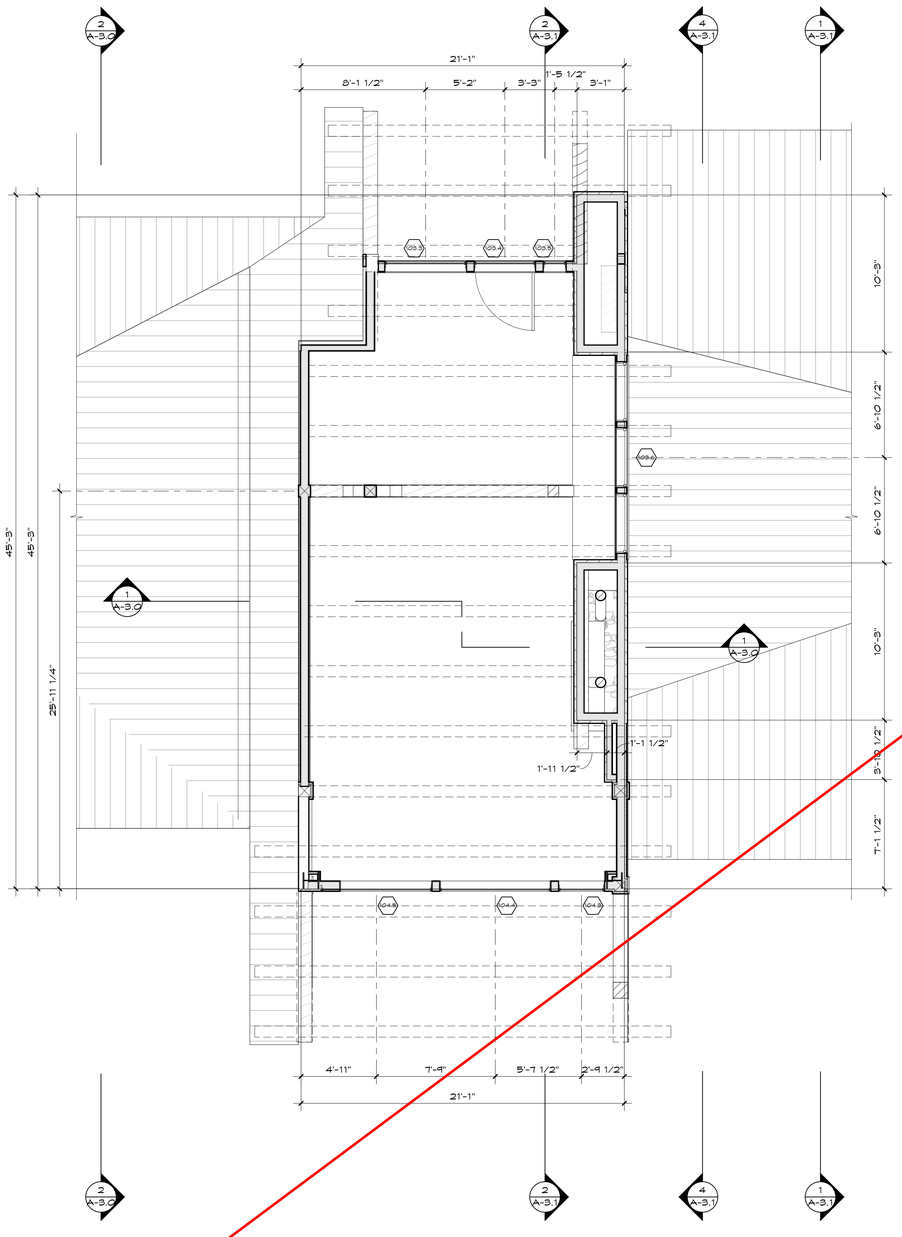
FIRST FLOOR PLAN-REVISED PROPOSAL

BUBBLED AREAS SUPERSEDE BUCHANAN PLAN SET SHEET A1.1. ALL OTHER PLAN-O-METRIC INFORMATION, DIMENSIONS, ETC. TO BE AS PER BUCHANAN PLAN SET. NOT FOR CONSTRUCTION, TO CONVEY DESIGN INTENT ONLY.

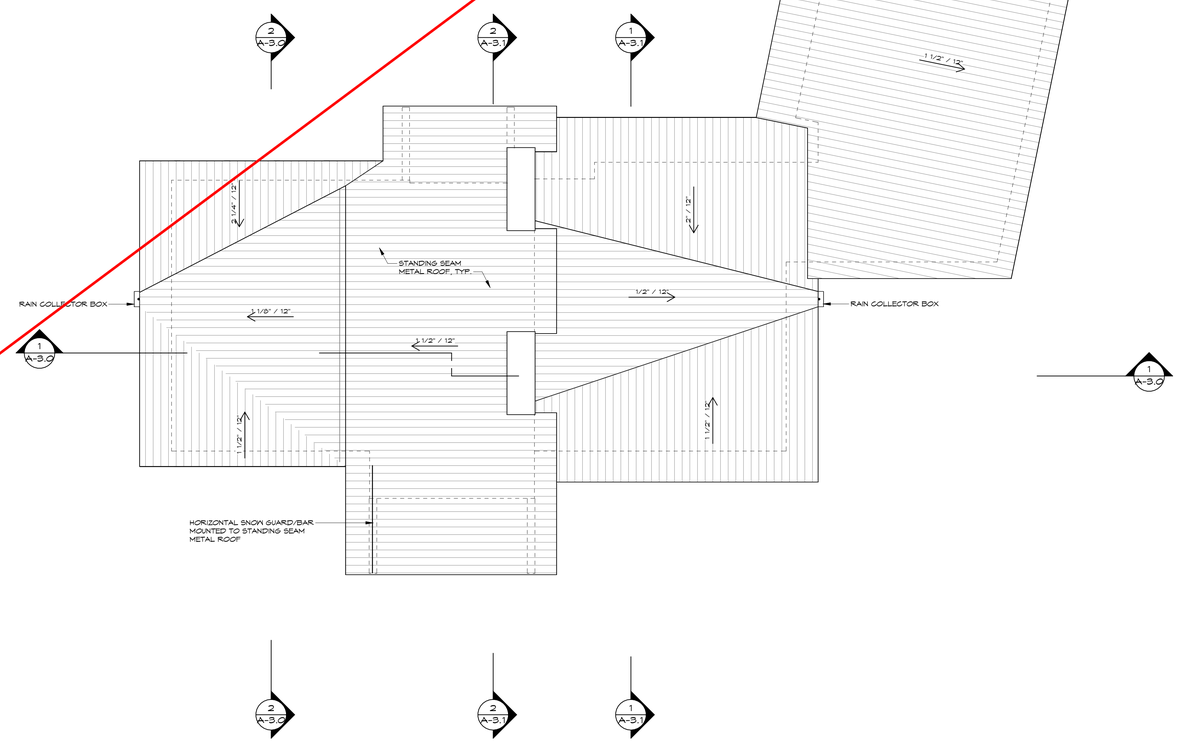
A1.1-NEW

EXHIBIT A.11

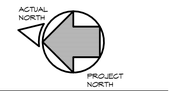
SUPERSEDED



1 A-1.2 CLERESTORY PLAN
SCALE: 1/4" = 1'-0"



2 A-1.2 ROOF PLAN
SCALE: 1/8" = 1'-0"



ROOF KEY	
10:12	ROOF PITCH
	GUTTER PITCH
	GUTTER
	DOWNSPOUT TO BOOT
	DOWNSPOUT TO GUTTER
	LIGHTNING PROTECTION
	SNOW & ICE GUARDS

WALL KEY	
	NEW FRAME WALLS
	STONE VENEER WALLS
	CONCRETE BLOCK WALLS
	CAST IN PLACE CONCRETE
	EXISTING WALLS
	SOUND ATTENUATION

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ARCHITECTURE
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PROJECT NO.: 20446

PROPOSED RESIDENCE FOR:
Mr. & Mrs. Thomas Mason
6315 Silver Sage Drive, Park City, UT 84098

SEAL: STATE OF UTAH · MICHAEL K. WU · No. 12828234-0301 · LICENSED ARCHITECT

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CLERESTORY AND ROOF PLANS

A-1.2

EXHIBIT A.12

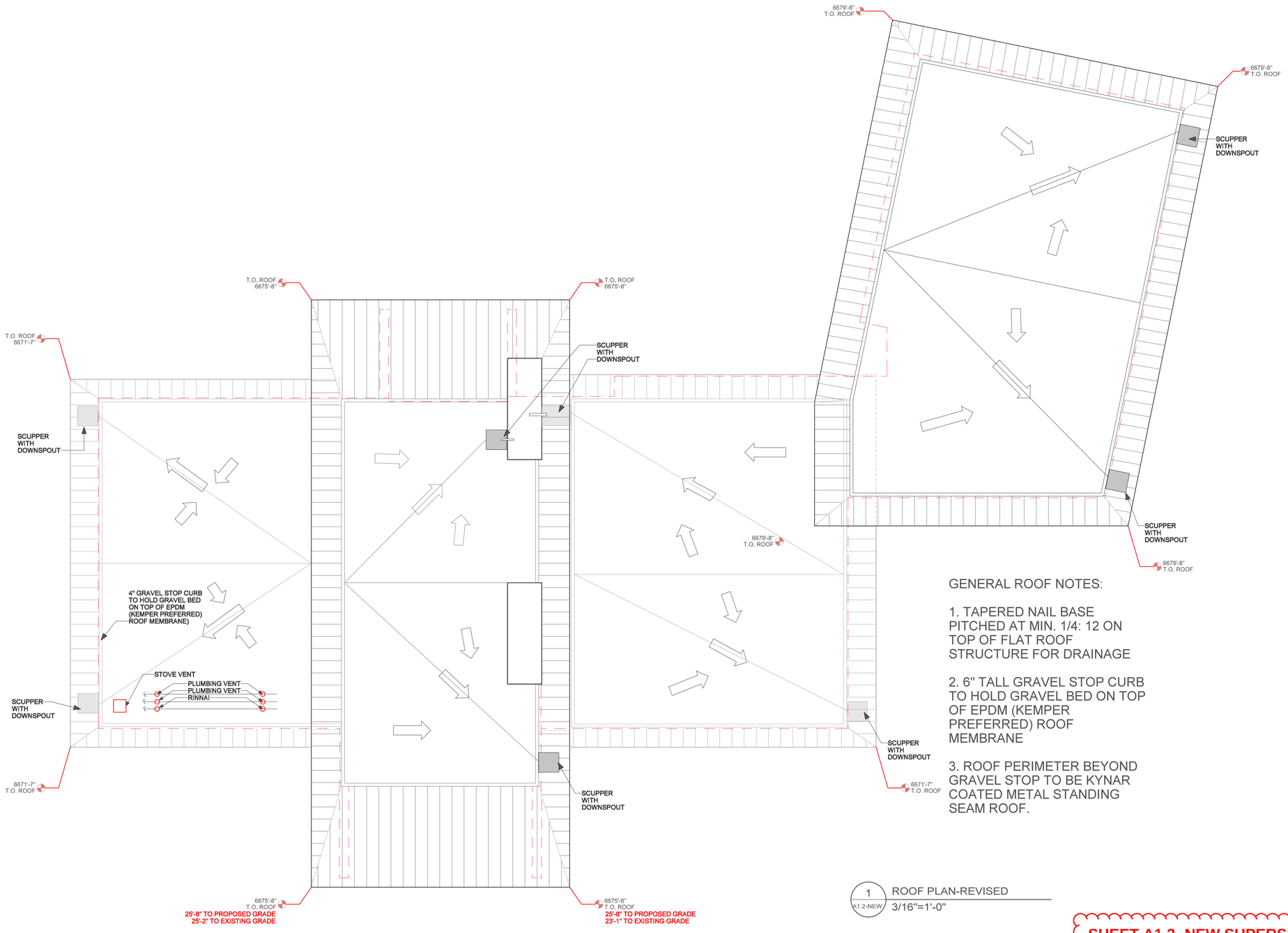


6315 N SILVER SAGE DR.

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LOW IMPACT PERMIT - REVISED PROPOSAL



GENERAL ROOF NOTES:

1. TAPERED NAIL BASE PITCHED AT MIN. 1/4: 12 ON TOP OF FLAT ROOF STRUCTURE FOR DRAINAGE

2. 6" TALL GRAVEL STOP CURB TO HOLD GRAVEL BED ON TOP OF EPDM (KEMPER PREFERRED) ROOF MEMBRANE

3. ROOF PERIMETER BEYOND GRAVEL STOP TO BE KYNAR COATED METAL STANDING SEAM ROOF.

1 A1.2-NEW ROOF PLAN-REVISED
3/16"=1'-0"

SHEET A1.2- NEW SUPERSEDES BUCHANAN PLAN SET SHEET A1.2. NOT FOR CONSTRUCTION, TO CONVEY DESIGN INTENT ONLY.

