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

September 12, 2019

The Council of Park City, Summit County, Utah, met in open meeting on September 12, 2019, at 3:00 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property and personnel at 3:00 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting at 3:45 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

WORK SESSION

Discussion of Affordable Housing Land Management Code Revisions:
Anne Laurent, Community Development Manager, Alex Joyce and Neil Heller, Cascadia Partners, Hannah Tyler, Senior Planner and Jason Glidden, Affordable Housing Manager, presented this item. Laurent indicated Council requested a discussion on amending the code to enhance affordable housing opportunities.

Laurent presented four policy questions for Council to consider: 1) Does the City Council agree with the presented analysis methodology; 2)Does City Council support the further exploration of some or all of the following dimensional exceptions to the LMC for affordable housing (density, height, setbacks, buffers, open space, lot coverage, and parking); 3) If yes, does the City Council support Planning staff's recommendations to not make significant dimensional code revisions (including zone density, height, setbacks, and lot coverage) in the Historic District zones; and focus future efforts on evaluating the Recreation Commercial and General Commercial zones for further opportunities toward the goal of a financially feasible affordable housing development; 4)Does City Council want staff (including all affected departments) to return at a future

Council meeting with a discussion about parking strategies and alternatives to mitigate the impacts of the potential parking reductions.

Alex Joyce reviewed the process that his team went through that would ultimately result in his recommendations for housing bonuses for moderate income, attainable income and low income households. He went through several analysis processes in the Affordable Housing Master Planned Development (AMPD) standard to come up with some proposed alternative standards. The programs were tested in three residential zones. The proposed AMPD standards would be adjusted, depending on the number of affordable units on the site and how deeply the price was subsidized to be affordable. He explained setbacks could impact density in an affordable housing density bonus plan. He noted the City had high open space requirements that were meant for large areas, but this requirement was a deterrent for developers, especially when working with a small parcel. Parking requirements competed with housing area and was cost prohibitive. He also referred to the regulation that limited the building footprint, which favored single family and duplex units. AMPD bonuses ranged from 100% -200%, but he noted it would be difficult to accommodate all the bonus units on a building site.

Alex Joyce explained different sensitivity testing that was performed to see which change(s) in the code would be the most attractive to developers. Preliminary recommendations included adding height for buildings in commercial zones, keeping setbacks the same, eliminating any buffers for MPD and AMPD in all zones and focusing on transitions instead, reducing the open space requirement to 15% for AMPD projects, increasing the building footprint 50% for AMPD and removing the 3,500 square foot limitation in the RC zone, and continuing with the 10 parking space reduction in the AMPD and giving an additional half space per unit for bonus units as well as allowing adjacent on-street parking to allow flexibility. He reviewed that there was a large financial gap with the current AMPD of up to a 70% subsidy of the cost for an attainable housing project, including the land. The proposed code changes could reduce that financial gap to only a 25% subsidy for an attainable housing project which included land, and there would be double the units. It was clarified that the proposed AMPD included half the units being sold at market rate and half at 150% Area Median Income (AMI).

Laurent stated staff agreed with the recommendations, but wanted to make sure there were allowances in certain zones. Council Member Henney was concerned about the community acceptance of the proposed changes, and used the opposition to the Woodside II affordable housing project as an example. Council Member Gerber stated there were always a few neighbors that would not be satisfied, but the community at large was supportive of affordable housing. Council Member Joyce agreed that the only pushback from the Woodside II project was from a couple of adjacent neighbors. He didn't want more affordable housing in the historic district, and felt other areas of town would be more practical. He asserted the City would not reach its housing goal if it only looked for available parcels that accommodated 10 affordable units. He thought areas needed to be found where 50-100 units could be constructed. He also indicated the consultants couldn't make affordable units work and now only attainable units at 150% AMI was the focus.

Council Member Worel stated residents were concerned with growth, which equated to density. She felt a discussion should take place with the community. Council Member Ware Peek heard community members favoring high density housing in current high density locations in the City as well as at the resorts. She thought amending the code would not be enough to attract developers unless the City donated the land, and the project was a joint private/public partnership. Laurent stated a joint partnership where the City donated the land could make a development proposal more attractive. She indicated any subsidy the City might offer to a developer interested in building affordable housing could be more expensive than if the City developed the project itself.

Council Member Gerber stated the complaints for growth were related to the traffic congestion and number of cars. She agreed where density was located mattered. She favored altering the code depending on the area. Council Member Joyce requested that Council consider meeting the affordable housing goal by building just outside the City limits. He thought density really needed to be addressed to make the goal a reality. Council Member Henney wanted to have this discussion with the community. Mayor Beerman agreed the community was conflicted on the affordable housing issue and agreed the AMPD didn't function as it was currently written.

With regard to the questions posed to Council, they agreed with the consultant's methodology. Council Member Joyce wanted to clean up the historic district and focus on the RC and GC zones. He expressed that buffers didn't make sense. The Council did not want to consider density bonuses in the historic district. The Council requested a future discussion on parking strategies. Council Member Gerber asked that parking be monetized so Council and the community could see the value of parking. Council Member Ware Peek thought parking would spill over to street parking. Council Member Worel wanted to discuss the impacts of under-parking.

Park City Community Vision 2020 Update:

Linda Jager, Community Engagement Manager, Jed Briggs, Budget Manager, and David Beurle, Future IQ, presented this item. Beurle reviewed the different measures being taken to get feedback for the visioning process, including a survey, think tank discussions, workshops etc. He was impressed by the deep thought given to the future of the City by the survey responders and think tank participants. From the initial feedback, he felt the tension of where the community would be in the next 10 years. Jager reviewed some groups in the community that were being connected in order to get their opinions and concerns. Beurle thought the think tank should be expanded and termed a summit, where many people could discuss the issues the City was currently facing as well as what the City would be facing in the years to come. He noted the final report would be presented in January, 2020. Briggs stated they had been in information gathering mode and the next step was to take the information gleaned and work it into the City's strategic plan.

Council Member Ware Peek asked if the people at the meetings had already taken the survey, and also asked how the visioning was presented to get people to open up with their comments and views. Beurle explained how the sessions were laid out. There was a focus to reach groups that were not usually represented. He noted he refrained from giving his opinion, but he tried to push people to reach into deeper conversations by giving them different scenarios.

Mayor Beerman asked if Beurle was going to post a game individuals could play where they had to make decisions that would affect the community. Beurle indicated he would give Briggs a proposal for developing such a game.

2019 Special Event Process and Calendar Analysis:
Jenny Diersen, Special Events Manager, presented this item. She indicated the City worked for 30 years to promote itself and increase economic development, and now it was seeing the symptoms of the success achieved from those efforts. She listed a summary of events, and noted there would be 72 events this year compared to 86 events last year. There were 40 events that did not reapply or were denied.

Diersen detailed further considerations to balance the process, such as continuing to increase event mitigations and align the events with community priorities. She indicated the calendar was now predictable, but operational details were not forthcoming until the event was close to happening. She also hoped to consider further restrictions on July 4th events. She knew communication was the key to success. Diersen stressed the need for a 10 year advance calendar of events in order to prevent overlaps.

Council Member Gerber stated the events on the trails were considered Level 2 events, but there were so many trail events. She thought they had impacts and hoped there would be weekends for locals only. Diersen stated she worked to limit events so they were not on back-to-back weekends.

Council Member Worel thought two impacts were missing from the list of events, Sundance and Park Silly Sunday Market. These events had huge impacts on the community and she thought they should be considered in the overall analysis of events. She also asked if there should be more than two application periods per year. Diersen did not recommend going back to a more fluid process, but thought there could be value in a future discussion on stricter standards for operational details. She liked the flexibility, but when the details were delayed until the last minute, it put pressure on different City departments.

Council Member Joyce asked the Council if the residents could see a reduction in the number of events. Council Member Gerber stated the feedback depended on the area of town, but in general, people wanted to take their town back. She felt traffic was the biggest impact, but indicated there had been great traffic mitigation for major events. Mayor Beerman didn't think the number of events were where the City wanted them, but the events were running smoothly which was great. Council Member Joyce did not think the number of events was at the right spot yet, and he hoped the City could look at quality versus quantity. He thought in the next couple of years, Council should consider moving the dial again.

Council Member Ware Peek liked the predictability of the calendar so residents had the ability to adjust their lifestyle accordingly. She agreed with Council Member Joyce that mitigations were important, but focus should be given on quality of life. Mayor Beerman suggested having one weekend a month reserved for locals. Council Member Gerber liked Mayor Beerman's suggested, and noted the policy could be changed back if needed. Council Member Henney asked how events were being dissuaded from coming to the City by multiple departments. Diersen stated the code changes had helped staff be able to say no to event requests. There were also venue guidelines established that determined appropriate events in those areas. Council Member Henney was pleased with the direction the City was headed and looked forward to continued tweaks to tighten up the events in the City. Council Member Ware Peek agreed the trails continued to get busier and she hoped focus could be given to mitigate those impacts. Mayor Beerman was happy with the direction the City was going and felt it was a good balance.

REGULAR MEETING - 6:00 p.m.

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Lynn Ware Peek Council Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Margaret Plane, Special Counsel Michelle Kellogg, City Recorder	**Present**
None	**Excused**

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF
Council Questions and Comments:
Mayor Beerman and the Council members reported on the activities, meetings and events they attended since the last meeting.

Staff Communications Reports:
1. Park City Municipal Website Redesign Project Update:

2. Backhoe Report, September 2019:

3. Wildland-Urban Interface (WUI) Municipal and Land Management Code Amendments Update:

4. Old Town Access and Circulation Improvements Update:
Council Member Gerber stated there was feedback on the proposed circulation plan, and she was surprised that the roundabout was placed by Hillside instead of at the top of Main Street because traffic was driving two blocks into the residential area before turning around. Jonathan Weidenhamer, Economic Development Manager, stated the roundabout was an issue. He reviewed the Tier One and Tier Two improvement lists for that area, and noted the idea was to prevent commercial vehicles from using Hillside. The turnaround next to Hillside was thought to be the most effective way to prevent that traffic. Alexis Verson, Associate Transportation Planner, thought this was something that could be implemented this season since it was a simple fix. As a long-term project, staff would be looking at a roundabout at Main Street and Swede Alley. Council Member Gerber asked if the paint could be removed if it created more issues than expected. Verson affirmed this was a pilot and they were going to evaluate it further as the snow season approached. Council Member Gerber asked what it would take to put a turnaround at Main Street and Swede Alley. Weidenhamer stated it would not be too complicated to construct that turnaround.

Council Member Ware Peek preferred the long term solution at the top of Main Street. Mayor Beerman stated this short-term solution was to help reduce the traffic until a long-term solution was implemented.

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

Mayor Beerman opened the meeting for public input on matters not being addressed on the agenda.

Clive Bush was not pleased with the old town circulation plan. He reviewed the history of the plan and felt this short-term solution should have been discussed thoroughly at a

Council meeting instead of addressed in a communication report. He was concerned about the planning process for Hillside, and felt it was still a commercial collector street instead of a residential street. He hoped the town could be planned in a way that got people out of their cars and walking. He discussed the delays for driving on different roads. He did not want the painted roundabout next to Hillside and felt staff should start by planning the town. He hoped Council would listen to the residents.

Jory Fisher moved to Hillside Avenue from Deer Valley Drive and was surprised so many commercial vehicles drove on that street. She did not want the roundabout painted and requested the City enforce the commercial vehicles that used Hillside.

Doug Stephens did not want the painted roundabout and did not think it was a solution for the traffic. He hoped efforts could be concentrated on the long-term solution. He appreciated the barricade during the last event to deter traffic from that area.

Lauren Lockey stated nine to10 billion animals were slaughtered for food worldwide each year. The City allowed Bill White to graze his cattle on the McPolin Barn site to help with climate sequestration. She asked Council to reconsider this practice because cattle negatively impacted climate change. She shared various claims about sequestration worldwide and stated she supported more trees and fewer cows.

Mayor Beerman closed the public input portion of the meeting.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from August 27, 2019 and September 3, 2019:

Council Member Gerber noted an error in the September 3rd minutes Roll Call box and requested the late arrival annotation next to her name be removed.

Council Member Worel moved to approve the City Council meeting minutes from August 27, 2019 and September 3, 2019 as amended. Council Member Gerber seconded the motion.

RESULT:	**APPROVED**
AYES:	Council Members Gerber, Henney, Joyce, Ware Peek and Worel

V) CONSENT AGENDA

1. Request to Authorize the City Manager to Enter into a Three-Year Contract with VelocityEHS for On-Demand Safety Training and SDS Management in a Form Approved by the City Attorney for an Annual Amount of $14,864 and a Total Contract Amount Not to Exceed $44,592:

2. Request to Authorize the City Manager to Execute Amendment No. 5 to the Agreement with Alder Construction Company, in a form approved by the City Attorney, for 3KWTP Construction Mitigation and Demolition GMP Construction Services for an Amount Not to Exceed $2,530,650.00:

3. Request to Approve a First Addendum to the Contract with Dataprose LLC., in a Form Approved by the City Attorney, for Utility Bill Printing and Mailing Service for an Additional Five Years in an Annual Amount up to $35,000 for a Total Amount Not to Exceed $175,000:

4. Request to Grant Snyderville Basin Water Reclamation District an Easement and Access Easement through a City-Owned Parcel (PC-S-55-X) in the Alice Claim Subdivision at the Top of King Road for Construction and Maintenance of Wastewater Collection and Transportation Pipelines and Appurtenances, in a Form Approved by the City Attorney:

Council Member Gerber moved to remove Item Two from the Consent Agenda for further discussion. Council Member Ware Peek seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

Council Member Ware Peek moved to approve Items One, Three and Four on the Consent Agenda. Council Member Joyce seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

2. Request to Authorize the City Manager to Execute Amendment No. 5 to the Agreement with Alder Construction Company, in a form approved by the City Attorney, for 3KWTP Construction Mitigation and Demolition GMP Construction Services for an Amount Not to Exceed $2,530,650.00:

Council Member Gerber stated she had requested that all contract reports include tracking how much each project cost and how much had been spent thus far on the project. Council Member Worel agreed and asked for the percentage of the project that had been completed compared to the cost. Council Member Ware Peek asked about the public outreach and if the neighbors' questions had been satisfied. McClain stated they were following up with additional community meetings and open houses. Also, the construction schedule would be discussed with the residents and Council. Amendment Five was for site preparation and demolition. Residents were concerned with walkability and staff forwarded the information to the Transit staff to work on. Council Member Joyce indicated staff had already listed all the contracts, and requested that the projects be transferred to a spreadsheet with a note next to the contract the Council was approving.

