



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

September 1, 2022

The Council of Park City, Summit County, Utah, met in open meeting on September 1, 2022, at 3:00 p.m. in the City Council Chambers.

Council Member Dickey moved to close the meeting to discuss personnel, litigation, and advice of counsel at 3:00 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

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

RESULT: APPROVED

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

WORK SESSION

Central Wasatch Commission Update by Blake Perez and Lindsey Nielsen, CWC Executive Directors:

Lindsey Nielsen reviewed the history of the CWC and indicated the commission was made up of 10 jurisdictions in Utah. Its purpose was to address longstanding issues and aspirations for the Central Wasatch Mountains. Blake Perez stated committees were set up from stakeholder groups and they provided advice to the board. Council Member Dickey asked if Deer Valley or Park City Mountain Resort had representatives on the stakeholder council, to which Perez indicated they used to have representation. He encouraged them to submit an application to be on the council again. He also explained current studies and plans, including the Regional Mountain Transportation Plan, Big Cottonwood Canyon Mobility Action Plan, Parleys Corridor Study and the Visitor Use Study.

Nielsen stated the Environmental Dashboard project had been ongoing for seven years. Data was gathered on air quality and climate, geology and soil, vegetation communities, water, and wildlife, and stored on the CWC website. She noted this was a great

resource for the public. She also discussed short term grant programs, including the Park City Bonanza Flat Transit to Trails program.

Chris Robinson, CWC Chair, stated the directors were capable to move the commission forward. Important things took time to implement. He discussed the Little Cottonwood Canyon Environmental Impact Statement (EIS), which included expanded buses and a gondola. He thought regional connections and collaboration offered through the CWC were valuable and it was important for Summit County and Park City to be members.

Council Member Toly asked if CWC included canyons by Ogden. Perez stated those mountains were not part of the Central Wasatch mountains. Council Member Doilney indicated he served on the commission for a while and stated the same factors that affected Little Cottonwood Canyon also affected the Wasatch Back.

Discuss Winter Transportation Operations - Parking Plan:

Matt Neeley, Transportation Director, and Johnny Wasden, Parking Manager, presented this item. Wasden stated the Parking Department had been working to expand tools for enforcement for the past four years. He noted his team was involved with peak transit days and helping with traffic flow. One initiative was offering permits for residents to park in their neighborhoods since they didn't have on-site parking. He discussed virtual permits, "No Street Parking" signage and additional signage for peak traffic days.

Council Member Toly expressed concern that A-frame signage would fall over and wouldn't be seen. Wasden explained signage would be put on both sides of the street and notices would be on the Transit apps. Council Member Doilney asked what solutions were in place to deter parking in Prospector, since there were already parking issues there. Wasden stated the goal was to anticipate problem areas and then have a clear communication channel to let visitors know where to park. The auxiliary plan for parking in Prospector or other areas was timed parking signage that could be set out in the hot spots.

Council Member Rubell asked where outreach would be conducted, to which Wasden stated Thaynes and Prospector, but the Meadows subdivision could be included if there were parking concerns for that area. Council Member Rubell thought outreach could be expanded if residents outside the initial parameter began to show concern. He asked about fines. Wasden stated the initial fee was \$50 and that could escalate to \$200. Council Member Rubell noted this was an expansion of the parking program. The Streets Department had been adding signage so people should know and make parking adjustments.

Council Member Toly asked why Thaynes Canyon residents wanted to be a blue zone versus a red zone. Wasden stated he was willing to maintain the resident permit year-round since off-street parking was often not available. Residences built before 1910

needed the permit. A code amendment would be necessary for a year-round permit. Council Member Toly asked for signage that would lead people to stairs going to bus stops. She also asked how residents could report parking problems in their neighborhoods. Wasden stated there was information and feedback forms on the Parking website page.

Wasden displayed a chart of daytime paid parking rates and asked if Council supported the rates. Council Member Rubell supported the outreach efforts and the paid parking rates. He thought it was important for locals to have the ability to park places that were time limited without a significant charge and asked Wasden to come up with some creative ideas. Council Member Gerber asked if there would be paid parking at the MARC, to which Wasden stated there would be no paid parking there, but he would be analyzing that lot. Council Member Gerber asked if a parking spot analysis had been performed. Wasden indicated a parking study was done in 2016 and he felt a more comprehensive study was needed.

Council Member Doilney was encouraged that the City and its partners were trying new strategies. This was a great start and he hoped the community would be patient while the City figured out solutions to traffic problems. Council Member Toly noted there would be one-hour parking stalls in China Bridge for people needing pickups or deliveries. There was discussion with the Historic Park City Alliance (HPCA) to change the paid parking time from 8:00 a.m. to 1:00 p.m. since Park City Mountain Resort (PCMR) was only charging from 8:00 a.m. to 1:00 p.m. She also wanted to clarify that the City was not incentivizing skiers to park on Main Street, and it was trying to protect residents and customers. Wasden stated he would talk to HPCA about having a blanket paid parking time.

Council Member Dickey agreed with changing the paid parking from 8:00 a.m. to 1:00 p.m. He supported daytime paid parking and suggested evaluating and adjusting it as data was collected. He thought the \$25 parking fee should be increased to exceed the amount charged for Vail parking, or else it would feel like overflow parking. He asked about 15-minute parking stalls used during the day and felt like Main Street was packed, but the stalls sat empty. He suggested adjusting the time limit to one hour. Wasden stated there weren't many tickets issued for the 15-minute stalls and that could be evaluated. Council Member Dickey also asked to hear the feedback from Thaynes residents. Mayor Worel stated she sat in on HPCA meetings and she thanked them for their willingness to work with the City on parking issues.

Fall 2022 Trails Update:

Heinrich Deters, Trails and Open Space Manager, and Wendy Fisher, Executive Director, Utah Open Lands, presented this item. Deters reviewed the different processes for developing trails and uses for trails and noted the Bonanza property was handled differently. He stated individuals and entities make trail requests that typically

go through Mountain Trails Foundation. There were several trail processes for different situations. He wanted to add information to the City website to help those with trail questions. He also indicated there were plans to provide an ADA accessible trail from the "Y" to Bonanza Deck.

Fisher reviewed the work done at Bonanza Flat in the conservation area. The management plan was unique for a conservation area and within the plan all the values were taken into consideration: wildlife habitat, scenic, cultural, and recreation. The other part of the plan was the baseline documentation. This was where her team started, and multiple problems were found. She looked at the total process. She asked that when Council heard concerns, they go to the site with her and her team so the right thing could be done for this area. Fisher displayed ongoing restoration efforts in areas around Blood's Lake and some trails.

Mayor Worel noted staff looked for direction on whether to complete 1.75 miles from the multi-use trail to Pine Canyon Road. Council Member Dickey asked what the utility was for Phase One of the trail. Deters stated it was envisioned as a loop, and it would be constructed a little at a time. Council Member Dickey asked if Phase One would lock in Phases Two and Three with no room for other options. Deters stated Pine Canyon was a good crossing point, and the process would go through Wasatch County for the crosswalk and early warning signs. The City had the ability to go in two different directions from there and it wouldn't limit the options.

Council Member Toly stated she had been to that area multiple times and talked to residents and visitors. This was a multi-use trail for bikers and walkers. She wanted to know if people should park at the "Y" and if not, she wanted to know what the area would look like. She asked what could be done for the next two years. Deters stated it took multiple years for a trail to get built. Signage would be placed directing visitors. A lot of times Mountain Trails wouldn't connect the trails. Directions would be given for people to stay on the trail and he hoped all would park at the Bonanza Flat Trailhead since it had a restroom and maps. The "Y" parking was under Wasatch County jurisdiction. He would continue discussions with them. Council Member Toly walked where the wetland was and she understood why it needed to be preserved and the need for the trail to be moved. Fisher stated the Aspen forest was encroaching into the area. The other thing was Aspen trees attracted birds that ate tree-eating beetles. Council Member Toly noted other parts of the trail weren't being kept because of the trail grade. Deters stated hiking trails could be steeper than mountain bike trails, but the trail was for mountain bikes and the City needed to conform to code. Council Member Toly stated she was fine with staff moving forward with this part of the project, but she wanted to be included in outreach efforts for future plans.

Council Member Doilney agreed this was a good plan. Council Member Gerber supported moving forward with the plan and noted the plans were thoughtfully made by

experts. Council Member Rubell asked for a future conversation on the Transit to Trails program. Mayor Worel stated the area plan was a guideline and helped move efforts forward.

Council Questions and Comments:

Council Member Dickey stated the Transportation team did great work on reaching out to residents and talking about the Winter Transportation Plan. He noted the month-long break was an opportunity to do more work.

Council Member Toly gave a shout out to Emergency Preparedness Month in September. She thanked Mayor Worel and the Council for the Council in the Neighborhood event at Library Field and noted the next one would be at Thaynes in Rotary Park. Autumn Aloft would be September 17-18. She thanked the non-profits for their work to benefit the community.

Council Member Doilney stated he communicated with all the Council members over the break and noted those that accept criticism want to improve. He thanked all the Council members.

Council Member Gerber attended the Colorado Association of Ski Towns (CAST) meeting in Salida, Colorado, and indicated they talked about nightly rentals, affordable housing and childcare problems. She noted the childcare in the Park City schools was run by a nonprofit and it was shut down. She looked forward to more conversations on childcare. She attended the Utah Housing Coalition and asserted the housing problems were overwhelming. She hoped to discuss safety with ebikes as children rode them to school.

Council Member Rubell asked to revisit the Council's month off since there were a lot of topics that needed to be addressed.

Mayor Worel met with the Housing and Urban Development (HUD) regional administrator and they toured Park City affordable housing projects and discussed the City's housing efforts. She also went to Bike to School Day and thought it was a great community event. She announced Council would have a strategic planning retreat on September 14th.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Nann Worel	Present

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	
None	Absent

II) APPOINTMENTS

1. Appoint Ruth Gezelius, Mary Wintzer, Jennifer Franklin, Stefanie Wilson, John Stafsholt, and Beth Armstrong to the Board of Adjustment with Staggered Terms, Beginning September 2022:

Michelle Downard explained the makeup and purpose of the board. Mayor Worel thanked the board members for their willingness to serve.

Council Member Gerber moved to appoint Ruth Gezelius, Mary Wintzer, Jennifer Franklin, Stefanie Wilson, John Stafsholt, and Beth Armstrong to the Board of Adjustment with staggered terms, beginning September, 2022. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

III) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Report:

1. Marissa Marleau Appointed as Deputy City Recorder:

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.

Angela Moschetta was upset about Council Member Doilney's comment on criticism since he and Council Member Gerber were wearing t-shirts that said "Tone Def Relic" as a reference to a Park Record editorial. She accused them of lying and thought these Council members owed the public apologies. Mayor Worel cautioned Moschetta about

speaking to individual Council members and requested civility. Moschetta hoped they would vote in sync with what they supported.

Megan McKenna supported affordable housing. She was hired as a housing advocate for Mountainlands Community Housing Trust. She asked Council to reflect on the mining labor that made the community what it was today and indicated labor was still the life force of the community.

Bill Ciraco praised Nestor Gallo, who ran the Neighborhood Transportation Management Program (NTMP), and noted in response to concerns, signage was implemented in his neighborhood.

Charlie Sturgis stated he never hired anyone who didn't have a place to live, since he knew they wouldn't stay. He suggested using some marketing money from Utah and Park City campaign accounts for housing and structure repair. He noted the parking on Bonanza Flat was great.

Mary Christa Smith asked Council to act boldly when it came to affordable housing. She was a recipient of affordable housing. This was not a new issue, but this was a critical moment where bold actions needed to be taken, including actions with childcare. She was also grateful for each Council member and the work they did. She apologized to Council Members Gerber and Doilney for the persecution they faced in the community and indicated this was not representative of the majority of the community.

Eric Moxham supported what the City was doing with the Homestake affordable housing project and thought that was the way to maximize affordable housing. He liked public/private partnerships and thought the City was leading the way. He didn't listen to the Winter Parking presentation, but he knew the City and Vail would present on winter parking. He recommended that Council and staff engage in discussions with the County and Vail about the unintended consequences of paid parking. He thought it would create a lot of congestion on the roads and mountains. He suggested a better plan was to have paid parking for both bases on the weekends and reduced pricing during the week. He also suggested a parking pass for locals. He encouraged collaboration between the City, County, and resorts.

Diego Zegarra thanked Council for serving in public office and especially for championing affordable housing. He noted the Community Foundation was partnering with Mountainlands for affordable housing.

Deb Rentfrow eComment: "As someone who attended all of the interviews for the Planning Commission seats, I believe there were multiple candidates which had valuable experience and a strong desire to serve our community. I fully supported the appointments which were made. At our Mayor's suggestion, the Planning Department

has been asked to prepare an amendment to the LMC to include more specific criteria as a requirement for the Planning Commission. I have a couple of thoughts I hope you will give consideration. 1) Does the City have a professional(s) in the engineering or building department with experience not limited to construction, planning or architecture which reviews applications and provides the appropriate scrutiny, calculations, analysis, etc. to the Planning Staff to include in their staff reports? Including this as part of the review process and putting their findings and/or conclusions in the staff report would lend additional confidence to the staff recommendations to the Commission. This individual should also be available to the Planning Commissioners should they have additional questions or concerns as they review the packet or discuss the application during the meeting. While references have been made in previous staff reports to various departments reviewing and giving their input on feasibility, if the City does not have an employee(s) with the necessary qualifications to perform this important aspect of review, perhaps it is a new position which should be considered rather than trying to find a member of the community to fill this role as part of their duty as a Commissioner. 2) Based on the wording of the amendment, it would seem anyone with professional experience not limited to construction, planning or architecture would automatically tick a box and have a leg up even if they are overall less qualified than someone without this professional experience. And, just because someone has professional experience does not guarantee that it is "good" experience. For example, someone may have experience as an accountant yet still produce inaccurate financial statements which potentially results in big issues, financially, legally or otherwise. As always, I appreciate your service to our community."

Kevin McCarthy eComment: "Winter routing, currently 2 Green. For years the bus coming west bound on Holiday Ranch would cross 224 at the light and then in about 50 feet make a left turn on to Prospector Dr. This has increased safety aspects. Rather than sit blocking traffic, as a bus needs greater leeway when making left turns, they crossed over via the through traffic lane. Making a left turn on 224 to include immediate transition to the right shoulder and stop location, utilize the next available left turn off PayDay in a very low traffic environment, onto Prospector enabled the bus to provide service to additional neighborhood stops. At the south end of Prospector the bus services a protected stop before making a right turn onto 224 to rejoin the route. The safety enhancement was also that we did not have to stand essentially on the shoulder of an extremely busy 224 waiting for a bus. In winter snow conditions this is a very dangerous option. If the city wants residents to use the bus transit system you will need to consider what works for us as well. The alternative is to just use a car to go everywhere."

Mayor Worel closed the public input portion of the meeting.

Council Member Gerber was excused at 6:30 p.m.

V) CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from June 28 and July 14, 21, and 28, 2022:

Council Member Rubell moved to approve the City Council meeting minutes from June 28 and July 14, 21, and 28, 2022. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Gerber

VI) CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Contract with Alpine Forestry LLC. for Defensible Space Work, in a Form Approved by the City Attorney, in an Amount Not to Exceed \$136,000:

Council Member Toly noted the areas included in the mitigation efforts.

2. Request to Adopt Resolution 16-2022, a Resolution Declaring September 10, 2022, as the Planting Park City Day of Service:

Mayor Worel moved to remove Item Two from the Consent Agenda. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Gerber

Council Member Doilney moved to approve Consent Agenda Item One. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Gerber

2. Request to Adopt Resolution 16-2022, a Resolution Declaring September 10, 2022, as the Planting Park City Day of Service:

Celia Peterson, Sustainability Project Manager, recognized Craig Nielsen, and Bruce and Deborah Hook, Just Serve Utah. Nielsen stated they would plant 150 trees on the day of service. He said www.justserve.org was a platform for nonprofits to solicit their needs and volunteers could use this site for coordinating service projects. This was the National Day of Service to remember September 11, 2001, and to do good on that day.

There would be 300 volunteers for this project. The high school Honor Society school clubs would be helping. He asked for residents to park at the film studios at 9:00 a.m. and walk to the dog park where assignments would be given on where to plant the trees. He wanted this to be a biannual event so 10,000 trees would be planted by 2030.

Council Member Dickey moved to adopt Resolution 16-2022, a resolution declaring September 10, 2022, as the Planting Park City Day of Service. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Gerber

VII) OLD BUSINESS

1. Consideration to Adopt the Rail Trail Master Plan:

Heinrich Deters, Trails and Open Space Manager, Maria Vyas, Fehrs & Peers Active Transportation Consultant, and Charlie Sturgis presented this item. Deters stated the master plan was a community document. The Rail Trail was a great community asset. He reviewed the history of the Rail Trail. Over the years, there were many comments on the need for maintenance for the trail. This plan was conceptual and was phased. Each step would come back to Council for approval, and he noted this was a multi-year project.

Vyas reviewed the public outreach efforts for the master plan and stated some of the feedback included the need for improved wayfinding, separating the modes, having more dog waste stations and trash cans, the need to widen the trail, and adding restrooms. The stakeholder group reduced the proposed width of the trail, minimized lighting, and limited improvements to specific locations. Some concerns expressed regarding dog safety, the potential gondola or tram, and lighting.

Deters proposed to widen the trail by adding eight feet of road base. Council Member Rubell asked if the road base was eight feet throughout the entire trail. Deters stated the plan still needed to be engineered and would come back to Council for approval. If the plans interfered with other priorities, it could be reconsidered. Council Member Toly asked if it could be four feet on each side of the pavement.

Deters discussed the Wag'On Trail, which was an area that could be an off leash alternative to the trail. Council Member Dickey asked what the cost of a new trail would be. Vyas explained where different amenities would be located along the trail. Deters stated there was a bridge that would be about \$10,000, but Public Works wanted to donate a bridge and so it would only be the cost of labor to install it. He stated there

was stewardship and maintenance that would allow the City to improve the condition of the trail near term. In the medium term, the hope was to widen the Wyatt Earp section.

Mayor Worel opened the item for public input.

Suzanne Rosenberg represented 56 people whose properties abutted the Rail Trail who signed a petition. She stated there was a lot of flora and fauna along the trail. She didn't think there was an ecological assessment on how widening the trail would affect the wildlife. She thought adding eight feet would cut into the berm along the trail. Spruce tree roots would be impacted. Other areas would need a lot of fill dirt. She noted 75% did not want the trail widened. She stated traffic calming initiatives narrowed roads, not widened them.

Steve Shupert thanked Rosenberg for her presentation. He indicated there was a problem with ebikes on the trail. He agreed there would be an impact on the wildlife.

Shirin Spangenberg stated her concern was a restroom going in at Wyatt Earp. She felt putting a structure there would hide drug deals from police officers. She supported a restroom on the trail.

Andre Dumas stated bikes on the trails was a concern. There were bike lanes on the streets. He supported restrooms and suggested having it visible from the park as well as from the trail.

Karen Zorzy used the Rail Trail all the time and it was so crowded. She favored widening the trail and didn't favor splitting the road base to four feet on each side. Widening was a safety issue.

Bo Pitkin was involved in the Walkability (WALC) committee and supported this proposal. He heard the concerns and wondered if the width could be narrowed but the design improved. He liked the soft surface proposal and suggested 16 feet instead of 18 feet.

John Fry supported the Wag'On Trail. He thought this proposal was creating a road, and that would cause problems. He suggested pulling out the hard surface and putting down a soft surface. It would slow things down and move bikes off the trail. He also suggested alternating 200 yards of pavement and 50 yards gravel throughout the trail.

Douglas Duditch worked on this and went to the Planning Commission meeting. He knew the effort to get public comments. Most of the City he talked to did not want to turn the trail into a road. It should be a park. There was no beautification efforts or wildlife attraction efforts. He encouraged a no vote.

Miche White stated she was a member of the committee and noted everyone made sure it was accessible for handbikes for individuals with disabilities. It was a popular trail and it would be used, so the City needed to figure out how to keep it safe. She supported the plan.

Jacie DeYoung suggested holding off on the widening. The rest of the plan was great. She requested a use study not using 2020-2021 data.

Ed Orschel thought it was important not to line the trail. He thought the trail should meander. He thought restrooms in the park made more sense. The trail was a park and should be treated as a park. It was a transportation corridor as well, but it needed traffic calming to be safe.

Mari Bell stated widening the trail would mean more congestion as well as trail etiquette. A moose and her young were tranquilized and moved to a new area and she didn't want that for Park City.

Kim Fry shared the opposition to widening the trail because speeds would increase on a wider trail. Speed bumps would help. She supported the trail being treated like a park. There was also a Utah orchid on the trail.

The following eComments were submitted:

Suzanne Rosenberg eComment: "On September 1, 2022 the Park City Council (PCC) will vote on a proposal to widen the Union Pacific rail trail by 8 feet of asphalt and 4 feet of gravel between Bonanza Drive, Wyatt Earp Way, and State route 248 east of US-40. The proposed widening includes making the asphalt pathway 18 feet wide with 2 feet of gravel on either side, for a total width of 22 feet. According to Summit County regulations "Access roads shall be limited to ten feet (10') in width" (11-6-8: INFRASTRUCTURE STANDARDS; https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-18970). Widening the rail trail therefore will turn it from a trail into a road. Below are a few of the reasons and issues that must be addressed before either widening the rail trail or making other changes.

