Planning Commission
Staff Report

Subject: **Park City Heights MPD**
Author: **Kirsten Whetstone**
Date: **February 23, 2011**
Type of Item: **Master Planned Development-work session**

Summary Recommendation

Staff recommends the Planning Commission conduct a public hearing, review and discuss the additional information provided by the applicant as requested at the work session on February 9, 2011, and continue the public hearing to March 9, 2011.

Description

Project Name:	Park City Heights Master Planned Development
Project #:	PL-10-01028
Applicants:	The Boyer Company and Park City Municipal Corporation
Location:	Southwest corner of the intersection of SR248 and US40
Zoning:	Community Transition (CT)
Adjacent Land Uses:	Municipal open space; single family residential; vacant parcel to the north zoned County- RR; vacant parcel to the south zoned County- MR; Park City Medical Center (IHC) and the Park City Ice Arena/Quinn's Fields Complex northwest of the intersection.
Reason for Review:	Applications for Master Planned Developments require Planning Commission review and approval
Owner:	The Boyer Company and Park City Municipal Corporation

Proposal

The proposed Park City Heights MPD application is a request for a mixed residential development of 239 units on 239 acres of land in the CT zoning district. The residential mix includes a) 160 market rate units in a mix of cottage units on smaller lots (6,000 to 8,000 sf) and single family detached units on 9,000 sf to 10,000 sf lots, b) 28 deed restricted townhouse units (IHC affordable), configured as seven four-plex buildings, and c) 32 AUE (PC Heights affordable) configured approximately as 16 deed restricted units in a mix of unit types from single family detached to townhouse units. Approximately 175 acres of the property are proposed to be open space. A public park, community gardens, trails and trail connections to the Rail Trail, bus stops, and a community center/club house area are included in the MPD.

Background

On June 30, 2010 the City received a complete application for the MPD following approval of the Park City Heights annexation by City Council on May 27, 2010. On September 22, October 13th, November 10th, and December 8th, 2010 and February 9, 2011, the Planning Commission conducted work sessions and/or public hearings on the MPD. On December 8, 2010, the applicants presented a revised MPD site plan and design guideline concepts with a photo study of architectural ideas for the different types of housing proposed with the Park City Heights MPD.

At the February 9, 2011, meeting the Commission reviewed the physical and computer models, discussed the draft design guidelines, and requested additional information regarding visual from vantage points around the site, perspectives, and preliminary plat information, i.e. lot dimensions and lot and street layouts with preliminary utility plans. The following information is provided for the Commission's review and discussion:

- Preliminary plat and utility plans
- Most current MPD site plan
- Visuals from various vantage points
- Perspectives shown at the previous meetings
- Wildlife study
- Physical model will be available for the discussion and public hearing

This information is supplemental to the information included in the Park City Heights binder. A comprehensive staff analysis will be prepared for the March 9, 2011 meeting.

Public Comment

The Commission should conduct a public hearing and may continue the hearing to the March 9, 2011 meeting for additional public input. Written public comment may also be provided to the Planning Staff and it will be forwarded to the Commission.

Staff Recommendation

Staff recommends the Planning Commission conduct a public hearing, review and discuss the additional information and continue the public hearing to March 9, 2011.

Exhibit

Exhibit A- preliminary subdivision plat
Exhibit B- MPD site plan
Exhibit C- Visuals from various vantage points
Exhibit D- Perspectives
Exhibit E- Wildlife study

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

PARK CITY HEIGHTS

PARK CITY , UTAH

INDEX OF DRAWINGS

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR, AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY GUIDELS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO "NORMAL WORKING HOURS" AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

CITY ENGINEER ACCEPTANCE OF IMPROVEMENT PLANS

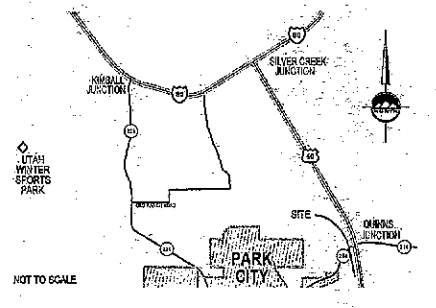
THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY THE CITY ENGINEER FOR GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE. THIS SET OF CITY APPROVED DRAWINGS SHALL BE USED FOR CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE DEVELOPERS ENGINEER, WHOSE STAMP IS ON THESE DRAWINGS, IS RESPONSIBLE FOR THE ENGINEERING DESIGN, DRAFTING AND RELATED FIELD INFORMATION. THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR THE DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS OR HER WORK WITH THAT OF ALL OTHER TRADES, AND THE SATISFACTORY PERFORMANCE OF HIS OR HER WORK.

BY: _____ DATE: _____
CITY ENGINEER

DEVELOPER

BOYER PARK CITY JUNCTION, LC
90 SOUTH 400 WEST SUITE 200
SALT LAKE CITY, UT 84101
(801) 521-4781

VICINITY MAP



GENERAL NOTES

1. ALL ROADWAY, WATERLINE AND DRAINAGE IMPROVEMENT WORK SHALL CONFORM WITH PARK CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES 48 HOURS PRIOR TO DIGGING.
3. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.
5. LATERALS SHALL BE STUBBED A MINIMUM OF TWELVE FEET INSIDE PROPERTY LINES.

ENGINEER/SURVEYOR:

ENSIGN

SALT LAKE CITY
60 E. South Union Blvd Suite 100
Midvale UT 84047
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

PLEASANT GROVE
Phone: 801.789.8145

TOOELE
Phone: 435.843.3590

ENSIGN

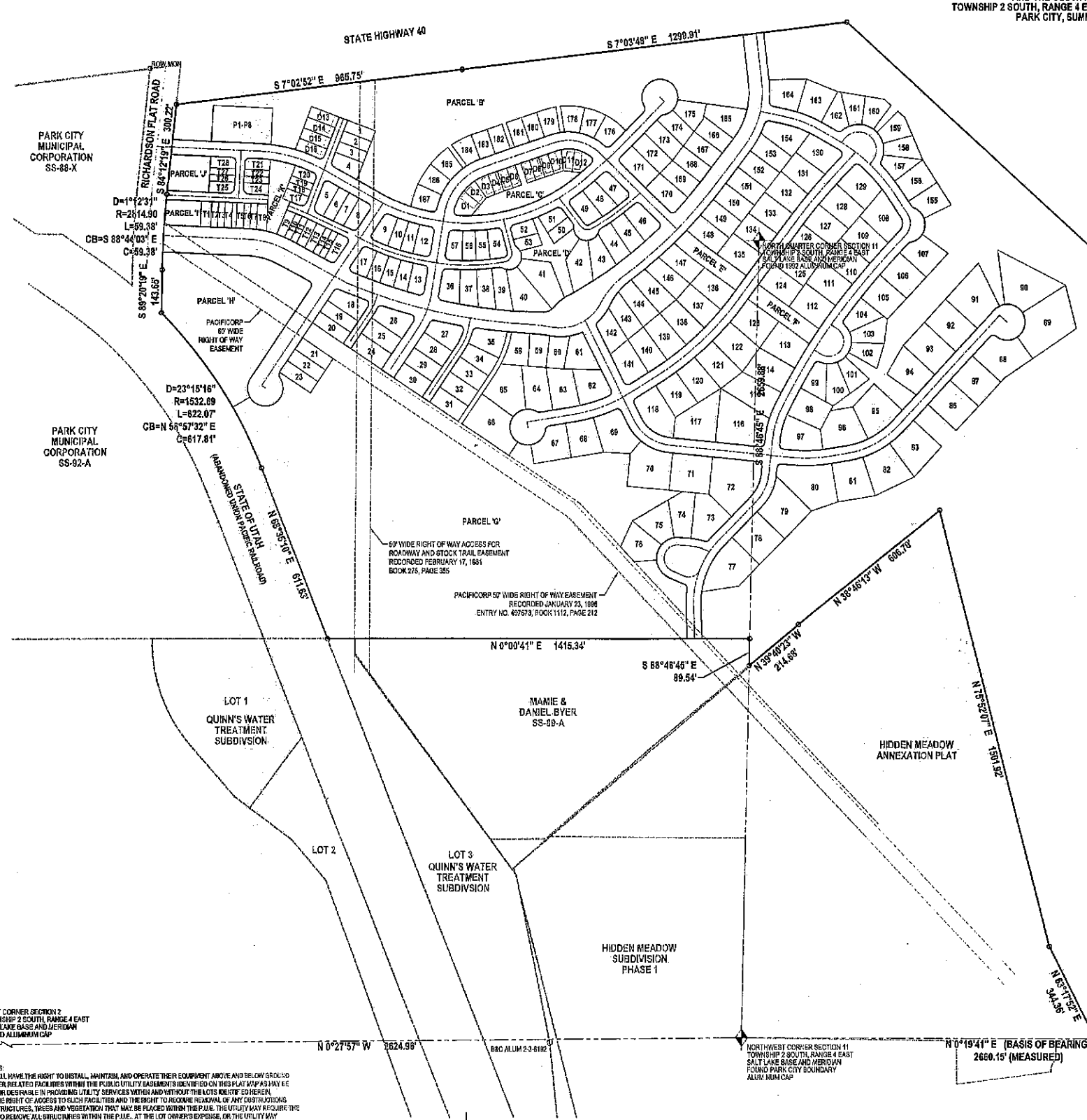
PARK CITY HEIGHTS

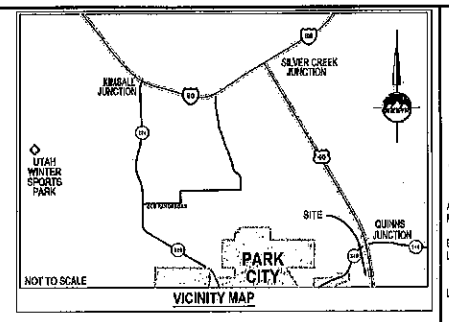
PRELIMINARY REVIEW - January 17, 2011

EXHIBIT A

PARK CITY HEIGHTS SUBDIVISION

LOCATED IN PORTIONS OF SECTION 11,
AND THE SOUTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH





VICINITY MAP

LEGEND

- ENSIGN ENG. LAND SURV. — SECTION CORNER SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PUBDE — PUBDE = PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

SURVEYOR'S CERTIFICATE

I, KAREN E. WHITE, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 181328 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as PARK CITY HEIGHTS SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land located in the South Half of Section 2 and portion of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a Park City Boundary Aluminum Cap marking the West Quarter Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running

thence North 00°19'41" East 1,474.01 feet along the West Section Line of said Section 11, also being along the Easterly Boundary Line of the Hidden Meadows Subdivision Annexation Plat recorded as Entry No. 425892 in the Office of the Summit County Recorder;
thence North 63°17'32" East 344.96 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat;
thence North 15°52'01" East 1,391.92 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat;
thence North 36°46'13" West 808.70 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat;
thence North 39°40'23" West 214.09 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat to the North Section Line of said Section 11;
thence South 88°46'45" East 89.54 feet along the North Section Line of said Section 11 to the 1/16 Corner of said Section 2;
thence North 00°00'41" East 1,415.34 feet along the 1/16th Section Line of said Section 2 to the Southerly Right-of-Way Line of the abandoned Union Pacific Railroad Property;
thence North 85°35'10" East 611.63 feet along the Southerly Right-of-Way Line of said abandoned Union Pacific Railroad Property;
thence Northeasterly 622.07 feet along the arc of a 1,532.69 foot radius curve to the left (center bears North 21°24'50" West and the chord bears North 66°57'32" East) 617.81 feet with a central angle of 23°15'16") along the Southerly Right-of-Way Line of said abandoned Union Pacific Railroad Property to the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B);
thence South 88°20'19" East 143.65 feet along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B);
thence Southeasterly 59.38 feet along the arc of a 2,614.90 foot radius curve to the right (center bears South 00°39'41" West and the chord bears South 88°44'03" East 59.38 feet with a central angle of 01°02'31") along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B);
thence South 84°12'19" East 300.22 feet along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B) to the Westerly Right-of-Way Line of State Highway 40;
thence South 07°03'48" East 965.75 feet along the Westerly Right-of-Way Line of said State Highway 40;
thence South 07°03'48" East 1,299.91 feet along the Westerly Right-of-Way Line of said State Highway 40;
thence South 42°31'04" West 3,012.86 feet;
thence South 100.66 feet to a projection of the Northerly Boundary Line of the Morning Star Estates Subdivision recorded as Entry No. 376021 in the Office of the Summit County Recorder;
thence North 89°39'31" West 1,368.96 feet along the Northerly Boundary Line of said Morning Star Estates Subdivision and its projections thereof to the point of beginning.

Contains 8,518,648 Square Feet or 195.561 Acres

Date — KAREN E. WHITE, P.L.S. 181328

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

PARK CITY HEIGHTS SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels as shown on this plat as intended for Public use.
In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D., 20____.

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake)S.S.

On the _____ day of _____, A.D., 20____,
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.
NOTARY PUBLIC

DEVELOPER
BOYER PARK CITY JUNCTION, LC
90 SOUTH 400 WEST SUITE 200
SALT LAKE CITY, UTAH 84101
(801) 521-4781

UTILITY EASEMENT APPROVALS:
ROCKY MOUNTAIN POWER _____ DATE _____
QUESTAR _____ DATE _____

PARK CITY HEIGHTS SUBDIVISION
LOCATED IN PORTIONS OF SECTION 11,
AND THE SOUTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

UTILITY NOTES:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

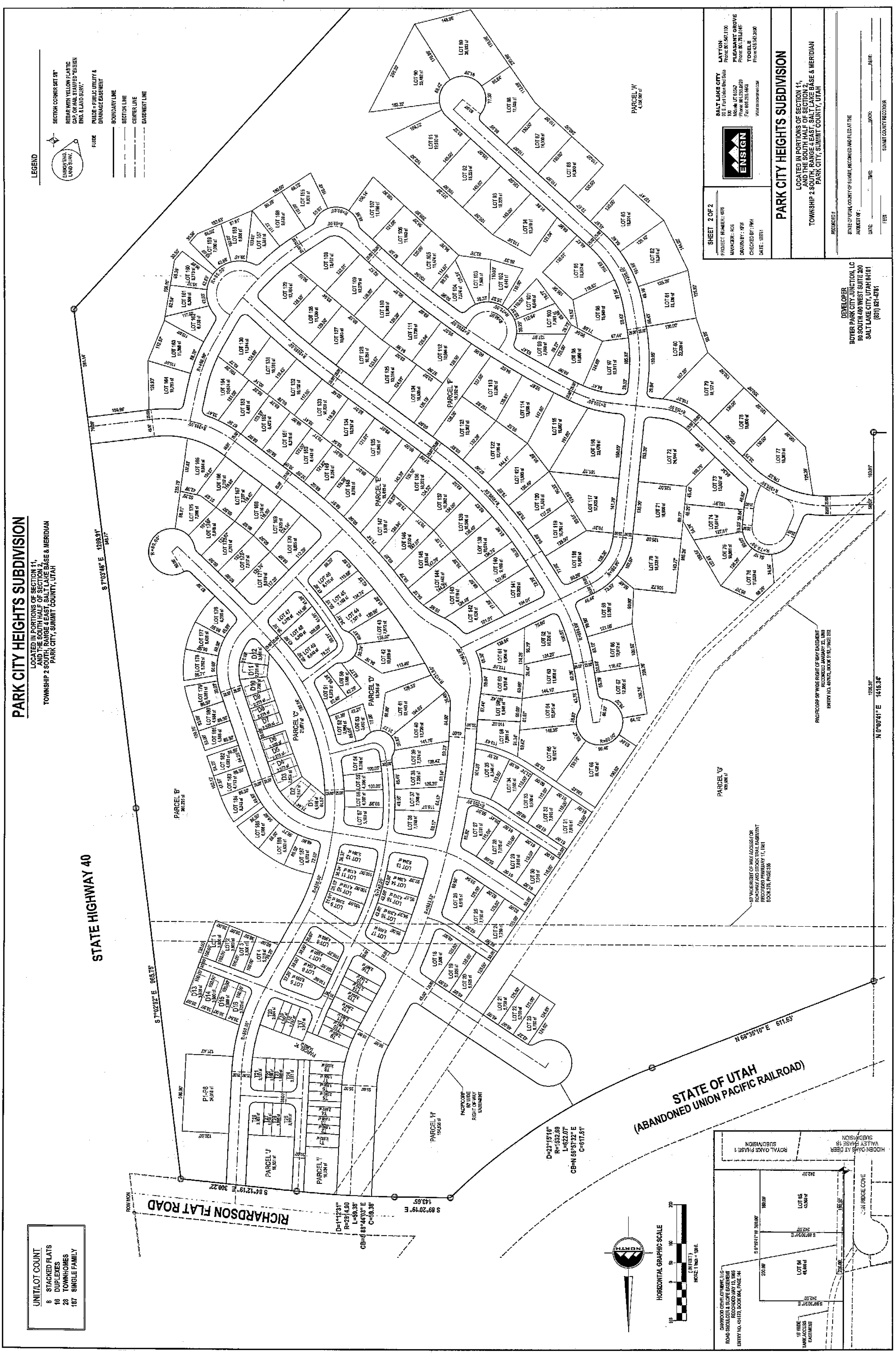
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ENSIGN
SALT LAKE CITY
90 E. Fort Union Blvd Suite 100
Midvale UT 84047
Phone: 801.255.0529
Fax: 801.255.4449
LAYTON
Phone: 801.547.1100
PLEASANT GROVE
Phone: 801.785.8145
TOOELE
Phone: 435.843.3590
WWW.ENSENGR.COM