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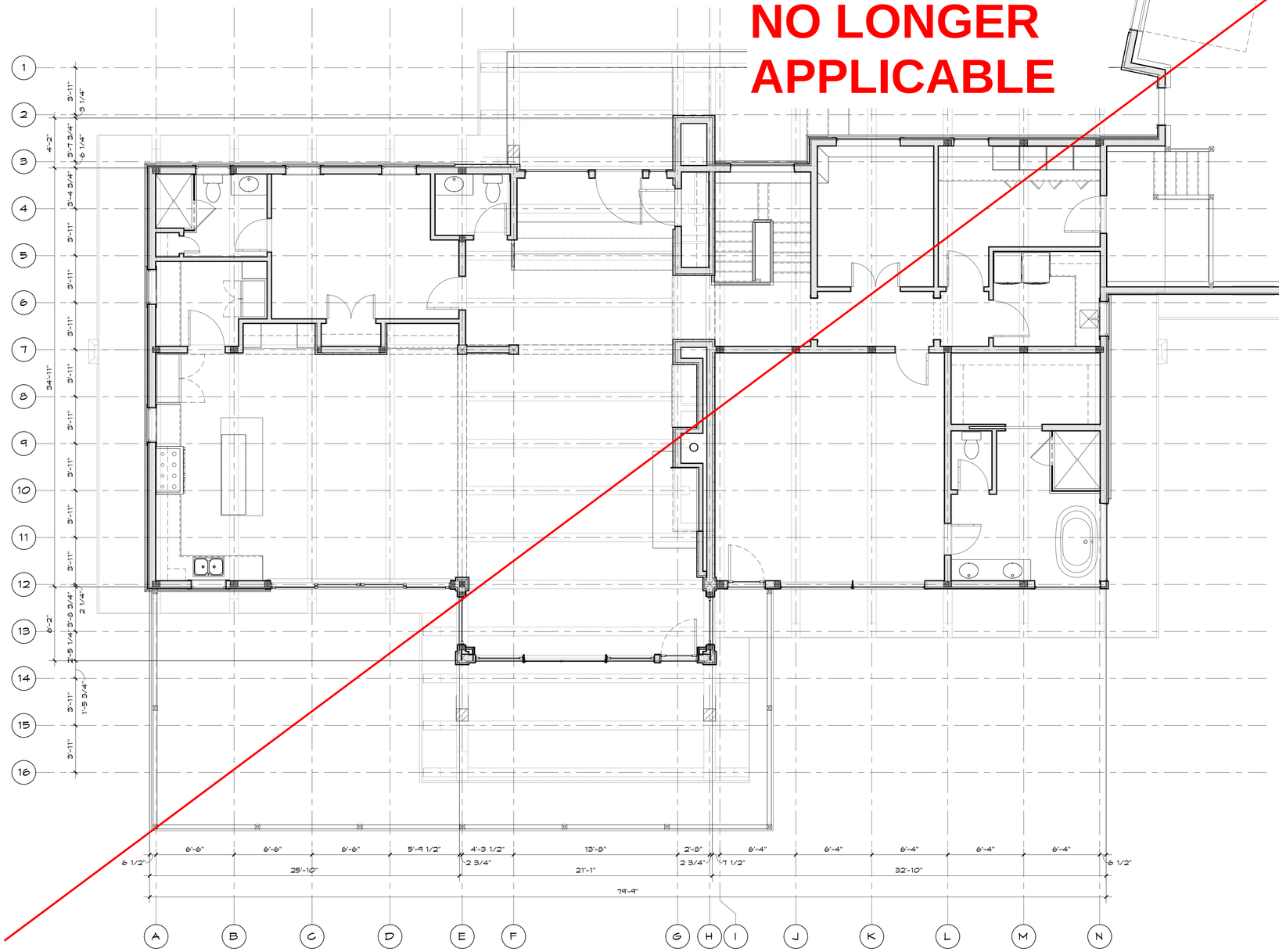
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ROOF PLAN- REVISED PROPOSAL

A1.2-NEW

NO LONGER APPLICABLE



1 A-1.3 RAFTER BEAM LAYOUT PLAN

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

ACTUAL NORTH

PROJECT NORTH

WALL KEY
NEW FRAME WALLS
STONE VENEER WALLS
CONCRETE BLOCK WALLS
CAST IN PLACE CONCRETE
EXISTING WALLS
SOUND ATTENUATION

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SEAL

STATE OF UTAH
JEFFREY R. BUCHANAN
No. 12828234-0301
LICENSED ARCHITECT

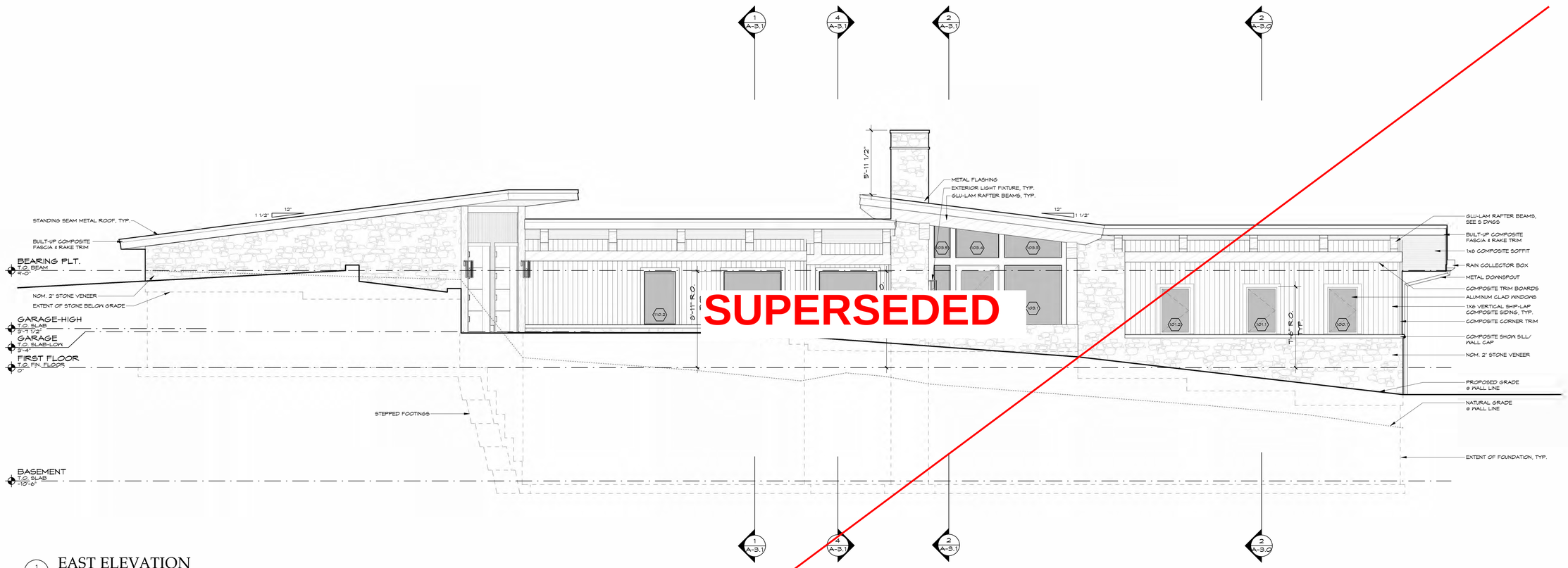
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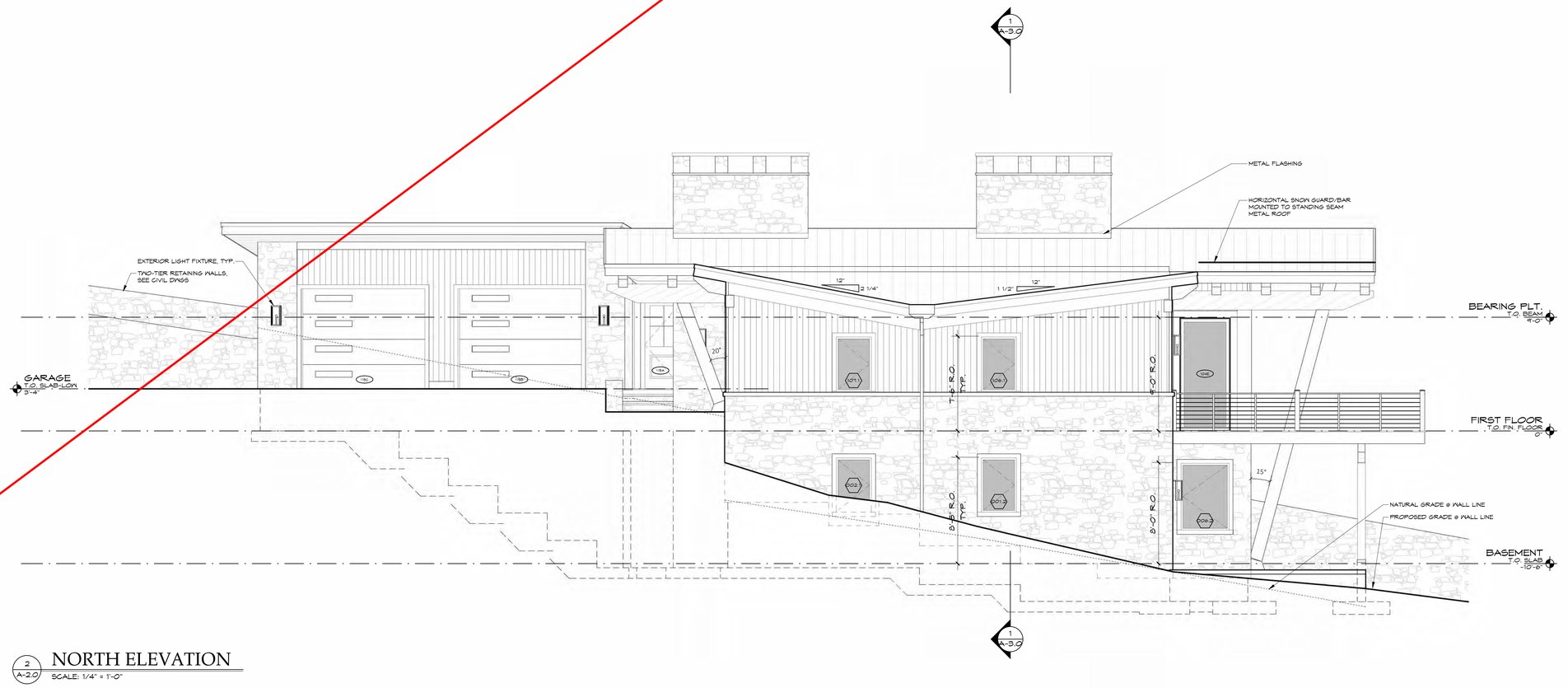
RAFTER BEAM LAYOUT PLAN

A-1.3

EXHIBIT A.14



1 A-2.0 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-2.0 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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MICHAEL K. YU
No. 12828234-0301
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EXTERIOR ELEVATIONS