1. There is a vibrant eco system of ducks, geese, herons, resident and migrating birds (e.g. pelicans), beavers, muskrats, ground squirrels, and flora in the wetlands on the north side of the rail trail between Wyatt Earp Way and State route 248. Moose and deer come down from the south side hills to drink at the wetlands and sandhill cranes travel along the rail trail and the berm in spring with their young. There has been no consideration of how widening the trail (including replacing existing bridges over water) will impact the flora and fauna. An environmental impact study of the wetlands is essential before any changes are made to the trail.
2. There are many mature trees within 10-12 feet of the trail on the south side of the rail trail east of Wyatt Earp Way. These trees sit on a berm. Widening the trail by any amount (proposal is for 8 feet) on

the south side of the existing trail will require cutting down part of the berm and is likely to impact (kill?) these mature trees by eliminating and/or cutting their roots. These trees provide an important barrier between the rail trail and houses along the south side of the trail. 3. Off-leash dogs climb the berm and defecate in the backyards of the houses on the south side of the rail trail. Dog owners are usually unaware of this activity so the clean-up is left to the homeowners. Widening the trail on the south side will make it easier for off-leash dogs to find a location to defecate. 4. Widening the trail will not stop bikers from speeding. Traffic calming guidelines involve narrowing, not widening roads. A divider for walkers vs bikers will not stop folks from biking/walking on the wrong side since it's unlikely people will adhere to directions (or if they'll even read the directions). Most bikers currently do not stop at stop signs."

Kristie and Blake Henderson eComment: "Unfortunately we are unable to attend the meeting in person on Thursday evening but we would like to make our thoughts known as people who live near and utilize the rail trail almost daily in all capacities. 1. We are supportive of all the improvements around the creek and making that area look nice with more benches, etc. 2. We also appreciate more signage to remind people that this is a shared trail among children, dogs, pedestrians, bikes and e-bikes, and the speeds have to be maintained and the bikes (of all kinds) need to yield to all others. 3. We do NOT agree that the trail should be widened at this point. The wider the trail, the more people will use it, and they will go even faster than they do now. In the last 2 years we have seen the rail trail change into a small highway filled with speeding e-bikes, young children operating these e-bikes, accidents and injuries among locals and visitors. It is not safe for the riders or the pedestrians. We are all for more biking and walking and less traffic from vehicles, but from what we have seen firsthand, if the rail trail is widened, it could quickly become a feeding ground for ER visits. Thank you for the hard work that you do, and for your consideration."

Shannon ONeal eComment: "The plan focuses too much on creating a new transportation corridor focused primarily on ebikes and not enough on preserving the peaceful park-like amenity we have now. The rail trail is a park with a mixed-use path, not an alternative transportation artery. Hyping that aspect is how we begin, I think. The rail trail is a friendly place. Cyclists must always yield to pedestrians. Dogs should be leashed or under voice control. Other towns have done a lot of work on this, let's look at what they've done before we cut down our trees, grade the trailside, and free the cyclists to go as fast as they like. The proposal timeline sensibly begins with the low-hanging fruit, some of which has already begun to show up: Maintenance Striping Wayfinding signage There is no funding for the major and most expensive, disruptive proposals that are a few years down the road, the widening, bridge building, expansion, wetlands issues, restrooms, etc. I suggest we begin with more of the low hanging fruit while the required studies go forward: Along the way show people the extent of the proposed expansion and THEN ask them if they like that idea. The striping is a gentle reminder to share the trail. More trash cans and pet waste bags (and a realistic

maintenance schedule) will help keep the trail clean. The Wag'On Trail is a great idea. Signage reminding dog owners to leash their animals and pick up after them will also help. Concerns: The proposed cross section is too large and unnecessarily trades trees, grasses, and other plants for road base. Designating all paved surface for cycling will result in greater speed and more danger to pedestrians for the inevitable conflicts. Traffic calming involves reducing perceived space. PC spends a lot of effort on it elsewhere. The proposal is the exact opposite. Preserving natural habitats should always be a priority in PC."

Mari Mennel-Bell eComment: "I would like to restate my concerns RE the Rail Trail Master Plan and to reiterate my urgent wildlife request. Widening trails will just attract more speeding and have possible negative impacts on habitats and wildlife. PC has excellent bike lanes on its roads. On the rail trail we should encourage people to slow & look around. I love the idea of birdhouses stationed along the trail!! As part of the tree planting program, why not plant bushes such as crabapple on public land near the rail trail so people can watch deer, moose, elk and birds harvest them? The rail trails should be for people to spend time in nature and hopefully be able to see wildlife, esp moose! The shocking relocation of the mother moose and her baby from Prospector Park this week should never, ever be allowed to happen again! The council needs to step up to the plate and send a strong message. I request that you draw up a document to state to the public and esp. DNR that Park City's counsel stands firmly against the relocation of our large wildlife. Unless it can be unequivocally proven to police and DNR that said wildlife presents unprovoked danger to people, they must be left in their habitat. The greatest gift that we can give future generations is protecting our wildlife and preserving our environment for people to experience in as natural a state as possible."

Mayor Worel closed the public input period.

Deters reviewed the City's and state's endeavor for the City to take over the Rail Trail. The final document would come to Council for approval in a month and would contain the details on how the City would maintain the trail.

Council Member Rubell appreciated the study. He expressed concern with having an off-leash area and thought it was a plan for those who wouldn't follow the rules. He thought part of the off-leash trail got close to housing and he wanted mitigation if that moved forward. From the public input, there were concerns with machinery and landscaping. He didn't think it had to be a fixed 18 feet the entire way. He suggested more efforts to enforce safety and thought that should be a near-term goal. He agreed ebikes were a problem around town and not just on the Rail Trail. The approval would approve the plan and move forward with design. Deters stated the specifics would come back to Council for approval at a later time. Council Member Rubell suggested moving safety to near-term and approve the strategic document that would guide decisions moving forward.

Council Member Doilney stated there was a lot of outreach with positive feedback and now the public input was opposed to the results. He stated the primary concern was safety and widening the trail. Historically this was a transportation corridor and a state park. He supported adopting the plan knowing Council would address each issue at a future time.

Council Member Toly stated the trail served many areas. She asked if the plan could be approved for the near-term and pull off the medium and long term. Council Member Rubell stated this document would help the City get funding. Mayor Worel noted each item would come back individually for approval, but safety was the priority.

Council Member Dickey agreed with the other Council members and indicated there needed to be a specific conversation on trail width. He liked the feedback and favored approving the master plan.

Council Member Doilney moved to adopt the Rail Trail Master Plan. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Gerber

2. Consideration to Approve Ordinance 2022-35, an Ordinance Amending Title 14, Trees/Landscaping; Streets, Sidewalks and Stairs; Streetcuts; Snow Removal; Street Address System; News Racks by Amending Chapter 14-7 Small Wireless Facilities in the Public Right of Way of the Municipal Code of Park City:

John Robertson, City Engineer, presented this item and reviewed the history of small wireless facilities in Park City. Since December, he worked on code amendments that would work for the City, while complying with State Code. He proposed replacing light poles on Main Street with attachments for 4G and 5G. The Historic Preservation Board (HPB) had concerns with the boxes that would be attached to the light poles. Robertson spoke with a consultant about resolving the concern. The solution was to add a pole-top extension and antenna to the light pole. He noted each application for small wireless facilities would go through an analysis process. These would go in the Historic Commercial District. In the residential areas, the recommendation was to add it to a utility pole.

Council Member Rubell asked if the City could push the antenna to surrounding streets or if they would have to go on Main Street. Robertson stated the applicant had to show a need for a certain area. If buildings got in the way, the antenna had to be higher. Council Member Toly asked if they would be implemented at the same time. Robertson stated the digital antenna system would be installed at one time. Outside that area, they would come in individually as needed.

Council Member Doilney asked if the infrastructure could handle all providers. Robertson didn't know the answer. Council Member Doilney asked if there was anything the City could do to require the poles to be used by multiple vendors. Robertson stated it could be encouraged but not required. Council Member Doilney encouraged the system put in place to be used by multiple users.

Council Member Dickey asked if the City would install the antennas. Robertson stated it would be installed by the private company at no cost to the City. Mayor Worel asked if the street would be dug up for fiber optic, to which Robertson stated a conduit was in the street already and fiber optic could be placed in there, but it would have to be connected to each pole.

Council Member Doilney stated the City met the Federal Communications Commission (FCC) requirement that it had to allow one provider and asked if it had to allow other providers, to which Robertson stated other providers could have access if they met the requirements. Council Member Rubell asked if the design guidelines could be changed in the future, to which Robertson affirmed. Margaret Plane, City Attorney, confirmed a guideline needed to be in place in case an application came in.

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

Council Member Toly indicated she researched this for information to oppose it, but couldn't find any reason.

Council Member Doilney moved to approve Ordinance 2022-35, an ordinance amending Title 14, Trees/Landscaping; Streets, Sidewalks and Stairs; Streetcuts; Snow Removal; Street Address System; News Racks by amending Chapter 14-7 Small Wireless Facilities in the Public Right of Way of the Municipal Code of Park City. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Gerber

3. Consideration to Approve Ordinance 2022-25, an Ordinance Approving the Fox Tail Trail Subdivision, Located at 3805 Fox Tail Trail, Park City, Utah:

Alex Ananth, Senior Planner, presented this item with Doug Ogilvie from Redus. Ananth reviewed the applicant proposed to create a 3.8 acre lot and 29 acre parcel in Recreation and Open Space (ROS). She reviewed the history of the Hidden Meadows Subdivision and noted 11 lots in that subdivision had a maximum floor area of 10,000. There was a new recommended Condition of Approval (COA) that she proposed be added to the ordinance which would limit the use of the ROS portion of Lot 1 of Fox Tail

Trail Subdivision. Ogilvie clarified the triangle in the ROS zone. Since that parcel would not have improvements, it was left as ROS.

Mayor Worel noted at the last discussion, Council members continued the item because they wanted to have a site visit. Council Member Dickey stated he was stuck on the ROS portion of the parcel. He thought all the ROS should go to the City. Ogilvie stated the views from the top of the corner of the property had better views than the home site. He didn't think it warranted rezoning the parcel.

Council Member Rubell asked if the 12-month minimum rental restriction would prohibit multiple users. Ogilvie proposed a deed restriction in favor of the City and the adjacent HOA, prohibiting transient occupancy. Margaret Plane, City Attorney, stated Harrington reviewed the deed restriction and it aligned with the City Attorney discussion.

Mayor Worel opened the public hearing.

Andre Dumas asked if the open space property could be used from the Solamere side, to which Mayor Worel affirmed.

James Letchford, speaking on behalf of the Solamere and Hidden Meadows HOA, stated the project only benefited one person. The General Plan emphasized sense of community, but this project was a land grab. The project was approved with fractional ownership, a long driveway, etc. and was approved by the planners until the community opposed it. People used the unofficial trail all the time. This was an emotional element to the project. The community had mistrust of the process. He thought this subdivision should not happen, and the ROS should not be part of the lot. He also asked that the deed restriction be solid.

Mayor Worel closed the public hearing.

Council Member Rubell was concerned with the mixed zoning in the parcel. He thought the annexation agreement was clear the ROS should stay with the City. None of the other lots in Hidden Meadows had mixed zoning. He thought it should be rezoned or deeded to the City. Council Member Dickey agreed with the ROS concern. He asserted this was a strong property rights state and the owner had the right to develop.

Ogilvie offered to take out the ROS part of the lot and deed it to the City, leaving the lot at 3.03 acres. Plane noted Council Member Dickey had concerns amending the lot spontaneously, but explained it had been done before.

Council Member Doilney stated the motion had to note the new COA. He stated the applicant met every request. He heard the public comment, but the owner could do what he wanted on his property. Council Member Doilney favored voting on this tonight.

Ananth proposed approving the ordinance with the amendment that the lot is constrained to the Estate zoned portion only and the conditions of approval be revised to reflect that and be reviewed by the City Attorney's office prior to signature. Plane added including the .76 acres to be part of the dedication.

Council Member Doilney moved to approve Ordinance 2022-25, an ordinance approving the Fox Tail Trail Subdivision, located at 3805 Fox Tail Trail, Park City, Utah with the amendment that the lot is constrained to the Estate zoned portion only and the Conditions of Approval be revised to reflect that, and be reviewed by the City Attorney's office prior to signature, including the .76 acres to be part of the dedication. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Gerber

VIII) NEW BUSINESS

1. Consideration to Approve Ordinance 2022-31, an Ordinance Approving The Stag Lodge Phase 1 Fourth Amended Condominium Plat Amending Unit 7, Located at 8200 Royal Street, Park City Utah:

Alex Ananth, Senior Planner, indicated the owner of Unit Seven proposed converting common ownership to private ownership. They would be converting a deck with a staircase to private area and incorporating a loft. This would add 1,440 square feet to the unit. This was consistent with previous plat amendments.

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

Council Member Rubell moved to approve Ordinance 2022-31, an ordinance approving The Stag Lodge Phase 1 Fourth Amended Condominium Plat amending Unit 7, located at 8200 Royal Street, Park City Utah. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Gerber

2. Consideration to Approve Ordinance 2022-32, an Ordinance Approving Stag Lodge Phase IV Third Amended Condominium Plat Amending Unit 50, Located at 8200 Royal Street. Park City:

Alex Ananth, Senior Planner, stated the owner proposed converting common use space to private use space, specifically the crawl space connected to the unit.

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

Council Member Doilney moved to approve Ordinance 2022-32, an ordinance approving Stag Lodge Phase IV Third Amended Condominium Plat amending Unit 50, located at 8200 Royal Street. Park City. Council Member Toly seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Gerber

3. Consideration to Approve Ordinance 2022-29, an Ordinance Amending Stormwater Illicit Discharge Detection and Elimination Authority for Park City Municipal Corporation:

Liz Lagoy, Stormwater Coordinator, presented this item and indicated Park City complied with federal law by maintaining a MS4 permit. Part of the permit required the City to control the discharges released into the storm drain system to protect water quality. The ordinance would give the City the authority to investigate with notice and access facilities that could be illegally polluting the stormwater.

Mayor Worel opened the public hearing.

Andre Dumas stated the stormwater ordinance only related to buildings with permits. He noted buildings were built on top of mine tailings. If there was a water leak in his yard, there was a high possibility the tailings were leaking into the stormwater.

Mayor Worel closed the public hearing.

Council Member Rubell asked if Paragraph E(1) could be amended to say reasonable attempts to notice inspections would be made. Lagoy displayed the proposed amendment to the code.

Council Member Doilney moved to approve Ordinance 2022-29, an ordinance amending Stormwater Illicit Discharge Detection and Elimination Authority for Park City Municipal Corporation with the addition for Paragraph E(1): "Reasonable attempts to contact the property owner for the inspection shall be made prior to accessing private property." Council Member Toly seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Gerber

6. Consideration to Approve Resolution 17-2022, a Resolution Adopting the 2022 Five-Year Moderate-Income Housing Plan as an Addendum to the 2014 General Plan for Park City, Utah:

Rhoda Stauffer and Jason Glidden, Housing Department, presented this item. Glidden indicated the State Legislature passed an ordinance for municipalities to submit housing mitigation plans. Park City had been submitting these plans for years. The City had four main goals that would help address the City's needs. Staff would meet all six categories laid out by the State.

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

Council Member Doilney complimented the Housing team for their report and the efforts being made to meet the housing challenge. Stauffer stated this report would satisfy a state requirement, but she was excited to work on an overall plan for the City's needs. Council Member Rubell agreed the City needed to get creative to have places for people to live. He encouraged to look at the relationship between the workforce wages, the industries in town and their median incomes, and how that related to area median income (AMI) levels. The target should be in the 50%-60% AMI range. There was need across the board, but the achievable outcome should be the focus. Council Member Dickey agreed this was a great report and the City was doing a lot.

Council Member Dickey moved to approve Resolution 17-2022, a resolution adopting the 2022 Five-Year Moderate-Income Housing Plan as an Addendum to the 2014 General Plan for Park City, Utah. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Gerber

4. Consideration to Approve Ordinance 2022-33, an Ordinance Approving the Sommet Blanc Condominiums Plat, Located at 9300 Marsac Avenue, Park City, Utah:

Makena Hawley, Planner, stated this plat would grant density to confirm the configuration of the proposed units and memorialize the units that had been approved previously. She noted a correction of six affordable units would be constructed on site and there would be an additional COA, that the Mid Mountain trailhead parking lot would be constructed by 2024.

Doug Ogilvie, Developer, stated this was an exciting project. The process with the Planning Commission was productive. More space was created for affordable housing. It would be a good residential facility with another good restaurant.

Council Member Rubell asked if the intent for the Mid Mountain trailhead parking lot was because of construction, and noted he was surprised it was two years out. Ogilvie stated the trail was moved uphill due to the sewer construction. It was redesigned to be better. It was clarified townhomes were planned originally, but density was taken off the hillside and the trail was put there. It was indicated construction traffic would come off the Marsac Roundabout and some construction staging would be on Twisted Branch.

Mayor Worel opened the public hearing.

Andre Dumas wanted to see larger concentrations of affordable housing access. He worked in the mortgage industry and having affordable housing in resort districts was a concern. He asked the developer to parcel off the restaurant and commercial part of the property. That would allow lending for affordable housing units.

Mayor Worel closed the public hearing.

Ogilvie stated the affordable housing would be rentals. Council Member Rubell was concerned about the parking lot given the construction and he pushed for a COA for the trailhead to be constructed sooner. Ogilvie stated he didn't know if it was possible. He thought the 2024 timeline worked, but if he could, he would build it next year.

Council Member Doilney moved to approve Ordinance 2022-33, an ordinance approving the Sommet Blanc Condominiums Plat, located at 9300 Marsac Avenue, Park City, Utah. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Gerber

5. Consideration to Approve Ordinance 2022-34, an Ordinance Approving Iron Canyon Subdivision Lot 33 - Building Pad Adjustment Plat Amendment, Located at 14 Iron Canyon Court, Park City Utah:

Makena Hawley, Planner, stated the building pad would be adjusted to conform to the building design. The current pad went up the hill instead of going across the lot. Six other lots had adjusted their building pads. The community gave public input because a trailhead would be moved and the trailhead would be inaccessible for a time, but it would be functional at some point.

Mayor Worel opened the public hearing.

Doug Farr, Counsel for the Campbells, stated the client had no objection to the plat amendment. The concern was the relocation of the trailhead. He reviewed the history of the trailhead, and indicated the City put up signage on a shared driveway. The trail

access was designated at that spot because there was 10 feet on Lot 36 of the plat that was designated as a utility and access easement. The Campbells opposed the use of their driveway for trail access. There were concerns people would slip and fall on their property. He wanted the Council to be aware of this issue.

Craig Terry, Attorney for Dillon Hotung and Stephen Boyd, stated his clients were not opposed to the building pad adjustment, but opposed the trailhead movement and utilizing the common driveway. They were concerned for safety. The redirection to the common driveway would be a safety hazard.

Doug Farr stated the utility access was for a water tank, which made the access clear it was a utility access.

Andre Dumas stated he used that trail for a long time and suggested putting a parking lot past the driveways and a trailhead from the lot to the trail.

Mayor Worel closed the public hearing.

Mayor Worel indicated that only the building pad adjustment was being considered today and asked how the public could weigh in on the trail. Heinrich Deters stated the trail was there before the subdivision and this was a difficult issue. His job was to maintain public access. There was a platted easement and that was a possibility. He would bring solutions to Council as part of the public process.

Council Member Dickey reiterated the only topic was the building pad adjustment and he was comfortable approving this item. Council Member Rubell stated the trail would be impacted even if the building pad had not changed.

Council Member Dickey moved to approve Ordinance 2022-34, an ordinance approving Iron Canyon Subdivision Lot 33 - Building Pad Adjustment Plat Amendment, located at 14 Iron Canyon Court, Park City Utah. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Gerber

7. Consideration to Approve Ordinance No. 2022-30, an Ordinance Amending Land Management Code Section 15-12-2 Terms and Eligibility of Members to Outline Planning Commissioner Qualifications:

Rebecca Ward and Gretchen Milliken, Planning Department, presented this item. Ward reviewed the Council discussed the value of requiring expertise in certain fields as qualifications to serving on the Planning Commission. This amendment would require

one commissioner to have expertise in construction, planning, architecture or engineering.

Council Member Rubell asked if the section would apply for midterm vacancies. Ward stated it applied to members in general. Council Member Rubell stated there was a separate process for appointing members midterm. Council Member Doilney stated the amendment allowed for flexibility, with priority given to that expertise, but if nobody with expertise applied, other members could be considered.

Ward stated 15-12-1 was the creation of the Planning Commission. Section 15-12-2 focused on terms and eligibility and in general, it showed the requirements for eligibility. She proposed the mayor appointment language be moved to 15-12-1 to clarify the intent. Council Member Rubell requested to clarify that language. Margaret Plane, City Attorney, stated the code language was clear, but historically, the mayor chose to be more inclusive with Council.

Council Member Doilney thought giving the mayor the leeway to operate in a midterm appointment circumstance was a good thing, noting that sometimes adding more would be more confusing. Council Member Toly asked if the Mayor would have to appoint someone with the same expertise as the resigning member. It was indicated the Mayor would have to give priority to people with expertise.

Mayor Worel opened the public hearing.

Deb Rentfrow stated the Planning Commission discussed the criteria at length. Her takeaway was there were already three or four people on the Planning Commission who had land use experience. She asked if a midterm appointment would still give priority to expertise if there were already those with expertise on the Planning Commission.

Angela Moschetta agreed with Rentfrow and stated all the Planning Commissioners had concern with the amendment. She thought some of the people who applied previously were aware they didn't need to apply again and they thought they would be considered.

Mayor Worel closed the public hearing.

