



PARK CITY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, UTAH 84060

October 5, 2023

The Council of Park City, Summit County, Utah, met in open meeting on October 5, 2023, at 2:45 p.m. in the City Council Chambers.

Council Member Dickey moved to close the meeting to discuss property, personnel, and litigation at 2:45 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell and Toly

CLOSED SESSION

Council Member Dickey moved to adjourn from Closed Meeting at 4:30 p.m. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell and Toly

WORK SESSION

Discuss the Sundance Film Festival Contract and Notice Extension Request:

Jenny Diersen, Special Events Manager, introduced Joana Vicente, Sundance Institute CEO, and Laura Ryan, COO. Diersen reviewed the current agreement, which was negotiated in 2013 and would terminate with the 2026 festival. She furthered that Sundance was recognized as one of the top film festivals in the world, was a part of Park City's history, culture, and brand, and was an important economic driver.

Diersen highlighted terms of the festival contract which included the festival moving off Martin Luther King (MLK) weekend, which was the basis for the City's annual contribution in the current agreement. The weekend was important to the business community because it was marketed as a ski weekend. The estimated economic value of removing the festival from the holiday weekend was \$14.3 million dollars over the course of the agreement. Additionally, various code amendments, a vibrancy ordinance change, sign regulations, and the installation of eight kiosks along Main Street for movie posters provided the City and Sundance with brand protection. Another term was

permitting changes required Sundance to annually obtain a special event permit, which their venues as well as their sponsors were under.

Diersen described the annual Supplemental Plan, which highlighted milestones throughout the last few years of the festival and included: Richardson Flat Park and Ride, the National Woman's March, licensing changes with Lyft and taxis, the drop, load, and staging (DLS) program, the purchase of the Ray Theater, and traffic and transportation mitigation.

Vicente thanked the City and the Special Events Department for an excellent partnership. She indicated Sundance was celebrating its 40th year in Park City and had implemented a new strategic planning process to celebrate the milestone. The new leadership team wanted to take the time to introduce themselves to the community and listen to suggestions and feedback as they created their vision for the future.

Council Member Rubell asked if the contract extension implied a long-term commitment to Park City and considered an in-person festival or if they needed more time to re-invent how an in-person experience would work. Vicente answered that an in-person experience was irreplaceable, but stated they were considering a digital format so they could engage with other audiences. She noted that the festival was at the end of January, and it would take one to two months to get the Recreational, Arts, and Parks (RAP) reports and financials. After they reviewed those, they would hopefully have a clear direction for the strategic plan.

Council Member Doilney inquired about in-person versus virtual attendance post-COVID and if there had been a global shift towards one or the other. Vicente acknowledged that it had been challenging for everyone post-COVID, due to the rising costs associated with putting on events. For that reason, some festivals had been moved online and others were struggling to survive.

Mayor Worel asked Council if they were supportive of Sundance's request. Council Member Toly supported the request. Council Member Dickey supported the request and was appreciative that the online festival had been moved to the following Thursday. He agreed that the in-person experience was on-brand and exclusive to Park City, and expressed gratitude towards the relationship the City and Sundance had cultivated over the years.

Council Member Gerber supported the extension request. She looked forward to seeing the results of the strategic planning and visioning process and hoped the Sundance partnership with the City could continue. Council Member Rubell stated that he was open and willing to work with Sundance and looked forward to the possibility of an even better festival in Park City. Council Member Doilney was supportive and acknowledged the longevity of the festival in Park City.

REGULAR MEETING

Paramedic and Park City Fire Department member Logan Rodriguez brought chili samples for the Council to promote the 11th Annual Utah Disaster Cleanup Chili Cookoff on Saturday, October 21st, from 11:00 a.m.-3:00 p.m. at the America First Field House at the America First Field East Grounds, 9256 South State Street, Sandy. All of the proceeds would go to burn victims and their families. Last year, they raised \$50,000. Council Member Rubell mentioned that tasting tickets could be purchased on-site. He urged residents to support their local fire department and vote for their chili.

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Ryan Dickey Council Member Max Doilney Council Member Becca Gerber Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

II. SWEARING IN CEREMONY

1. Police Swearing-In Ceremony:

Police Chief Wade Carpenter congratulated and welcomed two new officers, Officer Dennis Jackson and Officer Katie James. Mayor Worel swore in Officers Jackson and James.

Chief Carpenter indicated two new captains had been promoted: Captain Darwin Little and Captain Rob McKinney. He praised these men and offered congratulations on their promotion. Mayor Worel swore in Captain Little and Captain McKinney.

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Toly congratulated Leadership Class 29, who were graduating this weekend. She also congratulated the City Team that worked on the EngineHouse affordable housing project. Although she did not vote for it, she stated that she supported the team, housing priorities, goals, and initiatives that Council was working toward. She furthered that there would be a presentation on a Regional Housing Authority Committee Tuesday, October 10th, and urged the Council to participate in the survey. Additionally, Toly stated that the City would hold a City Fall Projects Open House

on October 10th at the Park City Library and that there would be free parking at China Bridge until November 19th.

Council Member Gerber acknowledged the impact of the EngineHouse groundbreaking and stated that it was the first of many rental housing options coming to the community. Council Member Rubell reiterated the Fire Department chili cookoff information and asserted all proceeds would go toward five burn camps, which helped survivors adapt to personal challenges associated with surviving a burn injury and provided a safe and supportive atmosphere that was conducive to healing. He noted he attended the Administrative Control Board Meeting regarding Station 34, Silver Lake/Deer Valley, and stated construction was moving along and the station was expected to be operational by winter.

Council Member Doilney congratulated the Police Department and its new officers and captains sworn in this evening. Additionally, he acknowledged the assistance they provided to the community and appreciated their service.

Mayor Worel stated that municipal code required property owners to mark, uncover, and remove snow around fire hydrants on their property. She also stated that the Recreation and Public Utilities Departments in the City had received Voice of the People Awards, which were given to local governments that best engaged residents and included public opinion in community decisions. She offered congratulations to both departments on their award.

Staff Communication Report:

1. Park City Transit Richardson Flat Routes Update:

Council Member Rubell thanked Deer Valley Resort and Park City Mountain for their collaboration with the Richardson Flat Routes, which would feature two separate bus lines this winter providing direct transit to each resort from the Richardson Flat Park and Ride.

IV. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Mayor Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda. No comments were given. Mayor Worel closed the public input portion of the meeting.

V. CONSENT AGENDA

1. Request to Approve a Rocky Mountain Power (RMP) Underground Utility Easement on Property Owned by Park City Municipal Corporation along Kearns Boulevard, Known as Bonanza Park:

Council Member Gerber moved to approve the Consent Agenda. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell and Toly

VI. NEW BUSINESS

1. Hold a Public Hearing on the \$30,000,000 Recreational Facility General Obligation Bond:

Mayor Worel opened the public hearing and stated this topic would return to Council on October 26, 2023, where at that time the pro and con statements would be read, and there would be additional opportunity to provide public comments.

Joe Plomin, president of the Park City Pickleball Club, representing 400 members in 84060, supported the multi-sport bond. He was appreciative of the values of sport, teammates, friendship, and love of the outdoors, that it would bring to Park City.

Deb Rentfrow, 84060 resident, urged residents to vote no to the GO bond. She stated that it would increase taxes for those living in 84060, while those residing outside 84060 but within the City School District (such as Hideout, Tuhaye, Promontory, and Jordanelle), would experience no tax increase but would have full access to the recreational amenities. She continued that without an interlocal agreement from Snyderville Basin to cover operating costs associated with maintenance and facilities, Park City would likely incur the associated costs.

Greg Leitzke, resident of 84060 was in favor of the bond because many visitors and residents came to Park City for the recreation lifestyle. He furthered that the bond would amount to \$128.00 per person, per year, which was a small cost considering the amenities that would be gained.

Ed Parigian, 84060 resident, who was also on the Recreational Advisory Board (RAB) stated the board considered many project fulfillment options before the bond was finalized and approved by Council.

John Greenfield, 84060 resident, clarified that Park City residents would only pay for a third of the bond while non-primary residents would pay for two thirds of the \$30 million bond.

Thomas Hurd eComment: "I am not in favor of any new bonding now. Today the buying power of our dollar is reduced by 6% annually due to inflation. Prices for necessities such as food, clothing and shelter are increasing dramatically. At the same time interest rates are at a two decade high. This is not the time to encumber taxpayers by spending money on things that are not essential such as a new outdoor ice sheet and other upgrades to recreational facilities that would be nice but unnecessary."

Mayor Worel closed the public hearing and reiterated there would be a public meeting on October 26th where bond language and pro-con statements would be read. Additional public input could also be made at that time.

2. Consideration to Authorize the City Manager to Execute a Contract Addendum in a Form Approved by the City Attorney's Office with HNTB Corporation for a Transit Site Improvement Program Management Not to Exceed \$2,200,000:

Gabe Shields, Engineering Department, thanked Park City's Transit, Transportation Planning, and Budget Departments for their success in obtaining the \$7.4 million grant from the Federal Transportation Administration. The grant fell under the category of low and no emissions to improve transit stops in such a way that friction would be reduced for a user; thus, riders would be more likely to use transit over their personal vehicle, reducing overall emissions. He further described the program, stating the first and last-mile improvements that might be installed included shelters, benches, seating, ski racks, bike racks, digital signage, ADA ramps, and sidewalk connections to get pedestrians to stops.

Shields stated that the Transportation Planning Department was kicking off Phase Two of the Bike and Pedestrian Plan, which included 26 stops constructed by next summer. This, in combination with the new grant, would add 46 stops to the program, totaling 72 stops across the City, and would be a three-year project. The Engineering and Planning Transportation Departments worked together to create a GIS project website where a user of the transit system could leave their feedback and comments on the location and amenities associated with the next 46 stops. Shields briefly addressed the high costs associated with the project, stating the consideration of soils, historical elements, communities, equitable funding, and building within the budget were all contributing factors to a larger overall cost.

Council Member Dickey asked if the project website would be live and if the scope of work for each stop would be shown. Shields replied that the website had not been released yet. He stated that the scope was available for the first 26 stops, but for the remaining 46, a system map of the City would allow a user to click on a stop and make comments about the proposed location. Once everything was taken into consideration, the scope for each stop would be finalized and updated on the website.

Council Member Gerber asked if there would be increased operational costs associated with trash removal at each of the 46 stops. Shields stated that trash cans were a standard amenity and that as ridership increased, maintenance would likely increase.