Council Member Gerber moved to approve Consent Agenda Item Two with the understanding that future contracts needed a full accounting prior to approval. Council Member Ware Peek seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

VI) OLD BUSINESS

1. 2019 FIS World Championship Debrief:
Jenny Dierson, Special Events Manager, Bob Kollar, Chamber Vice President of Special Events, Eric Webster, Utah Ski and Snowboard Association (USSA), and Calum Clark, Chairman of the 2019 FIS Organizing Committee, were present for this item. Diersen stated Park City had a long history of hosting winter sports. She thanked staff, residents, businesses, and the community for making the event work. Clark submitted a letter from Tiger Shaw, President and CEO, USSA, thanking the community and staff for making this a great event. Clark stated there was a great impact from the branding of the community, and he gave statistics on the number of viewers during the two weeks of the championship. He noted the snowfall was a challenge and thanked everyone who helped keep the games on schedule.

Webster reviewed the efforts to have a sustainable, ecofriendly games. They gave out reusable water bottles, focused on reducing waste, utilized digital schedules and accessed public transportation for the attendees. Kollar reviewed the marketing efforts for the event. He stated there was a positive economic impact and noticeable revenue increases in lodging and restaurants. Diersen stated planning and security were key to the success of the event, and staff should begin as early as possible for events of this scale. In the future, she hoped for a space between the Championship and the Sundance Film Festival.

Council Member Ware Peek thought the events were wonderful. Council Member Gerber thanked all who helped organized the event, and stated it fit with what was already in place in our community. Council Member Worel indicated this event was done so well and noted the event appeared seamless. Council Member Joyce thought it went smoothly and made him feel comfortable for a possible Olympics here. Council Member Henney was excited for the buy-in that was seen for this event and hoped those using transit for the event continued to use it year-round. He thanked the group for their focus on using transit. Mayor Beerman was pleased with the outcome. He said this event sent a statement that Park City was ready to host an Olympics.

2. Consideration to Approve Ordinance 2019-48, an Ordinance Adopting the Park City Annexation Policy Plan and Annexation Expansion Area and Amending Land Management Code Title 15, Chapter 8, Annexations:

Rebecca Ward, Land Use Policy Planner, Bruce Erickson, Planning Director, and Heinrich Deters, Trails and Open Space Manager, presented this item. Ward reviewed the City had acquired several properties outside the City boundaries as well as outside the Annexation Expansion Area (AEA) boundary. She proposed adding the following properties: Round Valley; the southeast quadrant of Quinn's Junction including Clark Ranch, development restricted property, and private property extending to the Summit County boundary as well as a proposed park and ride located at the SR248 and Highway 40 junction; property in Wasatch County, specifically the Bonanza Flat area, some private property owners, the Girl Scouts property, and the Grace mining claim. Ward noted that before the Wasatch County property could be annexed into the City, the Wasatch County Council would have to vote to approve that. She indicated one requirement was that the City's AEA could not overlap another municipality's AEA.

It was indicated that Hideout Town Council adopted an AEA that included the southeast quadrant of Quinn's Junction, part of the Clark Ranch property, and part of Richardson Flat. They removed part of the overlapping boundaries from their AEA, but not all, so there was an overlap, which was legal. Ward distributed a letter from Patrick Putt, Summit County Community Development Director, that acknowledged receipt of the draft AEA boundary map.

Council Member Joyce asked if Wasatch County made comments about the proposed AEA. Ward stated staff had been invited to their September 14th County Council meeting to discuss it. Council Member Ware Peek asked when Hideout Town removed part of its AEA. Ward thought it was at their August 22nd town meeting.

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

Council Member Worel favored having all City property under its jurisdiction.

Council Member Worel moved to approve Ordinance 2019-48, an ordinance adopting the Park City Annexation Policy Plan and Annexation Expansion Area and amending Land Management Code Title 15, Chapter 8, Annexations. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

VII) NEW BUSINESS

1. Treasure Hill Open Space Update:

Heinrich Deters, Trails and Open Space Manager, Jenny Dierson, Staff Liaison to the Public Art Advisory Board (PAAB), and Logan Jones, Trails and Open Space Coordinator, presented this item. Deters reviewed there were scheduled improvement projects on Treasure Hill. Jones stated the location for parking was at the top of Lowell Avenue, and in the winter the parking space would be used for snow storage.

Council Member Joyce asked how the City would keep that area clear from workforce parking. Jones stated there could be signage saying "For Trail Use Only." Council Member Ware Peek thought residential permits were required to park in that area. She asked if the trailhead parking could have a time limit. Deters stated that space would be monitored, but it was a historical use and should be status quo.

Jones stated the 6th Street stairs would continue to Treasure Hill, and they were being planned for construction next summer. Deters indicated the stairs would be maintained summer and winter. Council Member Ware Peek requested the stairs be constructed with diamond treads. Deters affirmed that and noted only the railings would be constructed with wood. Council Member Joyce asked that the 9th Street stairs be constructed at the same time. Foster suggested putting both projects in the same RFP if the cost estimates worked out.

Deters indicated there were many dead trees on the property and he had a forestry RFP for a consultant to study and report on the forest health. He also wanted to put funds to determining liabilities on the hill since it had been a mining area at one time. He wanted a conservation easement on this property and needed funds for that purpose as well.

Council Member Ware Peek referred to an area of dead aspen. Erickson stated that was a foresting succession, and was normal. Some of the trees would be removed to promote regrowth. Council Member Joyce asked if there could be remediation efforts next to that area where Rocky Mountain Power had power lines. Deters stated there would be several recommendations from the consultant that the City could consider.

2. Consideration to Accept a Donation of a Bronze Artwork to the Public Art Collection to be Commissioned by the Martinez Family and Placed at the Treasure Hill Trailhead in a Form Approved by the City Attorney:

Jenny Diersen, Staff Liaison to the Public Art Advisory Board (PAAB), and Rick and Clark Martinez, were present for this item. Diersen stated the Martinez family had requested permission to put a statue of Rich Martinez on Treasure Hill by the trailhead. Martinez served on the City Council for 16 years as well as in other areas of the City. Clark Martinez stated this statue was not just for his dad, but for that generation who worked at the mines. Rick Martinez related stories about Rich that reflected his

goodness. Council Member Gerber enjoyed hearing historical stories about Park City and thanked the Martinez family.
Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Gerber moved to accept a donation of a bronze artwork to the Public Art collection to be commissioned by the Martinez Family and placed at the Treasure Hill trailhead in a form approved by the City Attorney. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

3. Consideration to 1) Approve Ordinance 2019-49, an Ordinance Amending Land Management Code Chapter 15-11 Historic Preservation; and 2) Consideration to Continue the Land Management Code Amendments to Section 15-11-12.5 Historic Preservation Board Review for Material Deconstruction:
2. (A) Public Hearing (B) Continue to a Date Uncertain
Caitlyn Barhorst and Hannah Tyler, Planning Department, presented this item. Barhorst stated the amendment updated the name of an organization. The second item was to reassess the process for material deconstruction, but that was not ready for approval.

Mayor Beerman opened the public hearing for amending Section 15-11 of the code. No comments were given. Mayor Beerman closed the public hearing.

Council Member Ware Peek moved to approve Ordinance 2019-49, an ordinance amending Land Management Code Chapter 15-11 Historic Preservation. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

Mayor Beerman opened the public hearing for continuing Section 15-11-12.5 Historic Preservation Board Review for Material Deconstruction of the code. No comments were given. Mayor Beerman closed the public hearing.

Council Member Gerber moved to continue the Land Management Code amendments to Section 15-11-12.5 Historic Preservation Board Review for Material Deconstruction to a date uncertain. Council Member Ware Peek seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

4. Consideration to Continue an Ordinance Approving the 245 Woodside Avenue Plat Amendment Located at 245 Woodside Avenue, Park City, Utah:
Hannah Tyler, Senior Planner, stated this plat would be continued in order for the applicant to gather more information.

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

Council Member Worel moved to continue an ordinance approving the 245 Woodside Avenue Plat Amendment located at 245 Woodside Avenue, Park City, Utah to a date uncertain. Council Member Ware Peek seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

VIII) ADJOURNMENT

IX) PARK CITY REDEVELOPMENT AGENCY MEETING

I) ROLL CALL

Attendee Name	Status
Chairman Andy Beerman Board Member Becca Gerber Board Member Tim Henney Board Member Steve Joyce Board Member Lynn Ware Peek Board Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Margaret Plane, Special Counsel Michelle Kellogg, Secretary	**Present**
None	**Excused**

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

Chair Beerman opened the meeting for public input on matters not being addressed on the agenda. No comments were given. Chair Beerman closed the public input portion of the meeting.

III) NEW BUSINESS

1. Consideration to Approve the First Amended and Restated Purchase Agreement between Community Wireless of Park City and Park City Municipal Corporation for the Disposal of Approximately 1,311 square feet of City-Owned Property Located at 460 Swede Alley:

Board Member Ware Peek recused herself from the discussion because she was employed by KPCW.

Jonathan Weidenhamer, Economic Development Manager, Heinrich Deters, Real Estate Manager, Renai Bodley Miller, KPCW General Manager, Steve Brown, Owners Representative, Carla Lehigh, Elliott Workgroup, and Bob Richer and Roger Goldman, KPCW Board members, were present for this item. Weidenhamer requested Council approve the sale and purchase of an expanded space for KPCW. He reviewed the history of the building and stated the expansion could keep KPCW in town for another 20 years. He indicated part of the agreement included free Public Service Announcements (PSA), the space needed to be used by nonprofit or quasi-public use, and the City retained the first right of refusal with valuation based on inflation. During construction, KPCW would get six parking spaces for construction staging and Sundance, as well as a staging area at the Bob Wells Plaza, and they would agree to be solar ready.

In addition to the agreement, KPCW requested that the City extend the satellite dish agreement for another 20 years. They also requested the City refine and limit the PSA requests, and help them with parking on China Bridge nights and weekends. Weidenhamer clarified that nothing needed to be determined tonight, but the requests were something to consider in the future. Bodley thanked staff for putting this agreement together and stated this was a long time coming.

Board Member Henney asked about the plan if construction lasted until Sundance. It was indicated if they were not finished by Christmas, the equipment would be removed for the holidays, the work would come back January 2nd, and it would be completed before Sundance. He hoped to be out of the plaza by December 20th. The documents were ready to be signed, the plat needed to be signed and recorded, and the permit would be pulled tomorrow or Monday.

Board Member Joyce thought the almost free space was in exchange for free PSAs. Bodley stated there needed to be a more manageable arrangement regarding PSAs. She met with Linda Jager, Community Engagement Manager, and they agreed to five PSAs per day. There needed to be a more manageable plan where the City could get a schedule it liked and radio staff could have limitations on how many PSAs ran. Board Member Joyce stated the hooks to the agreement weren't part of the agreement and the expectations should be addressed. Board Member Henney stated the agreement said free and unlimited, and if they wanted something different, they should come back to discuss this at a future meeting.

Chair Beerman stated the negotiations had been going on for a couple years and in the end, both parties stuck to the original agreement. There was concern about the PSAs, and everyone had been reasonable with their expectations.

Bodley stated the negotiations got to this point because of the willingness to be reasonable with PSA requests. The last conversation with the City included the City stating that free PSAs were fundamental. The current situation was going well, but a future administration could put the current agreement at risk. She hoped to continue discussions on what the conditions would be. Board Member Joyce didn't want to sign the current agreement if Bodley wanted a different agreement regarding PSAs. Bodley stated the station was okay going forward with the agreement tonight, but hoped in the future another agreement could take place for PSAs.

Board Member Gerber stated this discussion was on the record and there would be opportunities to have discussions in the future with a chance to amend this agreement. Plane stated the fundamental tenant of the agreement wasn't changing. Board Member Henney stated the existing agreement was what the Board was voting on. Mayor Beerman stated the City would continue working on PSAs with KPCW going forward.

Chair Beerman opened the meeting for public input. No comments were given. Chair Beerman closed the public input portion of the meeting.

Board Member Gerber moved to approve the First Amended and Restated Purchase Agreement between Community Wireless of Park City and Park City Municipal Corporation for the disposal of approximately 1,311 square feet of City-Owned property located at 460 Swede Alley with the amendment to approve the extension of the satellite dish agreement until 2039 and to include the solar ready verbiage in the agreement. Board Member Worel seconded the motion.

RESULT: APPROVED
AYES: Board Members Gerber, Henney, Joyce, and Worel
RECUSED: Board Member Ware Peek

IV) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Affordable Housing

Code Revision Discussion

September 12, 2019

Background

- Council Retreat in March 2018 and February 2019, City Council reaffirmed that Affordable Housing is a community critical priority.
- In 2018 City Council gave direction to complete Land Management Code amendments addressing Master Planned Affordable Housing developments.

Findings

- A funding gap still remains on affordable housing projects even with proposed revisions
- Height may not be the most effective tool – over 4 stories is more expensive construction type.
- Alternative parking strategies are not yet established.

Recommendations

- Further reduce buffers (widened setbacks) completely
- Increase allowable lot coverage
- Further reduce the parking requirement
- Limit code changes in the Historic District

Questions

1. Does the City Council agree with the presented analysis methodology?
2. Does City Council support the further exploration of some of all of the following dimensional exceptions to the LMC for affordable housing (density, height, setbacks, buffers, open space, lot coverage, and parking)?
3. If yes, does the City Council support planning staff's recommendations to not make significant dimensional code revisions (including zone density, height, setbacks, and lot coverage) in the Historic District zones; and focus future efforts on evaluating the Recreation Commercial and General Commercial zones for further opportunities toward the goal of a financially feasible affordable housing development?
4. Does City Council want staff (including all affected departments) to return at a future Council meeting with a discussion about parking strategies and alternatives to mitigate the impacts of the potential parking reductions?