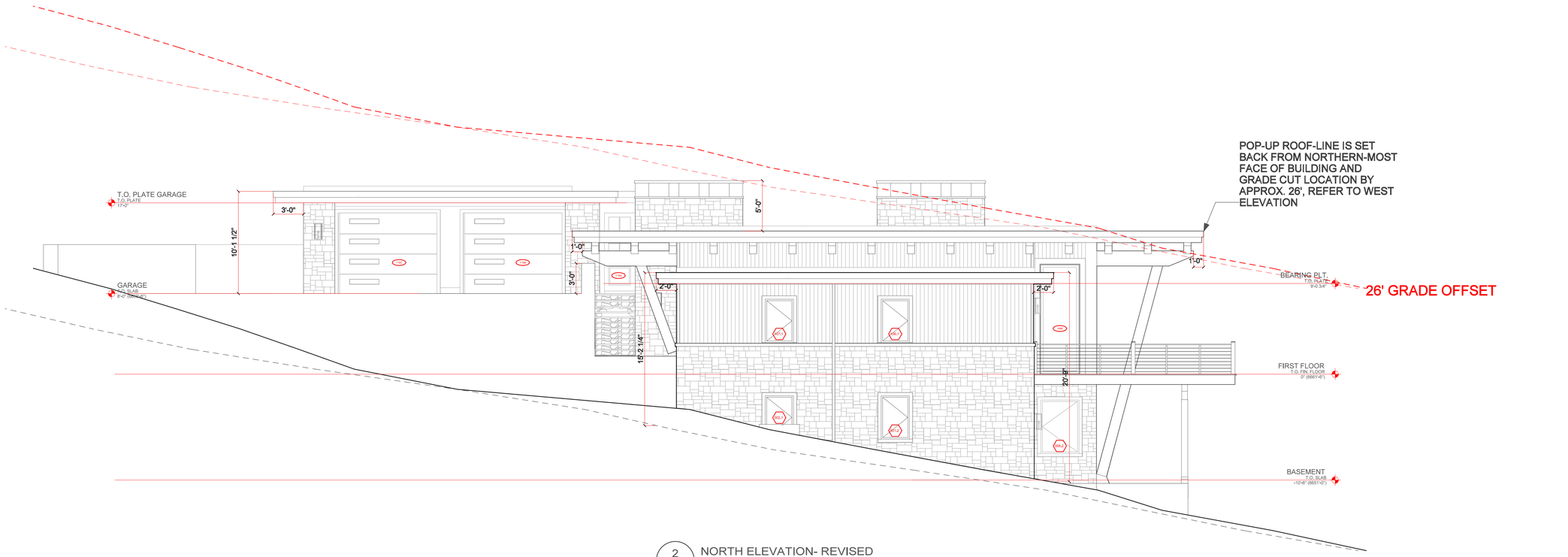
A-2.0

EXHIBIT A.15

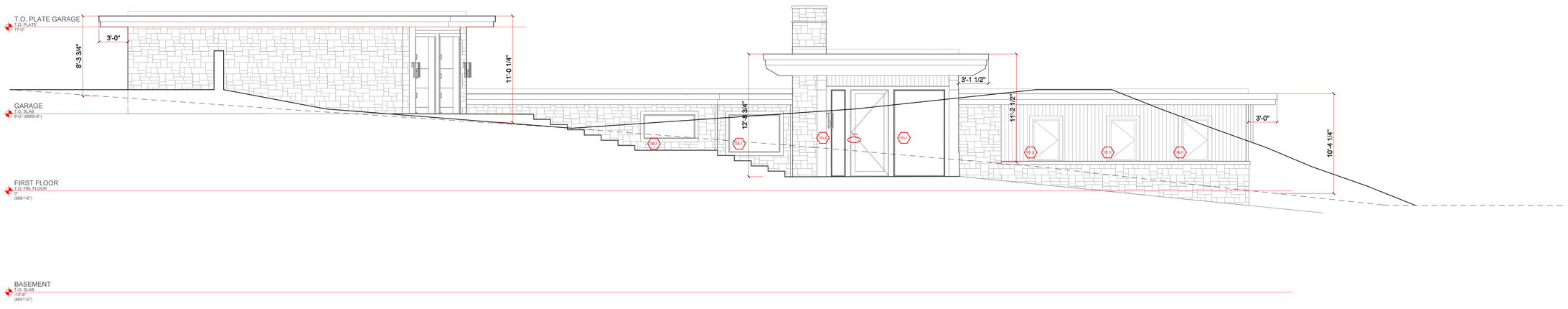


6315 N SILVER SAGE DR

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2 A2.0-NEW NORTH ELEVATION- REVISED
3/16"=1'-0"



1 A2.0-NEW EAST ELEVATION- REVISED
3/16"=1'-0"

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GEORGIA MOHR TODD
No. 12089685-0301
9/10/2026
LICENSED ARCHITECT

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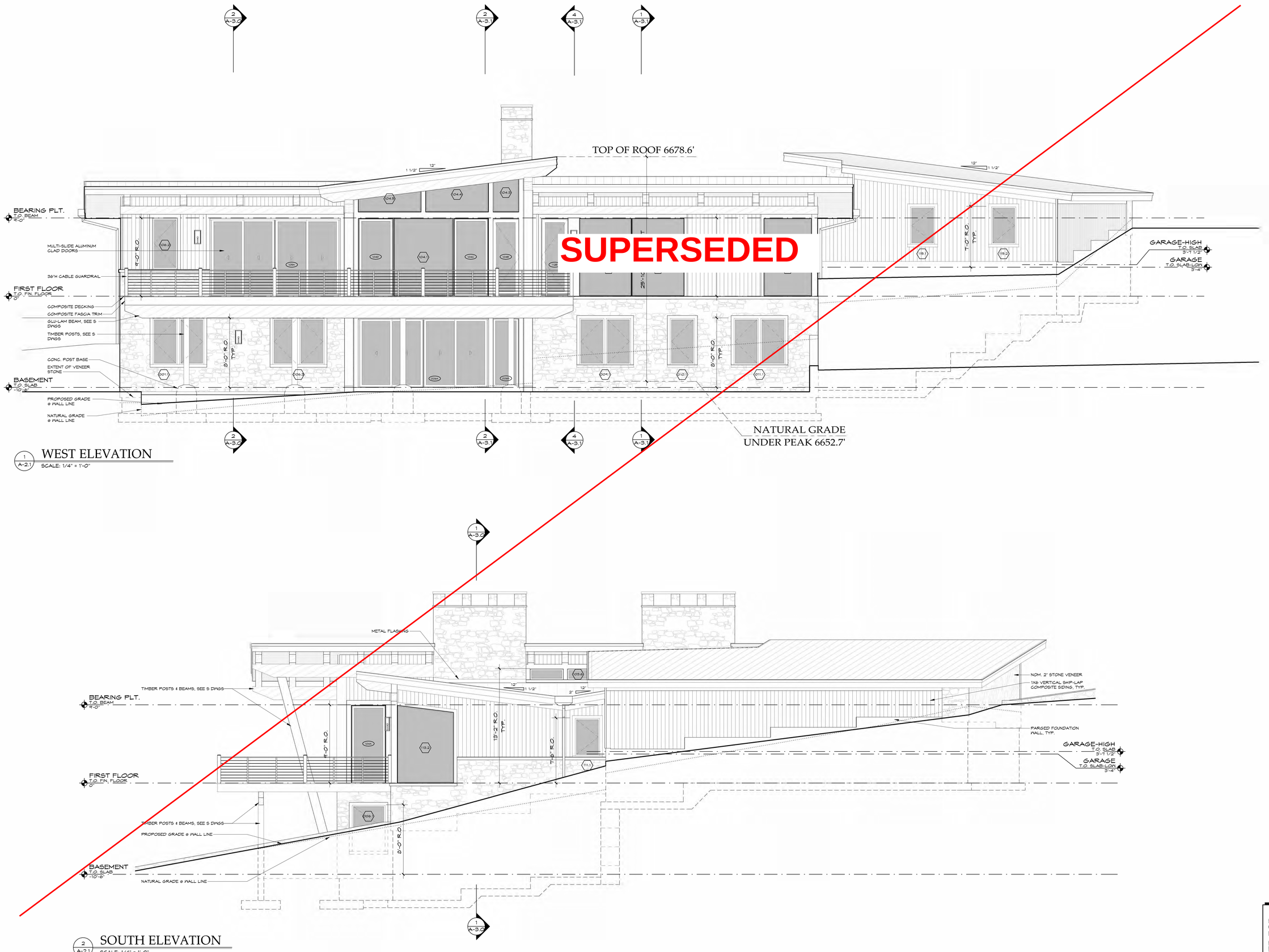
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SHEET A2.0- NEW SUPERSEDES BUCHANAN PLAN SET SHEET A2.0. NOT FOR CONSTRUCTION, TO CONVEY DESIGN INTENT ONLY.

A2.0-NEW

EXHIBIT A.16



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EXTERIOR ELEVATIONS

A-2.1

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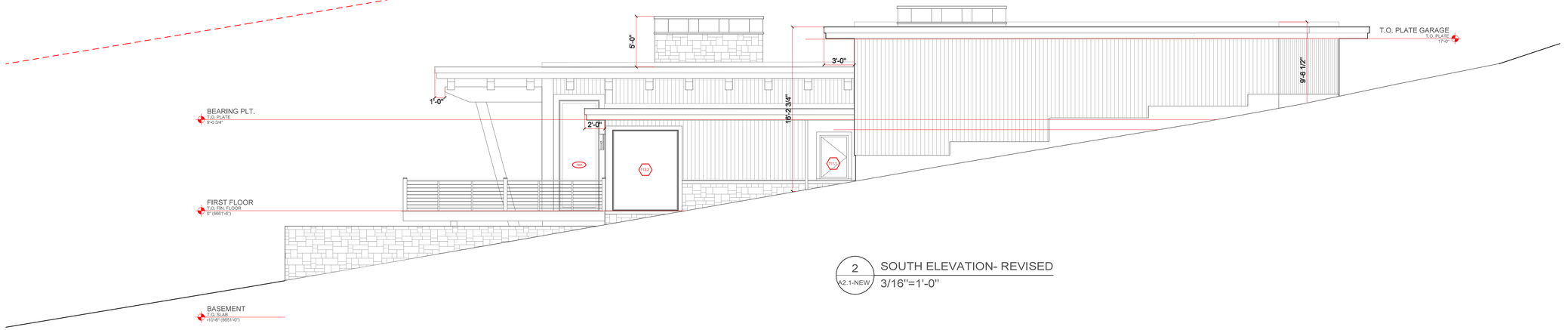
26' GRADE OFFSET

EXHIBIT A.17



6315 N SILVER SAGE DR.

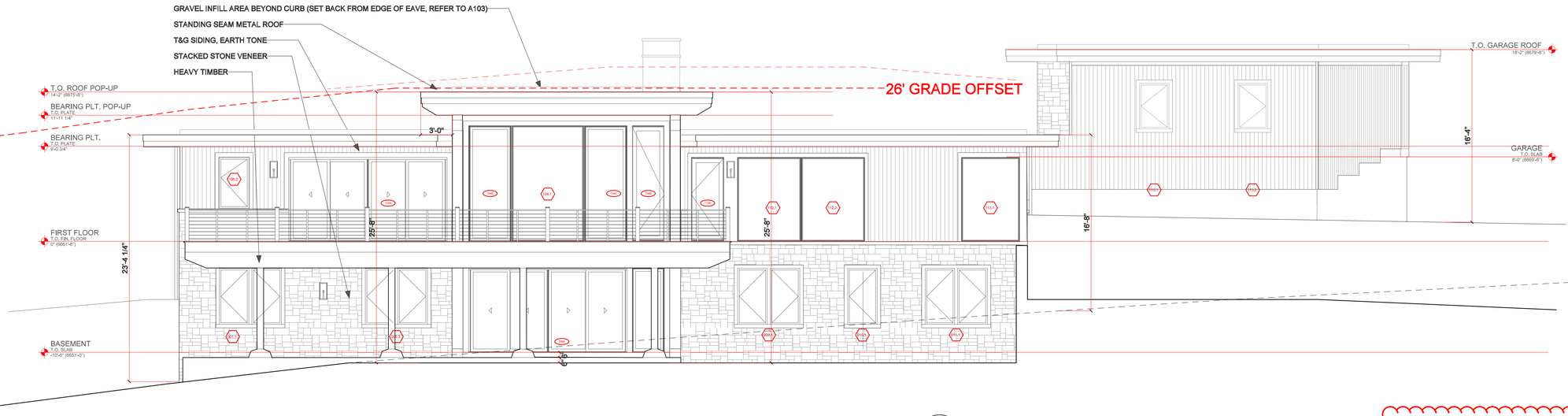
NOT FOR CONSTRUCTION



2 A2.1-NEW — SOUTH ELEVATION- REVISED
3/16"=1'-0"

STATE OF UTAH
GEORGIA MOHR TODD
No. 12089685-0301
9/10/2026
LICENSED ARCHITECT

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1 A2.1 NEW — WEST ELEVATION- REVISED
3/16"=1'-0"

SHEET A2.1- NEW SUPERSEDES BUCHANAN PLAN SET SHEET A2.1. NOT FOR CONSTRUCTION, TO CONVEY DESIGN INTENT ONLY.