Mayor Worel opened public input. No comments were given. Mayor Worel closed the public input.

Council Member Rubell was excited about the program and viewed the infrastructure as a worthwhile investment that supported the community and aligned with Council goals.

Council Member Gerber moved to authorize the City Manager to execute a contract addendum in a form approved by the City Attorney's Office with HNTB Corporation for a transit site improvement program management not to exceed \$2,200,000. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell and Toly

3. Consideration to Approve Ordinance No. 2023-48, an Ordinance Approving Iron Canyon Subdivision Lot 41 - Building Pad Adjustment Plat Amendment, Located at 2459 Iron Mountain Drive, Park City, Utah:

Jack Niedermeyer, Planner I, stated that the applicant proposed to amend the existing building pad to encompass a future single-family dwelling (SFD). Lot 41 was recorded in 1983 and was within the Single-Family Zoning District. The proposed building pad and site plan complied with the Single-Family (SF) Zone setbacks and Sensitive Land Overlay (SLO) and was reviewed by the Development Review Committee.

Niedermeyer indicated staff recommended two Conditions of Approval: The final building plans shall demonstrate that there will be no encroachments into the platted 30' Stream Protection Zone, and that the final plat shall show a maximum floor elevation at which a water pressure of 45 psi can be provided.

Mayor Worel opened the public hearing. No comments were given. Mayor Worel closed the public hearing.

Council Member Dickey moved to approve Ordinance No. 2023-48, an ordinance approving Iron Canyon Subdivision Lot 41 - Building Pad Adjustment Plat Amendment, located at 2459 Iron Mountain Drive, Park City, Utah. Council Member Toly seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell and Toly

VII. OLD BUSINESS

1. Bonanza Flat Adaptive Management Plan Update:

Heinrich Deters, Trails and Open Space Manager stated that three years of the five-year Bonanza Flat Adaptive Management & Stewardship Plan (BFAMS) had been completed and they were seeking Council direction on trail alignment decisions with the Fisher Adjustment and Meadow Bypass, parking strategies, and the management of Church of Dirt.

Wendy Fisher, Utah Open Lands (UOL) Executive Director, stated the BFAMS action plans progress was 55% complete and BFAMS zone protection action items were 70%

complete. Alli Eroh, UOL Community Engagement Director, mentioned that participating partners who endorsed and supported volunteerism dedicated 730 hours of their time to the restoration of social trails. She stated that the restoration process was successful in such locations as Culvert Meadow, Lake Lackawaxen, and Bloods Lake.

Fisher briefly discussed trail alignment decisions, stating that their team walked each proposed alignment and tried to use existing trails where they were able. They took into account adjacent landowner preferences and considered recreational impact, as well as the least amount of impact from a conservation standpoint.

Billy Kurek, Park City Trail Ranger, described Bonanza Flat usage data, which showed that viewer origins were predominately from Salt Lake City. Respectively, Park City viewer origin came in second, and California visitors were third. Kurek described that the visitation duration of 2023 was 55% for 15-29 minutes, 18.1% for 30-44 minutes, and 8.4% for 45-59 minutes.

Eroh identified screenshots of parking cameras at Bloods Lake that described parking availability on a given day and time. This parking lot reached capacity consistently around noon each week and remained at capacity for the remainder of the day; however, the Bonanza Flat parking lot did not reach capacity throughout the day during this particular week. Thus, the crowding at the Bloods Lake lot was due to a specific desire to reach the Bloods Lake Lot, rather than overall access to the broader overall conservation area.

Kurek described parking ticket data by time of day and location, identifying Bloods Lake, Bonanza Flat, and Guardsman Pass as the three lots where individuals received the most tickets, with most of the tickets received mid-day and between summer and fall months. Fisher stated that from this data, resource protection was paramount. She proposed fee structure types: local versus nonlocal, day-use fees per person/car, sensitive feature protection, and a parking reservation system (free)/parking without reservation in which a parking ticket would be issued. Eroh presented examples from Draper City, Utah, Boulder, Colorado, and Glenwood Springs, Colorado, as comparison for fee schedule implementations and their outcomes. Fisher stated from those examples, it was found that a hiking permit that allowed a trail user to park was found to be the best combination of fee structures that would protect the resource.

Eroh identified in a poll of trail users that 58.8% would view the implementation of paid parking as unfavorable, whereas 41.2% would view it as favorable, 28.6% of that number being from out of state. Fisher stated that while Transit to Trails was a successful program, increasing shuttle frequency was not the solution to overcrowded trailhead parking.

Deters indicated that when the property was purchased in 2017, the City did not permit or approve those who held weddings at this location. There was no authority over reservations, scheduling, perceived 'privatization,' waste management, participant numbers, and most importantly, safety regarding parking, access, and road blockages.

He furthered that due to the influx of wedding traffic, the trailhead and the facilities within that area were far below standard, and the team was looking for management direction.

Fisher stated that the team sought Council direction on future recreational trails, including the implementation of the final phase of the multi-use trail (purple line on map) and the "Wow Connection" (green line on map to Wasatch State Park.) Direction was also sought on parking management and the Church of Dirt. Fisher stated that the trail, in the team's opinion, should not go to the 'Y' intersection as it was never intended to be a trailhead, and there did not need to be more trailheads on Bonanza Flat. The main trailhead parking issue was Bloods Lake. She furthered that adding more trailheads would not solve that issue and detailed that the 'Y' area was created as an ADA-accessible accommodation area; thus, it should not be used as a trailhead.

Council Member Toly inquired if the case studies identified equity solutions. Eroh stated that equity non-fee reservations were accessible for all socioeconomic levels; however, lower socio-economic groups leaned towards free online reservation systems. Emily Ingram, UOL Conservation Director, added that free shuttles and carpool services also proved helpful in transporting more people to the trailhead.

Council Member Dickey inquired if a free reservation system worked in areas the team studied. Fisher stated that a fee system should be a component of the solution to hold accountability. Free systems were harder to enforce and users tended to cancel due to inclement weather or changes in daily plans. Council Member Dickey inquired if the hiking permit component would maximize equity and inclusion. Fisher identified that the fee would be per hiker, not car. Ingram furthered that, per the Glenwood Springs case study, users identified the \$12 hiker fee as expensive.

Council Member Dickey inquired where cars parked when the Bloods Lake Lot was at capacity, considering that alternate lots were not used as overflow parking. Kurek stated that cars would create a waiting queue for open spaces, or individuals would park regardless of ticket enforcement and price.

Council Member Gerber inquired how available spaces were insured when individuals reserved online for hiking or parking. Fisher stated that the system would be designed to reserve a hiking permit, including parking. She furthered that in the case of Glenwood Springs, a user would not be allowed to park unless they had a hiking permit.

Council Member Dickey inquired if there was a limited number of permits that would be capped once reservations were full, to which Fisher affirmed. Council Member Rubell asked if Park City taxpayers could be prioritized within the permit system. Fisher stated the residents would have a reservation block, but she was unsure of the fee, if there was one at all. Council Member Rubell inquired if the trail alignment considered obstructions and favored a straight line of sight. Fisher indicated that multiple sight lines

were considered. She noted that the suggested trail alignment was a trail that was already in use.

Council Member Doilney wanted to see a safer trail alignment take priority over an existing trail that might not be as safe for drivers and pedestrians. He asked how long hikers stayed on the trail when they purchased a hiking permit in the Glenwood Springs case. Deters stated that the team didn't have the data from Glenwood Springs, but he could acquire it for when the team returned at a later date. Council Member Doilney stated the Church of Dirt had been abused and had exceeded the City's management capabilities. Mayor Worel inquired if the Church of Dirt currently had a reservation or permitting system. Deters stated the City had no reservation or permitting system in place.

Mayor Worel opened the item for public input.

Matt Meinhold, resident of 84049, stated he did not represent Park City Fire Department with his comments. He echoed Council Members Doilney and Rubell's sentiments regarding safety concerns surrounding the trailhead crossing. He furthered that he would advocate for moving it up the road where there was a better line of sight.

Scott House eComment: "I am writing in my role as Board President of the Wasatch Trails Foundation to express my support for the trail connection from the WOW trail to the Bonanza Loop Trail, and hope you will echo myself and others who support this critical trail connection. The Wasatch Trails Foundation has been working diligently with stakeholders including Park City Municipal, Mountain Trails Foundation, Utah Open Lands, Utah State Parks, Utah Division of Outdoor Recreation, Wasatch County and nearby landowners to develop and fund an alignment for this trail that fits within the Bonanza Flat Management Plan, disturbs as little of the natural environment as possible, and meets the needs of users while creating a critical trail and community connection. Through this work we believe we have landed on an ideal alignment that you as a council can confidently support, and be proud to bring this incredible amenity to the Wasatch Back while remaining a strong steward of the land and the flora and fauna that inhabit it. I strongly support, and encourage you to support the Bonanza to WOW trail and the trail and community connectivity it will create at your meeting on Thursday, October 5th 2023. Thank you for your consideration, your diligence, your commitment to being good stewards, and your service to the Park City and broader Wasatch back community."

Mayor Worel closed the public input and expressed there was Council interest in the team returning with more information. She recommended paid parking or a hiking fee, as well as interest in shutting down the Church of Dirt.

Council Member Toly stated she spoke with the couple who built the Church of Dirt in 2012, and they were comfortable with it being removed. Deters stated that the closure of the Church of Dirt would occur when Guardsman's Pass road closure occurred. He

furthered that rangers would do their best to notify couples regarding the removal of the Church who had listed numbers in the reservation book. He confirmed that Council direction was affirmed for the 'Wow' Trail and sought more clarification on the 'Y' Trail. Council Member Rubell stated that safety was above conservation and he wanted to see a few proposed options with the pros and cons of each.

Council Member Toly stated that slope and granite rock in the soil had been the two main factors that decided the placement of the trail. Council Members Rubell, Doilney, Gerber, and Dickey affirmed that safety should be paramount, and they wanted to see mitigation to improve safety.

2. Wildfire Mitigation Program Policy Overview:

Heinrich Deters, Trails and Open Space Manager, discussed wildfire mitigation, why it was important to manage healthy ecosystems, and why it was a good fit for Park City. He indicated that all of Park City was located within the Wildland Urban Interface (WUI) and wildfire was the most likely natural disaster to occur within Summit County regarding the protection of community resources and public safety. He proposed pile burning as an impactful means of mitigating wildfires. It was highly regulated by the Division of Air Quality (DAQ), cost-effective, and had significant ecological benefits, such as promoting healthy ecosystems and reducing the risk of more destructive wildfires.