Park City Vision 2020

The 'go to' place for the Park City Vision 2020 project

https://lab.future-iq.com/park-city-community-visioning-2020/

Extensive Community Survey
June - November 2019

Park City Vision 2020 Think-Tank Workshop
July 29/30, 2019

Community Engagement
August - October 2019

Reconvened Think-Tank
Nov 21, 2019

Focus Groups
Nov 2019

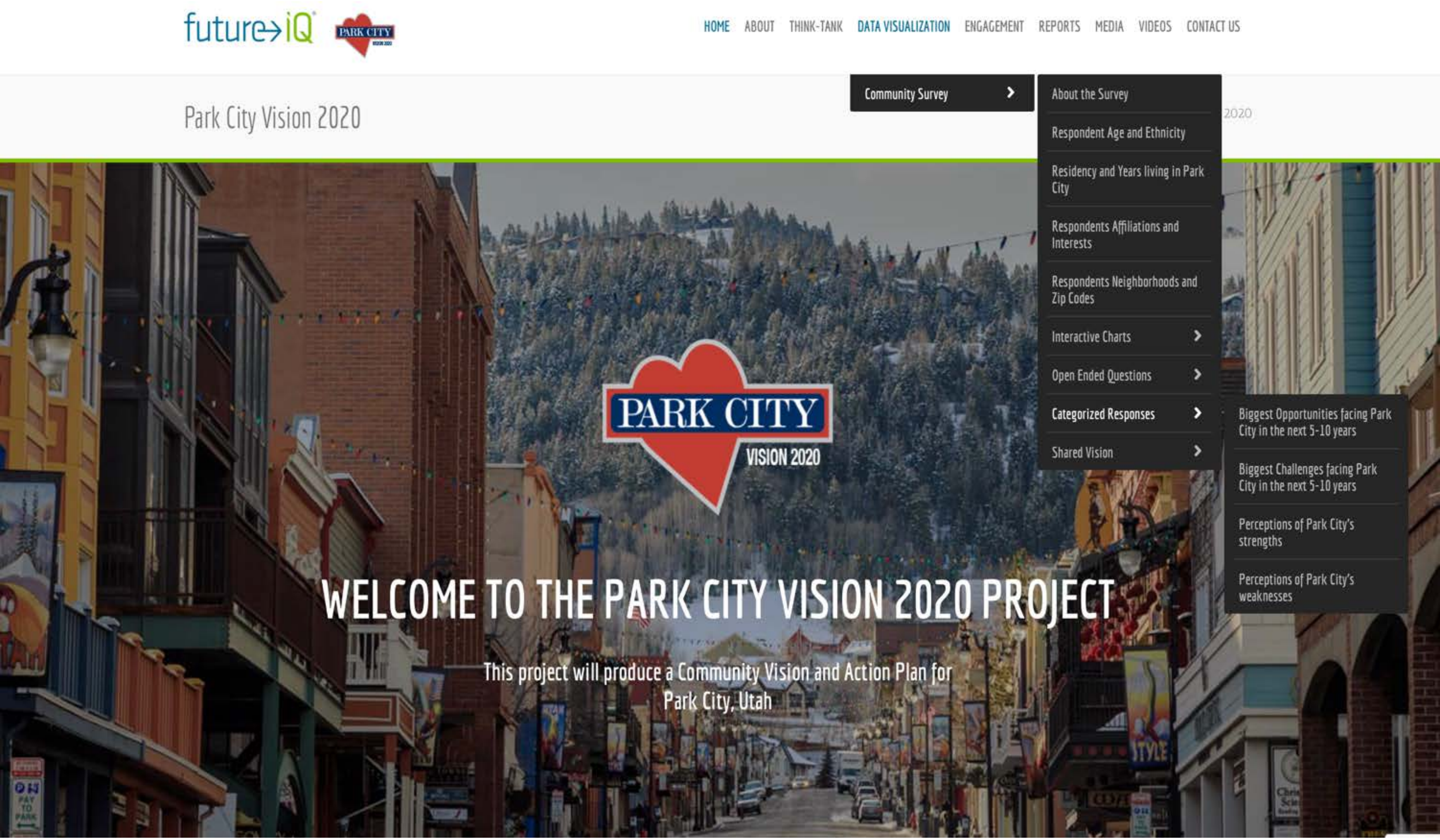
Data-driven consensus-based vision
Jan 2020

future→iQ
Create Future Intelligence

PARK CITY VISION 2020

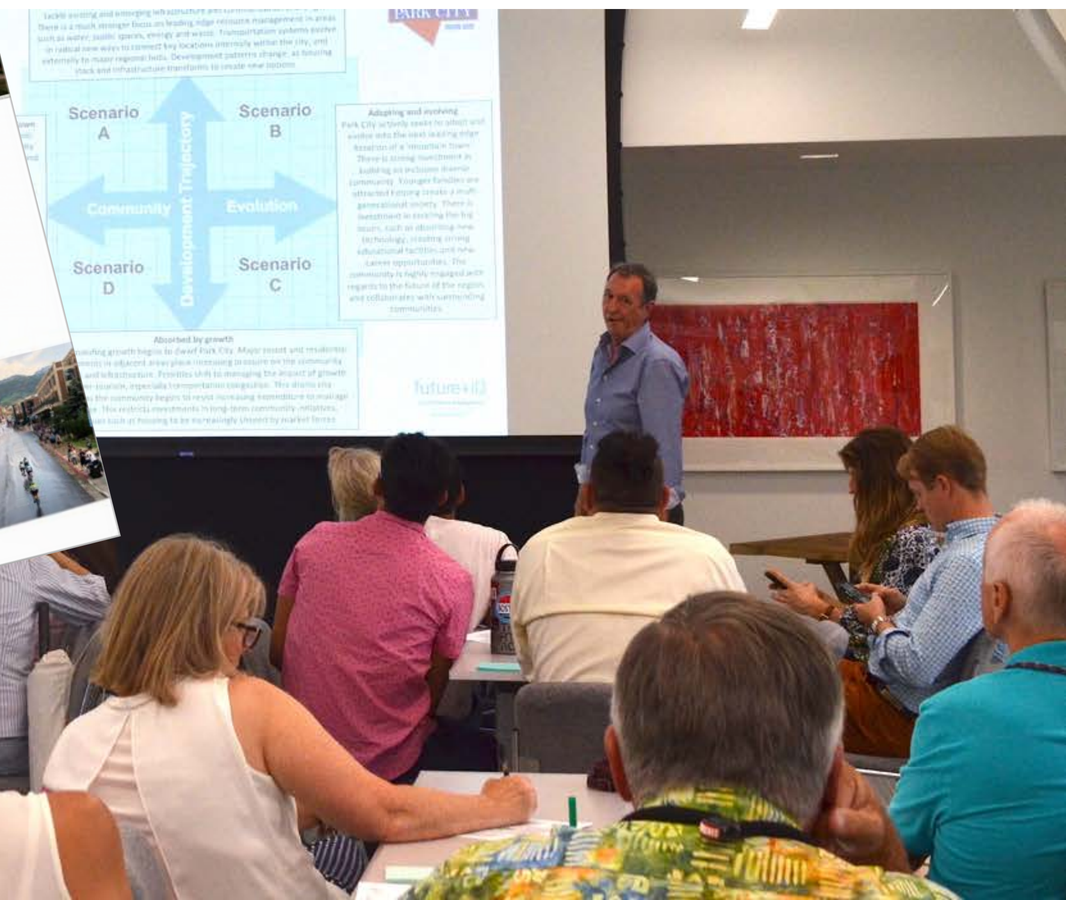
ENGAGEMENT METHODS

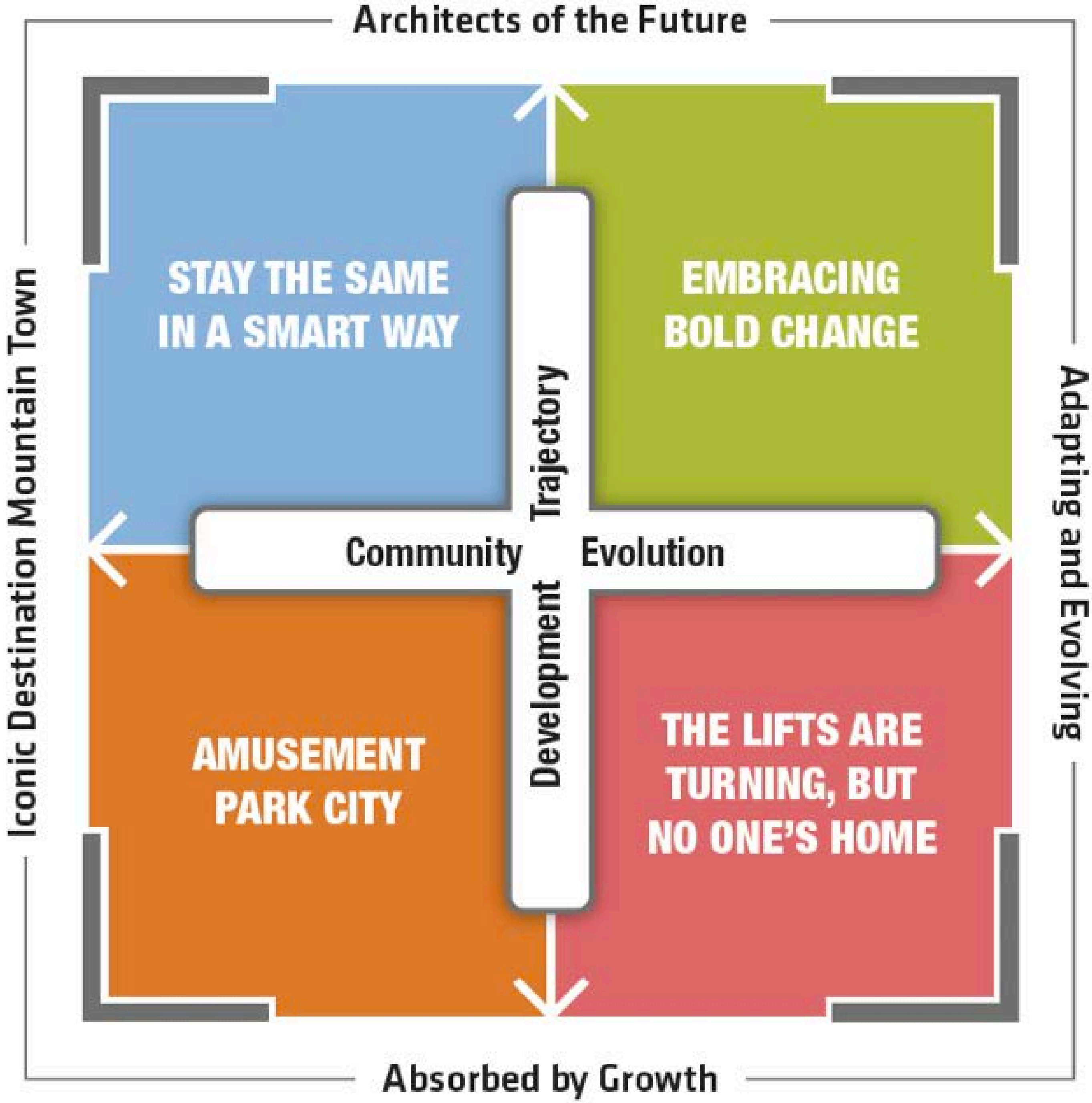
- Think-Tank
- Face-to-face workshops
- Detailed individual surveys
- Translated versions
- Online portal
- Paper surveys
- Profile filters to allow deeper insights


future→iQ
PARK CITY VISION 2020
HOME
ABOUT
THINK-TANK
DATA VISUALIZATION
ENGAGEMENT
REPORTS
MEDIA
VIDEOS
CONTACT US
Park City Vision 2020
Community Survey
About the Survey
Respondent Age and Ethnicity
Residency and Years living in Park City
Respondents Affiliations and Interests
Respondents Neighborhoods and Zip Codes
Interactive Charts
Open Ended Questions
Categorized Responses
Shared Vision
Biggest Opportunities facing Park City in the next 5-10 years
Biggest Challenges facing Park City in the next 5-10 years
Perceptions of Park City's strengths
Perceptions of Park City's weaknesses
PARK CITY
VISION 2020
WELCOME TO THE PARK CITY VISION 2020 PROJECT
This project will produce a Community Vision and Action Plan for Park City, Utah

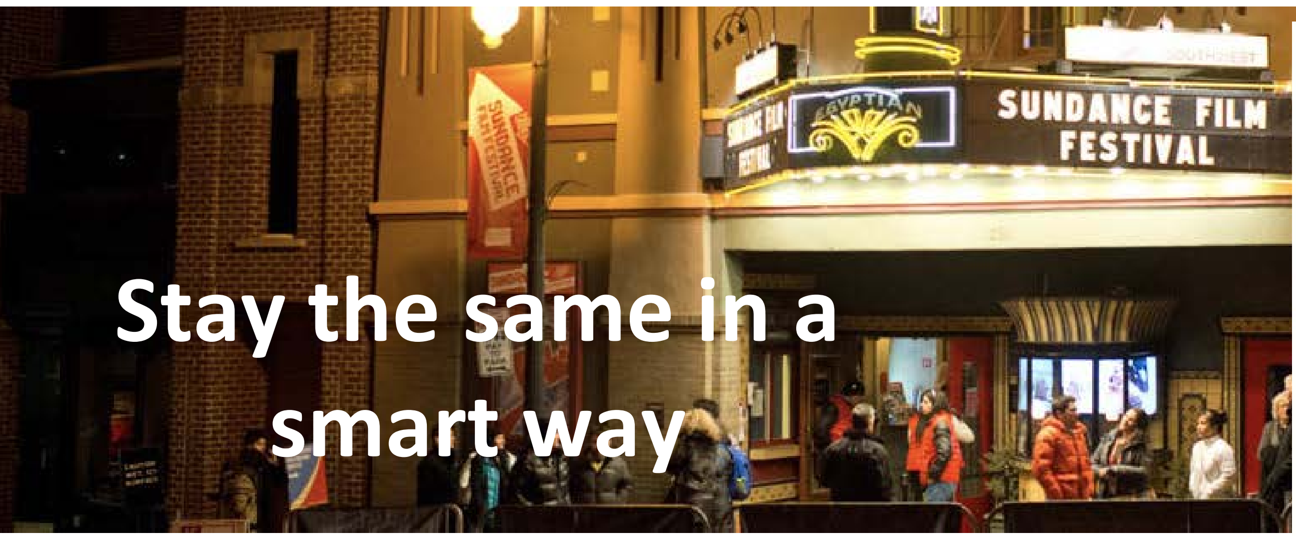
Vision 2020 Think-Tank

29 - 30 July 2019

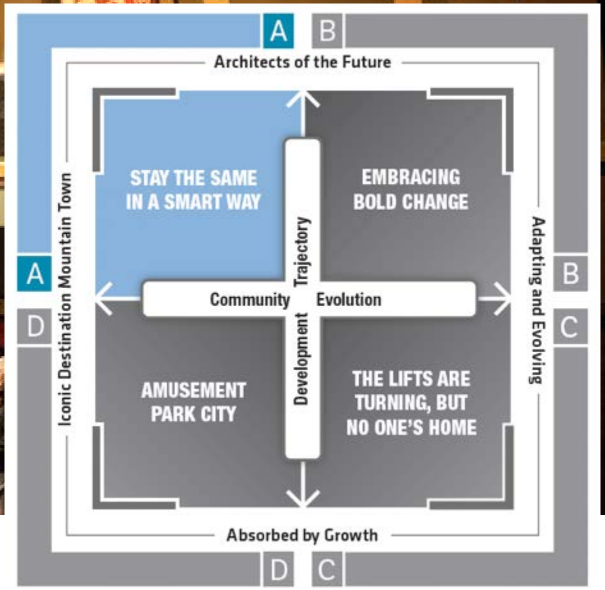




Architects of the Future
Iconic Destination Mountain Town
Adapting and Evolving
Absorbed by Growth
STAY THE SAME IN A SMART WAY
EMBRACING BOLD CHANGE
AMUSEMENT PARK CITY
THE LIFTS ARE TURNING, BUT NO ONE'S HOME
Community Evolution
Development Trajectory



Stay the same in a smart way



Economy and Industry Impacts

The Economy is buoyant due to the renewed and thriving Tourism economy.

Community and Societal Impacts

The community is relieved that Park City has retained its 'Small Town Feel' and 'Charm'.

