



R08-26-C-024

1. Applicant Identification
Park City Municipal Corporation
445 Marsac Avenue
Park City, UT 84060
2. Website URL
<https://parkcity.gov>
3. Funding Requested
 - a. Grant Type: Single Site Cleanup
 - b. Federal Funds Requested: \$2,000,000
4. Location
 - a) Park City b) Summit County c) Utah
5. Property Information
Bonanza Park 5-acre Site: Nominally located at 1665 Bonanza Drive, the property is comprised of nine parcels with addresses of 1635, 1665, 1685, and 1705 Bonanza Drive; 1401, 1409, and 1415 Kearns Boulevard; and 1420 and 1490 Munchkin Road, Park City, Utah.
6. Contacts
 - a. Project Director
Ryan Blair, Property and Environmental Services Manager
445 Marsac Avenue
Park City, UT 84060
385-290-7703
ryan.blair@parkcity.gov
 - b. Chief Executive/Highest Ranking Elected Official
Jodi Emery, Acting City Manager
445 Marsac Avenue
Park City, UT 84060
435-615-5000
jodi.emery@parkcity.gov
7. Population
Park City, UT: 8,560 (US Census: 2018–2022 American Community Survey)

445 Marsac Avenue
Park City, UT 84060
435-615-5000



8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	1, 4, 5, 5
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	2
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	N/A
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The proposed site(s) is in a federally designated flood plain.	3
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	6
The target area(s) is impacted by a coal-fired power plant has recently closed (2014 or later) or is closing.	N/A

9. Releasing Copies of Applications

Not Applicable.



**Park City Municipal Corporation
FY26 Brownfield Cleanup Grant
Narrative**

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields a. Overview of Brownfield Challenges and Description of Target Area: Park City Municipal Corporation (PCMC) is applying for a United States Environmental Protection Agency (EPA) cleanup grant to remediate the Bonanza Park 5-Acre Site (Bonanza Park or “site”) in Park City, Utah. Park City, the target area, is a small community of approximately 8,500¹ in Summit County, 30 miles east of Salt Lake City. Park City began in the 1860s with the discovery of silver, gold, and lead in the mountains surrounding the town. Park City’s mining economy flourished through the Great Depression, but the post-World War II prosperity enjoyed by much of the United States did not materialize. Low lead and zinc prices in the late 1940s led to mass layoffs and the closure of many of Park City’s most iconic mines. In 1951, Park City was featured in the book *Ghost Towns of the West*. To monetize its vast holdings of undevelopable mountainous land surrounding the town, United Park City Mines Company built a ski resort and Treasure Mountains (now Park City Mountain Resort) opened on December 21, 1963. This was the first step in Park City’s complete reinvention from a hardscrabble mining town into a world-class recreation destination. Today, this town of 8,500 people is visited by 600,000 tourists per year.²

Although Park City has successfully pivoted away from its industrial past, **a recreation economy with large numbers of second homes and short-term rentals (70% of Park City homes and 96% of vacant housing units³) has created a shortage of affordable homes. Park City’s affordable housing inventory only accommodates 6% of its workforce³ and the occupancy rate for affordable units is 99%.⁶** The lack of affordable workforce housing drives the local labor shortage, increases the cost of local services, and reduces air quality³ by requiring workers to commute. Further, **a legacy of environmental contamination from former mining operations impacts almost every acre of developable land within City limits, including the Bonanza Park site.** This legacy contamination adds cost and complexity to redevelopment projects, leading developers to prioritize high-margin projects (e.g., exclusive luxury housing and lodging) and minimize affordable residences, workforce housing, and community spaces. This grant will provide PCMC with the financial and personnel resources required to clean up the Bonanza Park site; its remediation and redevelopment will address the community’s desperate need for affordable workforce housing and shared community gathering and green spaces.

b. Description of the Proposed Brownfield Site(s): The specific cleanup site for this application is the Bonanza Park site, a 5.43-acre site located at 1665 Bonanza Drive and comprised of nine parcels with addresses of 1635, 1665, 1685, and 1705 Bonanza Drive; 1401, 1409, and 1415 Kearns Boulevard; and 1420 and 1490 Munchkin Road in Park City. **The Bonanza Park site offers walkable, bikeable, and transit-accessible connections to all of Park City’s major gathering places and attractions via free local bus service and multi-use pathways** such as the Poison Creek Trail and Park City Rail Trail, located less than 100 yards away.

Historical mining activities occurred on and in the immediate vicinity of the site likely starting in the 19th century and continuing into the mid-20th century. Mine-scarred land and mine infrastructure are clearly visible on and in the immediate vicinity of the site in historical aerial photographs. Major mining impacts in the immediate vicinity of the site include the Prospector Square Tailings Impoundment site which was proposed for listing on the National Priorities List⁴ and directly led to the creation of Park City’s “Soil Cover Ordinance”⁵ to protect residents from the heavy metals contamination ubiquitous in the community. The Bonanza Park site was developed gradually from the mid-1970s through the 1990s with a variety of uses including automobile repair, a gasoline station, a car wash, a medical clinic, a grocery store, a restaurant, and office space. Except for the non-operational and unoccupied former gasoline station building, all structures at the site have been demolished, all site activities ceased operating by 2021, and the site is currently vacant.

¹https://data.census.gov/profile/Park_City_city,_Utah?g=160XX00US4958070

²<https://www.visitparkcity.com/meetings/blog/post/the-history-of-park-city/>

³<https://townlift.com/wp-content/uploads/2023/07/Revised-Park-City-Needs-Assessment-2021.pdf>

⁴<https://www.deseret.com/2006/7/30/19966138/epa-drops-area-of-park-city-from-superfund-cleanup-list/>

⁵<https://www.parkcity.gov/departments/building-department/building-plan-review/soil-ordinance>

The initial site development was conducted with little regard for the contaminated soils present and no remediation was conducted. A Phase I Environmental Site Assessment (ESA) was prepared for the site in 2017 as part of PCMC’s pre-purchase due diligence and multiple subsurface soil and groundwater investigations have been conducted, including a Brownfields ASTM E1903-compliant Phase II ESA in 2024. These investigations estimated that **over 28,000 cubic yards of contaminated fill is present at the site, with concentrations of arsenic as high as 585 milligrams per kilogram (mg/kg), lead as high as 15,700 mg/kg, and mercury as high as 286 mg/kg**, far exceeding EPA Regional Screening Levels (RSLs). Further, at one location in the vicinity of the former automobile repair businesses, groundwater has been impacted by trichloroethene (TCE) and chloroform above EPA Residential Vapor Intrusion Screening Levels (VISLs) but below maximum contaminant levels (MCLs). Historical petroleum releases from the former gasoline station underground storage tanks (USTs) impacted soil and groundwater, but recent sampling data indicates that petroleum hydrocarbons are not present in soil and groundwater at concentrations that exceed regulatory screening levels for unrestricted use.

