



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
August 30, 2018**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Thursday, August 30, 2018.

CLOSED SESSION - 3:45 p.m.

To Discuss Property, Personnel and Litigation

STUDY SESSION

Social Equity Community Critical Priority Discussion
[Social Equity Staff Report](#)

REGULAR MEETING - 6:00 p.m.

I. ROLL CALL

II. SWEARING IN CEREMONY

Peace Officer Swearing-In Ceremony
[Oaths of Office](#)

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

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

Presentation by Park City Leadership Class
[Park City Leadership Class Business Plan With Attachments](#)

V. CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from August 2 and 16, 2018
[August 2, 2018 Minutes](#)
[August 16, 2018 Minutes](#)

VI. CONSENT AGENDA

1. Request to Approve Amendment 1 to a Professional Services Agreement in a Form Approved by the City Attorney with Lochner Inc. in the Amount of \$210,028.72 for Engineering and Environmental Document Preparation Services for the State Route 248 Corridor and Safety Improvement Project for a Total Amount Not to Exceed \$1,513,779.83
[SR 248 Contract Staff Report](#)
[Attachment A: Lochner Amendment 1](#)
2. Request to Authorize the City Manager to Execute a Construction Agreement, in a Form Approved by the City Attorney, with Vancon, Inc. for the Deer Crest Pump Station and Transmission Line Project for an Amount Not to Exceed \$1,363,312.70; and a Request to Authorize the City Manager to Execute the Second Addendum to the Professional Services Agreement, in a Form Approved by the City Attorney, with AQUA Engineering, Inc. for the Park City Municipal Corporation (PCMC) - Jordanelle Special Service District (JSSD) Interconnection Improvements Project Engineering Services for an Amount Not to Exceed \$127,010.00
[Construction and Engineering Staff Report](#)
3. Request to Authorize the City Manager to Execute a Professional Services Agreement, in a Form Approved by the City Attorney, with Psomas Engineering, for the 3Kings Water Treatment Plant and SR248 Water Transmission Lines Engineering Services in an Amount Not to Exceed \$110,000.00
[Water Transmission Engineering Contract Staff Report](#)

VII. NEW BUSINESS

1. Consideration to Approve Ordinance 2018-47, an Ordinance Approving the First Amended Lift Lodge at Town Lift Condominium Plat Located at 875 Main Street, Park City, Utah
(A) Public Hearing (B) Action
[875 Main Street Condo Plat Amendment Staff Report and Ordinance](#)
[875 Main Street Plat Exhibits](#)
2. Request to Approve a Professional Service Agreement in a Form Approved by the City Attorney with the Narwhal Group for Construction, Staffing and Management Services for a Park City Traffic Control Center in an Amount Not to Exceed \$127,629
(A) Public Input (B) Action
[Traffic Control Center Staff Report](#)
[Exhibit A: Park City Traffic Control Center Concept Report](#)
3. Consideration to Adopt Resolution No. 23, a Resolution Approving Entry into the Central Wasatch Commission Interlocal Agreement, and Approval of a First Amendment to the Central Wasatch Commission Interlocal Agreement between Park City Municipal Corporation and Summit County
(A) Public Hearing (B) Action
[Central Wasatch Commission Entry Staff Report](#)
[Attachment A: CWC Resolution](#)
[Attachment B: Mountain Accord Interlocal Agreement](#)

VIII. ADJOURNMENT

IX. PARK CITY HOUSING AUTHORITY MEETING

I. ROLL CALL

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

III. NEW BUSINESS

1. Consideration to Approve the Mitigation Plan to Fulfill the Affordable Housing Obligation Generated by the Kings Crown at Park City Project
(A) Public Hearing (B) Action
[Kings Crown Affordable Housing Staff Report](#)
[Exhibit A - Pricing Proposal](#)
[Exhibit B- Kings Crown Proposal](#)
[Exhibit C - Kings Crown Timeline](#)
[Exhibit D - Housing Plan Action Letter](#)
[Exhibit F - Affordable Building Floor Plans](#)
[Exhibit G -Sales Price Calculations](#)

IV. ADJOURNMENT

X. PARK CITY REDEVELOPMENT AGENCY MEETING

I. ROLL CALL

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

III. NEW BUSINESS

1. Consideration to Authorize the Executive Director to Enter into a Construction Agreement in a Form Approved by the City Attorney's Office with Vancon, Inc., for the 3rd and 4th Street Stairs Project in an Amount Not to Exceed \$147,300
(A) Public Hearing (B) Action
[3rd and 4th Street Stairs Project Contract Staff Report](#)

IV. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

***Parking validations will be provided for Council meeting attendees that park in the China Bridge parking structure.**

Council Agenda Item Report

Meeting Date: August 30, 2018

Submitted by: Jed Briggs

Submitting Department: Budget, Debt & Grants

Item Type: Staff Report

Agenda Section: STUDY SESSION

Subject:

Social Equity Community Critical Priority Discussion

Suggested Action:

Staff is recommending that Council discuss the Community Critical Priority of Social Equity to prepare for the Social Equity Listening Tour.

Attachments:

[Social Equity Staff Report](#)



City Council Staff Report

Subject: Social Equity Community Critical Priority Discussion
Author: Jed Briggs, Budget Operations & Strategic Planning Manager
and Rocio Torres, Community Liaison
Department: Budget, Debt, and Grants
Date: August 30, 2018
Type of Item: Study Session

Summary Recommendation

Based upon City Council input, staff is recommending that Council discuss the Community Critical Priority of Social Equity to prepare for the Social Equity Listening Tour.

Executive Summary

With the new Community Critical Priority of Social Equity, City Council suggested a community listening tour. Knowing that this is a complex topic that requires community input and insight, Council is embarking on reaching out to a variety of different groups to help them better understand their concerns or ideas. This study session is to help Council to solidify their own thoughts on the framework of these discussions.

The Challenge and the Opportunity

Equity and inclusion in municipalities is imperative. When not promptly addressed, these issues can grow and become more difficult to resolve. Our community is experiencing a growing concern with regards to inequities, resources, and access. Across the world, women, people of various races and religions, people with different abilities, people living in poverty, youth, seniors, and members of the LGBTQ community face barriers when accessing health, employment, and housing. By applying an equity and inclusion lens that addresses social inequities like gender differences, income disparities, racism, ableism, homophobia, ageism, etc., municipalities can better respond to the aspirations of ALL people. Municipalities play a huge role in shaping and perpetuating the quality of life of their residents. Addressing social inequities to ensure the inclusion of all residents strengthens our town. Equity and inclusion create more sustainable cities where people from all walks of life have the right to, and can participate fully in social, economic, political, and cultural life. PCMC can be a leader in this work, by engaging in many promising practices or programs that make a difference.

Listening Tour

For the last several months Council has discussed and been educated on social equity topics through experts or community groups and advocates who are intrinsically involved with it. However, Council knowing they don't have all the answers to this complex topic, are looking for more community input and advice. The term social equity acts as an umbrella for many of the issues are community members face, but knowing where to apply resources or which topics are the most urgent seems overwhelming.

Thus, Council has given authorization to fund a Social Equity Community Convener in the hopes that non-profits, advocates, governments, businesses, etc. could come together and identify the most pressing and urgent social equity issues facing our community and start to put a strategic action plan in place.

Council is also looking to gather feedback from a variety of community groups, especially those that aren't already tied to social equity initiatives. It's important that Council approach each group the same way as to as to foster consistency in the information-gathering process. However, the framework should be relatively simple as the main goal is to *listen* and absorb feedback from the community. Below is a suggested listening tour framework:

1. Purpose of the meeting
2. Define social equity
3. Describe City's role in the initiative
4. Personal story: What examples have you experienced or witnessed in your life?
5. Ask these questions:
 - a. What does the term 'social equity' mean to you?
 - b. Some people don't think we have a problem with social equity, what do you think?
 - c. What do you think the City's role should be in social equity?
 - d. What are some concrete things that you would like to see happen in regards to social equity (1,5,10 years out)?
 - e. What are your thoughts on creating a coalition of community partners? Who should those partners be?

The attachment below fleshes out many of these ideas and acts as a reference for these meetings.

Social Equity Goals and Strategic Objectives:

We aspire to be an inclusive, diverse, and equitable community. We define diversity broadly, including but not limited to all races, ages, sexual orientations, gender identification, socio-economic backgrounds, and cultural beliefs. We strive to be a fair and balanced society where everyone can participate and has the opportunity to fulfill their potential because they have access to healthy, affordable food, transportation, quality education, and living wage jobs. We create unique ways to connect through community gatherings and a variety of communication channels. We strive to understand the needs of those who are underserved or the most vulnerable of our community. We recognize that it is our diversity that is the source of our strength and community foundation as we try to reflect that in all that we do. Please see below to reference the guiding document from which staff is currently working.

Below are the City's goals and objectives with regards to this priority.

Value statement: Recognize our diverse populations within our complete community and strive for equitable public administration of services, justice and

social well-being for all. Value and appreciate our differences and embrace our common humanity and contributions as the source of our town's strength.

- 1. Affordability – Identify areas where the City can positively impact the cost of living**
 - a. Facilitate a range of affordable, quality housing opportunities that meet the life-cycle needs of persons at all economic levels
 - b. Support efforts for affordable, quality, and adequate childcare for all who need it
 - c. Strive for accessibility to quality healthcare (vision, mental, dental)
 - d. Continually assess fees and taxes for all socio-economic classes
- 2. Connection – Engage and empower diverse experiences to foster an inclusive, multi-cultural and -generational community**
 - a. Establish comprehensive goals and performance measures that span all of the City's departments that provide services to our diverse populations (internal)
 - b. Provide gathering spaces that connect the services of the community
 - c. Provide services that meet the diverse needs of these populations
- 3. Enhance Communication – Determine the best channels of communication and use them to engage our community members.**
 - a. Reach audience where they are at, whether it be through digital and/or interpersonal communication
 - b. Use diverse platforms and methods to deliver and receive messaging
 - c. Enhance communication between service providers
- 4. Issue Awareness - Identify and address the multi-cultural and generational groups' concerns and interests**
 - a. Identify underserved and/or most vulnerable populations
 - b. Partner with a full range of community groups and stakeholders
 - c. Educate the entire community on issues that matter to underserved populations
- 5. Reflect Community Diversity - Encourage participation and remove barriers in process of local government and community groups**
 - a. Invite all to contribute their voice in the process
 - b. Focus on integration with varying populations
 - c. Serve all demographics

Department Review

The following departments have reviewed this staff report: Legal and Executive.

Attachment – Social Equity Reference Materials

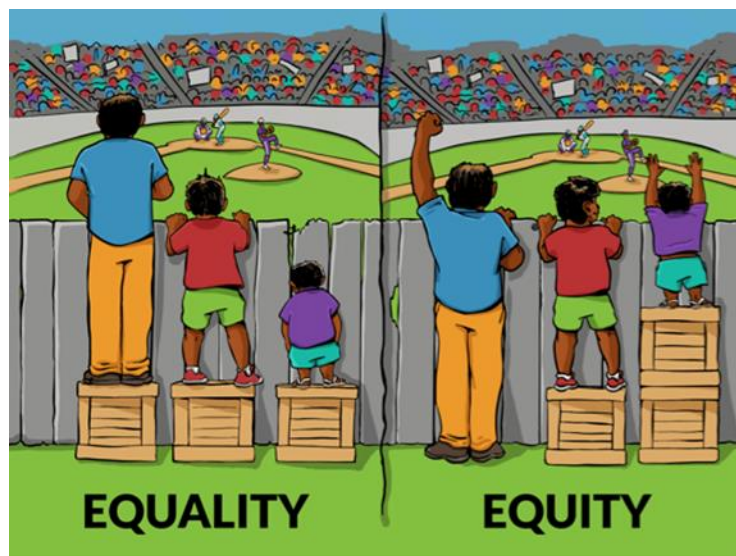
Social Equity Talking Points for Listening Tour Meetings

a. Our Value Statement

“Recognize our diverse populations within our complete community and strive for equitable public administration of services, justice, and social well-being for all. Value and appreciate our differences and embrace our common humanity and contributions as the source of our town’s strength” Link:

<https://www.parkcity.org/home/showdocument?id=53806>

b. The Difference Between Equity and Equality



The main difference between equity and equality is that equity looks at giving everyone what they need to achieve their goals while equality attempts to treat everyone the same.

“[W]hile equality can be converted into a mathematical measure in which equal parts are identical in size or number, equity is a more flexible measure allowing for equivalency while not demanding exact sameness” (Guy & McCandless, 2012, p. S5)

“The route to achieving equity will not be accomplished through treating everyone equally. It will be achieved by treating everyone justly according to their circumstances.”
—Paula Dressel, *Race Matters Institute*¹

Examples of Equality	Examples of Equity
A city cuts the budget for 25 community centers by reducing the operational hours for all centers by the same amount at the same times.	The city determines which times and how many hours communities actually need to use their community centers and reduces hours for centers that aren't used as frequently.
A community meeting, where all members of the community are invited, about a local environmental health concern is held in English though English is not the primary language for 25% of the residents.	The community leaders hire translators to attend the meeting or offer an additional meeting held in another language.
All public schools in a community have computer labs with the same number of computers and hours of operation during school hours.	Computer labs in lower income neighborhoods have more computers and printers, as well as longer hours of operation, as some students don't have access to computers or internet at home.

*Examples 1-3 are pulled from a resource by Just Health Action, a 501(c)3 non-profit organization:
<http://justhealthaction.org/wp-content/uploads/2010/05/JHA-Lesson-Plan-3-How-are-equity-and-equality-different-final.pdf>

Sources

1 <https://publichealthonline.gwu.edu/blog/equity-vs-equality/accessible/>

2 <http://viablefuturescenter.org/racemattersinstitute/2014/04/02/racial-equality-or-racial-equity-the-difference-it-makes/>

c. Definition of Social Equity

The term social equity has different meanings for different segments of the population. See below for some common definitions.

- “Social equity is not an explicit constitutional value, but rather a term that implies a calculation of fairness, right, and justice” (Nalbandian [1989] in Guy & McCandless, 2012, p. 56)
- “[F]air and just treatment and the equal and equitable distribution of benefits to the society at large” (Ricucci, 2009, p. 374)
- “The ethical and equitable treatment of citizens by administrators is at the forefront of concerns in public agencies. Reinforced by changing public attitudes, the reinventing government movement and civil rights laws, the new public administration has triumphed after a quarter century. Now it is unthinkable (as well as illegal), for example, to deny someone welfare benefits because of their race or a job opportunity because of their sex. Social equity today does not have to be so much fought for by young radicals as administered by managers of all ages (Shafritz & Russell, 2005, p. 436 in Frederickson, 2005)

- Equity is just and fair inclusion into a society in which all, including all genders, generational, age, and ethnic groups, can participate, prosper, and reach their full potential. Equity gives all people a just and fair shot in life, despite historic patterns of exclusion.
- Equity is achieved when one's identity cannot predict the outcome. - OEHR's working definition (office of equity and human rights -- Portland).

Staff advises asking individuals for their own definition of social equity and learn from the conversation that takes place from there. By doing so, we will achieve??/what/?

d. Brief history of Social Equity in Park City

- City Council Staff Report from December 10, 2015: A Study Session on Latino Issues was held on December 10, 2015. This session came together because “[a] number of community groups have been meeting over the past six months to discuss how to better coordinate services and better address Latino issues in our community.” This particular study session focused on “Park City residents who call themselves Latino AND whose wages are on the lower end of the scale, as compared to the median income in Park City.”
- December 2017 - City Council Meeting: Council begins to discuss the possibility of turning the concept of social equity into a Community Critical Priority.
- March 2018 - Council Strategic Planning Retreat: Council agrees to make social equity a Community Critical Priority.
- July 2018 – Social Equity Community Convener RFP issued.

e. Identity/Intersectionality

- Definition of identity: “The collective aspect of the set of characteristics by which a thing or person is definitively recognized or known” and/or “The set of behavioral or personal characteristics by which an individual is recognizable as a member of a group” (Source: <https://www.tolerance.org/professional-development/social-justice-standards-unpacking-identity>)
- Definition of intersectionality: “[t]he relationships among multiple dimensions and modalities of social relations and subject formations—as itself a central category of analysis.” (McCall, 2005, p.2)
- Personal Identity Wheel: “The Personal Identity wheel is a worksheet activity that encourages students to reflect on how they identify outside of social identifiers. The worksheet prompts students to list adjectives they would use to describe themselves, skills they have, favorite books, hobbies, etc. Unlike the social identity wheel, this worksheet doesn’t emphasize perception or context. It is best used as an icebreaker activity or in conjunction with the Social Identity Wheel in order to encourage students to reflect on the relationships and dissonances

between their personal and social identities. The wheels can be used as a prompt for small or large group discussion or reflective writing on identity by using the Spectrum Activity Questions on Identity.”

Three Adjectives to Describe Yourself

1. _____

2. _____

3. _____

Name

Favorite Music

One Skill you are Proud of

Favorite Movie

Favorite Book

Favorite Food

Favorite Hobby

Favorite Color

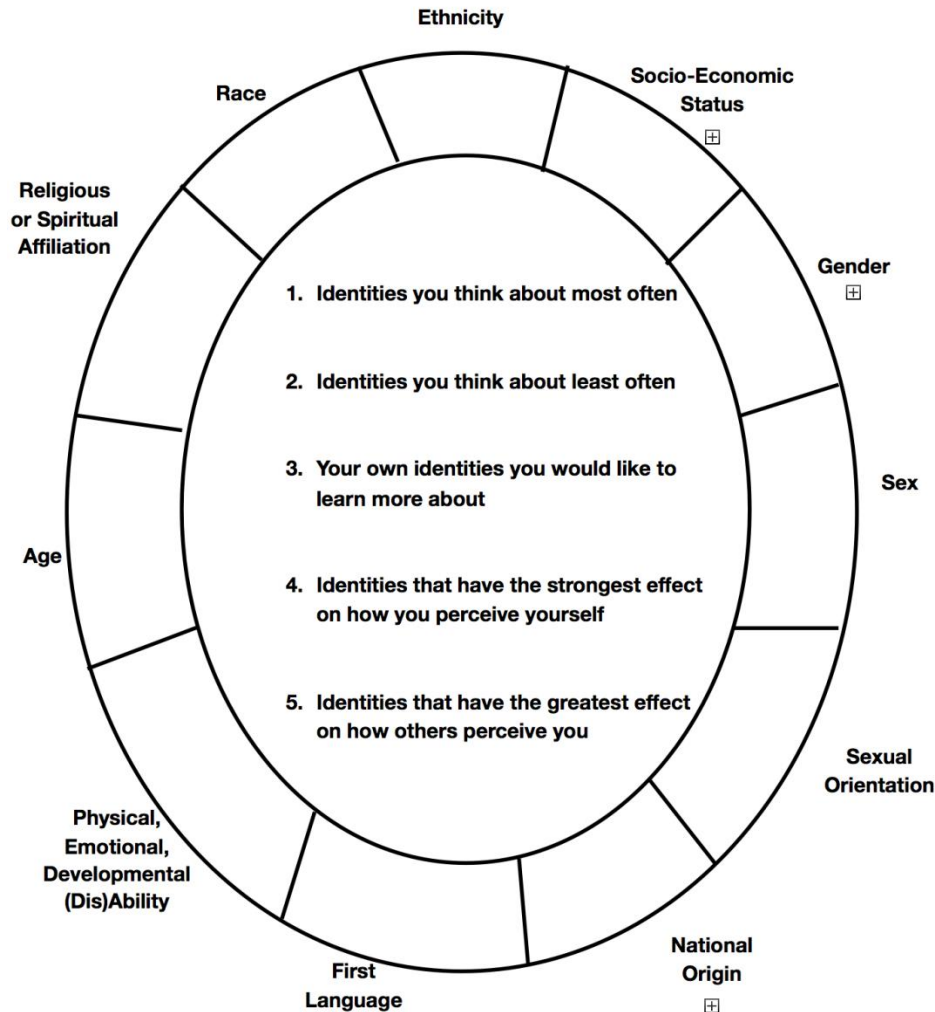
Personal Motto

Number of Siblings

Birth Order

Source: LSA Inclusive Teaching Initiative, University of Michigan (<https://sites.lsa.umich.edu/inclusive-teaching/2017/08/16/social-identity-wheel/>)

- Social Identity Wheel: “The Social Identity Wheel worksheet is an activity that encourages students to identify and reflect on the various ways they identify socially, how those identities become visible or more keenly felt at different times, and how those identities impact the ways others perceive or treat them. The worksheet prompts students to fill in various social identities (such as race, gender, sex, ability disability, sexual orientation, etc.) and further categorize those identities based on which matter most in their self-perception and which matter most in others’ perception of them. The Social Identity Wheel can be used in conjunction with the Personal Identity Wheel to encourage students to reflect on the relationships and dissonances between their personal and social identities.”



Source: LSA Inclusive Teaching Initiative, University of Michigan (<https://sites.lsa.umich.edu/inclusive-teaching/2017/08/16/social-identity-wheel/>)

- See also: Kimberlee Crenshaw | The Urgency of Intersectionality | https://www.ted.com/talks/kimberle_crenshaw_the_urgency_of_intersectionality

f. Current initiatives

- City Council's four Community Critical Priorities are all aligned: Transportation, Energy, and Housing can all be interpreted as contributing towards social equity.
- Staff is looking into offering a variety of trainings on social equity issues. These trainings include: Implicit Bias, Gender & Sexuality, Needs of People with Disabilities, etc.
- A webpage for the Social Equity critical priority is in the works
- Currently, a committee composed of City employees is in the process of selecting a proposal to carry through the Social Equity Community Convener role. The intent of the Convener is to establish a community delegation to tackle

social equity issues by creating a strategic plan, gap analysis, and needs assessment.

g. Personal story

What does social equity mean to you? What examples have you experienced or witnessed in your life?

Council Agenda Item Report

Meeting Date: August 30, 2018

Submitted by: Malena Stevens

Submitting Department: Police

Item Type: Staff Report

Agenda Section: SWEARING IN CEREMONY

Subject:

Peace Officer Swearing-In Ceremony

Suggested Action:

The Park City Police Department requests a ceremonial swearing-in by the Mayor and Council for new officers: Jared Patterson, Craig Proctor and Stuart Rollins. The Department would also like to introduce Council to the Victim Advocate Coordinator, Devan Bobo.

Attachments:

[Oaths of Office](#)



Oath of Office

I, Jared Patterson, do solemnly swear that I will support, obey, and defend the Constitution of the United States and the Constitution of the State of Utah, and that I will discharge the duties of my office with fidelity.

Signature

State of Utah
County of Summit

Subscribed and sworn to before me this 30th day of August, 2018, by Jared Patterson.

Witness my hand and official seal.

Mayor Andy Beerman



Oath of Office

I, Craig Proctor, do solemnly swear that I will support, obey, and defend the Constitution of the United States and the Constitution of the State of Utah, and that I will discharge the duties of my office with fidelity.

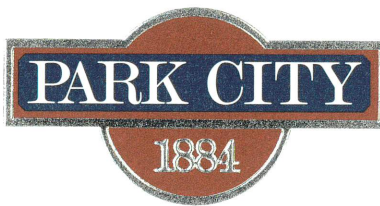
Signature

State of Utah
County of Summit

Subscribed and sworn to before me this 30th day of August, 2018, by Craig Proctor.

Witness my hand and official seal.

Mayor Andy Beerman



Oath of Office

I, Stuart Rollins, do solemnly swear that I will support, obey, and defend the Constitution of the United States and the Constitution of the State of Utah, and that I will discharge the duties of my office with fidelity.

Signature

State of Utah
County of Summit

Subscribed and sworn to before me this 30th day of August, 2018, by Stuart Rollins.

Witness my hand and official seal.