SHEET 1 OF 2
PROJECT NUMBER: 4076
MANAGER: RGE
DRAWN BY: RPW
CHECKED BY: PMH
DATE: 1/17/11

SUMMIT WATER DISTRIBUTION COMPANY APPROVAL	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT	PARK CITY FIRE PROTECTION DISTRICT APPROVAL	PARK CITY ENGINEER	CITY ATTORNEY	CITY APPROVAL
WE ARE THE SUMMIT WATER DISTRIBUTION COMPANY. REVIEW FOR CONFORMANCE TO SUMMIT WATER DISTRIBUTION STANDARDS AND ACCEPTED THIS ____ DAY OF _____, 20____.	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT THIS ____ DAY OF _____, 20____.	APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____.	APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____.	I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.	PRESENTED TO PARK CITY THIS _____ DAY OF _____, 20____, AND IS HEREBY APPROVED.
GENERAL MANAGER	BY:	DISTRICT ADMINISTRATOR	FIRE MARSHAL	DATE CITY ENGINEER	CITY ATTORNEY	PARK CITY MAYOR ATTEST: PARK CITY CLERK

RECORDED #
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES — SUMMIT COUNTY RECORDER


PARK CITY HEIGHTS SUBDIVISION
LOCATED IN PORTIONS OF SECTION 11, AND THE SOUTH HALF OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH
LEGEND
SECTION CORNER SET 5/8"
REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
BOUNDARY LINE
SECTION LINE
CENTER LINE
EASEMENT LINE
STATE HIGHWAY 40
RICHARDSON FLAT ROAD
STATE OF UTAH
(ABANDONED UNION PACIFIC RAILROAD)
UNIT/LOT COUNT
8 STACKED FLATS
16 DUPLEXES
28 TOWNHOMES
187 SINGLE FAMILY
HORIZONTAL GRAPHIC SCALE
(IN FEET)
HORZ: 1 inch = 100 ft.
SHEET 2 OF 2
PROJECT NUMBER: 4976
MANAGER: ROE
DRAWN BY: KFW
CHECKED BY: PWH
DATE: 1/17/11
ENSIGN
SALT LAKE CITY
LAYTON
PLEASANT GROVE
TOOELE
DEVELOPER
BOYER PARK CITY JUNCTION, LC
90 SOUTH 400 WEST SUITE 200
SALT LAKE CITY, UTAH 84101
(801) 521-4781
RECORDED #
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REQUEST OF:
DATE: TIME: BOOK: PAGE:
FEES
SUMMIT COUNTY RECORDER

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SALT LAKE CITY
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Midvale UT 84047
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Fax: 801.255.4449
LAYTON
Phone: 801.547.1100
PLEASANT GROVE
Phone: 801.796.8145
TOOELE
Phone:435.843.3590
WWW.ENSIGNUTAH.COM

FOR:
BOYER PARK CITY JUNCTION, LC
90 SOUTH 700 WEST SUITE 230
SALT LAKE CITY, UTAH 84101
CONTACT:
PATRICK MOFFAT
PHONE: 801-521-4781
FAX:

PARK CITY HEIGHTS

PARK CITY, UTAH

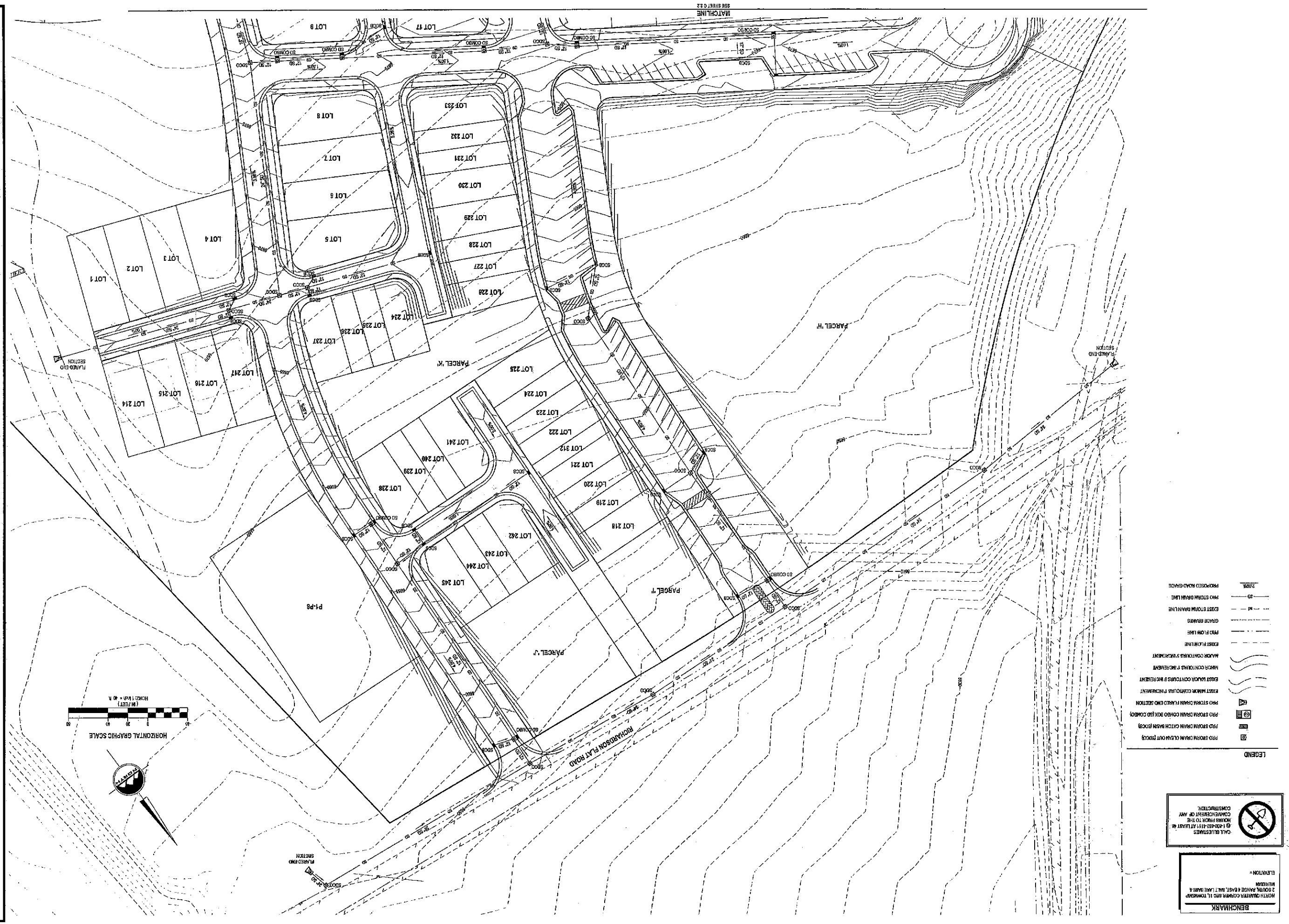
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH
No. 169379
ROBERT Q. ELDER

NO. DATE REVISION BY

OVERALL GRADING PLAN

PROJECT NUMBER: 1078
DATE: 11/17/11
DRAWN BY: R. ELDER
CHECKED BY: J. FORD

C 2.0



PARK CITY HEIGHTS

PARK CITY, UTAH

GRADING AND DRAINAGE PLAN

C 2.1

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PLEASANT GROVE
Phone: 801.796.8145
TOOELE
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OWNER/
PARK CITY HEIGHTS DEVELOPMENT, LLC
90 SOUTH 400 WEST SUITE 200
SALT LAKE CITY, UTAH 84101
PHONE: 801.521.0781
FAX:

BENCHMARK

NORTH QUARTER CORNER SEC. 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

ELEVATION =

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

LEGEND

- PRO STORM DRAIN CLEANOUT (SDCO)
- PRO STORM DRAIN CATCH BASIN (SDCB)
- PRO STORM DRAIN COMBO BOX (SD COMBO)
- PRO STORM DRAIN FLARED END SECTION
- EXIST MINOR CONTOURS 1' INCREMENT
- EXIST MAJOR CONTOURS 5' INCREMENT
- MINOR CONTOURS 1' INCREMENT
- MAJOR CONTOURS 5' INCREMENT
- EXIST FLOW LINE
- PRO FLOW LINE
- GRADE BREAKS
- EXIST STORM DRAIN LINE
- PRO STORM DRAIN LINE
- PROPOSED ROAD GRADE

LOT 23, LOT 22, LOT 21, LOT 20, LOT 19, LOT 18, LOT 17, LOT 16, LOT 15, LOT 14, LOT 13, LOT 12, LOT 11, LOT 10, LOT 9, LOT 187, LOT 186, LOT 202, LOT 203, LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, LOT 29, LOT 30, LOT 31, LOT 32, LOT 33, LOT 34, LOT 35, LOT 36, LOT 37, LOT 38, LOT 39, LOT 40, LOT 41, LOT 42, LOT 52, LOT 53, LOT 54, LOT 55, LOT 56, LOT 57, LOT 58, LOT 59, LOT 60, LOT 61, LOT 62, LOT 63, LOT 64, LOT 65, LOT 66, LOT 142, LOT 143, PARCEL 'C', PARCEL 'D'

MATCHLINE SEE SHEET C 2.1

MATCHLINE SEE SHEET C 2.4

MATCHLINE SEE SHEET C 2.3

HORIZONTAL GRAPHIC SCALE (IN FEET) HORZ 1 inch = 40 ft.

PARK CITY HEIGHTS

PARK CITY, UTAH

LICENSED PROFESSIONAL ENGINEER STATE OF UTAH No. 180370 ROBERT Q. ELDER

GRADING AND DRAINAGE PLAN

C 2.2

PROJECT NUMBER: 4078 | DATE: 1/12/11 | DRAWN BY: B. HADLEY | CHECKED BY: J.FORD | PROJECT MANAGER: R. ELDER

NO. DATE REVISION

ENSIGN

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60 E. Fort Union Blvd
Suite 100
Midvale UT 84047
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

PLEASANT GROVE
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Phone:435.843.3590

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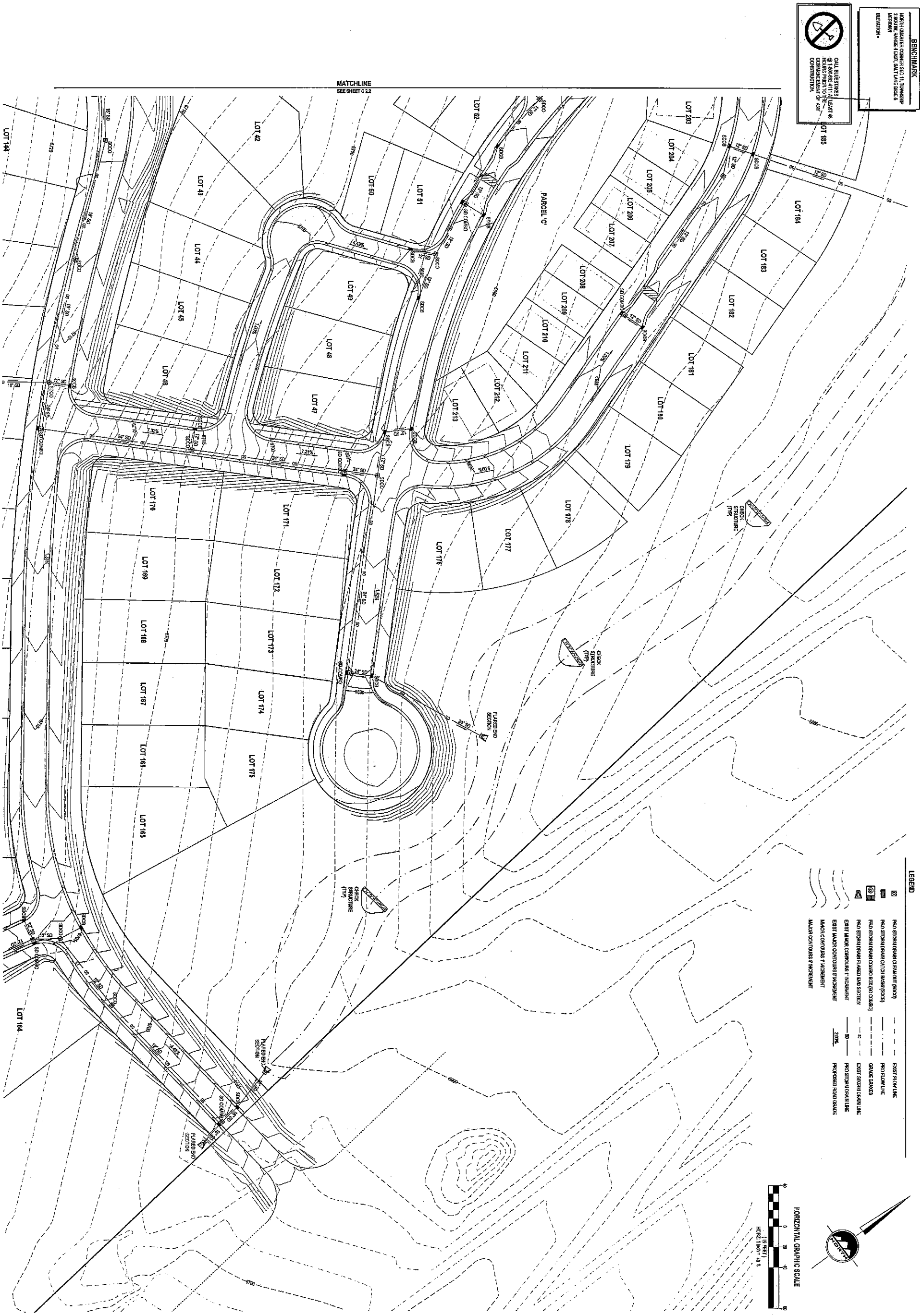
FOR:
BOYER PARK CITY JUNCTION, LC
90 SOUTH 400 WEST SUITE 200
SALT LAKE CITY, UTAH 84101

CONTACT:
PATRICK MOFFAT
PHONE: 801-531-8781
FAX:


BENCHMARK
NORTH QUARTER CORNER SEC 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
ELEVATION =
CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
MATCHLINE
SEE SHEET C 2.2
MATCHLINE
SEE SHEET C 2.4
PARCEL 'C'
LOT 42
LOT 43
LOT 44
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LOT 213
CHECK STRUCTURE (TYP)
FLARED END SECTION
SD COMBO
SDCB
SDCO
SDMH
LEGEND
PROP STORM DRAIN CLEAN OUT (SDCO)
PROP STORM DRAIN CATCH BASIN (SDCB)
PROP STORM DRAIN COMBO BOX (SD COMBO)
PROP STORM DRAIN FLARED END SECTION
EXIST MINOR CONTOURS 1' INCREMENT
EXIST MAJOR CONTOURS 5' INCREMENT
MINOR CONTOURS 1' INCREMENT
MAJOR CONTOURS 5' INCREMENT
EXIST FLOW LINE
PRO FLOW LINE
GRADE BREAKS
EXIST STORM DRAIN LINE
PROP STORM DRAIN LINE
PROPOSED ROAD GRADE
HORIZONTAL GRAPHIC SCALE
1 INCH = 40 FT.
NORTH
ENSIGN
SALT LAKE CITY
90 E. Fort Union Blvd
Suite 100
Midvale UT 84047
Phone: 801.255.0529
Fax: 801.255.4449
LAYTON
Phone: 801.547.1100
PLEASANT GROVE
Phone: 801.798.8145
TOOELE
Phone:435.843.3590
WWW.ENSIGNUTAH.COM
PARK CITY HEIGHTS
PARK CITY, UTAH
LICENSED PROFESSIONAL ENGINEER
No. 108079
ROBERT Q. ELDER
STATE OF UTAH
GRADING AND DRAINAGE PLAN
C 2.3

BENCHMARK

NORTH QUARTER CORNER SEC 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

ELEVATION =

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

LEGEND

- PRO STORM DRAIN CLEAN OUT (SDCO)
- PRO STORM DRAIN CATCH BASIN (SDCB)
- PRO STORM DRAIN COMBO BOX (SD COMBO)
- PRO STORM DRAIN FLARED END SECTION
- EXIST MINOR CONTOURS 1' INCREMENT
- EXIST MAJOR CONTOURS 5' INCREMENT
- MINOR CONTOURS 1' INCREMENT
- MAJOR CONTOURS 5' INCREMENT
- EXIST FLOW LINE
- PRO FLOW LINE
- GRADE BREAKS
- 6d — EXIST STORM DRAIN LINE
- SD — PRO STORM DRAIN LINE
- 2.00% PROPOSED ROAD GRADE

ENSIGN

SALT LAKE CITY
90 E. Fort Union Blvd
Suite 100
Midvale UT 84047
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

PLEASANT GROVE
Phone: 801.796.8145

TOOELE
Phone:435.843.3590

WWW.ENSIGNUTAH.COM

FOR:
BOYER PARK CITY JUNCTION, LC
60 SOUTH 400 WEST, SUITE 200
SALT LAKE CITY, UTAH 84101

CONTACT:
PATRICK MOFFAT
PHONE: 801-521-4781
FAX:

PARK CITY HEIGHTS

PARK CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
STATE OF UTAH

NO.	DATE	REVISION	BY

GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 4978
DATE: 1/13/11
DRAWN BY: B. HARLEY
CHECKED BY: J. FORD
PROJECT MANAGER: R. ELDER

C 2.4

BENCHMARK

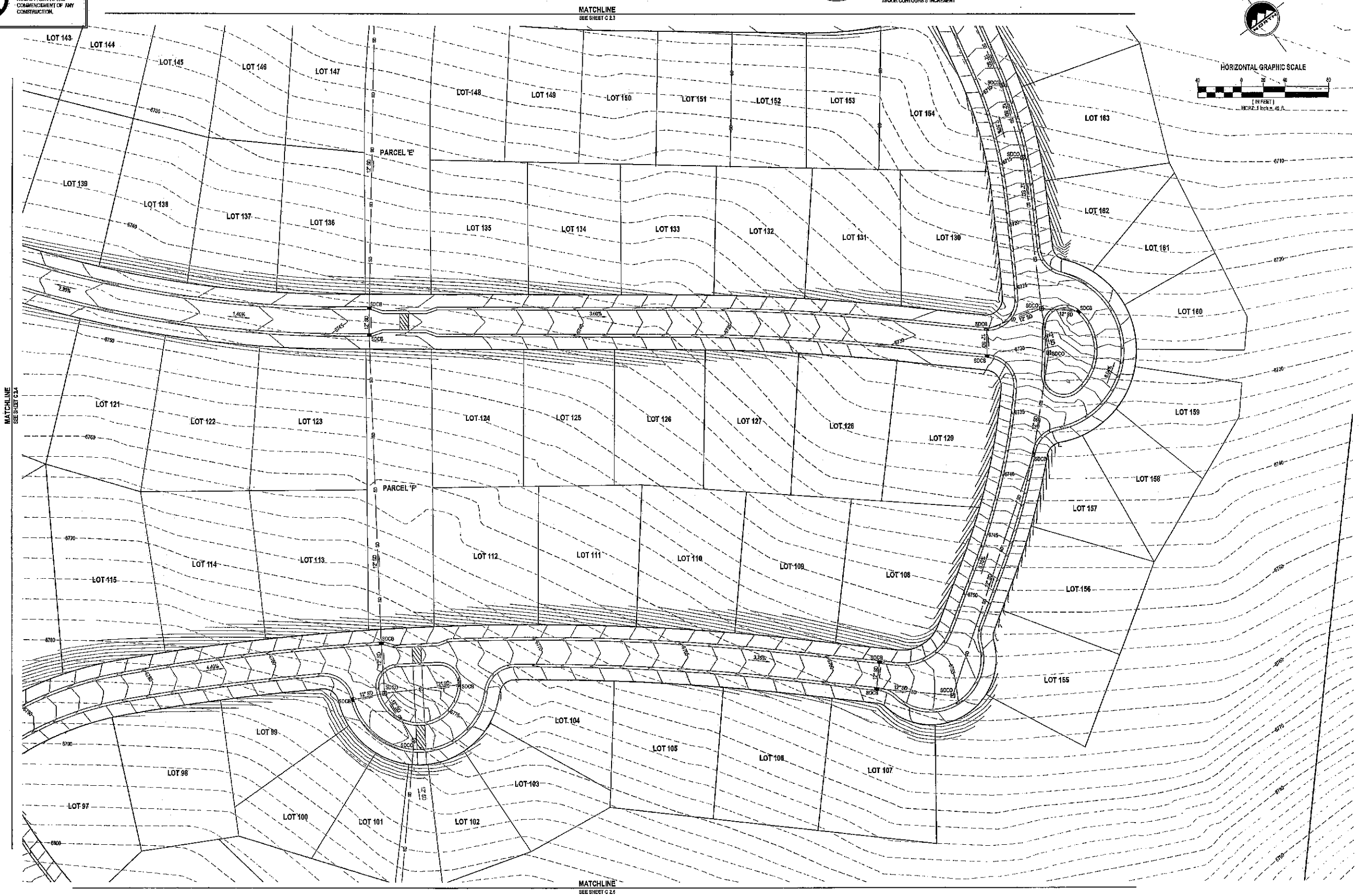
NORTH QUARTER CORNER SEC 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

ELEVATION =

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

LEGEND

- PRO STORM DRAIN CLEAN OUT (SDCO)
- PRO STORM DRAIN CATCH BASIN (SDCB)
- PRO STORM DRAIN COMBO BOX (SD COMBO)
- PRO STORM DRAIN FLARED END SECTION
- EXIST MINOR CONTOURS 1' INCREMENT
- EXIST MAJOR CONTOURS 5' INCREMENT
- MINOR CONTOURS 1' INCREMENT
- MAJOR CONTOURS 5' INCREMENT
- EXIST FLOW LINE
- PRO FLOW LINE
- GRADE BRAKES
- EXIST STORM DRAIN LINE
- PRO STORM DRAIN LINE
- 2.00% PROPOSED ROAD GRADE



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Fax: 801.255.4449

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90 SOUTH 400 WEST SUITE 200
SALT LAKE CITY, UTAH 84101

CONTACT:
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FAX:

PARK CITY HEIGHTS

PARK CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
STATE OF UTAH

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
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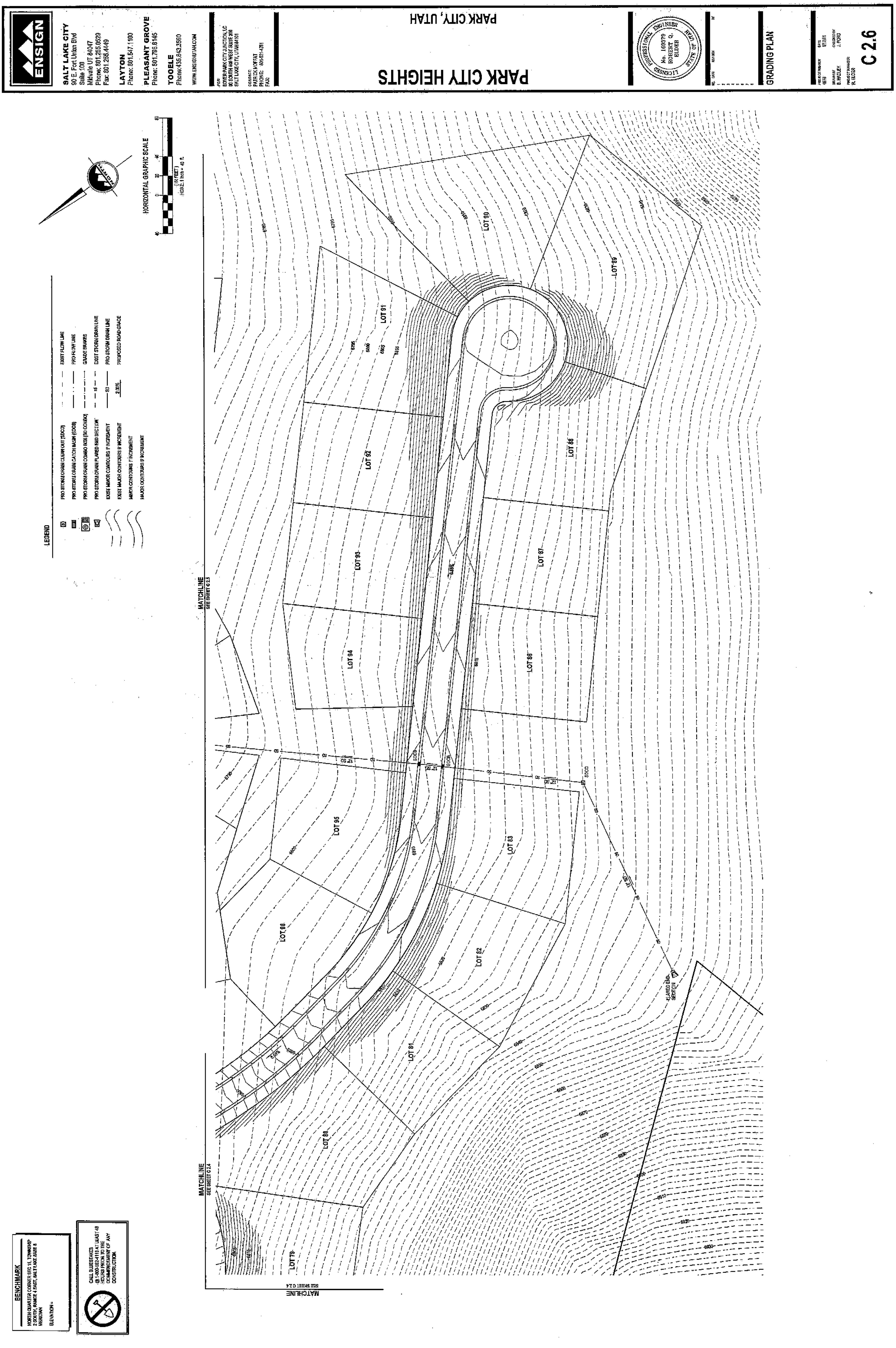
6			

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	DATE
4076	10/7/11
DRAWN BY	CHECKED BY
B. HADLEY	J. FORD
PROJECT MANAGER	
R. ELDER	

C 2.5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SALT LAKE CITY, UTAH 84101
CONTACT:
PATRICK MOFFAT
PHONE: 801-521-4781
FAX:
PARK CITY HEIGHTS
PARK CITY, UTAH
LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
STATE OF UTAH
NO. DATE REVISION BY
GRADING PLAN
PROJECT NUMBER 4876
DATE 1/17/11
DRAWN BY B. HADLEY
CHECKED BY J. FORD
PROJECT MANAGER R. ELDER
C 2.6
HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.
LEGEND
PRO STORM DRAIN CLEAN OUT (SDCO)
PRO STORM DRAIN CATCH BASIN (SDCB)
PRO STORM DRAIN COMBO BOX (SD COMBO)
PRO STORM DRAIN FLARED END SECTION
EXIST MINOR CONTOURS 1' INCREMENT
EXIST MAJOR CONTOURS 5' INCREMENT
MINOR CONTOURS 1' INCREMENT
MAJOR CONTOURS 5' INCREMENT
EXIST FLOW LINE
PRO FLOW LINE
GRADE BRAKES
EXIST STORM DRAIN LINE
PRO STORM DRAIN LINE
PROPOSED ROAD GRADE
2.00%
MATCHLINE
SEE SHEET C 2.5
MATCHLINE
SEE SHEET C 2.4
MATCHLINE
SEE SHEET C 2.4
LOT 79
LOT 80
LOT 81
LOT 82
LOT 83
LOT 86
LOT 87
LOT 88
LOT 89
LOT 90
LOT 91
LOT 92
LOT 93
LOT 94
LOT 95
LOT 96
SDCB
SDCB
SDCO
12" SD
FLARED END SECTION
0.68%
BENCHMARK
NORTH QUARTER CORNER SEC 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
ELEVATION =
CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION

ENSIGN

SALT LAKE CITY
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LAYTON
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Phone: 801.798.8145

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Phone:435.843.3590

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FOR:
BOYER PARK CITY JUNCTION, LLC
90 SOUTH 400 WEST SUITE 200
SALT LAKE CITY, UTAH 84101

contact:
PATRICK MOFFAT
PHONE: 801.521.4781
FAX:

PARK CITY HEIGHTS

PARK CITY, UTAH

PROFESSIONAL ENGINEER
No. 196079
ROBERT Q. ELDER
LICENSED
STATE OF UTAH

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			

OVERALL UTILITY PLAN

PROJECT NUMBER 4508 | DATE 1/18/11
DRAWN BY G. HADLEY | CHECKED BY J. FORD
PROJECT MANAGER R. ELDER

C 3.0

HORIZONTAL GRAPHIC SCALE:
200 0 100 200 400
(IN FEET)
HORZ. 1 inch = 200 ft.

1 MILLION GALLON WATER TANK ELEV. = 7220

CONNECT TO EXIST. 12" WATER MAIN

BENCHMARK
NORTH QUARTER CORNER SEC 11, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
ELEVATION =

CALL BLUESTAKES
@ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

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Phone: 801.796.8146

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FOR:
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69 SOUTH 400 WEST SUITE 200
SALT LAKE CITY, UTAH 84101

CONTACT:
PATRICK MOFFAT
PHONE: 801.521.4781
FAX:

PARK CITY HEIGHTS

PARK CITY, UTAH

PROFESSIONAL ENGINEER
No. 193979
ROBERT Q. ELDER
LICENSED
STATE OF UTAH

NO.	INITIAL	REVISION	DATE

UTILITY PLAN

PROJECT MANAGER: 4516
DATE: 1/19/11
DRAWN BY: B. HADLEY
CHECKED BY: J. FORD
PROJECT MANAGER: R. ELDER

C 3.1

HORIZONTAL GRAPHIC SCALE
(IN FEET)
HORZ: 1 inch = 40 ft.