David Tellian, co-owner of Alpine Forestry, spoke of the practical and planning aspects regarding pile burning. Ryan Blair, Environmental Regulatory Program Manager, explained that he would later present soil, water quality, and DAQ air monitoring specific to Park City.

Nathan Brooks, Summit County Environmental Health Director, stated that although there were consequences to prescribed burns, the conditions were monitored, and the clearing index would be checked to ensure that burn days were appropriate. He noted safety was the priority and furthered that Summit County had air monitors that tracked PM2.5, PM10, Ozone, and Nox Gas. Brooks added that a controlled burn had fewer health effects than a wildfire.

Deters identified pile burning protocol for Council review: prioritize removal or chipping of materials over pile burning, balance the approach with the need not to create new access routes or utilize heavy machinery for removal/chipping, burn in early winter/early spring; have a burn plan and get a permit, and provide public notification as soon as permits were approved. He stated that permits would be received 72 hours before the start of the burn; thus, regarding public notice, a two-week burn notice was not possible due to weather conditions and DAQ approval.

Mayor Worel asked if the 72-hour window from the DAQ changed frequently. Tellian explained that it was not common, but it did happen. Council Member Gerber inquired if controlled area burns would also be recommended. Tellian responded that a controlled

or broadcast burn would be recommended for the Wasatch Back once the forest vegetation was thinned with pile burning first. Bryce Boyer, Summit County Fire Warden with Utah State Forestry and Utah State Land, stated that broadcast burning would be the ultimate goal; still, with the lack of mitigation in the area, there was too high of a risk to the surrounding structures, so pile burning would need to be implemented first. He furthered that fire had a negative connotation in the past but was now nationally recognized as sustainable forestry management.

Council Member Rubell asked what timeframe the prescribed fires would begin. Deters responded it was permit-driven and could begin early winter.

Mayor Nann Worel opened the public input.

Sean Parker, a resident of 84060, offered alternate suggestions for pile burning, such as kiln burning, air curtain burning, and green wood burning, and stated with all these techniques, permitting was not required.

Eric Hermann, a resident of 84060, requested more information on the proximity of slash piles to living trees, as well as information on trees sequestering heavy metals.

Angela Moschetta, a resident of 84060, agreed with the information presented this evening and suggested receiving text alerts regarding burn piles as a more efficient way to spread communication given the 72-hour burn notice window.

Mike Sweeney, a resident of 84060 and past property owner of Town Lift and Treasure Hill, supported Deters' presentation and the burn pile mitigation implementation. In addition, he submitted a document for the record detailing the Coalition Building fire of 1981 and the destruction it left behind along the hillside.

Kate Settelmeier, Vice President of Conservation for the Summit Land Conservancy, voiced her support for the efforts on Treasure Hill and looked forward to the conservation easement.

Susan Martin, a resident of 84019 and an ecologist working in Summit Park, supported pile burning and stated that she noticed a significant difference in the areas she maintained.

Patrick Sweeney, a resident of 84060, resided above two areas that had been thinned and noticed a tremendous difference and was thus in support of pile and controlled burning.

Mayor Worel closed the public input.

The Council members were comfortable utilizing pile burning as a mitigation tool under the protocol outlined.

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

Marissa Marleau, Deputy City Recorder

APPROVED 10-26-2023

SUNDANCE FILM FESTIVAL

Agreement Renewal Notice



PARK CITY

1884

THE LAYING
ESTABLISHMENT

HISTORY



*Sundance Film Festival July 5, 1981. Main Street Egyptian Theatre.
– photo by Roger Ebert*

Review of Current Agreement

- Negotiated in 2013. Runs through the 2026 Festival
- Cultural and Economic Benefits
- MLK Holiday & Basis for City Contribution
- Code Amendments and Enforcement to protect City and Sundance brand
- Permitting for Level Playing Field
- Annual Supplemental Plan

RENEWAL REQUEST

P. 6 – Section B.2 Term

Sundance hereby agrees to hold the 2014 to 2026 Festivals in Park City. Accordingly, this agreement shall be effective from the date of execution through March 1, 2026 (the Term). The Term shall automatically renew annually for an additional year unless either party provides the other two years written notice of its intent not to renew by March 1, 2024 (and subsequent March 1, 2025 and so on, as applicable....



—QUESTIONS & DISCUSSION—

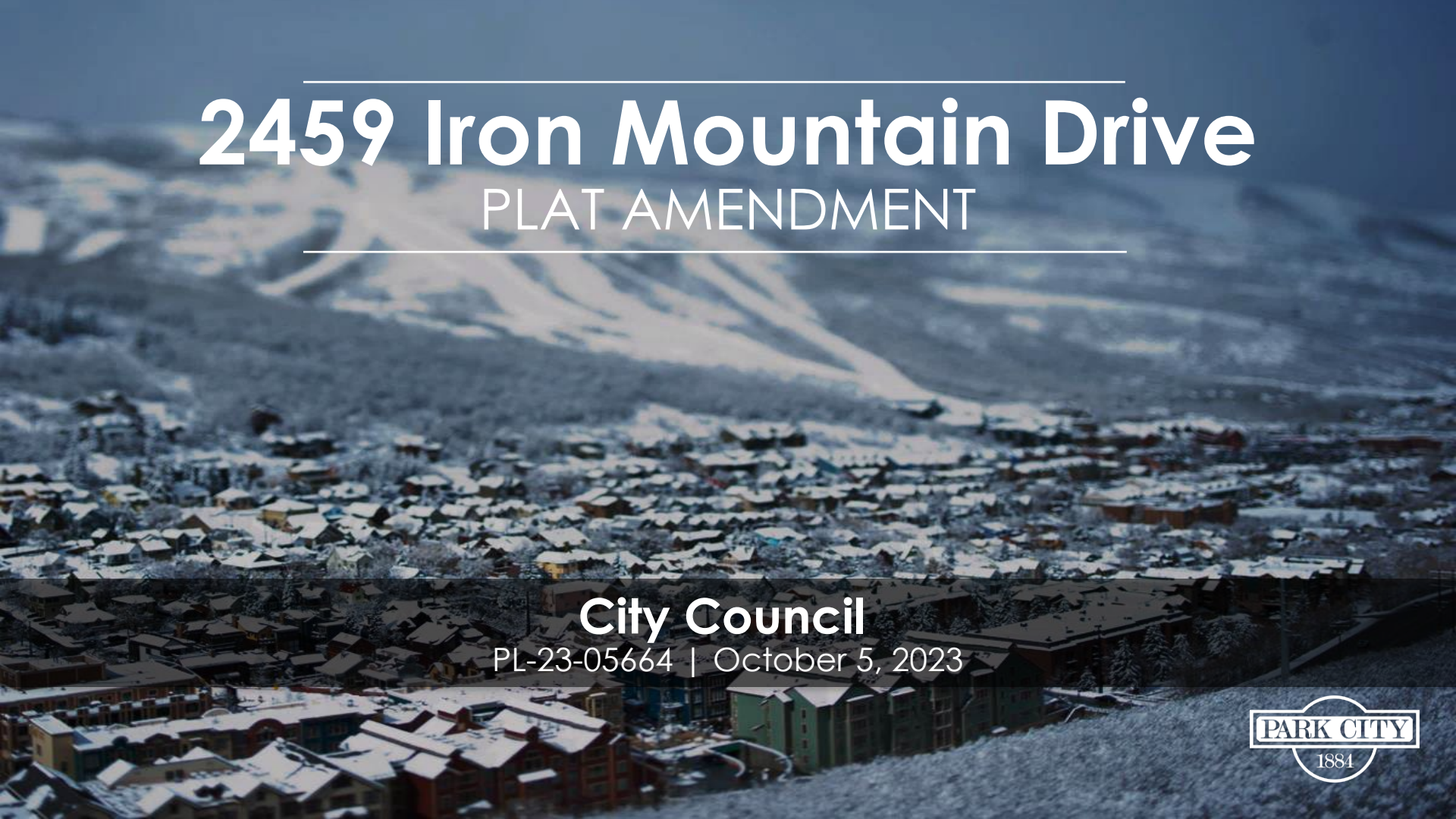
Is City Council supportive of Sundance's request?

If so, Sundance and Staff will return to Council before October 1, 2024 to discuss the Agreement beyond 2026.

If not, the Council should provide additional direction on outreach or next steps.

The 2024 Sundance Film Festival Supplemental Plan will be reviewed in November and December under the current Agreement.