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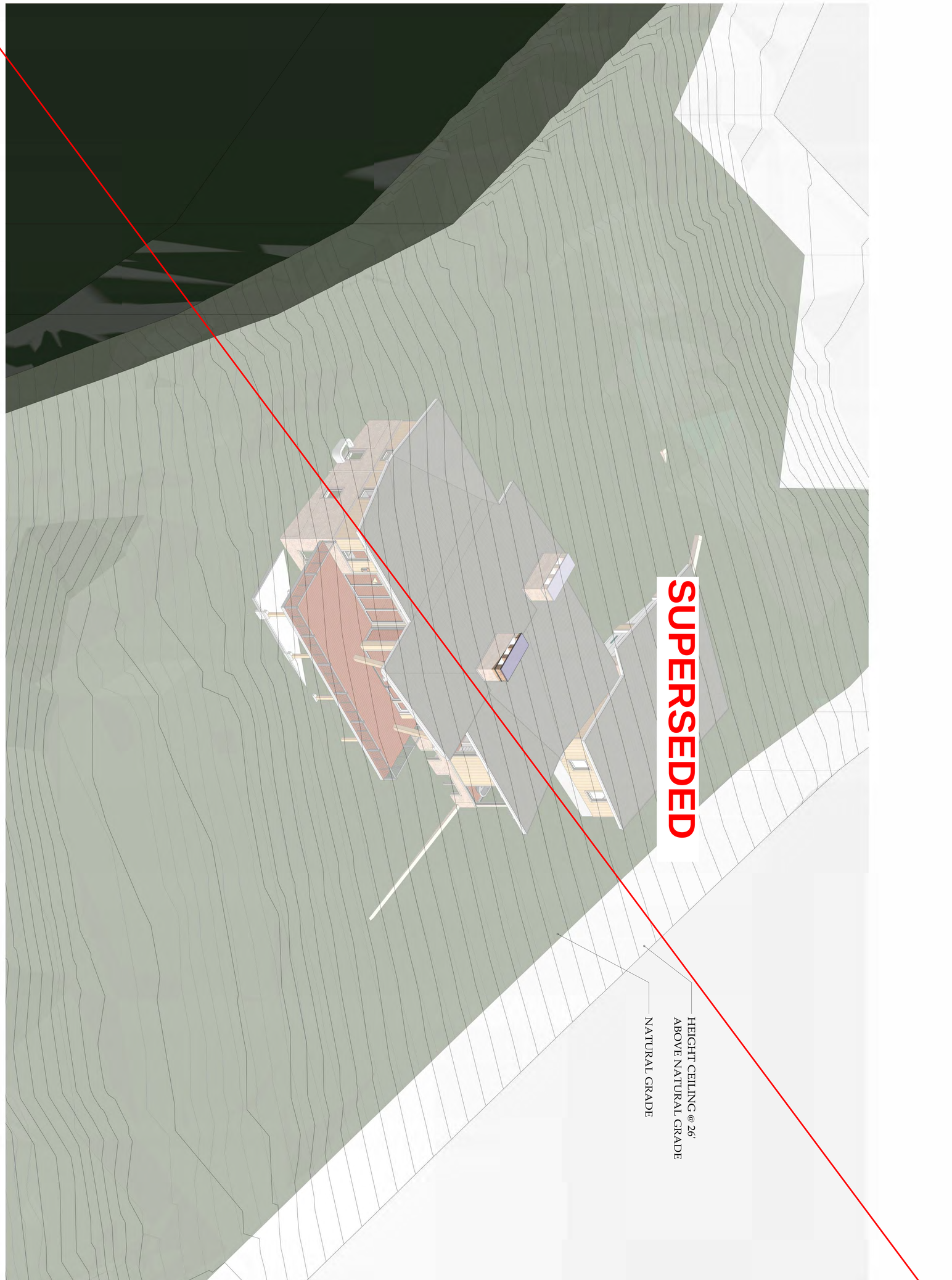
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EXTERIOR ELEVATIONS- REVISED PROPOSAL

A2.1-NEW



1 A-2.2 SCALE

HEIGHT CEILING STUDY - 3D VIEW

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HEIGHT CEILING STUDY

A-2.2

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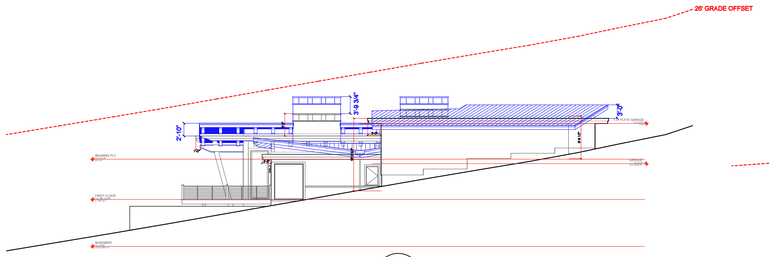
EXHIBIT A.18

EXHIBIT A.19

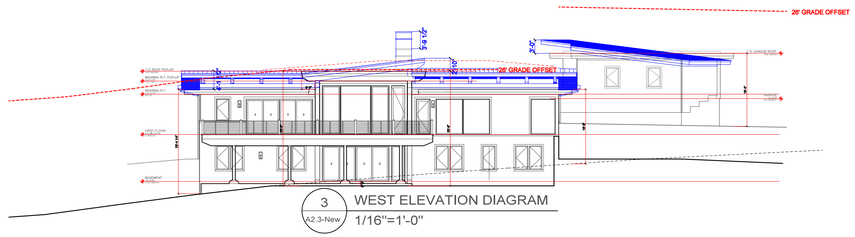


6315 N SILVER SAGE DR

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4 A2.3-New SOUTH ELEVATION DIAGRAM
1/16"=1'-0"



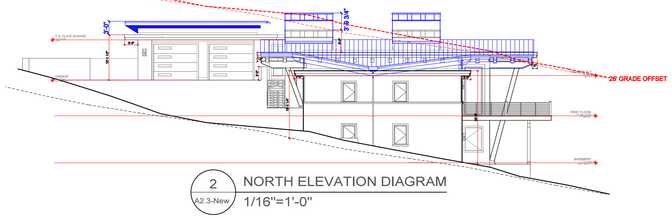
3 A2.3-New WEST ELEVATION DIAGRAM
1/16"=1'-0"

PREVIOUS VS. NEW PROPOSED ROOF LINE COMPARISON DIAGRAM

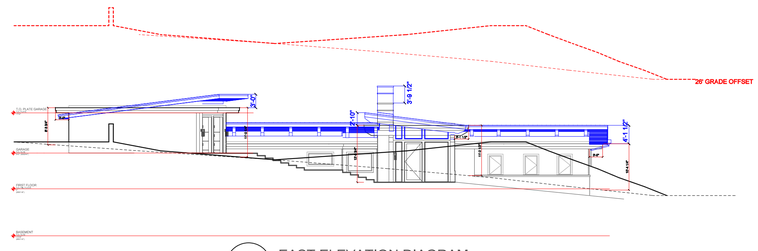
GENERAL NOTES:

1. BLUE LINEWORK INDICATES LOCATION OF PREVIOUSLY PROPOSED ROOFLINE/ FORM W/ HEIGHT REDUCTION DIMENSIONS CALLED OUT IN BLUE.

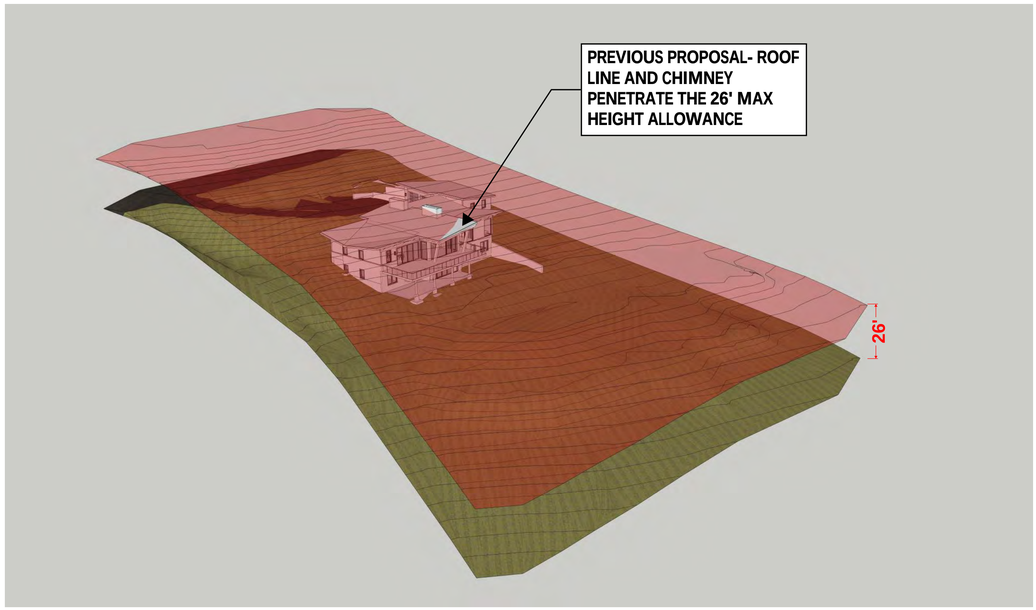
2. NEW PROPOSED FLAT ROOVES PAIRED WITH LOWERED BASEMENT AND FIRST FLOOR PLATE HEIGHTS CREATE A DECREASE IN OVERALL BUILDING HEIGHT ALLOWING THE MASS TO NESTLE LOWER INTO THE LANDSCAPE W/ LESS VISUAL IMPACT.

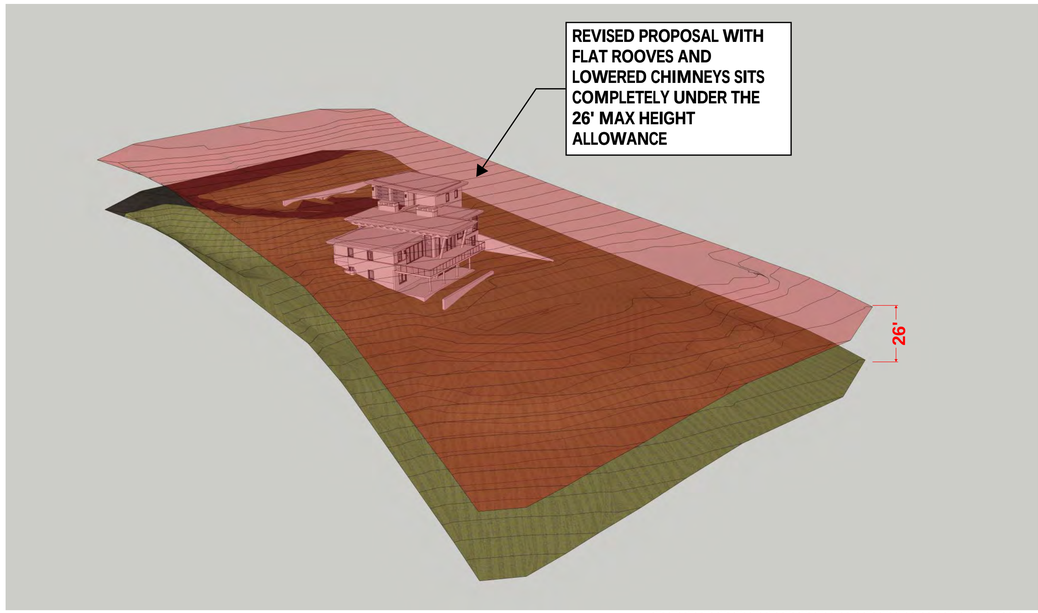


2 A2.3-New NORTH ELEVATION DIAGRAM
1/16"=1'-0"



1 A2.3-New EAST ELEVATION DIAGRAM
1/16"=1'-0"





SHEET A2.2- NEW SUPERSEDES BUCHANAN PLAN SET SHEET A2.2. NOT FOR CONSTRUCTION, TO CONVEY DESIGN INTENT ONLY.