Mayor Andy Beerman

Council Agenda Item Report

Meeting Date: August 30, 2018

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section: PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Subject:

Presentation by Park City Leadership Class

Suggested Action:

Attachments:

[Park City Leadership Class Business Plan With Attachments](#)

Park City Leadership Class 24
Class Project

Organic Waste Diversion

DRAFT

Introduction

Park City Leadership Class 24 submits this summary report of its class project, organic food waste diversion.

The project consisted of two main components. The first was focused on education and community outreach. This is summarized in section one of this report. The second component, titled Organic Waste Solutions, focused on the technologies that are currently being employed to divert organic waste and the technologies that are available. It investigates the advantages and disadvantages of each technology and what is important to overcome existing impediments to greater diversion.

Class 24 believes this is just the first step in moving forward on implementing a comprehensive diversion plan for organic waste. We have demonstrated there is community enthusiasm for diversion and we have provided an analysis of how Park City and Summit County should proceed. Some of us will continue to push forward to see a successful implementation of a diversion plan by our community.

Section One

Education and Community Outreach

Leadership Class 24 Project

Education and Community Outreach

BACKGROUND: Leadership Park City was founded 24 years ago to help promote future leaders and create informed positive change in the city. This year Class 24 had created a project to divert food waste from our landfill.

PROBLEM: In 2017, 42,000 tons of waste was added to the Summit County Landfill. If nothing changes the landfill will reach capacity in less than 40 years. However, we can extend the life of the landfill by at least a decade by diverting organic waste, thus deferring the substantial cost of establishing another landfill site.

PROJECT GOAL: To educate our community about the importance of diverting food waste and validate food waste programs from the Summit County Landfill.

HOW ARE WE DOING THIS?: Leadership 24 had three large-scale events to not only educate our community but also to actually facilitate diverting food waste from our landfill.

EVENT 1- SAVOR THE SUMMIT

Savor the Summit Event was used to educate restaurants about back-of-house waste separation to support composting and measure the impact of composting at events by measuring the diverted food for this single event. All the restaurants were provided training on composting, materials, bags and process information.

OUTCOME:

- Training employees proved to be easy and effective
- The majority of restaurants participated in composting
- Restaurants generally expressed interested in diverting not just compostable food waste, but all food waste (i.e. food scraps from plates, dairy/meat/seafood)
- Restaurant want the city to create an easy system for them to follow
- Substantial amounts of food were actually diverted in the single dinner with dozens of restaurants servings 2,500 people, diverting thousands of pounds of waste to composting

EVENT 2 - SILLY MARKETS

We utilized this opportunity to have a booth at four Park Silly Sunday Markets to educate consumers about residential compost programs as well as inform our community of the importance of wide-scale food diversion from our landfill.

OUTCOME:

- Community members were educated about our landfill and the positive impacts of composting
- Community members expressed strong desire for curbside pick-up to divert food waste and for additional information related to composting (Most community members want to compost, but do not want to compost at their homes. They urged us to acquire off-site composting)
- Individuals utilized our booth for residential drop-off, including following proper guidelines for composting. Hundreds of pounds of food were diverted at these events

EVENT 3 – WASTED SCREENING

This event was centered around the documentary film *Wasted* to educate the public about the scope of the issue. Additional materials were provided at the screening for guests to learn more about more about residential composting options.

OUTCOME:

- Large showing for the movie +150 people
- Marketing via the posters, KPCW and social media supported turnout
- Active Q & A on discussion after movie
- Very active booth showing for participating vendors before the movie
- Post movie comments from individuals:
 - Take Action!
 - How do I get residential service?
 - Why aren't we doing more?

OUR OUTCOME

Leadership 24 has made a positive impact with our educational impact on our community as well as the amount of food waste actually diverted from the landfill. Before the beginning of our project, there were no residential pick-up options for composting. Now, Wild Harvest Farms has begun pickup at some restaurants. Deer Valley Resorts, the Christian Center and additional restaurants have since been added. Spoil to Soil has added residential pickup for delivery to Wild Harvest composting operations and Scrap Bucket has commenced residential pick-up of compostable waste for their vermicomposting operation in Kamas.

CALL TO ACTION

We are thrilled with our successful leadership project and thank you for supporting this laudable program. As part of this report some of our classmates are continuing on and preparing a thorough review of technological options in the Organic Waste Solutions section to take this program to the next level and provide a comprehensive solution for all organic waste in the County.

Working on multiple fronts Leadership 24 has done the work to make Park City a leader in organic waste diversion. It is time to move forward.

Section Two

Organic Waste Solutions

**Leadership Class 24
Business Plan Committee**

**Organic Waste Solutions
For Park City and Summit County**

Background:

- The Summit County Integrated Solid Waste Management Master Plan provides the following data:
 - Municipal Solid Waste (MSW) in Summit County is estimated at 40,000 tons annually with 14,000 tons from residential and 24,000 tons from commercial sources with remainder from other.
 - Almost 20% of residential waste or 2800 tons is compostable organic waste currently sent to the landfill.
 - Between 33% and 65% of commercial waste is organic waste. Using a low estimate of 40% this represents about 10,000 tons annually.
 - A low of estimate of about 13,000 tons of organic waste could be diverted from the landfill in Summit County or about one third of all MSW.
 - A detailed study may indicate a greater amount of organic waste that can be diverted as indicated by current diversion efforts.

Issues:

- The Three Mile Landfill has only 35 years of useful life including building out remaining cells.
 - Alternative landfills will be expensive.
 - Organic waste decomposition in the landfill produces methane gas, a potent contributor to global warming.
- Diverting organic waste from the landfill is a priority for Park City and Summit County and requires a comprehensive solution.

Benefits:

- Diversion of waste from the landfill provides the following benefits
 - Can extend the life of the landfill by one decade beyond its currently estimated useful life of 35 years.
 - Can reduce methane gas emissions by not allowing anaerobic decomposition of organic waste in the landfill consistent with Park City's critical priority of energy conservation and greenhouse gas reduction.
 - Can create healthy soil or soil additives through composting or other processing to promote local agriculture.

Technologies for Processing Organic Waste:

- The proportion of organic waste that can be diverted from the landfill depends on the technology employed. The more organic waste that can be diverted to one technology makes compliance and buy-in simpler at the source of the waste. If organic waste does not need to be separated into components it saves considerable time and money. The ability to separate organic waste from packaging as part of the technology increases the proportion of waste that can be diverted.
- Diverting edible food waste first to people and then to animals should be the first priority. Several establishments are diverting food waste with these priorities including the Bill White Restaurant group and policies should be developed to further encourage this diversion.
- For food waste that is not edible we have identified several technologies: composting, either in windrows or vermicomposting; in vessel or mechanical composting; and anaerobic digestion.
 - Composting is the controlled bacterial decomposition of nitrogen supplying organic food waste (often termed green waste) blended with carbon supplying cellulose material such as wood chips (often termed brown waste) blended with existing soil. Composting is limited to non-protein and non-dairy food waste, primarily vegetables and fruit except with certain technologies described below. The end product of composting is a rich soil called humus that is an excellent medium for growing plants and is often added to enrich existing soils. Two composting technologies are currently being employed in Summit County.
 - Windrow composting takes place outdoors with green and brown waste combined with soil in long rows which are periodically turned and watered. The process takes about 30 days in warm weather and longer in cold weather because bacterial processes are slowed. Proper composting generally requires a ratio of carbon to nitrogen supplying materials of about 25:1. The materials must be turned to aerate periodically and kept moist to maintain an aerobic process that does not produce methane.
 - Wild Harvest Farms is employing wind row composting at a site on Brown's Canyon Road. They are focusing on restaurant kitchen scraps which do not include any proteins. The farm collects directly from the restaurants and transports the material to its site using its own trucks.
 - Proteins can be composted in windrows, but the process must be very tightly controlled. See the attached notes from our discussion with Summit County Colorado where the County government has chosen to manage this activity to maintain quality and safety.

- Spoil to Soil is a small start-up company picking up compostable food waste from residences and delivering to Wild Harvest.
 - Wild Harvest is claims to be collecting about 17 tons of compostable waste per week from restaurants. This would equal over 800 tons annually but needs to be adjusted down for seasonality. The total City and County restaurant potential is much greater
 - Summit County has proposed regulations on composting. We have not evaluated Wild Harvest's operations with regard to these regulations or the quality of their compost. Wild Harvest has recently moved operations to a new site.
- Vermicomposting is a recognized composting technology that uses worms to eat and decompose organic material. The worms break down the organic material and bacteria in the worms' digestive system completes the process. Worm castings create a high-quality compost.
 - In smaller operations the worms are contained in an enclosure with a screen at the bottom. Organic material is placed on top of soil. Worms stay on the surface of the container with the organic material and worm castings are removed from the bottom of the container. The process does not require the blending, aeration or watering of wind row composting. The process is typically done indoors.
 - Scrap Bucket is a small vermicomposting operation in Kamas, Utah. They currently process about 200 pounds of organic waste per week. Scrap Bucket focuses on residential service and collects compost using company supplied bins once per week, the time it takes to process the waste to compost.
 - Scrap Bucket estimates they collect about 10 to 15 pounds of waste per week per household.
 - The operation is compact and highly scalable but perhaps limited to about 1000 tons per year with current available resources.
 - The compost, which is mixed with peat, appears to be of high quality. It takes one week to process organic waste into compost.
 - Mechanical composting, sometimes referred to as in-vessel composting, is a highly controlled process where the organic material is combined with carbon supplying material, usually wood chips. The composting process is contained within an enclosed vessel with precise rotation of material, temperature, and moisture control. Materials are ground to smaller sizes before being loaded into the vessel.

- The major advantage of this process versus other composting techniques is that it takes all organic food including proteins, dairy products, meats, bones, shells, and some paper products such as napkins, paper towels and compostable plates. The ratio of food to carbon source is 4:1. There is no leachate and minimal odor. The process can be continuously monitored.
- Disadvantages include the sourcing of dried wood chips and capital and operating costs not covered by tipping fees.
- FOR Solutions has been identified by us as having one of the best mechanical systems and has an advantage of continuous daily loading versus static batch process equipment. Machines create compost in one week with a five-day loading schedule.
 - Machines are sized to produce from 2,500 to 40,000 pounds of compost per week with organic waste input at 2,000 to 32,000 pounds per week or four fifths of total loading materials to account for the 4:1 ratio of organic waste to wood chips.
 - Cost of a machine is \$150,000 to \$525,000.
 - The footprint is small with most systems contained within a 1000 square foot building.
 - Princeton University uses a FOR Solutions machine for its food waste processing.
 - It would take more than ten of the largest machines to process all organic waste currently going to the landfill and we believe about six machines to process all restaurant and resort food waste.
- Anaerobic Digestion is an anaerobic bacterial process for organic waste. The process is done on a large scale in special tanks. Organic input is ground up before entering the tanks. An advantage of the system is that it takes a large range of organic product including all food scraps, fats oils and grease, manure, and limited amounts of paper. The end product is methane gas, which is captured and converted into electricity via generators, or renewable natural gas to be used as an alternative to compressed natural gas to fuel vehicles. Burning methane produces carbon dioxide and water reducing the greenhouse gas effect. The carbon dioxide is biogenic so not an added pollutant. An additional end product is a nutrient rich fiber and liquid that can be sold as a carbon rich soil additive.
 - There are several digester technologies.
 - CSTR (Continuous Stirred Tank Reactor) is the most common technology. These plants are large and require significant

amounts of water since they only operate at 2 to 3 percent solids. Retention time is up to 30 days.

- IBR (Induced Bed Reactors) are a newer design developed at Utah State University. They operate at 12% solids. Most water is recycled and repurposed back into the process. They are an order of magnitude smaller in size but can be expanded using scalable, modular components. They are highly efficient with a small parasitic electrical load. Retention time is only five to seven days for high throughput on a small footprint.
- Wasatch Resource Recovery (WWR) is a public/private partnership building a large CSTR anaerobic digestion plant scheduled to go online this Fall. It is located in North Salt Lake City. Currently two tanks are being completed giving the plant the capacity to process 1000 tons of organic waste per day. The plant is seeking contracts for organic waste. A tipping fee will be required but is being marketed as 66% of the tipping fees required at Utah landfills. We are aware that the Snyderville Basin Water Reclamation District has contracted to send its solid waste from its waste water treatment plants to WWR.
- PURE Energy Group (PEG) has been identified by us as having a technology well-fitted to Summit County and Park City organic waste diversion. PEG is headquartered in Park City, Utah and has rights to IBR technology from Utah State University. Financials, reviewed by one of us, indicates PEG can build a viable anaerobic digestion plant in Summit County if about 15,000 tons per year can be diverted to the plant by government regulatory action. There would be no capital outlay required from the County or City and tipping fees would be competitive with current fees being paid for disposal at the Three Mile landfill.

Potential:

- Current activity is focused on diversion of kitchen scraps from restaurants to windrow composting by Wild Harvest and a tiny diversion of compostable organic waste from households to vermicomposting by Scrap Bucket. The total potential tonnage of this waste is difficult to estimate.
 - Wild Harvest has penetrated no more than 20% of restaurant and resort potential, so a current collection of 17 tons per week computes to about 4000 tons per year. Adjusting for seasonality would indicate between 2000 and 3000 tons per year from restaurants.
 - Scrap Bucket is collecting near 10 pounds per week of compostable waste from residences. Using the County Solid Waste Management plan number of 18,000 residences in the City/County that receive garbage pickup (pg. 20), that would indicate an annual potential of over 4000 tons per year of residential compostable waste. Making allowances for part time occupancy it is not

inconsistent with the near 3000 tons of compostable waste estimated in the County Management plan.

- Total compostable waste by windrow or vermicomposting is estimated at 5000 to 6000 tons per year.
- Total compostable waste by mechanical composting will include proteins, bones, dairy, and shells. This is at least twice as large as what is compostable in windrows unless they are managed for protein composting. Diversion from the landfill of at least 12,000 tons per year is possible.
- Anaerobic digestion adds the ability to include fats, oils and grease, manure, waste water treatment plant solids and other organic waste. In addition, de-packaging equipment further expands food waste to grocery stores.
 - Total potential diversion with anaerobic digestion may increase to over 20,000 tons per year.

Impediments:

- For restaurants several issues to greater participation in current diversion efforts are evident that include the following:
 - Separating compostable vegetable and fruit waste is difficult, requires training, and takes up extra space in the kitchen.
 - Waste cannot be placed in plastic bags but is placed in special containers so dedicated dumpsters are not possible.
 - Full plate scraps and additional kitchen waste must be disposed of separately.
 - There are no financial incentives yet in place to encourage diversion.
- For grocery stores additional issues arise including the following:
 - Total volume could overwhelm the current small operations.
 - Food waste would need to be removed from packaging.
 - Protein and other non-compostables would need to be separated from other organic, compostable waste with additional refuse bins required in limited space.
- For residential there is little motivation to divert food waste other than education and moral suasion without regulation and developed collection systems.

Conclusions:

- Each technology investigated presents opportunities and costs.
 - For wind row and vermicomposting these include the following:

- These diversion methods do not currently cost the taxpayers.
 - They are currently limited to compostable food waste greatly reducing diversion potential.
 - Windrow composting of the entire food waste stream including proteins is possible and is currently being done in Summit County, Colorado and a few other sites but requires a high level of management to prevent pathogenic contamination potentially requiring direct government operation.
 - Compliance is difficult because separation of waste at the source is difficult and there are few motivations to participate.
- For mechanical composting these issues include:
 - A substantial capital investment by the taxpayers in equipment and ongoing operational costs that reasonable tipping fees could not recover.
 - special containers for separate waste streams will still be required unless labor or equipment is added for waste stream separation and to de-package food waste from bags.
 - Restaurant compliance would be far simpler since the entire food waste stream would be diverted to one place reducing effort and cost.
 - A separate food waste collection system would need to be implemented that would require additional funding if residential was to be included
 - Commercial entities would need to have the cost of diverted waste deducted from the cost of non-diverted waste disposal.
 - Anaerobic digestion appears to offer a comprehensive solution.
 - Production of methane gas, collection of environmental fuel credits from Federal and California programs, and sale of soil amendment, combine to make this project financially viable without government contributions and it can be sized to handle all organic waste in the County.
 - De-packaging equipment, included in the project, may allow for processing of single stream food waste gathered from restaurants, hotels, resorts and grocery stores.
 - It is possible that all inorganics in the waste stream could also be sorted on site and recycled, completing a comprehensive waste management plan and greatly simplifying the collection process, reducing its cost, and increasing compliance providing a comprehensive Municipal Solid Waste solution.
 - A local digester plant offers several advantages versus utilizing Wasatch Resource Recovery including the following:
 - transportation of waste down the canyon to Salt Lake City would not be required for considerable environmental savings.

- Household and restaurant waste may not be acceptable in Salt Lake where the plant is primarily seeking larger industrial contracts from food processors.
- Locally produced soil amendment could be used to promote local agriculture.
- Local employment and tax base would contribute to our economy.
- The County and Park City would be leaders in solving their local organic waste problem and be a model for similarly sized communities throughout Utah.

Recommendations:

- Community outreach and education will need to be implemented in continuation of Leadership Class 24 efforts.
- A more detailed study of how much organic waste is available for diversion may be advisable.
- A technology for processing organic waste will need to be chosen and vendors screened through an appropriate process. In this report Leadership Class 24 has pre-screened technologies and companies that we believe could facilitate this effort.
- Complete food waste stream, windrow processing that includes proteins must be tightly managed and may best be performed directly by the County
- An organic waste collection plan consistent with the technology will need to be designed and implemented. A first step may be to form a Diversion Committee of County and City Staff along with other stakeholders and citizens with an end goal of moving initiating a diversion program in 2019.
- Local government should aggressively pursue appropriate regulation to provide adequate organic waste tonnage to make a local anaerobic digestion plant viable. Loss of large contracts to Wasatch Resource Recovery, such as the waste treatment plant that recently signed contracts, jeopardize the financial viability of a local digester plant. That may leave all smaller sources of waste stranded to less viable technologies and undermine any future efforts to implement a comprehensive local organic waste solution.
- Binding contracts will need to be executed with a chosen firm to allow private financing to be secured.

**FOR SOLUTIONS
ATTACHMENTS**

Re: FOR Solutions

From : Nicholas Smith-Sebasto <nsmithsebasto@forsolutionsllc.com>

Thu, Jan 11, 2018 06:31 PM

Subject : Re: FOR Solutions 2 attachments**To :** publicface@comcast.net**Cc :** Ed Friedman <efriedman@forsolutionsllc.com>

Hello Peter,

Thank you for your e-mail.

FOR Solutions composting systems produce no methane during their normal operation.

I have attached copy of our informational specification sheet that provides more detailed information on our five standard sized models. It includes are current retail prices for our five standard models. It also includes information regarding their energy use. If kiln-dried wood shavings are used as the bulking agent/carbon source, which is the material FOR Solutions strongly recommends, then the ratio of recovered food to BA/CS is 4:1 by weight. FOR Solutions composting systems accept raw and cooked meats, fruits and vegetable, grains and breads, and bones and shells. The maintenance of FOR Solutions composting systems is designed to be preventative and minimal. Under normal operation, several grease fittings need to be checked once or twice annually. A filter inside of the blower filter/silencer needs to be rinsed periodically as necessary. Under normal operation, repairs should be limited to replacing motors after 10-15 years of operation and replacing the shredder blades after 15-20 years of operation. The parts of our composting systems that are in direct contact with the feedstock are fabricated of 304 stainless steel; therefore, they are designed to last even longer. The time to operate a FOR Solutions varies, but is generally about 1 hour per 1,000 lbs. of food processed with two operators.

The advantages of the FOR Solutions composting systems over other options include:

- virtually no undesirable odors
- no leachate
- no need to add bacteria or enzymes
- no need to supply supplemental heat or water to the digestion vessel
- an aesthetically pleasing stainless steel design
- a very small footprint relative to the processing capacity
- mature, stable, and pathogen-free compost as confirmed by USCC STA-certified laboratory analyses
- biologically active soil amendment that may be immediately land applied upon discharge

FOR Solutions believes that the most principled pathway for the majority of food scraps is to return their nutrients to soil systems - ideally agricultural - in order to rebuild depleted soils and reduce fossil fuel based inputs into agricultural systems (among many other considerations). Another important reality is that it is clear that the only practical solution to addressing human-influenced climate change is to reduce the amount of carbon in the atmosphere. Paul Hawken and his associates identify this action as drawdown. The reality is that there is no action currently available that has the scale, potential, and expediency to draw down amounts of carbon that are sufficient to mitigate climate change other than the restoration of soils. The most effective way to restore soils is by adding nutrient-dense, microbial-active compost to them. This is the piece of the sustainability puzzle that is addressed by FOR Solutions composting systems.

I look forward to the opportunity to speak with you and the other members of Leadership Park City.

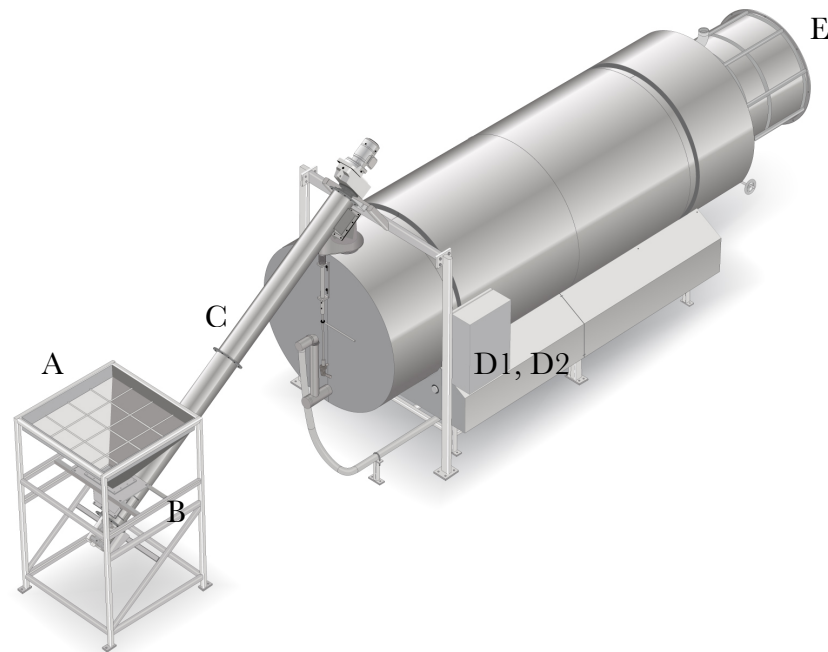
Sincerely,



Model	Materials Accepted	Processing Capacity	Energy	Estimated Annual Energy Use	System Footprint (approximate)	Price*
500	All discarded uneaten food including raw and cooked meat, produce, dairy, bones and shells, napkins and/or paper towels, compostable plates, etc.	2,500 lbs. (1,133 kg)/week • 500 lbs. (227 kg)/day if loading 5 days/week • 350 lbs. (159 kg)/day if loading 7 days/week	240V or 480V 3 phase	6,000 – 8,500 kWhrs	26'L x 5'W x 11'H (8mL x 1.5mW x 3.4mH)	\$149,900
1000	All discarded uneaten food including raw and cooked meat, produce, dairy, bones and shells, napkins and/or paper towels, compostable plates, etc.	5,000 lbs. (2,267 kg)/week • 1,000 lbs. (454 kg)/day if loading 5 days/week • 700 lbs. (318 kg)/day if loading 7 days/week	240V or 480V 3 phase	8,200 – 11,500 kWhrs	30'L x 7'W x 13'H (9mL x 2mW x 4mH)	\$224,900
2000	All discarded uneaten food including raw and cooked meat, produce, dairy, bones and shells, napkins and/or paper towels, compostable plates, etc.	10,000 lbs. (4,536 kg)/week • 2,000 lbs. (907 kg)/day if loading 5 days/week • 1,400 lbs. 635 kg)/day if loading 7 days/week	240V or 480V 3 phase	9,200 – 13,000 kWhrs	36'L x 7'W x 13'H (11mL x 2mW x 4mH)	\$249,900
4000	All discarded uneaten food including raw and cooked meat, produce, dairy, bones and shells, napkins and/or paper towels, compostable plates, etc.	20,000 lbs. (9,072 kg)/week • 4,000 lbs. (1,814 kg)/day if loading 5 days/week • 2,800 lbs. (1,270 kg)/day if loading 7 days/week	240V or 480V 3 phase	9,400 – 14,250 kWhrs	39'L x 9'W x 15'H (12mL x 2.7mW x 4.6mH)	\$349,900
8000	All discarded uneaten food including raw and cooked meat, produce, dairy, bones and shells, napkins and/or paper towels, compostable plates, etc.	40,000 lbs. (18,144 kg)/week • 8,000 lbs. (3,629 kg)/day if loading 5 days/week • 5,600 lbs. (2,540 kg)/day if loading 7 days/week	240V or 480V 3 phase	13,750 – 19,250 kWhrs	57'L x 9'W X 15'H (17.4mL x 2.7mW x 4.6mH)	\$524,900

*subject to change without notice

FOR Solutions Patented Aerobic In-Vessel Rotary Drum Composting Process



- A: Weighed discarded uneaten food and weighed bulking agent/carbon source (BA/CS) placed into shredder hopper
- B: Discarded uneaten food and BA/CS (feedstock) volume reduced by shredder
- C: Enclosed screw auger conveys feedstock from the shredder discharge to the input port of the digestion vessel
- D: In a 5-day through-process, feedstock is transformed into nutrient-dense compost
 - D1: Process control panel assures that vessel rotates on a prescribed timing
 - D2: Process control panel assures that vessel receives enforced aeration on a prescribed timing and of a prescribed volume
- E: Compost is discharged from the vessel through a screener attached immediately adjacent to the digestion vessel discharge port

**PURE ENERGY GROUP
ATTACHMENTS**

Technology



PEG anaerobic digestion systems are designed to be the most compact and highly efficient high-solids digesters in the industry. Using patented IBR (Induced Bed Reactor) technology developed by Utah State University, PEG designs and builds modular waste to energy systems that expand with increased production for the commercial food and beverage industries worldwide. PEG offers systems in various ranges, each starting with a base platform system including all controls and infrastructure necessary for immediate use and expansion. As production and associated waste increase, system operators are able to add additional IBR digestion tanks to the base platform in a seamless and pre-engineered format. All systems are prefabricated and transported to the site via commercial transport, for immediate setup and operation. PEG's systems are vertically designed to minimize footprint, with IBR tank arrays erected on concrete pads or appropriate surfaces for skid mounted systems.