2459 Iron Mountain Drive

PLAT AMENDMENT

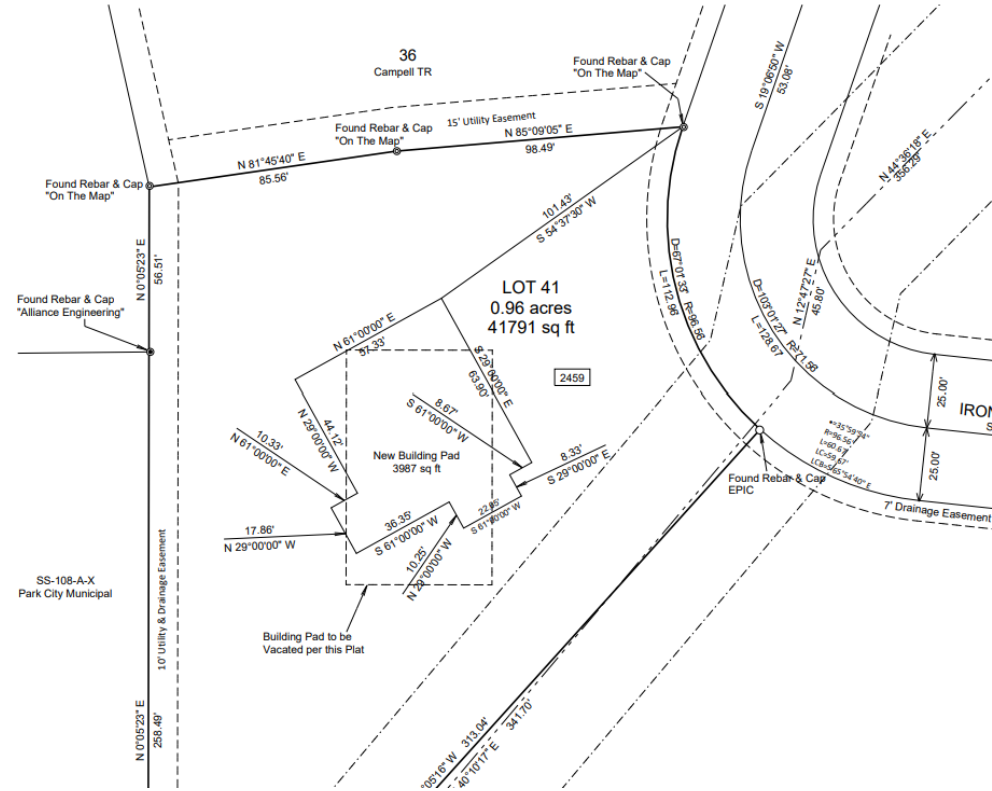
City Council

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2459 Iron Mountain Drive

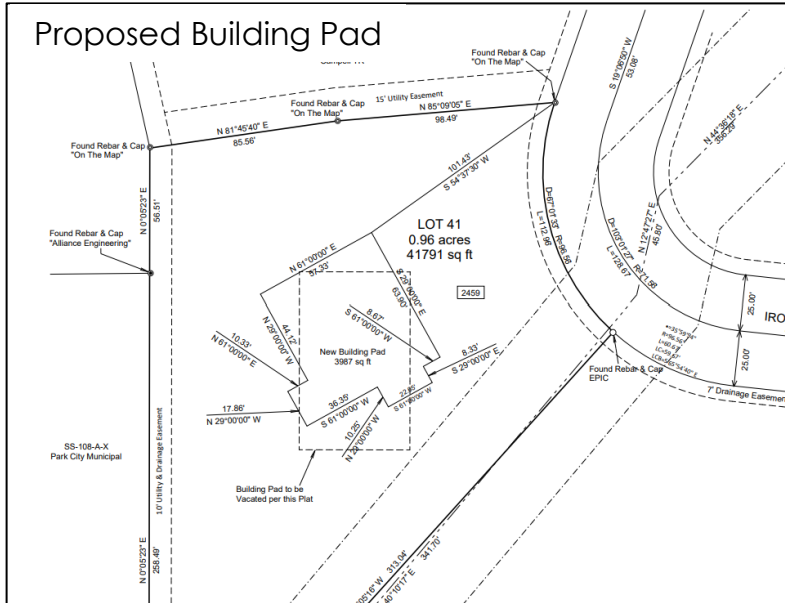
- Applicant is proposing to amend the existing Building Pad to encompass a future SFD.
- SF Zoning District
- Lot 41 of Iron Canyon Subdivision recorded in 1983.
 - 4000 square foot Building Pads on all Lots
- Vacant Lot



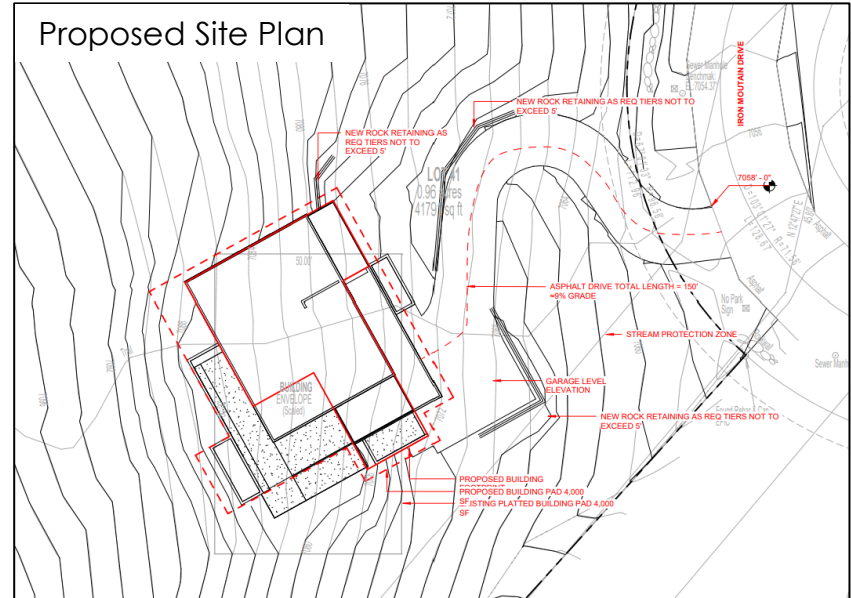
2459 Iron Mountain Drive

- The proposed Building Pad and Site Plan are:
 - Compliant with Single-Family (SF) Zone Setbacks
 - Sensitive Land Overlay (SLO)
- Reviewed by the Development Review Committee

Proposed Building Pad



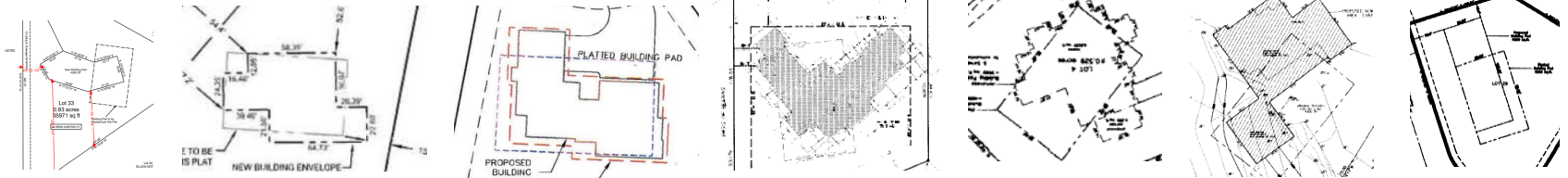
Proposed Site Plan



2459 Iron Mountain Drive

There is Good Cause for this proposal as:

- it exceeds setback requirements
- is consistent with the pattern of development in the neighborhood.
- It does not increase Building Pad square-footage
- it will not disturb more area than previously allowed.
- the change is consistent with the Iron Canyon Subdivision.
- similar proposals within the Iron Canyon Subdivision have been approved by Planning Commission and City Council nine other times.

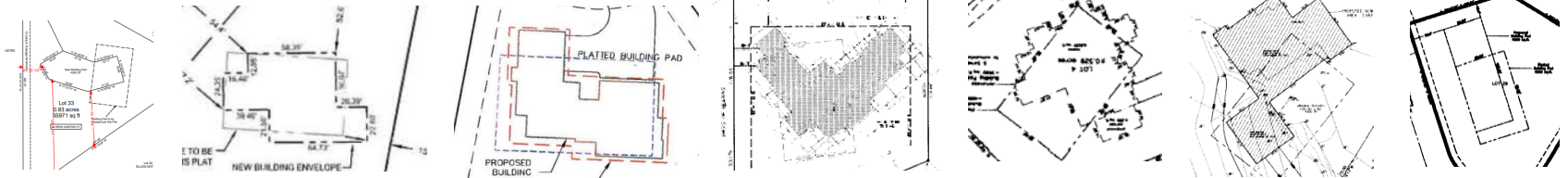


2459 Iron Mountain Drive

Staff recommends Conditions of Approval:

8. Final Building Plans shall demonstrate that there will be no encroachments into the platted 30' Stream Protection Zone.

9. The final Plat shall show a maximum floor elevation at which a water pressure of 45psi can be provided. - requested by Public Utilities.



2459 Iron Mountain Drive

Recommendation

Staff recommends that the City Council(I) Review the proposed Plat Amendment for 2459 Iron Mountain Drive; (II) conduct a public hearing; and (III) consider approving the Plat Amendment based on the Findings of Fact, Conclusions of Law and Conditions of Approval outlined in Ordinance No. 2023-48.