LOT 201
LOT 214
LOT 215
LOT 216
LOT 217
LOT 1
LOT 2
LOT 3
LOT 4
LOT 237
LOT 236
LOT 235
LOT 234
LOT 5
LOT 6
LOT 7
LOT 8
LOT 238
LOT 239
LOT 240
LOT 241
LOT 245
LOT 244
LOT 243
LOT 242
PARCEL 'J'
PARCEL 'K'
LOT 226
LOT 227
LOT 228
LOT 229
LOT 230
LOT 231
LOT 232
LOT 233
LOT 218
LOT 219
LOT 220
LOT 221
LOT 312
LOT 222
LOT 223
LOT 224
LOT 225
PARCEL 'I'
PARCEL 'H'

FH (COMPLETE)
8" WTR (DISTR)
8" SAN SWR
4" SSMH
6" SSMH
12" WTR (TRANS) & PHASE 1 DISTR. LINE
EXISTING 24" SAN SWR LINE
CONNECT TO EXISTING 48"MH
FH (INCOMPLETE)
MATCHLINE
SEE SHEET C 3.2

BENCHMARK
NORTH QUARTER CORNER SEC 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
ELEVATION =

CALL BLUESTAKES
@ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

NORTH QUARTER CORNER SEC 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

ELEVATION =

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

HORIZONTAL GRAPHIC SCALE

0 20 40 80

(IN FEET)
HORZ: 1 Inch = 40 ft.

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Midvale UT 84047
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

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Phone: 801.796.8146

TOOELE
Phone:435.843.3590

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FOR:
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90 SOUTH 400 WEST SUITE 200
SALT LAKE CITY, UTAH 84101

CONTACT:
PATRICK MOFFAT
PHONE: 801-521-4761
FAX:

PARK CITY HEIGHTS

PARK CITY, UTAH

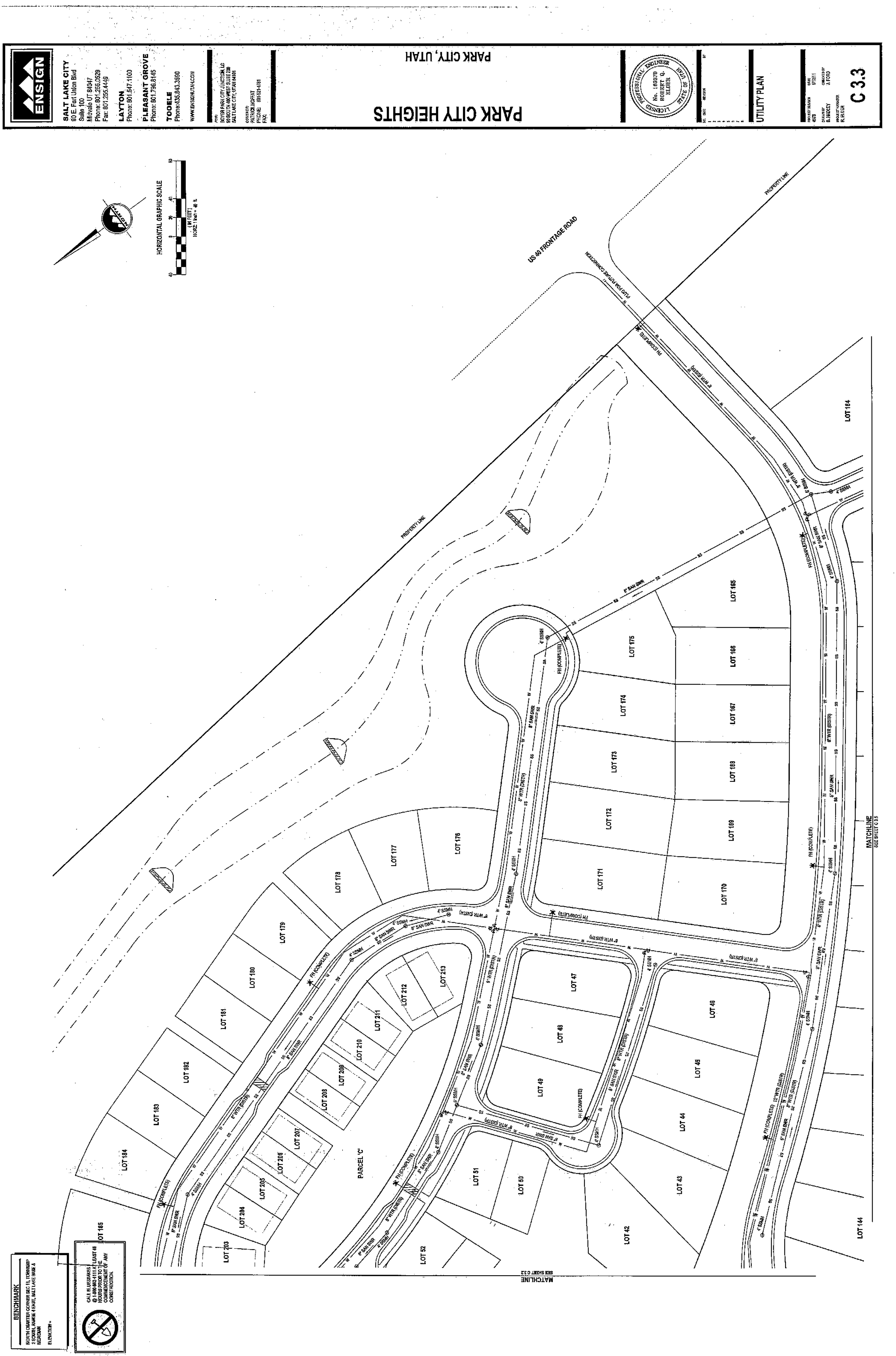
LICENSED PROFESSIONAL ENGINEER
No. 166379
ROBERT Q. ELDER
STATE OF UTAH

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

UTILITY PLAN

PROJECT NUMBER: 4978
DATE: 1/12/11
DRAWN BY: B. HADLEY
CHECKED BY: J. FORD
PROJECT MANAGER: R. ELDER

C 3.2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LAYTON
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SALT LAKE CITY, UTAH 84101
CONTACT:
PATRICK MOFFAT
PHONE: 801-521-4781
FAX:
PARK CITY HEIGHTS
PARK CITY, UTAH
LICENSED PROFESSIONAL ENGINEER
No. 169370
ROBERT Q. ELDER
STATE OF UTAH
UTILITY PLAN
PROJECT NUMBER 4978
DATE 1/17/11
DRAWN BY B. HADLEY
CHECKED BY J. FORD
PROJECT MANAGER R. ELDER
C 3.3
HORIZONTAL GRAPHIC SCALE
(IN FEET)
HORZ: 1 inch = 40 ft.
US 40 FRONTAGE ROAD
PLUG FOR FUTURE CONNECTION
PROPERTY LINE
FH (COMPLETE)
8" WTR (DISTR)
12" WTR (DISTR)
8" SAN SWR
4' SSMH
6' SSMH
MATCHLINE
SEE SHEET C 3.5
SEE SHEET C 3.2
PARCEL 'C'
LOT 42
LOT 43
LOT 44
LOT 45
LOT 46
LOT 47
LOT 48
LOT 49
LOT 50
LOT 51
LOT 52
LOT 144
LOT 164
LOT 165
LOT 166
LOT 167
LOT 168
LOT 169
LOT 170
LOT 171
LOT 172
LOT 173
LOT 174
LOT 175
LOT 176
LOT 177
LOT 178
LOT 179
LOT 180
LOT 181
LOT 182
LOT 183
LOT 184
LOT 185
LOT 203
LOT 204
LOT 205
LOT 206
LOT 207
LOT 208
LOT 209
LOT 210
LOT 211
LOT 212
LOT 213
BENCHMARK
NORTH QUARTER CORNER SEC 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
ELEVATION =
CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

NORTH QUARTER CORNER SEC. 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

ELEVATION =

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORZ: 1 inch = 40 ft.

NORTH

SALT LAKE CITY
90 E. Fort Union Blvd
Suite 100
Midvale UT 84047
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

PLEASANT GROVE
Phone: 801.796.8145

TOOELE
Phone:435.843.3590

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OWNER:
BOYER PARK CITY JUNCTION, LC
90 SOUTH 400 WEST, SUITE 200
SALT LAKE CITY, UTAH 84101

OWNER:
PATRICK MURPHY
PHONE: 801-521-7781
FAX:

PARK CITY HEIGHTS

PARK CITY, UTAH

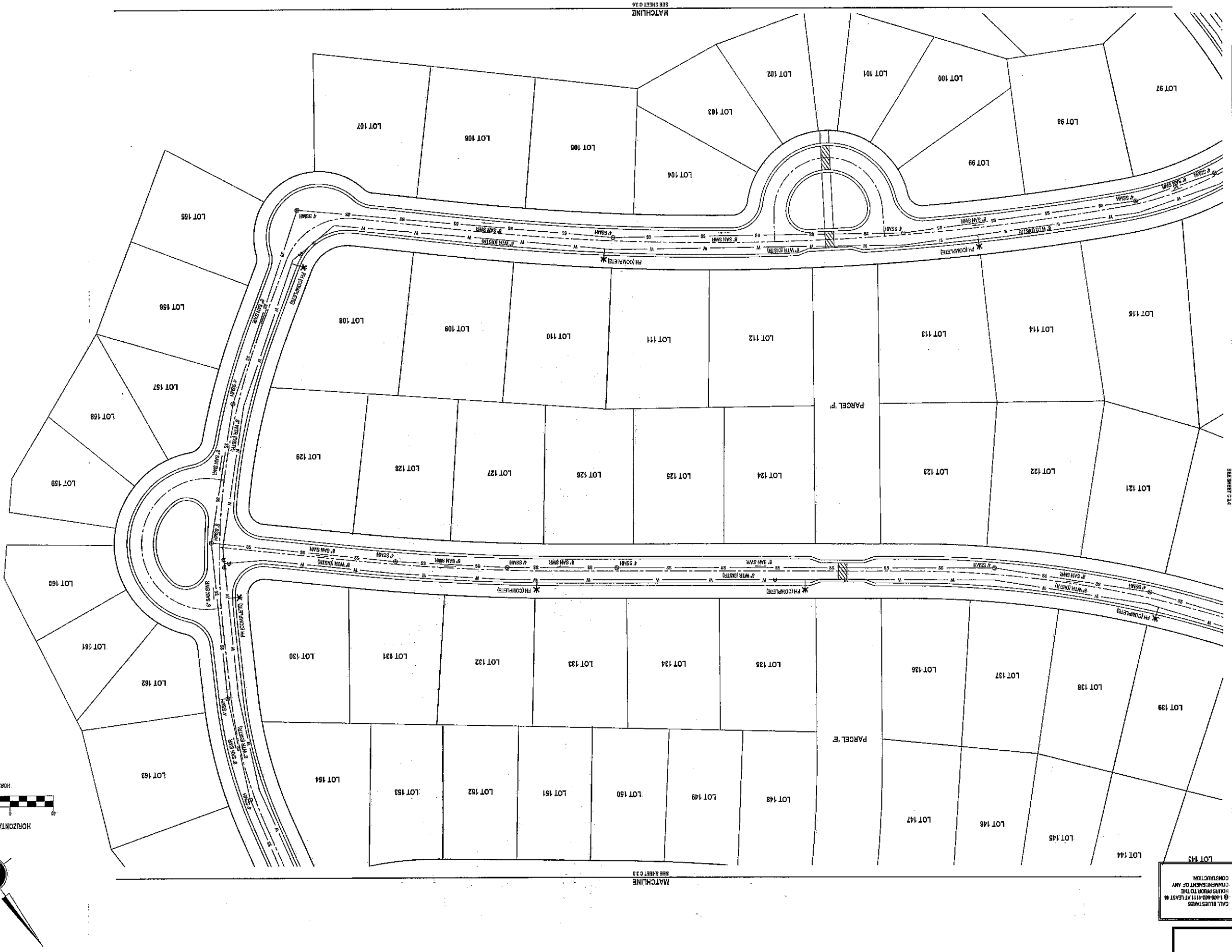
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH
No. 166979
ROBERT Q. ELDER

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			

UTILITY PLAN

PROJECT MANAGER: JEFF G
DATE: 1/27/11
DRAWN BY: B. PADGLEY
CHECKED BY: J. FORD
PROJECT MANAGER: R. ELDER

C 3.4



PARK CITY HEIGHTS

PARK CITY, UTAH

UTILITY PLAN

C 3.5

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ROBERT Q. REDDEN
No. 188979
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

PARK CITY MOUNTAIN RESORT
50 SOUTH MAIN STREET
PARK CITY, UTAH 84060

OWNER
BOYER PARK CITY ALMONTE, LC
90 SOUTH MAIN STREET 200
SALT LAKE CITY, UTAH 84101

CONTACT
PHONE: 801.521.4781
FAX:

BENCHMARK

NORTH QUARTER CORNER SEC 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

ELEVATION =

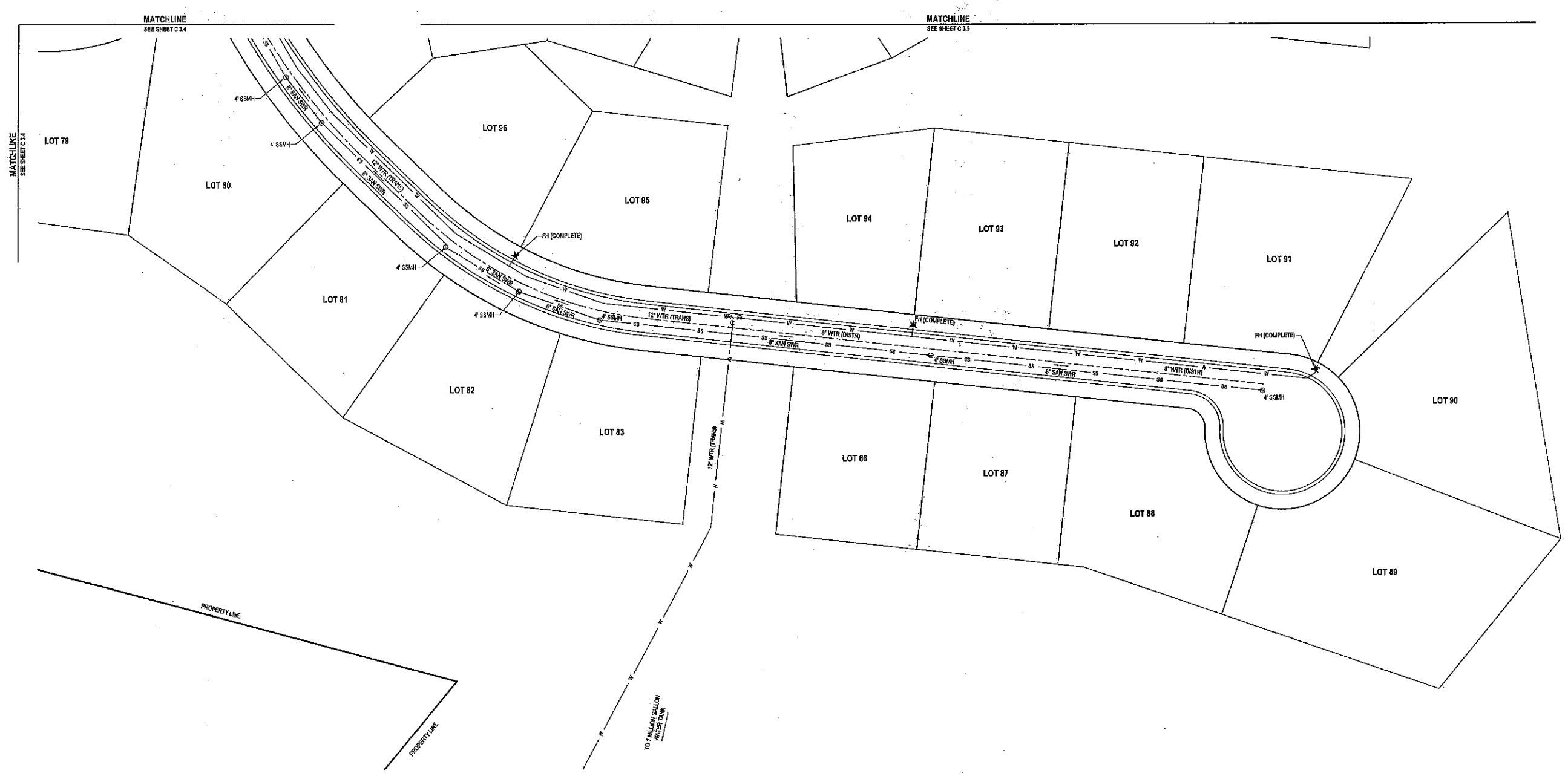
CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ: 1 inch = 40 ft.