IBR Technology:

The patented IBR technology represents a unique class of anaerobic digesters (AD) where both the efficient processing of high solid's waste streams is maximized, and the system footprint is minimized. Anaerobic digestion is a naturally occurring process where micro organisms and bacteria breakdown and digest organic materials and produce biogas as a byproduct. When controlled in a modern bioreactor such as the IBR, the environment and conditions for microbial activity are optimized and maintained creating an energy generating biological system. The methane (CH₄) rich biogas that is produced by the micro organisms is an alternative to natural gas once it's been conditioned to remove background gasses and moisture. This now Renewable Natural Gas (RNG) can be used to supplement natural gas use in boilers or combusted in electrical generating equipment. Though various companies produce AD systems, not all are the same in the way they carry out the anaerobic process. Differences in system footprint size and processing duration/efficiency define the various types of AD

technologies in the global market place. The key difference between IBR technology and all other digester systems is the decoupling of Solid's Retention Times (SRT) and Hydraulic Retention Times (HRT). This feature alone sets the IBR technology in it's own class of AD systems being compact in size and highly efficient at processing high solids waste streams.

SRT & HRT Explained:

SRT is a measure of how long organic solids will remain in the AD digester to be broken down by microbes to produce biogas. The longer solids remain, the more broken down they become, and the more biogas is generated. HRT on the other hand is the length of time it takes water to pass through the system. The water is needed to keep the solids in a slurry suspension, but does not contribute to the production of biogas. So the water is inert and passive as it passes through the digester. **SRT and HRT in Complete Mix systems:** In all other types and designs of anaerobic digestion systems, the HRT and SRT are always equal, meaning that as new hydrated waste material is pumped into the system, digested material is pushed out. Because these systems are completely mixed and stirred at all times, as material is forced out, so are beneficial microbes and a mixture of digested material that varies in how long it was actually in the tank. To combat this problem, complete mix systems are designed to hold very large amounts of material and rely on longer HRT times of 20-30 days. These systems are very large, and require a more spacious footprint.

Uncoupling SRT and HRT:

IBR Out Performs: The uniqueness of the IBR is the decoupling of HRT and SRT, doing so dramatically reduces system footprint while decreasing HRT to 5 days or less. The patented IBR design creates an environment where solids and microbes are retained, while water is allowed to passively move through. The patented septum incorporates an opening and auger assembly creating positive resistance to hold the solids and microbes below the aperture. Digested solids and liquid flow past the auger to the upper chamber where final digestion is completed before exiting the system. With these features as well as several others, the IBR has been proven to process waste streams with up to 15% solids loading while processing this material in 5 days or less. **Due to this substantial reduction in HRT, a typical IBR system is approximately 1/4th to 1/5th the size of competitive systems while processing the identical amount of waste in less time.** This offers system owners the reduced footprint while maximizing energy production of processing waste on-site. Because there are no mixing motors, only the 1 RPM passive auger, the parasitic load of energy needed to operate the IBR is less than 10% of its output including biogas used in the temperature control system.

Building on Performance:

The IBR systems offered by PEG are designed to fit a wide range of industrial and commercial clients. By building it's systems as modular and expandable, PEG offers it's clients a solution for growth as their production output and waste streams increase. By adding more IBR tanks to the base platform system, operators can quickly expand without costly on-site construction and interruptions to production. Varying ranges of system size's cover different waste outputs associated with various industries. For ease of installation, all systems are prefabricated and shipped to the client using conventional transport services. Please [contact](#) PEG for more information about waste to energy processing potential for your industry. [Learn More About PEG Anaerobic Digestion Systems \(PDF\)»](#)

Pure Energy Group

An Innovative Approach to Renewable Energy and Environmental Sustainability



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Composting a Complete Food Waste Stream at High Altitude Summit County Colorado

Composting a Complete Food Waste Stream at High Altitude

Notes on conversation with Jason Thoma, Summit County Colorado Compost Manager

MSAP (Modified Stationary Aerated Pile) windrow composting is used.

Total process takes 13 weeks. Material is mostly bio solids from waste water treatment plant with only 5% food waste. Total of 3800 tons per year total is processed.

Carbon is sourced from wood chips only. Need to use a carbon source with a known Carbon/Nitrogen ratio. Do not mix in paper or anything else with food waste. Will take some food waste proteins. Use a ratio of 3:1 C to N which accounts for nitrogen in the wood chips.

The windrows are 12 feet high and up to 600 yards long.
It is very tightly controlled process with lots of monitoring.

Temperatures and moisture measured often at three depths throughout the compost pile. The process requires the pile to sit for 3 weeks before the first turn, then turned every two weeks three more times, then 4 weeks of stationary cure. Without turning to aerate the pile the process will go anaerobic and become like a landfill with methane production.

Temperature in outer part of the pile must be 131 degrees for at least 72 hours and must have at least 15 days at that temperature or greater for deeper pile temperature measurements. All measurements are recorded and charted. Proteins add higher risk of pathogenic bacteria requiring tight controls.

County requires full testing to STA standards (standard testing assurance) at a certified lab. They test for fecal coliform and other bacteria. Stated they can't make anyone sick. Also test for heavy metals, germination (seeds should be killed), and other chemicals. They must meet the highest, Class III standard for compost

Council Agenda Item Report

Meeting Date: August 30, 2018

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Minutes

Agenda Section: CONSIDERATION OF MINUTES

Subject:

Consideration to Approve the City Council Meeting Minutes from August 2 and 16, 2018

Suggested Action:

Attachments:

[August 2, 2018 Minutes](#)

[August 16, 2018 Minutes](#)



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

August 2, 2018

The Council of Park City, Summit County, Utah, met in open meeting on August 2, 2018, at 2:30 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property at 2:30 p.m. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Gerber moved to adjourn from Closed Meeting at 4:15 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

STUDY SESSION

Social Equity Community Critical Priority Discussion:

After introductions by the Council and attendees, Kilo Zamora stated he would focus on implicit bias. He defined prejudice which was a fixed attitude that was challenging to change because it was ingrained deep within individuals. Implicit bias was something people were not consciously aware of. He spoke of generational fears, things parents taught their children that were no longer relevant. Fears also came from institutions and things such as social settings, trauma, lack of self-exploration and low positive exposure. Part of implicit bias included quick action in any situation. Zamora thought it would be good for Council members to acknowledge their biases and talk about them.

Council Member Worel stated she spoke with the head of Mental Health Alliance about the stigma that surrounded mental illness. She asked how stigma and bias were connected. Zamora stated stigma was a social bias and he gave several examples. Mayor Beerman asked if understanding one's own implicit biases would help an

individual move away from them. Zamora stated data was collected and analyzed so it could determine what actions could be changed. In working with the Park City leadership, Zamora found that there was no group think, and stated having diversity in the organization was beneficial.

Council Member Joyce asked how one could uncover the community's implicit biases. Zamora stated some felt that tracking how money was spent and who it was spent on was a measure of implicit bias. Zamora thought to sustain Social Equity there needed to be winds of change. One could look at someone's assets or their liabilities, and Zamora chose to look at the assets.

Ollie Wilder stated fear had a lot to do with bias, and government sometimes promoted fear. He asked how government could remove fear. Zamora stated the best thing for a community was to have safe places to discuss concerns. He indicated assets lie within the community and we needed to rely on them. Diego Zegarra stated certain people did not qualify for services here and were referred to Salt Lake City, but this demographic wanted to stay in Park City. He asked how that should be addressed. Zamora stated a high level of communication should exist about affordable housing and other areas that could help low income families. Nonprofits had to articulate the needs of the community to their donor base and they should be looked at for ideas and solutions for Social Equity.

Nenna DeCamps stated there was a stigma that was passed down through the generations and asked how the stigmas in the younger generations could be changed. She also talked about the gratitude that immigrants felt to work here and earn enough to support themselves and send the extra back to relatives. She asked why the wealthy feared the Latinos. Zamora stated all have been taught biases, but there were opportunities to undo those biases.

WORK SESSION

Transit Reorganization Update:

Blake Foncesbeck, Alfred Knotts, Kenzie Coulson, and Kory Kersavage, Transportation Department, presented this item. Foncesbeck updated Council with the Transit reorganization. He indicated this had been a process that had evolved as the Transit Plan was implemented and tax dollars were allocated for transportation. Last year, 42 projects were approved, and at that fast pace he realized the department needed to be restructured. He saw some weaknesses in management and a lack of engagement with staff. A consultant was hired who interviewed staff about the good and bad in the department.

The department was divided into sections. A manager was recently hired to oversee the Transit Operators. Transit Quality Manager, Kenzie Coulson, would oversee the equipment, dispatch and technology, as well as ensure the operators were fully trained before they started their shifts. Kory Kersavage was hired as the Transit Business Manager, and he would oversee the budget. Fannesbeck explained the different teams within the department and stated this format would encourage staff to take pride in their job and work as a team.

Fannesbeck stated that the consultant evaluated the longevity of the Transit employees and learned most were employed under three years or over 17 years, with nothing in between. He noted that staff was now offering creative ideas to make working in Transit better. He felt by winter, the department would be a fully functioning, reorganized unit.

Fannesbeck introduced Uriel DeMers as the new marketing coordinator who worked with Transit social media. The Joint Transportation Advisory Board (JTAB) had also been set up. Fannesbeck wanted to change it so the public could make requests and the board could evaluate and advise on those requests. The board would also come to the department to see how transit worked. The goal with the reorganization was to be transparent. Great strides were being made and efficiency would continue to increase.

Knotts indicated there was a lack of information sharing that used to be a barrier and now no longer existed. He gave suggestions on how to integrate the County Commissioners. There were many aspects of transparency that were emerging. He noted there was a Joint Policy Advisory meeting held today with mayors and elected officials across the State, and they were impressed with the City's advanced transit and housing operations.

Council Member Ware Peek asked if Transportation Planning was staying at the Marsac Building. Knotts stated eventually they would move over there with the rest of Transit.

Mayor Beerman thanked Fannesbeck for his leadership and courage with the reorganization endeavor. He thanked Knotts for his JTAB ideas and noted the County was in favor of those ideas.

REGULAR MEETING - 6:00 p.m.

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Becca Gerber Council Member Tim Henney	Present

Council Member Steve Joyce Council Member Lynn Ware Peek Council Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	
None	Absent

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Worel attended the Chamber's Annual meeting and the Habitat for Humanity Board meeting.

Council Member Joyce attended the Chamber meeting and indicated they launched their latest marketing strategy. He attended a meeting with Luke Cartin to see the City's net zero progress and the power renewables, the Prospector HOA meeting where the construction project was discussed, and the Park City Area Lodging Association (PCALA) meeting, and noted the Canyons Lodging announced their development was 27% completed and discussed the development plans for the future. There was a good discussion with regard to the lodging shuttles on Hillside and suggestions were given on how to fix things. He also complimented McComb on getting the word out on the e-notification process.

Council Member Henney attended the Recycle Utah board meeting and indicated they were working on the master plan. He complimented Council Member Gerber for running the special City Council meeting. He also noted he went on the e-bike tour with the Planners and elected officials from around the State.

Council Member Gerber stated she attended the Creekside Water Treatment Plant opening ceremony.

Council Member Ware Peek attended the Chamber's Annual meeting, the Project ABC steering committee meeting, the Mental Health Alliance Executive meeting, and the Creekside Water Treatment Plant ribbon cutting. She thanked Knotts for the road construction updates.

Mayor Beerman indicated he and Diane Foster attended a Sundance meeting and spoke on the Arts and Culture District. He spoke at Bright Futures' first meeting and welcomed the new sophomores. He attended the Creekside Water Treatment Plant grand opening and enjoyed seeing the energy savings features. He noted he was

1 appointed to the Utah Quality Growth Commission that focused on open space and
2 agricultural issues across the State. He asked for a volunteer to give a short speech and
3 shoot the start gun at the Tour of Utah. Council Member Worel offered to fill that need.
4 Mayor Beerman thanked Council Member Gerber for covering the special meeting for
5 him.

6
7 **Communications Staff Report:**

8
9 **1. Park Silly Sunday Market Mid-Season Report 2018**

10
11 **III) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE**
12 **AGENDA)**

13 Mayor Beerman opened the meeting for those who wished to address the Council on
14 items not on the agenda.

15
16 Tom Horton, Prospector resident, spoke in favor of Social Equity and stated Eileen
17 Gallagher was running for Senate District 26 and Social Equity was her focus.

18
19 Eileen Gallagher stated she was happy Park City was focused on Social Equity. As a
20 physician, she saw the need for Social Equity and as a legislator she wanted to focus
21 on this and increase the progress made in the medical field.

22
23 Meredith Reed was an Air Force veteran and talked about Social Equity for veterans.
24 Caring for this segment of the population was important to her and she hoped Social
25 Equity would be integrated in this community.

26
27 Ed Parigian wanted to update Council on the Library Field and indicated there were 12
28 chairs/benches and the dogs knew not to go out of the boundaries. Also, the library
29 patio was fully programmed and there were no problems with the multiple uses going on
30 at the same time.

31
32 Adam Strachan thanked staff for increased police presence on Annie Oakley.

33
34 Mayor Beerman closed the public input portion of the meeting.

35
36 **IV) CONSIDERATION OF MINUTES**

37
38
39 **Consideration to Approve the City Council Meeting Minutes from July 12, 2018:**

40 Council Member Gerber indicated Page Four, Line 18 indicated she was in favor of
41 deed restrictions, but she didn't want deed restrictions. Also, she requested more
42 clarification on Page 18, Line 4 when she asserted the City shouldn't lower the bar as
43 far as it could just so a property could still fall in the Significant category.

Council Member Worel indicated that on Page Four, Line 10 David Dorsey requested that his comments from a letter he sent to Council be included with the minutes.

Council Member Gerber moved to approve the City Council Meeting minutes from July 12, 2018 as amended. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

VII) NEW BUSINESS

1. Consideration to Approve Resolution 21-2018, a Proclamation Declaring the Year of 2018 as "Great Salt Lake Council 100th Scouting Anniversary Year":

Ryan Zinc and Ryan Luther, Boy Scouts, read the proposed resolution to recognize Scouting's 100th anniversary.

Scott Zinc, Boy Scout Leader, thanked Council for recognizing the Scouts. He got into Scouts with his son and stated just as he volunteered in the community, the community gave back to the Scouts as well. He felt this was a great program.

Yaroch Rocque, Unit Executive, stated he was a new leader and over this community and looked forward to working with the City.

Council Member Worel moved to approve Resolution 21-2018, a proclamation declaring the year of 2018 as "Great Salt Lake Council 100th Scouting Anniversary Year". Council Member Gerber seconded the motion.

RESULT: APPROVED

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

2. Discuss Potential 2018 Treasure Hill & Armstrong General Obligation Open Space Bond:

Matt Dias, Assistant City Manager, and Nate Rockwood, Capital Budget, Debt & Grants Manager, presented this item. Dias reviewed the history with the Treasure Hill parcel and indicated this proposed bond was the end of many years of hard work by staff and the community to preserve this open space. He announced that the budget team had found enough funds to lower the bond amount to \$48 million.

Dias indicated another iconic property was now available for preservation. Council asked for an analysis to determine if it was feasible for the City to purchase this parcel. Staff was recommending the purchase of the Armstrong property, and Dias noted it was

1 due to the City's robust economy. Second homeowners paid for most of the amenities
2 that were enjoyed by fulltime residents. He stated the Community Resort Sales Tax
3 would pay the \$3 million price for this property. There was a debate on whether to
4 combine both properties into the bond or to keep the purchases separate. Staff
5 recommended combining Treasure Hill and the Armstrong parcel in the bond that voters
6 would vote on in November. He stated that Council would have to approve a resolution
7 on August 16th that would submit the bond question to the voters in November.
8

9 Council Member Henney asked Rockwood what the timeline was for paying off the bond
10 debt. Rockwood indicated half of the City's total debt would be paid off in five years.
11 Council Member Henney asked what the reason was for staff's recommendation to
12 combine the properties in the bond. Dias stated the combination would maximize the
13 financial flexibility. With both properties combined, the \$48 million bond would be
14 issued. If the Armstrong property sale fell through, the \$3 million would go towards
15 Treasure Hill and a \$45 million bond would be issued. Council Member Henney stated
16 he wanted to hear the public's thoughts on having the two parcels on the bond.
17

18 Council Member Ware Peek asked Dias to explain how the preservation of the
19 Armstrong parcel was not dependent on the Treasure Hill bond passing. Dias felt the
20 parcel combination was a more prudent and cautious approach. If the combined bond
21 failed, the community could come back and ask Council to just explore one parcel or the
22 other. The sales tax revenue had no restrictions. He indicated that staff sought general
23 authority to take out a \$48 million bond for open space.
24

25 Mayor Beerman wanted the public to know that if the bond failed, the City would not be
26 able to purchase Treasure. Council Member Henney clarified that Armstrong was not
27 technically dependent on Treasure Hill. Dias stated the City already set aside additional
28 money from the Resort Sales Tax in the hope that the Armstrong parcel would become
29 available, and the funds were there for that purpose. Council Member Henney thanked
30 staff for reducing the bond amount significantly under \$50 million. If the bond passed, it
31 could not only preserve Treasure but might preserve Armstrong as well.
32

33 Mayor Beerman opened the public hearing.
34

35 Dolly Makoff stated she was in favor of saving the Armstrong Ranch and noted she
36 used to have property that abutted that parcel years ago. On the whole, Council
37 seemed to be committed to the Armstrong Ranch, and she supported open space. She
38 read the Park Record's letters to the editor and felt the community didn't understand that
39 the City wasn't buying the property, but rather was purchasing an easement over the
40 property. She clarified that the Treasure Hill purchase would prevent further
41 development in an already dense area. She favored both parcels on the bond and
42 thought the bond would have more support.
43

1 Sam Graham, summer resident, stated this was a unique opportunity and he supported
2 both open space purchases, and he thanked Council for all they did for the community.
3

4 Mike Auger, Utah Open Lands, read a prepared statement from Wendy Fischer, who
5 was unable to attend the meeting. She reviewed the history of Park City and stated the
6 answer to ensure Park City's destiny was to buy open space. She stated open space
7 was fiscally conservative since no new services would be required. She encouraged
8 donations from the public to buy the Armstrong parcel.
9

10 John Stafsholt, Think, appreciated staff and Council for reducing the bond amount and
11 for adding an additional property. He stated nobody ever complained about the previous
12 open space parcels that had been purchased. He favored these open space parcels
13 and thought there should be one community, one vote, and one bond.
14

15 Suzanne Engelhardt indicated she lived close to the Armstrong property and it would be
16 a mistake if that property was developed. She hoped the Armstrong property would be
17 preserved.
18

19 Ed Parigian supported the Treasure Hill and Armstrong open space parcels and
20 appreciated the lower bond amount.
21

22 Adam Strachan thought Council Member Henney was correct in his assertion that
23 including Armstrong would gain more voter support. These were the last two big parcels
24 left in town and they should be preserved.
25

26 Arnie Ruston, resident, stated he had a hard time understanding what Treasure was
27 going to be. He thanked Council for getting the community out of a paralyzing project for
28 this community. He favored combining the two open space parcels and hoped that
29 everyone would educate their neighbors so the bond would pass.
30

31 Kathy Stanto moved here five years ago and she was happy to be here. She echoed
32 Stafsholt that there should be one community, one vote, and one bond.
33

34 James Ingram purchased a second home here and was in favor of the Armstrong
35 property.
36

37 Mayor Beerman closed the public hearing.
38

39 Council Member Henney asked Dias to talk about the \$45 million bond versus the \$48
40 million bond whether or not the parcels were combined. Dias asserted \$48 million was
41 needed whether or not the parcels were combined. Council Member Henney stated he
42 was in favor of preserving both parcels as a resident, but as a Council member he liked
43 taking the bond to the voters, and he liked combining Treasure Hill with Armstrong to

1 have one big piece of open space. He also liked the financial flexibility of combining
2 both parcels. The intent was to preserve the properties and the bond was below \$50
3 million so he was comfortable moving forward with putting the bond on the ballot.
4

5 Council Member Gerber wanted the community to have a good understanding of the
6 situation. She stated the money for Armstrong was there, but if the Treasure bond was
7 voted down, that would have lasting consequences. She wanted to make sure Council
8 and staff did their jobs to educate the community about these opportunities. She knew
9 there was a difference with the two properties and she supported whatever staff felt was
10 best.
11

12 Council Member Ware Peek was excited the bond amount had been reduced to \$48
13 million. She stated that these properties had been identified for decades as land that
14 should be preserved. The goal started as preserving Treasure Hill. The question was if
15 adding Armstrong would broaden the appeal. She heard from many in the community
16 that the two parcels should not be combined in the bond, and she felt the bond would
17 have a better chance without attaching the Armstrong parcel.
18

19 Council Member Worel stated the City asked that the bond amount be as low as
20 possible and staff found a way to reduce it. She had concerns about linking the two
21 bonds. She noted the second directive from citizens was to keep it simple. Council had
22 an obligation to educate the community and she favored combining the parcels and
23 getting the information out there for all to understand.
24

25 Council Member Joyce stated he favored simple and commented it had been six years
26 since the sales tax was implemented. He favored combining the parcels on the bond.
27 From public input, he agreed there were no negative comments about the open space
28 acquisitions by the City. Treasure was a once in a lifetime opportunity and the
29 Armstrong property had been at the top of COSAC's list of properties to acquire for a
30 long time.
31

32 Mayor Beerman thanked Rockwood for cutting City projects and allocating \$16 million
33 that could go towards the open space purchase. He was happy the community wanted
34 to protect both properties. He favored putting the open space decision for both parcels
35 out to the community, and noted these were the last big parcels and everyone knew it.
36 The Council had a fiduciary responsibility and if staff thought it was best to combine
37 them on the bond, then he was in favor. The majority of the Council was in favor of
38 combining both parcels in the bond.
39

40 Council Member Gerber asked if Council could change its decision if there was negative
41 public input. Rockwood stated a special meeting would need to be scheduled to voice
42 that change.
43

3. Consideration to Approve Ordinance 2018-45, an Ordinance Approving the Roadhouse Subdivision located at 1900 Park Avenue, Park City, Utah:

Laura Newberry, Planner, indicated the subdivision would be created from a metes and bounds description. The owners would also replace all the trees in kind.