Environmental and Landscape Impacts

Park City retains its world class standards in relation to Environmental initiatives and priorities.

2020 HEADLINE NEWS:

"Park City lays groundwork for new zoning and housing as regulations loosen up"

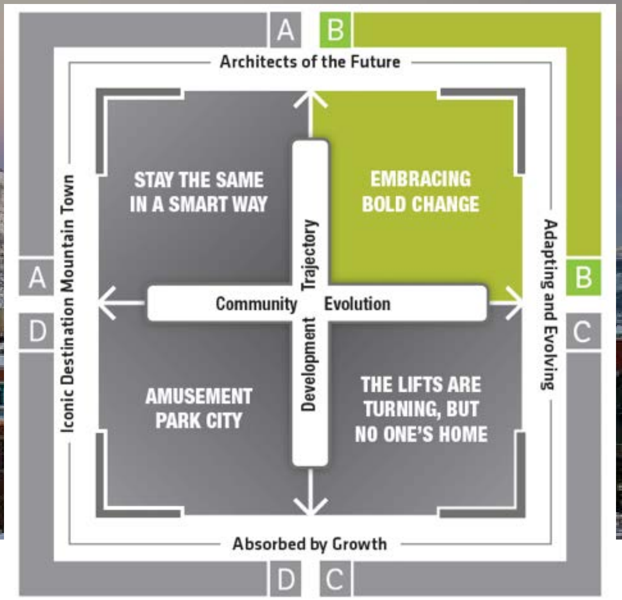
2025 HEADLINE NEWS:

"Park City buys Peaks and other hotels for affordable housing"

2030 HEADLINE NEWS:

"Peaks Hotel turns into a senior center"

Embracing Bold Change



Economy and Industry Impacts

Economic and industry ties have become regional, producing an interconnected society

Community and Societal Impacts

The community has become a more diverse and inclusive society

Environmental and Landscape Impacts

The City increases investment in order to advance environmental priorities

2020 HEADLINE NEWS:

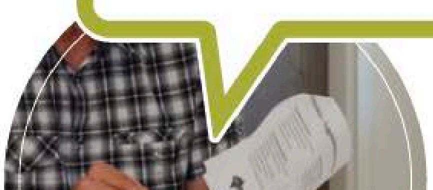
"Park City planning commission insists on workforce housing at resort bases'"

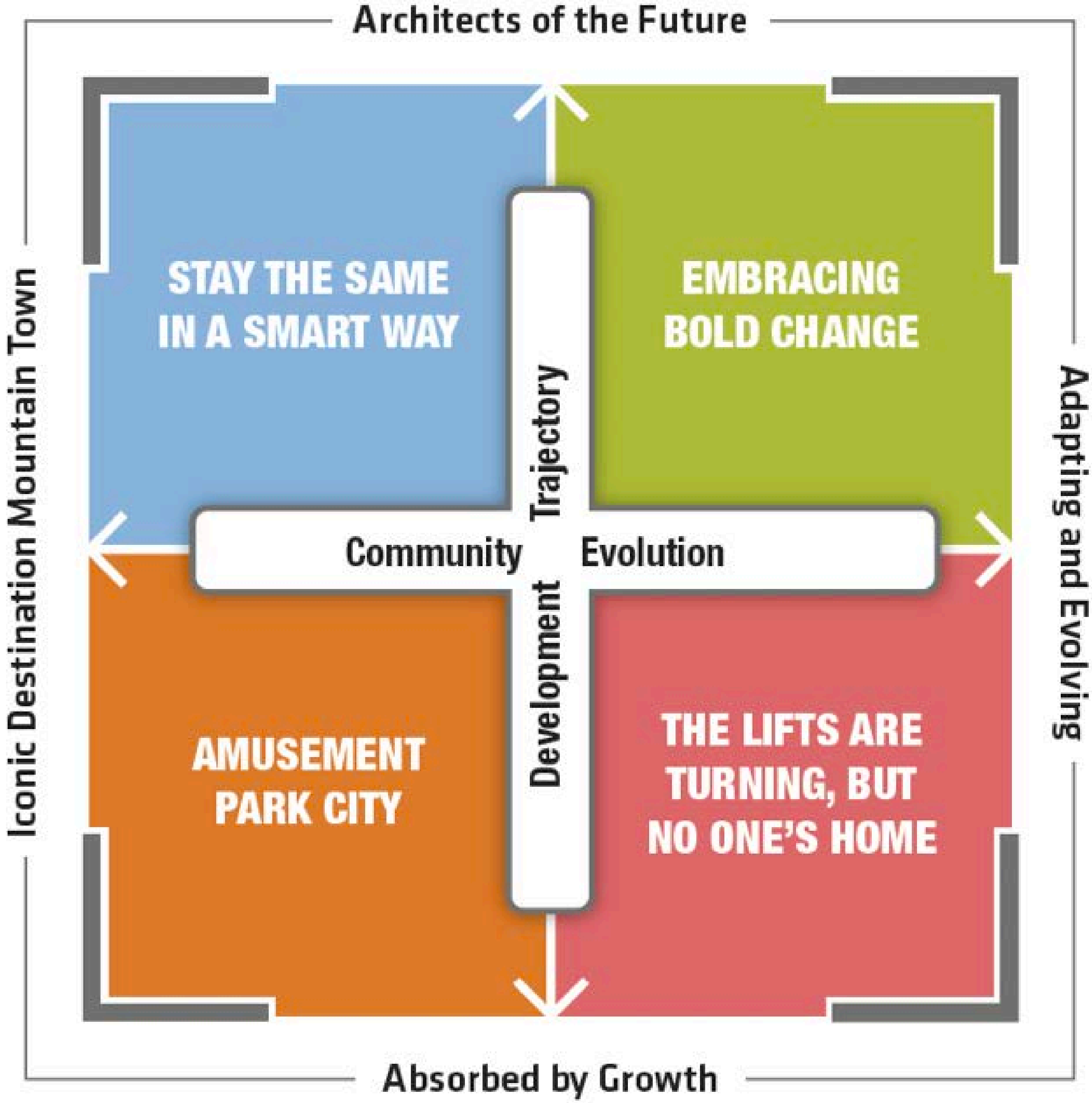
2025 HEADLINE NEWS:

"Park City implements tools and code changes to reign in nightly rentals"

2030 HEADLINE NEWS:

"Olympics drives increased diversity"

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Evolution
Development
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Iconic Destination Mountain Town
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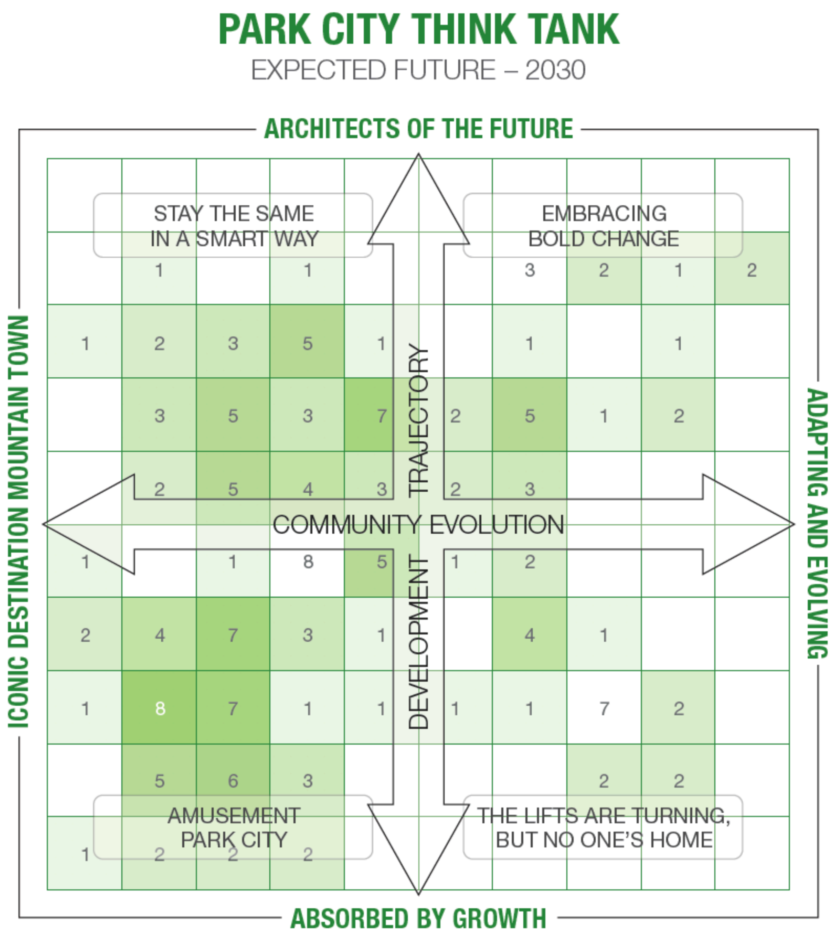
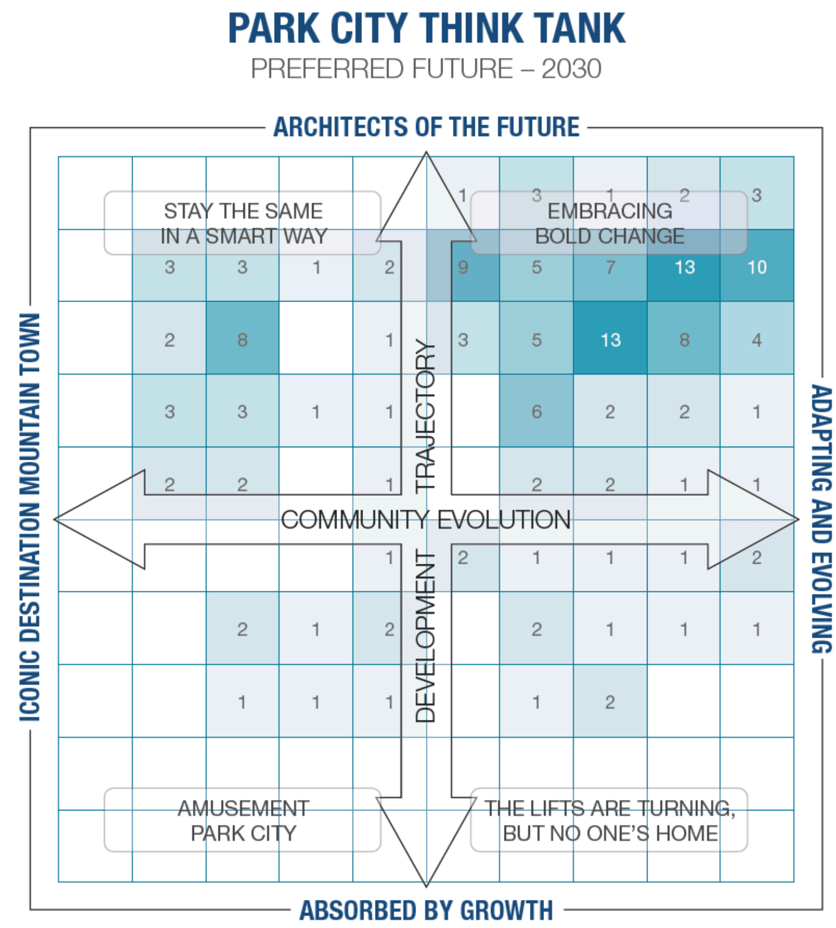
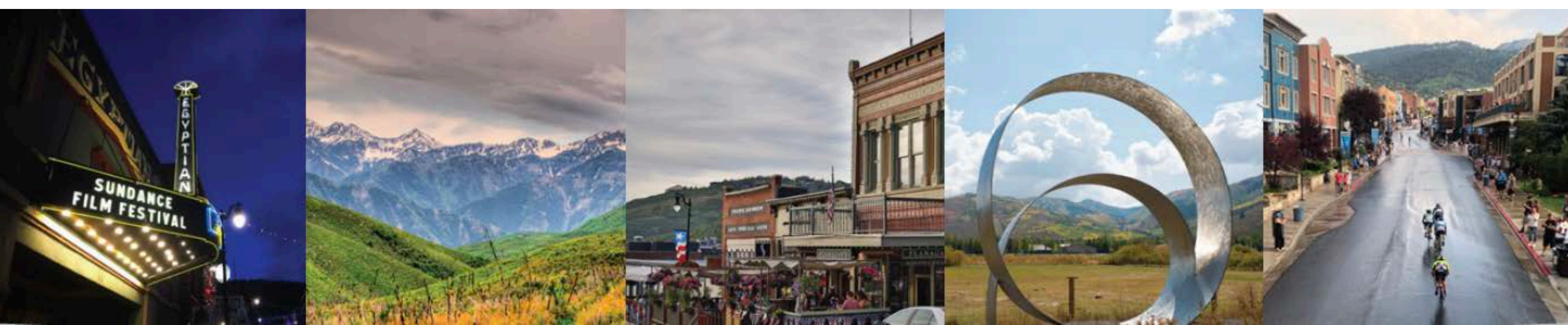
Expected and Preferred Futures





Next Steps

- Community Engagement Sessions – Sept and Oct
- Reconvene Think-Tank – Nov 21
- Focus Groups – Nov 2019
- Final report – Jan 2020



Special Events Update

History:

- 30+ years of community working together. Symptoms of success.
- SEAC, Public Input, Constructive Feedback, Balancing Perspectives.
- No Silver Bullet – Success is a Moving Target.

Goals of Changes included:

- Predictability, Balance, Management
- Priorities = Community & Economy –aren't closing doors.
- Further minimize impacts – public safety & transportation
- Process more efficient

Summary of Changes were:

- No new events considered during defined peak time periods (exceptions)
- Reclassify based on transportation, public safety, number of days/venue
- Deregulate 1, 2, 3 at Resorts
- Cap # of 3, 4, and 5
- Change application process 3x per year / Level 1 & 2 = 30 day process
- 5 year limit on Fee Reduction beginning with FY 2020 (July 1, 2018).

Special Events Update

Some Statistics:

- 72 events in 2019 vs 86 in 2018.
- 40+ events that did not return, were denied or didn't apply after they inquired. There is a lot of cross department work being done to dissuade events that do not represent our community, culture or economic dev.

Further Considerations – Balance of Process

- Increased mitigation and alignment with Community Priorities (costs) v Reduced Fee Reduction
- Calendar predictability vs Operational Details
- Further restrictions on 4th of July?
- Over Communication – Constructive Feedback & Balancing perspectives
- Double Edged Sword

Next Steps:

- 10 year calendar/ agreements for major events
- Creating Administrative Venue Guidelines
- Establish 'Local' weekends on the calendar
- Update Green Event policy
- Online Event Application Process & Data
- Wean Special Events off Fee Reduction by 2023

Event Level Limits Allowed Per 4A-2-3.F	Event Level Limits Currently in 2019	Examples of Events at Each Level
Level 1 - unlimited	Level 1 - 21	Grand Menorah Lighting, Uncorked, Walk A Mile In Her Shoes, IHC Health Fair
Level 2 - unlimited	Level 2 - 20	Sundance Summer Series, Back Alley Bash, Park City Trail Series, Park City Redwolves Soccer
Level 3 - 17	Level 3 -16	Electric Light Parade, Latino Arts Festival, Running w Ed, Homecoming Parade
Level 4 - 10	Level 4 - 9	Savor the Summit, Autumn Aloft, Wednesday Night Concert Series
Level 5 - 10	Level 5 - 8	4th of July, Arts Festival, Tour of Utah, Miners Day, FIS World Championships

Increasing complexity of mitigation and costs for staffing/operations is putting pressure on departments and applicants.