Mayor Worel asked Downard if that language was on the website. Milliken stated that language was still on the website, but was not intended for Planning Commission applications. It was indicated that language would be removed.

Council Member Dickey stated if architecture or planning reviews were needed, those should be built into the process. He did not view this appointment language as necessary. His second concern was the ability to attract people, but using the "priority" language helped with that. He proposed to add real estate development to the list of

expertise. Council Member Toly asked if language should be added to say recent experience.

Council Member Doilney stated the Planning Commission and Council wanted somebody with expertise when Doug Thimm left, and now they felt slighted. He agreed the remaining members had great skillsets. The code language didn't feel solid, but he liked having someone who was on both sides of the application in the seven-member body.

Council Member Rubell stated he could support the current amendment or he could leave it. Mayor Worel reviewed that when she proposed the amendment, she referred to her time on the Planning Commission and the value of having members with expertise to help interpret issues.

Council Member Doilney moved to approve Ordinance No. 2022-30, an ordinance amending Land Management Code Section 15-2-2 Terms and Eligibility of Members to Outline Planning Commissioner Qualifications with the amendment to add real estate developer. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

EXCUSED: Council Member Gerber

IX) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Overview

Provide Management and Planning for City-owned properties.

- Planning Process
- Trails and Trailheads
- Maintenance and Management
 - Open Space (Wildlife, Wetlands, Vegetation)
 - Hunting (Signage/Stakeholders)
 - Dogs (Off-Leash area)
 - Weeds (Abatement Program)
 - Wildfire (CWRA)
 - Agricultural Leases (Grazing)
 - Winter Concessionaire (White Pine)
 - New uses: E-Bikes and Winter Fat Bikes



Trails Master Plan (2008)

Planning- Conditions of Approval

Property Specific Conservation Easements/Management Plans

Rail Trail Master Plan

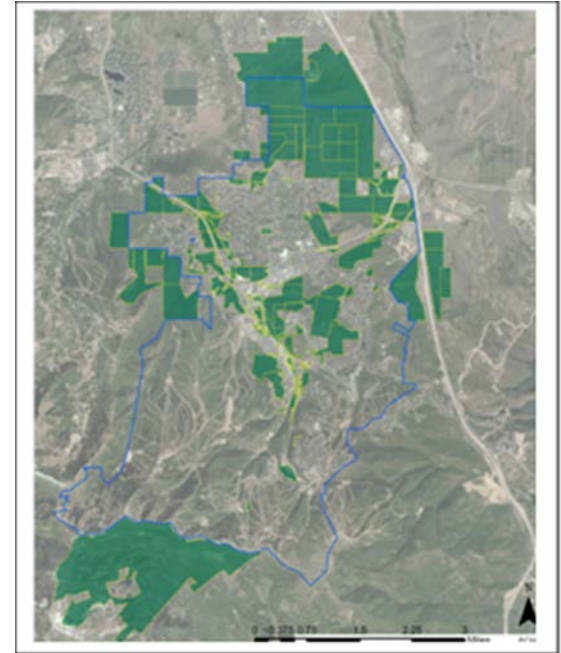
Stakeholder Engagement

Surveys/Public Input

Grants

Recreation and Open Space Zone (ROS)

Trails & Open Space Liaison (Toly)



Trail Development Process

Regulatory Process- (Land Management Code [Title 15-7.3-8.](#))

The Park City Heights trail system was implemented through the **regulatory process** and funded by the developer as a community benefit.

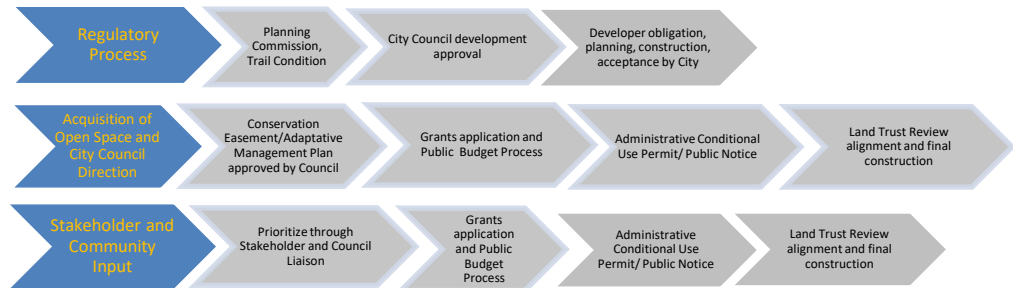
- Notice and approval follow the public planning process and were approved by City Council.

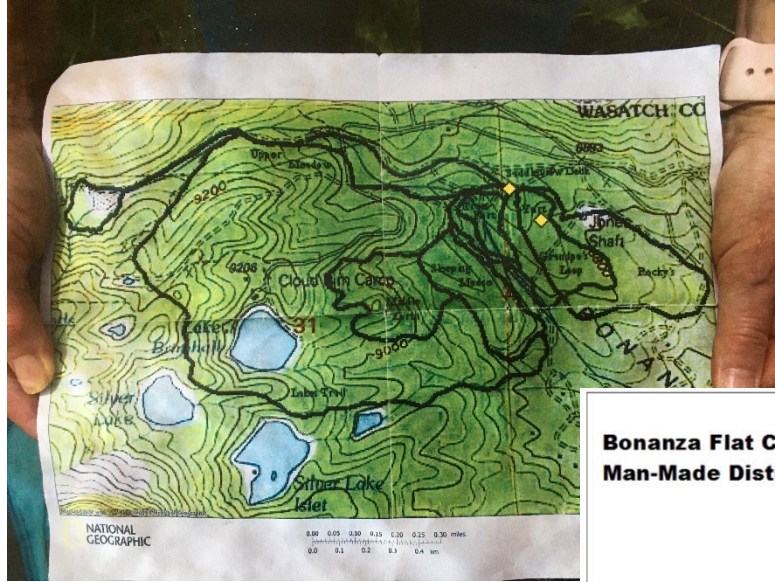
City Council Direction- Trails located on the Armstrong, Treasure Hill, Snow Ranch Pastures, and Bonanza Flat Open Spaces with an adopted open space property plan and/or conservation easement.

- CIP Budget process
- Planning Application, Public Notice, Land Trust Review

Stakeholder/Community input/engagement- Stakeholder and community input often attempt to mitigate trail safety concerns, specific user group requests, new users and/or a rerouting to balance trail access and neighborhood mitigation. Dawns Trail, Porqu-Climb/Down Dog, and the Big Easy are examples.

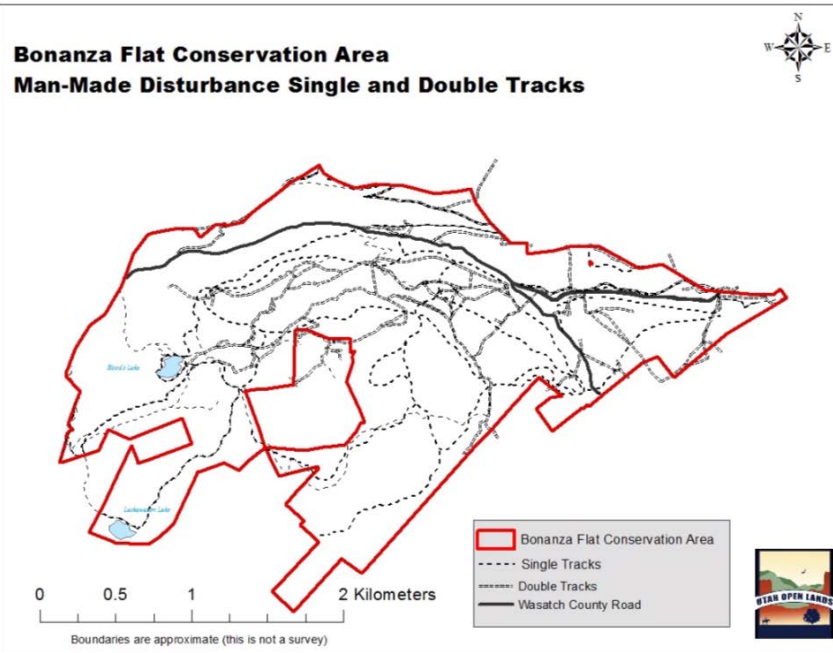
- Combination of the budget process or individual grants and donations.
- Planning Application, Public Notice, Land Trust Review if applicable
- Friends of Ski Mountain Mining History





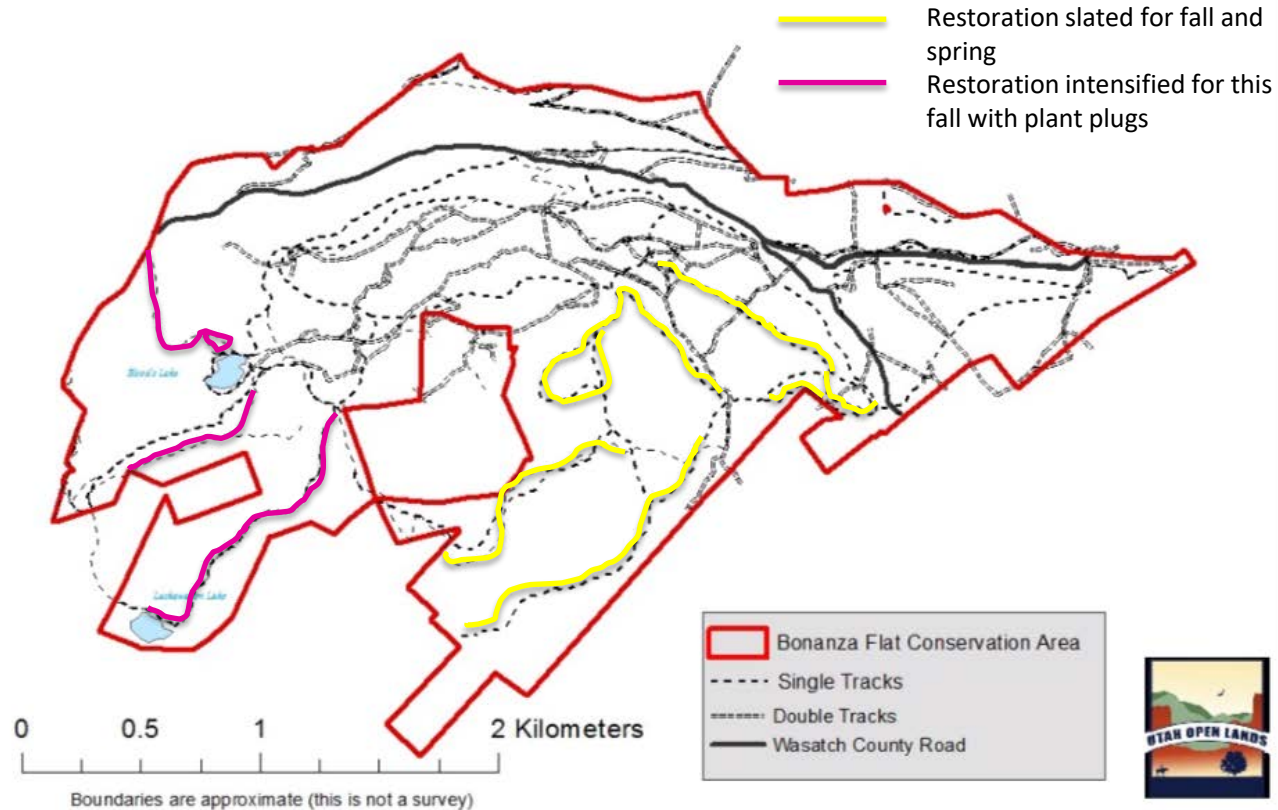
Previous Owner Talisker Trail Map

Bonanza Flat Conservation Area Man-Made Disturbance Single and Double Tracks



Bonanza Flat Conservation Area

Man-Made Disturbance Single and Double Tracks





Rail Trail Master Plan Final Recommendations

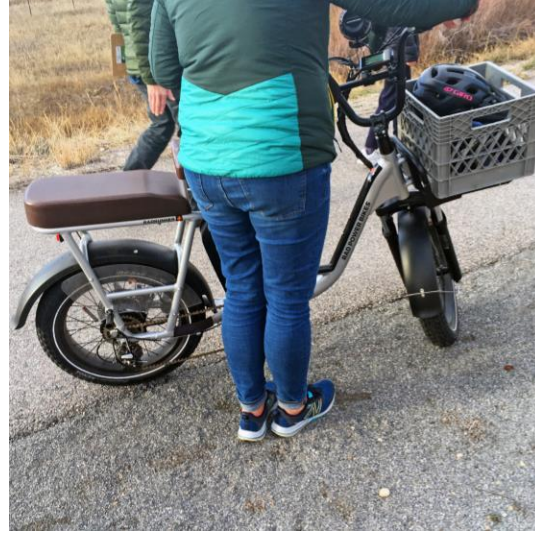
September 1st, 2022



Today's Topics

- Current State of Rail Trail
- Public Outreach
- Feedback Received
- Recommendations and Next Steps





Current State of the Rail Trail

- Increased Use
- New User Group
- Need to Separate Modes
- Lack of Amenities
- Safety Improvements

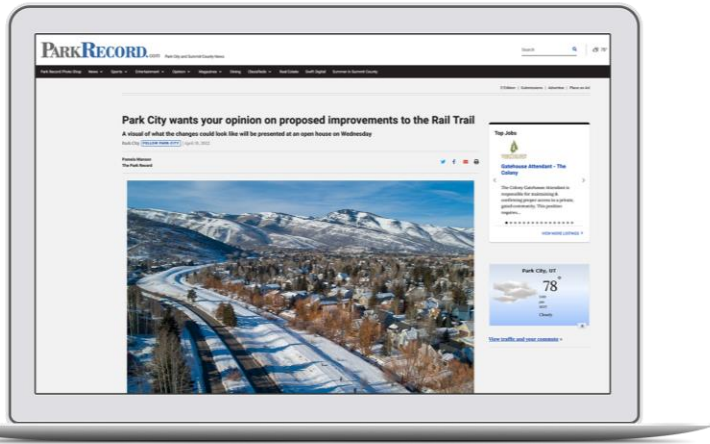




GOAL:

To strive for a broad range of **meaningful public participation** during the planning process.

Stakeholders and members of the public were invited to **feel ownership over the process** and stay informed about the plan's findings.



Public Outreach

Public outreach efforts:

- **Intercept Survey:** October 2, 2021 (213 respondents)
- **Project websites:** <https://engageparkcity.org/rail-trail>
- **Stakeholder Walking Tour:** November 16, 2021
- **Public Open House 1:** November 17, 2021 (50-60 members of the public)
- **Online Survey:** January to February 2022 (1,034 responses)
- **Stakeholder Meeting:** April 5, 2022
- **Public Open House 2:** April 20, 2022 (50-60 members of the public)

Feedback, Round 1

Fall/Winter 2021-22:

- Intercept Survey
- Stakeholder Meeting/Walking Tour
- Open House #1
- Online Survey

What did we hear?

- Improve wayfinding
- Separate the modes
- More dog waste stations and trash cans
- Widen the trail
- Regulate e-bikes
- Add bathrooms





WHICH OF THESE IDEAS AND RECOMMENDATIONS?
¿CADA UNA DE ESTAS IDEAS Y RECOMENDACIONES?

all ideas and recommendations (high-, medium-, or low-priority)
todas las ideas y recomendaciones (prioridad alta, media o baja)

Can we remove this barrier and make it more accessible to service users? (Sticky note)

	Location Ubicación	High Priority Alta prioridad	Medium Priority Prioridad media
Use Usar	Throughout trail corridor A lo largo del corredor del sendero	[Many colored dots]	[Few colored dots]
With the "Wag'n Path" off-leash dog area Con el área "Wag'n Path" para perros sin correa	Iron Horse to west of Park City Heights Desde Iron Horse al oeste de Park City Heights	[Many colored dots]	[Few colored dots]
Signage for traffic on Richardson Flats Road to raise awareness of the trail crossing. Also, add the trail at the crossing. Señalización anticipada para el tráfico en Richardson Flats Road para aumentar conciencia. Además, añadir pistas escalonadas a lo largo del sendero en el cruce.	Richardson Flats Road Camino de los pisos de Richardson	[Many colored dots]	[Few colored dots]
Wyatt Earp Way at the trail crossing. Add staggered gates along the trail at the crossing. Wyatt Earp Way en el cruce del sendero. Agregar puertas escalonadas a lo largo del	Wyatt Earp Way Camino de Wyatt Earp	[Many colored dots]	[Few colored dots]

WHAT WE'VE HEARD SO FAR
LO QUE HEMOS ESCUCHADO HASTA AHORA

Recurring themes:
Temas recurrentes:

Wayfinding signage
would be helpful so people can more easily orient themselves on the trail, connect to other trail networks, and find points of interest along the trail.
La señalización de orientación sería útil para que la gente pueda orientarse más fácilmente en el sendero, conectar con otras redes de senderos y encontrar puntos de interés a lo largo del mismo.

Trail users enjoy the interpretive signs
located along the trail, so benches may be a helpful amenity in some key locations.
Los usuarios del sendero disfrutan de las señales interpretativas situadas a lo largo del sendero y les gustaría ver más de este contenido educativo.

People want more opportunities to sit and rest
along the trail, so benches may be a helpful amenity in some key locations.
La gente quiere más oportunidades para sentarse y descansar a lo largo del sendero, por lo que los bancos pueden ser un elemento útil en algunos lugares clave.

Trail users want to connect easily to key destinations
along the trail.
Los usuarios de senderos quieren conectarse fácilmente a destinos clave a lo largo del sendero.

Good idea, but please don't build this. Keep it natural! (Sticky note)

Love benches! Natural materials only though, just what we need! No metal, please! (Sticky note)

Access to Richard parking lot (Sticky note)

PARK CITY 1884



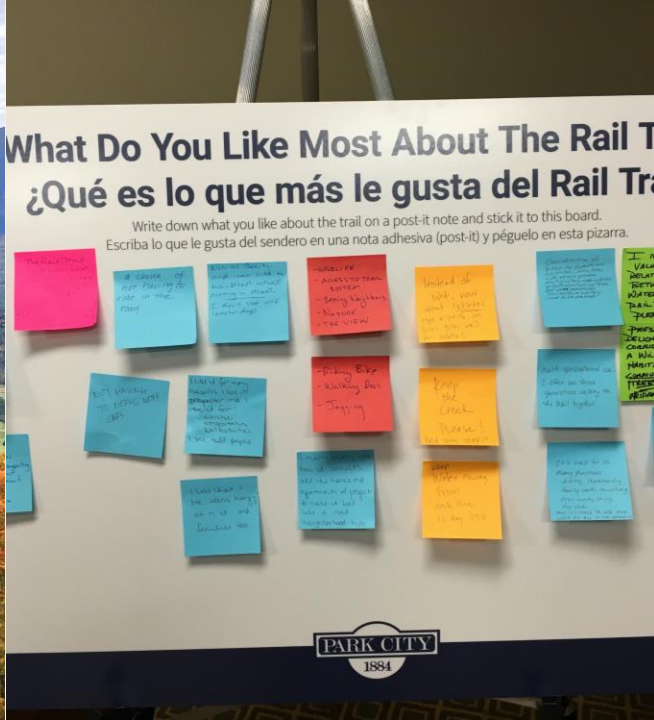
Feedback, Round 2

Spring 2022:

- Stakeholder Meetings #2 and #3
- Open House #2

What did we hear?

- Make trail wider but not too wide
- Minimal to no lighting
- Important improvements at a few locations (parking, bathrooms)
- Minimal improvements elsewhere – keep it as natural as possible



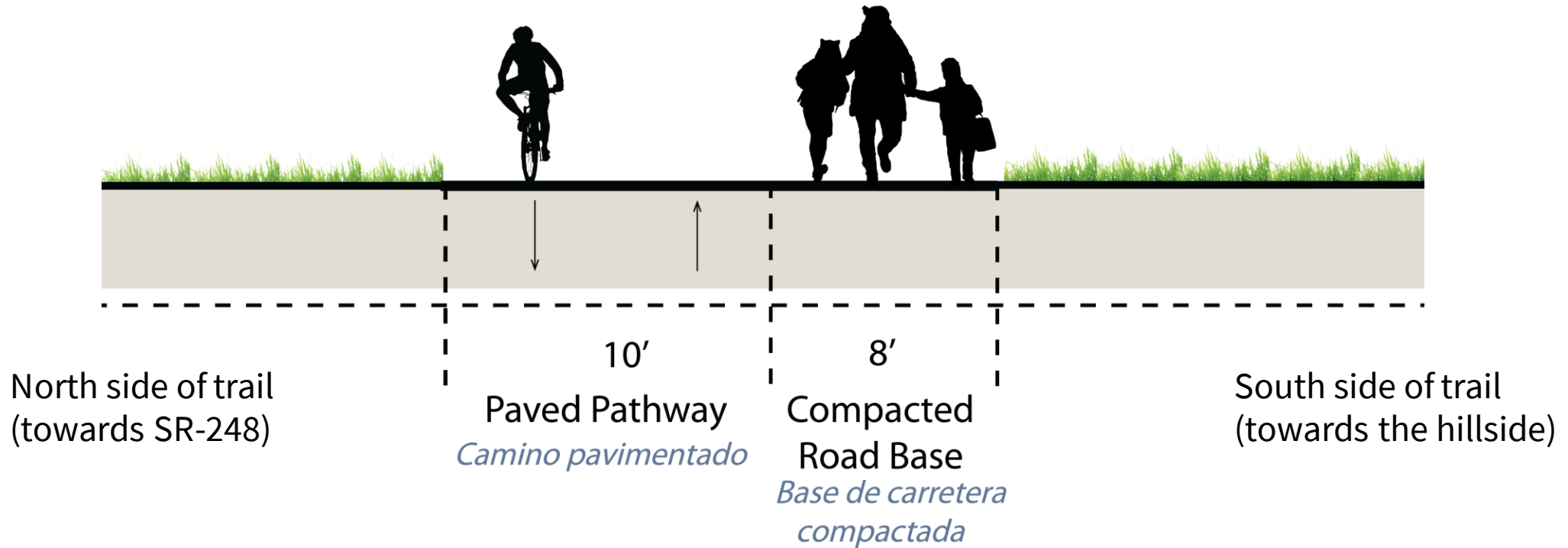
Things to Be Aware Of

- ✓ Gondola/Tram!
- ✓ Leave it Alone!
- ✓ Dogs Aren't Safe!
- ✓ Lights/No Lights!