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FOR:
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SALT LAKE CITY, UTAH 84101

CONTACT:
PATRICK MOFFAT
PHONE: 801-521-4781
FAX:

PARK CITY HEIGHTS

PARK CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
STATE OF UTAH

NO.	DATE	REVISION	BY

UTILITY PLAN

PROJECT NUMBER 4978 | DATE 10/7/10

DRAWN BY B. HADLEY | CHECKED BY J. FORD

PROJECT MANAGER R. ELDER

C 3.6

BENCHMARK

NORTH QUARTER CORNER SEC 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

ELEVATION =

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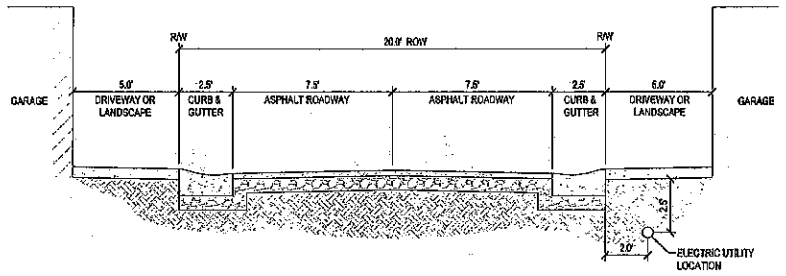
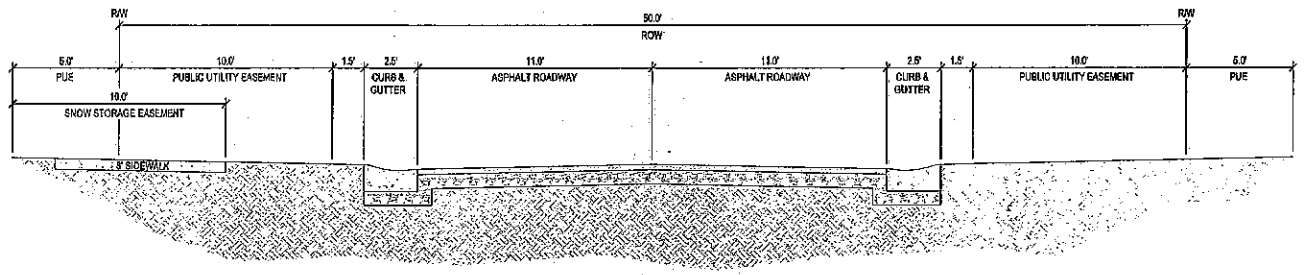


1 LOCAL STREET
(PUBLIC RIGHT-OF-WAY) Scale: NTS

NOTE:
1. PARKING TO BE LOCATED ON UPHILL SIDE OF ROAD

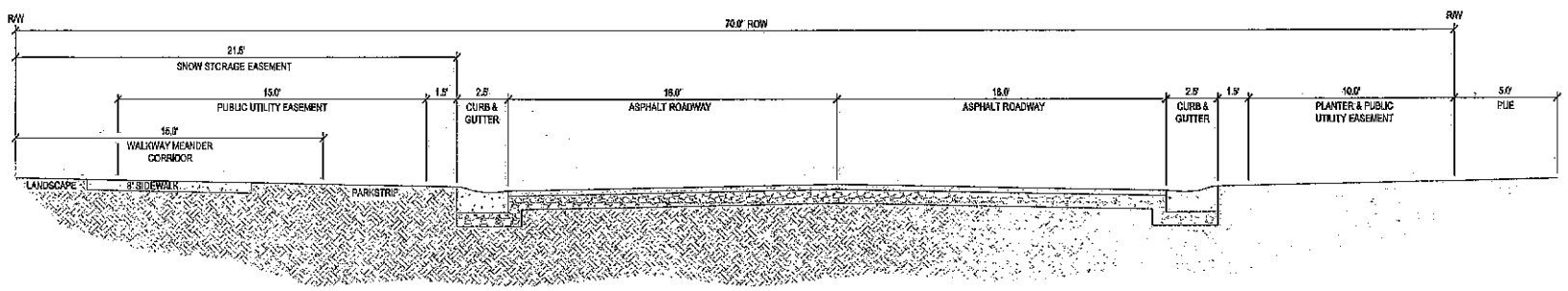
2. SNOW STORAGE TO BE LOCATED ON DOWNHILL SIDE OF ROAD



2 LOCAL RESIDENTIAL STREET
(PUBLIC RIGHT-OF-WAY) Scale: NTS

NOTE:
1. PARKING TO BE LOCATED ON UPHILL SIDE OF ROAD

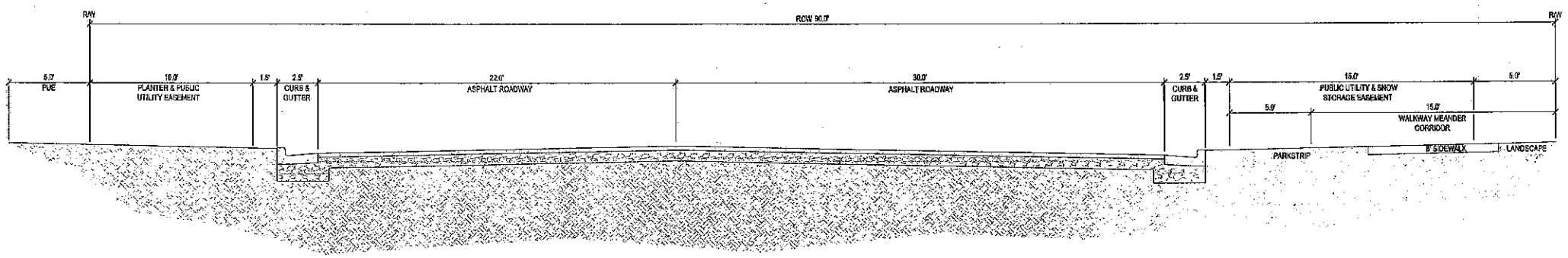
2. SNOW STORAGE AND WALKWAY TO BE LOCATED ON DOWNHILL SIDE OF ROAD



3 MINOR RESIDENTIAL COLLECTOR STREET
(PUBLIC RIGHT-OF-WAY) Scale: NTS

NOTE:
1. PARKING TO BE LOCATED ON UPHILL SIDE OF ROAD

2. SNOW STORAGE AND WALKWAY TO BE LOCATED ON DOWNHILL SIDE OF ROAD



4 COMMERCIAL COLLECTOR STREET
(PUBLIC RIGHT-OF-WAY) Scale: NTS

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Fax: 801.255.4449

LAYTON
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Phone:435.843.3590

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FOR:
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SALT LAKE CITY, UTAH 84101

CONTACT:
PATRICK MOFFAT
PHONE: 801-521-4781
FAX:

PARK CITY HEIGHTS

PARK CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 163379
ROBERT Q. ELDER
STATE OF UTAH

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			

ROADWAY CROSS SECTIONS

PROJECT NUMBER 4578 | DATE 1/17/11
DRAWN BY B. HADLEY | CHECKED BY J. FORD
PROJECT MANAGER R. ELDER

C 4.0

FEBRUARY 9, 2010

EXHIBIT B

PARK CITY HEIGHTS

NEIGHBORHOOD MASTER PLAN

before development - view 1

after development - view 1

before development - view 2

after development - view 2

DESIGNATED ENTRY CORRIDORS AND VANTAGE POINTS PRESENT WITHIN OR ADJACENT TO THE SITE

VIEW 1

- UTAH HIGHWAY 248 AT THE TURN-OUT ONE QUARTER MILE WEST FROM U.S. HIGHWAY 40

OTHER DESIGNATED VANTAGE POINTS

VIEW 2

- UTAH HIGHWAY 248 AT THE TURN-OUT TO OLD DUMP ROAD

VIEW 3

- U.S. HIGHWAY 40 SOUTHBOUND AT TOP OF ON-RAMP FROM UTAH HIGHWAY 248

VIEW 4

- UTAH HIGHWAY 248 WESTBOUND AT SIDE OF ROAD FROM KAMAS

entry corridor & visual assessment - 1

park city heights

park city, utah & summit county, utah

june 2010

before development - view 3

after development - view 3

before development - view 4

after development - view 4

DESIGNATED ENTRY CORRIDORS AND VANTAGE POINTS PRESENT WITHIN OR ADJACENT TO THE SITE

VIEW 1

- UTAH HIGHWAY 248 AT THE TURN-OUT ONE QUARTER MILE WEST FROM U.S. HIGHWAY 40

OTHER DESIGNATED VANTAGE POINTS

VIEW 2

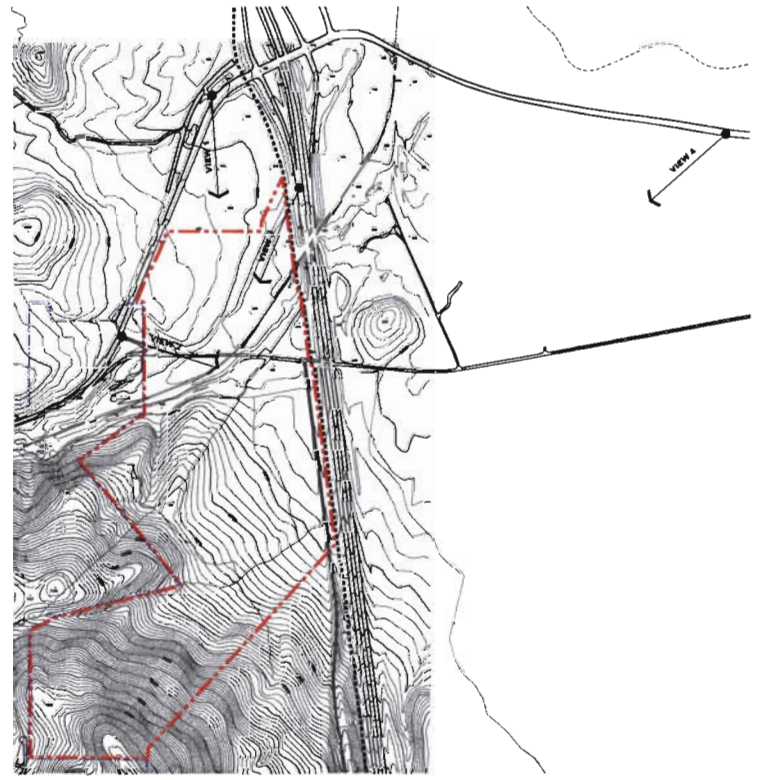
- UTAH HIGHWAY 248 AT THE TURN-OUT TO OLD DUMP ROAD

VIEW 3

- U.S. HIGHWAY 40 SOUTHBOUND AT TOP OF ON-RAMP FROM UTAH HIGHWAY 248

VIEW 4

- UTAH HIGHWAY 248 WESTBOUND AT SIDE OF ROAD FROM KAMAS



entry corridor & visual assessment - 2

park city heights

park city, utah &
summit county, utah

june 2010

Exit ground-level view
N
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© 2011 Google
Image USDA Farm Service Agency
Image © 2011 DigitalGlobe
40°40'12.15" N 111°27'56.64" W elev 6735 ft
Eye alt 6763 ft
Imagery Date: 6/17/2010
1993

View 2

north

Visual Massing

park city heights

park city, utah & summit county, utah

Exit ground-level view
© 2011 Google
Image State of Utah
Image USDA Farm Service Agency
Google
©2011
Imagery Date: 6/17/2010
1993
Eye alt 6704 ft

View 1

north

park city heights

park city, utah & summit county, utah


SILVER SUMMIT
150'
HWY 40
©2010 Google
© 2011 Google
Imagery Date: 6/17/2010
1993
40°42'48.28" N 111°29'07.04" W elev 6566 ft
Eye alt 7670 ft

REDSTONE
HWY 224
150'
Google
©2010
©2011 Google
40°43'08.66" N 111°32'37.22" W elev 6413 ft
Eye alt 7749 ft
Imagery Date: 6/17/2010 1993


PARK WEST
VILLAGE
HWY 224
140'
©2010 Google
©2011 Google
Imagery Date: 6/17/2010 1993
40°41'18.46" N 111°32'38.49" W elev 6693 ft
Eye alt 7490 ft


Parks Blvd
248
1735'
1365'
Richardson Flat Rd
350'
350'
PARK CITY
HEIGHTS
40
425'
HWY 40
425'
© 2011 Google
©2010 Google
Imagery Date: 6/17/2010
1993
40°40'16.56" N 111°27'47.42" W elev 6692 ft
Eye alt 10086 ft


700'
HWY 40
IHC HOSPITAL
©2010 Google
© 2011 Google
Imagery Date: 6/17/2010 1993
40°41'16.87" N 111°28'05.63" W elev 6688 ft
Eye alt 8189 ft


ICE ARENA &
SPORTS COMPLEX
1,250'
HWY 248
©2010 Google
© 2011 Google
Imagery Date: 6/17/2010 1993
40°40'52.69" N 111°28'07.33" W elev 6656 ft
Eye alt 8932 ft


HOTEL PARK CITY
100'
HWY 224
©2010 Google
©2011 Google
Imagery Date: 6/17/2010
1993
40°39'42.79" N 111°30'45.54" W elev 6815 ft
Eye alt 7601 ft


CANYON CREEK CLUB
225'
INTERSTATE 80
©2010 Google
©2011 Google
Imagery Date: 6/17/2010 1993
40°43'24.00" N 111°31'40.44" W elev 6384 ft
Eye alt 7415 ft


BLACK HAWK
STATION
INTERSTATE 80
250'
©2010 Google
© 2011 Google
Imagery Date: 6/17/2010
1993
40°43'28.48" N 111°31'58.00" W elev 6385 ft
Eye alt 7826 ft


BEAR HOLLOW
HWY 224
170'
©2010 Google
©2011 Google
Imagery Date: 6/17/2010 1993
40°42'40.46" N 111°32'43.20" W elev 6480 ft
Eye alt 7554 ft


HWY 248
65'
ASPEN VILLAS
©2010 Google
© 2011 Google
Imagery Date: 6/17/2010 1993
40°39'55.73" N 111°29'50.05" W elev 6768 ft
Eye alt 7297 ft