- Need time to research sustainable budget and staffing options for applicants and departments.
- Fee reduction requests dropped by 56%, because 2018 was an extraordinary year (World Champs, Big Stars and multiple first amendment events).
- Events are finding alternative venues, and putting pressure on other funding options (grants, sponsorship)


WWIIVet
CARL WORKMAN
GRAND MARSHAL
Nearly 95 Years Old
Born & Raised in PC
July 4th, 2019


kimball arts festival
a fundraiser for kimball art center
un recaudador de fondos para kimball art center
welcome
envenido
kimballArtsFestival.org
ZIONS BANK
Heber Ave
NO STREET PARKING
ENFORCED
POLICE
DOWNSTAIRS
PARK CITY
RECARO
Kawasaki

Special Events Update

Peak Time Periods

1. Sundance Film Festival
2. Presidents Day Weekend
3. Savor the Summit
4. July 2, 3, 4 & 5
5. Arts Festival Weekend
6. Tour of Utah Weekend
7. Miners Day Weekend
8. Autumn Aloft Weekend
9. Halloween Day
10. Winter Holiday
    December 23 to 26
11. Winter Holiday
    December 30 to Jan 1

Event Levels Examples

Level 1 – Walk A Mile In Her Shoes

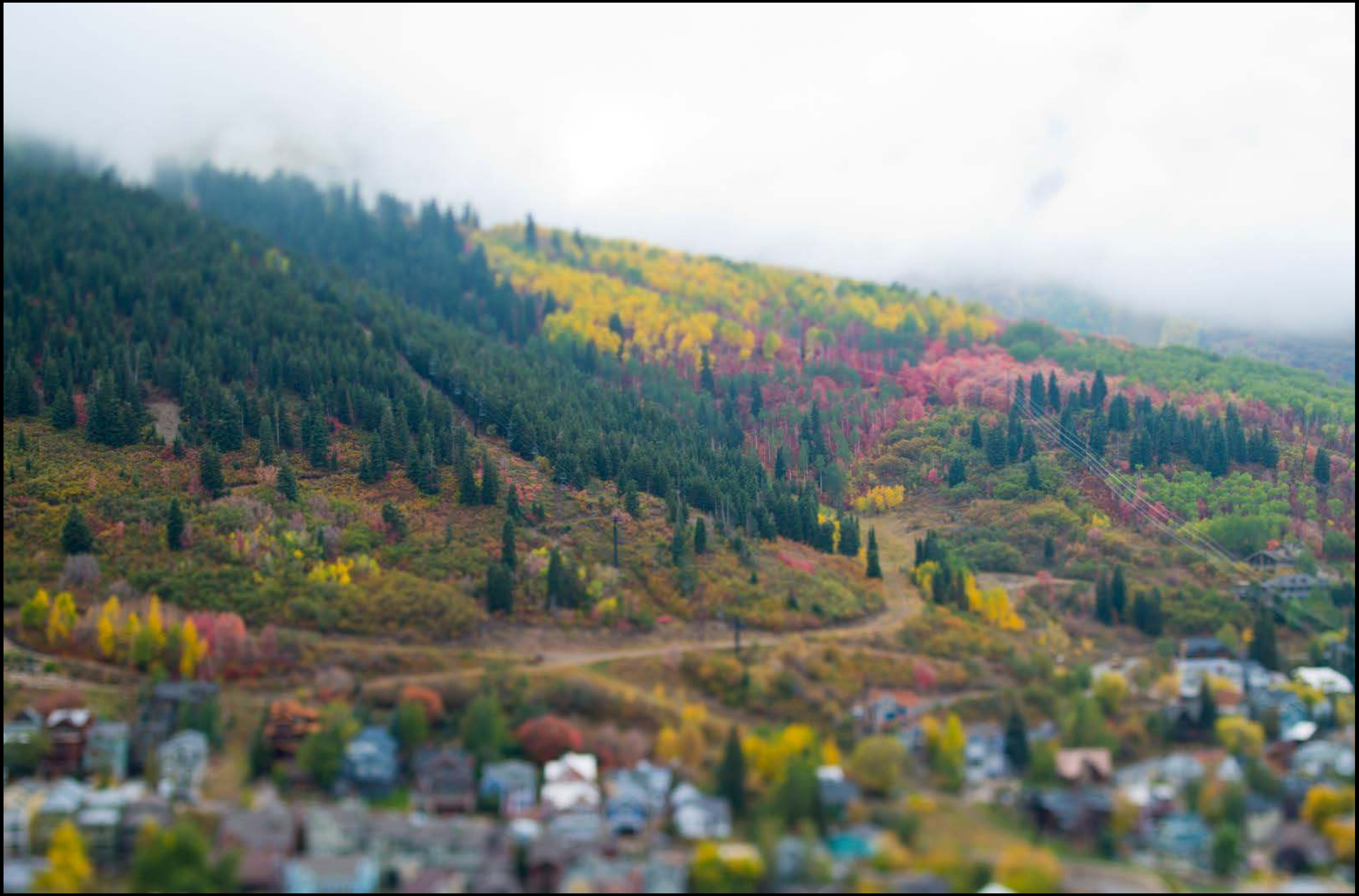
Level 2 – Latino Music Fest

Level 3 – Back Alley Bash

Level 4 – Savor the Summit

Level 5 – Sundance & Arts Fest

TREASURE HILL OPEN SPACE UPDATE



Trailhead Improvements:

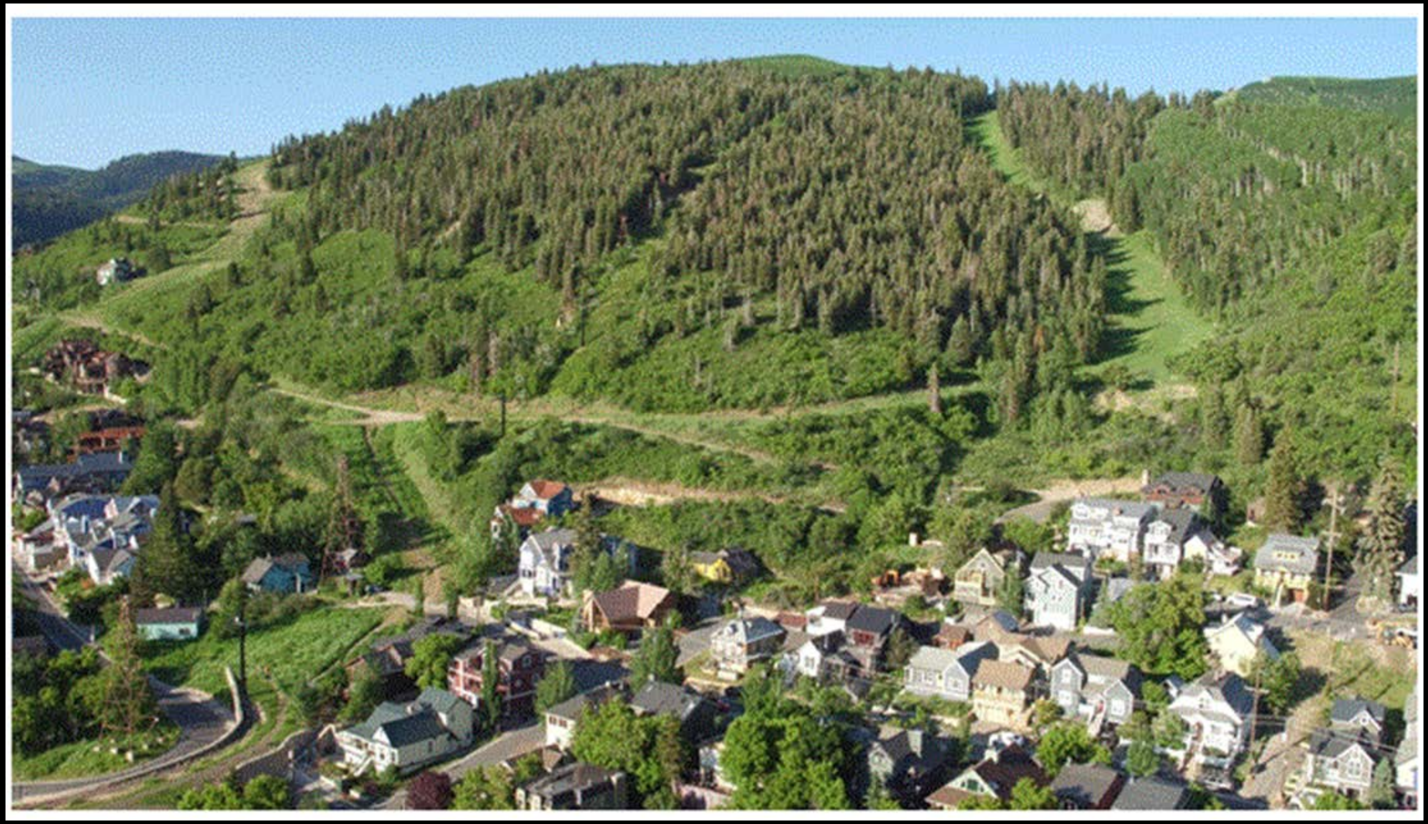
Current Conditions:

Proposed Improvements:

6th Street Stairs

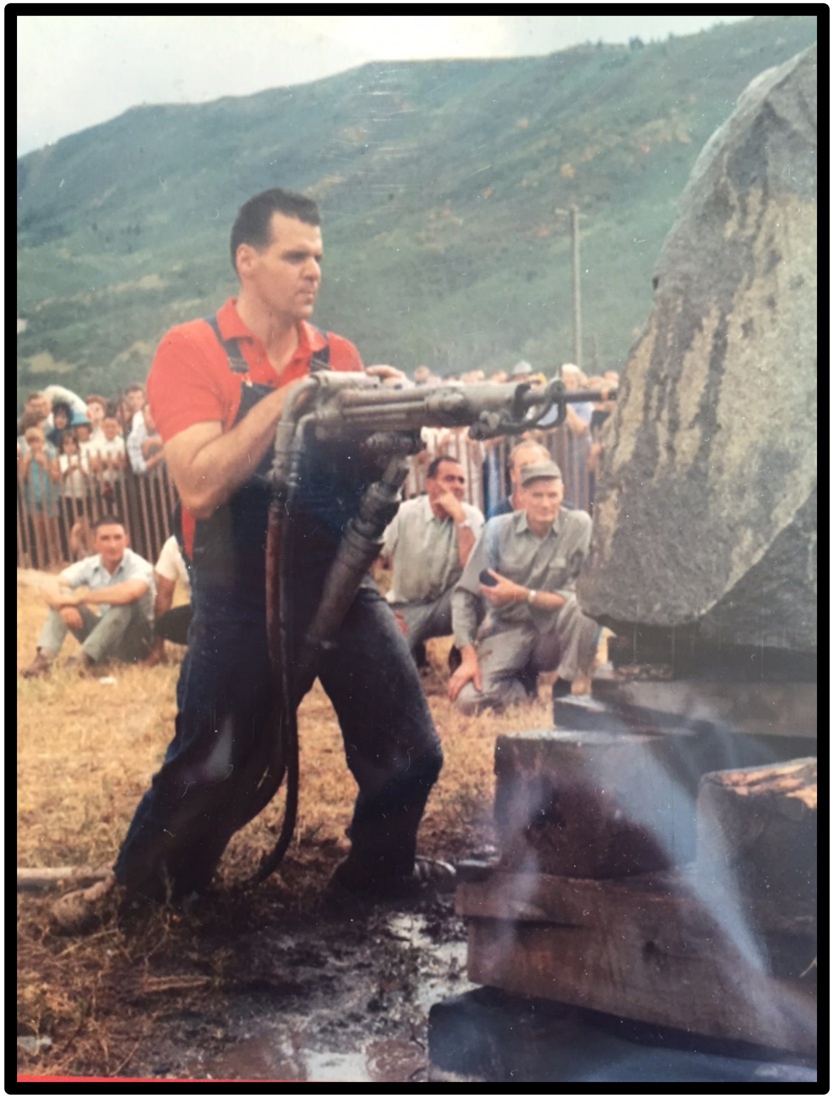
- Proposed construction Summer 2020
- Maintenance Schedule – budget process

Additional Improvements



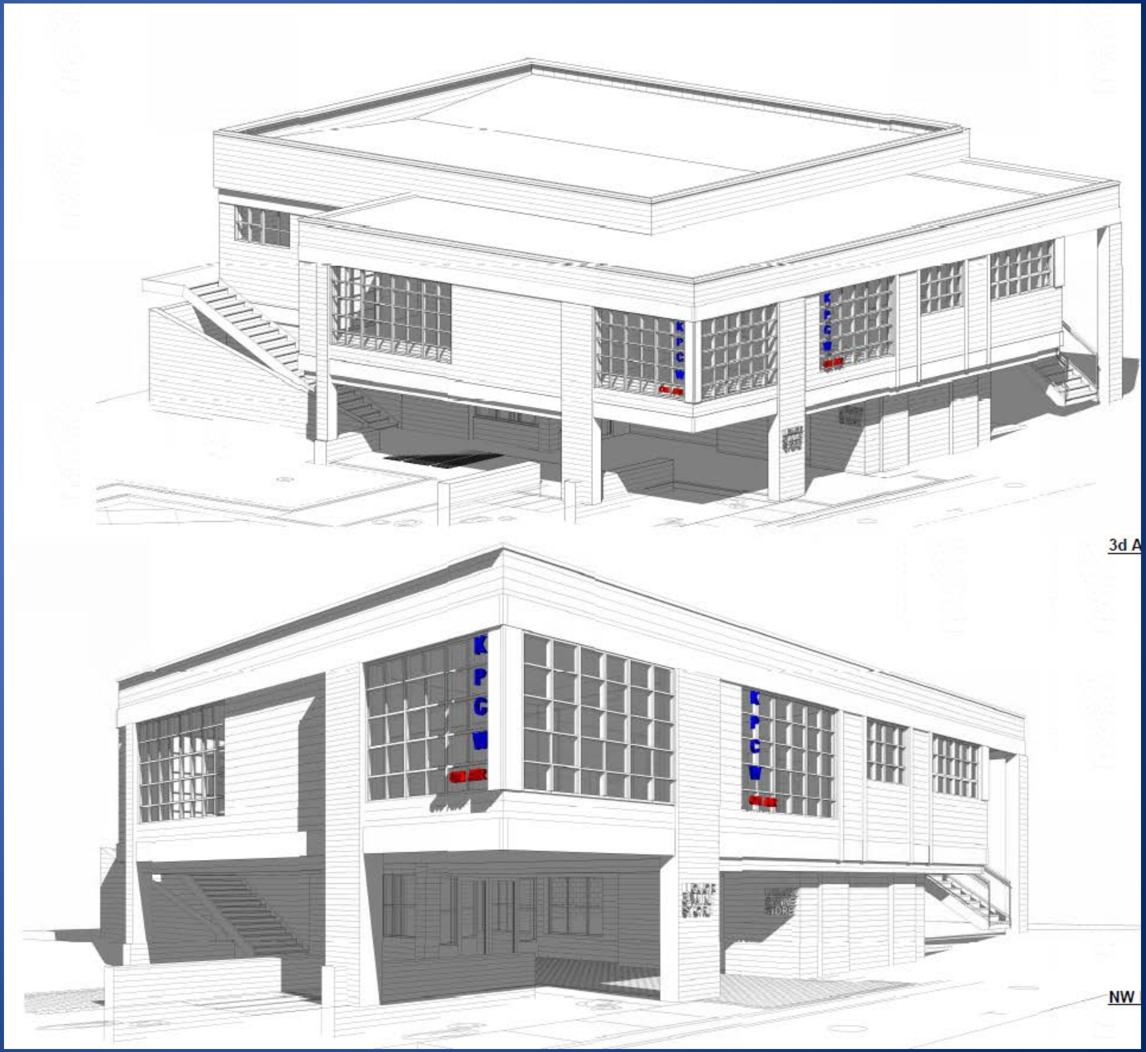
- Forest health and Wildfire Defense
- Evaluation of Historical Mining Items
- Preservation costs

Consideration of Donation of Artwork honoring Rich Martinez & Mining Legacy



- Rich Martinez served our community in many ways. He left a huge imprint and lasting legacy on the people, mining history, business and local government.
- The Martinez Family intends to fundraise on their own & donate a sculpture honoring their father and his mining legacy ~ $50K.
- City would take on site preparation and maintenance ~$5K.
- Recommended location is new Treasure Hill Trailhead. The sculpture can be re-sited upon its donation by the City at their discretion.
- Estimated installation is 2020.