Recommendations and Next Steps

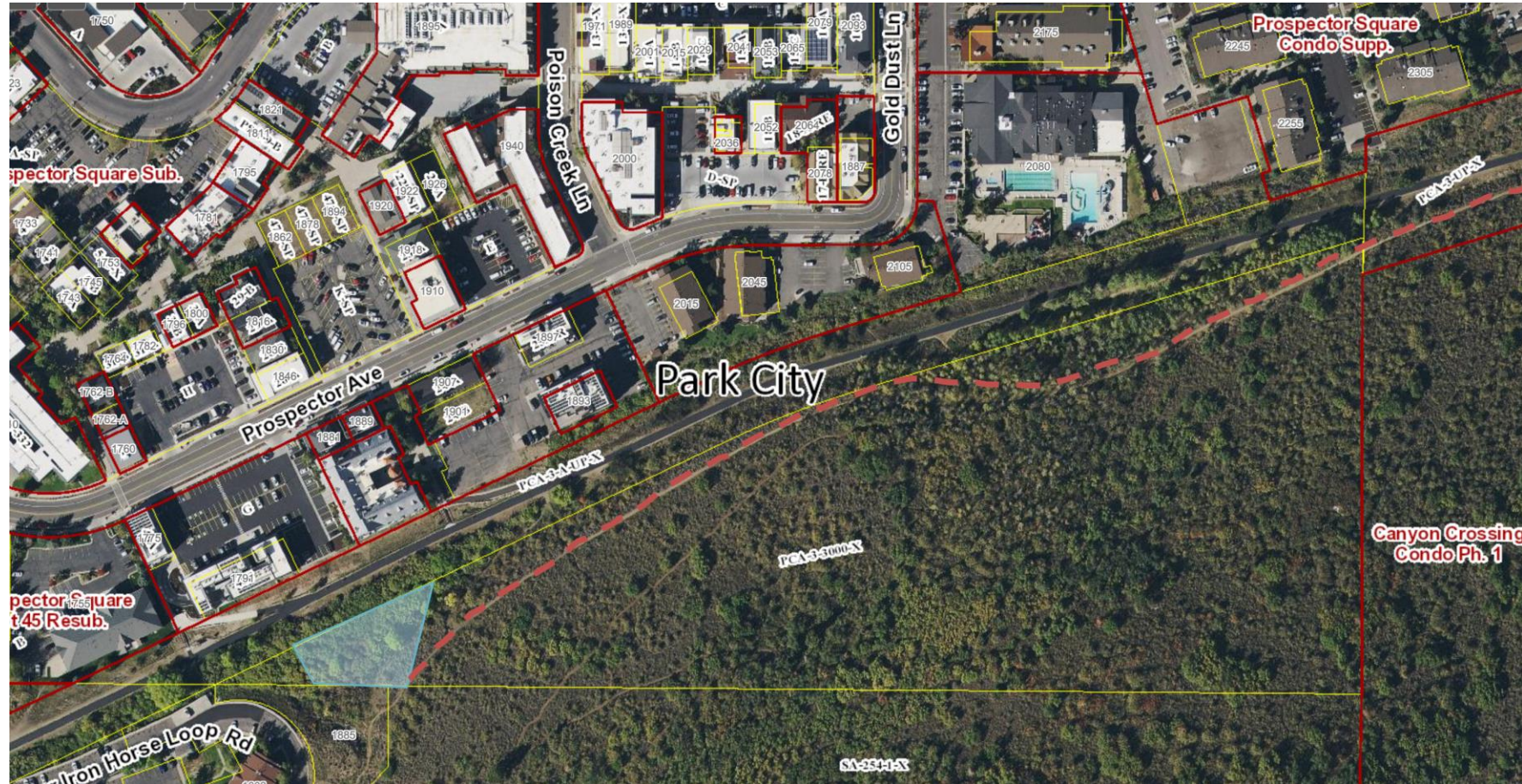
Trail Width



Rail Trail Right-of-Way Width: 100' – 150'

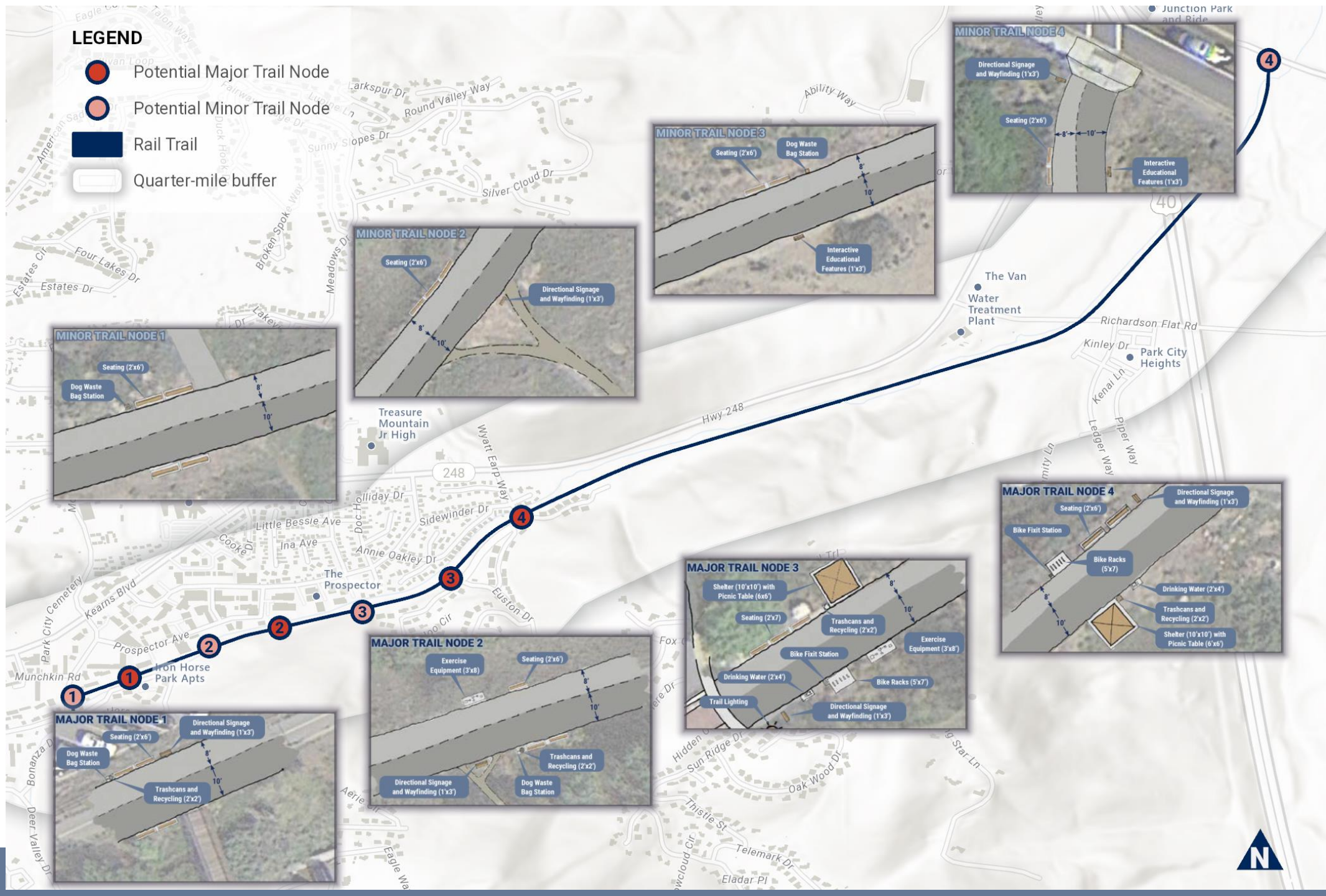
Wag'on Trail

- Further separating uses and programming by use of an existing trail
- Provide an 'off-leash' alternative to the Rail Trail
- Connection to Rail Trail from City-owned Sommer parcel (in blue) would need to be designed and approved
- Additional areas further east would require minor improvements and connections



LEGEND

-  Potential Major Trail Node
-  Potential Minor Trail Node
-  Rail Trail
-  Quarter-mile buffer



Next Steps

- Near Term (2022 – 2023):
 - Stripe pathway
 - Add trash receptacles, mutt-mitts and associated maintenance
 - Environmental mapping and permitting
 - Wayfinding improvements
 - Richardson Flats trailhead coordination with UDOT
- Medium Term (2023 -2025):
 - Wetlands 404-Individual Permit
 - Widen Bonanza – Wyatt Earp section
 - Widen Wyatt Earp – Richardson Flats section
 - Restrooms, trail node amenities, wayfinding, crossing improvements
 - Redesign trailhead kiosk maps, design interpretive panels
 - Cultural, public art, and wildlife viewing areas
 - Wag'on Trail improvements
 - Continue natural resource enhancement planning
- Long Term (2025-2027)
 - Fund, design, and construct SR-248 bridge
 - Widen Richardson Flats – SR-248 section





Discussion and Questions

An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town's buildings, mostly in shades of brown, tan, and green, are densely packed in the foreground and middle ground. In the background, steep, snow-covered mountains rise under a clear blue sky. The overall scene is serene and picturesque.

Small Wireless Facilities

Design Standards - Historic District Addendum



Small Wireless Facilities

SWF - HISTORY

2018 – Federal Communications Commission – Reinterprets the Federal Telecommunication Act of 1997

- Precludes local jurisdictions from regulating based on environmental effects of radio frequency emissions
- Shortened up the time required to process installation applications

2018 - Utah State Legislature passes S.B. 189 Small Wireless Deployment Act

- Allows for the placement of SWF within a city's right of way

2021 – Park City Council approves Ordinance 2021-50 formalizing the process to install SWF's within City limits
Items approved are:

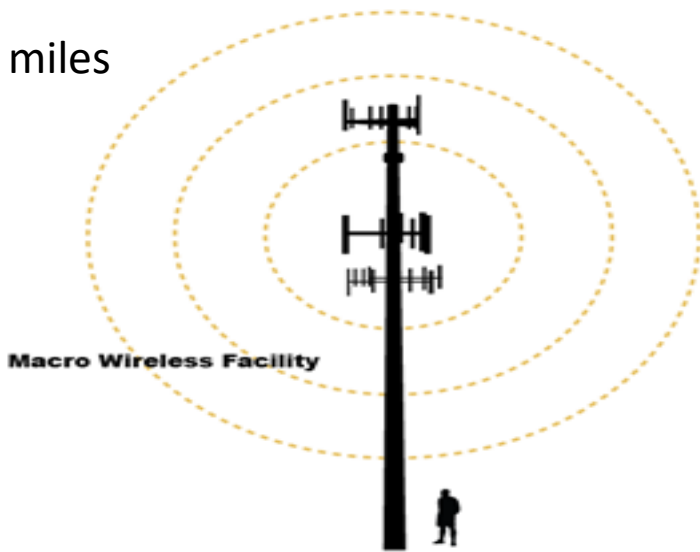
- Park City Municipal Code Section 14-7
- Master License Agreement
- Design Standards
- Permit Application

Small Wireless Facilities

Cellular Antenna Infrastructure

Macro vs Small Wireless

Coverage for miles



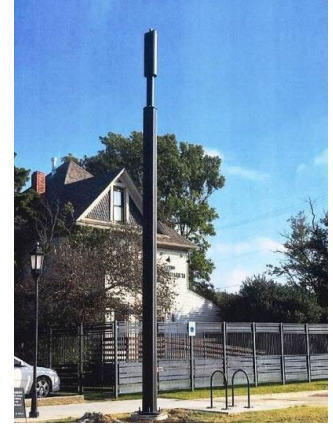
Required to roll out 5G



Small Wireless Facilities

Cellular Antenna Infrastructure

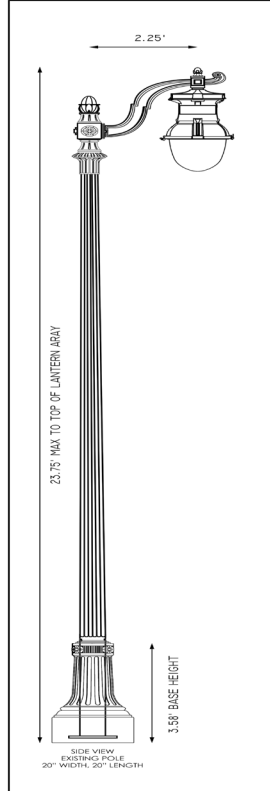
SWF - Types



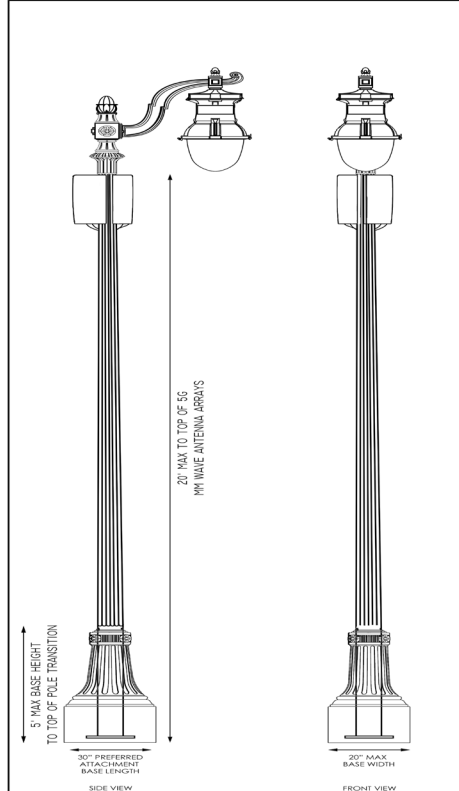
Small Wireless Facilities

Proposed Streetlight's for Main Street

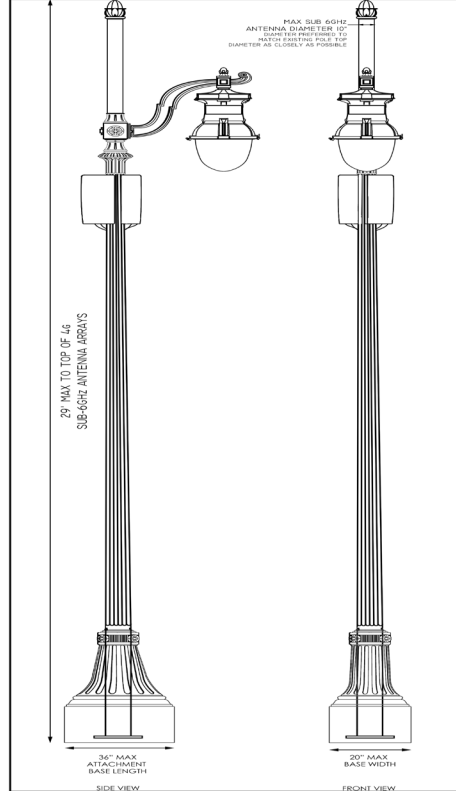
EXISTING LIGHT POLE



5G ONLY ATTACHMENT PROPOSAL



4G+5G ATTACHMENT PROPOSAL



Small Wireless Facilities

Digital Antennae System



PROPOSED POLE-TOP EXTENSION
& ANTENNA

An aerial photograph of a mountain town covered in snow. The town features numerous buildings with snow-laden roofs, interspersed with evergreen trees. In the background, steep, snow-covered mountain slopes rise. The overall scene is serene and wintry.

3805 FOX TAIL TRAIL SUBDIVISION

CITY COUNCIL, ORD. 2022-25
September 1, 2022



SUMMARY

The Applicant proposes to create one 3.79-acre Lot from Parcel PCA-S-98-SEC-11 for one Single-Family Dwelling, and a 28.94-acre Parcel in the Recreation Open Space Zoning District to be dedicated to the City as trails and Open Space.

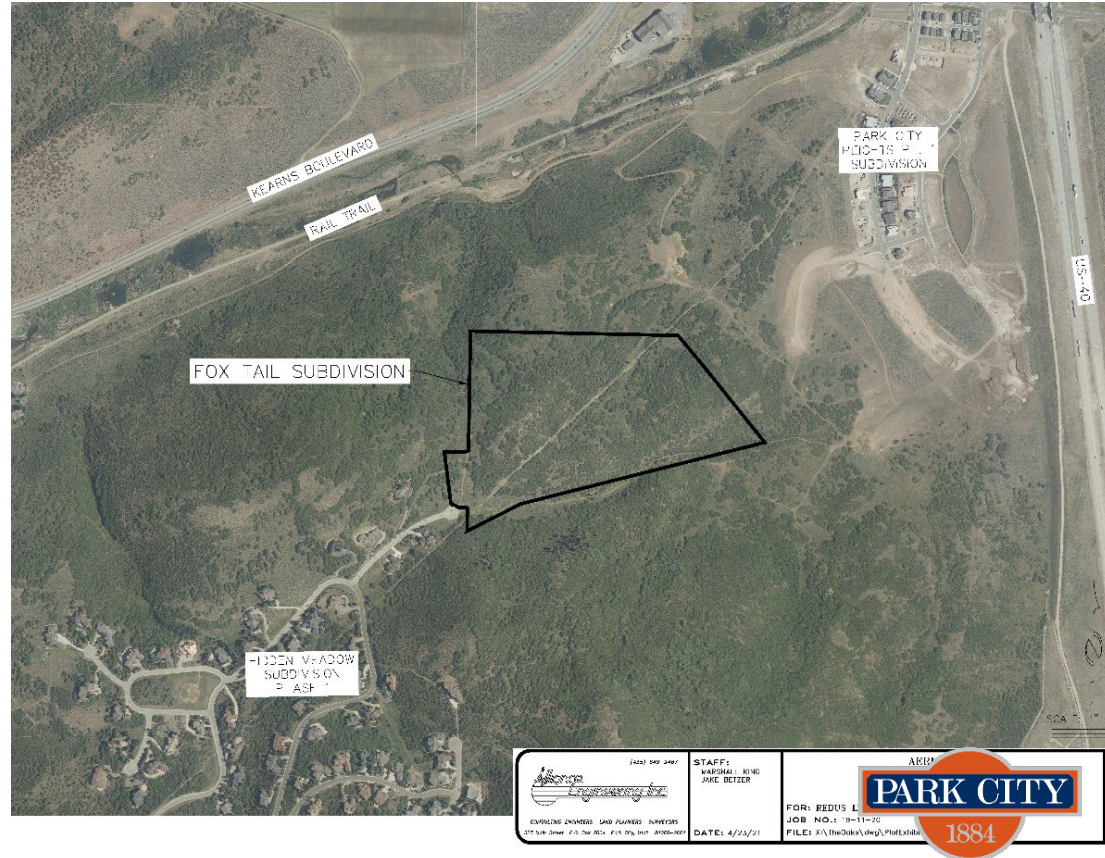
3.03 acres of the Lot are zoned Estate, and 0.76 acres are zoned ROS.



– SITE CONDITIONS –

Located between
Hidden Meadows and
PC Heights
Subdivisions.

The 33-acre property
privately owned and is
unimproved with the
exception of trails.