Revitalization of the Target Area c. Reuse Strategy and Alignment with Revitalization Plans: The site is located within the Bonanza Park Small Area Plan.⁶ The result of a years-long community engagement and planning effort, this plan reimagines the Bonanza Park area as a more walkable and livable mixed-use community that can serve and be home to “Parkites” of all ages, incomes, and backgrounds. PCMC’s long-term vision is to revitalize the blighted area by building on the area’s rich history and its meaningful place in the community. Park City is otherwise densely developed and rich in historic sites that are key to the community’s identity and cultural history, which makes the 5-acre Bonanza Park site a unique opportunity for large-scale redevelopment that can provide affordable housing and community spaces near the city center.

With a vision statement, six project goals, and 19 recommendations, this plan is thoughtful, purposeful and goal oriented. It will guide public and private investment in Bonanza Park for the next 10 years. **The planning process involved extensive public input including three community meetings, two online surveys, 12 stakeholder roundtables, a project website with interactive features,⁷ four public meetings, and additional in-person engagement** such as walking tours, coffee and pastries events, and meetings with students. The process was advised by a 14-member Advisory Group of local stakeholders including community leaders, business owners, and residents, that met four times through this process at key milestones to provide feedback to the planning team.

The final project goals aim to create a locally focused mixed-use neighborhood with livability in mind. It will be a safe haven for pedestrians, cyclists, and transit riders; will remain financially attainable to Park City’s workforce; will add green community gathering spaces (the Village Green) and new sustainable development; and will weave arts and culture into the community fabric. PCMC recently selected Brinshore Development as a development partner for the project⁸ following a lengthy solicitation period for redevelopment proposals. In its selection announcement, PCMC emphasized Brinshore’s alignment with community goals, public input, and the ability to deliver complex mixed-use projects. A new Bonanza Park Mixed Use Zoning (BPMX) District will replace the current outdated commercial and auto-driven zoning. The BPMX District will encourage a mix of uses and provide a path toward increasing building heights to 45-feet through the addition of a density bonus where developers provide community benefit in return for increased density.

Housing will incorporate a range of unit prices and affordability levels, **including deeply affordable units, possibly as low as 40% area median income (AMI)**. Up to 114 affordable units will be built, and market-rate units will be limited to no more than 20% of all units. Housing will be extremely limited on the first floor to maintain vibrancy of the area at ground level. Retail spaces will include a quality mix of local maker/art spaces and market-rate retail. Market-rate retail will be included to support the site’s financial feasibility,

⁶<https://parkcity.gov/home/showpublisheddocument/76215/638581077052570000>

⁷<https://www.bonanzapark.com/>

⁸<https://townlift.com/2025/06/park-city-picks-brinshore-to-lead-redevelopment-of-bonanza-parks-5-acre-site/>

support day-to-day neighborhood uses, serve as a mobility hub, and to maximize community benefits. Local retail spaces will be available at reduced rents in favor of public benefit and chain businesses will be limited. Below-ground public parking is strongly preferred, with minimal ground-level parking allotments for narrowly tailored retail needs. With the Village Green community gathering area as an anchor, Bonanza Park is envisioned to be a significant hub for Park City's residents to access multi-use pathways, dining, pedestrian respite areas, playscapes, winter markets, artist studios, and live music. The multidisciplinary art space will support educational workshops, dance performances, and community events.

The Village Green community space is vital to the achievement of the project's vision statement, **providing 64,000 square feet** of larger and smaller spaces for different uses, such as multiple small parks and a large central gathering space for locally focused events and concerts. Public transportation access, pedestrian and bicycle pathways, and accessibility and neighborhood integration will be prioritized. The site is partially located within a reduced-risk federally designated flood plain (FEMA Zone X), separated from nearby Silver Creek by a former railroad bed and a public thoroughfare. Redevelopment will incorporate green stormwater features (rain gardens, green roofs, pervious areas, and runoff capture) to further enhance flood resilience.

d. Outcomes and Benefits of Reuse Strategy: The current reuse strategy is to incorporate a range of housing unit prices and affordability levels (**including deeply affordable units as low as 40% AMI**), locally focused commercial spaces available at reduced rents, and **large amounts of community space and natural areas**. Park City will need to add 800 to 1,000 new units in the next five years to meet its workforce housing goal of 15%.⁶ This redevelopment is projected to have 106-114 affordable units, which would deliver ~11%-13% of PCMC's workforce housing goal. Deeply affordable housing will improve the financial well-being of local workers by freeing up income and reducing commute time and expenses; and greater availability of affordable homes will benefit Park City through reduced retail leakage. The new retail spaces, maker/art spaces, and public art installations throughout the neighborhood will support greater economic development by creating an estimated 75 to 80 new permanent jobs, especially for new, locally owned businesses and artists. This will improve community wellbeing and will incentivize local businesses to stay within Park City. This will spur further investment and contribute to the financial health of Park City and Summit County by generating additional tax revenue and increased revenue for local businesses. These affordable, centrally located homes near jobs, commercial areas, transit, and multi-use pathways will help reduce commutes and vehicle miles traveled. No residents or businesses will be displaced by this project.

Green development is a core goal of the Bonanza Park Small Area Plan.⁶ PCMC will require redevelopment plans to consider building energy efficiency and environmentally focused construction standards, which will reduce home ownership costs and help reduce fossil fuel consumption. Park City has a goal to be a net-zero community by 2030, running on 100% renewable energy. Bonanza Park is expected to incorporate green technologies and renewable energy resources like solar, wind, and geothermal to reduce greenhouse gas emissions. PCMC is actively soliciting qualified firms to provide development and planning services for implementing geothermal Ambient Temperature Loops for heating and cooling at Bonanza Park.⁹ Green infrastructure (rain gardens, green roofs, pervious areas, and runoff capture) will enhance resiliency to extreme weather events and flooding, and parks, bike paths, and public transit can reduce air pollution and promote a healthier environment. The reuse strategy is expected to prioritize fire wise design and construction practices, including fire-resistant materials, minimal flammable vegetation, and tree spacing. This will reduce fire risk for future site residents and current adjacent residents.