KPCW 2019 Expansion

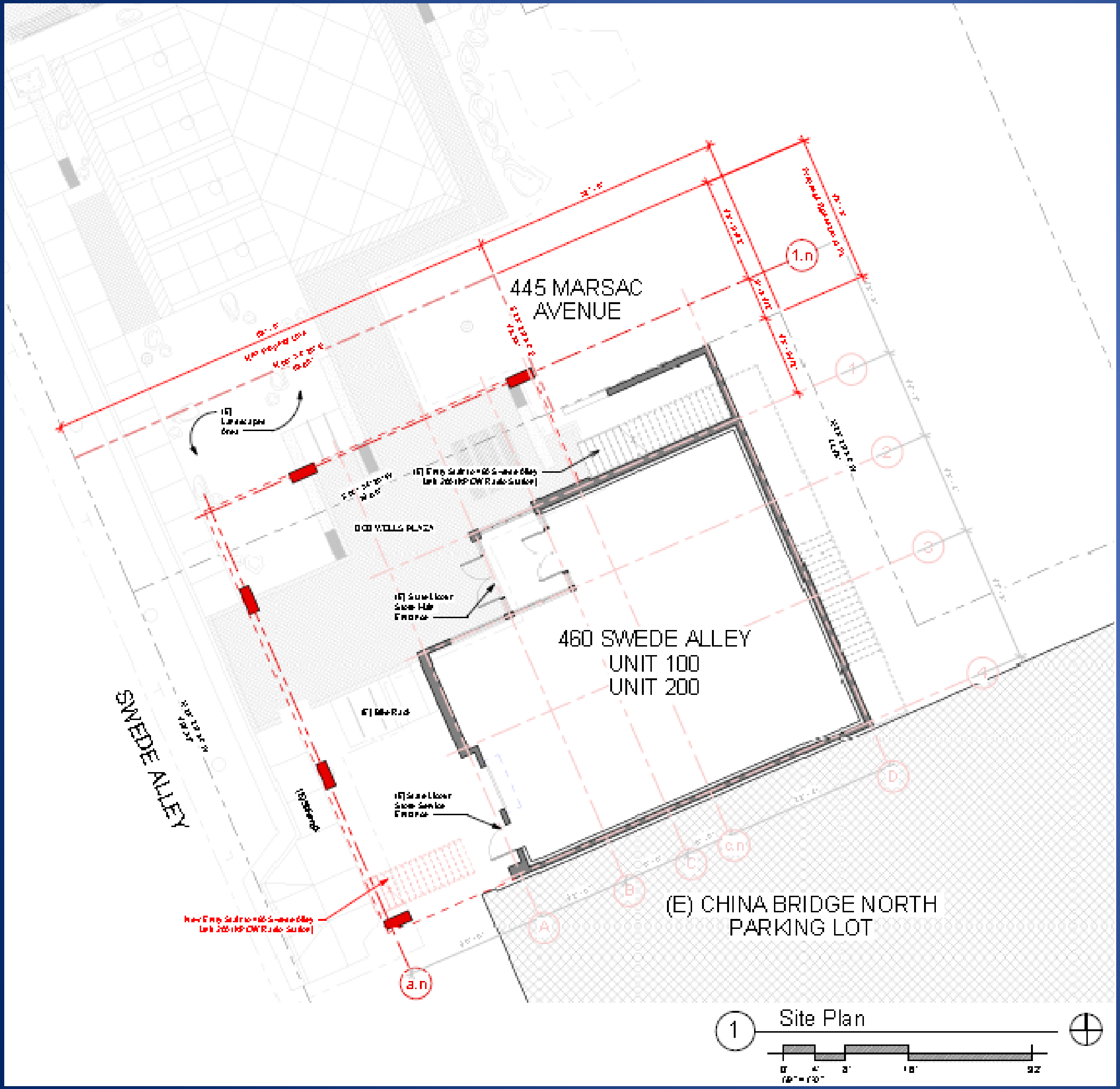


City Council Consider Approving:

- First Amended Purchase & Sale Agreement;
- Amended & Restated Deed Restrictions;
- Construction MOU.

Expansion Scope (noted in red)

- Additional studio space of 1,311 sq/ft (Total of 3,271 sq/ft.)
- Cantilevered expansion to north (15.5’) and west (17.25).
- New access point from Swede Alley,



KPCW 2019 Expansion

Purchase and Sale Agreement

- Extension of Original Terms (2009 Agreement);
- Free & Unlimited PSA's;
- CCR' s - parties agree to minor edits as to form of the City Attorney.
- & includes the:

Amended and Restated Deed Restriction

- Non Profit or Quasi Public Use.
- City retains first right of refusal w valuation based on inflation.

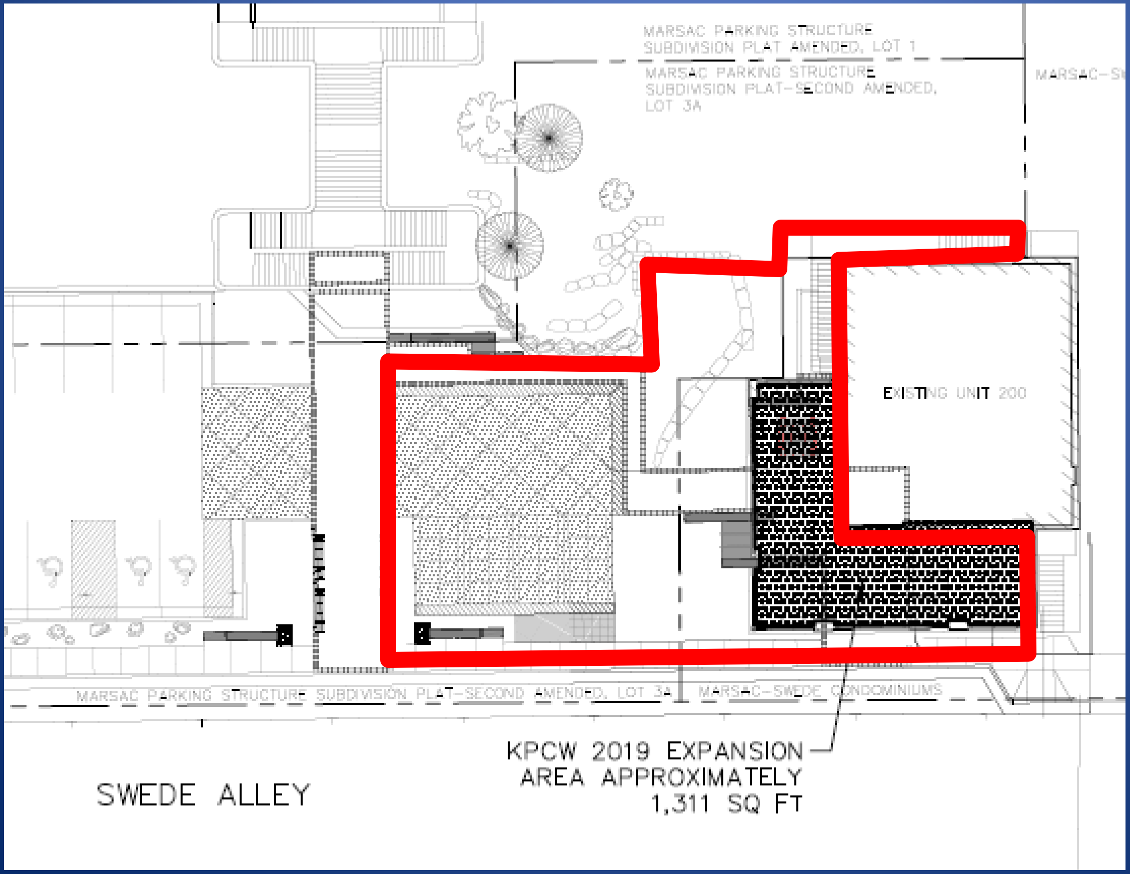
Construction MOU

- Waive parking fees for construction staging & Sundance;
- Staging area agreement in south half of Bob Wells Plaza stops on 12/20/19;
- Parties agree to addition of "solar ready" language into carbon neutral section (H).

Draft Schedule (as of 8/12/19)

Critical Dates:

1. Mobilize 9/20;
2. Repair Landscaping 12/30;
3. Substantial Complete 3/4/20.

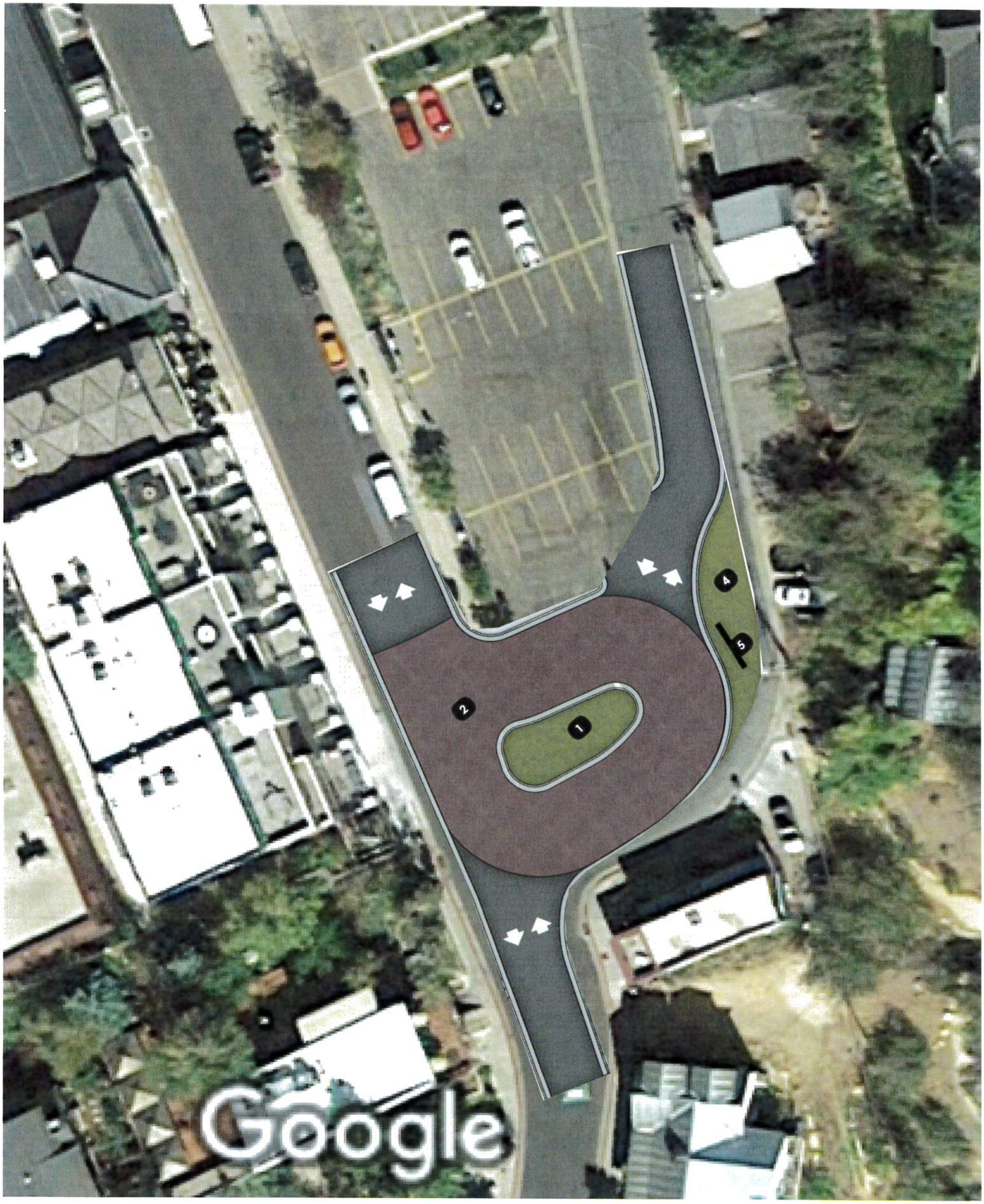


Satellite Dish Extension

optional amendment to Purchase & Sale

3. *Section 2. Agreement to Buy and Sell and Description of Buyer's Unit, Subsection (b)(vii), is hereby amended as follows:*

   The city agrees to a 20 year lease (2019- 2039) at no additional cost to allow the existing satellite dish located to the north of the Marsac Building to remain in its present location; and additionally allows the necessary connections of said dish to Unit 200.



Public Comment by Clive Bush

Public Comment by Clive Bush

NATURE
INTERNATIONAL JOURNAL OF SCIENCE
08 AUGUST 2019

- CORRECTION 08 AUGUST 2019
- UPDATE 08 AUGUST 2019
- CORRECTION 12 AUGUST 2019

Eat less meat: UN climate-change report calls for change to human diet

The report on global land use and agriculture comes amid accelerating deforestation in the Amazon.