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

Council Member Gerber moved to approve Ordinance 2018-45, an ordinance approving the Roadhouse Subdivision located at 1900 Park Avenue, Park City, Utah. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

4. Consideration to Approve Ordinance 2018-46, an Ordinance Amending the Land Management Code of Park City, Utah, Chapter 15-1-18 Appeals and Reconsideration Process and Chapter 15-1-21 Notice Matrix:

Bruce Erickson, Planning Director, indicated the LMC amendments were made to meet State requirements. This was originally done in 2017, but the language was cleaned up.

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

Council Member Worel moved to approve Ordinance 2018-46, an ordinance amending the Land Management Code of Park City, Utah, Chapter 15-1-18 Appeals and Reconsideration Process and Chapter 15-1-21 Notice Matrix. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

5. Consideration to Ratify the Findings of Fact, Conclusions of Law and Order Granting in Part and Denying in Part for the Appeal of the Historic Preservation Board's Decision Regarding the Relocation and Reorientation of a Significant Structure at 424 Woodside Avenue:

Hannah Tyler, Planner II, requested a continuance of this item because staff was working on language with the appellant.

Council Member Joyce stated there were three requests and he didn't see that the request to raise up the structure had been addressed. Tyler stated that was not under

review as part of the appeal. Harrington stated it would be explained when it came back on the 16th.

Council Member Worel moved to continue the findings of fact, conclusions of law and order granting in part and denying in part for the appeal of the Historic Preservation Board's decision regarding the relocation and reorientation of a Significant Structure at 424 Woodside Avenue until August 16, 2018. Council Member Ware Peek seconded the motion.

RESULT: CONTINUED TO AUGUST 16, 2018

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

VIII. ADJOURNMENT

IX. PARK CITY REDEVELOPMENT AGENCY MEETING

I. ROLL CALL

Attendee Name	Status
Chair Andy Beerman Committee Member Becca Gerber Committee Member Tim Henney Committee Member Steve Joyce Committee Member Lynn Ware Peek Committee Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, Secretary	Present
None	Excused

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

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

III.) NEW BUSINESS

1. Consideration to Approve a Contract with Rocky Mountain Power for Utility Extensions at the Woodside Park Phase 1 Housing Project that Shall Not Exceed \$26,581.00 in a Form Approved by the City Attorney:

Jason Glidden, Affordable Housing Manager, stated this was a contract with Rocky Mountain Power to upgrade the power needs to Woodside Phase 1.

Council Member Ware Peek asked if these upgrades were because of the solar panels or would it need to happen anyway. Glidden indicated the upgrades were necessary with or without the solar panels.

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

Council Member Ware Peek moved to approve a contract with Rocky Mountain Power for utility extensions at the Woodside Park Phase 1 housing project that shall not exceed \$26,581.00 in a form approved by the City Attorney. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Committee Members Gerber, Henney, Joyce, Ware Peek, and Worel

IV. ADJOURNMENT

The Park City Council reconvened in regular meeting. Council Member Gerber moved to close the meeting to discuss property at 7:55 p.m. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

CLOSED SESSION

Council Member Joyce moved to adjourn from Closed Meeting at 8:30 p.m.. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



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

August 16, 2018

The Council of Park City, Summit County, Utah, met in open meeting on August 16, 2018, at 2:45 p.m. in the City Council Chambers.

Council Member Henney moved to close the meeting to discuss property and litigation at 2:50 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Ware Peek participated in Closed Session electronically.

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

RESULT: APPROVED

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

WORK SESSION

Blake Fennesbeck, Transit Director, stated Uriel DeMers filmed a video report that showed Transit in action during major events such as the Kimball Arts Festival. He presented the video and noted there would be many more to come.

Council Questions and Comments:

Council Member Worel stated she had the privilege of performing a wedding. She announced the Farmer's Market would be next Tuesday in the hospital parking lot. She went on a site visit to a Ballet West camp recital, as part of the sponsorship by the Solomon Fund. She and Mayor Beerman met with the deputy mayor of a city in China. She also attended the Back to School Basics event and noted the Tanger's Outlet Mall helped 750 kids get ready for the new school year. She attended the Public Art Advisory Board meeting and indicated there would be an orientation on September 10th with artist

Emily Herr. She attended the grand opening for the mobile rec trailer, and the Library board meeting, noting they were making a new policy for printing 3D guns.

Council Member Henney attended the Bright Futures event and the Park City Fire District Board meeting. He indicated the Tour of Utah was a great event, and stated this event aligned well with the citizens in the community. He also attended the Mountainlands Community Housing Trust meeting, the mobile rec trailer grand opening, the Summit Land Conservancy board meeting, and the demolition derby.

Council Member Joyce attended the Bright Futures event and indicated those youth were examples of what the City was trying to accomplish with the Social Equity critical priority.

Mayor Beerman indicated the Central Wasatch Commission met and approved Park City as a full member, noting Park City and Summit County each had individual seats on the board. He met with a group from China who wanted to learn about the Olympics. He indicated the City Employee summer party was fun, as well as the grand opening for the mobile rec trailer, and noted this idea came out of the Social Innovation Challenge held earlier in the year. Although the mobile rec trailer didn't win the challenge, surplus money was found in this budget year to implement that idea. He went to the Mexican Consulate and met with a mayor from a city in Mexico who was looking for a sister city. He went to the State Capitol and testified about renewable energy at a committee hearing, and indicated it went very well. He thanked staff for their work with special events the past couple of weeks.

Strategic Code Enforcement Update:

Michelle Downard, Mary McClaugherty, Shelley Hatch, and Dave Thacker, Building Department, presented this item. McClaugherty updated the Council on the Building Department's outreach efforts with the community. Downard spoke about the noise ordinance, and indicated some residents still expressed concern with the noise levels and some businesses were trying to test the noise code violations enforcement.

Hatch explained her duties as a code enforcement officer, including listening to the entire story and getting all the facts to the situation. She indicated she asked complainants if they would like follow up after investigating the situation, and noted the responses varied.

Foster stated a resident related a code enforcement experience and was pleased with the outcome and the positive experience that was encountered in dealing with staff.

Council Member Gerber asked what staff would say when people asked why something was in the code that they felt shouldn't be there. Hatch stated there were some situations where people didn't think the code made sense and she would ask other staff

1 for their perspective. Council Member Gerber requested that a list be created from
2 public feedback that could be looked at for possible code changes. Thacker stated there
3 was some frustration over the allowed construction hours. Staff was looking at other
4 cities to see what hours were allowed for construction workers. He asked Council if they
5 wanted staff to pursue gathering information on construction hours. Mayor Beerman
6 thought it should be discussed at the quarterly Homebuilders meeting.

7
8 Council Member Henney favored getting feedback. Council Member Joyce stated the
9 complaints he received was for construction work going on before or after the allowed
10 hours. Council Member Henney thanked the Building Department for including a
11 customer liaison in their engagement process. He knew code enforcement was difficult
12 and appreciated staff for their efforts.

13
14 Council Member Worel agreed that the City had really progressed with code
15 enforcement and staff's outreach with the community. She hoped the Backhoe report
16 could be widely disseminated and suggested placing hard copies at the Senior Center.
17 Council Member Joyce suggested placing copies at the Library as well. Council Member
18 Worel asked if the construction mitigation plan could be posted at the construction site.
19 Thacker stated there were ways to post it on site near the sign or permit. The
20 challenges would be that people would have to enter the site to read it. He hoped the
21 plans could be put online, so interested parties could enter a permit number and the
22 plan would come up for them to review. He thought this format should be coming soon.
23 Council Member Joyce asked that the Backhoe report be directed to the residents as
24 well as developers and architects.

25
26 Mayor Beerman asked if the Backhoe Report was on the E-Notify system. Foster stated
27 she would look into that and get back to Council. Mayor Beerman was also in favor of
28 the customer liaison and hoped that would get up and running soon. He acknowledged
29 Sarah Hall, a Planning Commission member, and asked for her thoughts.

30
31 Hall asked how Code Enforcement would address Conditional Use Permits (CUPs).
32 Thacker stated there were conditions of approval for each project, and he and Erickson
33 were making sure those conditions made it to the permit and/or the construction
34 mitigation plans. Anne Laurent, Community Development Director, stated the Planning
35 Department knew each development and staff was trying to monitor them. She
36 indicated they were working on a digital compliance system for the near future.

37
38 **Discuss the Launch of the Summit Community Power Works (SCPW) Challenge**
39 **Website for Home Energy Savings Guidance:**

40 Luke Cartin, Environmental Sustainability Manager, stated yesterday's interim hearing
41 at the State Capitol went well. He indicated the City's goals were on track. There were a
42 lot of moving pieces and he was happy to explain it to those who were confused. Mayor

1 Beerman indicated he spoke with State Representative Tim Quinn, who was happy to
2 hear about the hearing and offered to sponsor or co-sponsor the legislation.
3

4 Celia Peterson, Environmental Sustainability Project Manager, stated the Summit
5 County Power Works (SCPW) Challenge was a platform to motivate people with their
6 energy savings goals. Shelby Stokes with SCPW was in attendance. Peterson stated
7 this program was for Park City and Summit County residents. The goal would be to
8 have 10% of the owner occupied and renter occupied units onboard within the first year.
9 Peterson stated there were progress reports on the site to show users how they were
10 making a difference in carbon emissions, etc. She noted the website would be bilingual
11 by the end of the year, which corresponded with Council's Social Equity goal.
12

13 Council Member Joyce indicated the Georgetown Energy Prize competition received a
14 lot of attention, and he asked how Peterson planned to motivate the public. Peterson
15 stated she and Stokes would be out in the community getting the word out and
16 promoting the program. Cartin indicated groups could be formed and they could
17 challenge other groups, which would be a motivator. Peterson stated there would be
18 prizes and public recognition for efforts made by the community.
19

20 Council Member Worel stated Seniors would be excited about the program, but many
21 weren't able to access programs that were online. Peterson stated helping Seniors sign
22 up for the program online could be an Eagle Scout project.
23

24 Council Member Joyce was concerned about the demographic in the City's Social
25 Equity circle, and asked what could be done to help them. Peterson stated saving
26 energy was a priority and using the program would help people see the difference as
27 they conserved. Weatherization kits and energy detection kits would be distributed in
28 October. Cartin stated they would work closely with the Christian Center in distributing
29 these kits.
30

31 Council Member Gerber asked if Peterson had plans to reach out to property
32 management companies to which Peterson responded in the affirmative. Cartin stated
33 there were WattsMart education workshops with property managers. These people
34 were engaged and willing to listen. Council Member Gerber stated property managers
35 were concerned with saving the owners money because it was good for them.
36

37 Council liked the website and supported these endeavors.
38

39 **REGULAR MEETING - 6:00 p.m.**

40
41 **I) ROLL CALL**
42
43

Attendee Name	Status
Mayor Andy Beerman Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	Present
Council Member Lynn Ware Peek	Absent

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Member Joyce disclosed that he was a member of Rotary and a co-chair for Miner's Day, and Council would be deciding on fee waivers for those events.

Staff Communications Reports:

1. Historical Archaeology Potential of the McPolin Farmstead

Council Member Joyce asked if Council needed to approve any funds. Stockdale stated there was State funding and grants which would cover any costs.

2. Golf Course Maintenance Facility - Early Contractor Involvement Selection

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

Mayor Beerman opened the meeting for those who wished to address the Council on items not on the agenda. No comments were given. Mayor Beerman closed the public input portion of the meeting.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from July 18, 19, and 27, 2018:

Mayor Beerman indicated that on Page Nine of the July 18 minutes, he had stated that he began his time on the City Council as a champion of open space.

Council Member Worel stated on Page 14, Lines 11 and 12, she had asked if Kimball staff could access parking at the Homestake lot.

Council Member Gerber moved to approve the City Council Meeting minutes from July 18, 19, and 27, 2018 as amended. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

ABSTAINED: Council Member Worel from July 27, 2018 Minutes

V) CONSENT AGENDA

1. Request to Authorize the Park City Mayor to Enter into an Agreement Between Park City School District and Park City Municipal to Design and Construct a Pedestrian and Bicycle Tunnel on SR-248/Kearns Boulevard and to Enter into a Line Extension Agreement with Snyderville Basin Water Reclamation District:

2. Request to Approve the Amended Construction Budget for Woodside Park Phase 1 in the Amount Not to Exceed \$4,923,910.55 Which Includes the Waiver of Construction and Development Fees Estimated at \$136,155.25:

3. Request to Authorize the City Manager to Enter into a Construction Agreement in a Form Approved by the City Attorney's Office with DRD Paving LLC, for the Ice Arena Mezzanine Reconstruction Project in an Amount Not to Exceed \$88,766.00:

4. Request to Authorize the City Manager to Execute the First Addendum to the Professional Services Agreement, in a Form Approved by the City Attorney, with Ward Engineering Group for Golf Course Survey and Platting Services in an Amount Not to Exceed \$23,894.75:

Council Member Joyce moved to remove Item Two from the Consent Agenda. Council Member Henney seconded the motion.

RESULT: ITEM 2 REMOVED FROM THE CONSENT AGENDA

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

Council Member Joyce moved to approve the Consent Agenda. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

2. (Removed from the Consent Agenda) Request to Approve the Amended Construction Budget for Woodside Park Phase 1 in the Amount Not to Exceed \$4,923,910.55 Which Includes the Waiver of Construction and Development Fees Estimated at \$136,155.25:

Council Member Joyce knew there were fee waivers for housing and City projects, but he requested a discussion in the future on this because it disguised the actual cost of the projects at the expense of departments doing work and not receiving funds to cover their costs. He thought there was a loss of accountability and he didn't see the benefit of that.

Council Member Worel thought there had been a discussion on making sure the actual cost was reflected in the units. Glidden stated he would have to research that. Normally, he would come to Council with a budget and the fee waiver request, so the public would know the actual budget before the fees were removed. Council Member Joyce stated this wasn't just for City projects, but was for community projects as well. There was different accounting and he didn't know the reason since it all occurred in the City.

Mayor Beerman stated this could be discussed at the next pipeline discussion. Council Member Joyce stated it was broader than just affordable housing; it could be the Public Works building etc., but now was a good time for a discussion.

Council Member Joyce moved to approve the amended construction budget for Woodside Park Phase 1 in the amount not to exceed \$4,923,910.55 which includes the waiver of construction and development fees estimated at \$136,155.25. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

VI) OLD BUSINESS

1. Consideration to Ratify the Findings of Fact, Conclusions of Law and Order Granting in Part and Denying in Part the Appeal of the Historic Preservation Board's Decision Regarding the Relocation and Reorientation of a Significant Structure at 424 Woodside Avenue:

Bruce Erickson presented this item and stated he was here seeking ratification of the appeal findings.

Council Member Gerber asked if the applicants had 30 days to amend their HDDR application from the date Council approved it to which Harrington affirmed.

Council Member Henney moved to ratify the findings of fact, conclusions of law and order granting in part and denying in part the appeal of the historic preservation board's decision regarding the relocation and reorientation of a significant structure at 424 Woodside Avenue. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

VII) NEW BUSINESS

1. Consideration to Approve Resolution 22-2018, a Resolution Providing for the Holding of a Bond Election in Park City, Utah for the Purpose of Submitting to the Qualified Electors of the City the Question of the Issuance and Sale of \$48,000,000 General Obligation Bonds for the Treasure Hill and Armstrong/Snow Ranch Pasture Properties; and Providing for Related Matters:

Nate Rockwood and Matt Dias presented this item. Dias reviewed the process of gathering input from the community and Council, and indicated there was overwhelming feedback to combine the two initiatives. He stated combining the two parcels would give this venture a stronger financial strategy.

Rockwood stated there was public comment on the bond language. He sent a revised copy yesterday to Council for review and he displayed it on the Council screens. It was indicated the bond would be paid over a 16 year period.

Council Member Gerber asked if the bond needed to specify parking. Rockwood stated that was standard bond language for open space. Mayor Beerman suggested adding the word "trailhead" in front of parking. Council agreed to that change. Rockwood stated this would be on the November ballot as Park City Proposition Number 1.

Mayor Beerman opened the public hearing.

Neils Vernaguard thanked Council and staff for the work put into reducing the bond amount.

Bart Bodell also thanked Council and indicated he favored combining the parcels. He knew the City was done buying open space after this purchase and he was ready to work with Think to reach out to educate the community on the details of the bond.

Mayor Beerman closed the public hearing.

Council Member Joyce stated he heard there was confusion over the Armstrong purchase amount. He asked that staff, Think, and the media work to clarify that in future media stories.

Council Member Henney stated he saw a shift in support and he credited it to reducing the bond below \$50 million. He heard there was a slight preference for not combining the two parcels, but thought those people supported the bond either way. He wanted people to make informed decisions.

Council Member Worel agreed that the City should be specific in the details and she heard from people that combining the two parcels on the bond was more complex. She wanted the voter information pamphlet kept simple.

Mayor Beerman acknowledged there was a lot of work to getting to this point in acquiring this open space. He appreciated all the effort by staff and stated now the decision was in the hands of the public.

Council Member Henney moved to approve Resolution 22-2018, a resolution providing for the holding of a bond election in Park City, Utah for the purpose of submitting to the qualified electors of the city the question of the issuance and sale of \$48,000,000 general obligation bonds for the Treasure Hill and Armstrong/Snow Ranch Pasture properties; and providing for related matters, with amendment to add the word trailhead before the word parking throughout the resolution. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

2. Consideration to Approve Special Event City Service Fee Reduction
Recommendations for the Following Events: Fourth of July Celebration-\$44,100;
Big Stars Bright Nights-\$36,000; Tour of Utah-\$45,360; Miners Day Celebration-
\$26,000;

Council Member Worel disclosed she was member of Park City Rotary and she and her husband were members of the Park City Institute. Council Member Joyce also indicated he was a member of the Park City Rotary and a co-chair of the Miner's Day event.

Jenney Diersen, Special Events Manager, requested fee waivers for four events this year. She reviewed the process for fee waiver requests. She was asking for a total of \$151,460 in fee waivers for the first half of FY 2019. She indicated the applicants were being asked to reduce the requested amounts in future years.

Council Member Worel asked for clarification of the Miner's Day application. Diersen stated she estimated a \$26,000 fee waiver, but a full waiver was requested so if the costs exceeded the waiver amount, it would be covered.

Council Member Gerber asked about the balance owed from the events. Diersen explained Tour of Utah and Big Stars Bright Nights would receive an invoice at the end of the event to cover the costs not covered by the partial fee waiver.

Council Member Joyce stated Diersen once talked about establishing a contract, and asked if that would happen before next year's event. Diersen stated that was the goal.

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

Council Member Worel moved to approve special event city service fee reduction recommendations for the following events: Fourth of July Celebration-\$44,100; Big Stars Bright Nights-\$36,000; Tour of Utah-\$45,360; Miners Day Celebration-\$26,000. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

3. Consideration to Approve the Inclusion of 950 Iron Horse Drive as an Official Sundance Venue to the Sundance Film Festival Supplemental Plan Conditioned on Approval of a Final Operations Plan:

Jenny Diersen and Betsy Wallace, Sundance Executive Director, presented this item. Diersen stated this space would be a flexible space for exhibitions and events during the festival. Sundance knew the City's concerns about vacancy and was working on addressing that. In the fall the other details of the festival would be presented.

Wallace felt this location was a great way to get the Arts and Culture District moving forward. She didn't want to keep it dark in the summer so they were trying to figure out how to keep the space open year round. There were no plans to make this a theatre. She hoped to sublease the space in the summer and wanted someone that could help subsidize the rent.

Council Member Worel asked about the overlap with the World Championships.
Wallace said the overlap was being discussed and she felt there wouldn't be a problem.

Council Member Joyce stated a side effect of this event space was Homestake Road, and for event planning and the new Arts and Culture District being planned, he thought that a pedestrian corridor was necessary. Wallace stated it was a good time to start that process, and noted this space would hold 2,600 people. Council Member Joyce noted the Homestake project was a number of years out and he was worried about safety.

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

Council Member Henney moved to approve the inclusion of 950 Iron Horse Drive as an official Sundance venue to the Sundance Film Festival Supplemental Plan conditioned on approval of a final operations plan. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

VIII) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Council Agenda Item Report

Meeting Date: August 30, 2018

Submitted by: Alfred Knotts

Submitting Department: Transportation Planning

Item Type: Staff Report

Agenda Section: CONSENT AGENDA

Subject:

Request to Approve Amendment 1 to a Professional Services Agreement in a Form Approved by the City Attorney with Lochner Inc. in the Amount of \$210,028.72 for Engineering and Environmental Document Preparation Services for the State Route 248 Corridor and Safety Improvement Project for a Total Amount Not to Exceed \$1,513,779.83

Suggested Action:

Attachments:

[SR 248 Contract Staff Report](#)

[Attachment A: Lochner Amendment 1](#)



City Council Staff Report

Subject: Approval of Amendment 1 to Professional Services Agreement with Lochner Inc. in the Amount of \$210,028.72 for Engineering and Environmental Document Preparation Services for the State Route 248 Corridor and Safety Improvement Project for a total Not to Exceed Amount of \$1,513,779.83

Author: Alfred Knotts, Transportation Planning Manager
Julia Collins, Senior Transportation Planner

Department: Transportation Planning

Date: August 27, 2018

Type of Item: Administrative - Consent

Summary Recommendation

Staff recommends that Council review and approve Amendment 1 to the Professional Services Agreement (PSA) with Lochner Inc. in the amount of **\$210,028.72** for Engineering and Environmental Document Preparation Services for the State Route (SR) 248 Corridor Project for a total **Not to Exceed (NTE) Amount of \$1,513,779.83**.

Executive Summary

On July 20, 2017, council approved of a PSA with Lochner Inc. in the amount of \$1,303,751.11 for preliminary engineering and the preparation of National Environmental Policy Act (NEPA) Environmental Assessment in cooperation between Park City Municipal and Utah Department of Transportation (UDOT)., collectively referred to as the Project Development Team (PDT). Since that time, the PDT has completed all field work to prepare the required environmental specialist reports including the Army Corp of Engineers Wetland Delineation and Jurisdictional Determination, National Historic Preservation Act Section 106 Inventory (architectural and cultural), noise assessment, traffic analysis, Section 4(f) Evaluation, geotechnical report, Threatened and Endangered Species Inventory, and UDOT Highway Design Existing Conditions Report and Operational Safety Report.