Strategy for Leveraging Resources e. Resources Needed for Site Characterization: The previous subsurface investigations conducted at the site sufficiently characterized the extent and degree of contamination to develop a draft Analysis of Brownfields Cleanup Alternatives (ABCA) with a preferred cleanup approach and the site is ready to proceed directly into the cleanup phase. The site is currently enrolled in the Voluntary Clean-up

⁹<https://parkcity.gov/Home/Components/RFP/RFP/15916/2339>

Program (VCP) with the Utah Department of Environmental Quality (UDEQ), Department of Environmental Response and Remediation (DERR). If additional funds are needed for assessment, PCMC has set aside a capital fund with cost savings from other remediation projects, and PCMC may request assistance from Utah's Targeted Brownfields Assessment program to fund additional assessment.

f. Resources Needed for Site Remediation: EPA grant funding requested in this application is expected to be sufficient to allow PCMC to complete the remediation. However, as with any contaminated site, unforeseen conditions and inflation may increase remediation costs. In the event that costs exceed EPA grant funding, PCMC has some local funding available to cover cost overages and may consider a Revolving Loan Fund (RLF) loan. PCMC will spearhead the cleanup and hire a qualified environmental professional to manage remediation efforts. EPA funding will allow PCMC to complete remediation and proceed to the reuse phase.

g. Resources Needed for Site Reuse: PCMC invested substantial resources into the purchase of the property and preparation of the nearly 100-page planning document.⁶ To procure the property, PCMC enacted a 1% Municipal Transient Room Tax and issued debt against that sales tax revenue. Moving forward, PCMC has selected a development partner, Brinshore Development, to lead design and construction. Brinshore has conducted several public meetings with the PCMC City Council to finalize site development goals, and Brinshore's contract with PCMC binds Brinshore and PCMC to specific metrics for community gathering space and affordable housing. Low-income housing tax credits and other affordable housing financial tools are being pursued, and PCMC anticipates that Brinshore will pursue traditional financing. PCMC will not incur direct development costs except for a below market ground lease that Brinshore and PCMC are negotiating.

h. Use of Existing Infrastructure: The Bonanza Park site has existing infrastructure in place such as water, sewer, power, telecom, and internet. PCMC believes that the existing infrastructure will meet the demands for the planned redevelopment, but in the event infrastructure improvements are needed, the cost of these improvements is expected to be covered by the developer.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need a. The Community's Need for Funding: The contamination present at the Bonanza Park site presents a significant impediment to privately or publicly funded redevelopment. The cost of the cleanup will substantially impact the economic feasibility of the proposed redevelopment and **threaten the ability to offer the desired quantity of affordable housing units and retail spaces at below-market rates** that will provide workspaces for local artists and art institutions. PCMC is requesting EPA Brownfields cleanup funds because Park City is a small community of only 8,500 people that services an annual tourist population nearly 100 times larger. Because of this small population base, funding revitalization projects requires proportionally large per capita tax hikes on residents. The economic viability of the Bonanza Park project hinges on public funding of the cleanup.

b. Health or Welfare of Sensitive Populations: **Park City's severe winter weather exposes commuting workers to a far greater risk of traffic accidents** and transportation-related hazards than a typical worker. Reducing the number of workers that must commute from outside of Park City, or even outside of Summit County, will significantly impact personal and public safety. Park City is the second snowiest city in Utah and averages over 300 inches of snowfall annually¹⁰ which substantially impacts its commuter workforce. **Snowy weather causes or contributes to thousands of traffic accidents in Utah every year¹¹ and many Park City workers commute on Interstate 80 through Parleys Canyon, which experiences severe weather** and has steep grades, tight curves, and high volumes of semi-truck traffic. Because these workers are lower income (**average annual wage less than \$40,000³**), they are more likely to drive older cars without safety features and four-wheel drive, be uninsured/underinsured, defer maintenance, and be unable to pay for repairs caused by accidents and commuting-related wear-and-tear. They also cannot afford to miss work, so they are more

¹⁰<https://www.abc4.com/news/snowiest-cities-in-utah/>

¹¹<https://www.sltrib.com/news/2023/04/06/snow-related-crashes-utah-doubled/>

likely to drive in dangerous road conditions. Allowing more workers to reside within Park City will ease these transportation-related health risks and economic burdens.

Shorter commutes directly improve air quality. Park City has a significant young family presence, with almost 20% of its population being children and teens who are particularly vulnerable to health effects from heavy metals contamination and air pollution. Further, almost 20% of Park City's population is elderly (65+), reflecting an older overall population compared to Utah and the nation. Age-related physiological changes, existing chronic conditions, weakened immune systems, and reduced mobility make the elderly more susceptible to heavy metals and air pollution.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Populations in the target area are subject to significant air pollution¹² which is directly worsened by the long commutes required for most Park City workers. The contaminants of concern present in on-site mine waste and mining-impacted soils, arsenic, lead, and mercury, have multiple well-documented negative health impacts. Per the US Agency for Toxic Substances and Disease Registry, arsenic is a known human carcinogen and a lung irritant and exposure may contribute to incidences of asthma; asthma affects 13% of Summit County residents,¹³ which is significantly higher than the national average of 7.7%.¹⁴ The EPA classifies lead as a probable human carcinogen that can increase childhood mortality and severely affect mental and physical development, and mercury as a possible carcinogen. Using a Cleanup Grant to remediate the heavy metals at the site will render exposure pathways to these carcinogenic toxins incomplete and will effectively remove the threat of exposure.

d. Economically Impoverished/Disproportionately Impacted Populations: Park City workers **have an average annual wage of less than \$40,000**,³ compared to the U.S. Census Bureau's national median annual earnings estimate of \$63,360 for full-time, year-round workers. But, **the median sales price of a single-family home in Park City is over \$2 million**³ and per Apartments.com **the average rent for a 1-bedroom apartment is \$2,000/month. An average Park City worker would have to spend 60% of their income on housing to rent a 1-bedroom apartment**, which is double the "30% Rule" that is the standard benchmark for housing affordability. Further, **Park City is the only city in Utah where workers (11,000) outnumber the population (8,500)**.³ Due to the scarcity of affordable workforce housing, **over 8,000 workers (85% of Park City's workforce) commute daily from homes outside of Summit County to jobs in Park City**.³

This project advances the needs of economically impoverished and disproportionately impacted populations by cleaning up a century-old legacy pollution site created by historical commercial/industrial operations; building centrally located, affordable housing and local retail space; providing public open space and community facilities; and weaving arts and culture into the community fabric to enliven public spaces. The project's reuse strategy will help meet the need for additional affordable housing, especially near social services, businesses, and community amenities that are not typically available to low-wage workers. It will provide public open space and access to multi-use pathways. **Housing units as low as 40% of AMI** will allow workers to spend less of their income on housing, which releases resources to meet other needs, including healthy food, childcare, health care and insurance, education, and social activities that foster community ties. The housing AMI levels were designed to capture essential professions within the local workforce including public safety officers, firefighters, registered nurses, and teachers. The location of these units is adjacent to a town center, meaning proximity to jobs, services, and other amenities and reduced transportation expenses for workers. Affordable housing will reduce the displacement of residents due to secondary homeownership and allow workers to live in the community they serve. Further, building in town reduces the need for housing developments in surrounding open space that have a higher risk of wildfires. Because the Bonanza Park site is vacant, there is no displacement of residents or businesses.