STATE OF UTAH
GEORGIA MOHR TODD
No. 12089685-0301
9/10/2026
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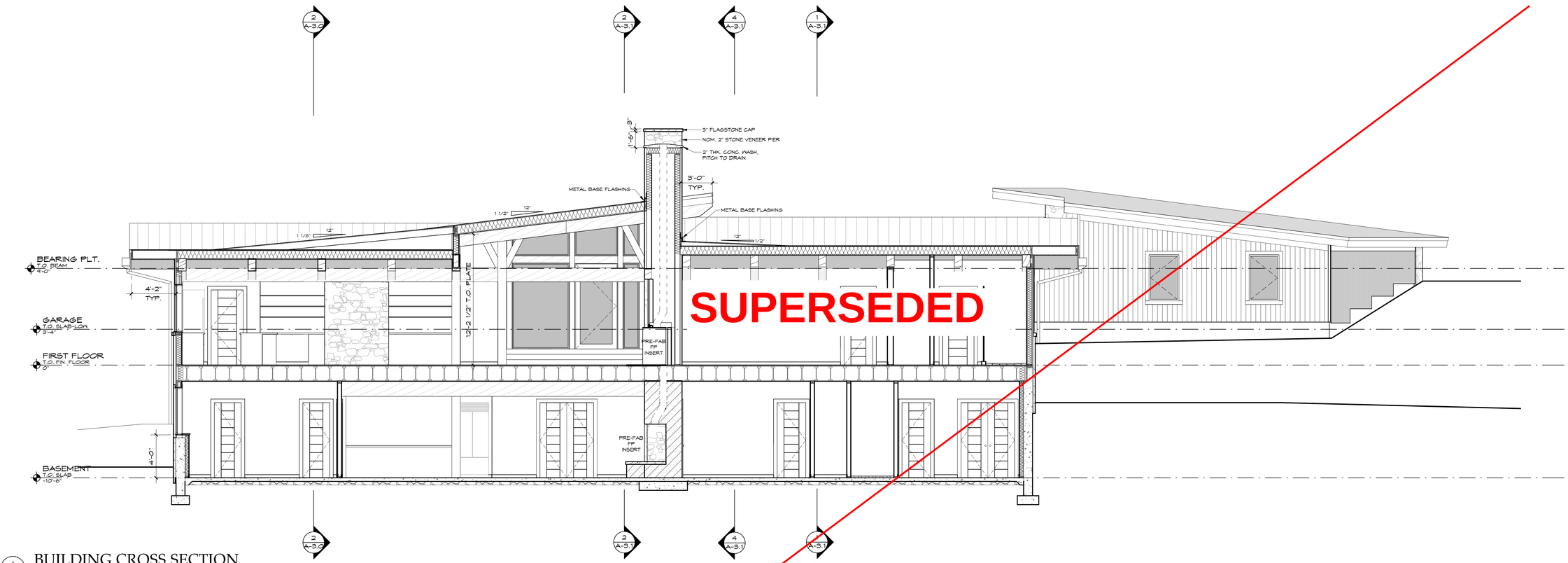
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OLD/NEW + 3D OFFSET DIAGRAMS

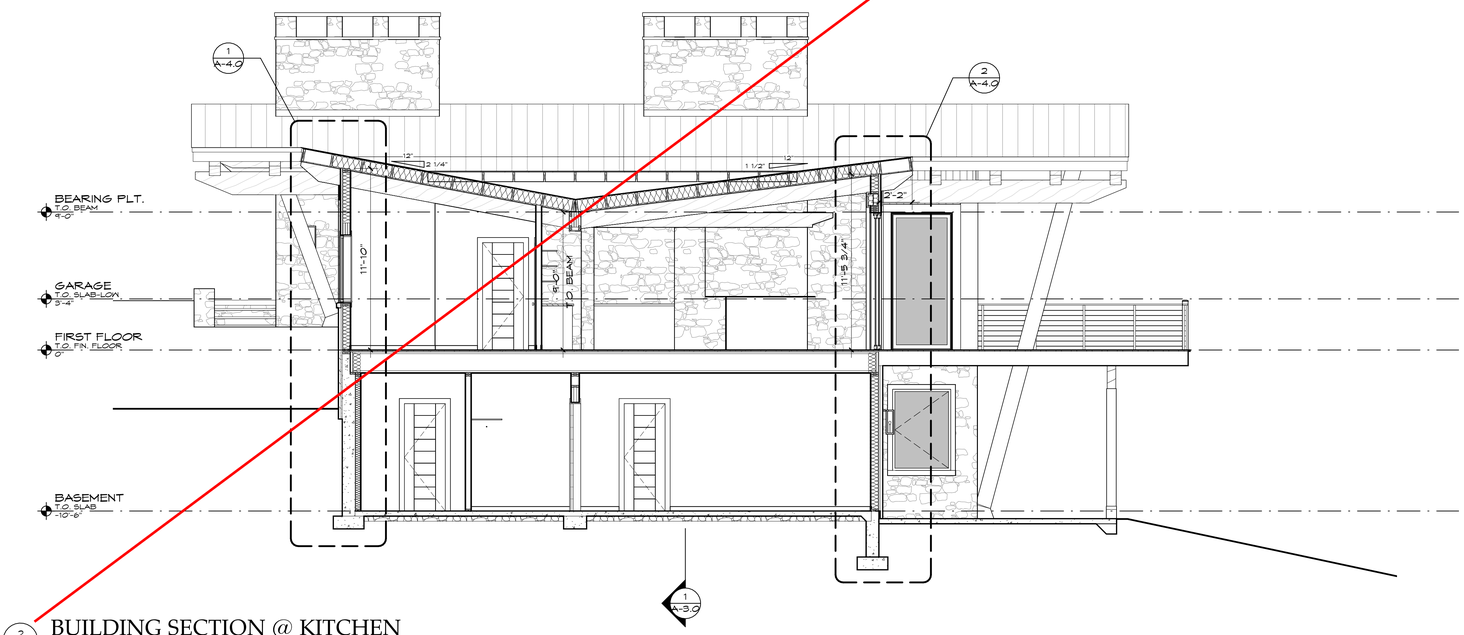
A2.2-NEW

EXHIBIT A.20



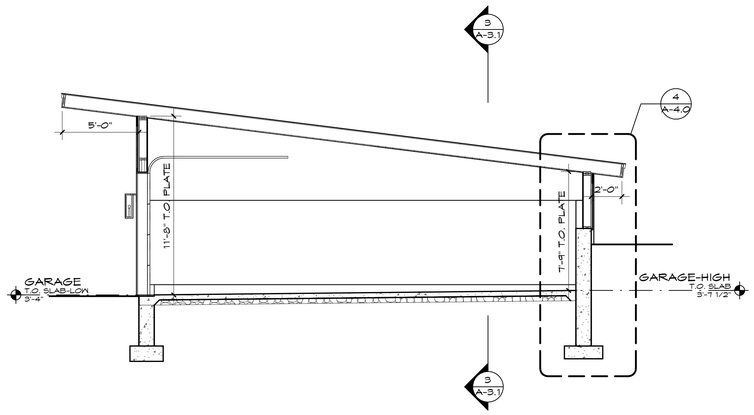
1 A-3.0 BUILDING CROSS SECTION

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



2 A-3.0 BUILDING SECTION @ KITCHEN

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



3 A-3.0 BUILDING SECTION @ GARAGE

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

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MICHAEL K. YU BUCHANAN
No. 12828234-0301
LICENSED ARCHITECT

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BUILDING SECTIONS

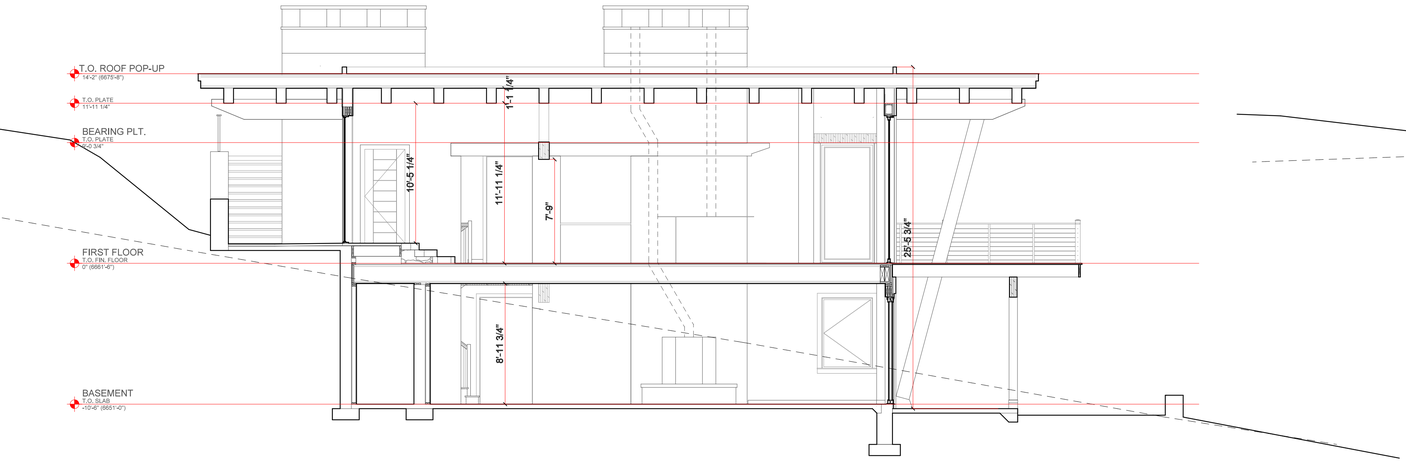
A-3.0

EXHIBIT A.21

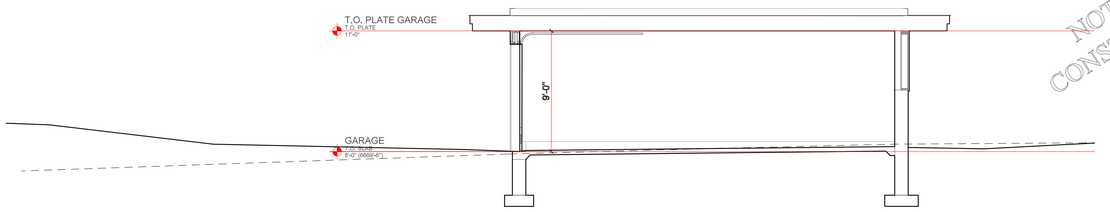


6315 N SILVER SAGE DR.

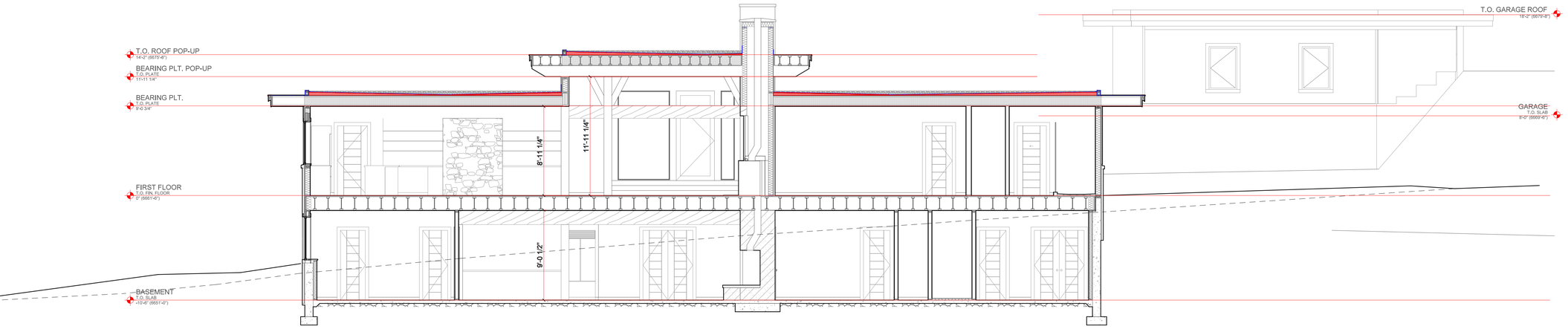
NOT FOR CONSTRUCTION



2 A3.0 NEW — EAST WEST SECTION (GREAT ROOM)
3/16"=1'-0"



3 A3.0 NEW — NORTH SOUTH SECTION GARAGE
3/16"=1'-0"



1 A3.0 NEW — NORTH SOUTH SECTION 1
3/16"=1'-0"

SHEET A3.0- NEW SUPERCEDES BUCHANAN PLAN SET SHEET A3.0 DETAILS 1&3 AND SHEET A3.1 DETAIL 2. NOT FOR CONSTRUCTION, TO CONVEY DESIGN INTENT ONLY.