Background

On February 12, 2009 - Council adopted the SR 248 Corridor Plan by resolution

<http://www.parkcity.org/Home/ShowDocument?id=42127>

July 20, 2017 – Council approval of Lochner Inc, contract

<http://parkcityut.igam2.com/Citizens/FileOpen.aspx?Type=1&ID=2274&Inline=True>

January 23, 2018 – SR 248 Council Update on Scoping Summary Report and Purpose and Need Statement

<http://parkcityut.igam2.com/Citizens/FileOpen.aspx?Type=1&ID=2330&Inline=True>

Analysis

When developing the Purpose and Need for the project, one of the primary objectives was to design alternatives to meet UDOT design standards throughout the corridor related to minimum general purpose travel lane widths, minimum two center left turn lane widths, acceleration and deceleration minimum distances, and standard shoulder widths. Applying these design standards resulted in an expansive “footprint” that was not reflective of Park City’s natural and/or human environment. As such, Park City staff requested design exceptions/design deviations during the environmental analysis phase which is not part of the typical UDOT process. UDOT typically evaluates and applies design exceptions/deviations following approval of the preferred alternative as to evaluate to maximum extent of the potential environmental impacts and right-of-way (ROW) requirements and associated mitigation and cost. Through Park City’s positive relationship with UDOT, Park City was successful in getting concurrence from Region 2 to apply these exceptions during the environmental analysis phase as to develop a more context sensitive design for various alternatives; however, this resulted in significant redesign and associated impacts to scope and schedule.

In addition to redesign of the alternatives, the study area has also been slightly expanded to the north, west, and south to address level of service for the year 2040 at the SR 248/SR 224 intersection as such supplemental analysis within the Area of Potential Effect (APE) is required. This was necessary to address long term comprehensive corridor improvements at this intersection.

In short, this contract amendment justification is related to the following:

- Additional meetings and project controls for extended project duration of seven months due to delay of scoping meeting and for work detailed below
- Evaluation of design exceptions and narrower project footprint
- Evaluation of additional concepts at the SR-224 intersection (traffic operations, preliminary design, impact calculations, and cost)
- Expansion of the study area at the SR-224 intersection to encompass additional intersection concepts (additional field survey for aquatic resources, wildlife, and cultural resources; expansion of noise model; and revisions to draft Affected Environment sections)
- Additional stakeholder outreach related to inclusion of Rail Trail in study area and additional coordination with City Council members to present the build alternative
- Traffic analysis and documentation necessary to add US-40 interchange improvements to the Long Range Plan
- Additional soil sampling pits needed for wetland soil identification
- Documentation of unanticipated discovery of Ute ladies'-tresses population

Addressing these issues early in the process will result in a better project for the traveling public, the community, and the natural and human environment and ultimately reduce ROW and construction cost. Please see Attachment A for complete breakdown of cost associated with each task including cost for each subconsultant. All additional costs are to cover both additional scope as well as

work necessary to complete the Draft and Final EA.

Alternatives for City Council to Consider

1. Recommended Alternative: Approve amendment to PSA in the amount of **\$210,028.72 for a total NTE amount of \$1,513,779.83**

Pros

- The requested approval allows Park City and UDOT to evaluate smaller footprint early in the project development process as opposed to seeking design exceptions/deviations following project approval which doesn't guarantee future approval
- Smaller footprint is consistent with community character and will reduce environmental impacts, ROW cost, and construction costs
- Approval of contract amendment will allow for comprehensive evaluation of SR 224/SR248 intersection for the year 2040 and associated improvements
- Project and funding will remain programmed in UDOT's State Transportation Improvement Program in the amount of \$10 million

Cons

- Additional financial resources will be required.

2. Deny the Recommendation: Council could chose to deny the amendment

Pros

- No additional financial resources would be allocated to the project

Cons

- This regionally significant project would not be completed on a timeline acceptable to the community and or the traveling public
- SR 248 will continue to experience existing AM and PM peak roadway failure and future degradation to Level of Service impacting quality of life, air quality, and economic vitality

Funding Source

Funding for this service is available from the City's Transit Fund, including Flagstaff Transfer Fees designated for transportation. Funding for subsequent phases will come from the recently passed County-wide sales tax as well as state and federal funding currently programmed in the STIP.

Departmental Review

This report has been reviewed by the following departments: Executive, Legal, and Budget

Attachments

Attachment A – Lochner Correspondence dated August 10, 2018

Attachment A

To: Alfred Knotts, Park City Transportation Planning Manager
cc: Brian Allen, UDOT Project Manager
From: Andrea Clayton, Lochner Project Manager
Date: August 10, 2018
Re: Contract Modification Request (Mod 1)

Dear Alfred,

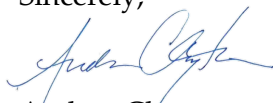
Lochner requests a contract modification from Park City Municipal Corporation for the SR-248 Environmental Assessment Project (SR-248 Corridor and Safety Improvement Project). The original contract amount is \$1,303,751.11. **We are requesting an additional \$210,028.72 for a total modified contract of \$1,513,779.83.** This allows Lochner to provide the following services (detailed in the attached scope of work):

- Additional project management activities for extended project duration of seven months
- Evaluation of design exceptions and narrower project footprint
- Evaluation of additional concepts at the SR-224 intersection
- Expansion of the study area at the SR-224 intersection
- Additional stakeholder outreach
- Traffic analysis and documentation necessary to add US-40 interchange improvements to the Long Range Plan
- Additional efforts for natural resources survey due to unanticipated field conditions

Additionally, we notify you of a change in key personnel. H.G. Kunzler, Project Manager for Lochner (prime consultant), resigned effective June 8, 2018. We respectfully submit me as Project Manager and Dana Holmes as Environmental Lead. I have been involved from the beginning of the project as environmental lead. I bring 20 years of experience working on transportation projects and have been managing projects for the last 10 years. Dana Holmes has provided environmental support since the beginning of the project. She brings 16 years of experience as a NEPA practitioner. UDOT also underwent a change in project management. Steve Quinn retired from UDOT effective June 15, 2018. Brian Allen is taking over project management for UDOT.

Please let me know if you have any questions or concerns. Thank you for the opportunity to work on this project.

Sincerely,



Andrea Clayton
Project Manager

SCOPE OF WORK - CONTRACT MODIFICATION #1 (MOD1)

Project: SR-248 Environmental Assessment
(SR-248 Corridor and Safety Improvement Project)
PIN: 14549
Date: August 10, 2018

EXECUTIVE SUMMARY

Project Description

Park City, in partnership with UDOT, contracted with Lochner to conduct an Environmental Assessment (EA) to evaluate the long term transportation needs on SR-248 between SR-224 and US-40, and identify/refine solutions to address those needs.

This contract modification covers additional project management, stakeholder coordination, traffic analysis, conceptual roadway design, and environmental resource survey. The out of scope work covered in this contract modification includes the following:

- Additional meetings and project controls for extended project duration of seven months due to delay of scoping meeting and for work detailed below
- Evaluation of design exceptions and narrower project footprint
- Evaluation of additional concepts at the SR-224 intersection (traffic operations, preliminary design, impact calculations, and cost)
- Expansion of the study area at the SR-224 intersection to encompass additional intersection concepts (additional field survey for aquatic resources, wildlife, and cultural resources; expansion of noise model; and revisions to draft Affected Environment sections)
- Additional stakeholder outreach to respond to Park Record articles about the Rail Trail and additional coordination with City Council members to present the build alternative
- Traffic analysis and documentation necessary to add US-40 interchange improvements to the Long Range Plan
- Additional soil sampling pits needed for wetland soil identification (historic mine tailings were off the charts)
- Documentation of unanticipated discovery of Ute ladies'-tresses population

Tasks

Mod 1 includes the following tasks:

- 03E Project Management

- 07E Implement Public Involvement Plan
- 17E Define Purpose and Need
- 19E Identification and Initial Development of Alternatives
- 21E Identify Affected Environmental Resources
- 23E Determine Impacts and Analyze Alternatives

Fee Type

The fee type will be cost plus fixed fee, the fixed fee will be 11.25% (same as original contract).

Schedule

The schedule will be extended by approximately 7 months (for a total project schedule of approximately 23 months).

Team Members

Lochner is the prime consultant, sub-consultants included in this modification include:

- Fehr & Peers: traffic
- RSG: travel demand forecast modeling
- SWCA: natural resources and cultural resources

DETAILED SCOPE OF WORK

03E Project Management

Perform project management tasks for extended schedule:

- Management of project resources and deliverables
- Invoice review and preparation
- PM, team, consulting, and internal meetings

Assumptions

- Schedule extension of seven months (23 months total)
- Additional Lochner meeting assumptions
 - o 14 team meetings (4 attendees, 2 hrs. including travel, 2 hrs. for prep/documentation)
 - o 14 consultant meetings (4 attendees, 1 hr., 1 hr. for prep/documentation)
 - o 14 internal meetings (1 hr., 4 attendees at 7 meetings, 8 attendees at 7 meetings)
 - o 14 PM meetings (1 attendee, 1 hr., 1 hr. for prep/documentation)
- Additional Fehr & Peers meeting assumptions
 - o 10 team meetings (2 hrs)
 - o 12 consultant team meetings (1 hr)

- o 10 internal meetings (1 hr)

Deliverables

- Monthly progress reports and invoices
- Monthly updated schedule and cost controls
- Draft and final team meeting summaries

07E Implement Public Involvement Plan

Perform additional stakeholder outreach:

- Additional stakeholder outreach for rail trail controversy (team coordination, calls, materials preparation & review in response to Park Record Articles)
- Additional coordination with City Council (Lochner, Fehr & Peers)
 - o Four one-on-one meetings with City Council members in Park City (5/18/18, 5/21/18, 5/24/18, and 6/14/18)

Deliverables

- Talking points for Park Record interviews
- City Council presentations

17E Define Purpose and Need

Additional tasks include:

- Revise Chapter 1 to reflect changes in traffic due to winter counts, design exceptions, US-40 No-Build assumptions, and larger study area at SR-224 intersection (Lochner)
- Provide traffic analysis and documentation necessary to add US-40 interchange improvements to the Long Range Plan
 - o Coordinate with UDOT Planning (Lochner, Fehr & Peers)
 - o Additional traffic analysis (Fehr & Peers)
 - o Draft US-40 Interchange LRP Memo (Fehr & Peers)

Assumptions

- One review by UDOT of US-40 LRP memo
- One concurrent review by UDOT and Park City of revised Chapter 1

Deliverables

- Draft and Final US-40 LRP memo
- Draft and Final revised Chapter 1

19E Identification and Initial Development of Alternatives

Additional tasks include the following:

- Evaluate and screen additional concepts at SR-224 intersection:
 - o Traffic analysis (Fehr & Peers)
 - o Preliminary design/geometric layout (Lochner)

- o Concept level cost estimate (Lochner)
 - o Impact estimate (Lochner)
 - o Document screening in alternative screening memo and Chapter 2 (Lochner)
- Provide traffic volumes on US-40 to support noise analysis (Fehr & Peers)

Assumptions

- Three additional conceptual intersection alternatives at SR-224 intersection (tunnel, CFI on the north leg, and extended storage).
- Vertical alignment not required for CFI or extended storage. Vertical alignment developed for tunnel conceptual alternative only.
- No roadway modeling required for conceptual intersection alternatives. Impacts based on horizontal layout only. Roadway modeling required only for build alternative(s).
- Screening based on the following criteria:
 - o Traffic operations (% volume served by movement, delay)
 - o Impacts (property/ROW, Section 4(f), aquatic resources)
 - o Cost
- One round of review of screening criteria and results
- Alternative screening conducted during regularly scheduled team meeting

21E Identify Affected Environmental Resources

Additional tasks include the following:

- Expand study area at SR-224 intersection
 - o Additional aquatic resource field survey and documentation (SWCA)
 - o Additional cultural resource field survey and documentation (SWCA)
 - o Expand traffic noise model and identify additional receptors along SR-224 (Lochner)
 - o Update Affected Environmental Resources sections to reflect larger study area and additional resources, update figures and calculations (Lochner)
- Additional efforts for aquatic resources survey and ULT survey necessary due to unanticipated field conditions

Assumptions

- Additional field survey at SR-224 intersection based on 300-foot offset from road for aquatic resources and 100-foot offset from road for cultural resources.
- Additional natural resource and cultural reports can be presented as addendums to original reports
- Aquatic resource and threatened and endangered species report addendums can be combined into single report
- No protocol-level surveys for ULT
- One concurrent review by Park City and UDOT of all technical report addendums

Deliverables

- Draft and final archaeological report addendum
- Draft and final architectural report addendum

23E Determine Impacts and Analyze Alternatives

Additional tasks include the following:

- Evaluate design exceptions and narrower footprint (Lochner)
 - o Coordination and meetings with UDOT. Seven additional design review meetings to evaluate design exceptions (4/30/18, 5/2/18, 5/7/18, 5/8/18, 5/14/18, 5/17/18, and 5/30/18).
 - o Additional design effort to evaluate different narrower footprints (3-foot, 5-foot, 8-foot, and 12-foot shoulders; 11-foot and 12-foot lanes, 12-foot and 14-foot medians), and design shifts.
- Update build alternative design to reflect revised SR-224 intersection based on outcome of screening process (Lochner)

Assumptions

- Single build alternative for corridor with up to two build alternative options at SR-224 intersection evaluated in Chapter 3.

FIRM SUMMARY		Original Contract	Mod 1	Contract Total
	Lochner	\$846,756.09	\$149,768.21	\$996,524.30
	Fehr & Peers	\$133,517.75	\$50,591.37	\$184,109.12
	RSG	\$13,956.65	-\$12,887.60	\$1,069.05
	SWCA	\$74,775.00	\$22,556.74	\$97,331.74
	Meridian	\$63,138.43		\$63,138.43
	PPBH	\$67,700.00		\$67,700.00
	Kleinfelder	\$7,871.00		\$7,871.00
	Cobb Fendley	\$35,427.50		\$35,427.50
	CRSA	\$13,956.65		\$13,956.65
	Avenue	\$46,652.04		\$46,652.04
TOTAL		\$1,303,751.11	\$210,028.72	\$1,513,779.83

Task Breakdown		Original	Mod 1	Contract Total
LOCHNER				
03E	Project Management	\$97,457.53	\$71,841.83	\$169,299.36
05E	Develop PI Plan	\$10,466.55		\$10,466.55
07E	Implement PI Plan	\$76,748.69	\$8,823.61	\$85,572.30
13E	Conduct NEPA Scoping	\$26,238.15		\$26,238.15
17E	Define Purpose and Need	\$67,725.91	\$6,162.80	\$73,888.71
18E	Obtain Mapping and Photography	\$4,751.70		\$4,751.70
19E	Identification and Initial Development of Alternatives	\$95,852.85	\$19,094.76	\$114,947.61
21E	Identify Affected Environmental Resources	\$110,755.27	\$13,955.91	\$124,711.18
23E	Determine Impacts and Analyze Alternatives	\$186,012.58	\$29,889.30	\$215,901.88
29E	Prepare Draft Environmental Document	\$46,653.02		\$46,653.02
35E	Revise and Release Draft Document	\$13,467.32		\$13,467.32
39E	Complete Public Involvement Period	\$24,644.45		\$24,644.45
41E	Compile, Evaluate, and Respond to Public and Agency Corr	\$25,185.31		\$25,185.31
43E	Prepare Final EA and Decision	\$19,125.94		\$19,125.94
45E	Review Final EA and Decision	\$3,417.24		\$3,417.24
49E	Revise and Release Final EA and Decision	\$9,577.75		\$9,577.75
55E	Maintain Project File	\$11,837.83		\$11,837.83
	LABOR	\$829,918.09	\$149,768.21	\$979,686.30
	DIRECTS	\$16,838.00		\$16,838.00
	Lochner Total	\$846,756.09	\$149,768.21	\$996,524.30
FEHR & PEERS				
03E	Project Management	\$34,629.20	\$16,542.47	\$51,171.67
07E	Implement PI Plan	\$0.00	\$3,265.59	\$3,265.59
13E	Conduct NEPA Scoping	\$2,063.61		\$2,063.61
17E	Define Purpose and Need	\$14,397.76	\$11,293.11	\$25,690.87
19E	Identification and Initial Development of Alternatives	\$11,419.98	\$19,490.20	\$30,910.18
23E	Determine Impacts and Analyze Alternatives	\$53,784.78		\$53,784.78
29E	Prepare Draft Environmental Document	\$9,197.48		\$9,197.48
41E	Compile, Evaluate, and Respond to Public and Agency Com	\$8,024.94		\$8,024.94
	Fehr & Peers Total	\$133,517.75	\$50,591.37	\$184,109.12

Task Breakdown		Original	Mod 1	Contract Total
RSG				
19E	Identification and Initial Developemnt of Alternatives	13,956.65	-12,887.60	1,069.05
RSG Total		\$13,956.65	-\$12,887.60	\$1,069.05
SWCA				
03E	Project Management	\$13,310.00		\$13,310.00
13E	Conduct NEPA Scoping	\$1,621.00		\$1,621.00
21E	Identify Affected Environmental Resources	\$51,863.00	\$22,556.74	\$74,419.74
23E	Determine Impacts and Analyze Alternatives	\$2,382.00		\$2,382.00
29E	Prepare Draft Environmental Document	\$2,382.00		\$2,382.00
41E	Compile, Evaluate, and Respond to Public and Agency Com	\$3,217.00		\$3,217.00
SWCA Total		\$74,775.00	\$22,556.74	\$97,331.74
No mod for firms listed below				
Meridian		\$63,138.43		\$63,138.43
PPBH		\$67,700.00		\$67,700.00
Kleinfelder		\$7,871.00		\$7,871.00
Cobb Fendley		\$35,427.50		\$35,427.50
CRSA		\$13,956.65		\$13,956.65
Avenue		\$46,652.04		\$46,652.04

CLIENT: Park City, Utah
 Project Number: PIN 14549
 Project Name: SR-248 EA
 Lochner Project #: 13479

Consultant PM: Andrea Clayton
 Client PM: Alfred Knotts
 Consultant: H. W. Lochner, Inc.
 Mod# 1

LABOR

Name	Position	Hours	Initial Rate	Adjusted Rate *	Total
Andrea Clayton	Project Manager	235	\$ 64.00	\$ 66.43	\$ 15,611.05
Brian Bonell	Design Engineer	165	\$ 43.25	\$ 45.50	\$ 7,507.50
Dana Holmes	Environmental Lead	139	\$ 47.60	\$ 49.10	\$ 6,824.90
Gene Cline	Design Lead	160	\$ 55.38	\$ 59.00	\$ 9,440.00
Jana Miller	Contract Support Specialist	14	\$ 29.65	\$ 31.15	\$ 436.10
Jason Green	EA Support	11	\$ 44.95	\$ 48.02	\$ 528.22
John Martin	GIS Specialist	23	\$ 24.73	\$ 25.35	\$ 583.05
Justin Peterson	EA Support	33	\$ 42.00	\$ 44.55	\$ 1,470.15
Laura Ingersoll	Public Involvement Coordinator	4	\$ 36.76	\$ 39.52	\$ 158.08
Shannon Radulovic	Environmental Support	84	\$ 29.00	\$ 29.75	\$ 2,499.00
Tiffany Carlson	Public Involvement Lead	71	\$ 41.93	\$ 47.43	\$ 3,367.53

*Rate adjustment (reflects annual pay raises)

Subtotal	939		\$	48,425.58
Overhead		178.00%		86,197.53
Direct Labor plus Overhead			\$	134,623.11
Fee		11.25%		15,145.10
Total Labor Cost			\$	149,768.21

REIMBURSABLE EXPENSES

Miscellaneous	Postage, Freight, Supplies	\$	-
Travel	Mileage, Auto, Airfare, Meals, Lodging		-
Mapping/Photos/Survey	Maps, Film, Photography, Processing		-
Printing/Xerox	Copies, Printing, Plots		-
Telephone	Telephone, Fax		-
Computer	Technology Charge, Software		-
Total Reimbursable Expenses		\$	-

SUBCONTRACTORS

Meridian			
Fehr and Peers		\$	50,591.37
RSG		\$	(12,887.60)
SWCA		\$	22,556.74
PennaPower			
CRSA			
Avenue			
Kleinfelder			
Total Subcontractors		\$	60,260.51

TOTAL **\$ 210,028.72**

Original Contract	\$	1,303,751.11
Contract Modification #1	\$	210,028.72

TOTAL CONTRACT AMOUNT **\$ 1,513,779.83**

Estimate of Person Hours

		NAME AND ROLE													HOURS
TASK	TASK	Andrea Clayton	Brian Bonell	Dana Holmes	Gene Cline	Jana Miller	Jason Green	John Martin	Justin Peterson	Laura Ingersoll	Shannon Radulovic	Tiffany Carlson			
NO	DESCRIPTION	Project Manager	Design Engineer	Environmental Lead	Design Lead	Contract Support Specialist	EA Support	GIS Specialist	EA Support	Public Involvement Coordinator	Environmental Support	Public Involvement Lead			PER TASK
1	03E Project Management	163	7	99	56	14	7	7	7	0	0	56			416
	Project Meetings	127	7	99	56		7	7	7			56			
	Manage scope, schedule, budget	28													
	Invoicing	8				14									
3	07E Implement Public Involvement Plan	32	0	0	0	0	0	0	0	4	0	12			48
	Coordination for Rail Trail	2										12			
	City Council Coordination	30								4					
5	17E Define Purpose and Need	12	0	16	2	0	0	8	2	0	0	0			40
	Revise Chapter 1	4		16				8	2						
	US-40 LRP Memo	8			2										
6	19E Identification and Initial Development of Alternatives	8	60	16	30	0	0	0	0	0	12	0			126
	Evaluate additional concepts at SR-224 Intersection	8	60	16	30						12				
7	21E Identify Affected environment resources	6	0	8	8	0	4	8	24	0	60	0			118
	Update Affected Environmental Resources for expanded study area	6		8	8		4	8	24		60				
10	23E Determine Impacts and Analyze Alternatives	14	98	0	64	0	0	0	0	0	12	3			191
	Coordination and meetings to evaluate design exceptions	14	6		10							3			
	Design iterations to revise footprint/consider design exceptions		32		24										
	Revise build alternative design at SR-224 intersection		60		30						12				
Direct Labor Total Hours		235	165	139	160	14	11	23	33	4	84	71			939



FEHR & PEERS
SR-248 Environmental Study
Contract Mod #1 - Backup Documentation

Task	Description	Jon Nepstad, AICP, Traffic Lead	Lynn Jacobs, AICP, Traffic Engineer	Ron Milam, Forecasting QC	Kyle Cook, PE, Active Transportation/ Planning	Natalia Brown, Transportation Engineer	Chris Bender, EIT, Traffic Engineer	Richard Brackmyer, AICP, Transit Planner	Andrea Looney, Admin		Cost per
		\$83.17	\$48.56	\$107.69	\$45.19	\$29.81	\$29.33	\$41.83	\$18.15	Task	Task
03E	Project Management/Team Meetings	42	38							80	\$5,338.42
07E	Implement PI Plan	8	8							16	\$1,053.84
17E	Draft Purpose & Need	2	8					24		34	\$1,558.74
19E	Initial Alternative Development									0	\$0.00
23E	Analyze Alternatives	20	38				34	34		126	\$5,928.12
29E	Prepare Draft Environmental Doc									0	\$0.00
41E	Respond to Comments									0	\$0.00
17E	US-40 LRTP Amendment Process	6	12					24		42	\$2,085.66
19e	US-40 Air & Noise		4					4		8	\$361.56
										0	\$0.00
Total Hours		78	108	0	0	0	34	86	0	306	\$16,326.34
Total Costs		\$ 6,487.26	\$ 5,244.48	\$ -	\$ -	\$ -	\$ 997.22	\$ 3,597.38	\$ -	306	\$ 16,326.34

25-Jul-18

Total Direct Salaries			\$ 16,326.34
Payroll Additive	71.06%	\$	11,601.50
Overhead Additive	107.48%	\$	17,547.55
Total Labor + Overhead	178.54%	\$	45,475.39
Fixed Fee	11.25%	\$	5,115.98
Total Labor Costs		\$	50,591.37

Task Summary

Total Overhead 178.54%	Labor+OH	Fixed Costs 11.25%	Cost / Task
9,531.22	14,869.64	1,672.83	\$ 16,542.47
1,881.53	2,935.37	330.23	\$ 3,265.59
2,782.97	4,341.71	488.44	\$ 4,830.16
-	-	-	\$ -
10,584.07	16,512.19	1,857.62	\$ 18,369.81
-	-	-	\$ -
-	-	-	\$ -
3,723.74	5,809.40	653.56	\$ 6,462.95
645.53	1,007.09	113.30	\$ 1,120.39
-	-	-	\$ -
\$ 29,149.05	\$ 45,475.39	\$ 5,115.98	\$ 50,591.37

Direct Costs

Travel	\$ -
Travel (local)	
Computer/Software/Tech	
Telecommunications	
Photocopies/Printing	
Other	
Sub-Consultants (data)	

Total Direct Costs: \$ -

Lump Sum Total: \$ 50,591.37

H.W. Lochner, Inc.
3995 South 700 East
Suite 450
Salt Lake City, UT 84107

T 801.713.5222
F 801.415.5850

hwlochner.com

July 23, 2018

RSG
Robert Chamberlain
41 North Rio Grande Street, Suite 106
Salt Lake City, UT 84106

RE: Project Name SR-248 EA
Lochner Project No. 13479
Contract Modification No. 1

Dear Robert Chamberlain:

This correspondence is to serve as Contract Modification No. 1 to the "Consultant Agreement" between H. W. Lochner, Inc. and RSG. RSG's scope has been decreased and its total maximum compensation has been decreased by \$12,887.60 for a new total maximum amount of \$1,069.40 as detailed below.