Bonanza Flat Adaptive Management & Stewardship Plan Review

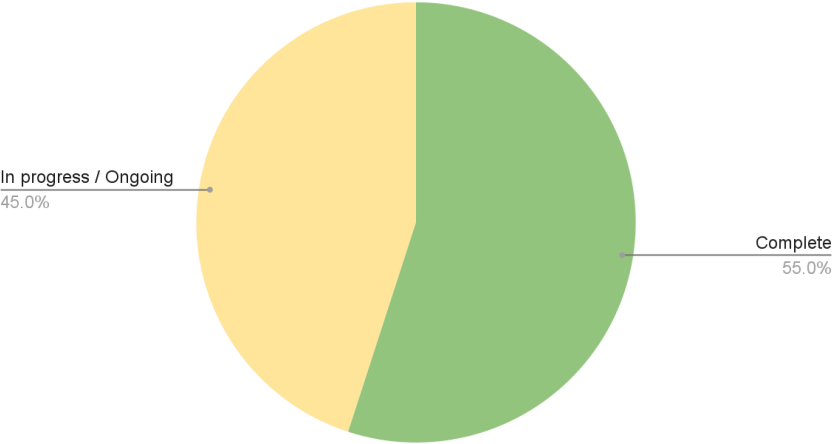


October 5, 2023

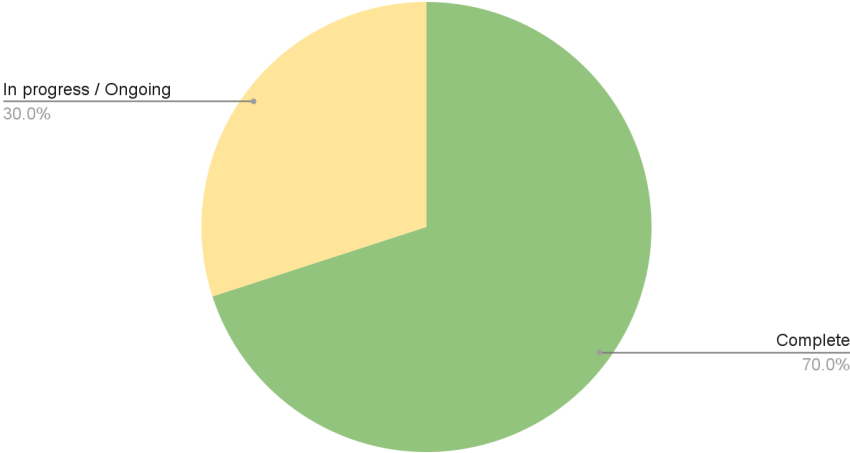


BFAMS Management Action Plan Progress

BFAMS Action Plans Progress



BFAMS Zone Protection Action Items



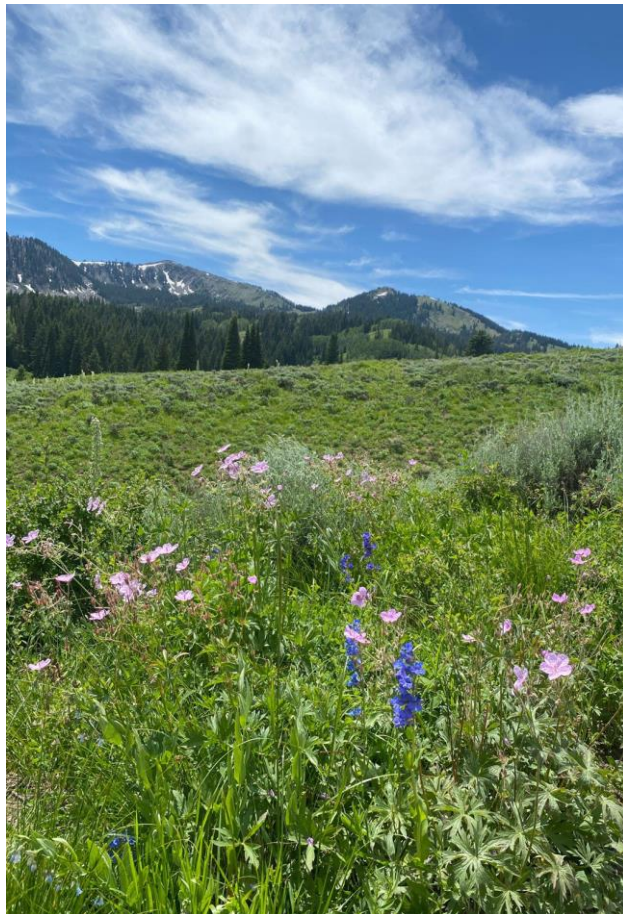
Bonanza By the Numbers

330+ hours of UOL staff time devoted to Bonanza Flat management in past year

15 days of volunteer/intern presence at Bonanza Flat in past 4 months

2.75 miles of social trails revegetated to date

~0.5 miles of social trails planned to be revegetated October 2023
+ 0.5 acres RMP laydown yard



Restoration Progress

Thanks again to our 2022 partners:



CHAMBER OF COMMERCE | CONVENTION & VISITORS BUREAU



Localized impact; passive restoration

Social trail near Culvert Meadow

Fall 2022



Spring 2023



Localized impact; passive restoration

Southeastern shoreline of Lake Lackawaxen

Fall 2022



Spring 2023



Broad impact; active restoration

North slope of Bloods Lake



Fall 2022
Preliminary
Transect
Photo



Spring 2023
Monitoring
Photo

Broad impact; active restoration

North slope of Bloods Lake

Fall 2022
Preliminary
Transect
Photo



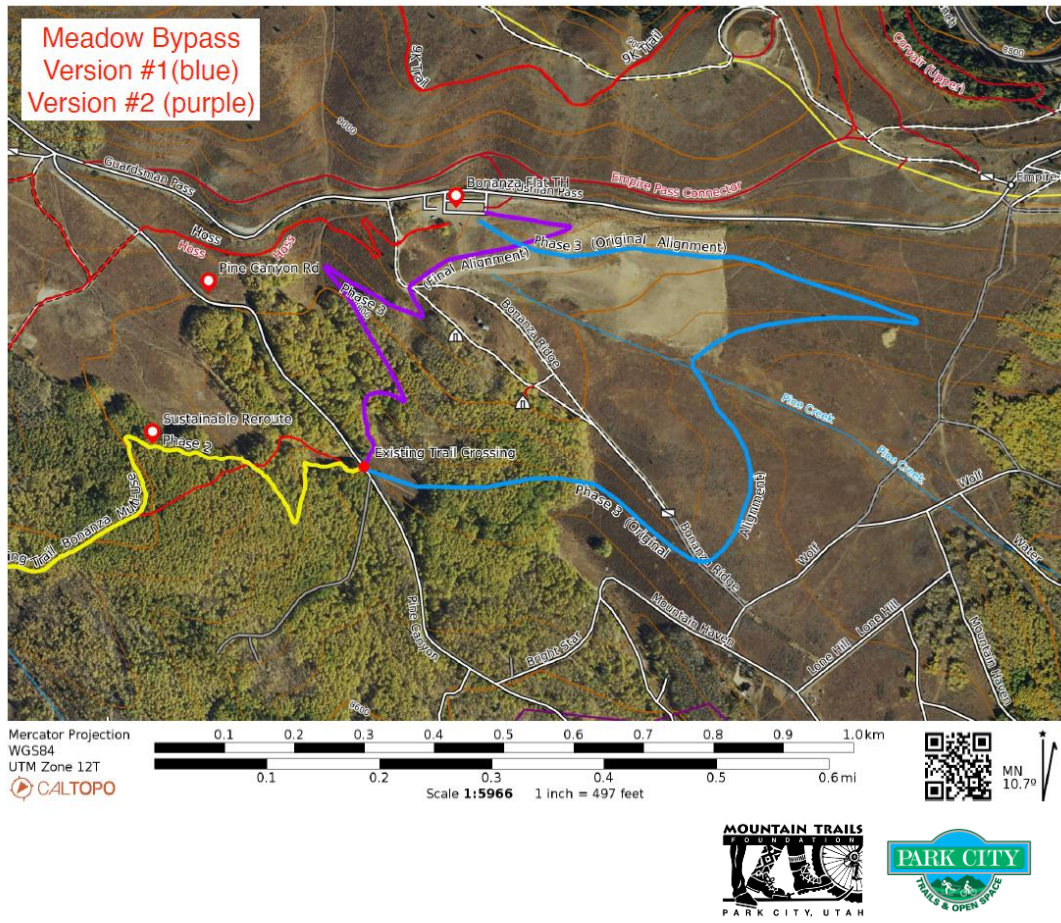
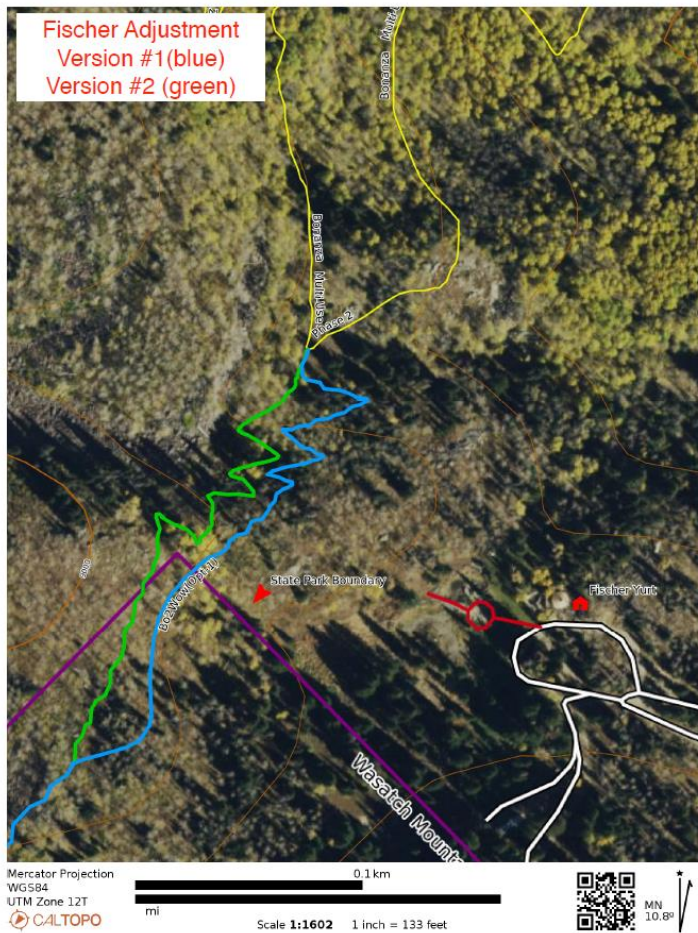
Spring 2023
Monitoring
Photo



Social Trail Impact on Wildlife



Trail Alignment Decisions



Recreational Trails





Bonanza Flat Conservation Area Usage Data 2022 & 2023



Visitation- Length of Stay

Minutes	2022	2023
15 - 29	58.0%	55.0%
30 - 44	20.6%	18.1%
45 - 59	6.5%	8.4%
60 - 74	3.6%	3.8%
75 - 89	2.8%	4.2%
90 - 104	1.4%	2.9%
105 - 119	1.0%	2.9%
120 - 134	2.3%	1.9%
135 - 149	0.5%	0.4%
>150	3.4%	2.4%

Top 10 Viewer Origins 2022-23							
July 1st - Sept 19th 2022			July 1st - Sept 17th 2023				
Area	Viewers	% of Total	Area	Viewers	% of Total	# Change	% Change
Salt Lake City	↑ 63140	23.6%	Salt Lake City	↓ 63018	25.4%	-122	1.7%
Park City	↓ 16486	6.2%	Park City	↑ 17380	7.0%	894	0.8%
CA	↓ 16168	6.1%	Sandy	↑ 16466	6.6%	298	0.6%
Sandy	↑ 16150	6.0%	CA	↓ 11907	4.8%	-4243	-1.3%
West Jordan	↑ 9705	3.6%	West Jordan	↓ 7924	3.2%	-1781	-0.4%
TX	↑ 9092	3.4%	TX	↓ 7549	3.0%	-1543	-0.4%
FL	↑ 6976	2.6%	FL	↓ 5897	2.4%	-1079	-0.2%
AZ	↓ 5311	2.0%	West Valley City	↑ 5327	2.1%	16	0.2%
Heber City	↑ 5232	2.0%	South Jordan	↓ 5136	2.1%	-96	0.1%
Draper	↑ 4977	1.9%	AZ	↓ 4186	1.7%	-791	-0.2%
Total Viewers			Total Viewers				
↑	267092		↓	248394		-18698	-7.3%