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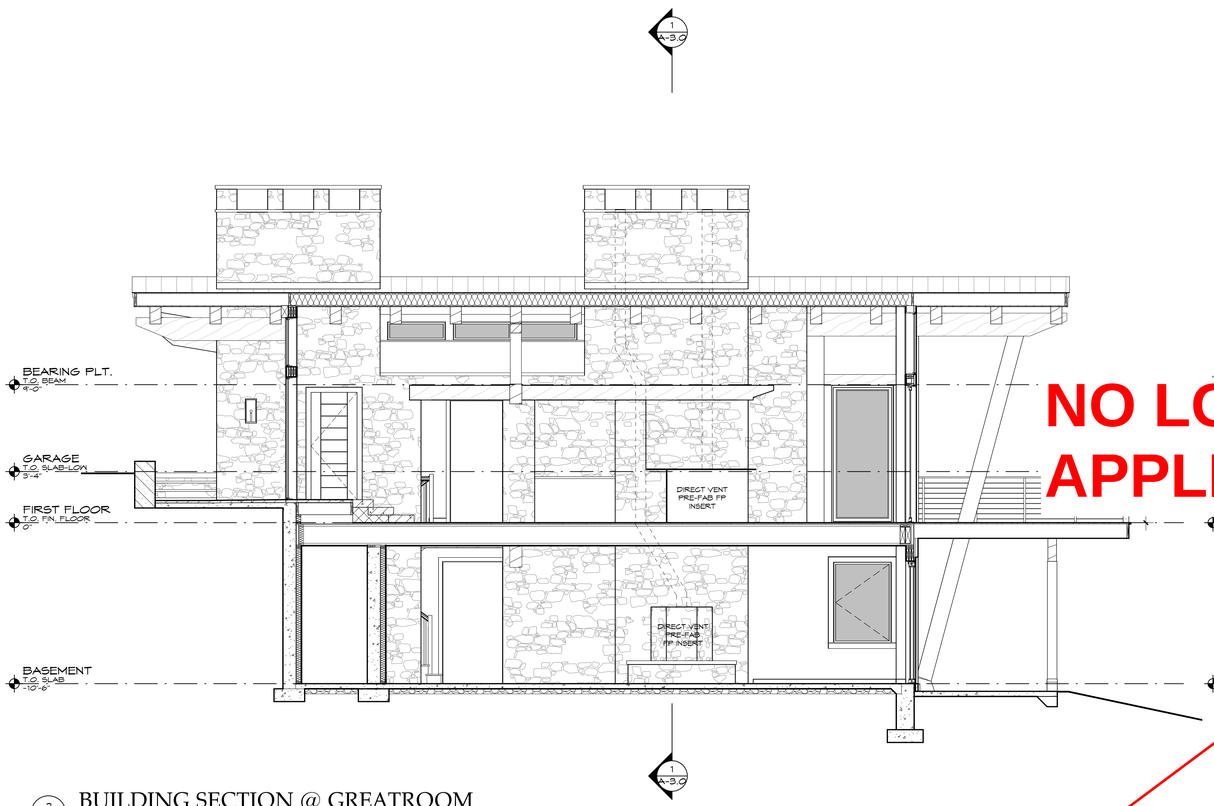
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BUILDING SECTIONS-
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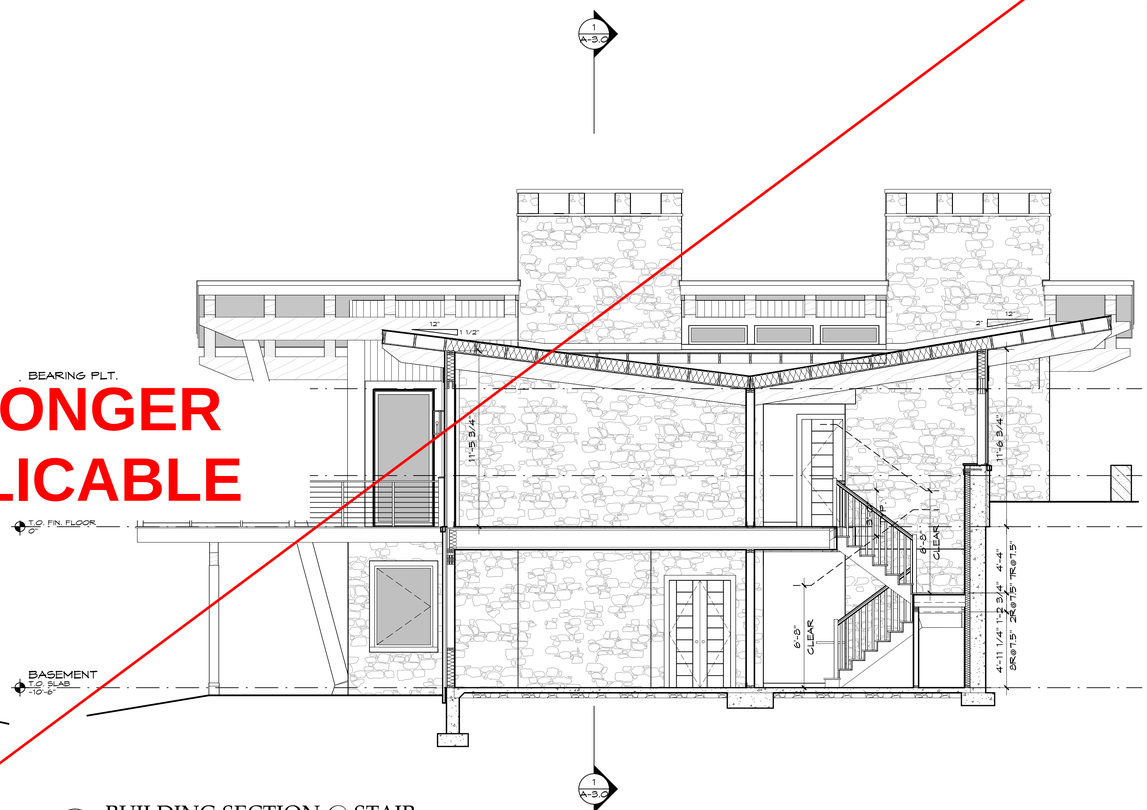
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A3.0-NEW

EXHIBIT A.22

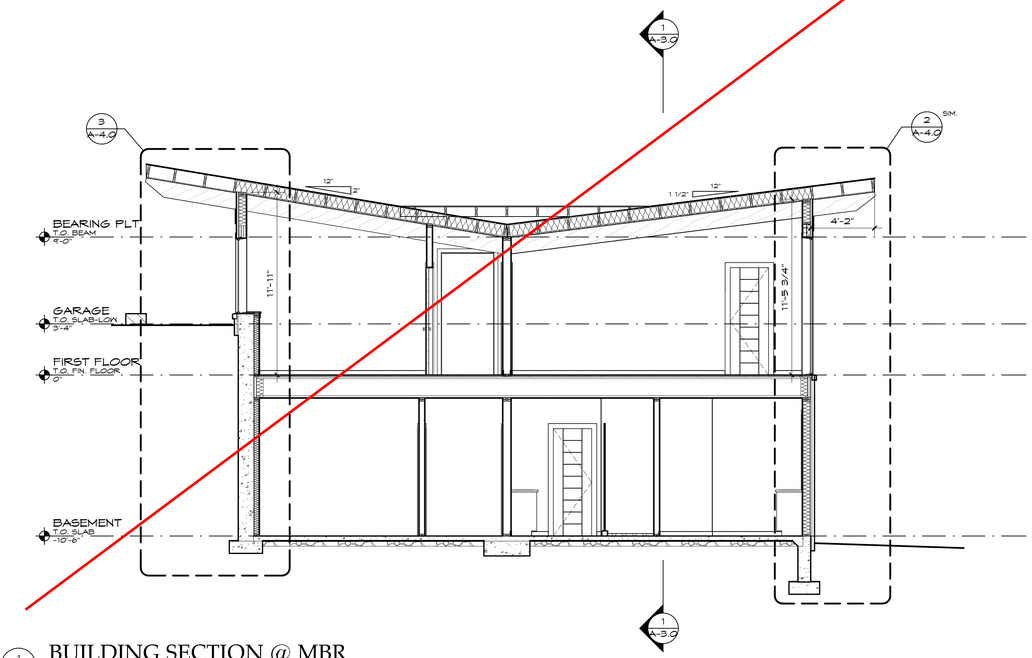


2 A-3.1 BUILDING SECTION @ GREATROOM
SCALE: 1/4" = 1'-0"

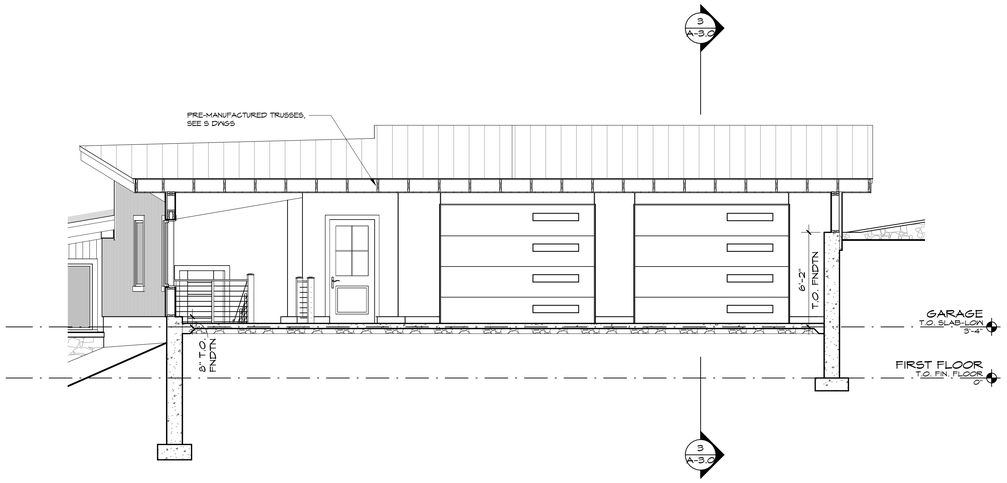


4 A-3.1 BUILDING SECTION @ STAIR
SCALE: 1/4" = 1'-0"

NO LONGER APPLICABLE



1 A-3.1 BUILDING SECTION @ MBR
SCALE: 1/4" = 1'-0"



3 A-3.1 SECTION @ GARAGE
SCALE: 1/4" = 1'-0"

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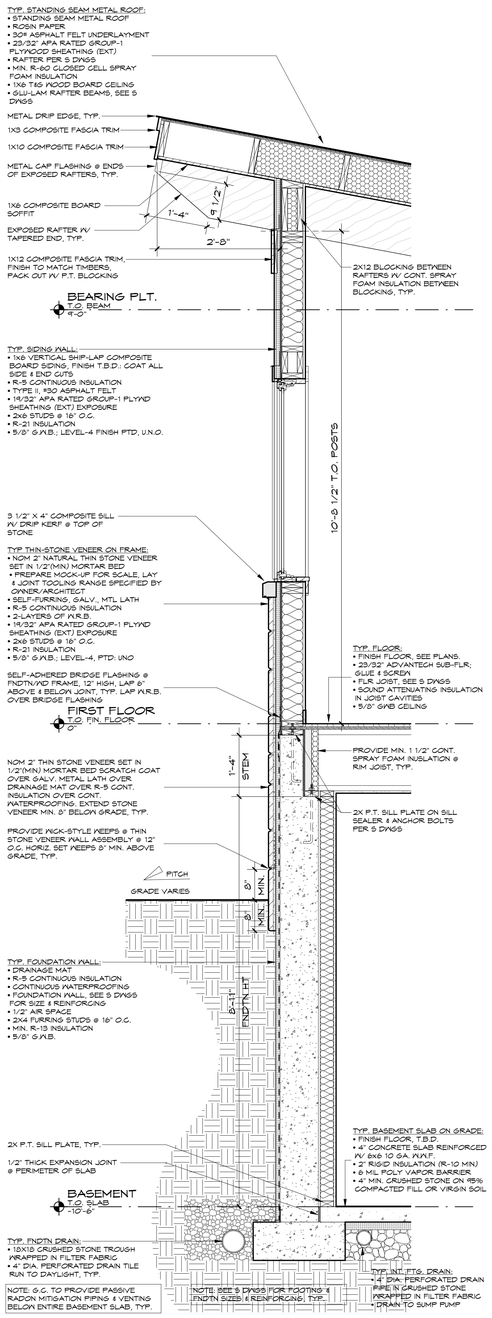
PROPOSED RESIDENCE FOR:
Mr. & Mrs. Thomas Mason
6315 Silver Sage Drive, Park City, UT 84098

