



CLARK RANCH

PARK CITY, UTAH



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Company

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Meet the Team Here Today

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Company



VIRTUAL



CHRIS DAY

DEVELOPMENT
PROJECT MANAGER

IN PERSON



COLIN CASSADY

DEVELOPMENT
PROJECT MANAGER

IN PERSON



JARRETT MOE

PRINCIPAL / OWNER

VIRTUAL



NATHAN BLEI

ARCHITECT

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Where We Left Off

Planning Commission
June 2026

- » Continued refining site design
- » Divided buildings into smaller forms
- » Planning Commission requested additional exhibits on roof design

Site Design

Geotechnical Report
Soils Report

- » Roads have been laid out to follow natural contours
- » Buildings are clustered along natural topographic lines
- » Building foundations will act as retaining walls
- » Reports found that no extreme conditions prevent construction
- » Geotechnical engineering will be required for foundations

Traffic Impact

Traffic Impact Study Report
by Hales Engineering

- » Found that Clark Ranch will have negligible impact on traffic
- » Report did not measure current traffic that will be “replaced” by Clark Ranch



Wildlife Impact

Wildlife Habitat Report
by Martin & Nicholson
Environmental Consultants

- » Found little to no impact on area wildlife
- » No designated critical habitat for any identified federally-endangered species within project area
- » Mitigation measures outlined in the report will be implemented throughout construction

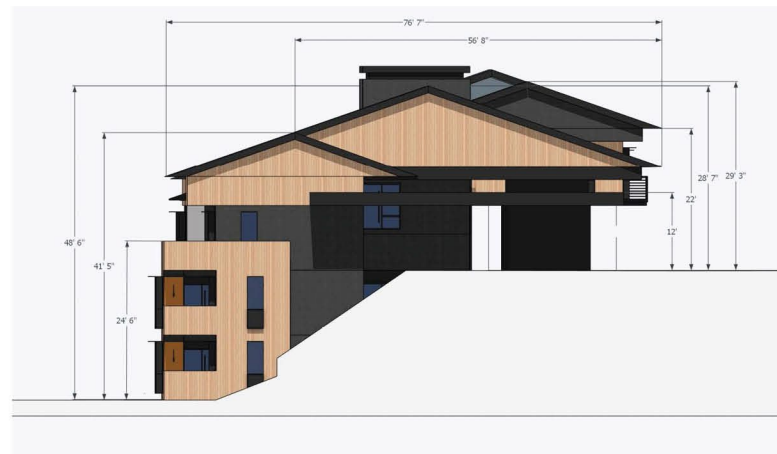
Roof Design

Flat vs. Sloped

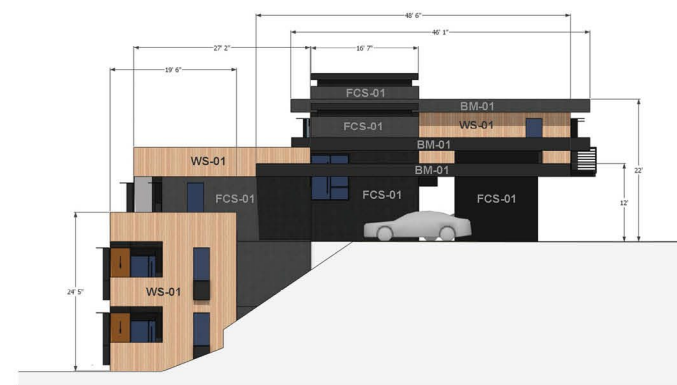
- » Clark Ranch has been proposed with a flat roof design
- » Blends into site, less visual impact
- » Provides insulating properties in winter, avoids snow-alanche
- » Reduces potential for overwhelming snow storage areas on the ground
- » Lower potential for ice dams

Roof Design

Flat vs. Sloped
Building Type A.1



1 EXT. ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



1 EXT. ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



AXON VISUAL
SCALE: NOT TO SCALE



1 AXON VISUAL
SCALE: NOT TO SCALE

Roof Design

Flat vs. Sloped
Building Type A.2



1 EXT. ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



1 AXON VISUAL
SCALE: NOT TO SCALE



1 EXT. ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



1 AXON VISUAL
SCALE: NOT TO SCALE

Roof Design

Flat vs. Sloped
Building Type A.3



EXT. ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



AXON VISUAL
SCALE: NOT TO SCALE



1 EXT. ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



1 AXON VISUAL
SCALE: NOT TO SCALE

Roof Design

Flat vs. Sloped
Building Type B



1 | EXT. ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



1 | EXT. ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



1 | AXON VISUAL
SCALE: NOT TO SCALE



1 | AXON VISUAL
SCALE: NOT TO SCALE

Next Steps

- » Prepare full planning submittals
- » Identify appropriate next meeting date

An aerial photograph of a residential development. The image shows a cluster of houses with dark roofs, arranged in a semi-circular pattern. A network of conceptual roads, shown as white lines, winds through the development and connects to a major multi-lane highway at the bottom. The surrounding landscape is a mix of green trees and brown, dry ground. A semi-transparent blue rectangle is positioned in the upper left corner, containing the word 'Questions?'.

Questions?

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