[illegible]

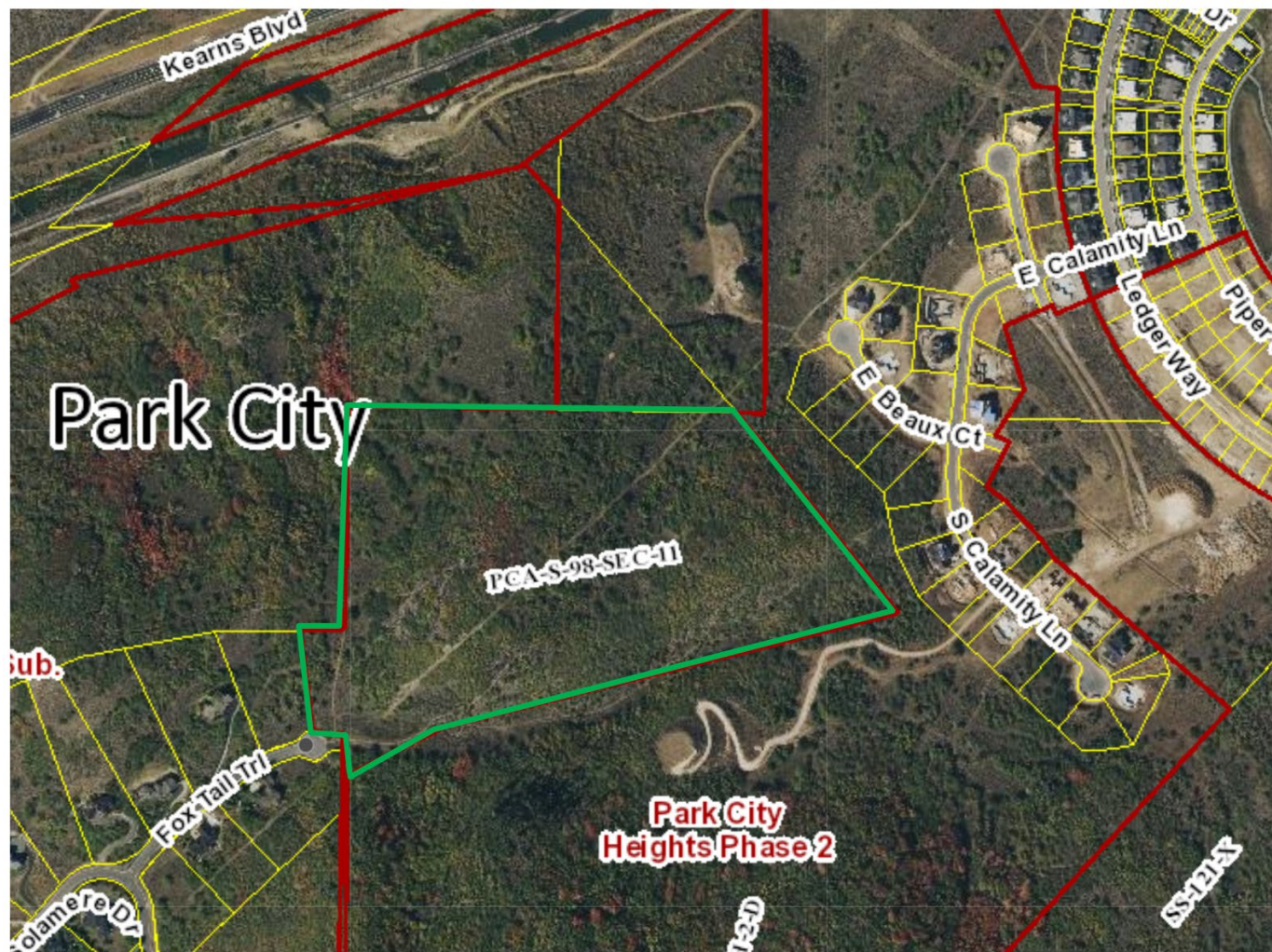
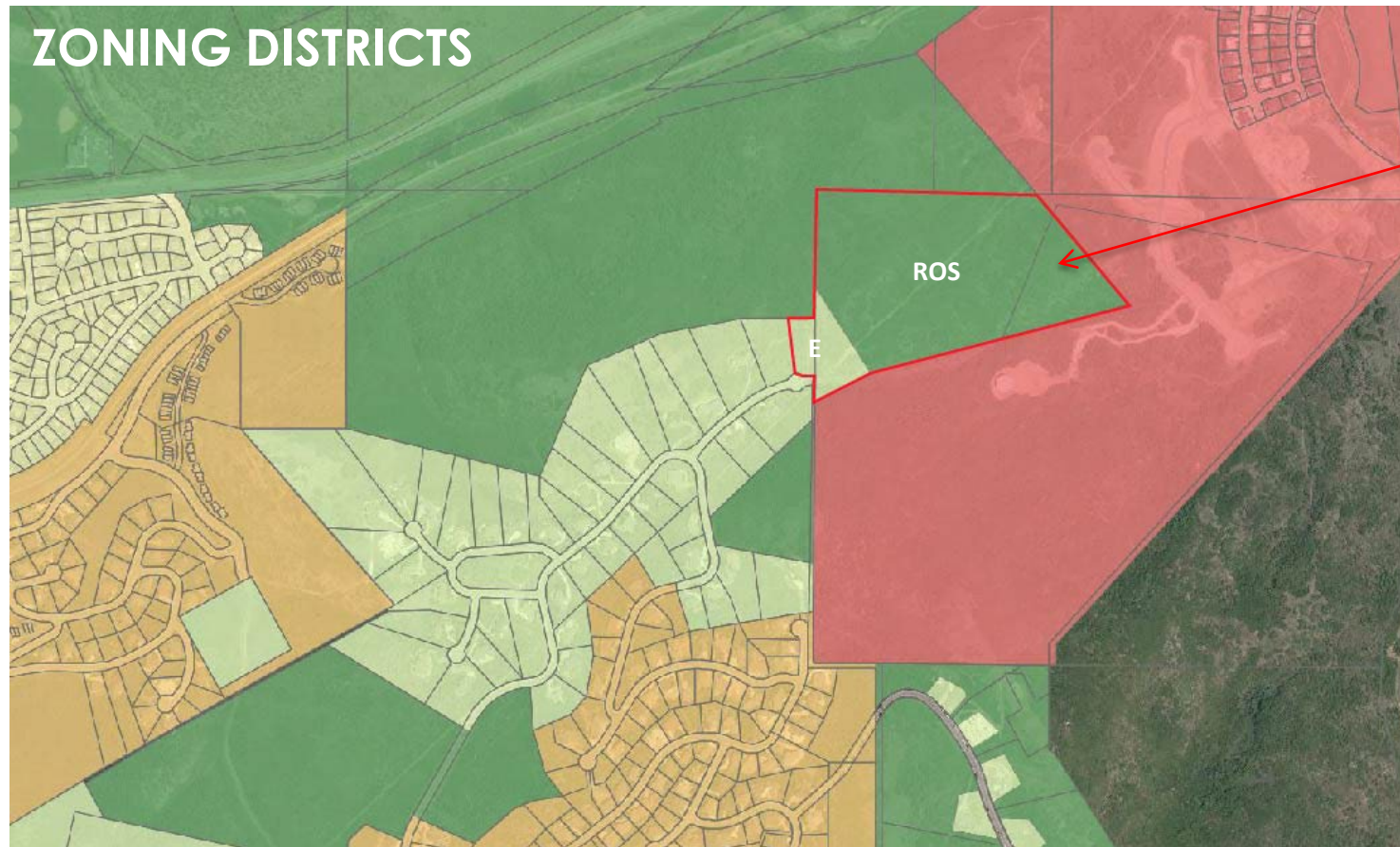


Figure 1: Summit County Parcel Viewer



— ZONING —



FOX TAIL SUBDIVISION

APPLICATION HISTORY

Planning Commission held public meetings and took public input on this application on:

- July 28, 2021
 - Discussion included trails, limits of disturbance, and the size of the home
- October 13, 2021
 - Discussion included limits of disturbance, the location of the sewer easement, nightly rentals, the ridgeline area, and questions on the history of the parcel, its zoning, and plans for its development
- February 9, 2022
 - The applicant shared that there were updated visual renderings, an adjustment to the sewer lateral location, a refined driveway alignment, and an agreement to not allow nightly rentals on the property.

— APPLICATION HISTORY —

The Planning Commission held a Site Visit and Work Session on May 11, 2022.

The Planning Commission held a Public Hearing on June 22, 2022, and voted to recommend the project for Council's consideration.

Council opened a public hearing on July 21, 2022, and moved to continue the item to September 1, 2022.

[illegible]

1994 ANNEXATION & AMENDMENT

2. Zoning. Upon annexation, the Hidden Meadows property will become subject to the Park City Land Management Code, Subdivision Regulations, Sensitive Lands Ordinance, and all other Park City ordinances and building regulations. The property will be zoned in two areas as shown on the annexation plat for the property, which is incorporated into this agreement as Exhibit B. The open hillsides outside of the development area will be zoned RECREATION OPEN SPACE (ROS). The developed area will be zoned ESTATE (E), with maximum density as outlined in Paragraph 4 of this agreement. It is understood that the underlying zone for the entire parcel for the purpose of density calculations is Estate (E) and that the open space areas will be zoned Recreation Open Space (ROS) to ensure the area remains in open space.

“The total density on the Hidden Meadow Property shall be 53 54 lots. Nine of these lots shall be part of Royal Oaks Phase II; the remaining 44 45 lots shall be Hidden lots. The density shall comply with the provisions of the Sensitive Lands Ordinance with the exception of the bonus and Royal Oaks Phase II lots.”

— 1994 ANNEXATION —

The Annexation Agreement also establishes the obligation for the developer to dedicate trails to Park City on the final plat, for Open Space, and areas to be designated as Recreation Open Space on the final plat, and for the Open Space areas to be dedicated to the City in fee simple. The Open Space area is also required to be restricted and preserved in perpetuity in the form of a deed restriction, conservation easement, or similar mechanism.

6. Trails and Sidewalks. A trails plan shall be approved concurrently with the preliminary plat and shall conform to the MPD approval. The trails shall be dedicated to Park City in the final plat. Park City reserves the right to develop additional trails in any open space areas which are dedicated to Park City.

and

B. Use Restrictions and Preservation. The open space areas shall be subject to a restriction which will ensure the perpetual preservation of the open space and restrict the uses of the parcels. This restriction may take the form of a deed restriction, conservation easement, or some other mechanism acceptable to the City Attorney.

TABLE B

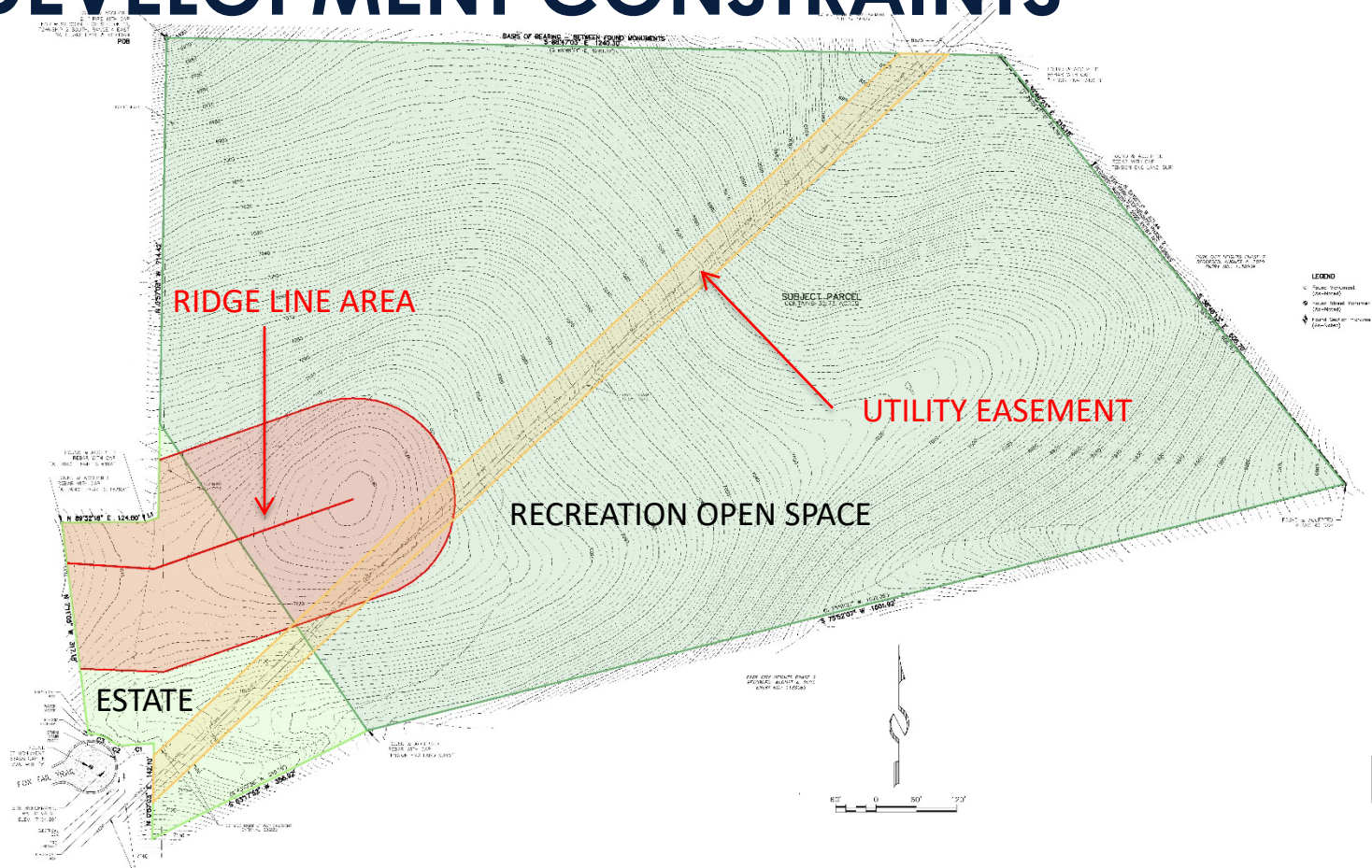
LOT #	SQUARE FEET	MAXIMUM FLOOR AREA	MAXIMUM SITE DISTURBANCE
LOT 1	77,447 S.F.	8,500 S.F.	12,000 S.F
LOT 2	54,540 S.F.	7,250 S.F.	10,000 S.F
LOT 3	49,336 S.F.	7,250 S.F.	10,000 S.F
LOT 4	81,380 S.F.	8,500 S.F.	12,000 S.F
LOT 5	157,921 S.F.	10,000 S.F.	14,000 S.F
LOT 6	74,821 S.F.	8,500 S.F.	12,000 S.F
LOT 7	55,352 S.F.	7,250 S.F.	10,000 S.F
LOT 8	64,921 S.F.	7,250 S.F.	10,000 S.F
LOT 9	81,303 S.F.	8,500 S.F.	12,000 S.F
LOT 10	281,972 S.F.	10,000 S.F.	16,000 S.F
LOT 11	122,989 S.F.	10,000 S.F.	16,000 S.F
LOT 12	80,190 S.F.	8,500 S.F.	12,000 S.F
LOT 13	81,338 S.F.	8,500 S.F.	12,000 S.F
LOT 14	76,228 S.F.	8,500 S.F.	12,000 S.F
LOT 15	64,790 S.F.	7,250 S.F.	10,000 S.F
LOT 16	58,077 S.F.	7,250 S.F.	10,000 S.F
LOT 17	49,379 S.F.	7,250 S.F.	10,000 S.F
LOT 18	74,275 S.F.	8,500 S.F.	12,000 S.F
LOT 19	78,352 S.F.	8,500 S.F.	12,000 S.F
LOT 20	130,330 S.F.	10,000 S.F.	14,000 S.F
LOT 21	128,150 S.F.	10,000 S.F.	14,000 S.F
LOT 22	98,309 S.F.	10,000 S.F.	14,000 S.F
LOT 23	118,896 S.F.	10,000 S.F.	14,000 S.F
LOT 24	125,517 S.F.	10,000 S.F.	14,000 S.F
LOT 25	80,976 S.F.	8,500 S.F.	12,000 S.F
LOT 26	186,994 S.F.	10,000 S.F.	16,000 S.F
LOT 27	90,053 S.F.	10,000 S.F.	14,000 S.F
LOT 28	60,918 S.F.	7,250 S.F.	10,000 S.F
LOT 29	64,391 S.F.	7,250 S.F.	10,000 S.F
LOT 30	48,547 S.F.	7,250 S.F.	10,000 S.F
LOT 31	43,069 S.F.	6,000 S.F.	10,000 S.F
LOT 32	39,189 S.F.	6,000 S.F.	10,000 S.F
LOT 33	39,308 S.F.	6,000 S.F.	10,000 S.F
LOT 34	41,301 S.F.	6,000 S.F.	10,000 S.F
LOT 35	45,723 S.F.	7,250 S.F.	10,000 S.F
LOT 36	37,722 S.F.	6,000 S.F.	10,000 S.F
LOT 37	42,690 S.F.	6,000 S.F.	10,000 S.F
LOT 38	42,063 S.F.	6,000 S.F.	10,000 S.F
LOT 39	37,052 S.F.	6,000 S.F.	10,000 S.F
LOT 40	44,458 S.F.	7,250 S.F.	10,000 S.F
LOT 41	29,535 S.F.	6,000 S.F.	10,000 S.F
LOT 42	39,381 S.F.	6,000 S.F.	10,000 S.F
LOT 43	75,089 S.F.	8,500 S.F.	12,000 S.F
LOT 44	98,348 S.F.	10,000 S.F.	14,000 S.F
LOT 45	57,471 S.F.	7,250 S.F.	10,000 S.F

- Of the 45 lots, 11 lots have a Max. Floor Area of 10,000 sf, and 10 lots have Max. Site Disturbance of 14-16,000 sf.
- All of the lots with a floor area of 10,000 sf. are over 90,000 sf. In size.
- Proposed area of new Lot is 165,320 sf. Smaller than originally intended Lot 26.
- 4 of 6 lots on Fox Tail Trail have Max. Floor Areas of 10,000 sf.

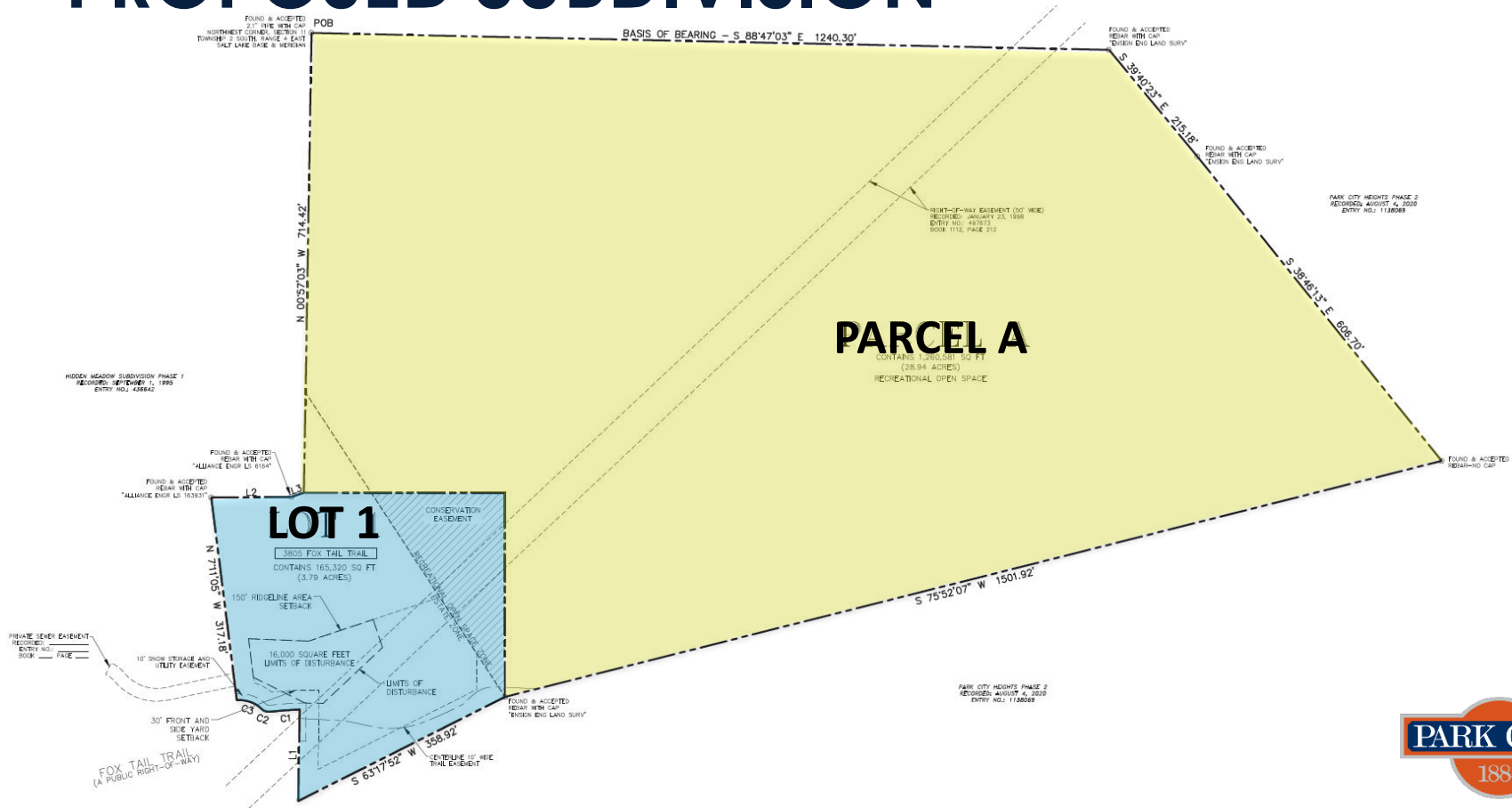
New Recommended COA

- The Planning Department recommends a new Condition of Approval, ***Any development on Lot 1 shall comply with the LMC. The ROS portion of Lot 1 shall be limited to the following Uses which require an Administrative Conditional Use: Private trails for the benefit of the owners of Lot 1, private outdoor recreation equipment not to exceed 100 square feet such as a bench or seating area. No accessory building(s) shall be allowed outside of the LOD indicated on the Plat.***