Original Executed Contract	\$ 13,956.65
Modification No. 1	<u>\$ -12,887.60</u>

New Total Maximum Compensation	\$ 1,069.40
---------------------------------------	--------------------

All other terms of the original Consultant Agreement remains in effect. Should you have any questions or comments, please contact me at (801) 415-5800.

Regards,



Scott Lucas, P.E.



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257 East 200 South, Suite 200
Salt Lake City, Utah 84111
Tel 801.322.4307 Fax 801.322.4308
www.swca.com

July 24, 2018

Andrea Clayton
Lochner
3995 South 700 East, Suite 450
Salt Lake City, UT 84107

Re: 13479 - Additional Resource Inventories for SR-248 Environmental Assessment

Dear Ms. Clayton:

SWCA has evaluated the revised study area for the proposed roadway improvements along SR-248 provided by Lochner on July 23, 2018. The preliminary design could impact resources that are located outside of the areas inventoried for wetlands, threatened and endangered species, and cultural resources (archeology and architectural history) by SWCA in 2017. Using the same buffer areas that were used for the work completed in 2017 (300 feet for wetlands and threatened and endangered species and 100 feet for cultural resources), SWCA has estimated the costs necessary to complete additional surveys for wetlands, threatened and endangered species, and cultural resources in the revised study area. Surveys and associated reporting for these areas are beyond the scope of SWCA's existing scope of work to support the project. Therefore, SWCA is requesting a modification of our current scope of work and approved budget to conduct additional wetland delineations, threatened and endangered species assessments (Ute Ladies'-tresses only), and cultural resources surveys. Our recommended approach and scope of work for these surveys is described below.

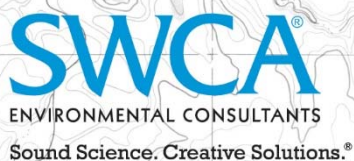
DETAILED SCOPE OF WORK

21E - IDENTIFY AFFECTED ENVIRONMENTAL RESOURCES

SWCA will conduct environmental resource identification efforts in the previously unsurveyed areas for cultural resources; wetlands and water of the United States; and threatened and endangered species (Ute Ladies'-tresses only). General project management tasks to include field team coordination; communications; scheduling; and safety planning and compliance are included in these estimates.

CULTURAL RESOURCES

SWCA will conduct a cultural resources assessment of archaeological and architectural resources in the additional project area, including a buffer of 100 feet from the edge of pavement. The additional project area and the buffer are defined here as the study area. The assessment will be conducted to UDOT standards as presented in the UDOT Environmental Process Manual of Instruction for projects of a similar nature and will consist of a reconnaissance survey for archaeological resources in developed sections of the project area, an intensive pedestrian survey for archaeological resources in undeveloped sections of the study area, and a selective reconnaissance level survey (RLS) of historic architectural resources one parcel deep from the edge of pavement in the study area. A cultural resources literature search in the Antiquities and Preservation sections of



the Utah Division of State History (UDSH) was completed during the original survey that provides sufficient coverage of the study area. Specific tasks include the following:

- **Archaeological Survey:** SWCA will conduct a reconnaissance-level archaeological survey in developed sections of the study area and an intensive-level pedestrian survey in undeveloped sections of the study area following UDOT survey methods.
- **Architectural Survey:** SWCA will document all historic-age architectural resources one parcel deep from the edge of pavement within the study area, to include examination of each building exterior, notation on architectural type and style, determination of approximate age, identification of alterations that would affect the eligibility of historic-age properties for the National Register of Historic Places (NRHP), identification and documentation of contributing outbuildings, and digital photography. For this project, historic architectural resources are defined as those 45 years old or older, i.e., built during or prior to 1972, per UDOT standards. All work will be conducted in accordance with UDOT guidelines and the Utah State Historic Preservation Office's (SHPO) "Reconnaissance Level Survey Standard Operating Procedures (For Section 106 Purposes Only)" (rev. March 2015).
- **Reporting:** Findings from the archaeological survey will be summarized in an addendum to the original archaeological report for the project that will also provide recommendations for any future action should SWCA believe such action is appropriate. A map denoting survey type and project results will be included.

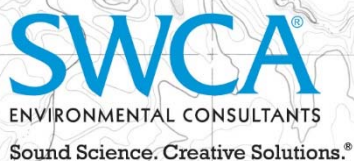
The architectural report will comply with SHPO's "Intensive Level Survey Standard Operating Procedures (For Section 106 Purposed Only)" (rev. March 2015) for RLS projects involving fewer than 20 historic properties, which involves the preparation of a "Historic Site Short Form" and associated photographs, location map, and sketch map for each property. A brief architectural letter report will summarize the results of the file search and field inspections, and will include the short forms as an appendix.

Assumptions

- SWCA assumes that the archaeological data can be presented in an addendum to our original report and that we will produce one draft (for review by UDOT) and one final version of the addendum report.
- Based on the review of UDSH data prior to the original survey, SWCA expects that two archaeological sites outside the original project area could be affected by the adjustments to the SR-248 project and require site updates and eligibility recommendations. If additional sites or resources are identified in the field, SWCA will prepare a revised scope of work in consultation with Lochner and UDOT to complete any additional work.
- UDOT will secure all permissions for access to private land in the study area and provide confirmation to SWCA prior to commencement of fieldwork.

Deliverables

- Draft addendum to the archaeological report, submitted Region 2 NEPA-NHPA Specialist (electronic format only).



- Final addendum to the archaeological report incorporating UDOT review comments and photographs (two hard copies).
- Draft architectural report and historic site short forms, submitted to UDOT Architectural Historian (electronic format only).
- Final architectural report incorporating UDOT review comments and including SHPO cover sheet, site forms, location maps, sketch maps (if multiple outbuildings on property), and photographic prints (two hard copies).

WETLANDS AND WATER OF THE UNITED STATES

SWCA will delineate wetlands and waters of the United States in the amended project area, including a buffer of 300 feet from the edge of pavement, with one exception. The study area will be reduced such that wetland delineations will not be completed in wetlands associated with McLeod Creek north or west of Snow Creek Drive. These wetlands are separated from the wetlands along SR 224 by a culvert and will not be affected by the project. To complete the wetland delineation, the following tasks will be completed:

- Review existing National Wetlands Inventory (NWI), soil, and other relevant spatial data of the project area.
- Conduct field-based wetlands and waters of the United States delineation using U.S. Army Corps of Engineers (USACE) protocol.
- Develop a draft addendum to the 2017 aquatic resource inventory report. To streamline reporting requirements, the addendum aquatic resource inventory and threatened and endangered species reports would be combined into a single 2018 aquatic resource inventory and threatened and endangered species report.
- Respond to comments from UDOT, Park City, and Lochner on the draft 2018 aquatic resource inventory and threatened and endangered species report.
- Develop a 2018 aquatic resource inventory and threatened and endangered species report.

Assumptions

- Field work schedule is dependent upon proper site conditions, e.g. vegetation identifiable to the species level and lack of flooding.
- To streamline reporting requirements, the aquatic resource inventory report would be combined with the threatened and endangered species report.
- UDOT will secure all permissions for access to private land in the study area and provide confirmation to SWCA prior to commencement of fieldwork.
- The following specific tasks are not included in this scope of work: site verification of WOUS delineation results with UDOT or USACE, Section 404 permitting, or wetland functional assessment.

Deliverables

- Draft and final 2018 aquatic resource inventory and threatened and endangered species report.
- Extent and location of potential wetlands and waters of the U.S. in shapefile format

THREATENED AND ENDANGERED SPECIES

During previous surveys, Ute Ladies'-tresses were identified along SR-248 near US-40. As such, a habitat assessment will be conducted concurrently with the wetland delineation. Because the wetland delineation is expected to be conducted in July 2018, before the survey window for the species, we expect that formal surveys for the species will not be conducted. Furthermore, based on a review of Google street view imagery in the expanded study corridor, we expect any wetlands in the expanded study will not provide suitable habitat for the species. The following tasks will be completed:

- Evaluate whether wetlands in the project area could provide habitat for Ute ladies'-tresses.
- Prepare an addendum to the 2017 wildlife and threatened and endangered species report describing the findings of the habitat assessment. To streamline reporting requirements, the addendum aquatic resource inventory and threatened and endangered species reports would be combined into a single 2018 aquatic resource inventory and threatened and endangered species report.
- Respond to one round of comments from UDOT, Park City, and Lochner and develop the final addendum to the Final Threatened and Endangered Species and Wildlife Technical Report.

The costs for preparing the 2018 aquatic resource inventory and threatened and endangered species report are captured under the wetlands and waters of the United States task.

Assumptions

- No protocol-level surveys for Ute Ladies'-tresses will be conducted.
- Because the expanded study area is in a developed area, habitat assessments and additional desktop review or reporting would not be required for any species other than Ute Ladies'-tresses.
- The costs and scope for preparing the 2018 aquatic resource inventory and threatened and endangered species report are captured under the wetlands and waters of the United States task.

BUDGET

SWCA's can complete the scope of work described above for the estimated costs presented in the table below:

Task	Labor Hours	Labor Cost	Burdened Labor
Cultural Resources	76	\$2,331.29	\$6,477.72
Wetlands and Waters of the United States	60	\$2,141.83	\$5,951.28
Threatened and Endangered Species	17	\$566.24	\$1,573.35
Other Direct Costs			\$370.00
Fixed Fee (11.25%)			\$1,589.83
Total	137		\$16,091.67



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SWCA would complete these tasks on a cost plus fixed fee basis using our 2018 UDOT audited overhead rate and current staff rates; the fixed fee would be 11.25%. Approval of this contract modification would increase SWCA's not to exceed amount for the project from \$74,775 to \$90,866.67.

I will be your point of contact should you have any questions about the scope and fee described above.

Sincerely,

A handwritten signature in black ink, appearing to read "Reid Persing". The signature is stylized with a large, looping "P" and "S".

Reid Persing
Natural Resources Director

Clayton, Andrea

From: Reid Persing <RPersing@swca.com>
Sent: Wednesday, December 06, 2017 5:29 PM
To: Kunzler, Jr., H.G.; Clayton, Andrea
Subject: 14549: SWCA Budget Status for Task 21E - Identify Affected Resources

Hi H.G. and Andrea -

Per our discussion on the coordination team meeting today, I wanted to make you aware of the current status of SWCA's budget for Task 21E. As a reminder, this is the task that includes the surveys and reports for wildlife, T&E, wetlands, cultural, historic architecture, and soils/hazardous materials.

For SWCA's work that involves field surveys on this project, the level of effort is driven by the field effort itself. Reporting is a relatively small component of the budget compared to field time. Our work on the T&E and wetlands surveys and reports has required more effort than anticipated and as a result, gone over budget. This increase in the required level of effort was primarily a result of unexpected field conditions, which are described below.

For the T&E surveys, we did not anticipate to find a population of Ute ladies'-tresses. This seemed reasonable during scope development as the habitat is on the edge of the species known elevation distribution and there are no known populations in Summit County. Finding the population required additional field mapping and data collection (~1.5 days for 2 people) and changed our report format from a no-find report to a report that had to address USFWS positive find reporting standards. The net result was approximately 40 hours of unexpected work.

For the wetlands work, our teams were surprised by the extent of historic mining tailings that are present in the sediments in the delineated area. These sediments are not visible to a casual observer (you have to dig to see them). Because wetland delineations require a 3 parameter test (soils, hydrology, and vegetation) soils identification is an important component of this delineation. Our team delineated 29 wetlands documented with 55 sampling points/test pits that were described in our report. In many of the pits that we dug, the historic mining tailings made the data from the pits un-useable (the soils in many pits were not identifiable with a soils chart / "off the chart"). Because of this complication, our teams actually dug many more pits that were un-useable and were not reported in the report. This complication resulted in an approximately 2.5 days of additional field effort for 2 staff, as well as field involvement from our senior wetlands scientist that does not typically participate in day-to-day field activities. The reporting effort was also complicated by having to sort through an unusually large amount of data for the number of wetlands delineated. We would have mentioned this item earlier, but we delineated the area from west to east and continually thought we would exit the problematic areas.

I would be happy to discuss the situation with you and/or Park City/UDOT further. If there were a way to explore the possibility of recouping some of SWCA's staff time, we would appreciate the support and understanding. At this point, it looks like some of the other tasks (cultural and paleo) will come in slightly under our cost estimate, but this would not fully cover the overages described above. Of course, our primary interest is in maintaining a strong relationship with Lochner, PCMC, and UDOT.

Regards,

Reid Persing
Project Manager

SWCA Environmental Consultants
257 East 200 South, Suite 200
Salt Lake City, UT 84111
Office 801 322 4307

Cell 801 842 6398
rpersing@swca.com



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SR-248 EA – Summary of SWCA Efforts Beyond Approved Scope and Budget on Resource Surveys and Reports

Task 21E – Identify Affected Environmental Resources: Wetlands and Waters of the U.S.

Staff Member	Hours	Rate	Employee Total
Travis Taylor	32	\$28.50	\$912.00
Maureen Thompson	16	\$17.50	\$280.00
Brian Nicholson	4	\$42.55	\$170.20

Task 21E – Identify Affected Environmental Resources: Wildlife and Threatened and Endangered Species

Staff Member	Hours	Rate	Employee Total
Travis Taylor	20	\$28.50	\$570.00
Bret Hansen	15	\$16.50	\$247.50
Subtotal	-	-	\$2,179.70
Overhead	166.610%	-	\$3,631.60
Fixed Fee	11.250%	-	\$653.77
Total	-	-	\$6,465.07

Note: Explanation of need for additional efforts provided in email from Reid Persing to H.G. Kunzler and Andrea Clayton on December 6, 2017

Council Agenda Item Report

Meeting Date: August 30, 2018

Submitted by: Nick Graue

Submitting Department: Public Utilities

Item Type: Staff Report

Agenda Section: CONSENT AGENDA

Subject:

Request to Authorize the City Manager to Execute a Construction Agreement, in a Form Approved by the City Attorney, with Vancon, Inc. for the Deer Crest Pump Station and Transmission Line Project for an Amount Not to Exceed \$1,363,312.70; and a Request to Authorize the City Manager to Execute the Second Addendum to the Professional Services Agreement, in a Form Approved by the City Attorney, with AQUA Engineering, Inc. for the Park City Municipal Corporation (PCMC) - Jordanelle Special Service District (JSSD) Interconnection Improvements Project Engineering Services for an Amount Not to Exceed \$127,010.00

Suggested Action:

Attachments:

[Construction and Engineering Staff Report](#)

City Council Staff Report



Subject: PCMC-JSSD Interconnection Improvements Project
Construction Agreement - Vancon, Inc., and
Second Addendum to the Professional Services Agreement –
AQUA Engineering, Inc.
Author: Nick Graue, Public Utilities Engineer
Department: Public Utilities
Date: August 2, 2018
Type of Item: Administrative

Summary Recommendation

Staff recommends Council authorize the City Manager to execute a Construction Agreement, in a form approved by the City Attorney, with Vancon, Inc. for the Deer Crest Pump Station and Transmission Line project for an amount not to exceed \$1,363,312.70

Staff recommends Council authorize the City Manager to execute the Second Addendum to the Professional Services Agreement, in a form approved by the City Attorney, with AQUA Engineering, Inc. for the PCMC-JSSD Interconnection Improvements project engineering services for an amount not to exceed \$127,010.00

Executive Summary

The project consists of the construction of the Deer Crest Pump Station, water transmission pipeline and associated appurtenances. AQUA Engineering has completed design of the improvements, the project has been publically bid, and VanCon is the lowest qualified bidder for construction. Staff is recommending approval of supplemental design effort and the award of construction. The project is critical to better utilizing existing system storage and redundancy within the Deer Valley area, as well as yields energy savings from the current connection.

Upon contract execution and issuance of a notice to proceed, VanCon will begin construction starting as early as May, 2019 and the Deer Crest Pump Station and transmission line will be operational by September 1, 2019.

The Project

- The project represents an electrical energy savings opportunity of approximately 1,000,000 kilowatt-hours annually or 9.5% of the Water Department's current total annual electrical energy consumption, providing a project payback period of 12-15 years.
- The project will provide water distribution redundancy for the Upper Deer Valley area of the City.
- The project optimizes the available water storage in the Bald Eagle Tank eliminating the need to add storage capacity in the Silver Lake tank zone.

Background

- On January 5, 2017, Council authorized the execution of the Professional Service Agreement with AQUA Engineering, Inc. for design services for the project. See pg. 90 of the January 5, 2017 Council Packet:
<http://parkcityut.igmp2.com/Citizens/FileOpen.aspx?Type=1&ID=2215&Inline=True>
- On December 6, 2017, the City Manager executed the First Addendum to the Professional Services Agreement for additional design work associated with unforeseen challenges at the project site. Various design iterations were required to secure the approval of all project stakeholders, requiring design effort beyond what was originally included in the scope of services.
- Construction is scheduled to be completed by the fall of 2019, potentially starting during the summer of 2018.

Alternatives for City Council to Consider

1. **Recommended Alternative:** Please describe the alternative concisely.

Pros

Enables the PCMC-JSSD Interconnection Improvements Project to progress without scheduling impacts

Cons

Allocates capital improvements costs that could be utilized for other purposes

Consequences of not authorizing services

Could delay the Project's start of construction resulting in water system operations continuing under the existing conditions. This would delay the associated reductions in energy consumption and impact critical energy goals.

Analysis

Contractor Selection

The request for qualifications for the pre-qualification of contractors was issued on 8/23/2017 and was advertised in the Park Record on 08/23, 08/26, 08/30, 09/02, 09/06 and 09/09/2017, online at utahlegals.com, and on the Park City website beginning on 08/23/2017. All responding contractors were deemed qualified with the exception of COP Construction and Corrio Construction, whom were determined to not meet the requirements identified in the request for qualifications.

Construction plans were released to pre-qualified contractors on 06/15/2018 and bids were received on 06/29/2018; the following summarizes the pricing contained in the bid proposals received:

Vancon, Inc.	\$1,361,358.70
Nelson Brothers Contruction	\$1,559,048.00
Whitaker Construction	\$2,123,937.00
Alder Construction	\$2,188,050.00

Engineer's Estimate	\$1,178,118.25
---------------------	----------------

VanCon, Inc. is the lowest responsive bidder. Bid documents have been reviewed by staff and no issues were discovered. None of the bidders maintain an office in Summit County, therefore, local bidder preference was not considered during the determination of the lowest responsive bidder.

The discrepancy between the engineer's estimate and the low bid is due to the engineer's estimate being provided at approximately 60% design. At this stage in the design process, several project improvements had not been incorporated into the project, thus driving the estimated project costs at the time of the estimate down by approximately \$200,000.00. Staff feels that the low bid provided is representative of the true effort required to complete the project, hence the staff recommendation for approval of the construction agreement.

Additional Engineering Services

- During coordination with Rocky Mountain Power, Deer Valley Resort, Deer Crest Masters Association and Jordanelle Special Services District, several design revisions have been requested by the entities requiring additional design effort by the consultant which is beyond the existing tasks included in the scope of services in the executed agreement.
- Consultant will provide construction management and administration on behalf of the City during the construction phase of the project.
- Consultant will provide construction staking and survey control of the project during construction.
- Consultant will create "As-Built" Record Drawings after the project construction has been completed
- Consultant will provide supplemental design if, and when required on the project.

Department Review

This report has been reviewed by representatives of Public Utilities, the City Attorney's Office and the City Manager's Office. Comments have been integrated into this report.

Funding Source

The project funding is included in the approved Public Utilities Department FY 19 Capital Improvements Program.

Council Agenda Item Report

Meeting Date: August 30, 2018

Submitted by: Griffin Lloyd

Submitting Department: Public Utilities

Item Type: Staff Report

Agenda Section: CONSENT AGENDA

Subject:

Request to Authorize the City Manager to Execute a Professional Services Agreement, in a Form Approved by the City Attorney, with Psomas Engineering, for the 3Kings Water Treatment Plant and SR248 Water Transmission Lines Engineering Services in an Amount Not to Exceed \$110,000.00

Suggested Action:

Attachments:

[Water Transmission Engineering Contract Staff Report](#)



City Council Staff Report

Subject: 3KWTP & SR248 Water Transmission Lines Engineering Services
Author: Psomas Engineering – Professional Services Agreement
Department: Griffin Lloyd, Public Utilities Engineer
Date: Public Utilities
Type of Item: August 30, 2018
Administrative

Summary Recommendation

Staff recommends Council to authorize the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with Psomas Engineering, for the 3KWTP & SR248 Water Transmission Lines Engineering Services in an amount not to exceed \$110,000.00.

Executive Summary

The planned 3Kings Water Treatment Plant (3KWTP) has been presented to City Council and staff is now prepared to proceed with the design process for the associated water transmission lines from 3KWTP to the Boothill Water Tank, the replacement of an aging water transmission line from Wyatt Earp Drive to the Boothill Water Tank, and the continuation of a Raw water line from Wyatt Earp to 3KWTP. This staff report recommends authorization of a Professional Services Agreement (PSA) with Psomas Engineering for the engineering services.

The Problems

- The planned 3KWTP requires a new, upgraded transmission line from the proposed 3KWTP to Boothill Water Storage Tank.
- Existing water line from Quinns Water Treatment Plant in SR248 needs to be replaced to address aging infrastructure that will be critical during the construction of 3KWTP.
- An extension of the Rockport raw water line will enable McLeod Creek flow augmentation as Spiro Tunnel water is diverted to 3KWTP for drinking water treatment and distribution.

Background

- In accordance with the City's procurement policy, Psomas Engineering was chosen, as consultant for the off-site water lines improvements between the 3KWTP and Wyatt Earp Way.
- An initial Professional Services Agreement (PSA) with Psomas Engineering for \$18,500.00, to develop concept alignments, alternatives, and costs, was executed by the City Manager on May 21, 2018.
- Upon completion of the initial scope, staff negotiated a scope and fee to provide the preliminary and final engineering phase services for the project.

Alternatives for City Council to Consider

1. Recommended Alternative:

Pros

- a. Enables the 3KWTP project to progress without scheduling impacts
- b. Completes water line construction prior to UDOT SR-248 reconstruction
- c. Enables McLeod Creek Augmentation
- d. Replaces aging critical infrastructure

Cons

Allocates capital improvements costs that could be utilized for other purposes

Consequences of not authorizing services

- a. Could delay the startup of the 3KWTP and limit water delivery capacity which could expose the City to not meeting the Stipulated Compliance Order
- b. Exposes the existing water distribution system to a higher level of risk during UDOT's proposed reconstruction of SR-248 which could result in service interruptions to customers

Consultant Services

Consultant services are summarized below with the full scope of services to be included in the PSA.