FEBRUARY 9, 2010

EXHIBIT D

PARK CITY HEIGHTS

HOMESTEADS PERSPECTIVE

FEBRUARY 9, 2010

PARK CITY HEIGHTS

PARK HOMES PERSPECTIVE

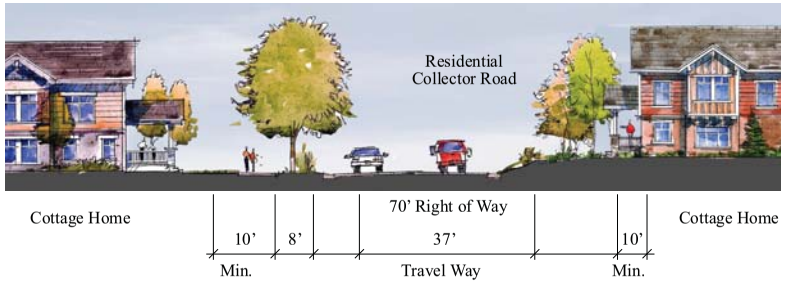
PARK CITY HEIGHTS

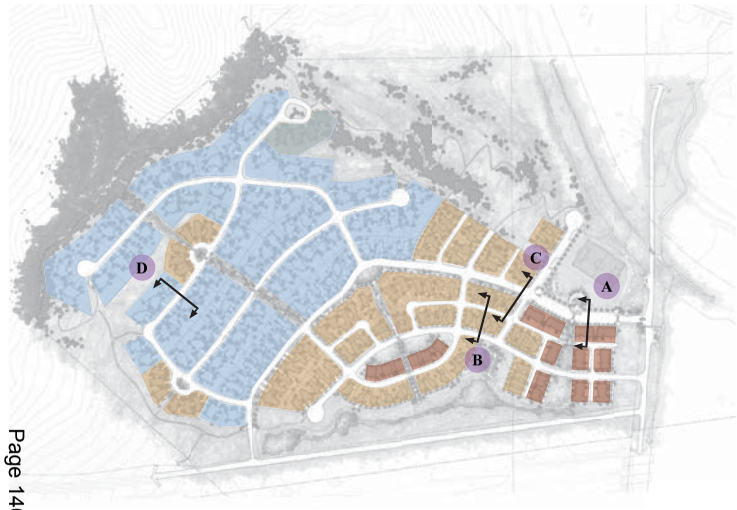
COTTAGE HOMES PERSPECTIVE

A Park Homes Section

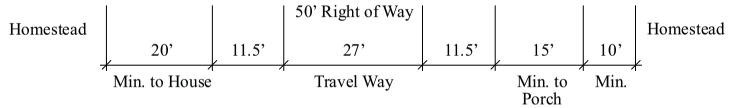
B Cottage Homes Section

C Cottage Homes Section





D Homesteads Section



PARK CITY HEIGHTS

STREET SECTIONS

EXHIBIT E

Biological Resources Overview
for
Park City Heights

Prepared for

The Boyer Corporation
90 South 400 West, Suite 200
Salt Lake City, UT 84101

Prepared by

Logan Simpson Design Inc.
8 East Broadway, Suite 300
Salt Lake City, UT 84111

December 2010

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1. Background

The Boyer Company has proposed a residential development for a parcel of land along Richardson Flat Road, called Park City Heights. The Boyer Company requested that Logan Simpson Design Inc. (LSD) visit the Park City Heights project area and evaluate biological resources present in the area. This includes identifying any protected or sensitive biological resources that may occur in the project area or could be affected by the proposed development; documenting the ecological setting of the project area; providing a qualitative assessment of wildlife habitats within the area; identifying the common plant and animal species occupying the property; identifying and determining the suitability of habitats within the project area for endangered, threatened, or special concern plants and animals known from Summit County, Utah; providing an evaluation of the suitability of habitat for greater sage-grouse, which has been documented near the project area; and providing a review of the Park City Sensitive Lands Overlay (SLO) Zoning Regulations.

Throughout this Biological Resources Overview, the term “project site” is used to represent the development footprint (area of disturbance); the term “developable property” is a 216 acre contiguous parcel of land within which the project site is located; and the term “project area” includes lands generally surrounding the developable property. The term “project vicinity” is used to denote a more expansive landscape context. Note, a non-contiguous parcel of approximately 23 acres will be included in the zoning permit request; however this land was not considered in this biological study because it will not to be developed.

2. Project Location

The developable property is an approximately 216-acre parcel located south of Utah State Route (SR) 248 and west of US Highway 40 (US 40) in Park City, Summit County, Utah (Figures 1 and 2). The property lies adjacent to, but outside the city limits of Park City. Approximately one third of the property is proposed for development – a site plan is included in Appendix A. The proposed development is at the base of the mountains, east to US 40, and north to nearly Richardson Flat Road. Lands adjacent to the property are a combination of mountain slopes with undeveloped shrublands in conservation easements (to the west), residential developments (to the west and southwest), riparian corridors and agricultural land (to the north) and an embankment for a controlled access highway (to the east). The developable property’s legal description includes portions of the southern half of section 2 and the northern half of section 11, Township 2 South, Range 4 East (Salt Lake Baseline and Meridian).

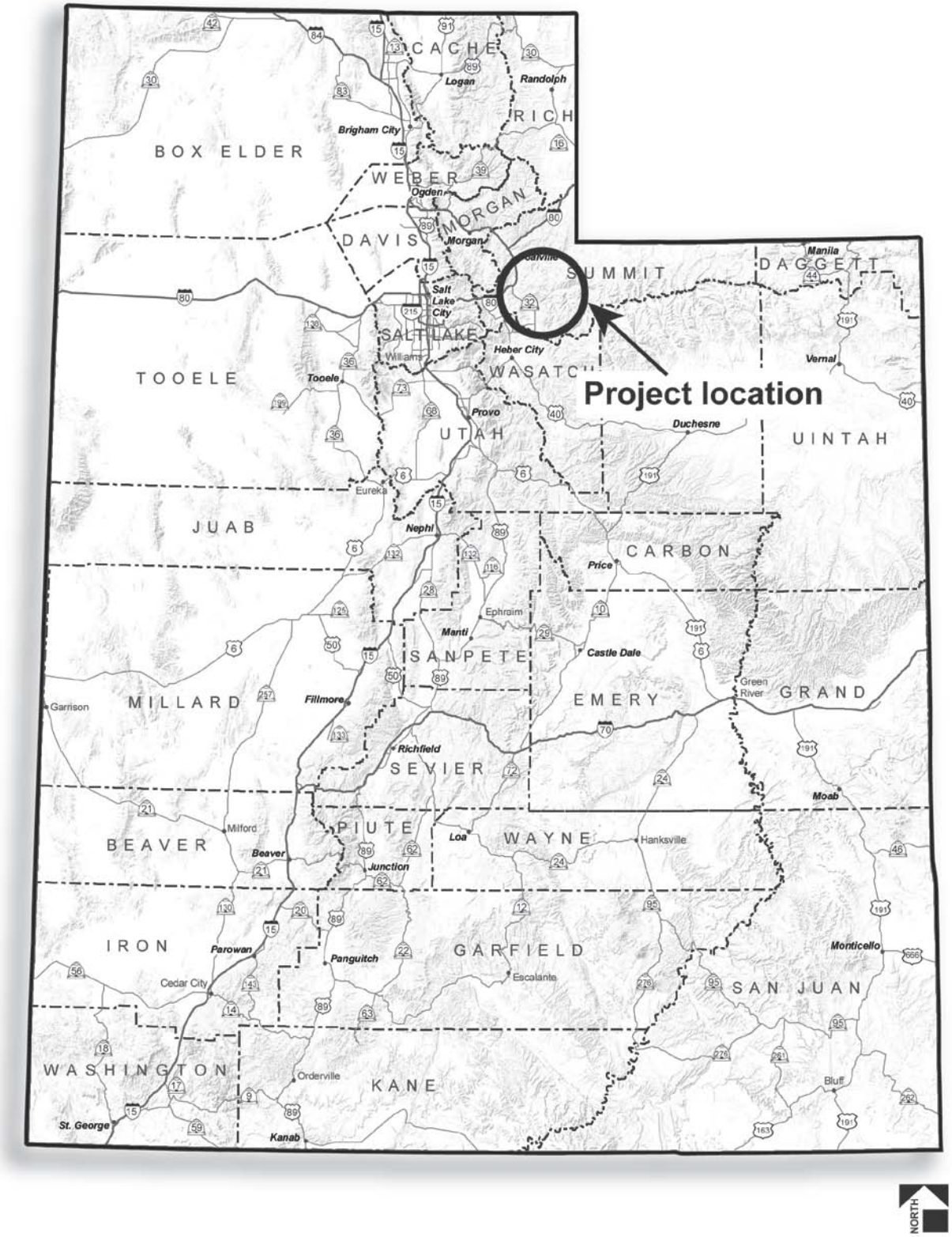

Figure 1. Project location.

Figure 2. Project area.

3. Ecological Setting

LSD biologist Gary Reese conducted a site visit to the Park City Heights project area on December 6 and 7, 2010. Data was collected on the existing biological resources of the project area. Site visit photographs are included in Appendix B. While snow depth averaged nine inches on uplands, conditions were ideal for evaluating the suitability of the habitat for wintering greater sage-grouse. A collapsible snow shovel was used to remove the snow in those areas where the herbaceous flora needed to be evaluated (Photograph 1). A four wheel drive vehicle aided in navigating the unimproved roads; areas not accessible by vehicle were surveyed on foot.

The project area is located within the Utah-Wyoming Rocky Mountains Ecological Region, which includes the mountains just north of Yellowstone National Park in south-central Montana, the Bighorn Mountains in northeast Wyoming, the Uinta Mountains of northeast Utah and Northwest Colorado, Utah's Wasatch Range, and the mountains and valleys of the southeastern corner of Idaho (Noss et al. 2001). Park City, which encompasses approximately 12 square miles with a resident population of approximately 7,300 people (2000 Census) and a substantial tourism industry, is located on the east side of the Wasatch Range. Park City consists of a core downtown area that is surrounded by lower-density residential and commercial developments, golf courses, and ski resorts.

The developable property is a 216-acre vegetated parcel that is situated south of Silver Creek, in the part of Richardson Flat lying west of the US 40 grade (Photograph 2). Elevation ranges from 6,640 to 7,580 feet. The highway realignment in the late 1980s resulted in an embankment being built across the western side of Richardson Flat (Photograph 3). Richardson Flat is located in a low gradient valley surrounded by hills of about 1,000 feet relief. The hills are comprised of either Woodside Shale or Weber Quartzite (Bromfield and Crittenden 1971). The erosion and weathering of these hills formed the old alluvial soils of the foothills. These soils are rich in clay and exhibit very low water permeability. The flat is drained by Silver Creek (Photograph 4), which flows from Park City to its east, then turns north from the developable property and passes the Richardson Flat tailings. The tailings and the riparian zone for Silver Creek have been undergoing remediation for heavy metal toxicity, left as a legacy of historic mining around Park City.

Figure 3 provides a map of the vegetation communities on the developable property, which includes six natural habitats and two types of disturbed areas. The vegetation communities are: Gambel oak shrubland (108 acres), mountain big sagebrush shrubland (99 acres), mountain big sagebrush - Saskatoon serviceberry shrubland (2 acres), sparsely vegetated wet meadow (1 acre), Douglas-fir woodland (1 acre), and quaking aspen shrubland (less than 1 acre). Disturbed areas include ruderal vegetation (7 acres highway grade and 2 acres abandoned railroad grade); and excavated land (4 acres). The wet meadow and part of the aspen shrubland are riparian wetland habitat, the remainder is upland.

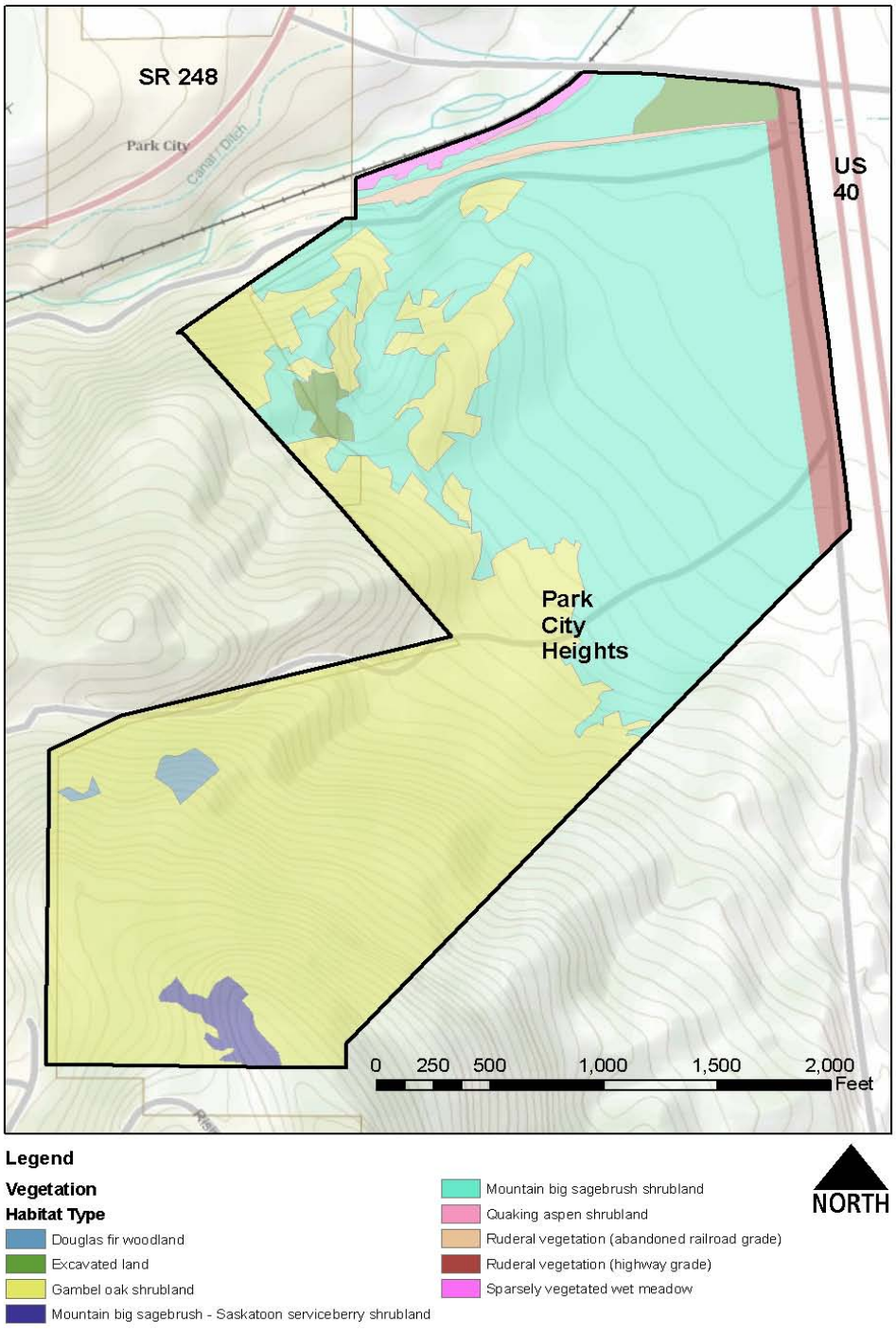

Figure 3. Vegetation communities and disturbed land types on the developable property.

Gambel Oak Shrubland

Shrublands dominated by Gambel oak (*Quercus gambelii*) are the most common habitat type in the developable property. The oaks form thickets averaging 20 feet high and have sparse understories of shrubs, grasses, and herbs. These shrublands generally occupy steeper slopes and higher elevations in the project area (Photograph 5) than does the Mountain big sagebrush shrubland. The dense bushy environment provides cover for animals and their young. The high tannin content of Gambel oak doesn't seem to bother mule deer, who browse year-round on its foliage. Oak acorns which are rich in carbohydrates, fats, and proteins take a year to mature. Oak acorns are important food sources for ravens, jays, turkeys, squirrels, chipmunk, and deer.

Park City's SLO Zone Regulations limits the density of residential development in oak shrublands. They are recognized as both a sensitive wildlife habitat and because they occupy steep slopes generally unsuitable for development. Within the project area, this habitat will not be directly impacted by the proposed development.

Mountain Big Sagebrush Shrubland

Mountain big sagebrush (*Artemisia tridentata* ssp. *vaseyana*) shrubland is the second most extensive habitat on the developable property (Photograph 6). It extends throughout the eastern side of the developable property, occupying moderate slopes. Mountain big sagebrush dominates the shrub canopy, with localized Saskatoon serviceberry (*Amelanchier alnifolia*) as an associated species. The average cover of sagebrush emerging from 9 inches of snow was 28 percent, with an average height of 23 inches emergent above snow. The herbaceous understory has been diminished from many years of grazing by cattle, sheep and horses. The understory appears to be dominated by cheatgrass (*Bromus tectorum*), an exotic grass which has invaded sagebrush rangelands throughout the region.