SEAL
STATE OF UTAH
WILLIAM K. BUCHANAN
No. 12828234-0301
LICENSED ARCHITECT

ISSUED 4/14/2025 ISSUED FOR PERMIT
NO. DATE TITLE
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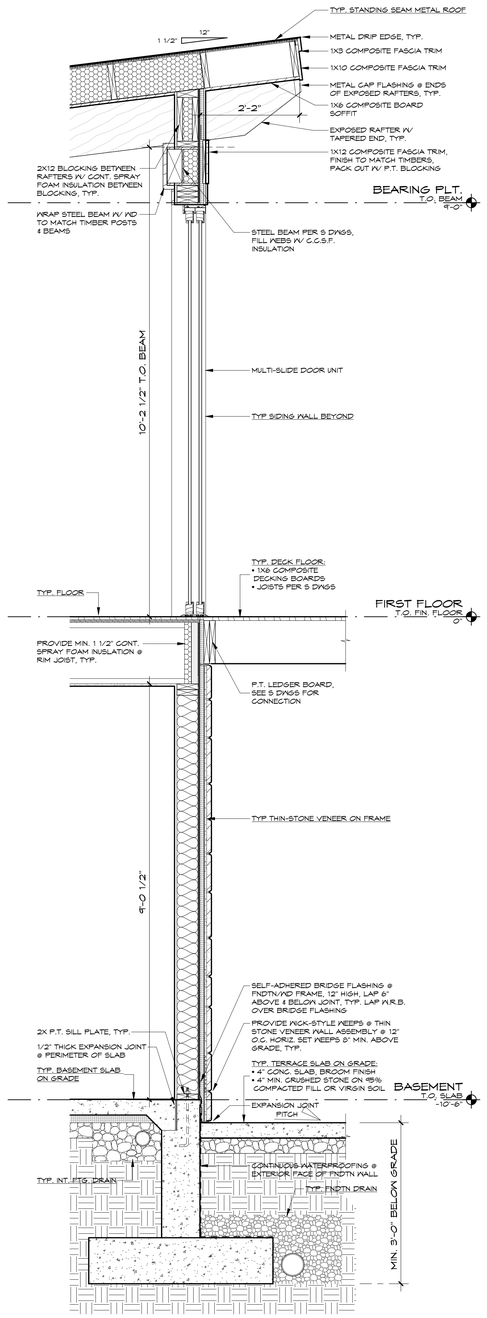
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BUILDING SECTIONS
A-3.1



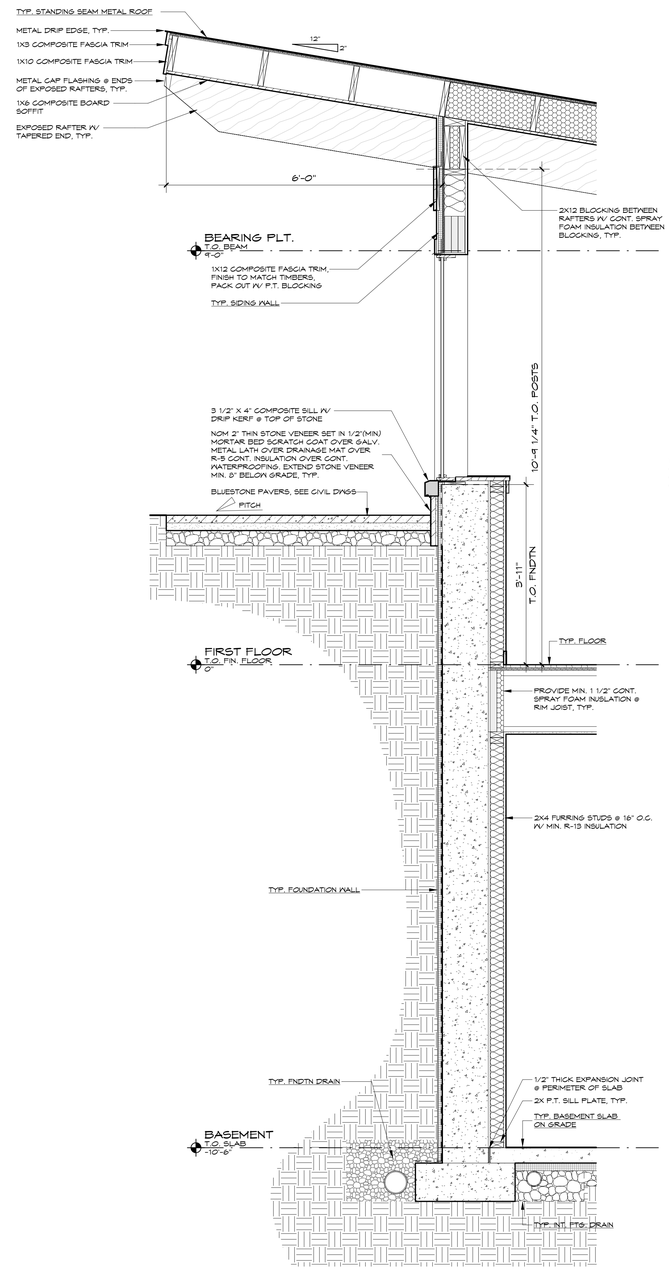
1 A-4.0 TYP. WALL SECTION

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



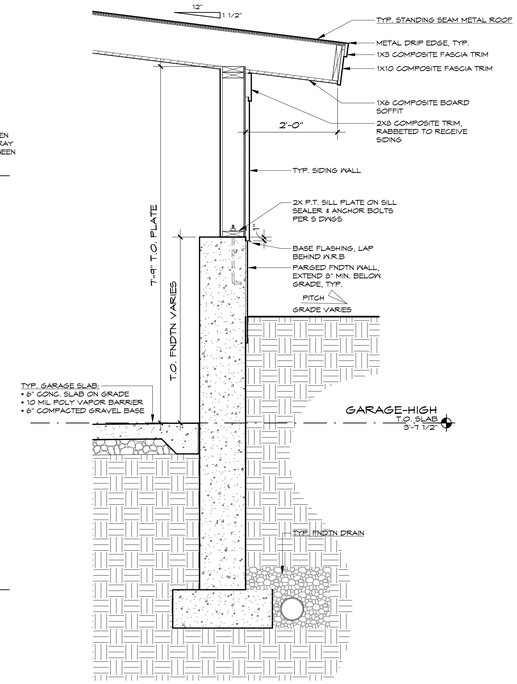
2 A-4.0 WALL SECTION @ REAR

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



3 A-4.0 WALL SECTION @ OFFICE

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



4 A-4.0 WALL SECTION @ GARAGE

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

WALL ASSEMBLIES W/ INSULATION AND WATERPROOFING STRATEGIES REMAIN UNCHANGED. REFER TO A3.0-NEW FOR REVISED ROOF PROFILES.

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ARCHITECTURE
125 West Miner Street, West Chester, PA 19382

PROJECT NO.: 20446

PROPOSED RESIDENCE FOR:
Mr. & Mrs. Thomas Mason
6315 Silver Sage Drive, Park City, UT 84098

SEAL
STATE OF UTAH
MICHAEL K. WU
No. 12828234-0301
REGISTERED ARCHITECT

ISSUED 4/14/2025 ISSUED FOR PERMIT
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WALL SECTIONS AND DETAILS

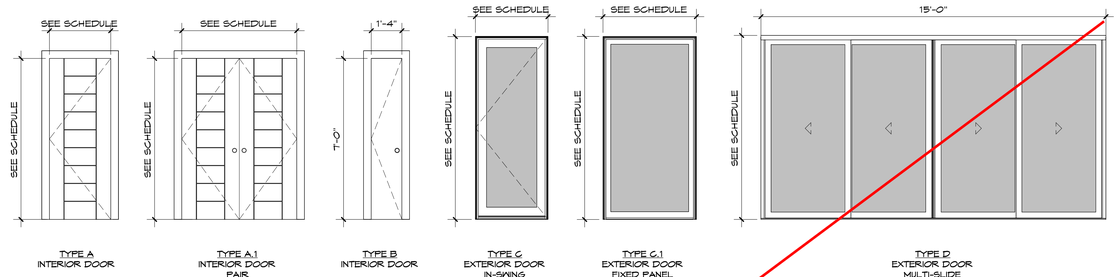
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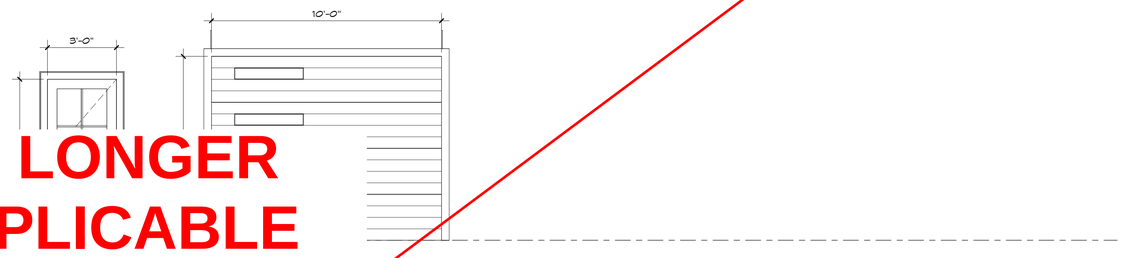
DOOR SCHEDULE

LOCATION	NO.	DOOR TYPE	DOOR DESCRIPTION	DOOR MNFR.	DOOR MODEL NO.	DOOR MATL.	NOMINAL SIZE THICKNESS	NOMINAL SIZE WIDTH	NOMINAL SIZE HEIGHT	HARDWARE	NOTES
BASEMENT											
001 GUEST ROOM #2	001A	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	2'-8"	7'-0"		
002 BATH #2	002A	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	2'-6"	7'-0"		
002 BATH #2	002B	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	2'-6"	7'-0"		
003 GUEST W.I.C.	003A	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	2'-6"	7'-0"		
004 BAR	004A	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	2'-8"	7'-0"		
005 WINE CELLAR	005A	A.1	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	5'-0"	7'-0"		PAIR
006 ENTERTAINMENT ROOM	006A	D	Multislide Door	Pella	Multislide Door		5 7/8"	15'-0"	8'-0"		
006 ENTERTAINMENT ROOM	006B	C.1	Fixed Patio Door Panel	Pella	Fixed X		5 7/8"	3'-0 3/4"	8'-0"		
009 GUEST ROOM #3	009A	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	2'-8"	7'-0"		
009 GUEST ROOM #3	009B	A.1	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	4'-0"	7'-0"		PAIR
010 BATH #3	010A	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	2'-6"	7'-0"		
011 GUEST ROOM #4	011A	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	2'-8"	7'-0"		
011 GUEST ROOM #4	011B	A.1	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	5'-0"	7'-0"		PAIR
012 BATH #4	012A	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	2'-6"	7'-0"		
013 STORAGE / MECH.	013A	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	2'-8"	7'-0"		
FIRST FLOOR											
100 GUEST BATH	100A	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	2'-8"	7'-0"		
100 GUEST BATH	100B	B					1 3/4"	1'-4"	7'-0"		
101 GUEST BEDROOM #1	101B	A.1	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	4'-0"	7'-0"		
102 P.R.	102A	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	2'-8"	7'-0"		
103 ENTRY	103A	C	In-Swing Patio Door	Pella	Contemporary Operable O		1 3/4"	4'-0"	8'-0"		
103 ENTRY	103B	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	3'-0"	7'-0"		
104 GREAT ROOM	104A	C.1	Fixed Patio Door Panel	Pella	Fixed X		5 7/8"	4'-0"	8'-11 1/2"		
104 GREAT ROOM	104B	C	In-Swing Patio Door	Pella	Contemporary Operable O		7 7/8"	3'-1 7/8"	8'-11 1/2"		
104 GREAT ROOM	104C	C.1	Fixed Patio Door Panel	Pella	Fixed X		5 7/8"	4'-0"	8'-11 1/2"		
104 GREAT ROOM	104D	C.1	Fixed Patio Door Panel	Pella	Fixed X		5 7/8"	4'-0"	8'-11 1/2"		
104 GREAT ROOM	104E	C.1	Fixed Patio Door Panel	Pella	Fixed X		5 7/8"	4'-0"	8'-11 1/2"		
105 DINING ROOM	105A	D	Multislide Door	Pella	Multislide Door		5 7/8"	15'-0"	8'-11 1/2"		
107 PANTRY	107A	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	3'-0"	7'-0"		
109 OFFICE	109A	A.1	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	4'-0"	7'-0"		
110 BOOT ROOM	110A	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	3'-0"	7'-0"		
110 BOOT ROOM	110B	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	3'-0"	7'-0"		
111 LAUNDRY	111A	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	3'-0"	7'-0"		
112 MASTER BEDROOM	112A	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	2'-8"	7'-0"		
112 MASTER BEDROOM	112B	C	In-Swing Patio Door	Pella	Contemporary Operable O		7 7/8"	3'-1 7/8"	8'-11 1/2"		
113 MASTER BATH	113A	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	2'-6"	7'-0"		
113 MASTER BATH	113B	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	2'-6"	7'-0"		
114 W.I.C.	114A	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	3'-0"	7'-0"		POCKET DOOR
101 GUEST BEDROOM #1	114B	A	TruStile (TM) Series	TruStile Doors, LLC	TM9000		1 3/4"	2'-8"	7'-0"		
GARAGE											
115 GARAGE	115A	E	EXTERIOR WD DOOR				1 3/4"	3'-0"	7'-0"		
115 GARAGE	115B	F	OVERHEAD DOOR				2"	10'-0"	8'-0"		
115 GARAGE	115C	F	OVERHEAD DOOR				2"	10'-0"	8'-0"		

DOOR NOTES

1. EXTERIOR DOORS BASIS OF DESIGN: PELLA RESERVE CONTEMPORARY SERIES IN-SWING PATIO & MULTI-SLIDE DOORS, U.N.O., COLOR TBD.
2. PROVIDE INSULATED GLASS W/ LOW-E & ARGON.
3. PROVIDE TEMPERED GLASS AS REQUIRED BY CODE (IRC R308.4)
4. INTERIOR DOORS BASIS OF DESIGN: TRUSTILE MODERN (TM) SERIES DOORS, TM9000 STYLE WITH 1/4" KERF CUT REVEAL, PAINTED MDF.
5. G.C. TO PROVIDE SHOP TICKET W/ ELEVATIONS & DIMENSIONS TO ARCHITECT FOR DESIGN REVIEW PRIOR TO PLACING ORDER.
6. G.C. TO COORDINATE SECURITY SENSORS W/ OWNER & SECURITY VENDOR.