- Provide design, cost estimates, and construction documents for the following:
 - o Replacement of an existing water line with a new 16-inch diameter Transmission Line and a new 18-inch diameter Raw Water Line from the 3KWTP to the existing Boothill water tanks
 - o Replacement of an existing water line with a new 16-inch diameter Supply/Distribution Line (to replace the existing 12-inch diameter waterline)
 - o A new 18-inch diameter Raw Water Line from Wyatt Earp Drive to Boothill water tanks within SR-248
- Coordinate the design and design requirements with the planned corridor improvements and UDOT, UDOT's SR-248 consultant team, Park City, and the 3KWTP design team

Analysis

- Staff feels that the hourly rate structure, estimated design hours, and the projected design fee, in an amount not to exceed of \$110,000, are usual and customary for services and expertise required and the tasks outlined.
- Staff will return to City Council for authorization of construction contract(s) and engineering related construction period support services after bids are received and opened.

Department Review

This report has been reviewed by representatives of Public Utilities, City Attorney's Office, and the City Manager's Office. Comments have been integrated into this report.

Funding Source

The funding for this contract is from water service fees and is included in the approved FY2019 Public Utilities capital improvements projects budget.

Council Agenda Item Report

Meeting Date: August 30, 2018

Submitted by: Tippe Morlan

Submitting Department: Planning

Item Type: Ordinance

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve Ordinance 2018-47, an Ordinance Approving the First Amended Lift Lodge at Town Lift Condominium Plat Located at 875 Main Street, Park City, Utah
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[875 Main Street Condo Plat Amendment Staff Report and Ordinance](#)

[875 Main Street Plat Exhibits](#)

City Council Staff Report



Subject: The First Amended Lift Lodge at Town Lift Condominium Plat
Author: Tippe Morlan AICP, Planner
Kirsten Whetstone AICP, Senior Planner
Date: August 30, 2018
Type of Item: Legislative – Plat Amendment

Project Number:	PL-17-03722
Applicant:	The Lift Lodge Condominium Association, Inc.
Location:	875 Main Street
Zoning:	Historic Resort Commercial (HRC) → regulated under Historic Commercial Business (HCB) per the 1992 Agreement
Adjacent Land Uses:	Residential/Commercial/Retail
Reason for Review:	Plat Amendments require Planning Commission review and City Council approval.

Executive Summary

Staff recommends that the City Council hold a public hearing and consider **approving** for the First Amended Lift Lodge at Town Lift Condominium Plat based on the findings of fact, conclusions of law, and recommended conditions of approval as found in the draft ordinance.

The Planning Commission issued a **positive** recommendation to the City Council with a unanimous vote at their meeting on August 8, 2018.

Proposal

The proposed First Amended Lift Lodge at Town Lift Condominium Plat seeks to establish a new common area on the rooftop of the structure and to convert approximately 196 square feet of common hallway area to private area affecting 11 units in total. Proposed new floor area for units ranges in size from 2 square feet to 118 square feet, averaging an addition of approximately 18 square feet per unit (see Table below). The existing non-historic mixed use building on this site was constructed in 1998 with a Conditional Use Permit, and the building was condominiumized in 1999.

Background

June 9, 1982 – The City entered into the 1982 Huntsman-Christensen Agreement, also known as the “1982 Agreement,” in which Park City exchanged property and promised to allow development within specified parameters on the Huntsman-Christensen property in exchange for title to Deer Valley Drive (see Exhibit I). This included the subject property of this application and granted additional building height by redefining natural grade for the site and vested the HCB zoning for the site (regardless of any future rezones).

September 19, 1991 – The City Council issued a conceptual approval for the Town Lift Project area. This included the property which has become the Summit Watch,

Town Lift, and Lift Lodge developments.

April 16, 1992 – As a part of the Sweeney Town Lift project approval, the 1982 Agreement was modified, becoming the “1992 Agreement” (see Exhibit J). This amendment clarified interpretation and application of Building Height according to the redefined natural grade. Staff reports from this project have indicated that the purpose of the amendment was to “establish a new baseline and the old agreement would have no relevance even if the [Lift Lodge] MPD was never developed.”

June 11, 1997 – The Planning Commission approved the McIntosh Mill CUP for a mixed use building (the Lift Lodge) at this location. The building was constructed in 1998.

July 8, 1998 – The Planning Commission approved the Parking Management Plan for the McIntosh Mill CUP at this location.

May 26, 1999 – The Planning Commission approved modifications to this CUP for 875 Main Street converting some of the approved commercial space to residential space, decreasing parking demand. The changes were internal to the building and consistent with the LMC; they did not affect the exterior of the building.

June 3, 1999 – The City Council approved The Lift Lodge at Town Lift condominium conversion plat which was recorded on August 3, 1999 (see Exhibit B and Exhibit K).

November 29, 2017 – The City received a complete application for the subject condominium plat amendment application. The proposed Conditional Use Permit modification submitted concurrent to the proposed plat amendment was not deemed complete until January 30, 2018. The applicant agreed to delay the subject plat application to be reviewed concurrently with the CUP modification at Planning Commission.

August 8, 2018 – The Planning Commission approved the modification to the McIntosh Mill Conditional Use Permit at this location. The Planning Commission also recommended approval on the plat amendment related to the proposed changes to the Conditional Use Permit.

Purpose

The purpose of the Historic Recreation Commercial (HRC) District can be found in [LMC Section 15-2.5](#), and the purpose of the Historic Commercial Business (HCB) District can be found in [LMC Section 15-2.6](#).

Analysis

The proposed plat amendment serves two purposes: the first is to create a new common area on the rooftop, and the second is to convert the small common entry spaces in front of 11 units into private space within their respective units.

The proposed change to the rooftop area adds 2,431.8 square feet to the structure as a new type of common area called “Residential Common Areas and Facilities.” This area is common only to the residential owners. This area will not be accessible

to the commercial unit owners or to the public and will not be available for any commercial use. Since this is an unenclosed deck area and does not increase the occupancy of the structure as common space, it does not add to the parking requirements. The [conditions of approval](#) for the Conditional Use Permit approved by the Planning Commission limit the rooftop hours to between 7AM and 10PM and limit the maximum occupancy to 49 persons. Staff has proposed a condition of approval for this plat amendment (condition of approval #6), which was stipulated by the Applicant, requiring these approved CUP conditions be included in the Covenant, Conditions, and Restrictions (CC&Rs) for the Lift Lodge Condominiums, including the limitations to the occupancy, hours, and the use of the deck.

The proposed changes to the common hallway areas range in size from 2 square feet to 118 square feet as indicated in the chart below.

Unit	Existing	Proposed	Addition
101	943 SF	948 SF	5 SF
102	1181 SF	1186 SF	5 SF
103	996 SF	1000 SF	4 SF
104	967 SF	No Change	
105	894 SF	No Change	
201	943 SF	949 SF	6 SF
202	1013 SF	1018 SF	5 SF
203	996 SF	No Change	
204	951 SF	956 SF	5 SF
206	738 SF	No Change	
301	943 SF	No Change	
302	1013 SF	1018 SF	5 SF
303	996 SF	No Change	
304	951 SF	956 SF	5 SF
305	1455 SF	1457 SF	2 SF
306	681 SF	799 SF	118 SF
A	1225 SF	No Change	
B	740 SF	776 SF	36 SF
C	550 SF	No Change	

The original Conditional Use Permit approval for the subject Lift Lodge building was for the construction of a mixed use building with a total building floor area of 37,001 square feet. This was approved with 13 condominium units averaging 950 square feet in area (and 12,381 net square feet), 842 square feet of support commercial uses, and 3,554 square feet of net leasable commercial space (4,442 gross square feet of commercial space). This approval included 8,654 square feet of parking and storage, as approved with the Parking Management Plan.

The Lift Lodge was ultimately constructed with 16 residential units after a previous modification to the CUP. The units averaged less than 1,000 square feet and ranged in floor area from 681 square feet to 1,455 square feet. There were approximately 2,515 square feet of commercial uses (reduced from 5,100 square feet) and located at the south end of the building.

The proposed changes do not change the number of units, and the size of the units still average less than 1,000 square feet. The units now range in size from 799 square feet to 1,457 square feet, totaling 15,821 square feet of residential space. The size of the commercial space has also increased to a total of 2,551 square feet. These are minimal changes which do not increase the parking requirements.

Parking

All parking associated with the building is accommodated within the common parking structure the Lift Lodge shares with the Town Lift development. The parking structure beneath the Lift Lodge provides a total of 28 code compliant spaces, which is sufficient for the proposed change in use. A total of 24 spaces are required for the 16 residential units and retail space. The proposed changes to the rooftop do not add to floor area of any livable space within the development and do not increase parking requirements. Restrictions placed on the property, at the time of CUP and plat approval, regarding restaurant use continue to apply.

Access

Access to the underground parking structure is off Ninth Street. Secondary access is provided from the adjacent parking structure which has access to Park Avenue. Cross access agreements between this property owner and the adjacent owners have been signed and recorded at the County before the condominium plat was recorded.

HCB Regulations

This property falls under the 1992 Agreement which amended the original 1982 Agreement between the Hunstman-Christensen properties and the City in exchange for property dedication for Deer Valley Drive. This Agreement allows affected properties, including 875 Main Street, to apply LMC regulations for the HCB Zoning District for development regardless of any future zone changes (including the Frontage Protection Overlay Zone).

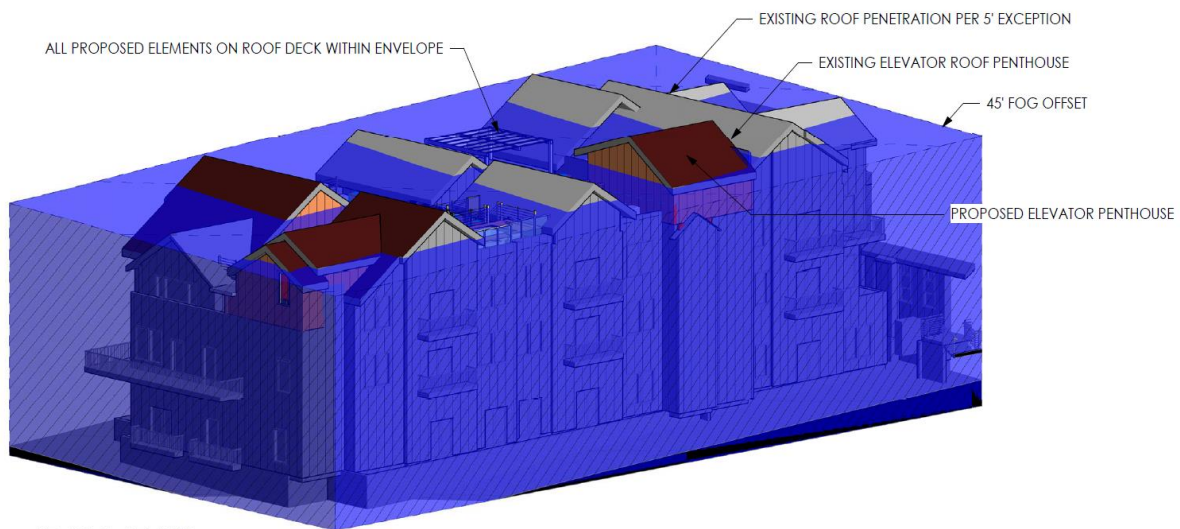
The existing building met all LMC requirements as allowed by the 1992 Agreement as detailed in the original action letter (see Exhibit J). Because the proposed rooftop space is an unenclosed exterior deck, the changes will not increase the overall square footage of the structure. The proposed changes only affect the rooftop of the structure and the access structures; all other exterior features of the structure will remain the same.

The capacity of the deck requires two separate fire access points. To satisfy this requirement, the applicant is proposing to increase the height of the existing stair access to the rooftop on the north side of the building and to increase the height of the existing elevator shaft and staircase to allow elevator access to the rooftop on the south side of the building. All proposed structures are within the height allowances of the HCB zone which allows an 8 foot height exception for elevators.

Building height is one of the only features of the structure that is proposed to be changed. The 1992 Agreement determined an “artificial natural grade” established from a line measuring from an invented plane drawn between Deer Valley Drive and Main Street. The applicant has worked with staff to determine the true elevation of

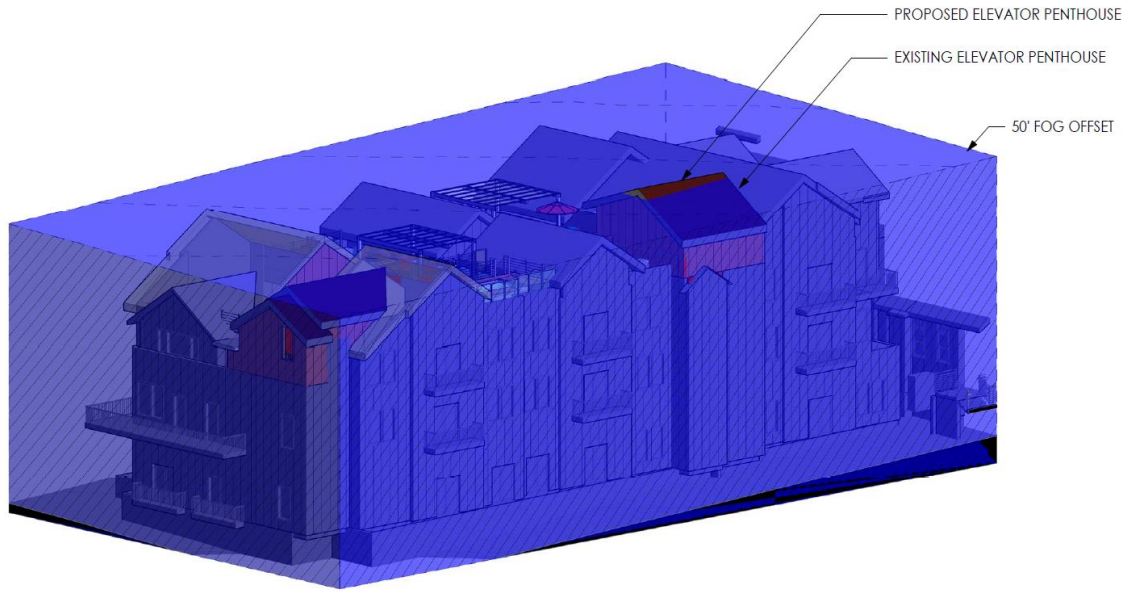
this line as described in the applicant's memo regarding height compliance (Exhibit E). Descriptions of how the existing structure complied with building height regulations can be found in the McIntosh Mill CUP building height memo from the original CUP approval (Exhibit G).

The applicant has also provided a fog study (Exhibit F) to show a 3D rendering of how the structure fits into a box created by the height requirements. The fog study shown below indicates that all structures proposed with the addition fall within the 45 feet maximum building height with the access additions meeting the building height with the allowable exceptions.



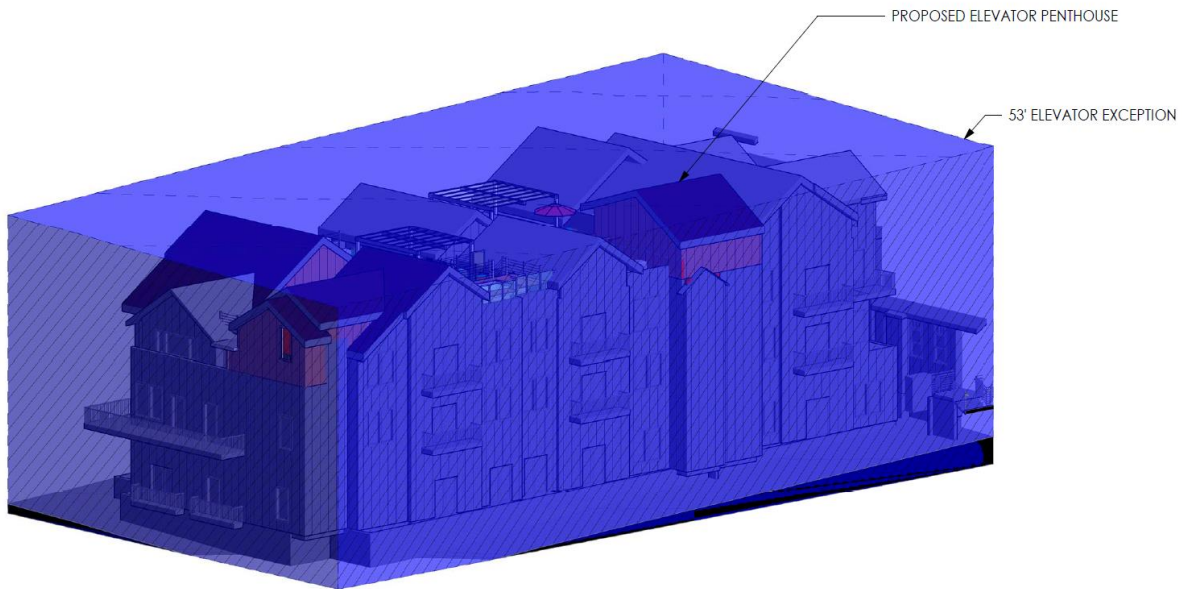
1 45' FOG STUDY
SCALE:

The applicant also provides an image showing that the roof structures extending beyond the maximum building height fall within the 5 foot height exception for pitched roof structures.



2 50' FOG STUDY
SCALE:

Additionally, the proposed elevator shaft falls within the 8 foot height exception to allow for elevator access to the roof, as shown below.



3 53' FOG STUDY
SCALE:

In addition to the HCB zoning requirements, all conditions of approval of the McIntosh Mill CUP continue to apply. The project is also subject to a Historic District Design Review process; a concurrent application for this has been submitted and will need to be approved before any building permits may be issued.

Good Cause

Staff finds good cause for this plat amendment in that it would create a legal usable common space on the rooftop. Additionally, the incorporation of common hallway entry

areas into private units does not affect the use or the exterior design of the structure. This amendment will allow the property owner to make improvements and changes to the existing structure as allowed by the LMC and Historic District Design Guidelines.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC §15-1-18. A Historic District Design Review application will need to be approved by Planning Staff prior to issuance of building permits.

Department Review

This project has gone through an interdepartmental review. There were no issues raised by any of the departments regarding this proposal that have not been addressed by the conditions of approval. The applicant has also submitted a letter certified by a structural engineer indicating that they have performed a structural review of the existing roof structure (Exhibit H).

Notice

On July 25, 2018, the property was posted and notice was mailed to affected property owners within 300 feet. Legal notice was also published in the Park Record on July 21, 2018.

Public Input

As of this date no public input has been received by Staff.

Alternatives

- The City Council may approve the First Amended Lift Lodge at Town Lift Condominium Plat as conditioned or amended; or
- The City Council may deny the First Amended Lift Lodge at Town Lift Condominium Plat and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the First Amended Lift Lodge at Town Lift Condominium Plat.

Significant Impacts

There are no significant negative fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation

The applicant will not be allowed to construct a rooftop deck on this building. They hallway entry areas would remain as common area. The Lift Lodge would remain as is.

Recommendation

Staff recommends that the City Council hold a public hearing and consider approving for the First Amended Lift Lodge at Town Lift Condominium Plat based on the findings of fact, conclusions of law, and recommended conditions of approval as found in the draft ordinance. The Planning Commission issued a positive recommendation to the City Council with a unanimous vote at their meeting on August 8, 2018.

Exhibits

Exhibit A – Draft Ordinance and Proposed Plat

Exhibit B – Existing Plat
Exhibit C – Aerial
Exhibit D – Applicant Statement
Exhibit E – Applicant Memo: Height Compliance
Exhibit F – Fog Study
Exhibit G – McIntosh Mill CUP Building Height Memo
Exhibit H – Roof Structure: Engineer's Letter
Exhibit I – 1982 Agreement
Exhibit J – 1992 Agreement Amending the 1982 Agreement
Exhibit K – Lift Lodge Condominium Conversion Action Letter
Exhibit L – Site Photos

Exhibit A – Draft Ordinance

Ordinance No. 2018-47

AN ORDINANCE APPROVING THE FIRST AMENDED LIFT LODGE AT TOWN LIFT CONDOMINIUM PLAT LOCATED AT 875 MAIN STREET, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 875 Main Street have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on July 25, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on July 21, 2018, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on August 8, 2018, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on August 8, 2018, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on August 30, 2018, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the First Amended Lift Lodge at Town Lift Condominium plat located at 875 Main Street.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The First Amended Lift Lodge at Town Lift Condominium plat, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. In 1991, the Planning Commission and City Council approved a concept plan for the Town Lift Project which included the Lift Lodge Condominium project currently under review.
2. On June 11, 1997, the Planning Commission approved a CUP to allow a mixed use structure at this location. This CUP was subsequently modified on May 26, 1999. The existing building was constructed in 1998.
3. The Parking Management Plan for this location was approved by the Planning Commission on July 8, 1998.
4. The subject property falls under the 1982 Huntsman-Christensen Agreement which specified HCB zoning for the site and established an artificial natural grade for height measurements.

5. The 1982 Agreement was amended on April 16, 1992 to redefine artificial natural grade.
6. The Lift Lodge at Town Lift condominium conversion plat was approved by City Council on March 4, 1998 and recorded on August 3, 1999.
7. On November 29, 2017, the City received a complete application for the subject plat amendment.
8. On January 30, 2018, the City received a complete application for a modification of the approved CUP.
9. The proposed change to the rooftop area adds 2,431.8 square feet to the structure as a new type of common area called "Residential Common Areas and Facilities." This area is common only to the residential owners.
10. Since this is unenclosed deck area and does not increase the occupancy of the structure as common space, it does not add to the parking requirements.
11. The proposed changes to the common hallway areas range in size from 2 square feet to 118 square feet.
12. The Lift Lodge was constructed with 16 residential units averaging less than 1,000 square feet and ranging in floor area from 681 square feet to 1,455 square feet.
13. The Lift Lodge was constructed with approximately 2,515 square feet of commercial uses (reduced from 5,100 square feet) and located at the south end of the building. The CUP included a condition that does not allow restaurant use in the commercial area.
14. The proposed changes amount to units which still average less than 1,000 square feet.
15. The units now range in size from 799 square feet to 1,457 square feet.
16. The size of the commercial space has increased to 2,551 square feet.
17. The proposed changes do not increase the parking requirements.
18. The proposed rooftop deck is a significant change to the common area approved with the original CUP and needs Planning Commission approval through a CUP Modification.
19. The proposed modifications to the existing CUP do not change the number of residential or commercial units within the development.
20. The subject property falls within the HRC zone, but uses the HCB regulations according to the 1982 Agreement amended in 1992.
21. All parking associated with the building is accommodated within the common parking structure the Lift Lodge shares with the Town Lift development.
22. The parking structure beneath the Lift Lodge provides a total of 28 code compliant spaces, which is sufficient for the proposed change in use. A total of 24 spaces are required for the 16 residential units and retail space.
23. The proposed changes to the rooftop do not add to floor area of any livable space within the development and do not increase parking requirements.
24. Access to the underground parking structure is off Ninth Street. Secondary access is provided from the adjacent parking structure which has access to Park Avenue.
25. The capacity of the deck requires two separate fire access points which are met with a primary elevator and stairway access and a secondary stairway access.