Big sagebrush is highly preferred and nutritious winter forage for mule deer, and provides habitat for a diverse assemblage of birds and mammals across the western United States (Welsh 2005). Songbirds such as dark-eyed juncos, horned larks, and white-crowned sparrows occupy sagebrush and consume big sagebrush seed. Additionally, the greater sage grouse requires sagebrush for its survival.

Mountain Big Sagebrush – Saskatoon Serviceberry Shrubland

The transition zone between Gambel oak and mountain big sagebrush is where Saskatoon serviceberry is most common. These edge areas are highly variable in vegetative composition and are not readily mappable on aerial photography. However, this plant community forms a mappable habitat on ridgelines, a topographic feature protected under the Park City SLO Zone Regulations. Mountain big sagebrush – Saskatoon serviceberry shrubland is important wildlife habitat due to the proximity of protective oak cover

to serviceberry plants and its fruits. Deer and moose browse serviceberry and its fruit is relished by a variety of song and game birds (NRCS 2006). The ridgeline will not be directly impacted by the proposed development.

Sagebrush and serviceberry are co-dominants on the ridge along the southern edge of the developable property (Photograph 7). This area had abundant wildlife tracks (Photograph 8) and was the only area with a significant herbaceous component to the shrubland. The grasses identified included slender wheatgrass (*Elymus trachycaulus*) and crested wheatgrass (*Agropyron cristatum*). Except in times of high winter wind, this ridgeline appears to provide excellent wildlife habitat. Deer Valley subdivisions are immediately below the ridge. Lack of cover and proximity to homes limit the utilization of this habitat to species which tolerate human presence.

Sparsely Vegetated Wet Meadow

Silver Creek flows within 5 to 100 feet of the northeastern edge of the developable property. The floodplain is bisected by a historic Union Pacific railroad grade, now converted to a rail trail. The ballast which built up the railroad bed is from mining operations and is toxic. The rail trail and Richardson Flat Road are the northern boundary for the developable property. Silver Creek is classified as a cold water fishery and supports willows (*Salix* spp.), cattails (*Typha latifolia*), and emergent and floating vegetation. The density and height of this riparian vegetation is quite variable, depending on the influence of beaver dams.

Along the rail trail is a sparsely vegetated wet meadow where the vegetation is dominated by sedges, with a small patch of aspen (*Populus tremuloides*) (Photograph 9). The wet meadow may be sparsely vegetated due to soil toxicity, or having been covered with soil.

Riparian habitats associated with Silver Creek are adjacent to the developable property and will not be disturbed by the proposed development. These riparian habitats will continue to offer forage and cover for birds, mammals (including resident beavers), fish, amphibians, reptiles, and aquatic invertebrates. Birds expected in the area include: red-tailed hawk, bald eagle (non-nesting), killdeer, rock pigeon, belted kingfisher, northern flicker, black-billed magpie, common raven, black-capped chickadee, European starling, song sparrow, dark-eyed junco, and house finch.

Douglas-fir Woodland

Two small groves of Douglas-fir (*Pseudotsuga menziesii*) occupy a sheltered area below the ridge line and in a valley between two hills within the Gambel oak shrubland. This vegetation type was only examined through binoculars due to deep snow buildup and hazardous walking conditions. These groves can provide nesting sites and cover for birds such as owls and woodpeckers, as well as tree canopy habitat for squirrels. Douglas-fir groves are protected within Park City under the SLO Zone Regulations.

Quaking Aspen Shrubland

Twelve 20 feet high quaking aspen (*Populus tremuloides*) saplings occupy the upland edge of the sparsely vegetated wet meadow (Photograph 9). There are 4 to 6 feet high suckers colonizing the wet meadow near the saplings. This appears to be vegetative recovery after beaver removal. With time, these saplings will probably be felled by the beaver lodging immediately north in Silver Creek. This vegetative type is narrow and barely evident on the 2009, 1:945 scale aerial photography that was used for mapping the vegetation of the developable property.

Ruderal Vegetation

The area between the riparian habitat and the sagebrush uplands is bisected by an historic alignment of the Richardson Flat Road (now a two-track on the south side of Silver Creek) and an abandoned railroad spur (Photograph 10). The abandoned railroad grade and its cut embankments are dominated by weedy plants which have spontaneously colonized the site after the tracks were removed.

A steep embankment on the east side of the developable property is a highway re-seeding after construction of a grade for US 40 in the late 1980s. The seeding is a mix of grasses and herbs (Photograph 11). The top of the embankment is flat and has an unimproved road running parallel to the US 40 right-of-way fence.

Excavated Land

A 4-acre excavated site in the northeast corner of the developable property is used in winter as the Park City snow storage area (Photograph 12). It is also used as an unimproved parking lot and staging area for heavy equipment.

Wildlife

Various owls and raptors may occur incidentally throughout the project area. While there were perch sites on power line poles near the riparian area, no large nests were observed. Fresh tracks representing bobcat, turkey, coyote, and fox were observed during the site visit. Large mammal (e.g. ungulates, such as deer, elk, and moose) have been reported in the area by Utah Big Game Range Trend Studies and migrate across Silver Creek, crossing SR 248 both north and south (Dynamac Corporation 2002). They may be attracted to the willows to forage; however, because of the small size of the riparian area, large-scale vegetation removal in the last 20 years, and nearby human presence, it does not provide adequate cover areas for breeding. The riparian corridor may see occasional foraging use by these species.

Use of the project area by wildlife would be relatively similar between different seasons, with the exception that fewer species would be present in winter because many species migrate or hibernate to escape cold temperatures and scarce resources. Winter is when larger species such as deer and elk are more likely to

risk entering the developed areas of Park City to browse on the supplemental vegetation available in landscaped areas, particularly golf courses and gardens.

The steep oak shrublands and riparian corridor can serve as linkages for wildlife movements in fragmented landscapes. But the portion of the developable property to be developed currently has reduced value as a movement corridor because of the extent of human presence, the barrier fence along US 40, and the openness of the habitat in full view to any predator perched on the US 40 embankment. These factors preclude the movements of many wildlife species through the proposed developable property.

In summary, the project area currently provides various habitats for wildlife species that tolerate the presence of human development and disturbance. These species consist of small bird and mammal species with relatively small home range requirements. The surrounding habitat not proposed for development offers habitat for a variety of species. Although the area proposed for development may receive occasional use by wildlife for cover, foraging, roosting, and perching, occurrences by these species would be incidental and the habitat in the proposed development area is not critical to the survival of these species in the greater Park City area.

4. Species Identification

Threatened, Endangered, and Sensitive Species

The US Fish and Wildlife Service (USFWS) list of endangered, threatened, proposed, candidate, and conservation agreement species occurring in Summit County and the Utah Division of Wildlife Resources (UDWR) list of sensitive species for Summit County were reviewed to determine if any of these special status species have the potential to occur within the project area. Species included on the USFWS and UDWR lists are addressed in Table 1. No plants were included on either the USFWS or UDWR lists for Summit County. A project coordination letter from UDWR revealed that UDWR has not documented the presence of any special status species within the project area. The project area does not include any critical habitat that has been designated or proposed under the Endangered Species Act (16 U.S. Code 1531–1544, as amended).

Table 1. Special status species potentially occurring in the project area

Species	Status[a]	Habitat Requirements	Suitable Habitat Present?
Invertebrates			
Deseret mountainsnail (*Oreohelix peripherica*)	SPC	Closely associated with limestone outcrops under vegetation and associated leaf litter, specifically mountain maple (Acer sp.), scrub oak (Quercus gambelii), and balsam root (Balsamorhiza sp.).	Project area is outside of species' known distribution.
Western pearlshell (*Margaritifera falcata*)	SPC	Small streams. Possibly extirpated in Utah, although small populations may exist in historical localities.	Project area is outside of species' known distribution.
Fish			
Bluehead sucker (*Catostomus discobolus*)	CS	A benthic species of small or mid-sized tributaries of moderate-to-fast velocity in high gradient reaches of mountain rivers of the Upper Colorado River system, the Snake River, and the Lake Bonneville basin.	Project area is outside of species' known distribution.
Boneytail (Gila elegans)	ESA LE	Colorado River drainage	Project area is outside of species' known distribution.
Bonneville cutthroat trout (*Oncorhynchus clarkia utah*)	ESA LE	Found in a number of habitat types, ranging from high elevation mountain streams and lakes to low elevation grassland streams. In all habitats, a functional stream riparian zone providing structure, cover, shade and bank stability is required.	Historically present throughout the region; there are no recent records from Silver Creek.
Colorado River cutthroat trout (*Oncorhynchus clarkia pleuriticus)*	CS	This subspecies of the cutthroat trout that is native to the upper Colorado River drainage of UT, WY, CO, AZ, and NM has been reintroduced into lakes in the Uinta Mountains, in the northeastern part of the state.	Project area is outside of species' known distribution.
Colorado pikeminnow *(Ptychocheilus lucius)*	ESA LE	Colorado river drainage	Project area is outside of species' known distribution.
Humpback chub (Gila cypha)	ESA LE	Colorado river drainage	Project area is outside of species' known distribution.
Least chub (Iotichthys phlegethontis)	ESA C	Springs, streams and lakes associated with the Bonneville Basin	Project area is outside of species' known distribution.
Razorback sucker (Xyrauchen texanus)	ESA LE	Colorado river drainage	Project area is outside of species' known distribution.
Northern Leatherside chub (*Lepidomeda Copei*)	SPC	Native to streams and rivers of the southeastern portion of the Bonneville Basin.	Project area is outside of species' known distribution.

Table 1. Special status species potentially occurring in the project area (continued)

Species	Status[a]	Habitat Requirements	Suitable Habitat Present?
Reptiles and Amphibians			
Columbia River spotted frog (*Rana luteiventris*)	CS	Isolated springs and seeps that have a permanent water source, although individuals are known to move overland in spring and summer after breeding.	Historical records for this species in the vicinity of the project area, but unsuitable habitat within the project area.
Smooth green snake (*Opheodrys vernalis*)	SPC	Moist areas, especially moist grassy areas and meadows where it is camouflaged due to its solid green dorsal coloration.	According to UDWR natural heritage records, there are no documented occurrences of this species in Summit County.
Western toad (*Bufo boreas*)	SPC	Found in a variety of habitats, including slow moving streams, wetlands, desert springs, ponds, lakes, meadows, and woodlands.	Project area is outside of species' known distribution.
Birds			
Bald eagle (*Haliaeetus leucocephalus*)	SPC	Nests in tall trees near bodies of water where fish and waterfowl prey are available. Winters in sheltered stands of trees near open water. Generally avoid human activity and development.	Occurrence in project area is unlikely. Occurrence would be incidental; no foraging, roosting, or nesting habitat is present.
Bobolink (*Dolichonyx oryzivorus*)	SPC	Wet meadows, grasslands, and agricultural areas associated with riparian or wetland areas. Populations in Utah are found in the northern half of the state near Logan, Brigham City, Kamas, Heber, Morgan, Mountain Green, Huntsville, West Layton, Provo, and Bear Lake.	Not expected to occur in the project area due to a limited area of potential suitable habitat.
Ferruginous hawk (*Buteo regalis*)	SPC	Flat and rolling terrain in grasslands, agriculture lands, sagebrush/saltbush/greasewood shrub lands, and at the periphery of pinyon-juniper forests. In the winter, uses farmlands, grasslands, deserts, and other arid regions where lagomorphs, prairie dogs, or other major prey items are present.	Occurrence in project area is unlikely. Occurrence would be incidental; no foraging, roosting, or nesting habitat is present.
Grasshopper Sparrow (*Ammodramus Savannarum*)	SPC	Summer resident, nesting in Utah in grasslands or shrub-steppe with a minor component of sagebrush.	No suitable habitat in the project area.
Greater sage-grouse (*Centrocercus urophasianus*)	ESA C	Plains, foothills, and mountain valleys with an overstory of sagebrush and an understory of grasses and forbes for breeding habitat which maybe adjacent to wet meadow areas for brooding habitat. Low density sagebrush on south and southwestern slopes below ca. 6500 feet for winter habitat.	Occupied habitat within a ½-mile radius of the project area, but unsuitable habitat within the project area.

Table 1. Special status species potentially occurring in the project area (continued)

Species	Status[a]	Habitat Requirements	Suitable Habitat Present?
Birds (continued)			
Lewis's woodpecker (*Melanerpes lewis*)	SPC	Within Utah, found in central part of state in open park-like ponderosa pine forests. Attracted to burned Douglas-fir, mixed conifer, pinyon-juniper, riparian, and oak woodlands. Prefers understory of grasses and shrubs to support insect prey populations. Nests in dead trees and stumps.	No suitable nesting habitat in the project area. Occurrence in the project area is unlikely based on the lack of Ponderosa pine or burned habitat and lack of understory in Douglas fir and Gambel oak.
Northern goshawk (*Accipiter gentilis*)	CS	Uncommon, permanent resident in Utah. Prefers montane forests and riparian zone habitats.	No suitable habitat in the project area.
Short-eared owl (Asio flammeus)	SPC	Large open grassland or wetland areas, such as hayland, retired cropland, small-grain stubble, shrub-steppe and wet meadow zones of wetlands.	Occupied habitat in the vicinity of the project area, but no suitable habitat within the project area
Three-toed woodpecker (*Picoides tridactylus*)	SPC	Engelmann spruce, sub-alpine fir, Douglas fir, grand fir, pondersosa pine, tamarack, aspen, and lodgepole pine forests, generally above 8,000 feet. Require soft wood for excavation and scaly barked trees or snags infested with boring insects for foraging.	No suitable habitat in the project area.
Western Yellow-billed cuckoo (*Coccyzus americanus occidentalis*)	ESA C	Rare breeder in Utah. Large blocks of riparian habitat with dense sub-canopies below 6,500 feet.	No suitable habitat in the project area.
Mammals			
Black-footed ferret (*Mustela nigripes*)	ESA LE	Underground prairie dog borrows. Reintroduced to the Coyote Basin of Uintah County, Utah.	Project area is outside of species' known distribution.
Canada lynx (*Lynx canadensis*)	ESA LT	Montane conifer forests. Rare in Utah.	Project area is outside of species' known distribution.
White-tailed prairie dog (*Cynomys leucurus)*	SPC	Similar to other prairie-dogs, these form colonies and spend much of their time in underground burrows.	Project area is outside of species' known distribution.

Source: Utah Conservation Data Center, <http://dwrcdc.nr.utah.gov/ucdc/ViewReports/te_cnty.htm>; <http://dwrcdc.nr.utah.gov/ucdc/ViewReports/sscounty.htm>; and <http://www.fws.gov/utahfieldoffice/Documents/Species%20by%20County_12092010.pdf>. Accessed December 15 2010.

[a] Status definitions: SPC=Wildlife of Special Concern in Utah, CS=Species receiving special management under a Conservation Agreement in order to preclude the need for Federal listing, ESA=Endangered Species Act, C=Candidate, LE=Listed Endangered, LT=Listed Threatened

5. Habitat Suitability for the Greater Sage-grouse

This section provides an informed evaluation of the habitat suitability of the developable property for greater sage-grouse (*Centrocercus urophasianus*) in various seasons. It is based on field surveys and 2009 aerial imagery interpretation of the vegetation types in the project area. It is also based upon findings in recent published research studies and from the greater sage-grouse conservation plan for Morgan and Summit Counties, Utah (MSARM 2006).