¹²<https://www.parkrecord.com/2012/06/19/ozone-levels-in-summit-county-as-high-as-salt-lake-city/>

¹³<https://ibis.utah.gov/ibisph-view/indicator/view/AsthAdltPrev.LHD.html>

¹⁴https://www.cdc.gov/asthma/most_recent_national_asthma_data.htm



Community Engagement e. Project Involvement & f. Project Roles: PCMC formed the **Bonanza Park 5 Acre Site Advisory Group** in 2023 to help guide PCMC’s decision making at the site and has continually considered input from local stakeholders including business owners and community advocacy groups.

Members include:

Name	Contact	Mission	Assistance Provided
Jennifer Wesselhoff Director Park City Chamber of Commerce	jennifer@visitparkcity.com 928-300-8229	Serves residents, businesses, employees, visitors, environment, and government and non-profits by collaborating on visitor management, marketing and promotion, and educational programs.	Served on a community group who evaluated site proposals. Continues to be a resource driving economic activity on the site and connecting PCMC to county wide partnerships. The chamber will provide economic data to help craft the commercial vs residential space allocations.
Dean Berrett Prospector Square Property Owners Association (PSPOA)	dean@berrettmortgage.com	PSPOA manages 26 acres of commercial and residential property adjacent to the redevelopment site.	Served on multiple community planning groups, advocating for increased connectivity and amenities in project area. PSPOA will provide insight into the local community conditions.
Jason Glidden Executive Director Mountainlands Community Housing Trust (MCHT)	jason@housinghelp.org 435-640-7054	Non-profit founded in 1993 that addresses housing affordability and availability.	MCHT provides insight into affordable housing trends in Park City, specifically for affordable housing options for site.
Elyse Katz Resort Planning Project Manager Deer Valley Ski Resort	██████████	Deer Valley, one of 2 world class resorts in Park City, opened in 1981 and introduced a hospitality-driven approach to skiing.	Served on community planning groups and continues to be engaged on the site. Deer Valley will continue to provide insight and support for workforce housing in our community.
Jocelyn Scudder Executive Director Arts Council of Park City and Summit County	jocelyn@pcsarts.org 413-847-0975	Mission is to serve our Arts and culture community by driving creative programming, providing valuable resources, and cultivating connections.	Organizational representatives have served on community visioning groups. Remains engaged on the site and advocating for a central arts and culture center in Park City. The development plans on incorporating art makers spaces, the Arts council will help design those spaces.

g. Incorporating Community Input: A Community Involvement Plan (CIP) will be created by PCMC and the QEP following grant award to describe the project’s planned community engagement activities, schedule, background, and key players. The CIP will be available for resident review online on PCMC’s website and social media page(s) or in hard copy at PCMC’s office and/or the local library. PCMC will hold public meetings at least twice a year within the target area throughout the grant period, and periodic updates will be provided at regularly scheduled City Council meetings. Public updates will be made when finalizing the ABCA, at start of remediation, and at the completion of remediation. These meetings will explain the cleanup



project and give project status updates throughout the cleanup process to inform and engage members of the public. Input from the target-area residents will be sought and recorded in meeting minutes and will be responded to in writing within two weeks of receipt. PCMC will use multiple forms of media to provide alternatives to in-person community engagement and ensure that the community and project partners are included in outreach efforts. Project updates and other project-related documents will be provided on social media pages and email distribution lists. The target-area residents and property owners will be encouraged to join an email distribution list and follow the project on social media to remain informed of the latest news of the project’s progress and upcoming events. Partners will be encouraged to disseminate information to those without internet access. Project partners committed to outreach assistance will be asked to help to publicize project progress, events, and accomplishments. When non-English-speaking members of the community are present, PCMC will provide verbal translation at meetings and written translations in meeting notes, fliers, and outreach. PCMC solicited and received extensive public input and support for the project during development of the Bonanza Park Small Area Plan; public input included public community meetings, online surveys, stakeholder roundtables, a project website, and additional in-person engagement.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. **Proposed Cleanup Plan:** Over 28,000 cubic yards of contaminated fill is present at the site, with concentrations of arsenic as high as 585 mg/kg, lead as high as 15,700 mg/kg, and mercury as high as 286 mg/kg. A draft ABCA was developed for the site that evaluated four alternatives, including a no-action alternative. With consideration of effectiveness, implementation, feasibility, and relative costs, the draft ABCA’s recommended cleanup alternative consists of partial excavation and removal of impacted soils. A risk-based closure that combines partial excavation of contaminated soils with management of residual contamination via engineering and institutional controls will effectively balance fiscal responsibility with protection of human health and the environment. The site has been enrolled in the UDEQ DERR VCP for regulatory oversight purposes; agency oversight costs will be paid with grant funds. PCMC will obtain site closure from UDEQ DERR using brownfield funds. Contaminated fill removal will be based on screening against residential RSLs and site-specific background threshold values (BTVs), which in the Park City area are typically higher than RSLs for some metals. Contaminated fill materials with metals concentrations above RSLs and above BTVs will be removed for off-site disposal at a Resource Conservation and Recovery Act (RCRA) Subtitle D facility as Bevill-exempt non-hazardous waste. Contaminated fill materials with metals concentrations above RSLs but below BTVs would remain at the site, with risk managed through engineering and institutional controls (e.g., via the existing Park City Soil Cover Ordinance – Park City Municipal Code Section 11-15 and/or an Environmental Covenant and Site Management Plan as required by the VCP). Park City’s Soil Cover Ordinance requires real property owners to actively maintain a cap on their property and violations are enforced by PCMC’s Code Enforcement team.