Efforts to curb greenhouse-gas emissions and the impacts of global warming will fall significantly short without drastic changes in global land use, agriculture and human diets, leading researchers warn in a high-level report commissioned by the United Nations.

The special report on climate change and land by the Intergovernmental Panel on Climate Change (IPCC) describes plant-based diets as a major opportunity for mitigating and adapting to climate change — and includes a policy recommendation to reduce meat consumption.

Global warming will happen faster than we think

On 8 August, the IPCC released a summary of the report, which is designed to inform upcoming climate negotiations amid the worsening global climate crisis. More than 100 experts, around half of whom hail from developing countries, worked to compile the report in recent months.

"We don't want to tell people what to eat," says Hans-Otto Pörtner, an ecologist who co-chairs the IPCC's working group on impacts, adaptation and vulnerability. "But it would indeed be beneficial, for both climate and human health, if people in many rich countries consumed less meat, and if politics would create appropriate incentives to that effect."

Deforestation concerns

Researchers also note the relevance of the report to tropical rainforests, with concerns mounting about accelerating rates of deforestation. The Amazon rainforest is a huge carbon sink that acts to cool global temperature, but rates of deforestation are rising, in part because of the policies and actions of the government of Brazilian President Jair Bolsonaro.

Teenage activists and an IPCC triumph

Unless stopped, deforestation could turn much of the remaining Amazon forests into a degraded type of desert, and could release more than 50 billion tonnes of carbon into the atmosphere in 30 to 50 years, says Carlos Nobre, a climate scientist at the University of São Paolo in Brazil. "That's very worrying," he says.

"Unfortunately, some countries don't seem to understand the dire need of stopping deforestation in the tropics," says Pörtner. "We cannot force any government to interfere. But we hope that our report will sufficiently influence public opinion to that effect."

Paris goals

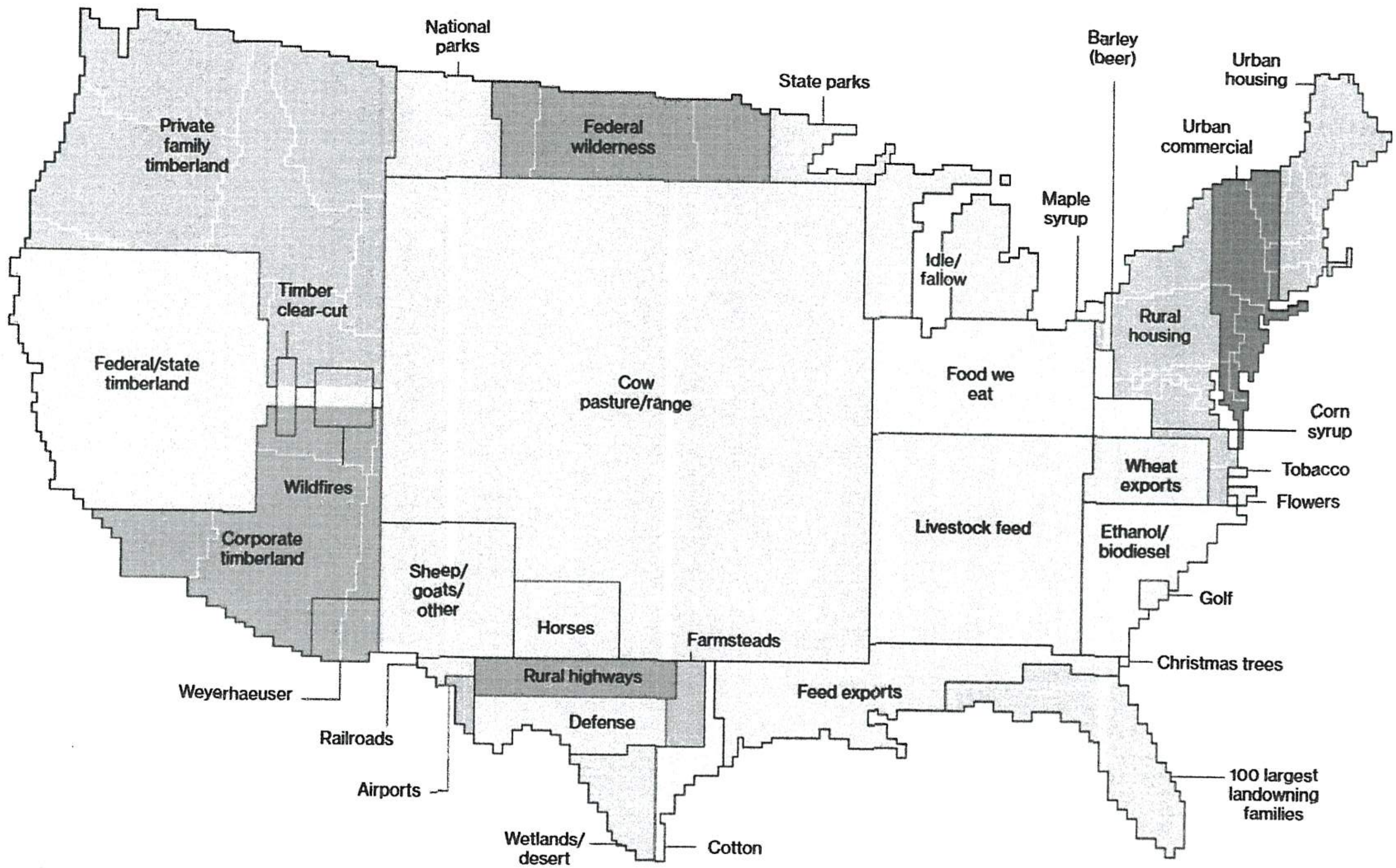
Although the burning of fossil fuels for energy and transport garners the most attention, activities relating to land management, including agriculture and forestry, produce almost one-quarter of heat-trapping gases resulting from human activities. The race to limit global warming to 1.5°C above pre-industrial levels — the goal of the international Paris climate agreement made in 2015 — might be a lost cause unless land is used in a more sustainable and climate-friendly way, the latest IPCC report says.

How much can forests fight climate change?

The report highlights the need to preserve and restore forests, which soak up carbon from the air, and peatlands, which release carbon if dug up. Cattle raised on pastures created by clearing woodland are particularly emission-intensive. This practice often comes with large-scale deforestation, as seen in Brazil and Colombia. Cows also produce large amounts of methane, a potent greenhouse gas, as they digest their food.

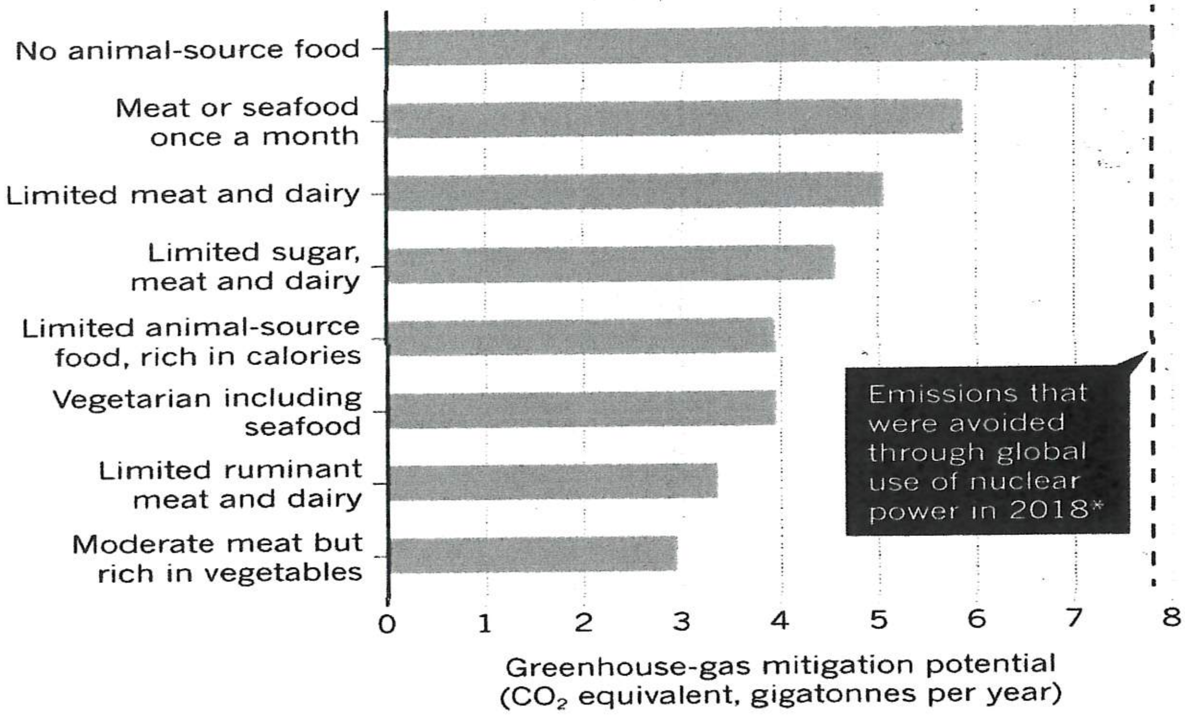
The report states with high confidence that balanced diets featuring plant-based and sustainably produced animal-sourced food "present major opportunities for adaptation and mitigation while generating significant co-benefits in terms of human health".

By 2050, dietary changes could free up several million square kilometres of land, and reduce global CO_2 emissions by up to eight billion tonnes per year, relative to business as usual, the scientists estimate (see 'What if people ate less meat?').


National parks
State parks
Barley (beer)
Urban housing
Urban commercial
Private family timberland
Federal wilderness
Maple syrup
Idle/ fallow
Timber clear-cut
Rural housing
Federal/state timberland
Cow pasture/range
Food we eat
Corn syrup
Wheat exports
Tobacco
Flowers
Wildfires
Livestock feed
Corporate timberland
Ethanol/ biodiesel
Sheep/ goats/ other
Golf
Horses
Farmsteads
Rural highways
Christmas trees
Weyerhaeuser
Feed exports
Defense
Railroads
100 largest landowning families
Airports
Wetlands/ desert
Cotton

WHAT IF PEOPLE ATE LESS MEAT?

The Intergovernmental Panel on Climate Change examined the estimated impact on greenhouse-gas emissions of the world's population adopting a variety of diets.



*Assumes nuclear power plants replaced fossil fuels; data from the World Nuclear Association.

©nature

Beyond Burger

The LCA study concluded that The Beyond Burger uses 99 percent less water, 93 percent less land, generates 90 percent fewer Greenhouse Gas Emissions (GHGE), and requires 46 percent less energy than a beef burger.

September 10, 2019

City of Park City
Attn: City Council
445 Marsac Ave.
P.O. Box 1480
Park City, UT 84060

Dear Representatives of City Council,

On behalf of U.S. Ski & Snowboard, the International Ski Federation, and our partners and vendors, I wanted to take this opportunity to thank the City of Park City and City Council for the unparalleled support offered during the 2019 FIS World Championships.

The World Championships was a very large, multi-faceted event. Its successes came from collaboration supported deep in the roots of our community. Embracing the collective planning made the accomplishments monumental across all stakeholders. This event would not have been possible without the combined effort of our partner resorts, the county, state, and the backing of City Council.

Together, we found inclusion across many avenues within the community – embracing the essence of Park City. Through sport, we witnessed some of the greatest athletic feats accomplished on our snow – from the record-breaking double backflip by Daichi Hara to Chloe Kim's sheer dominance as she continued her winning streak in snowboard halfpipe. Through arts and culture, the event blended the lines away from sport through partnerships with the Kimball Arts Center, Summit County Arts Council and the Solomon Fund at Park City Community Foundation. With the efforts from representatives from our major stakeholders, we worked together to develop a plan for maintaining a sustainable event.

We are proud to be a part of this community and honored to have shared these successes with all of its members. The support we received from City Council – across planning, transportation, police, sustainability and Park City Events – made this event possible. When and where the next large event happens, we look forward to taking what we have learned and what we accomplished to continue to improve everything that Park City is and stands for.

Thank you,

Tiger Shaw

Tiger Shaw
President and CEO, U.S. Ski and Snowboard

Patrick Putt, Director
Community Development Department
P.O. Box 128
Coalville, UT 84017
(435) 336-3158
pputt@summitcounty.org

September 12, 2019

Mr. Bruce Erickson, Planning Director
Park City Municipal Corporation
Post Office Box 1480
Park City, Utah 84060

RE: Park City Municipal Corporation Draft Annexation Declaration Boundary

Dear Bruce:

Please accept this letter as acknowledgement that Summit County has received a copy of Park City Municipal Corporation's draft Annexation Declaration Boundary Map date 26 July 2019. The draft map was presented to the Snyderville Basin Planning Commission on August 22, 2019 and to the Summit County Council on September 4, 2019. No specific comments or concerns were expressed by either the Planning Commission or Council.

As a strategic planning partner, Summit County greatly appreciates having the opportunity to review the proposed Annexation Declaration Boundary Map. We look forward to working together with Park City Municipal Corporation to achieve our mutual goals of regional community and land use stewardship.

Sincerely,

Patrick J. Putt

Community Development Director

cc: Tom Fisher-Summit County Manager

ADDENDUM NO. 1 TO REAL ESTATE PURCHASE AGREEMENT

THIS ADDENDUM NO. 1 is made and entered into this _____ day of September, 2019, by and between by and between PARK CITY REDEVELOPMENT AUTHORITY, a Utah municipal corporation and political subdivision of the State of Utah, whose mailing address is: P. O. Box 1480, Park City, Utah 84060-1480 Attn: City Attorney, ("Seller" or "City"), and COMMUNITY WIRELESS OF PARK CITY, INC., a Utah non-profit corporation, whose mailing address is: P. O. Box 1372, Park City, Utah 84060, ("Buyer" or "PCCW"), to amend the Real Estate Purchase Contract dated May 21, 2009, for the purchase and sale of Unit 200 of the Marsac-Swede Condominiums First Amended Plat located at 460 Swede Alley, Park City, Utah 84060.

WITNESSESTH:

WHEREAS, Buyer and Seller entered into a Real Estate Purchase Contract on May 21, 2009; and

WHEREAS, Unit 200 of the Marsac-Swede Condominiums, recorded November 25, 2008, as Entry Number 859972 proposed a future expansion into Lot 3 of the Marsac Parking Structure Subdivision Plat recorded November 25, 2008; and

WHEREAS, on April 18, 2019, City Council approved the Marsac Parking Structure Subdivision Plat- Second Amended, which subdivided Lot 3 and created Lot 3B; and

WHEREAS, on April 18, 2019, City Council approved the Marsac-Swede Condominiums First Amended Plat, which expanded Unit 200 by 1,311 square feet 'KPCW 2019 Expansion Area'; and

WHEREAS, Buyer agrees to purchase and Seller agrees to sell the 'KPCW 2019 Expansion Area' of the Marsac-Swede Condominiums First Amended, recorded _______________________,2019, subject to the same terms and conditions.