The proposed Park City Heights development project lies within an area presently mapped by the UDWR as greater sage-grouse habitat. The property boundaries were submitted to the UDWR along with a request for a sensitive species overview of the area. A response letter dated December 13, 2010 (Appendix C) stated that "Within a ½-mile radius of the project area (section 2 & 8, Township. 2 South Range. 4 East), the Utah Division of Wildlife Resources (UDWR) has recent records for greater sage-grouse." No additional information on the sage-grouse occurrences was provided by UDWR.

In 1999, the UDWR mapped at a 1:980,000 scale the extent of seasonal habitat types for greater sage-grouse in the Morgan and Summit Counties Resource Area (MSARM 2006). Figure 4 from that report depicts sage-grouse nesting and brood habitat. It is of sufficient resolution to depict occupied nesting and brood habitat in the valley drained by Silver Creek, including the Richardson Flat area. Figure 5 from that report depicts winter habitat over the entire project area and region. These maps appear to be derived from the SGID93_BIOSCIENCE-Habitat-SageGrouseBrood and SGID93_BIOSCIENCE-Habitat-SageGrouseWinter geographical information system (GIS) data layers available at the Utah GIS Portal. Those data sets represent sage-grouse brooding and winter use areas in Utah as determined by UDWR field biologists in spring 1999. They show brood habitat extending into the project area and winter habitat over the entire property. Noteworthy is that boundaries of both potential habitats are highly generalized at this mapping scale, and thus included areas which scientific studies have shown are not preferred habitat.

Doherty, et al. 2010 produced a map depicting the location and relative population size of sage-grouse breeding areas (leks) in the western United States. For the Park City area of the map, the Silver Creek valley, extending from Richardson Flats north 4 miles to Interstate 80, has at least three leks, which are all categorized in the smallest population size class. These low density leks are shown as 8.5 kilometer (km) diameter areas, to denote the typical range around a lek within fragmented habitats like Richardson Flat. The implication of this size class analysis is that leks like the ones in the project vicinity should be considered of lower priority. Further evidence of a low density of birds in western Summit County is provided by lek survey results in a report by UDWR (2005). It reports three leks surveyed in 1995 and one lek in 2000 and 2001. There were only one male and three females birds counted. However, not all leks are counted on a reoccurring basis.

Suitable habitat depends on a wide variety of factors which can transform a habitat with preferred vegetation into one that sage-grouse won't occupy. For the property area, these exclusionary factors included poor quality habitat, such as exotic plant dominance and even-aged structure; unsuitable habitat such as oak shrubland; unsuitable topography and aspect; omnipresent human disturbance such as roads, parking lots, and construction staging areas; transmission lines and poles; presence of known predators; toxic soils; wildlife exclusion fencing; juniper encroachment; habitat fragmentation; and adjacent developed land. The following discussion provides evidence to support a hypothesis that the combination of these factors within the property area makes the developable property poorly suited to supporting sage-grouse in any season.

Preferred and suitable habitats for sage-grouse depend, in part, upon the topography, as well as the structure and composition of existing vegetation, which varies by season. Preferred topography and aspect for sage-grouse wintering habitat has been determined in research studies summarized by Connelly et al. (2011) to be on south or southwest-facing aspects. These aspects capture sun at the best angles for warming sage-grouse during sunny days. They are also on gentle slopes of less than 5 percent grade. The project area is the direct opposite, being primarily northeastern slopes and in part over 5 percent grade. Most areas of undeveloped land near known leks and within these preferred winter habitat topographic parameters are east of the property area across US 40; on the eastern side of Silver Creek and Richardson Flat.

Sage-grouse are obligate sagebrush species, meaning that sagebrush (*Artemisia* sp.) is a necessary component of their habitat. The species, height, and cover of sagebrush selected as habitat depends upon the season and type of activity the sage-grouse are engaged in (i.e., breeding, nesting/brooding, or wintering). Much of the developable property is Gambel oak, which immediately excludes it from consideration as sage-grouse habitat. Research studies summarized by Connelly et al. (2011) shows that preferred sagebrush habitat must lie within a restricted range of cover and height classes for the shrub. These parameters varied by state. In Utah, satellite imagery was used by Homer et al. (1993) to classify winter habitat of sage-grouse into seven shrub categories. Wintering grouse preferred shrub habitats with medium to tall (16-24 inch high) shrubs and moderate shrub canopy cover (20–30 percent). Sage-grouse avoided winter habitats characterized by medium (16-20 inch high) shrub height with sparse (less than14 percent) sagebrush canopy cover. However, Bohne et al. (2007) caution that efforts to inventory wintering areas need to validate the maps of potential sage-grouse winter habitat indicated by vegetation and snow deposition patterns developed from aerial or satellite imagery. They summarized the winter range sagebrush preferences of sage-grouse in Wyoming as 10-30 percent canopy cover, 10-14 inches in height above snow, with preference for windblown ridges with low sagebrush in a landscape mosaic of taller

sagebrush. Sage-grouse winter range in Wyoming does not occur above 7,500 feet elevation, or in areas where there is Juniper (*Juniperus osteosperma*) encroachment.

Based upon eight transects of 100-200 feet in length, completed during the site visit when there was an average of nine inches snow cover, most of the sagebrush within the developable property exceeded the optimum height or cover parameters for preferred winter habitat. The average cover along the transects was 28 percent (range 8-46), with an average height of 32 inches (i.e., 23 inches emergent above snow; height range of 21 to 41 inches). However, winter sagebrush cover is dependent on snow depth. As the depth increases, emergent cover decreases. Records compiled by the Western Regional Climate Center indicate the average winter snow depth in Park City is 5-6 inches, with a February maximum of 18-20 inches. Thus as the winter progresses, less sagebrush is exposed and a migratory sage grouse population could move 50-100 miles (Patterson 1952) to lower elevations and milder conditions. When snow depths reach 14 inches, sage-grouse abandon flat areas for drainages and steeper southwest facing slopes (Autenrieth 1981, Hupp and Braun 1989). Thus, even if an optimum combination of sagebrush cover and height were attained sometime between January and March on the developable property, the 14 inches or greater average snow depth and northeast-facing aspect of the developable property would preclude winter occupancy by sage-grouse.

Brooding habitat must have available succulent forage. The sagebrush in the project area would classify under the National Vegetation Classification system as an *Artemisia tridentata* ssp. *vaseyana* / *Bromus tectorum* (Mountain big sagebrush / cheatgrass) Semi-natural Shrubland [and Sparse Shrubland] Association. The herbaceous understory vegetation is dominated by an exotic grass and poor in the quantity and quality of forage preferred by sage-grouse during brooding season.

Sage-grouse are potentially subject to increased mortality and disturbance resulting from manmade structures including fences, power lines, and other tall structures (wind turbines, communication towers), though this threat is poorly understood (MSARM 2006). Sage-grouse may fly into these structures which can result in death or may injure them to the point where they cannot effectively avoid predators. Sage-grouse mortalities due to collision with power lines, fences, and other tall structures have been observed in Colorado, Utah, and other areas (Gunnison Sage-grouse Rangewide Steering Committee 2005). Photograph 11 shows a five foot high, hog-wire fence along US 40 and an embankment fragmenting the developable property from more extensive and diverse sagebrush habitat in Richardson Flat, to the east. It apparently was installed to prevent moderate-sized mammals from entering the highway right-of-way and being a collision risk. Given its height and orientation along the crest of the embankment, it could present a hazard to low-flying sage-grouse. The poles provide perches for avian predators of sage-grouse, which include black-billed magpie and common raven (both observed on a December 7 site visit), as well as eagles and hawks (MSARM 2006). The predators can also perch on the edge of the embankment and

command a view of the entire acreage of sagebrush in the project area (Photographs 3 and 11). Along the oak/sagebrush transition are encroaching junipers which have been highline browsed in winter by deer and serve as perches for predators. Studies in Nevada have shown sage-grouse leks and brooding areas are not found within view of junipers, due to threats from predators (Dallin 2010).

While sagebrush adjacent to riparian zones can be a preferred habitat for nesting, a combination of exclusionary factors makes the developable property unsuitable habitat. A power line crosses the north end of the developable property near to the Silver Creek riparian area. The power line poles serve as perching sites for avian predators. From atop these poles, some of which are shown in Photograph 11 the entire upland/riparian transition area within the project area is visible to predators. Ravens were observed on these poles during the December field visit.

Welsh (2005) summarized the available research on sage-grouse habitat preference and wrote that "the ideal brooding habitat would consist of big sagebrush with a canopy cover of some 25 percent with a small creek running through it. A riparian zone about 50 feet wide would reduce the big sagebrush canopy cover to zero and provide the needed forbs for the chicks to eat with the adjacent big sagebrush cover providing shading, loafing, escape, food, and a source of insects." In contrast, the Silver Creek floodplain is approximately 500 feet wide and toxic waste underlies the riparian vegetation and pools formed by beaver activity. On the rail trail, the toxic ballast of the former Union Pacific Railroad has been partly paved over and presently provides a pedestrian rail trail through the riparian zone (SCWSG 2006). The riparian soils are also toxic from the tailings of historic mining operations (Weston 1989). The toxicity is from heavy metals, primarily zinc, lead, and arsenic (EPA 2005). Grazing and browsing the vegetation rooted in these soils leads to bioaccumulation of the heavy metals in the food chain. The combination of all these exclusionary factors makes the north end of the property area both unsuitable and unfit habitat for sage-grouse.

Sage-grouse avoid areas of human presence. The perimeter of the developable property is heavily used by humans and is laced with two-track roads. The northern boundary has vehicle traffic on the paved Richardson Flats Road. Photograph 12 shows a parking and construction staging area in the northeast corner of the developable property. A construction company operates a busy yard just across Silver Creek from the northwest corner of the project area. There are existing subdivisions adjacent to Gambel oak shrublands and mountain big sagebrush-Saskatoon serviceberry shrubland habitats just beyond the west property boundary. The entire eastern property boundary is an embankment for US 40. Only the southern property boundary is unoccupied by humans. Thus, sage-grouse within the fragmented sagebrush habitat of the property cannot escape the visual and auditory presence of humans.

6. Findings

Potential Impacts to Threatened, Endangered, and Sensitive Species

No habitats that would be used by threatened, endangered, or sensitive species during any part of the year were identified in the project area. Therefore, the proposed project will have no effect on any threatened or endangered species or its habitat and will not impact any sensitive species.

Potential Impacts to Wildlife and Wildlife Habitats

The proposed development would occur on approximately one-third (70-80 acres) of the developable property. As proposed, the development would be confined to mountain big sagebrush habitat and areas of ruderal vegetation. Because of its small size and isolated location, the project site is inhabited by a relatively small diversity of birds and small mammals, although additional species may use the area incidentally for foraging (e.g. ungulates) or during periods of migration (e.g. neotropical migrant bird species). Impacts to wildlife from the construction of the proposed development are expected to be minimal, as the proposed development would occur outside of riparian vegetation and wetlands where there is typically more productivity and a higher density and diversity of wildlife species.

The proposed project would result in a reduction in low quality wildlife habitat. Undeveloped lands on the developable property are contiguous with conservation easements on adjacent properties, thus providing interconnected habitats for wildlife occurring in the project vicinity. Species that currently occupy open space habitat are not likely to be substantially affected by a reduction in mountain sagebrush habitat. In addition, there are large areas of open space adjacent to undeveloped land within the developable property. The proposed Park City Heights development is consistent with the Park City SLO Zone Regulations.

7. Recommendations

- Any future project area developments could minimize impacts to riparian areas and wetlands in the project area.
- Noxious weeds in the project area could be treated to prevent their spread into adjacent areas.
- Signage could be provided along the multi-use path to alert recreational users to the presence of wetland habitats and the need to stay on paths to protect them. Alternatively, signage that highlights the opportunities for wildlife watching or ecological discovery (e.g., the identification of vegetation components or observation of ecological processes) could be provided, resulting in an enhanced recreational experience for those passing through the project area.

8. Coordination

UDWR was consulted for species concerns during the development of this Biological Resources Overview. A letter from the UDWR regarding the project indicated that UDWR has not documented the presence of any special status species within the developable property, although known and historical special status species occurrences are within the project vicinity (Appendix C).

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10. Additional Information

Gary A. Reese conducted a field review of the project area on December 6 and 7, 2010. Photographs and field notes are on file at Logan Simpson Design Inc.

11. Signatures

Prepared By: Gary A. Reese Date: December 22, 2010

Gary A. Reese, Senior Biologist
Logan Simpson Design Inc.

Reviewed/Approved By: Bruce K. Palmer Date: December 22, 2010

Bruce Palmer, Senior Biologist
Logan Simpson Design Inc.

Appendix A

Preliminary Site Plan

PARK CITY HEIGHTS

CONCEPTUAL MASTER PLAN

NOVEMBER 7, 2010

Appendix B

Photographs

Photograph 1. Use of a collapsible shovel to sample vegetation under the snow pack.

Photograph 2. View of the developable property from the top of a ridge along the south west border of the property. Note US 40 running north south and SR 248 coming in from the west (left side of photograph).

Photograph 3. View of developable property looking north north-east from US 40 grade.

Photograph 4. View northeast along the rail trail. The Silver Creek riparian area is on the left and the sparsely vegetated wet meadow is on the right.

Photograph 5. View upslope along the powerline crossing the northern end of the developable property. This line passes through Gambel oak shrubland.

Photograph 6. View downslope along the powerline, looking east across the mountain big sagebrush in the northern part of the developable property. This line is close to the riparian area and the poles are perching sites for raptors.

Photograph 7. Mountain big sagebrush and Saskatoon serviceberry habitat on the ridge top at the southern end of the developable property.

Photograph 8. Detail of mountain big sagebrush emergent from the snowpack on the ridge line of the developable property. Abundant mammal tracks were present in this area, which abuts Deer Valley subdivisions.

Photograph 9. Quaking aspen shrubland illustrating aspen suckers and saplings along the wet meadow.

Photograph 10. Abandoned railroad grade along northern end of developable property.

Photograph 11. US 40 and right-of-way fence, looking south along a frontage road from the east side of developable property.

Photograph 12. Excavated area serving as a parking lot at northeast corner of the developable property.

Appendix C

UDWR Letter

JON M. HUNTSMAN, JR.
Governor
GARY R. HERBERT
Lieutenant Governor

State of Utah
DEPARTMENT OF NATURAL RESOURCES
MICHAEL R. STYLER
Executive Director
Division of Wildlife Resources
JAMES F. KARPOWITZ
Division Director

December 13, 2010

Gary Reese
Logan Simpson Design
3753 Howard Hughes Parkway #235
Las Vegas, NV 89169

Subject: Species of Concern Near the Richardson Flats Residential Development, Park City, Utah

Dear Gary Reese:

I am writing in response to your email dated December 8, 2010 regarding information on species of special concern proximal to the proposed Richardson Flats residential development located in Sections 2 and 11 of Township 2 South, Range 4 East, SLB&M, in Park City, Summit County, Utah.

Within a ½-mile radius of the project area noted above, the Utah Division of Wildlife Resources (UDWR) has recent records for greater sage-grouse. In addition, in the vicinity there are recent records of occurrence for short-eared owl and historical records of occurrence for Columbia spotted frog. All of the aforementioned species are included on the *Utah Sensitive Species List*.

The information provided in this letter is based on data existing in the Utah Division of Wildlife Resources' central database at the time of the request. It should not be regarded as a final statement on the occurrence of any species on or near the designated site, nor should it be considered a substitute for on-the-ground biological surveys. Moreover, because the Utah Division of Wildlife Resources' central database is continually updated, and because data requests are evaluated for the specific type of proposed action, any given response is only appropriate for its respective request.

In addition to the information you requested, other significant wildlife values might also be present on the designated site. Please contact UDWR's habitat manager for the northern region, Scott Walker, at (801) 476-2776 if you have any questions.

Please contact our office at (801) 538-4759 if you require further assistance.

Sincerely,

Sarah Lindsey

Sarah Lindsey
Information Manager
Utah Natural Heritage Program

cc: Scott Walker, NRO

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UTAH DNR WILDLIFE RESOURCES