Description of Tasks/Activities and Outputs

Task 1: Outreach	
b.	<i>Project Implementation:</i> The PCMC Brownfield Project Director, with the assistance of the qualified environmental professional (QEP), will develop a CIP, outreach materials, a brownfield project website, and social media posts. PCMC staff will lead the community meetings to keep the public informed on project plans and updates. Supplies are budgeted for the printing of outreach materials (brochures/handouts), office supplies, postage, and software to manage the grant.
c.	<i>Anticipated Project Schedule:</i> The CIP will be created within three months of award. Community Meetings held 1 st and 3 rd quarter (Years 1–3) until the project is complete, with additional meetings held on an as-needed basis. Website and Outreach Materials will be created in the 1 st quarter and updated monthly thereafter throughout the grant project.
d.	<i>Task/Activity Lead:</i> PCMC: Michelle Downard, Brownfield Development Project Manager.
e.	<i>Outputs:</i> CIP, Brownfield Website, 7+ Community Meetings, Brochures/Handouts, Social Media Posts, Summary of Community Meetings in EPA required Quarterly Reports.
Task 2: Programmatic Support	

i.	<i>Project Implementation:</i> PCMC will procure a QEP to assist with project oversight and oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The QEP will assist PCMC in completing Assessment, Cleanup, and Redevelopment Exchange System (ACRES) Database Reporting, Yearly Financial Reporting, Quarterly Reporting, and all additional Programmatic Support for the four-year term of the grant. The PCMC staff travel budget allows for two staff to attend two national/regional/grantee brownfield training conferences/workshops.
ii.	<i>Anticipated Project Schedule:</i> ACRES Reporting begins in the 1 st quarter, and Quarterly Reporting begins in the 2 nd quarter and continues throughout the grant project. Yearly Reporting and Forms will be created in 5 th , 9 th , 13 th quarters, and during final closeout.
iii.	<i>Task/Activity Lead:</i> PCMC: Ryan Blair with support from Hans Jaspersen, Brownfield Financial Manager
iv.	<i>Outputs:</i> Procure a QEP, ACRES Database Reporting, 4 Yearly Financial Reports, 16 Quarterly Reports, Programmatic Support for the four-year grant period. Two PCMC staff to attend two conferences.
Task 3: Planning	
i.	<i>Project Implementation:</i> The PCMC Brownfields Project Director will manage the QEP to finalize the ABCA, prepare a Remedial Action Plan (RAP), and prepare a Quality Assurance Project Plan (QAPP) and Health and Safety Plan.
ii.	<i>Anticipated Project Schedule:</i> Initiated on award and funding of the grant ~Q4 2026; RAP, QAPP and final ABCA preparation Q1 2027; RAP and QAPP approval Q2 2027.
iii.	<i>Task/Activity Lead:</i> The QEP will handle the technical aspects of the project with management from PCMC: Ryan Blair, Brownfield Project Director.
iv.	<i>Outputs:</i> 1 final ABCA, 1 RAP, 1 Site Specific-QAPP & Health and Safety Plan (HASP).
Task 4: Cleanup Oversight	
i.	<i>Project Implementation:</i> The PCMC Brownfields Project Director will manage the QEP as they perform site cleanup activities including contractor mobilization, waste characterization, fill removal, and cleanup reporting.
ii.	<i>Anticipated Project Schedule:</i> Begin in the 3 rd quarter and continue throughout the grant project.
iii.	<i>Task/Activity Lead:</i> The QEP will handle the technical and physical aspects of the project with management from PCMC: Ryan Blair, Brownfield Project Director.
iv.	<i>Outputs:</i> Weekly status reports during cleanup.
Task 5: Cleanup	
i.	<i>Project Implementation:</i> The QEP will perform the proposed site cleanup activities including removal of fill material, confirmation soil sampling, contractor oversight, and cleanup oversight and reporting under the direction of the PCMC Brownfields Project Director.
ii.	<i>Anticipated Project Schedule:</i> Field mobilization by Q3 2027; soil removal complete by Q4 2027; final remedial action report by Q2 2028; EPA closeout report by Q4 2028
iii.	<i>Task/Activity Lead:</i> The QEP will handle the technical and physical aspects of the project with management from PCMC: Ryan Blair, Brownfield Project Director
iv.	<i>Outputs:</i> 1 site ready for reuse, 4 remediation jobs created (annualized), 1 cleanup report, 1 site management plan, 1 environmental covenant

f. Cost Estimates: Below are the anticipated cost estimates for this project based on ABCA cost estimates and past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for specific tasks. The budget for this project includes travel, supplies, construction, and contractual costs only. Personnel and fringe costs will be paid as in-kind services by PCMC. All work will be conducted in adherence to EPA Brownfields Cleanup Grant terms and conditions, including Davis Bacon guidelines. **Task 1 Outreach:** Contractual: Community Involvement Plan \$4,200 (28 hrs x \$150); Brownfield Website, Outreach Brochure/Cleanup Site Signage, Social Media Posts \$3,600 (24 hrs x \$150); 4 Community Meetings \$6,000 (40 hrs x \$150; \$1,500/meeting). Supplies: Outreach Supplies (printed brochures) \$975 (975 brochures x \$1.00 each). **Task 2 Programmatic Support:** Travel: Two staff to attend two conferences \$9,000 (flights at \$750, 3 nights in hotel at \$350 each, 3 days’ incidentals and per diem at \$150/day for 2 attendees x 2 conferences). Contractual: ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, Programmatic Support for the four-year grant period \$30,000 (200 hrs x \$150). **Task 3 Planning:** Contractual:



Finalize Draft ABCA, Prepare Site Specific QAPP, Health and Safety Plan (HASP) and permitting \$9,600 (64 hrs x \$150). **Task 4 Cleanup Oversight: Contractual:** VCP Regulatory Oversight \$30,000 (240 hrs x \$125); QEP oversight (RAP preparation; meetings with the regulatory agency; public notification of proposed cleanup; cleanup completion report; and draft of Environmental Covenant and Site Management Plan) \$66,500 (380 hrs x \$175), **Task 5 Cleanup: Contractual:** cleanup implementation (QEP field oversight during remediation, QEP confirmation soil sample collection) \$90,000 (600 hrs x \$150); laboratory soil confirmation sample analysis \$15,000 (100 at \$150/sample). **Construction:** Fill Removal \$1,735,125: Contractor mobilization, soil excavation, transport, and disposal of fill soil \$1,735,125 (23,135 tons at \$75/ton);

Category	Tasks					Totals
	Outreach	Programmatic Support	Planning	Cleanup Oversight	Cleanup	
Travel		\$9,000				\$9,000
Supplies	\$975					\$975
Contractual	\$13,800	\$30,000	\$9,600	\$96,500	\$105,000	\$254,900
Construction					\$1,735,125	\$1,735,125
Total Budget	\$14,775	\$39,000	\$9,600	\$96,500	\$1,840,125	\$2,000,000

g. Plan to Measure and Evaluate Environmental Progress and Results: To ensure this EPA Brownfields Grant is implemented on schedule, PCMC’s Internal Brownfields Team, which will include the QEP, will meet quarterly to track all **outputs identified in 3.e.** using an Excel spreadsheet. PCMC, with support from the QEP, will report progress to the EPA via quarterly reports, and project expenditures and activities will be compared to the project schedule to ensure the project will be completed within the four-year time frame. Site information will be entered and tracked in the ACRES database. Outputs to be tracked include QAPP, final ABCA, and RAP development; contractor procurement; weekly (during field work); quarterly, annual, and closeout reports; and the number of community meetings. Outcomes to be tracked include community participation, acres ready for reuse, number of affordable housing units created, redevelopment dollars leveraged, and permanent jobs created. In the event the project is not progressing efficiently, countermeasures are in place to address the problem, which include making monthly calls to the EPA Project Officer and, if needed, creating a Corrective Action Plan to get back on schedule. Outputs and outcomes will be aligned with EPA's 2026-2030 Strategic Plan.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability a. Organizational Structure & b. Description of Key Staff:

PCMC has a large, qualified workforce of more than 180 individuals, including dedicated Environmental Regulatory Affairs and Environmental Sustainability departments. PCMC can successfully manage and implement all phases of the work required to remediate and revitalize the Bonanza Park site. The **Brownfield Project Director** for this grant will be Ryan Blair, who will be responsible for timely expenditure of funds. Mr. Blair is PCMC’s Property and Environmental Services Manager and has led all environmental compliance for PCMC since 2022. Mr. Blair has a Master’s Degree in Public Health and has over 10 years of environmental regulatory experience. Michelle Downard will serve as the **Brownfield Development Project Manager** and will be responsible for management of day-to-day activities including coordination of grant cleanup activities with all involved PCMC departments, project partners, subconsultants, and the community. Ms. Downard is PCMC’s Resident Advocate, who strategically balances the regulatory obligations of the City while also facilitating development and customer service. Ms. Downard is managing PCMC’s Redevelopment of the Bonanza 5-Acre Site project.⁸ Hans Jaspersen, PCMC’s Budget and Grants Analyst, will act as the **Brownfield Financial Manager and Grant Administrator** and will be responsible for financial aspects of the grant including drawing down funds through the Automated Standard Application for Payments (ASAP) system, assistance with budget tracking, invoicing, and arranging payments to the proper entities.

c. Acquiring Additional Resources: PCMC will procure a QEP and remediation subcontractors to assist with technical, physical, and reporting aspects of the Brownfield Cleanup. Job opportunities for remediation and redevelopment services will be posted in the community, and preference will be granted to local contractors providing services in the community and employment of residents. Procurement procedures will comply with PCMC's competitive contracting and procurement process; EPA requirements for "Professional Service" including 2 CFR §§ 200 and 1500; 2 CFR § 200.322; and Build America, Buy America (BABA) provisions of the Infrastructure Investment and Jobs Act (IIJA), as well as any other EPA requirements. Mr. Blair will coordinate closely with Mrs. Downard to ensure remedial goals are met in conjunction with development activities. Mr. Blair will take the lead in procuring a remediation partner and ensure all local, state and federal rules are followed.

Past Performance and Accomplishments e. Has Not Received an EPA Brownfields Grant

but has Received Other Federal or Non-Federal Assistance Agreements (1) Purpose and Accomplishments: From FY2021 through FY2025, PCMC received \$50.7 million in federal grant funding, primarily from the Department of Transportation. These funds supported key sustainability and mobility initiatives, including the acquisition of electric buses and installation of charging infrastructure through Low-No Emissions Vehicles grants, bus stop enhancements via Bus & Bus Facilities grants, and long-range transit planning through a 5304 Planning grant. Additional federal support included Emergency Management Performance grants from the Department of Homeland Security, Justice Assistance Grants from the Department of Justice, and a Sustainable Materials Management grant from the Environmental Protection Agency. A few key highlights from some of those funding sources include:

Utah Department of Environmental Quality- Volkswagen Environmental Mitigation Trust- Bus Replacement Incentive. The city was awarded \$3,129,449 to replace five older diesel transit buses with five battery electric buses to reduce emissions, improve fleet reliability, and advance the City's clean transportation goals. The City has procured and commissioned five battery electric buses to replace the diesel buses; we've also completed infrastructure readiness objectives like fleet integration, operator training, and safety procedures. Grant was successfully closed out in 2025.

FTA/UDOT Rural Transit Program. The city was awarded \$741,119 to design and construct high priority bus stop upgrades to improve rider safety, comfort, and network connectivity. Upgrades included ADA accessibility, new shelters, lighting and signage. We successfully delivered project documentation with UDOT's State Management Plan for §5311 program compliance which included annual reporting and project milestones, annual financial expenditures, regular Program of Projects updates, civil rights compliance, asset management, and records retention. The grant was successfully closed out in 2025.

FTA/UDOT Low or No-Emission Bus Program Project. The city was awarded \$1,080,000 to purchase and support charging infrastructure to meet the needs of the City's electric bus expansion. PCMC successfully installed an overhead Battery Electric Bus charger and 2 bus depot chargers, while removing 94 cubic yards of contaminated soil before installing the chargers. We successfully delivered project documentation with UDOT's State Management Plan for §5311 program compliance which included annual reporting and project milestones, annual financial expenditures, regular Program of Projects updates, civil rights compliance, asset management, and records retention. The grant was successfully closed out in 2025

(2) Compliance with Grant Requirements: For the above listed grants, the grant schedules, terms, and conditions were followed to ensure timely completion of projects. During the project periods, no corrective actions were required. PCMC staff complied with expenditure stipulations and required reporting was completed in a timely manner. PCMC has a demonstrated history of compliance with grant schedules, adherence to terms and agreements, and timely and efficient reporting to all federal, state, and local agencies.



**Park City Municipal Corporation
FY26 Brownfield Cleanup Grant
Threshold Criteria**



Threshold Criteria

1. Applicant Eligibility

- a. Park City Municipal Corporation (PCMC) is a General Purpose Unit of Local Government. PCMC affirms that it is eligible for EPA Brownfield Cleanup Grant funding.
- b. PCMC affirms that it is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Previously Awarded Cleanup Grants

PCMC affirms that the Bonanza Park site located at 1665 Bonanza Drive has not received funding from a previously awarded EPA Brownfield Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

PCMC affirms that it does not have an open Multipurpose Grant.

4. Site Ownership

PCMC acquired the property on **January 8, 2018 and January 9, 2018.**

5. Basic Site Information

- a) Site Name: Bonanza Park 5-acre Site (Bonanza Park)
- b) Site address: 1665 Bonanza Drive, Park City, UT 84060