Bloods Lake Parking Average Sunday



Bloods Lake vs Bonanza Parking Lot Throughout Summer Season

July 1, 2023



August 19, 2023



September 2, 2023



Bloods Lake Parking Throughout the Week

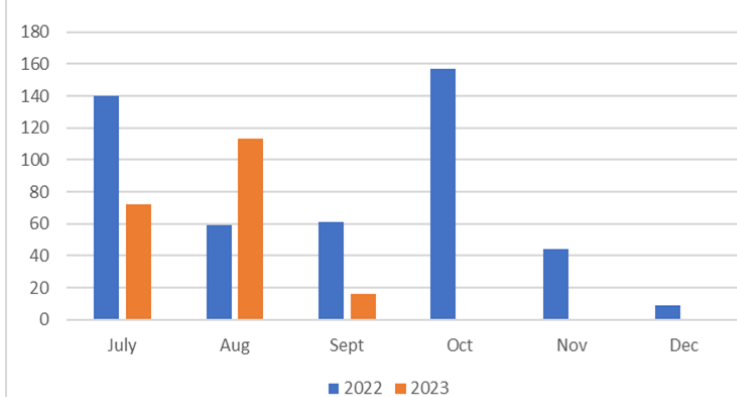


Bonanza Flat Parking Throughout the Week

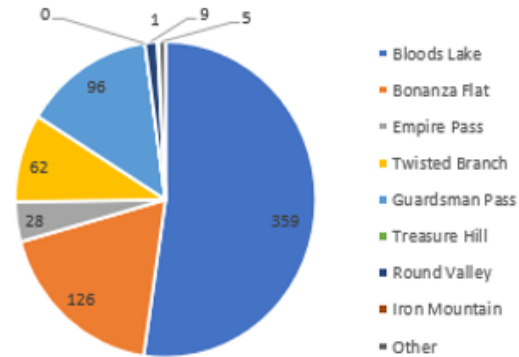


Parking Ticket Data

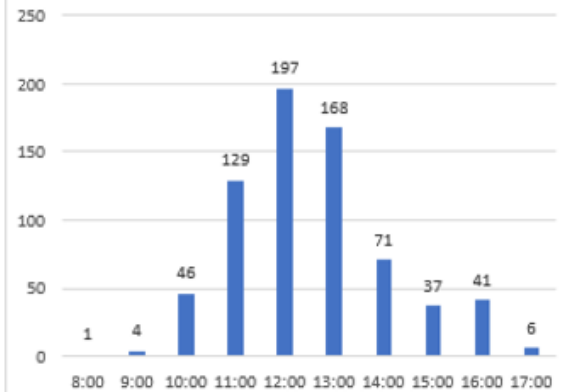
Ticket Counts 2022-23



Tickets by Location



Tickets by Time of Day





Fee Structures Type	Reason for Implementation	Pros	Cons
Local v. nonlocal	- Overcrowding on trails leading to degradation of recreational user experience - Parking lot congestion - Illegal and unsafe parking on streets/in emergency access zones	- Flat fee options for year/month “local permit” - Controls parking lot congestion - Reliable pool of stewardship funds to put back into BFCA - Gives back to locals who are paying for the management of BFCA	- Negative public perception for “excluding non-locals” - Creates negative relationship with partners that contributed to the \$13 million funding gap to protect BFCA - Complex enforcement
Day use fees per person/car	- Overcrowding on trails leading to degradation of recreational user experience - Parking lot congestion - Protection of natural features	- Maintains goals of trail use carrying capacity - Encourages alternate transportation (shuttle, bike, etc.) - Reliable funding pool to put back into management of BFCA	- Negative public perception - Enforcement costs - Excludes lower socioeconomic open space/trail users (studies show low income households will travel up to 3x further for a cheaper option)
Sensitive feature protection	- Protection of a highly attractive sensitive natural feature (alpine lake, waterfall, etc.) - Overcrowding on trails leading to degradation of recreational user experience	- Maintains goals of trail use carrying capacity - Provides an educational opportunity for users to learn about the area - Reliable funding pool to put back into management of BFCA	- Negative public perception - Enforcement costs - Excludes lower socioeconomic open space/trail users (studies show low income households will travel up to 3x further for a cheaper option)
Parking reservation system (free) Parking without reservation = parking ticket	- Overcrowding on trails leading to degradation of recreational user experience - Parking lot congestion - Illegal and unsafe parking on streets/in emergency access zones	- Economically accessible to all - Predictable visitor flow - Ability to require reservations on weekends only or entire week - Maintains goals of trail use carrying capacity - Funding from tickets for parking without reservation can pay for enforcement	- Technological barriers - Potential for abuse (reserving spots and intentionally not showing up) *Could attach a fine for this occurrence  

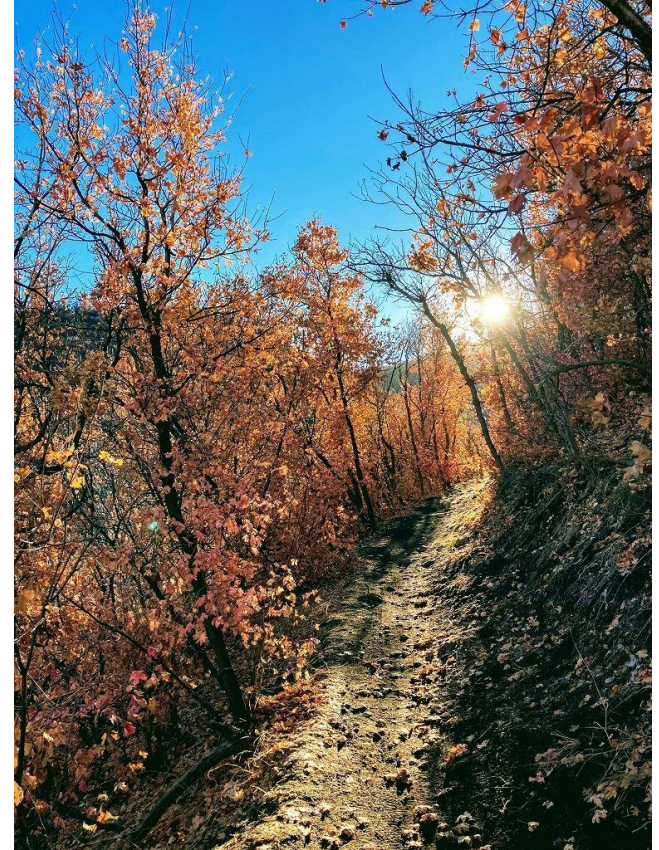
Equity, Inclusion and Access Regarding Outdoor Recreation

- We observe a range of perspectives regarding the issue of paid parking in connection to outdoor space accessibility. It's crucial to recognize that escalating recreation costs outdoors inherently restricts entry for a portion of the general public.
- Tony Gill, a writer for Salt Lake Magazine and a Park City resident, acknowledges the existing parking challenges in the area. He also emphasizes that adopting an "elitist" stance isn't the solution to the overcrowding problem.



Fee Structure | Draper City, Utah

- Over 5,000 acres open space
- At last count, 117 miles of trails
- Current open space visitation higher than 2019; visitation lowering since COVID
- Mostly locals using open space
- Donation box at equestrian center
 - Has not paid for itself yet
- 2016 Master Plan proposed a user fee system
 - Tiered resident/nonresident permit fees
 - 17 trailheads
 - Numerous access points to open space from surrounding neighborhoods
 - Determined too difficult to enforce due to number of entry points to open space and estimated costs



Fee Structure | Boulder, Colorado

- Over 45,000 acres open space in and around Boulder, CO
- 155 miles of trails
- Managed by City of Boulder Open Space & Mountain Parks
 - 50 positions dedicated to enforcement
- Before permitted parking was enforced, increasingly common issues were:
 - Overcrowding on trails, degrading the recreational experience
 - Congestion and pedestrian safety concerns in parking lots
 - Parking in unauthorized spots (along busy road, in neighborhoods, blocking driveways and emergency access)
- FREE shuttle service to trailheads
- Parking at trailheads is FREE if the vehicle is registered in Boulder County
- If not a resident of Boulder County:
 - \$5 daily parking permit
 - \$25 annual parking permit



Fee Structure | Hanging Lake in Glenwood Springs, Colorado

- Alpine lake in Glenwood Canyon, Colorado
- Before parking permit system, peak days would see 1,300 visitors a day
 - Parking lot and trail congestion
 - Parking in unauthorized areas (along I-70, blocking emergency access, etc.)
 - Trail rapidly eroding
 - Increased amounts of trash in open space
 - Trail users relieving themselves in inappropriate locations
 - Swimming in lake when explicitly prohibited
- In 2019, per person hiking permit established and strictly enforced



^ PERMIT COST AND RESERVATION TIMES

The permit cost is \$12/per person.

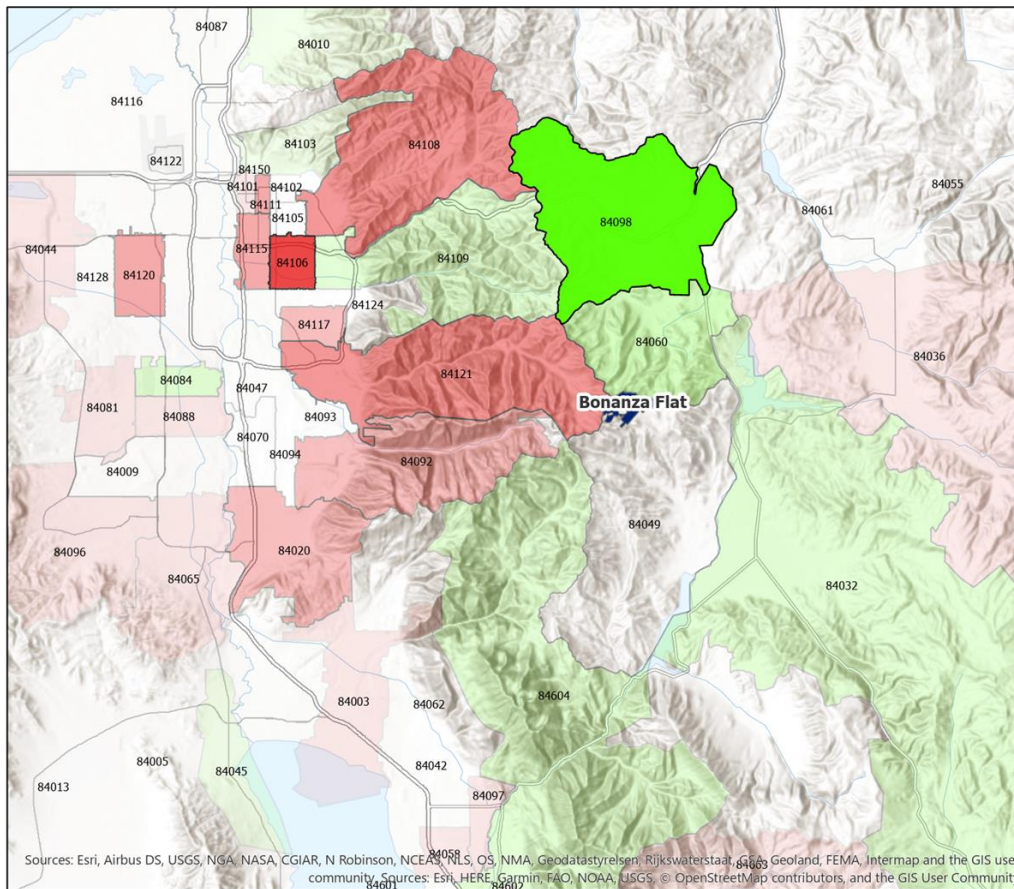
- Hikers will self-drive and park in the Hanging Lake rest area. The permit cost is for each person in the party and includes parking. NO VEHICLES OVER 25 FEET IN LENGTH WILL BE ALLOWED.
- Hikers will be asked to present their permit upon arrival to the Hanging Lake rest area, only people with permits will be allowed to park in the Hanging Lake rest area.
- Hiking permits are available for daily reservations. Hikers are advised to hike during daylight hours and be prepared for winter conditions.