— DEVELOPMENT CONSTRAINTS —

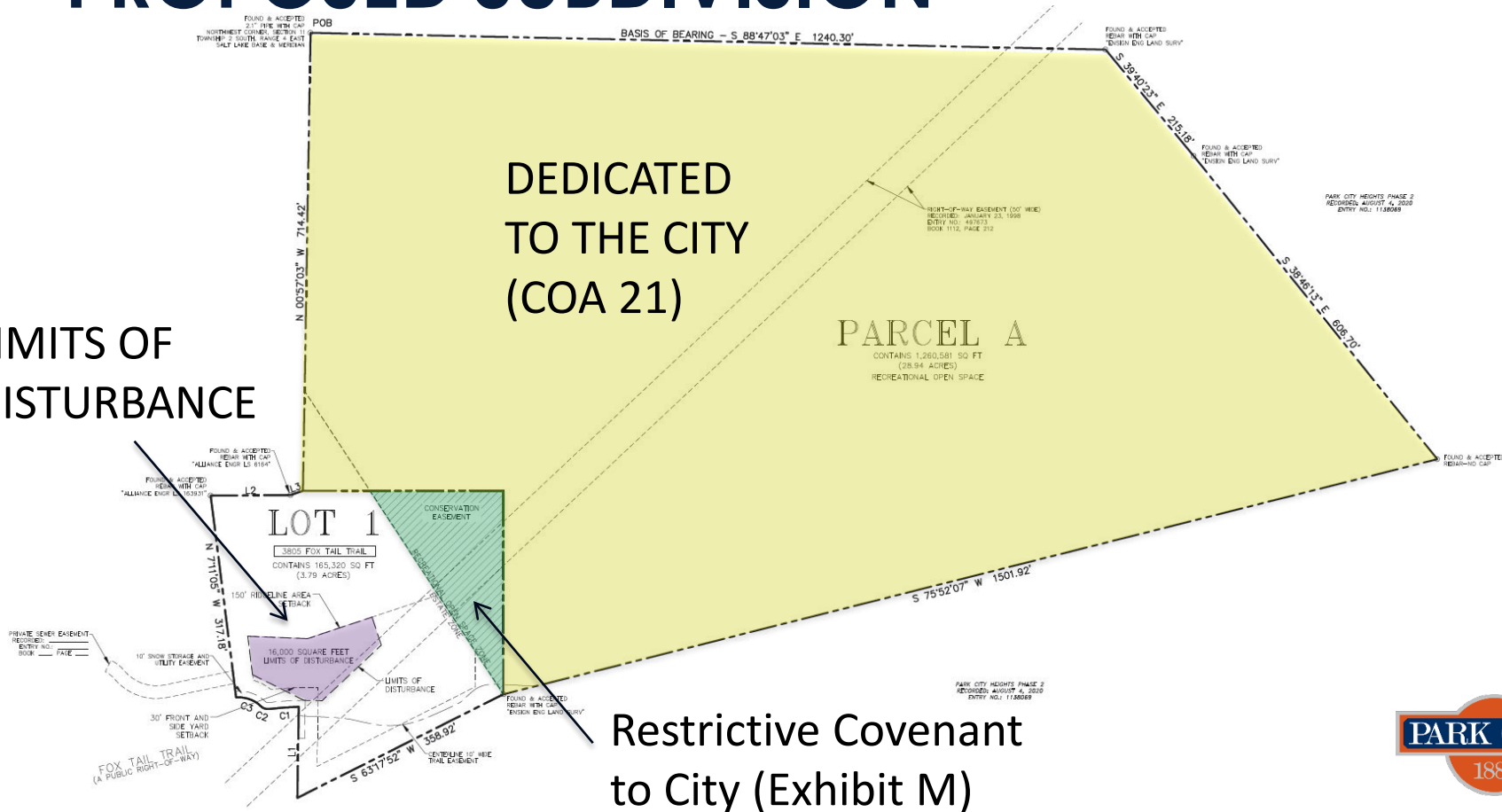


— PROPOSED SUBDIVISION —



— PROPOSED SUBDIVISION—

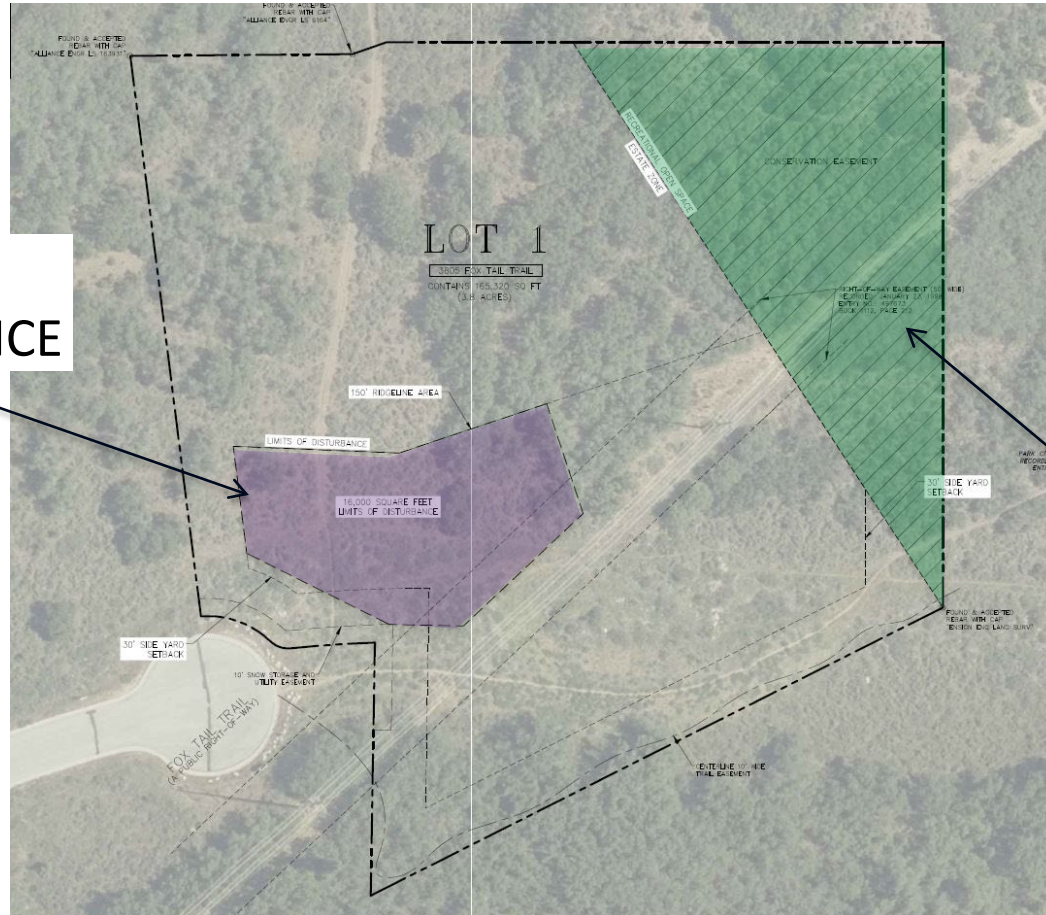
LIMITS OF DISTURBANCE



Restrictive Covenant to City (Exhibit M)



LIMITS OF DISTURBANCE

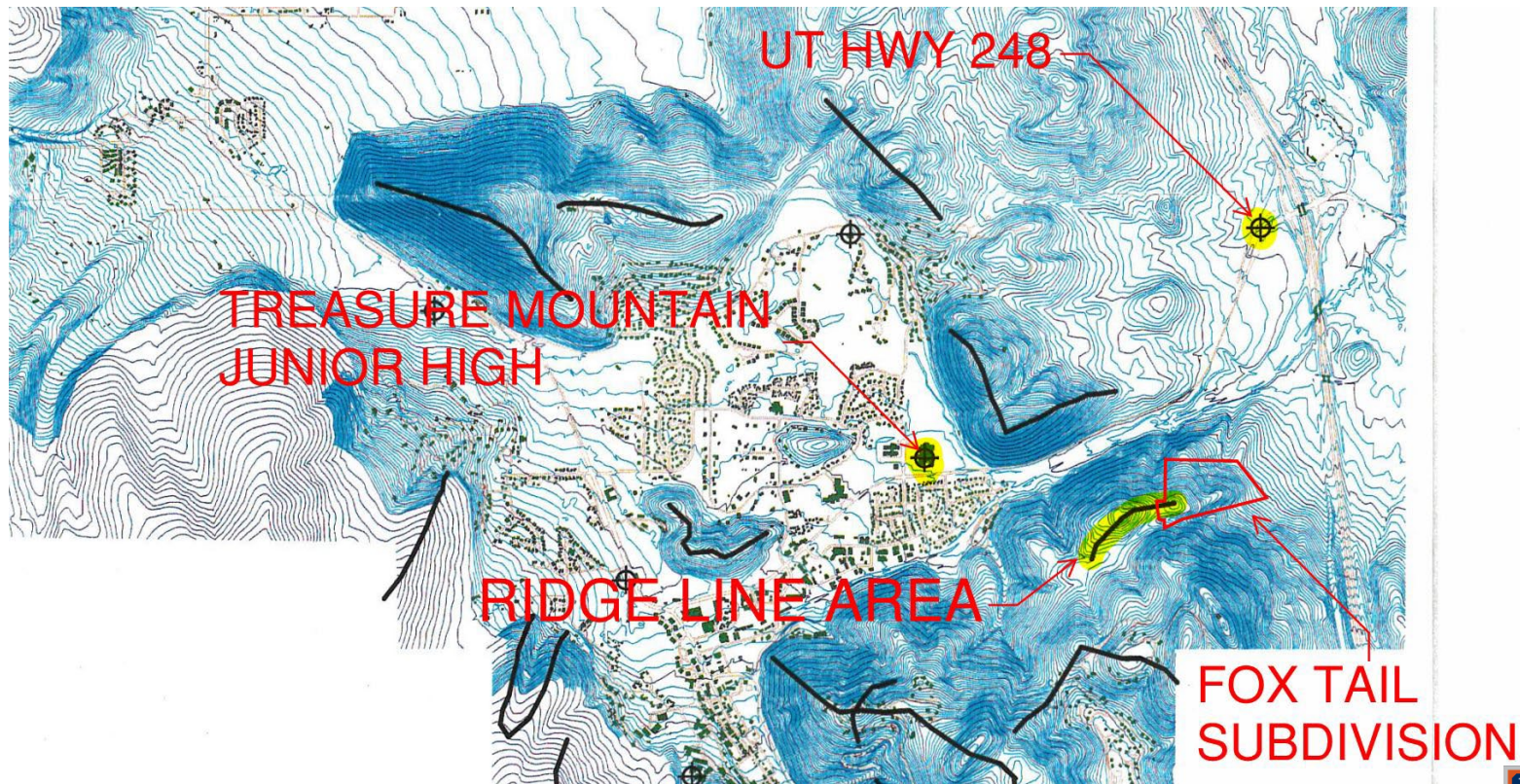


— ANALYSIS III —

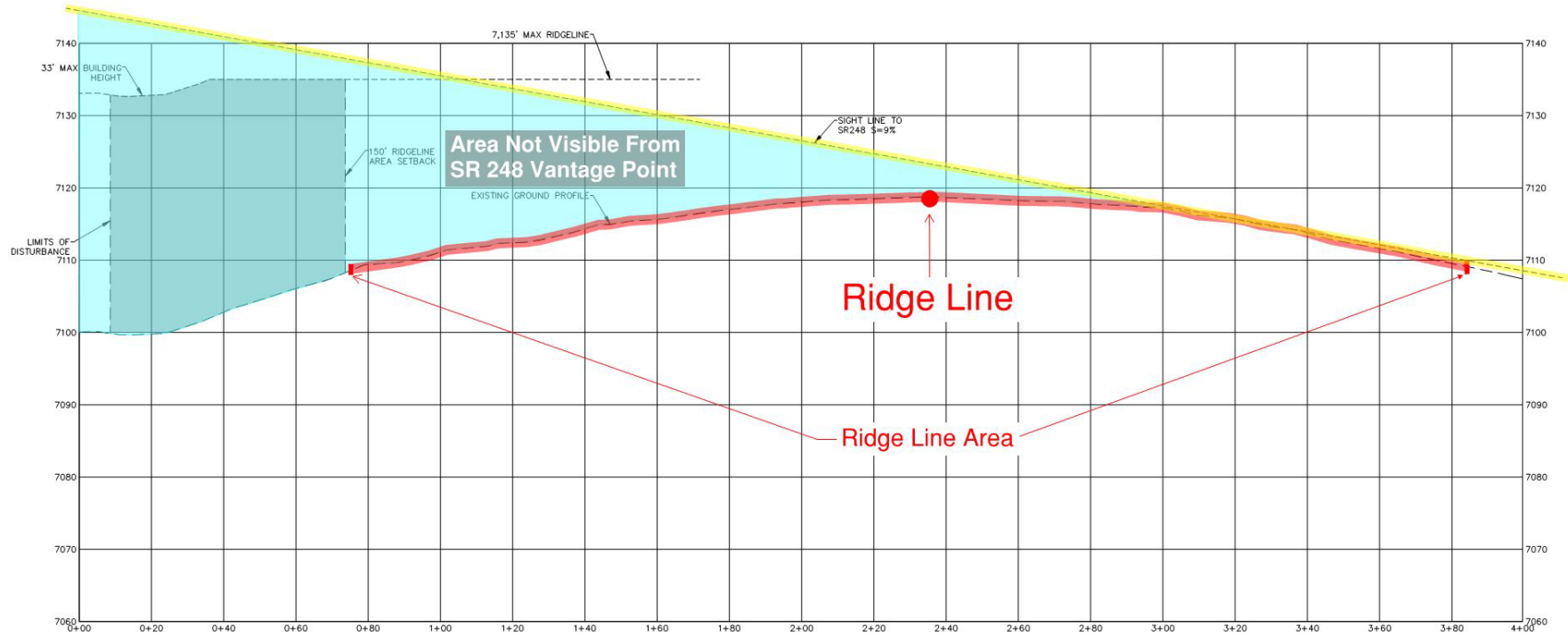
The proposed Fox Tail Subdivision complies with the Lot and Site requirements for the Estate and Recreation Open Space Zoning Districts.

Zone Allowance:	Estate Requirements	Proposed
<i>Min. Lot Size</i>	130,680 sf.	Complies 165,320 sf.
<i>Min. Lot Width</i>	100 ft.	Complies 340 ft.
<i>Min. Front/Rear Setback</i>	30 ft.	New Construction Must Comply
<i>Min. Side Setbacks</i>	30 ft.	New Construction Must Comply
<i>Building Height</i>	28 ft.	Condition of Approval 9 New Construction Must Comply and the Applicant has agreed that no point of the <u>Building</u> shall exceed an elevation of 7,135'. LMC § 15-2.10-4 establishes a Zone Height of 28' from existing grade. This section also excepts Gable, hip, Barrel, and similar pitched roofs to extend up to 5' above the <u>Zone Height</u> , if the roof pitch is 4:12 or greater. This established a maximum building height of 33' from Existing Grade, which for this property is 7,135'.
<i>Architectural Review</i>	Required	New Construction Must Comply

— RIDGE LINE AREAS —



— RIDGE LINE AREA CROSS SECTION —



PROFILE FROM SR248 VIEWPOINT

SCALE: H=20', V=10'



Fox Tail
Cut To
Be
Removed



— ANALYSIS V —

LMC § 15-7.3-3(C) states that the Planning Commission may recommend maximum dwelling or unit square footage for Subdivisions.

While the requested Subdivision is not subject to a Maximum Floor Area under the requirements of the Estate Zoning District, the approved Plat for the adjacent **Hidden Meadow Subdivision includes Maximum Floor Area/House Size and Maximum Site Disturbance for each lot in the Subdivision.**

The Fox Tail Lot was originally included in the Hidden Meadow Subdivision and a Maximum Floor Area and Maximum Site Disturbance were established for the Lot (Lot 26). This information is in the recorded plat table; however, the Lot was removed from the Hidden Meadow Subdivision.



— LIMITS OF DISTRUBANCE —

The table below outlines the Lots within the Hidden Meadows Subdivision that exceed 100,000 square feet and compares the Maximum Site Disturbance and Maximum Floor Area percentages:

Lot and Size	Maximum Site Disturbance	% Based on Lot Size	Maximum Floor Area	% Based on Lot Size
5 – 157,921 SF	14,000 SF	8.87%	10,000 SF	6.33%
10 – 281,972 SF	16,000 SF	5.67%	10,000 SF	3.55%
11 – 122,989 SF	16,000 SF	13.01%	10,000 SF	8.13%
20 – 130,330 SF	14,000 SF	10.74%	10,000 SF	7.67%
21 – 129,150 SF	14,000 SF	10.84%	10,000 SF	7.74%
23 – 118,896 SF	14,000 SF	11.77%	10,000 SF	8.41%

Lot and Size	Maximum Site Disturbance	% Based on Lot Size	Maximum Floor Area	% Based on Lot Size
Lot 1 – 165,320 SF	16,000 SF	9.67%	10,000 SF	6.04%

– ANALYSIS VI –

The Applicant Has Agreed to a Minimum Rental Period of 12 Months (no short-term rentals) and will not be used as a timeshare or fractional ownership arrangement as a Condition of Approval and Deed Restriction to the Hidden Meadows HOA (Exhibit N).
(Condition of Approval 24)

— PUBLIC COMMENT —

Multiple public comments over the course of review.

Comments include:

- Concerns with additional traffic;
- Concerns with views;
- Concerns the original and recommended Maximum Floor Area is too large and not consistent with surrounding neighborhood;
- Concerns with nightly rentals or fractional ownership.
- Not part of Hidden Meadows HOA (no design review approval)

Please see Exhibit L for more information.



— GOOD CAUSE —

Planning Department finds Good Cause for the Fox Tail Subdivision as it protects the Ridge Line Area, does not increase Density, encourages orderly and beneficial Development, and complies with Estate and ROS Zoning District Lot and Site Requirements, and the requirements of the Sensitive Land Overlay. The Applicant has offered Restrictive Covenants in favor of the City for the Open Space and has agreed to Conditions of Approval and a Restrictive Covenant to the Hidden Meadows HOA prohibiting short-term rentals and fractional ownership. The proposed Subdivision complies with the intent of the original and amended Annexation Agreement and Hidden Meadows Subdivision in terms of Density, Lot Size, Maximum Floor Area, and Maximum Site Disturbance.



– RECOMMENDATION –

- (I) Continue the public hearing; and
- (II) Consider approving Ordinance 2022-25, based on the FOF, COL, and COAs in the Draft Ordinance and amended with the new recommended COA mentioned above.

An aerial photograph of a mountain town covered in snow. The town features numerous buildings with snow-laden roofs, interspersed with evergreen trees. In the background, steep, snow-covered mountain slopes rise. The overall scene is serene and wintry.

STAG LODGE CONDOMINIUM PLAT AMENDMENT

UNIT 7

CITY COUNCIL SEPTEMBER 1, 2022



Proposal

Unit 7 is proposing Condominium Plat Amendments to increase the private ownership area of their unit.

Stag Lodge Phase 1 was recorded in 1985 and the plat has been amended 3 times with similar amendments to increase private area or to combine units.



Analysis

The proposal complies with the Residential Development Zoning District, the Deer Valley MPD, the Stag Lodge Condominium COAs, and has been approved by the HOA.

The unit has a 2-car garage which meets the parking requirements and no new parking spaces are required as a result of the amendment.



Good Cause

The Planning Department finds Good Cause for the proposed Condominium Plat Amendment as the changes do not change the footprint of the building and therefore have no impacts on Setbacks or Open Space, will have no negative impacts to the public, do not create any non-conformities, and are consistent with previously approved Condominium Plat Amendments for the Stag Lodge Condominiums.



Recommendation

The Planning Commission held a public hearing on July 13, 2022, and unanimously voted to recommend the proposed Condominium Plat Amendment to the Council for consideration. No public input was received for this project.

The Planning Department recommends the Council hold a public hearing and consider approving Ordinance 2022-31 based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.



An aerial photograph of a mountain town covered in snow. The town features numerous buildings with snow-laden roofs, interspersed with evergreen trees. In the background, steep, snow-covered mountain slopes rise. The overall scene is serene and wintry.

STAG LODGE CONDOMINIUM PLAT AMENDMENT

UNIT 50

CITY COUNCIL SEPTEMBER 1, 2022



Proposal

Unit 50 is proposing Condominium Plat Amendments to increase the private ownership area of their unit.

Stag Lodge Phase 4 was recorded in 1992 and the plat has been amended 3 times with similar amendments to increase private area or to combine units.



Analysis

The proposal complies with the Residential Development Zoning District, the Deer Valley MPD, the Stag Lodge Condominium COAs, and has been approved by the HOA.

The unit has a 2-car garage which meets the parking requirements and no new parking spaces are required as a result of the amendment.



Good Cause

The Planning Department finds Good Cause for the proposed Condominium Plat Amendment as the changes do not change the footprint of the building and therefore have no impacts on Setbacks or Open Space, will have no negative impacts to the public, do not create any non-conformities, and are consistent with previously approved Condominium Plat Amendments for the Stag Lodge Condominiums.



Recommendation

The Planning Commission held a public hearing on August 10, 2022, and unanimously voted to recommend the proposed Condominium Plat Amendment to the Council for consideration. No public input was received for this project.

The Planning Department recommends the Council hold a public hearing and consider approving Ordinance 2022-32 based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.



Illicit Spills and Discharges

Stormwater Code Change

Park City maintains a permit (MS4 Permit) under State and Federal law to control the discharges released into our storm drain system to protect water quality.

This ordinance would amend a section of our Stormwater Code to give Park City access to facilities that may be illegally polluting our stormwater in Park City, as well as put us in compliance with our Municipal Separate Stormwater System (MS4) Permit. This proposed change is the result of a recent Audit by the DWQ.

Section: 13-3-2 A.1



Potential proposed revision:

Stormwater Code Change

A. *Inspections.*

1. *Visual inspections: visual inspections by the City of discharges to natural water bodies, spills and stormwater related controls on private property within the City limits are permitted by the City at any time.*

Reasonable attempts to contact the property owner for the inspection shall be made prior to accessing private property.