6. Status and History of Contamination at the Site

- a) The site is contaminated with hazardous substances.
- b) The 5.43-acre site located at 1665 Bonanza Drive and is comprised of nine parcels with addresses 1635, 1665, 1685, and 1705 Bonanza Drive; 1401, 1409, and 1415 Kearns Boulevard; and 1420 and 1490 Munchkin Road, Park City, Utah. Historical mining activities occurred on and in the immediate vicinity of the site likely starting in the 19th century and continued until the mid-20th century. Mine tailings and mine infrastructure are clearly visible on and in the immediate vicinity of the site in historical aerial photographs. Post-mining development of the site commenced circa 1976 with the development of one building (present day 1401 Kearns Boulevard) on the western and southern portions of the site. By 1978, three additional buildings were present (present-day 1420 and 1490 Munchkin Road). Between 1993 and 1997, four additional buildings were constructed on the eastern and northern portions of the site (1635, 1665, 1685, 1705 Bonanza Drive). The site remained in the same general configuration until PCMC's acquisition of the site in 2018. Automobile service businesses operated at the 1490 Munchkin Road parcel from 1982 until approximately 1994. The 1635 Bonanza Drive parcel operated as a gas station from as early as 1985 until 2018. The former gas station USTs were removed by the gas station operator in 2018 under a state-approved closure plan. The 1705 Bonanza Drive parcel operated as a car wash from the mid-1990s to 2014. Other historical uses of the site include a medical clinic, a grocery store, a restaurant, and office space. Except for the



- former gas station building, all structures at the site have been demolished and the site is currently vacant.
- c) Metals-impacted fill materials are present throughout the site at depths of up to 8.5 feet below ground surface (bgs). Arsenic, cadmium, lead, and mercury have been identified in the fill materials at concentrations exceeding EPA Industrial and/or Residential Regional Screening Levels (RSLs).¹ The site is located within the Park City “Soil Cover Ordinance” area and is subject to compliance with the “Soil Cover Ordinance” requirements including specific capping material of at least 6 inches in depth, landscaping, and activity restrictions. At one location in the vicinity of the former automobile service businesses, groundwater has been impacted by trichloroethene (TCE) and chloroform above EPA Residential Vapor Intrusion Screening Levels (VISLs) but below maximum contaminant levels (MCLs).¹ Historical petroleum releases have occurred at the former gas station parcel (1635 Bonanza Drive), but recent sampling data indicates that petroleum hydrocarbons are not present in soil and groundwater at concentrations that exceed regulatory screening levels.¹
 - d) The overall vertical and lateral extents of contamination have been defined.¹

7. Brownfields Site Definition

PCMC affirms that the site is:

- a) NOT listed (or proposed for listing) on the National Priorities List (NPL);
- b) NOT subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c) NOT subject to the jurisdiction, custody, or control of the US government.

8. Environmental Assessment Required for Cleanup Grant Applications

The following site assessment reports have been completed for the Bonanza Park site:

- Phase I Environmental Site Assessment, September 22, 2017 (Terracon)
- Limited Site Investigation, September 21, 2017 (Terracon)
- Phase II Environmental Site Assessment, April 23, 2024 (Terracon)

9. Site Characterization

- b. The Bonanza Park site at 1665 Bonanza Drive has enrolled in the State of Utah Voluntary Cleanup Program. A letter from the Utah Department of Environmental Quality (UDEQ) is included in this application that:
 - i. affirms that the site is eligible to be enrolled in UDEQ’s Voluntary Cleanup Program (VCP);
 - ii. indicates that the site can remain enrolled in the VCP for brownfield regulatory oversight purposes; and
 - iii. indicates that there is a sufficient level of site characterization from the environmental site assessment performed to date for the remediation work to begin.

¹Terracon, 2024. Phase II Environmental Site Assessment, Bonanza Park, 1665 Bonanza Drive, Park City, Summit County, Utah, EPA Cooperative Agreement #95815230, ACRES IDs# 259685, 259686, 259688, 259689, 259690, 259691, 259692, 259693, 259694. April 23.



10. Enforcement or Other Actions

PCMC affirms there is not any ongoing or anticipated environmental enforcement actions relating to the Bonanza Park site.

11. Sites Requiring a Property-Specific Determination

PCMC affirms that the Bonanza Park site does not require property-specific determination to be eligible for EPA Brownfields Grant funding.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

a. Property Ownership Eligibility – Hazardous Substance Sites

i. EXEMPTIONS TO CERCLA LIABILITY

(1) Indian Tribes

Not Applicable.

(2) Alaska Native Village Corporations and Alaska Native Regional Corporations

Not Applicable.

(3) Property Acquired Under Certain Circumstances by Units of State and Local Government

Not Applicable.

ii. EXCEPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY

(1) Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002

Not Applicable.

iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

(1) Bona Fide Prospective Purchaser Liability Protection

(a) Information on the Property Acquisition

- (i) PCMC acquired the property by negotiated purchase from private owners.
- (ii) PCMC acquired the property on **January 8, 2018 and January 9, 2018**.
- (iii) PCMC is the sole owner of the property and has fee simple title.
- (iv) PCMC purchased the property from the previous owners: MJF Investments, LLC and JP'S NEVADA, LLC.
- (v) PCMC does NOT have familial, contractual, corporate, or financial relationships or affiliations with any prior owners or operators of the site.

(b) Pre-Purchase Inquiry

- (i) The following environmental site assessments were performed prior to PCMC's purchase of the property:
 - Terracon 2017. Limited Site Investigation, Proposed Arts & Culture Center Property, 1635, 1665, 1685, 1705 Bonanza Drive; 1401, 1409, 1415 Kearns Boulevard; 1420, 1490 Munchkin Road, Park City, Summit County, Utah. September 21, 2017.



**Park City Municipal Corporation
FY2026 US EPA Brownfields Cleanup Threshold Criteria**

- Terracon 2017. Phase I Environmental Site Assessment, Proposed Arts & Culture Center Property, 1635, 1665, 1685, 1705 Bonanza Drive; 1401, 1409, 1415 Kearns Boulevard; 1420, 1490 Munchkin Road, Park City, Summit County, Utah. September 22, 2017.
- (ii) Terracon Consultants performed the Phase I Environmental Site Assessment. The Phase I ESA was performed by Craig Eaton. Mr. Eaton stated that he meets the definition of Environmental Professional as defined in Section 312.10 of 40 CFR at the time of the report.
- (iii) The most current Phase I ESA (September 22, 2017) was conducted within 180 days of the acquisition of the property. The Phase I ESA was conducted consistent with the procedures included in ASTM E1527-13.

(c) Timing and/or Contribution Toward Hazardous Substances Disposal

All disposal of hazardous substances at the site occurred before PCMC acquired the site. PCMC has not caused or contributed to the release of any hazardous substances on the site. PCMC has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site. PCMC is not aware of any ongoing release to the environment at the site. The former gas station building is currently vacant, therefore the potential for vapor intrusion risk does not exist.

(d) Post-Acquisition Uses

Since taking ownership on January 8, 2018, and January 9, 2018, PCMC demolished all structures except the former gas station building, which is currently vacant. PCMC has periodically used the site for temporary construction materials storage. No storage of petroleum products or hazardous substances occurred, and storage utilized paved areas of the site.