Fees pay for the reservation service, visitor information, trail supervisors, sanitization of touch-areas and restrooms, conservation and interpretation services during your visit. It also covers maintenance, additional staffing and communications.

“On weekends, if you weren’t at the Hanging Lake Rest Area by 8 a.m., your chances of hiking were slim. Not only did the parking lot fill up fast, but the flood of cars felt more like Black Friday than a relaxing outdoors experience.”



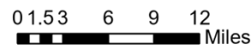
BFCA Visitation by Zip Code



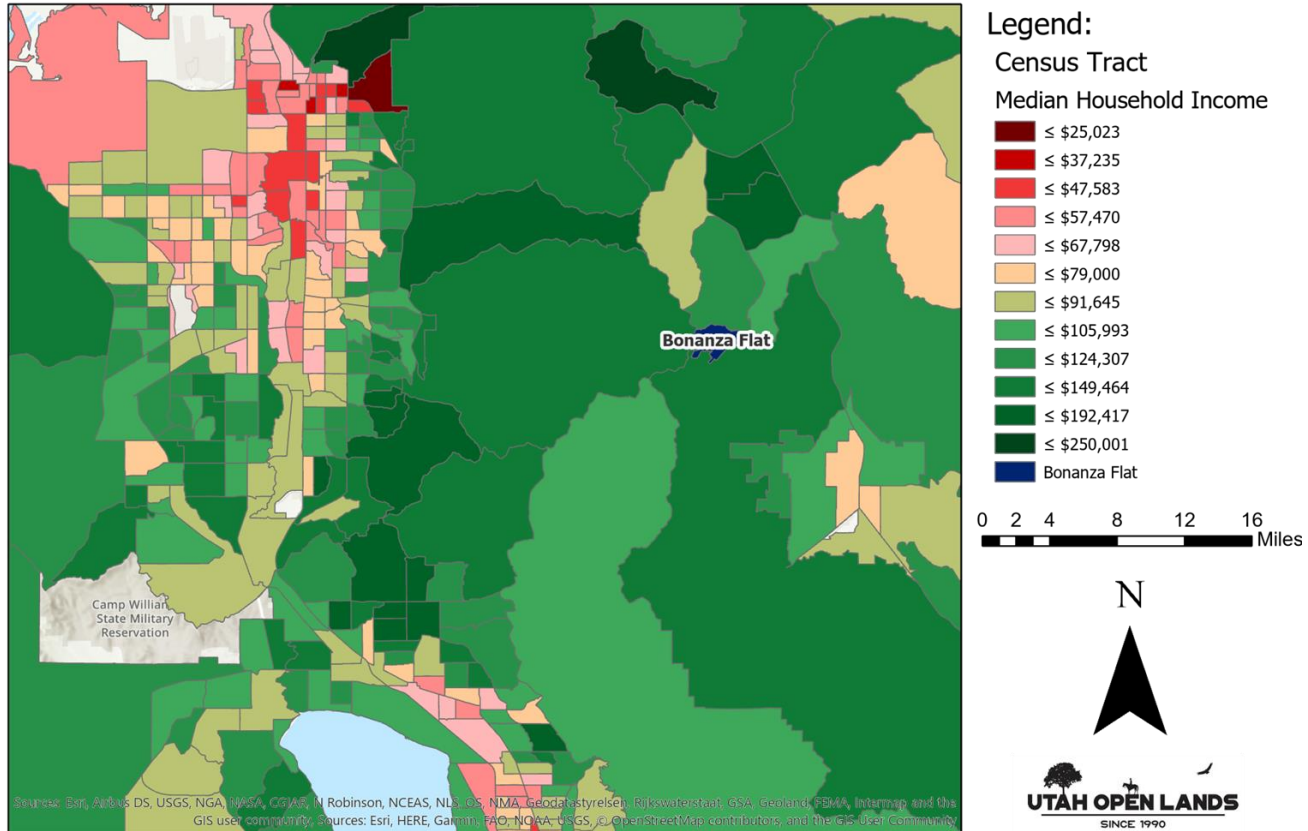
Legend:

- Bonanza Flat
- Utah Zip Codes
- Perception
 - No response/Tie
 - Positive
 - Negative

Please note that this map reflects where our visitors are from in Utah there are a significant amount of visitors from out of state.



Incomes Throughout the Wasatch Front and Back



This map displays the median household income for each census tract in Utah during the year 1990. The income levels are categorized into ten brackets, represented by different shades of red, pink, orange, yellow, green, and blue. The highest income bracket ($\leq \$25,023$) is shown in dark red, while the lowest ($\leq \$250,001$) is shown in dark green. A scale bar at the bottom indicates distances from 0 to 16 miles. A north arrow points towards the top of the map. The map also includes labels for 'Camp Williams State Military Reservation' and 'Bonanza Flat'. The source information at the bottom lists various federal agencies and organizations involved in the data collection and mapping process.

Legend:

Census Tract

Median Household Income

- $\leq \$25,023$
- $\leq \$37,235$
- $\leq \$47,583$
- $\leq \$57,470$
- $\leq \$67,798$
- $\leq \$79,000$
- $\leq \$91,645$
- $\leq \$105,993$
- $\leq \$124,307$
- $\leq \$149,464$
- $\leq \$192,417$
- $\leq \$250,001$
- Bonanza Flat

0 2 4 8 12 16 Miles

N

UTAH OPEN LANDS
SINCE 1990

Source: Esri, Federal DS, USGS, NOAA, NASA, CIA, N Robinson, NCEAS, NLS, US, NMAL, GeoDataStyle/esri, InfoWorld, Inc., Farnsworth, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA-CSSG, United States Map Center, and National Geographic Community.

Transit to Trails



This **FREE** service is intended for summer recreators looking for transportation between the Bonanza Park neighborhood and the Bonanza Flat Conservation Area.
Service is provided Thursday-Sunday.

- P** PARKING/PICK-UP
1376 MUNCHKIN ROAD,
PARK CITY, UT 84060
- MM** MID-MOUNTAIN TRAILHEAD
- BT** BONANZA FLAT TRAILHEAD
- BL** BLOODS LAKE TRAILHEAD



SATURDAY AND SUNDAY DEPARTURES
JULY-OCTOBER
8:00 A.M. | 9:00 A.M. | 10:00 A.M.
11:00 A.M. | 12:00 P.M. | 1:00 P.M.

THURSDAY AND FRIDAY DEPARTURES
JULY: 5:00 P.M. | 6:00 P.M. | 7:00 P.M.
AUGUST: 4:30 P.M. | 5:30 P.M. | 6:30 P.M.
SEPTEMBER: 4:00 P.M. | 5:00 P.M. | 6:00 P.M.
OCTOBER: 3:30 P.M. | 4:30 P.M. | 5:30 P.M.

*This service is dog-friendly, and
accommodates mountain bikes.*

DEPARTURE
Arrive at pick-up location 5-10
minutes prior to departure.



Reserve your **FREE** ride
by visiting
protransparkcity.com/trails

RETURN
If you need a return trip,
please organize with your
shuttle driver at departure.

This service will be capped when capacity is met. Unscheduled or 'walk-up' riders will be accepted based on availability.

If you pack it in, please pack it out.



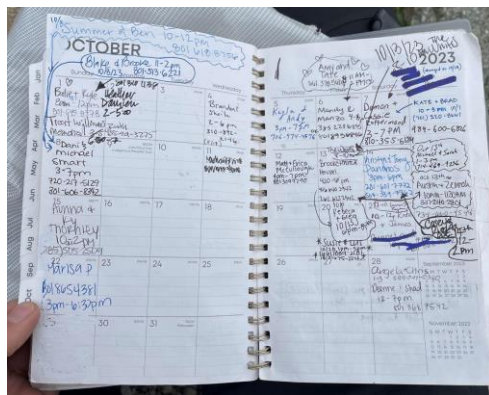
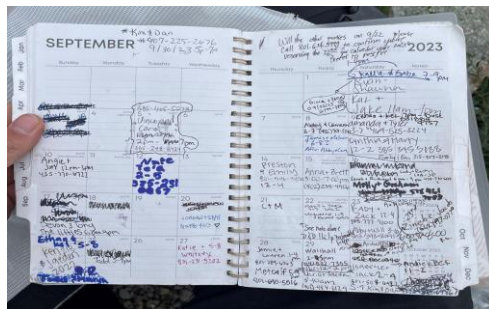
PROTRANS



Events & Special Uses | Church of Dirt

Key concerns:

1. **Safety:** Particularly parking, access, and blocking the road;
2. **Varied Participant Numbers:** The number of participants can fluctuate significantly, posing logistical challenges with groups larger than twenty. When this occurs, we will often receive complaints for additional enforcement;
3. **Waste Management:** Concerns about proper waste disposal generated from events and inappropriate infrastructure and planning (tents, catering, amplified music);
4. **Scheduling Conflicts:** Double booking and compounding impacts on weekends;
5. **Perceived 'Privatization':** Worries about the perception of exclusivity or restricted access to the area, and the use of ropes and barricades without authorization; and
6. **User:** Acknowledgment of the non-local use demographic.