2. *Other Inspections: When a visual inspection is not adequate to determine the extent of discharges to natural water bodies, spills or to determine the status of stormwater related controls on private property, real or suspect, the City will give twenty four (24) hours' notice of the inspection to take place and the extent of the inspection. Equipment and manpower necessary to perform the inspection will be allowed to access and work as necessary to determine the state of the situation.*

3. *Emergency Inspections: During times of emergency including discharges to natural water bodies, spills or potential damage to life or property, real or suspect, the City may access the location of concern on private property as necessary and with the equipment required to determine the status of the situation. Reasonable attempts to contact the property owner prior to the inspection shall be made prior to accessing private property.*

An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town is nestled in a valley, with snow-covered mountains in the background. The houses are densely packed, and their roofs are covered in snow. The overall scene is serene and wintry.

Moderate-Income Housing Plan

September 1, 2022



Background

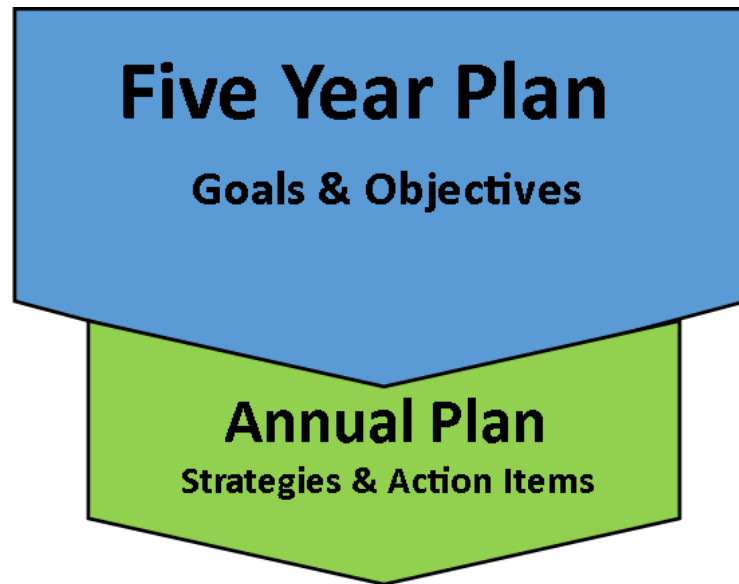
- In 2022, the State Legislature adopted HB 462 to update SB 34 regarding annual updates to the Housing Element of the General Plan (also referred to as the Moderate-Income Housing Plan).
- HB 462 sets out new reporting and assessment requirements to ensure that MIHPs are achievable, realistic and based on needs.
 - Due date moved from December 1 to October 1.
 - Strategy options for addressing housing needs have been amended to a list of 24.
 - Jurisdictions with fixed-guideway transit systems must choose 5 strategies as well as complete a Station Area Plan.
 - Jurisdictions without fixed-guideway transit systems must choose 3 strategies

Background

- Planning Commission discussed the drafted plan on July 27, 2022, in a work session.
- The Housing Team returned with a modified plan that incorporated the Planning Commission's input on August 24, 2022.
- Planning Commission is recommending that City Council approve the 2022 5-Year MIHP and Housing Element to the General Plan.

Outline of Plan

- Demographic Details
- Inventory of Deed Restricted homes
- Projection of needs over next 5 years
- Five-Year Goals
- 2022-2023 implementation strategies



Demographics

- Permanent population = 8,562
- Number of individual housing units = 9,000+
 - ✓ Occupied by permanent residents = 3,193
 - ✓ Vacant or vacation properties = 5,807
- Commuting Workforce = 12,000+ 86% of total workforce (8,800 from outside SC)

—Inventory of Deed Restricted Units —

- 651 affordable/attainable units
- 212 Owner Occupied (43 attainable/159 affordable)
- 439 Rental (all affordable units)
- Attainable serving 80 to 150% of AMI (\$96,984 to \$181,845)
- Affordable serving 35 to 80% of AMI (\$42,431 to \$96,984)
- 14% of workforce live within the city limits of Park City

Affordable Needs

According to 2021 Needs Assessment:

- 800-1,000 additional units over the next 5 years
 - ✓ Serve 15% of workforce
 - ✓ Meet needs of cost-burdened households (590 rental and 377 ownership households)
 - ✓ Primary needs are for households earning 63% of AMI and below (\$76,345 for household of three)

Five Year Plan

Goal 1: Facilitate the production of a mix of new housing units to meet the needs of the local workforce, maintain vibrancy, and increase the diversity of the community.

Goal 2: Enact zoning changes and amend the Land Management Code to incentivize the development of affordable housing.

Goal 3: Enhance housing assistance programs for City Employees.

Goal 4: Explore new tools to retain permanent residents and preserve community vibrancy.

2022-2023 Plan

- **State Strategy A:** *Rezone for densities necessary to facilitate production of moderate-income housing.*
- **State Strategy C:** *Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate-income housing.*
- **State Strategy L:** *Reduce, waive, or eliminate impact fees related to moderate-income housing.*
- **State Strategy N:** *Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality or any other public employer that operates within the municipality.*
- **State Strategy P:** *Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.*
- **State Strategy U:** *Develop a moderate-income housing project for residents who are disabled or 55 years or older.*

Implementation Strategies for Year One

Goal 1: Facilitate the production of a mix of new housing units to meet the needs of the local workforce, maintain vibrancy, and increase the diversity of the community.

State Strategy C: Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate-income housing.

- Rehabilitate municipal property at 516 Marsac Avenue to preserve moderate-income housing in Park City.
- PROJECTED COMPLETION: July 2023.

State Strategy L: Reduce, waive, or eliminate impact fees related to moderate-income housing.

- Work with a private developer to waive building and construction fees for the Homestake affordable housing project, proposed to create 123 deed-restricted affordable units.
- PROJECTED COMPLETION: December 2022.

Implementation Strategies for Year One

Goal 1, continued: Facilitate the production of a mix of new housing units to meet the needs of the local workforce, maintain vibrancy, and increase the diversity of the community.

State Strategy P: Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.

- Use funds from the Lower Park RDA and affordable housing Bond financing to begin the development of the Homestake multi-unit dwelling, mixed-income project with 123 proposed affordable units.
- PROJECTED COMPLETION: April 2023

State Strategy U: Develop a moderate-income housing project for residents who are disabled or 55 years or older.

- The City will evaluate incorporating senior housing and services into the development of a multi-use and multi-generational project located at 1361 Woodside Avenue
- PROJECTED COMPLETION: July 2023

Implementation Strategies for Year One

Goal 2: Enact zoning changes and amend the Land Management Code to incentivize the development of affordable housing.

State Strategy A: Rezone for densities necessary to facilitate production of moderate-income housing.

- Issue an RFP to identify a public/private partnership to rezone a portion of the City-owned Mine Bench parcel at 7700 Marsac Avenue to provide higher density to develop affordable/employee housing.
- PROJECTED COMPLETION: August 2023.

Implementation Strategies for Year One

Goal 3: Enhance housing assistance programs for City Employees.

State Strategy N: Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality or any other public employer that operates within the municipality.

- Evaluate the existing policy and propose changes to increase assistance and utilization.
- PROJECTED COMPLETION January 2023.

Implementation Strategies for Year One

Goal 4: Explore new tools to retain permanent residents and preserve community vibrancy.

State Strategy C: Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate-income housing.

- Complete and assess the pilot of the Live Local Park City program and adjust or expand to increase the number of permanent residents living in Park City.
- PROJECTED COMPLETION June 2023.

Next Steps

- Accept the Planning Commission's recommendation and adopt

Resolution 17-2022 adopting the 2022 Five-Year Moderate-Income Housing Plan as an Addendum to the 2014 General Plan for Park City, UT

Implementation Strategy Options

- A. Rezone for densities necessary to facilitate the production of moderate-income housing.
- B. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.
- C. Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing.
- D. Identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate-income housing.
- E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
- F. Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.
- G. Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.

DWS Housing Strategies for Year One

- H. Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.
- I. Amend land use regulations to allow for single room occupancy developments.
- J. Implement zoning incentives for moderate income units in new developments.
- K. Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund.
- L. Reduce, waive, or eliminate impact fees related to moderate income housing.
- M. Demonstrate creation of, or participation in, a community land trust program for moderate income housing.
- N. Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.

DWS Housing Strategies for Year One

- O. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.
- P. Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.
- Q. Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.

DWS Housing Strategies for Year One

- R. Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section [10-9a-530](#).
- S. Create a program to transfer development rights for moderate income housing.
- T. Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing.
- U. Develop a moderate-income housing project for residents who are disabled or 55 years old or older.
- V. Develop and adopt a station area plan in accordance with Section [10-9a-403.1](#).
- W. Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.
- X. Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

Sommet Blanc

Condominium Plat

City Council| PL-22-05242
September 1, 2022





Sommet Blanc

Condominium Plat

The Applicant is Requesting a Condominium Plat to Memorialize Previously Granted Density to Confirm the Configuration of Proposed Units and Identify Areas of Private, Limited Common, and Common Ownership.

The Project Includes:

3 Buildings, 49 Residential Units, 6 Affordable Deed Restricted Units, 2 ADA Units, and a 3,600 Square Foot Restaurant.



— Sommet Blanc —

The subject property is located at 9300 Marsac Avenue. The property is in the Residential Development Zone (RD) Zoning District.

The Lot is also governed by:

- 2007 Empire Pass B-2 Master Planned Development
- 2007 Amended Flagstaff Development Agreement
- 14 Specific Technical Reports
- 2017 B2 East Subdivision





CONCRETE BRIDGES AND FLARE SUPPLIES

- 3 Lodges
- 49 Residential Units (162,000 square feet)
- 6 Deed Restricted Affordable Units
- 2 ADA Units (HOA Common Area)
- 1 Restaurant (3,559 square feet)
- 107 Parking Stalls for Sommet Blanc
- 56 Parking Stalls for Empire Day Lodge
- 3 Acre Conservation Easement





Sommet Blanc



- On March 9, 2022, the Planning Commission approved an Amendment to the MPD as well as the DA and a Conditional Use Permit for a Multi-Unit Dwelling with Conditions.



Sommet Blanc

Staff finds this proposal complies with:

- The Residential Development (RD) Zoning District
- The General Subdivision Requirements outlined in 15-7.3-2
 - General Lot Design Requirements
- The Conditions of Approval outlined in the Multi-Unit Dwelling Conditional Use Permit
- The Conditions of Approval outlined in the Modification to the Master Planned Development and Development Agreement

As outlined and conditioned in the Staff Report





Sommet Blanc

Staff finds there is Good Cause for this Condominium Plat

- Consistent with the density and uses identified in the approved DA, Pod B2 MPD, and the Multi-Unit CUP as amended
 - The Condominium plat provides six affordable units.



Sommet Blanc

PUBLIC INPUT

No Public Input has been received at this time.





Sommet Blanc

Updates:

Typo in Conclusions of Law:

There is Good Cause for this Condominium Plat because it consistent with the density and uses identified in the approved DA, Pod B2 Master Planned Development, and CUP as amended. The condominium plat allows for the sale of individual units and provides ~~two~~ **six** affordable housing units on site.

Additional COA:

#18. The Mid Mountain Trailhead parking lot shall be constructed by 10/15/24





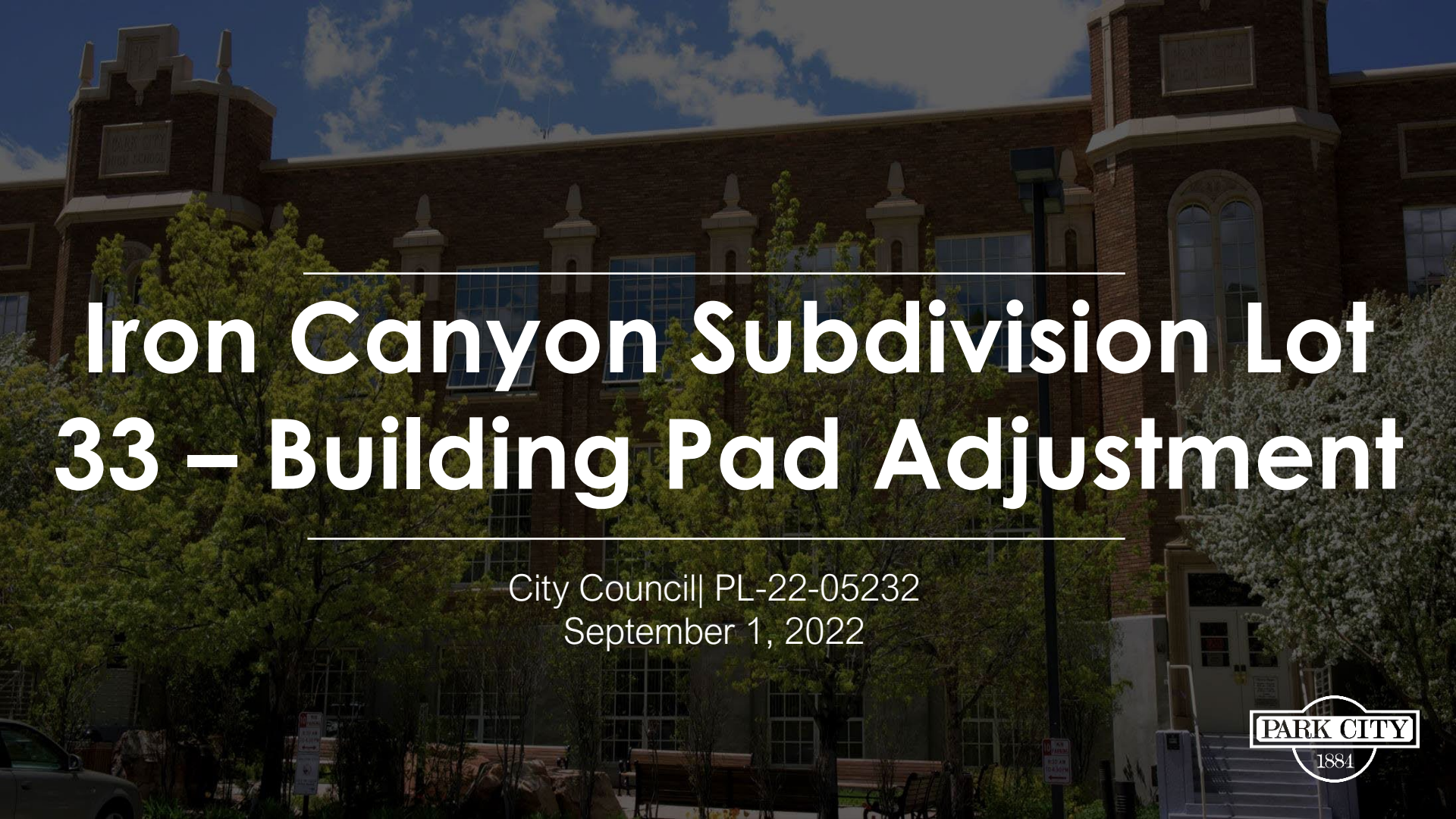
Sommet Blanc

RECOMMENDATION

Staff recommends the Council

- (I) Open A Public Hearing
- (II) Consider adopting Ordinance No. 2022-33 for the Sommet Blanc Condominiums, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval.





Iron Canyon Subdivision Lot 33 – Building Pad Adjustment

City Council| PL-22-05232
September 1, 2022





Iron Canyon Sub. Lot 33

Plat Amendment

The property owner requests to adjust the “Building Pad” area shown on the Iron Canyon Subdivision plat (recorded in 1983) to adapt to the current proposed design of the new residence.

The new building pad is proposed to be the same sf. as the platted building pad (4,000 sf.) and in a similar location.



— Iron Canyon Sub. Lot 33 —

The subject property is located at 14 Iron Canyon Court. The property is in the Single-Family (SF) Zoning District and the Sensitive Land Overlay (SLO).





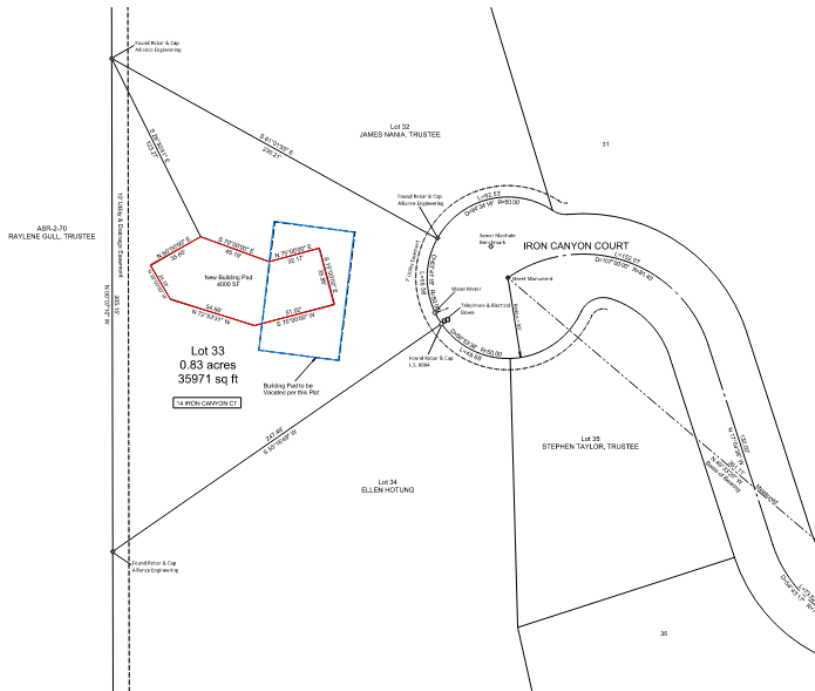
— Iron Canyon Sub. Lot 33 —

IRON CANYON SUBDIVISION LOT 33 - BUILDING PAD ADJUSTMENT

Located in the SW 1/4 of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian
Park City, Summit County, Utah

The proposed Building Pad Adjustment Plat Amendment situates the building to create a longer pad reaching east and west compared to the original direction.

Although moving the pad further up the hill, the grade increase will be less than 4 feet in difference.





Iron Canyon Sub. Lot 33

Plat Amendment

Since 2005, Six other Lots in the Iron Canyon Subdivision have adjusted their Building Pads.

All Lots have consistently maintained the 4,000 sf. building pad.





Iron Canyon Sub. Lot 33

Plat Amendment

Staff Finds this proposal complies with:

- The Single-Family (SF) Zoning District
- The General Subdivision Requirements outlined in 15-7.1-3
- The Sensitive Land Overlay Requirements
 - No Steep Slopes on the Site
 - Site is not located on a Ridge line or in view from a Vantage Point
 - No Streams, Wetlands or lakes exist on the Site
 - It is not within a Wildlife Habitat or Interference Zone





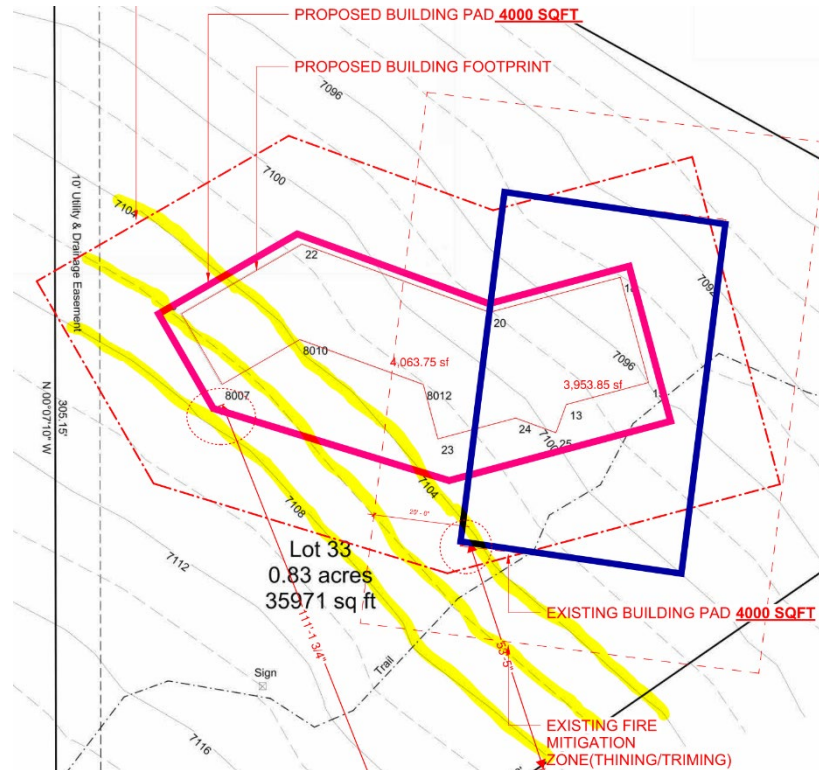
Iron Canyon Sub. Lot 33

Plat Amendment

The height differences will be minimal with the building pad change.