(e) Continuing Obligations

- (i) There are no known continuing releases at this time. Based on the planned cleanup and reuse of the site and typical Utah VCP requirements, any residual impacts to soil or groundwater remaining after cleanup activities will be managed through deed restrictions and a Site Management Plan, thus fulfilling PCMC's continuing obligations in regard to current releases of known hazardous substances found at the site.
- (ii) PCMC will exercise appropriate care with hazardous substances found at the site by maintaining a vacant and capped site until site remediation is complete, protecting site workers during site cleanup by implementing a health and safety plan, and by taking reasonable steps to prevent any future releases. No business operations have taken place at the site since the former businesses vacated their respective properties. No chemicals are currently stored at the property. The former gas station USTs have been removed and the gas station building is vacant and locked. Terminating business operations at the site has stopped the potential for any continuing releases and prevents any threatened future releases. The site is compliant with PCMC's "Soil Cover Ordinance" requirements, eliminating any threatened future releases preventing exposure to previously released hazardous substances. The planned cleanup activities will further prevent future releases.



Maintaining the site as vacant until cleanup avoids vapor intrusion risk related to VOCs identified previously in groundwater at the site. PCMC intends to use Cleanup Grant funds to remove impacted soils, effectively limiting exposure potential and the potential for future releases associated with impacted site media. Based on the planned reuse of the site and typical requirements of the Utah VCP program, any residual impacts to soil or groundwater remaining after cleanup activities will be managed through deed restrictions and a Site Management Plan, thus fulfilling PCMC's continuing obligations in regard to future releases of known hazardous substances found at the site.

(iii) By maintaining compliance with PCMC's "Soil Cover Ordinance" requirements, PCMC exercised appropriate care and took reasonable steps to prevent or limit exposure to any previously released hazardous substances. The planned cleanup activities will further prevent and limit exposure to previously released hazardous substances. PCMC intends to use Cleanup Grant funds to remove impacted soils, effectively limiting exposure potential and the potential for future releases associated with impacted site media. Based on the planned reuse of the site and typical requirements of the Utah VCP program, any residual impacts to soil or groundwater remaining after cleanup activities will be managed through deed restrictions and a Site Management Plan, thus fulfilling PCMC's continuing obligations in regard to preventing and limiting exposure to past releases of known hazardous substances found at the site.

PCMC confirms its commitment to:

- (i) comply with any necessary land use restrictions and not impede the effectiveness or integrity of any institutional controls;
- (ii) assist and cooperate with those performing the cleanup and provide access to the property;
- (iii) comply with information requests and administrative subpoenas that may be issued in connection with the property; and
- (iv) provide all legally required notices.

13. Cleanup Authority and Oversight Structure

PCMC will comply with all applicable federal and state laws and ensure that the cleanup project protects human health and the environment.

a. PCMC intends to maintain enrollment in the Utah VCP. PCMC will hire a qualified environmental professional with brownfields experience prior to implementing remediation activities. The contractor will provide the technical expertise required to conduct, manage, and oversee the cleanup. PCMC will comply with competitive procurement provisions of 2 CFR §§ 200.317 through 200.327 and ensure that this technical expertise is in place prior to beginning cleanup activities.

b. The site is bound on its north side by Kearns Boulevard, on its east side by Bonanza Drive, and on its south side by Munchkin Road. These are public thoroughfares and as such, are accessible during cleanup activities. In the event that access becomes necessary to the west adjoining property, PCMC does not anticipate difficulties obtaining access agreements to these properties.



14. Community Notification

a. Draft Analysis of Brownfield Cleanup Alternatives (ABCA)

PCMC announced their intent for cleanup funding for the Bonanza Park site and the proposed redevelopment on **January 7, 2026**. A draft ABCA for the site and this proposal was made available at this time for public review and comment. These documents summarize information about:

- the site and contamination issues, cleanup standards, and applicable laws;
- the cleanup alternatives considered; and
- the proposed cleanup.

b. Community Notification Ad

A request for public input was published on **January 7, 2026**, in the local newspaper, the Park Record, the oldest continuously published newspaper in Utah. A copy of this grant application, including a draft ABCA was made available for public review and comment.

c. Public Meeting

A brownfield and revitalization presentation was made during a public hearing in person and via video conference on **January 12, 2026, at 5:30 pm Mountain Standard Time**. This live meeting was recorded for future use and posted for public viewing on PCMC's website. PCMC documented participant attendance at the meeting. Comments were received until **January 25, 2026**.

d. Submission of Community Notification Documents

The following community notification documents are included as an attachment to this proposal:

- A copy of the draft ABCA.
- A copy of the ad that demonstrates notification to the public and solicitation for comments on the application and that notification to the public occurred at least **14 days** before the application was submitted to the EPA.
- A copy of the meeting attendance sheet.
- A summary of the meeting.

15. Contractors and Named Subrecipients

Not applicable.



State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Tim Davis
Executive Director

Ashley Sumner
Deputy Director

Jill Burton
Deputy Director

ERRC-008-26

January 21, 2026

Ryan Blair, Property and Environmental Services Manager
Park City Municipal Corporation
445 Marsac Avenue
P.O. Box 1480
Park City, Utah 84060

**Re: DEQ Support Letter – Bonanza Park, Park City, Utah
FY26 EPA Brownfields Program Cleanup Grant**

Dear Mr. Blair:

Thank you for involving the Department of Environmental Quality (DEQ) in Park City's (City) planning discussions regarding the City's application for a U.S. Environmental Protection Agency (EPA) Brownfields Program Cleanup grant for the Bonanza Park property located at approximately 1665 Bonanza Drive, Park City, Summit County, Utah. The grant will help the City clean up contaminants on the property and facilitate redevelopment into a mixed-use development project, including affordable housing and important community gathering space. The DEQ believes cleanup is an important and significant step towards the goal of revitalizing properties in Utah communities and is committed to seeing Brownfields-caliber sites assessed, remediated and redeveloped to a higher and better use wherever possible.

The DEQ supports the City in its application for an FY26 EPA Brownfields Program Cleanup grant and believes, based on the current information available, there is a sufficient level of characterization to proceed with the remediation work under the grant. The benefits of cleanup include removing the potential stigma associated with the impacted property, protecting public health, and reclaiming valuable property for economic development and future, sustainable growth. The Bonanza Park property is eligible for and is currently enrolled in the Voluntary Cleanup Program. As noted during our previous conversations, DEQ is committed to assisting the City with this site moving forward.

We look forward to continuing our partnership with the City to cleanup and return this property to a higher and more productive use. Should you have any questions, please contact Lincoln Grevengood, the Division of Environmental Response and Remediation project manager, at (801) 536-4100.

Sincerely,



Tim Davis (Jan 21, 2026 11:50:41 MST)

Tim Davis
Executive Director

TD/LGG/jn

cc: Nathan Brooks, Environmental Health Director, Summit County Health Department
Julie Cobleigh, DEQ District Engineer