**SECRET, FREE
PARK CITY
WEDDING VENUE**

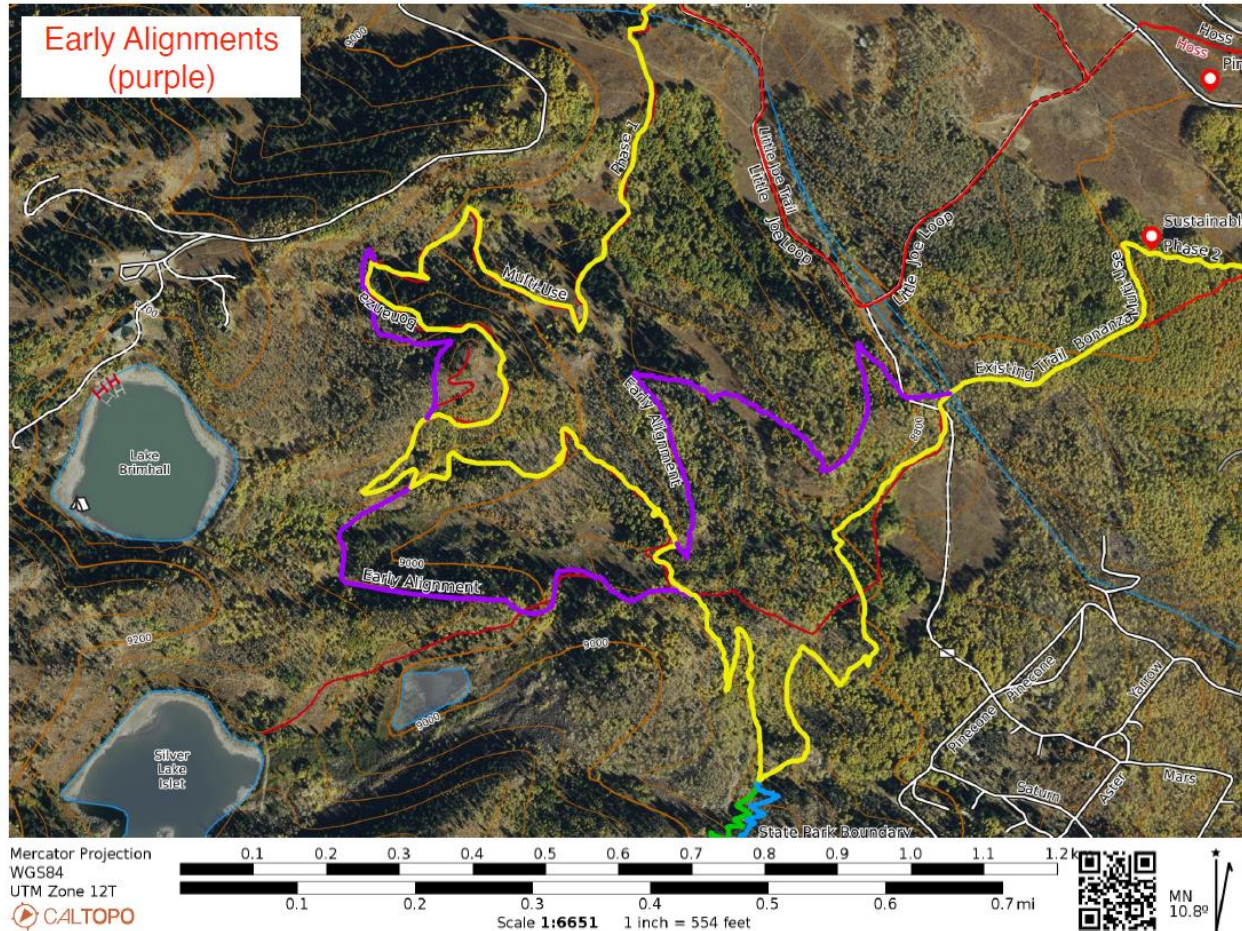


Final Considerations

- Future Recreational Trails: Implementing the final phase of the multi-use trail (purple line on map) and the 'Wow connection' (green line on map) to Wasatch State Parks.
- Parking Management: Based on data presented, public input associated with the implementation of no parking at the 'Y' intersection and information provided on permit and fee parking.
- Church of Dirt: Direction on the management of the 'Church of Dirt' starting in 2024.



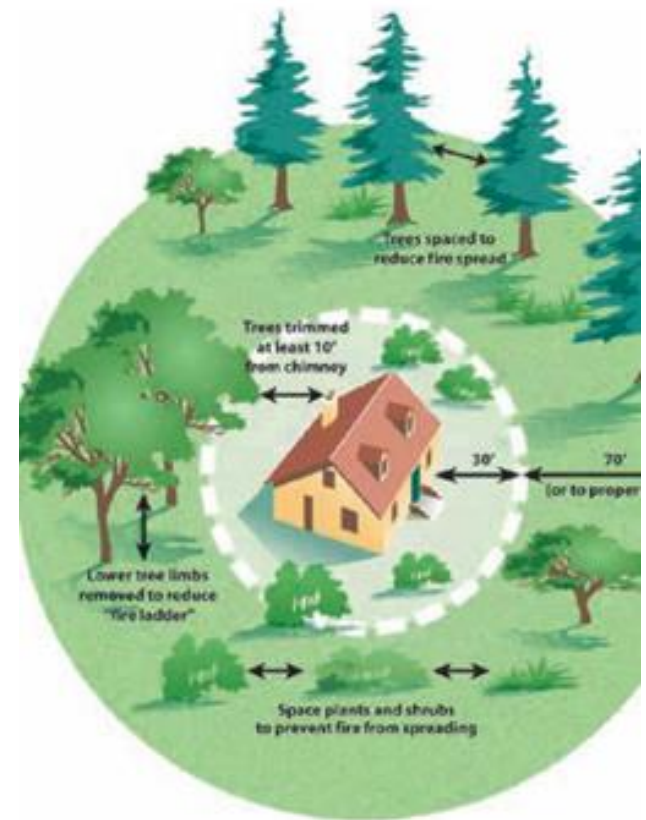
Final Phase Multi-Use Trail Alignment



Why is wildfire mitigation important?

Wildfires are a natural part of many healthy ecosystems. However, naturally occurring fire events often conflict with development and human safety. This has led to increased suppression of natural events over the past several decades and unforeseen forest health issues. Today, scientists understand the need for regular fires for both ecosystem management and public safety.

- Wildfire is the 'Most Likely' natural disaster to occur within Summit County.
- All of Park City is located within the Wildland Urban Interface (WUI).
- Protection of Community Resources and Public Safety.
- No guarantee that a wildfire will not occur but similar to homeowners, the City should take prudent steps to limit this liability.



Wildfires vs Pile Burning

Wildfire:

Unplanned & Uncontrolled: Wildfires are typically ignited without prior planning or control measures and can be sparked by various sources.

Public Notice: Wildfires can start suddenly, giving little or no advance notice to communities in their path.

Unknown Conditions & Wildfire Smoke: Wildfires can result in uncertain and rapidly changing conditions, affecting materials, structures, and human life. Smoke from industrial materials can pose significant health risks.

Multi-day Event: Wildfires can burn for several days, if not weeks.

Multi-year Impacts: The effects of a wildfire can linger for years, impacting ecosystems, infrastructure, communities, and economies.

Cost: Wildfires can incur substantial firefighting and recovery costs.

Pile Burning:

Public Notice: Pile burns are planned and communicated with as much advance notice to the public and relevant authorities.

Optimal Conditions & Smoke: Pile burns are conducted under specific weather parameters, including acceptable wind speed, direction, relative humidity, and temperature. Soil moisture is considered, and protocols for labor, equipment, notifications, and procedures are established.

Safety Measures: Pile burns have precise permitting requirements regulated by appropriate agencies based upon current standards, they are performed by licensed experts, who follow specific procedures, plans, and monitoring to ensure safety.

Cost-effective: Pile burns are a proactive and cost-effective way to reduce fuel loads and mitigate wildfire risk.

Environmental Benefits: Pile burns can have ecological benefits, such as promoting healthy ecosystems and reducing the risk of more destructive wildfires.

Research and Outreach

Wildfire Mitigation Efforts:

- Thinning
- Chipping
- Pile Burning

New Jersey Brownfield
Study

Boulder Watershed Study



Pile Burning

Is the Council comfortable utilizing Pile Burning as a mitigation tool under the following protocol?

- **Protocol-** Prioritize removal or chipping of materials over pile burning. Balance approach with the need to not create new access routes or utilize heavy machinery for removal/chipping.
- **Season-** Early Winter/Early Spring
- **Burn Plan/Permitting-** Submitted requirements, that meet regulatory standards and are approved by the authorized agency.
- **Public Notice-** Provide public notification as soon as permits are approved by:
 - Posting information on the city website;
 - Distributing information to local media outlets;
 - Utilizing social media platforms;
 - Displaying messages on Variable Message Sign (VMS) boards when available; and
 - Coordinating with the Park City Fire Department and Summit County authorities.



utahfirefighterchilicookoff.com

Family fun day with music, games and entertainment for all ages



To Benefit The University of Utah Health Burn Camp Programs

Saturday October 21, 2023 11:00am - 3:00pm

Purchase tickets in advance at:



America First Field House
American First Field East Grounds
9256 South State Street in Sandy



825 Main St.
PO BOX 2045
Park City UT 84060
Tel: (801) 244-9696
Email: mikesweeneygold@icloud.com



October 5, 2023

Hand Delivered Park City Council
Park City Municipal Corporation
445 Marsac Avenue | P.O. Box 1480
Park City, UT 84060-1480

Re: Support Wildfire Mitigation Program

Dear Mayor & City Council:

I have reviewed Wildfire Mitigation Program, Author Heinrich Deters and support his recommendation: Pursuant to City Council direction, review the City's wildfire mitigation program and consider providing guidance on the methods and procedures for fuel reduction projects, mainly using pile burning as a strategic mitigation tool. The best practices related to fuel reduction projects, emphasizing pile burning as a sound mitigation technique in response to "community feedback seeking to discontinue the practice".

Attached is a picture of the Coalition Building my family owned and was burned down July 20, 1981. The picture shows Treasure Hill and the Coalition Building circa 1901. Note how little vegetation is on the Treasure Mountain picture as compared today.





Sincerely,

Michael E. Sweeney,
Property Owner of 825 Main Street "Town Lift Plaza"

Cc: Patrick Sweeney, Ed Sweeney



825 Main St.
PO BOX 2045
Park City UT 84060
Tel: (801) 244-9696
Email: mikesweeneygold@icloud.com



A number of spectacular fires mark Park City's history. Built primarily of wooden structures, the town experienced its worst destruction in June 1898. Canyon winds fanned the flames of an early morning fire. Within seven hours three-quarters of the town had burned causing over one million dollars in damage.

If you have any questions, please call (801) 244-9696.

Sincerely,

A handwritten signature in cursive script, which appears to read "Michael E. Sweeney".