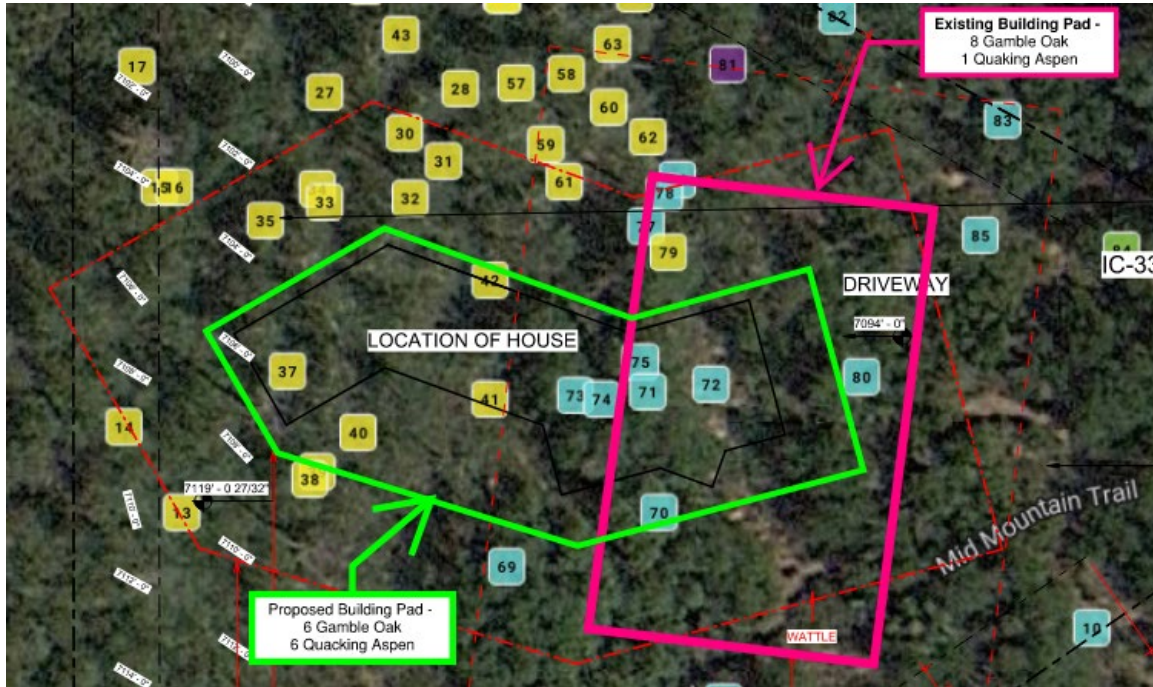
Difference of max 4' in height difference.

Original building pad is approximately 50' from the side property line and the proposed building pad is over 100' from the side property line.



Iron Canyon Sub. Lot 33

Plat Amendment



Significant Vegetation
Difference –
2 Less Gamble Oak
5 Additional Quaking
Aspen
Total: 3 more trees
proposed to be
removed.

COA #6 – Applicant
Must replace Caliper
in kind.





Iron Canyon Sub. Lot 33

Plat Amendment

Staff Finds Good Cause for this Plat Amendment

- Does not increase the area of disturbance
- Consistent with previously approved Plat Amendments





Iron Canyon Sub. Lot 33

Public Input

Public Input was received on August 18, 2022, from Lot 36 of the Iron Canyon Subdivision with concerns about the placement of the new trail head for Iron Mountain.

Generally, the community was melancholy but understanding to hear the trail head of a much beloved trail needed to be moved. The community is very supportive of the Trails and Open Space Manager in finding a solution to utilize Iron Mountain trail again soon.





Iron Canyon Sub. Lot 33

Recommendation

Staff recommends the Commission

- (I) Open A Public Hearing
- (II) Consider adopting Ordinance No. 2022-34 for the Iron Canyon Subdivision Lot 33 – Building Pad Adjustment, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval.



LAND MANAGEMENT CODE AMENDMENTS

PLANNING COMMISSIONER QUALIFICATIONS

City Council, September 1, 2022

— PLANNING COMMISSIONER QUALIFICATIONS —

On July 28, the City Council discussed the value of having someone on the Planning Commission with a background in construction, planning, or architecture and directed staff to initiate Land Management Code amendments.

The Council requested the Planning Commission review the amendments in August with a recommendation for the Council's consideration on September 1.



— PLANNING COMMISSIONER QUALIFICATIONS —

On August 24, the Planning Commission reviewed the following amendments:



15-12-2 Terms And Eligibility Of Members

Members of the Planning Commission shall serve terms of four (4) years. Terms shall be staggered and expire on the second Wednesday in July. Members shall continue to serve until their successors are appointed and qualified. The Mayor shall appoint a new Planning Commission member to fill vacancies that might arise and such appointments shall be to the end of the vacating member's term.

Members of the Planning Commission shall be residents of Park City and have resided within the City for at least ninety (90) days prior to being appointed. At least one Planning Commissioner shall be a land use professional, including but not limited to experience in construction, planning, or architecture.

Members are deemed to have resigned when they move their residences outside the City limits.

— PLANNING COMMISSIONER QUALIFICATIONS —

The Planning Commission forwarded a positive recommendation to City Council with the following modifications shown in blue:



15-12-2 Terms And Eligibility Of Members

Members of the Planning Commission shall serve terms of four (4) years. Terms shall be staggered and expire on the second Wednesday in July. Members shall continue to serve until their successors are appointed and qualified. The Mayor shall appoint a new Planning Commission member to fill vacancies that might arise and such appointments shall be to the end of the vacating member's term.

Members of the Planning Commission shall be residents of Park City and have resided within the City for at least ninety (90) days prior to being appointed. There should be a priority for at least one Planning Commissioner to be a land use professional, including but not limited to experience in construction, planning, architecture, or engineering.

Members are deemed to have resigned when they move their residences outside the City limits.

— PLANNING COMMISSIONER QUALIFICATIONS —

Staff recommends the City Council conduct a public hearing and consider adopting Ordinance No. 2020-30 with the following modifications:

WHEREAS, on August 24, 2022, the Planning Commission conducted a duly noticed public hearing and forwarded a **positive** recommendation on the proposed Land Management Code amendments to the City Council **with modifications**;

— PLANNING COMMISSIONER QUALIFICATIONS —

Amending Ordinance No. 2022-30 as follows:

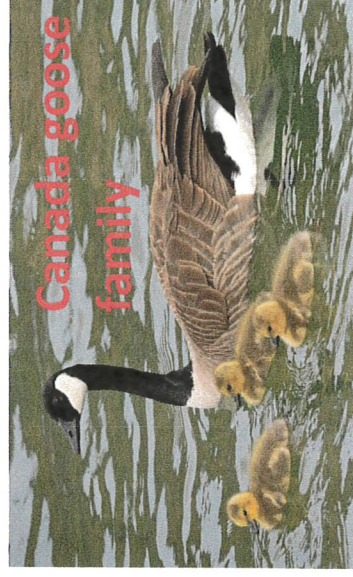
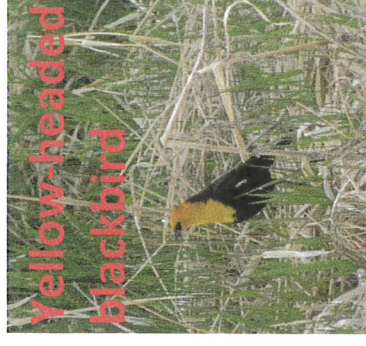
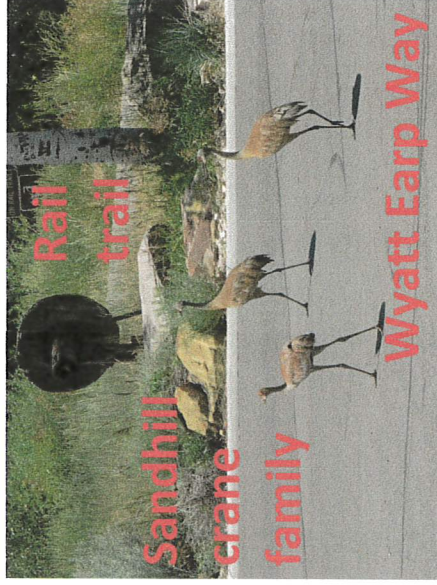
Lines 11 – 13:

Members of the Planning Commission shall be residents of Park City and have resided within the City for at least ninety (90) days prior to being appointed.

There should be a priority for at least one Planning Commissioner to be a land use professional, including but not limited to experience in construction, planning, architecture, or engineering.



*Vibrant ecosystem of flora and fauna along the rail trail.
An environmental impact statement is necessary to assure
that changes to the rail trail do not impact this ecosystem.*



Widening the rail trail will damage/destroy roots of more than 75 mature blue spruce & aspen trees abutting the trail

Blue spruce trees with roots extending at least 40 ft through berm towards rail trail

(Blue spruce tree roots spread horizontally the height of the tree <https://www.srs.fs.usda.gov>)

Tree trunks are ~18 ft from bottom of berm

Proposed new rail trail edge

(will require retaining wall to contain cut berm)

Excavation of 5-6 ft of berm required

Existing
Rail trail

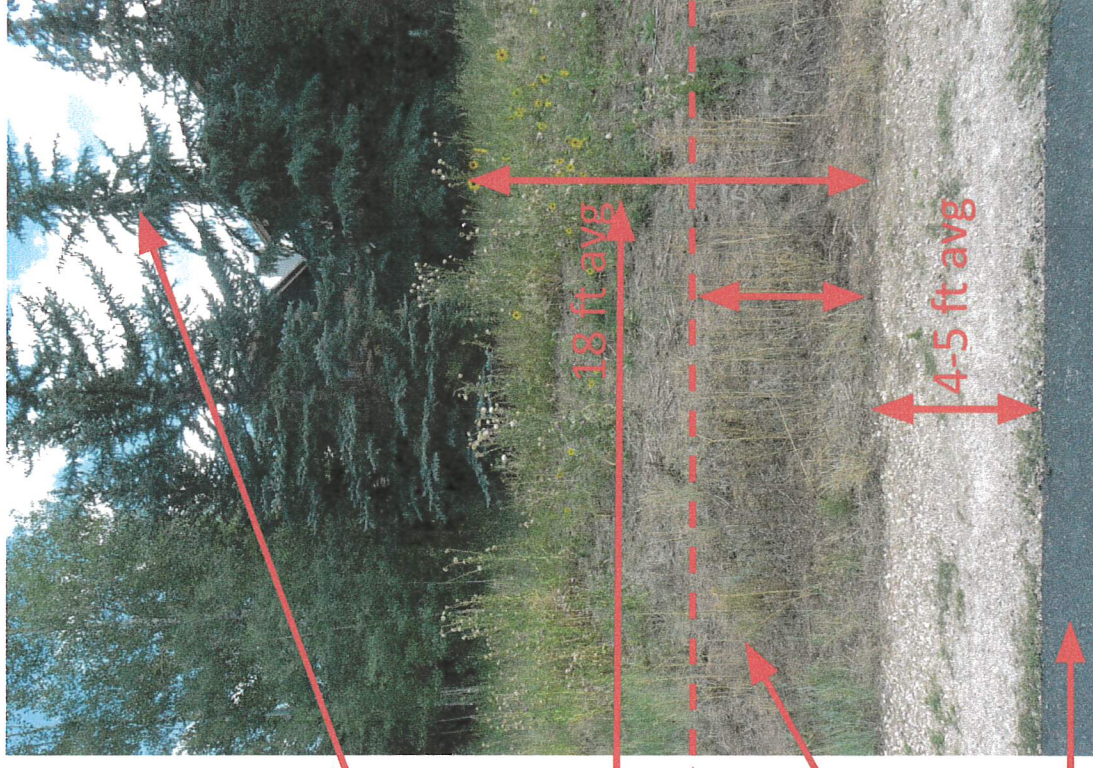
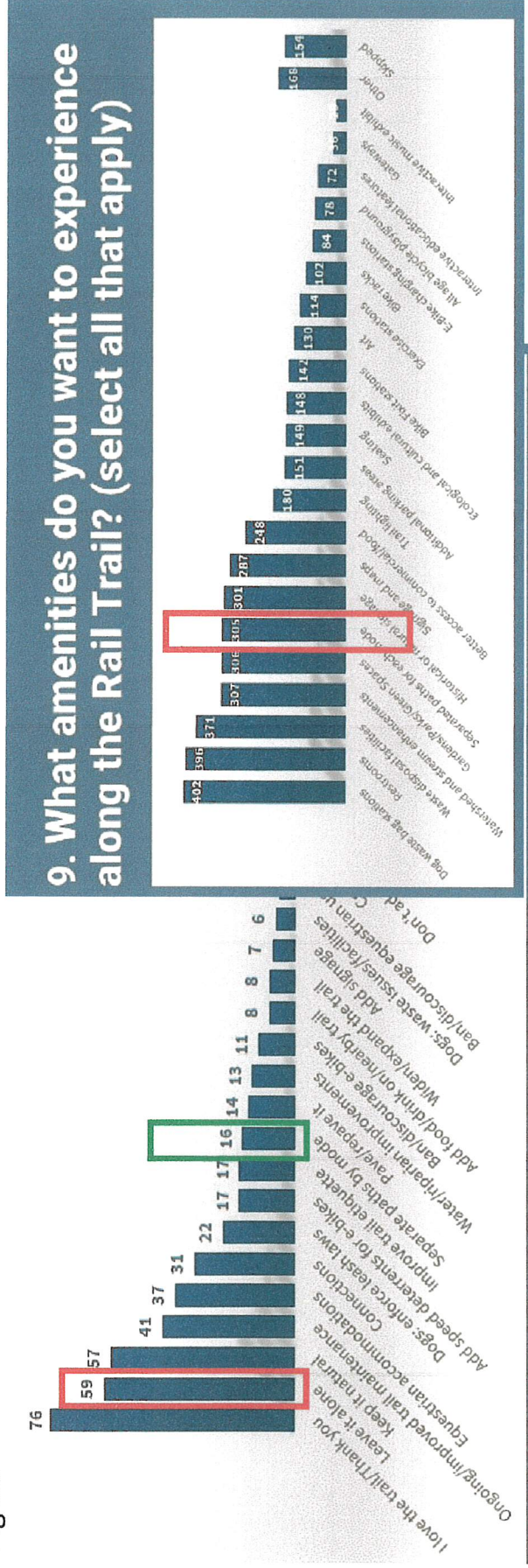


Fig 19



71.5% -79% (729/1034; 59/76) of respondents **DO NOT want separate paths** for bikers vs. non-bikers

Traffic on the rail trail on weekdays and weekends has decreased drastically since the waning of the pandemic and survey (July 2021)

Widening the rail trail and separating bikers and walkers *will increase, NOT DECREASE, the speed of bikers.*

- Established traffic calming guidelines involve narrowing paths – not widening them
- A widened path will encourage bikers to ride abreast of each other in **packs**
- **Packs of bikers** will be moving faster past walkers
- **Packs of bikers** passing each other (same or opposite direction) will have to move into pedestrian space

Widened rail trail will be a road and not a trail according to Summit County regulations (11-6-8: INFRASTRUCTURE STANDARDS; [https://codeibrary.amlegal.com/codes/summitcountyut/latest/summitcounty ut/0-0-0-18970](https://codeibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-18970))

Buchalter

August 18, 2022

Margaret Plane
City Attorney
Park City Municipal
45 Marsac Avenue
Park City, UT 84060

Re: Iron Canyon Trailhead

To Whom it May Concern:

This firm represents Rick and Katherine Campbell (the “**Campbells**”), who own Lot 36 of the Iron Canyon Subdivision, which is located at 8 Iron Canyon Ct., Park City, Utah (the “**Campbell Property**”).¹ In prior correspondence, dated March 22, 2022,² I notified Park City (the “**City**”) that the owner of Lot 33 of the Iron Canyon Subdivision (“**Lot 33**”) was making plans to build a home, and that development of the lot would likely necessitate relocation of the Iron Canyon Trailhead (the “**Trailhead**”), as the Trailhead has been accessed across Lot 33 for decades. In addition, I advised Park City that the Campbells were prepared to take whatever action necessary to prevent the City from attempting to use the Campbell Property for public access to the Trailhead.

On July 27, 2022, the Park City Planning Commission (“**Commission**”) approved a plat amendment to allow the owner of Lot 33 to proceed with construction. During the meeting, the Commission acknowledged that its decision would impact access to the Trailhead, which would have to be relocated, and requested further information. The Commission was informed that no decision had yet been made regarding alternate access to the Trailhead, but that all options were under consideration, including the option to return the Trailhead access to its “original location.”

The Campbells attended the Commission’s July 27, 2022 meeting virtually and attempted to participate during the public hearing in order to request specificity as to where the “original location” might be. However, the website was not functioning properly, and the Campbells were

¹ This is the Campbell Property’s current address, but the Campbell Property has had the following addresses in the past: (i) 2455 Iron Mountain Drive, Park City, Utah; and (ii) 2 Iron Canyon Drive, Park City, Utah.

² A copy of this March 22, 2022 letter is enclosed herewith for convenience.

Public Comment
For 14 Iron Canyon
Plat Amendment

111 South Main Street, Suite 600
Salt Lake City, UT 84111
801.401.8625 Phone

801.401.8688 Direct
dfarr@buchalter.com

buchalter.com

Los Angeles
Denver
Napa Valley
Orange County
Portland
Sacramento
Salt Lake City
San Diego
San Francisco
Scottsdale
Seattle

Margaret Plane
August 18, 2022
Page 2

not able to put their inquiry into the record. As a result, they request that this letter be included in the record for the Commission's July 27 meeting.

The Campbells have reason to believe that the City's reference to the Trailhead's "original location" is an access point that crosses the Campbell Property. The Campbells have lived at the Campbell Property since 1996, and they strongly dispute that the City or the public have any right to cross the Campbell Property to access the Trailhead. In 1988, the City approved the construction of a driveway on the west side of the Campbell Property (the "**Driveway**"). Since that time, the owners of Lots 34, 35, and the Campbell Property have shared common use of the Driveway to access their respective properties. While the City has a utility and access easement over the Driveway, it is not an easement to access the Iron Canyon Trail or the Trailhead—it is for the limited purpose of accessing a City water tank.

Previously, in 1996, the City attempted to relocate the Trailhead across the Campbell Property by placing a sign by the property and directing the public to cross the Driveway. The Campbells opposed the City's efforts to relocate the Trailhead across the Campbell Property. Following several meetings, the City eventually abandoned its plan to relocate the Trailhead across the Driveway, and entered into an agreement with the owner of Lot 33 to keep the Trailhead on Lot 33.

The Campbells understand that the owner of Lot 33 is moving forward with development of the lot. The Campbells are not opposed to the owner's development of their land. But the Campbells strongly oppose any effort by the City to relocate the Trailhead across the Campbell Property, as it will inevitably result in an invasion of the Campbells' privacy. And the Campbells are unwilling to accept liability that may result if the public is permitted to trespass on the Campbell Property and someone gets injured.

The Campbells are pleased that the City is considering all options for access to the Trailhead. That said, the Campbells would like to be involved in discussions about what options the City is exploring. Accordingly, the Campbells request an in-person meeting with any and all City officials who have been tasked with addressing this issue. Please let us know the City's availability for such a meeting prior to the City Council meeting on September 1, 2022. I look forward to hearing from you.

Buchalter

Margaret Plane
August 18, 2022
Page 3

Best regards,

BUCHALTER
A Professional Corporation

A handwritten signature in black ink, appearing to be 'DPF', written over the company name.

Douglas P. Farr

DPF:am

cc: Dick Pick, Chairman, Iron Canyon Architectural Committee
planning@parkcity.org

PETITION

To: Park City Council

From: Homeowners living in proximity to the Rail Trail in Prospector

Re: Proposed Rail Trail improvements

Date: August 25, 2022

On September 1, 2022 the Park City Council will vote on a proposal to “enhance” the Union Pacific Rail Trail between Bonanza Drive, Wyatt Earp Way, and State route 248 east of US-40. The “enhancements” include widening the trail by 8 feet to a total of 18.5 feet. The current trail averages a width of 9.5 feet of pavement. According to Summit County regulations “Access roads shall be limited to ten feet (10’) in width” ([11-6-8: INFRASTRUCTURE STANDARDS; https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-18970](https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-18970)).

Widening the trail will therefore turn it into a road.

We the undersigned appreciate the efforts to improve the trail, however, there are significant reasons against widening the trail.

1. The major rationale for widening the trail is to slow down bikers who bike at high speeds and prevent them from entering areas of the trail where people are walking. Instead of slowing down bikers, widening the trail will allow bikers to go faster. Established traffic calming guidelines, which have been implemented on some streets in Park City to slow down traffic, involve narrowing, not widening roads. A widened trail will encourage bikers to ride abreast of each other and therefore larger groups of bikers will be moving significantly faster.

The proposed widening was initiated during the height of the COVID-19 pandemic. Bike and foot traffic along the trail has decreased significantly with the waning of the pandemic. Recent addition of a center yellow line on the trail has facilitated the flow of traffic since bikers are now much more atune to staying on their side of the trail when passing walkers. So the initial rationale for widening the trail was faulty and current conditions no longer warrant this change. Furthermore, as shown in the survey only approximately 29.5% of respondents are interested in a wider rail trail, while 71.5% of respondents did not express interest.

2. There is a vibrant eco system of ducks, geese, herons, resident and migrating birds, beavers, muskrats, ground squirrels, and flora in the wetlands on the north side of the trail between Wyatt Earp Way and State route 248. Moose and deer come down from the south side hills to drink at the wetlands and sandhill cranes travel along the rail trail in spring with their young. There has been no consideration of how widening the trail (including widening the existing bridges over areas of the wetlands) will impact the flora and fauna. An environmental impact study of the wetlands is essential before any changes are made to the trail.

3. There are many mature trees within 10-12 feet of the trail on the south side of the rail trail east of Wyatt Earp Way. These trees sit on a berm. Widening the trail by any amount (proposal is for 8 feet) on the south side of the existing trail will require cutting down part of the berm and is likely to impact (kill?) these mature trees by eliminating and/or cutting their roots. These trees provide an important barrier between the trail and houses along the south side of the trail.

4. Off-leash dogs climb the berm and defecate in the backyards of the houses on the south side of the trail. Dog owners are usually unaware of this activity so the clean-up is left to the homeowners. Widening the trail on the south side will make it easier for off-leash dogs to find a location to defecate.

Given these concerns and the changes that have occurred since the waning of the pandemic, we respectfully request that the Council does not approve the current proposal and suggest that potential changes to the Rail Trail be re-evaluated.