NO LONGER APPLICABLE

DOOR ELEVATIONS
SCALE: 3/8" = 1'-0"

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ARCHITECTURE
125 West Miner Street, West Chester, PA 19382

PROJECT NO.: 20446

PROPOSED RESIDENCE FOR:
Mr. & Mrs. Thomas Mason
6315 Silver Sage Drive, Park City, UT 84098

SEAL
STATE OF UTAH
MICHAEL K. BUCHANAN
No. 12828234-0301
LICENSED ARCHITECT

ISSUED	DATE	TITLE
NO.1	4/14/2025	Issue for Permit

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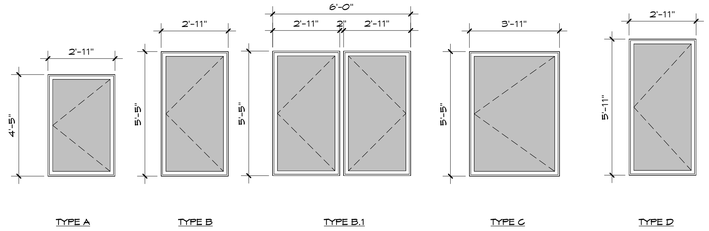
DOOR SCHEDULES AND DETAILS
A-5.0

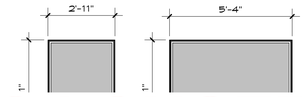
WINDOW SCHEDULE

LOCATION	NO.	TYPE	MNFR.	MODEL NO.	OPERATION	NOMINAL SIZES FRAME SIZE	NOMINAL SIZES ROUGH OPENING	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	EGRESS Y/N	REMARKS
BASEMENT												
001 GUEST ROOM #2	001.1	B.1	Pella	3565	CASEMENT	6'-0" W x 5'-5" H	6'-0 3/4" W x 5'-5 3/4" H				Y	
001 GUEST ROOM #2	001.2	A	Pella	3553	CASEMENT	2'-11" W x 4'-5" H	2'-11 3/4" W x 4'-5 3/4" H					
002 BATH #2	002.1	A	Pella	3553	CASEMENT	2'-11" W x 4'-5" H	2'-11 3/4" W x 4'-5 3/4" H					
006 ENTERTAINMENT ROOM	006.1	C	Pella	4765	CASEMENT	3'-11" W x 5'-5" H	3'-11 3/4" W x 5'-5 3/4" H					
006 ENTERTAINMENT ROOM	006.2	C	Pella	4765	CASEMENT	3'-11" W x 5'-5" H	3'-11 3/4" W x 5'-5 3/4" H					
006 ENTERTAINMENT ROOM	006.3	B.1	Pella	3565	CASEMENT	6'-0" W x 5'-5" H	6'-0 3/4" W x 5'-5 3/4" H					
009 GUEST ROOM #3	009.1	B.1	Pella	3565	CASEMENT	6'-0" W x 5'-5" H	6'-0 3/4" W x 5'-5 3/4" H				Y	
010 BATH #3	010.1	B	Pella	3565	CASEMENT	2'-11" W x 5'-5" H	2'-11 3/4" W x 5'-5 3/4" H					
011 GUEST ROOM #4	011.1	B.1	Pella	3565	CASEMENT	6'-0" W x 5'-5" H	6'-0 3/4" W x 5'-5 3/4" H				Y	
FIRST FLOOR												
100 GUEST BATH	100.1	A	Pella	3553	CASEMENT	2'-11" W x 4'-5" H	2'-11 3/4" W x 4'-5 3/4" H					
101 GUEST BEDROOM #1	101.1	A	Pella	3553	CASEMENT	2'-11" W x 4'-5" H	2'-11 3/4" W x 4'-5 3/4" H				Y	
101 GUEST BEDROOM #1	101.2	A	Pella	3553	CASEMENT	2'-11" W x 4'-5" H	2'-11 3/4" W x 4'-5 3/4" H				Y	
103 ENTRY	103.1	L.1	Pella	Rectangular	Fixed	5'-4" W x 8'-0" H	5'-4 3/4" W x 8'-0 3/4" H					TEMPERED
103 ENTRY	103.2	L.2	Pella	Rectangular	Fixed	1'-6" W x 8'-0" H	1'-6 3/4" W x 8'-0 3/4" H					TEMPERED
103 ENTRY	103.3	L.3	Pella	Rectangular	Fixed	5'-4" W x 1'-10 3/4" H	5'-4 3/4" W x 1'-11 1/2" H					
103 ENTRY	103.4	L.4	Pella	Rectangular	Fixed	4'-0" W x 2'-7 1/2" H	4'-0 3/4" W x 2'-8 1/4" H					
103 ENTRY	103.5	L.5	Pella	Rectangular	Fixed	1'-6" W x 3'-2 1/4" H	1'-6 3/4" W x 3'-3" H					
103 ENTRY	103.6	E	Pella	4732	Fixed	12'-6" W x 1'-4" H	12'-6 3/4" W x 2'-8 3/4" H					
104 GREAT ROOM	104.1	M.1	Pella	Rectangular	Fixed	6'-9 1/2" W x 8'-11 1/2" H	6'-10 1/4" W x 9'-0 1/4" H					TEMPERED
104 GREAT ROOM	104.3	M.3	Pella	Rectangular	Fixed	3'-0" W x 4'-5 7/8" H	3'-0 3/4" W x 4'-6 5/8" H					
104 GREAT ROOM	104.4	M.4	Pella	Rectangular	Fixed	7'-3" W x 4'-0 5/8" H	7'-3 3/4" W x 4'-1 3/8" H					
104 GREAT ROOM	104.5	M.5	Pella	Rectangular	Fixed	7'-3" W x 3'-1" H	7'-3 3/4" W x 3'-1 3/4" H					
106 KITCHEN	106.1	A	Pella	3553	CASEMENT	2'-11" W x 4'-5" H	2'-11 3/4" W x 4'-5 3/4" H					
106 KITCHEN	106.2	D	Pella	3571	CASEMENT	2'-11" W x 5'-11" H	2'-11 3/4" W x 5'-11 3/4" H					
107 PANTRY	107.1	A	Pella	3553	CASEMENT	2'-11" W x 4'-5" H	2'-11 3/4" W x 4'-5 3/4" H					
103 ENTRY	108.1	G	Pella	Rectangular	Fixed	5'-4" W x 4'-11" H	5'-4 3/4" W x 4'-11 3/4" H					TEMPERED
109 OFFICE	109.1	G	Pella	Rectangular	Fixed	5'-4" W x 4'-11" H	5'-4 3/4" W x 4'-11 3/4" H					TEMPERED
110 BOOT ROOM	110.2	F	Pella	Rectangular	Fixed	2'-11" W x 4'-11" H	2'-11 3/4" W x 4'-11 3/4" H					TEMPERED
111 LAUNDRY	111.1	A	Pella	3553	CASEMENT	2'-11" W x 4'-5" H	2'-11 3/4" W x 4'-5 3/4" H					
112 MASTER BEDROOM	112.1	H	Pella	Rectangular	Fixed	6'-0" W x 8'-11 1/2" H	6'-0 3/4" W x 9'-0 1/4" H					TEMPERED
112 MASTER BEDROOM	112.2	H	Pella	Rectangular	Fixed	6'-0" W x 8'-11 1/2" H	6'-0 3/4" W x 9'-0 1/4" H					TEMPERED
113 MASTER BATH	113.1	J	Pella	Rectangular	Fixed	5'-6" W x 8'-11 1/2" H	5'-6 3/4" W x 9'-0 1/4" H					TEMPERED
113 MASTER BATH	113.2	K	Pella	Rectangular	Fixed	6'-6" W x 8'-1 3/4" H	6'-6 3/4" W x 8'-2 1/2" H					TEMPERED
GARAGE												
115 GARAGE	115.1	A	Pella	3553	CASEMENT	2'-11" W x 4'-5" H	2'-11 3/4" W x 4'-5 3/4" H					
115 GARAGE	115.2	A	Pella	3553	CASEMENT	2'-11" W x 4'-5" H	2'-11 3/4" W x 4'-5 3/4" H					

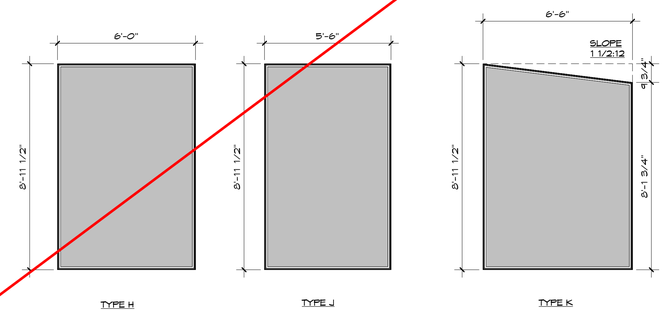
WINDOW NOTES

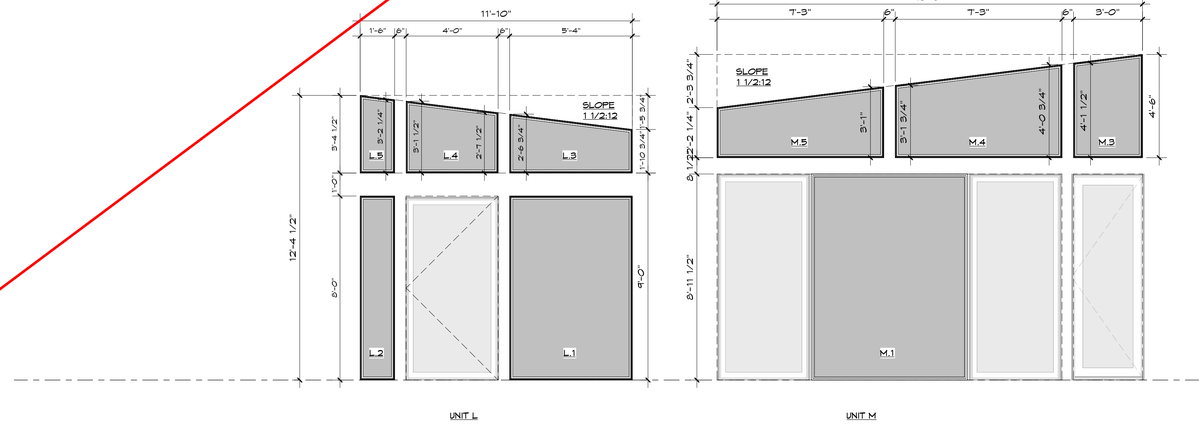
1. BASIS OF DESIGN: PELLA RESERVE CONTEMPORARY SERIES ALUMINUM CLAD WINDOWS, U.N.O., COLOR TBD.
2. PROVIDE INSULATED GLASS W/ LOW-E & ARGON.
3. PROVIDE TEMPERED GLASS AS REQUIRED BY CODE (IRC R308.4)
4. PROVIDE BLACK FIBERGLASS INSECT SCREEN: INTERIOR SCREEN FOR CASEMENT UNITS.
5. WINDOW MANUFACTURER TO DETERMINE IF EGRESS UNITS WILL REQUIRE EGRESS HARDWARE KITS.
6. G.C. TO PROVIDE SHOP TICKET W/ ELEVATIONS & DIMENSIONS TO ARCHITECT FOR DESIGN REVIEW PRIOR TO PLACING ORDER.
7. G.C. TO COORDINATE SECURITY SENSORS W/ OWNER & SECURITY VENDOR.





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WINDOW ELEVATIONS
SCALE: 3/8" = 1'-0"

ISSUED FOR:
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125 West Miner Street, West Chester, PA 19382

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WINDOW SCHEDULES AND DETAILS

A-5.1