NOW THEREFORE, in consideration of the mutual promises made herein and other valuable consideration, Buyer and Seller hereby agree to amend the Real Estate Purchase Contract dated May 21, 2009, as follows:

1. Section 1. <u>Definitions</u> is hereby amended as follows:
Unless otherwise defined herein, capitalized terms shall have the meaning ascribed thereto in the Amended Declaration of Condominium for the Marsac-Swede Condominiums First Amended Plat, attached hereto as Exhibit "A1" and incorporated herein by reference (the "Amended Declaration").

2. Section 2. <u>Agreement to Buy and Sell and Description of Buyer's Unit, Subsection (b)(iii)(i)</u>, is hereby amended as follows:

For the consideration and subject to the terms and conditions set forth herein, Buyer agrees to purchase from Seller, and Seller agrees to sell to Buyer the "KPCW 2019 Expansion Area" as defined as Unit 200 of the Marsac-Swede Condominiums First Amended Plat, entry number __________ on file at the Summit County Recorder's Office ("Buyer's Unit").

3. Section 2. Agreement to Buy and Sell and Description of Buyer's Unit, Subsection (b)(vii), is hereby amended as follows:
The city agrees to a 20 year lease (2019- 2039) at no additional cost to allow the existing satellite dish located to the north of the Marsac Building to remain in its present location; and additionally allows the necessary connections of said dish to Unit 200.

4. Section 3. Purchase Price and Other Payments, Subsection (b), is hereby amended to read:

(a) Additional purchase price and consideration. The consideration for the purchase of the KPCW 2019 Expansion Area shall be $10.00 and the applicability of same terms of the Real Estate Purchase Contract on May 21, 2009, specifically Paragraph 2(b)(i-viii) as applied to the KPCW 2019 Expansion Area.

5. Section 4. The Unit, Subsection (a), is hereby amended to reflect the additional 1,311 square feet of the '2019 KPCW Expansion Area' to read:

(a) Square Footage. The actual square footage of the Buyer's Unit(s) is approximately ~~1922~~ 3,271 square feet. Buyer understands and agrees that there are various methods for calculating the square footage of a Unit and, depending on the method of calculation, the quoted square footage of Buyer's Unit may vary by more than a nominal amount. For example, architects often measure square footage from the outside edge of the exterior walls to the mid-point of the interior walls. Another method, typically used in condominium plats, measures square footage from the inside edge of the exterior walls to the inside edge of the interior walls. Accordingly, at the pre-Closing inspection, Buyer should review the size and dimensions of Buyer's Unit. At Closing, Buyer shall be deemed to have conclusively agreed to accept the size and dimensions of Buyer's Unit, regardless of any variances in the square footage from that which may have been disclosed to Buyer at any time prior to Closing. Seller does not make any representation or warranty as to the actual size, dimensions or square footage of Buyer's Unit, and Buyer hereby waives and expressly releases any such warranty and claim for loss or damage resulting from any variances between any represented or otherwise disclosed square footage and the actual square footage. The provisions of this Section 4(a) shall survive the Closing.

6. Section 7 Closing. Is hereby amended to read:
(d) Second Closing for Expansion Area: Closing shall take place within fifteen (15) days of Buyer acquiring a certificate of occupancy for Unit 200 of the Marsac-Swede Condominiums First Amended Plat.

7. Buyer and Seller agree that all other terms and conditions of the Real Estate Purchase Contract, to the extent that they are not inconsistent with this Addendum No. 1, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Addendum No. 1 to be executed the day and year first above written.

BUYER:

COMMUNITY WIRELESS OF PARK CITY, INC.,
a Utah non-profit corporation

By: ___________________________________
Name:

SELLER:

PARKCITY DEVELOPMENT AUTHORITY,
a Utah municipal corporation

By:

____
Name: Andy Beerman, Chairman

Attest:

____
City Recorder's Office

Approved as to form:

____
City Attorney's Office

EXHIBIT A1

WHEN RECORDED MAIL TO:

Park City Municipal Corporation
City Attorney's Office
PO Box 1480
Park City, UT 84060-1480

SUPPLEMENTAL DECLARATION:
FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
AND
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS
FOR
MARSAC-SWEDE CONDOMINIUMS

AN EXPANDABLE COMMERCIAL CONDOMINIUM PROJECT
LOCATED IN
SUMMIT COUNTY, UTAH

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM, filed on November 25, 2008, entry number 00859973 is made as of the date hereinafter set forth by Park City Municipal Corporation, a political subdivision of the State of Utah (hereinafter referred to as the 'Declarant').

Expansion of the Condominium Project

A. Declarant previously executed a Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions for the Marsac-Swede Condominiums on November 18, 2008 ('the Declaration').

B. The Declaration contemplated expansion of the condominium project and in Article 17 provided that the Declarant record an amendment to the Declaration describing any such expansion.

NOW, THEREFORE, Declarant, as owner of the Parcel and for the purposes above set forth, declares as follows:

1. Amendment. The following sections of the Declaration are hereby amended as stated herein below:
   a. 1.19 Parcel. Exhibit A of the Declaration is hereby replaced with the attached to this Supplemental Declaration as Exhibit 1.

   b. 1.21 Plat. The Plat shall now mean the First Amended Marsac-Swede Condominium entry number ___________Recorded ____________ 2019 and Declarant hereby approves the expansion of Unit 200 in accordance with the Amended Plat attached to this Supplemental Declaration as Exhibit 2.

   c. This Amendment will have no effect on voting rights, common areas, or any other provision of the Declaration not related to the expansion of Unit 200.

2. No Other Amendment. No other changes to the Declaration are made by this Supplemental Declaration, and the original Declaration remains in full force and effect.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration as of this________day of______________, 2019.

DECLARANT:

PARK CITY MUNICIPAL CORPORATION, a political subdivision of the State of Utah

By: ________________________

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On this ____ day of ________________, 2019, personally appeared before me ____________________, whose identity is personally known to me/or proved to me on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he/she is the ________________________, a __________, by authority of its Bylaws/Resolution of the Board of Directors and acknowledged that he/she signed it voluntarily for its stated purpose as _________________________., a Utah non-profit corporation.

____

Notary Public

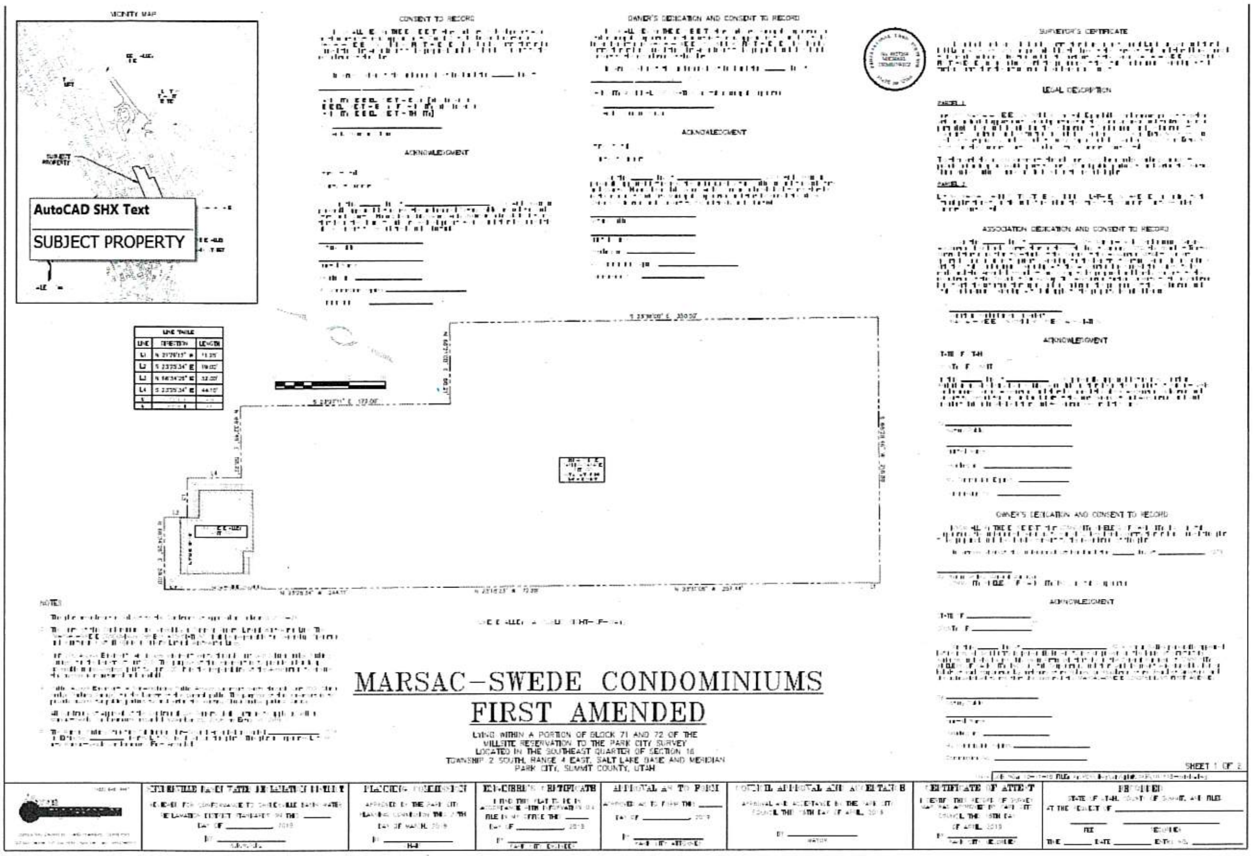
Exhibit 1- LEGAL DESCRIPTION

UNIT 200,MARSAC-SWEDE CONDOMINIUM FIRST AMENDED, A UTAH EXPANDABLE CONDOMINIUM PROJECT, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES AS MORE PARTICULARLY SHOWN AND DESCRIBED IN THE DECLARATION OF CONDOMINIUM AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED __________________, AS ENTRY NUMBER ___________, IN BOOK _________ AT PAGE_________ AND RECORD OF SURVEY MAP RECORDED _____________ AS ENTRY NUMBER ______________IN THE SUMMIT COUNTY RECORDER'S OFFICE.

TOGETHER WITH THE ACCESS EASEMENTS THROUGH UNIT 300 (CHINA BRIDGE PARKING GARAGE) TO PROVIDE A HANDICAP ACCESSIBLE POINT TO UNIT 200 AND PUBLIC PARKING TO AND WITHIN THE EXISTING CHINA BRIDGE PARKING GARAGE AS DISCLOSED ON THE RECORDED. PLAT.

(Tax Serial No. MAR-SWED-200-X)

Exhibit 2- First Amended Marsac-Swede Condominium Plat



Letter of Intent from the Lodging Community for Voluntary Cooperation to Minimize Vehicle Impact on Hillside Avenue

Voluntary Lodging Compliance:

- Lodging Stakeholders <u>will not use</u> Hillside Avenue:
  - April 15 to June 1
  - October 1 to Dec 1
  - Exceptions: Access to St. Mary's Church, Residential Homes, Daly Trailhead or in event of emergencies.
- Lodging Stakeholders <u>will avoid</u> Hillside Avenue when possible:
  - 24/7
  - 365 days a Year
  - Drivers will be trained via sign off sheets, City assisted training and education, to avoid Hillside when possible.
  - *We wish to express this does not mean 100% compliance all the time, but we are confident this will reduce traffic flow with Courtesy Hotel Micro Transit Systems by well over 50%, if not greatly higher.
- Further Lodging Compliance:
  - Stakeholders will continue to work through Park City Area Lodging Association on outreach and Voluntary Lodging Compliance for all properties within PCALA.

Lodging Asks of City:

- Assistance with outreach, Training and Continuing Education
- Enforcement through education, not traffic violations
- Assistance with reducing harassment / conflicts with Hillside Area neighbors
- Public and Private Support of Lodging Courtesy Shuttle Micro Transit System
- Similar Compliance by For-Hire Transportation Companies and out of City Vendors

We, the undersigned affix our signatures in support for the **Letter of Intent** as presented above.

Date	Name	Company	Contact #	Email	Signature
9/4/19	C. EGGLETON	NEWPARK RESORT		chris@newparkresort	
9/4/19	Teri White	Snowflower		teri@snowflowerparkcity.com	
9/4/19	[illegible]	Natural Retreat		s.perkins@naturalretreats.com	
9/4/19	D Williams	IHG		dan.7.williams@ihg.com	
9/4/19	Rick Ford	PCAP			

From:	Renai Bodley Miller
To:	Michelle Kellogg; Jonathan Weidenhamer; Heinrich Deters
Subject:	KPCW
Date:	Wednesday, September 11, 2019 5:08:20 PM

***Please submit the email below to the public record regarding KPCW for September 12th's city council meeting.*

Dear Jonathan and Heinrich,

KPCW appreciates the city's assistance with the station's expansion plans. I am also grateful for your assurances on behalf of the city to continue our good faith discussions on the following items:

Satellite Dish in North Marsac Parking Lot. KPCW would like a new 20 year lease for the satellite dish, taking us to 2039.

-Under our current agreement the lease will expire in 2029. With the expansion, KPCW anticipates still being in this space at that time, and would like to memorialze the lease arrangement to prevent any additional expense for this essential asset of our broadcast operations.

Continued parking allowances for KPCW staff and volunteers. Now there is paid parking in China Bridge, KPCW would like to contain the additional parking expenses (and potential future parking fee increases) by having a managed parking plan with the city.

-Currently the city is providing vouchers for us to give to volunteers, guests and staff when we need to stay after 6pm or during special event weekends. The system is working well, but we'd like to formalize it.

It would be a hardship for the station, which relies heavily on volunteers for operations, and also invites many guests from the community to be on-air, if the station had to reimburse everyone for paid parking.

We would like to explore how our parking agreement could be managed through our HOA.

Public Service Announcements. Under the current agreement, KPCW has to produce "unlimited" PSAs for the city for the next 999 years. KPCW would like to make this more manageable by coming up with a more sustainable PSA schedule that helps the station better manage their on-air messaging and staff production time, but also create a more reliable, guaranteed, on-air schedule for the city.

-It is KPCW's policy to air no more than five underwriting messages a day from the same entity and needs to keep PCMC to these same standards for the purposes of on-air

quality.

-The PSAs are more than just the cost of the air time, which right now is averaging around $25,000 a year. The city changes its messages frequently, and that takes up a lot of KPCW staff time to record & produce those spots. At one point last August, the city had 10 different messages on air and we figured it took 25 hours – more than HALF of John Burdick's work week (our Assistant Program Director) – to produce & schedule them.

-Under the current agreement, there is no guarantee ***when*** *the city's PSAs would air. A new agreement could allow PCMC reserved time-slots, (not during local news times.)*

Finally, many thanks for scrambling to the station Friday afternoon to discuss these issues. I appreciate the urgency with which you handled the situation. You went above and beyond in your response to our concerns and we are very grateful.

Thanks again,
Renai