26. All new structures proposed fall within the 45 feet maximum building height with a 5 foot exception for pitched roof structures and an 8 foot exception for elevator access.
27. A concurrent Historic District Design Review application is currently under review for these modifications.
28. A concurrent Conditional Use Permit application is also currently under review for these modifications.
29. No signs or lighting are proposed with this application.
30. The applicant has not violated any terms of the original CUP approval.
31. On July 25, 2018, the property was posted and notice was mailed to affected property owners within 300 feet.
32. Legal notice was published in the Park Record on July 21, 2018.
33. As of this date, no public input has been received by Staff.
34. The Findings in the Analysis Section are incorporated herein.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding plat amendments.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. All Conditions of Approval of the original Lift Lodge at Town Lift condominium plat and any subsequent modifications continue to apply.
2. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
3. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
4. Residential fire sprinklers will be required for all new construction per requirements of the Chief Building Official.
5. Approval of this plat amendment is subject to the concurrent approval of the modification to the Conditional Use Permit to allow the unenclosed rooftop common area.
6. CC&Rs for the Lift Lodge Condominiums as amended shall refer to the Conditions of Approval associated with the modification to the Conditional Use Permit approved by the Planning Commission on August 8, 2018. These conditions include limitations to the occupancy, hours, and the use of the deck.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 30th day of August, 2018.

PARK CITY MUNICIPAL CORPORATION

MAYOR ANDY BEERMAN

ATTEST:

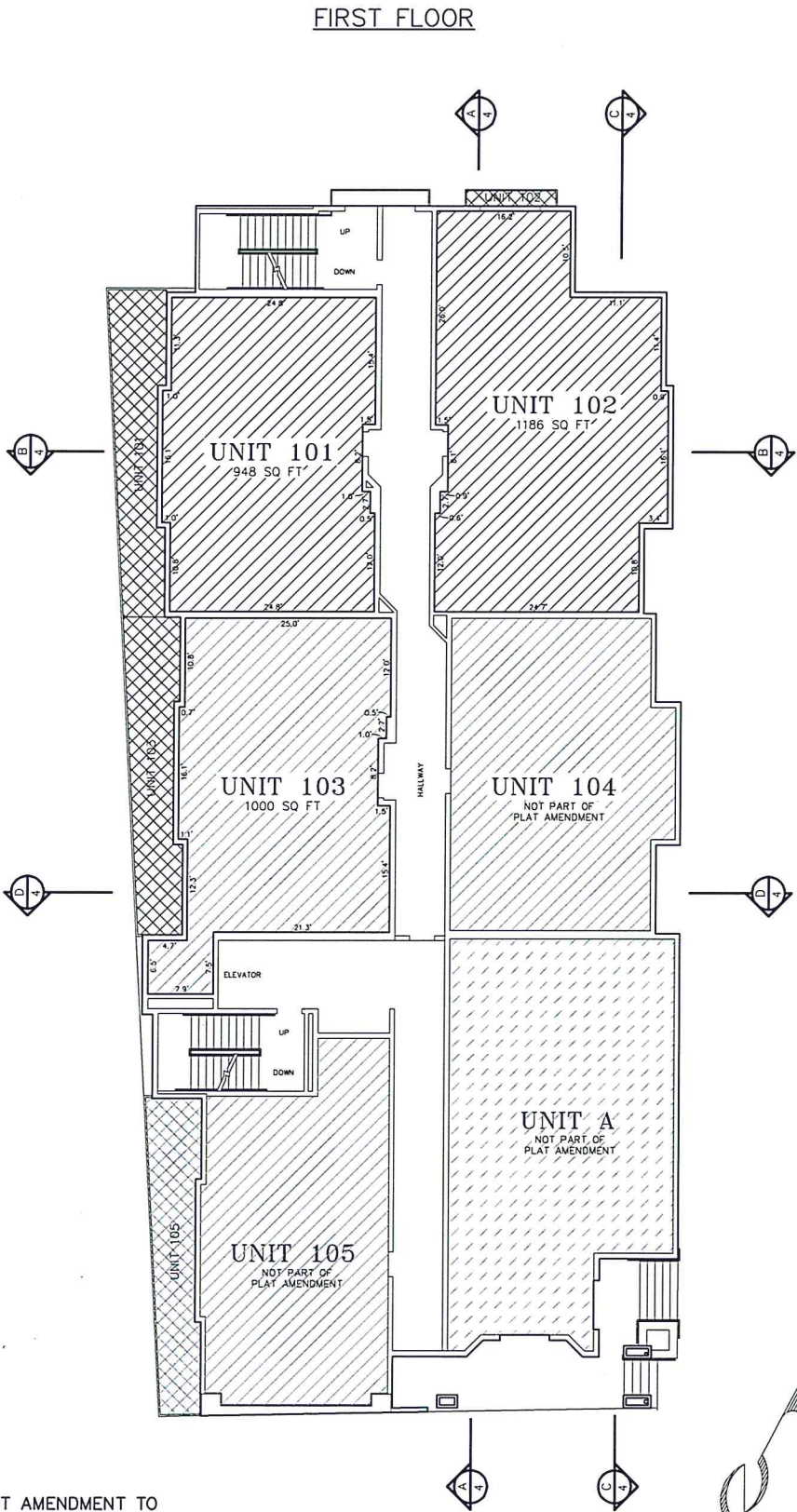
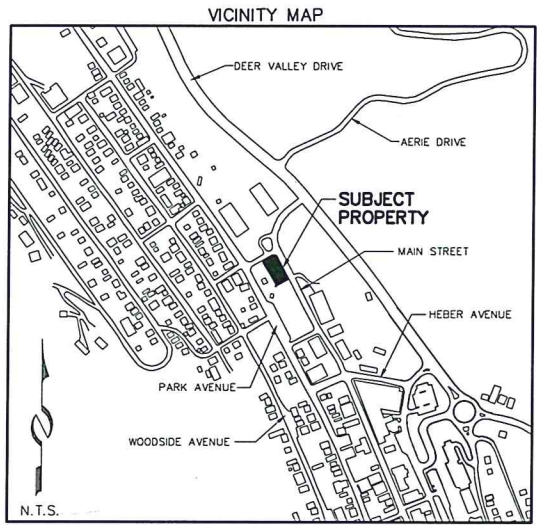
City Recorder

APPROVED AS TO FORM:

City Attorney

Attachment 1 – Proposed Plat

Exhibit A - Proposed Plat



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 7248891 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owners, this First Amendment to THE LIFT LODGE AT TOWN LIFT, in accordance with the provisions of the Utah Condominium Ownership Act. I further certify that the information shown hereon is correct.

LEGAL DESCRIPTION

Units 101, 102, 103, 104, 105, 201, 202, 203, 204, 206, 301, 302, 303, 304, 305, 306, A, B and C, THE LIFT LODGE AT TOWN LIFT, a Utah Condominium Project, together with each unit's appurtenant undivided interest in the Common Areas and Facilities, according to the Record of Survey Map recorded August 3, 1999 as Entry No. 545622 and in the Declaration of Condominium for The Lift Lodge at Town Lift recorded August 3, 1999 as Entry No. 545623 in Book 1279 at Page 260 and in the First Amendment to Condominium Declaration recorded July 29, 2011 as Entry No. 927222 in Book 2089 at Page 1822, records of Summit County, Utah.

ASSOCIATION CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, on behalf of The Lift Lodge at Town Lift Owners Association, having complied with the requirements of both Statutes and the Recorded Declaration as amended hereby consents to the recording of this amended record of survey map.

Dean Peters, Secretary/Treasurer
The Lift Lodge at Town Lift Owners Association

ACKNOWLEDGMENT

State of Utah: _____
County of Summit: _____

On this _____ day of _____, 2018, personally appeared before me, the undersigned Notary Public, in and for said County and State, Dean Peters, being duly sworn, acknowledged to me that he is the Secretary/Treasurer of The Lift Lodge at Town Lift Homeowners Association and that he signed the above Owner's Declaration and Consent to Record for, on, and in behalf of all of the unit owners at The Lift Lodge at Town Lift acting as a group (under the name of The Lift Lodge at Town Lift Homeowners Association) in accordance with the Utah Condominium Ownership Act, U.C.A., Sections 57-1-1 et seq. (1963) as amended and supplemented, and the Declarations of Covenants, Conditions, and Restrictions for The Lift Lodge at Town Lift.

A Notary Public Commissioned in Utah

Printed Name: _____

Residing in: _____

My commission expires: _____

NOTES

1. This sheet amends Units 101, 102 and 103 of The Lift Lodge at Town Lift recorded August 3, 1999, as Entry No. 545622 in the Summit County Recorder's Office.
2. All Conditions of Approval of The Lift Lodge at Town Lift recorded August 3, 1999, as Entry No. 545622 shall continue to remain in full force and effect.
3. This Plat Amendment removes a secondary entry into certain units, and adds a sheet showing the roof level as part of the residential common areas and facilities.

LEGEND

- COMMON AREAS AND FACILITIES
- PRIVATE RESIDENTIAL OWNERSHIP
- LIMITED COMMON AREAS AND FACILITIES
- PRIVATE COMMERCIAL OWNERSHIP
- RESIDENTIAL COMMON AREAS AND FACILITIES

THIS SHEET IS A SUPPLEMENT TO
PAGE 2 OF 4 OF "THE LIFT LODGE
AT TOWN LIFT"
RECORDED AUGUST 3, 1999
AS ENTRY NO. 545622

FIRST AMENDMENT TO
THE LIFT LODGE AT TOWN LIFT

A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT STANDARDS ON THIS _____
DAY OF _____, 2018
BY _____
S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS _____
DAY OF _____, 2018
BY _____ CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS _____
DAY OF _____, 2018
BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____
DAY OF _____, 2018
BY _____
PARK CITY ATTORNEY

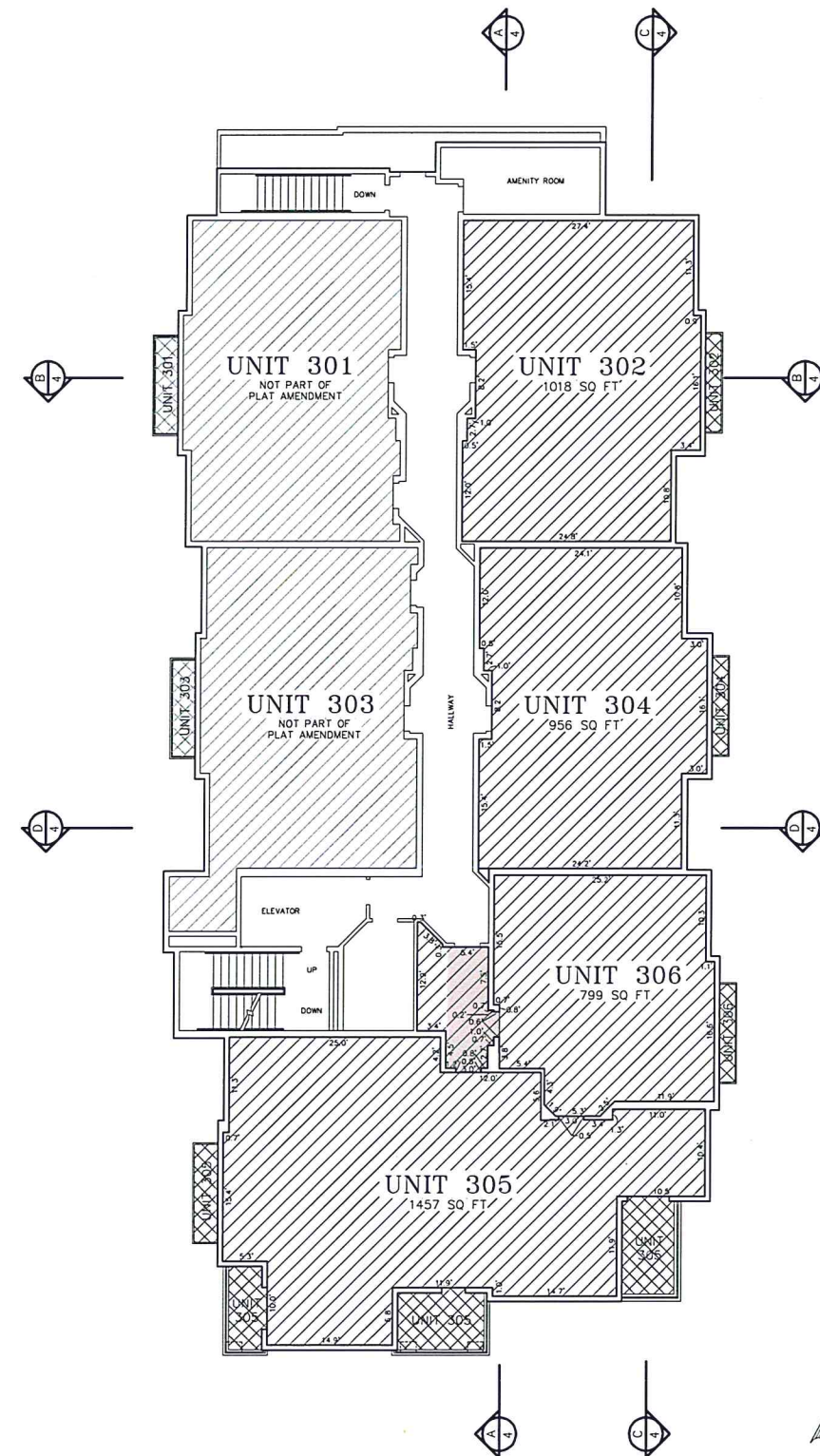
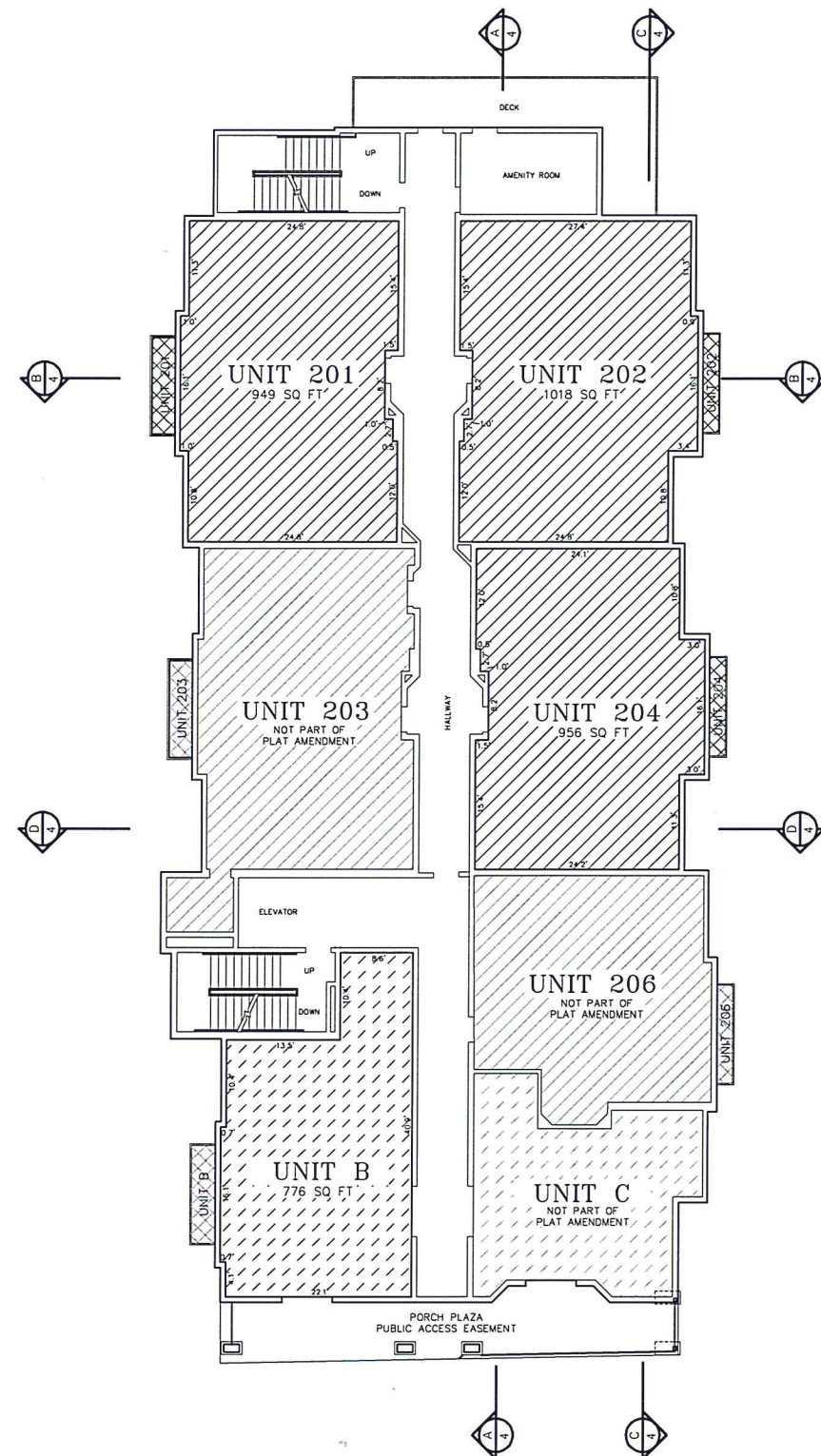
COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS _____ DAY OF _____, 2018
BY _____ MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THIS PLAT MAP
WAS APPROVED BY PARK CITY
COUNCIL THIS _____ DAY
OF _____, 2018
BY _____
PARK CITY RECORDER

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____
FEE _____ RECORDER
TIME _____ DATE _____ ENTRY NO. _____

SECOND FLOOR

THIRD FLOOR



NOTES

1. This sheet amends Units 201, 202, 204, Unit B, Units 302, 304, 305 and 306 of The Lift Lodge at Town Lift recorded August 3, 1999, as Entry No. 545622 in the Summit County Recorder's Office.
2. Unless and until substituted by another unit in The Lift Lodge at Town Lift project, Unit 306 is restricted in perpetuity to comply with the requirements of the federal Americans with Disabilities Act in effect on the date of recordation of this record of survey map.
4. Access to Unit 305 is by separate easement, as granted by that certain Declaration of Hallway Access Easement, as may be amended from time to time by the owners of Unit 305 and Unit 306.
5. The amenity rooms on the second and third floors are residential common areas and facilities for the exclusive use of residential unit owners only.
6. All Conditions of Approval of The Lift Lodge at Town Lift recorded August 3, 1999, as Entry No. 545622 shall continue to remain in full force and effect.

LEGEND

- COMMON AREAS AND FACILITIES
- PRIVATE RESIDENTIAL OWNERSHIP
- LIMITED COMMON AREAS AND FACILITIES
- PRIVATE COMMERCIAL OWNERSHIP
- RESIDENTIAL COMMON AREAS AND FACILITIES
- ACCESS EASEMENT (SEE NOTE 4)

THIS SHEET IS A SUPPLEMENT TO
PAGE 3 OF 4 OF "THE LIFT LODGE
AT TOWN LIFT"
RECORDED AUGUST 3, 1999
AS ENTRY NO. 545622



FIRST AMENDMENT TO

THE LIFT LODGE AT TOWN LIFT

A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 2 OF 6

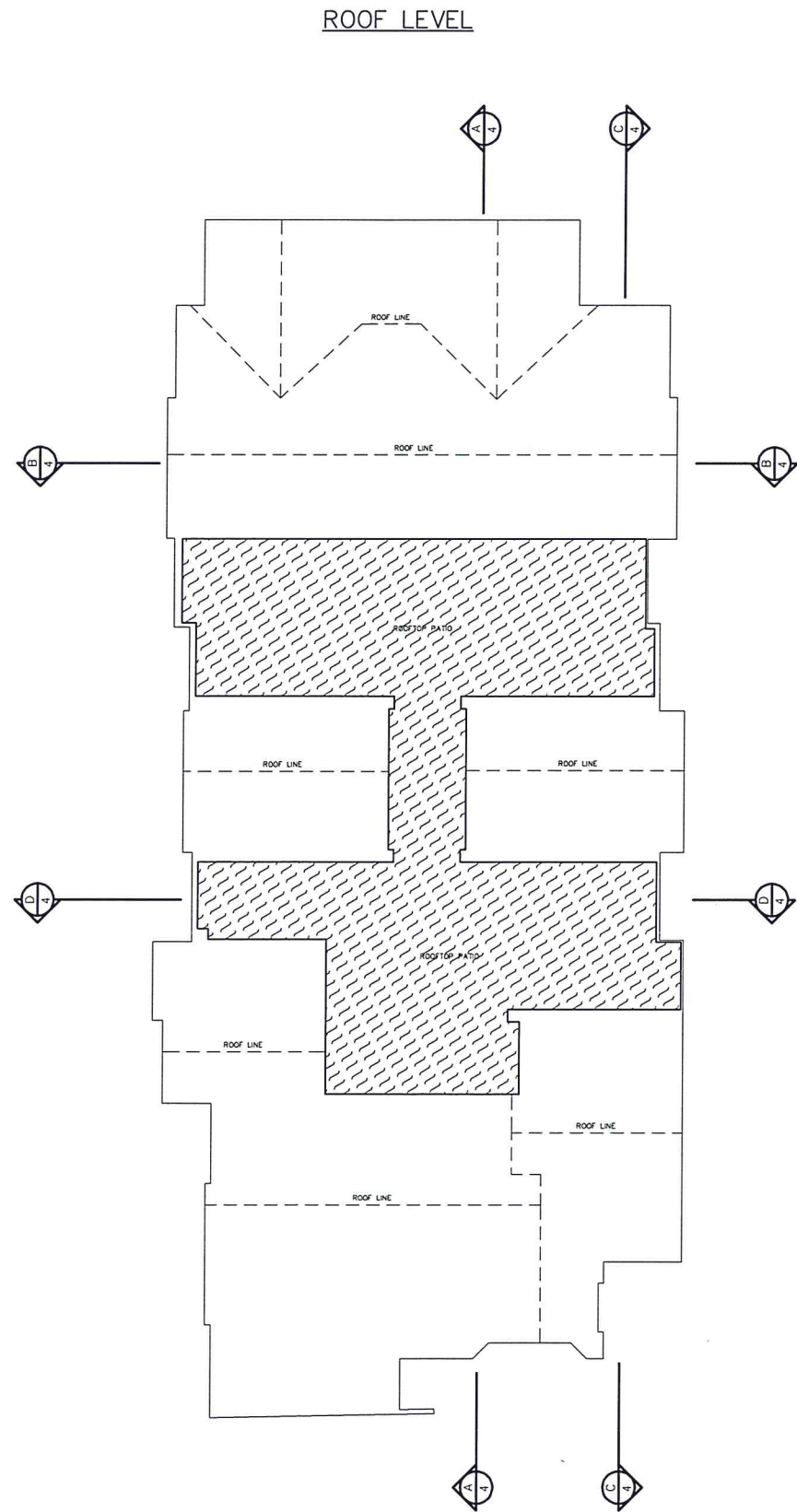
11/21/17 JOB NO.: 19-6-17 FILE: X:\SnydersAddition\dwg\sr\plat2017\190617.dwg

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____

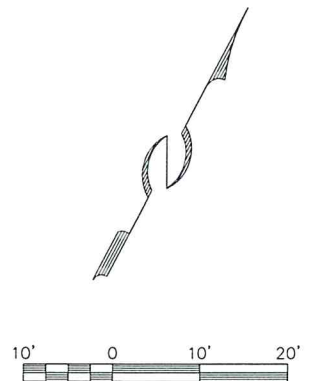
FEE _____ RECORDER _____

TIME _____ DATE _____ ENTRY NO. _____



- NOTES**
1. All Conditions of Approval of The Lift Lodge at Town Lift recorded August 3, 1999, as Entry No. 545622 shall continue to remain in full force and effect.
 2. The rooftop patio is a residential common area and facility for the exclusive use of residential unit owners.

- LEGEND**
- COMMON AREAS AND FACILITIES
 - PRIVATE RESIDENTIAL OWNERSHIP
 - LIMITED COMMON AREAS AND FACILITIES
 - PRIVATE COMMERCIAL OWNERSHIP
 - RESIDENTIAL COMMON AREAS AND FACILITIES



FIRST AMENDMENT TO

THE LIFT LODGE AT TOWN LIFT

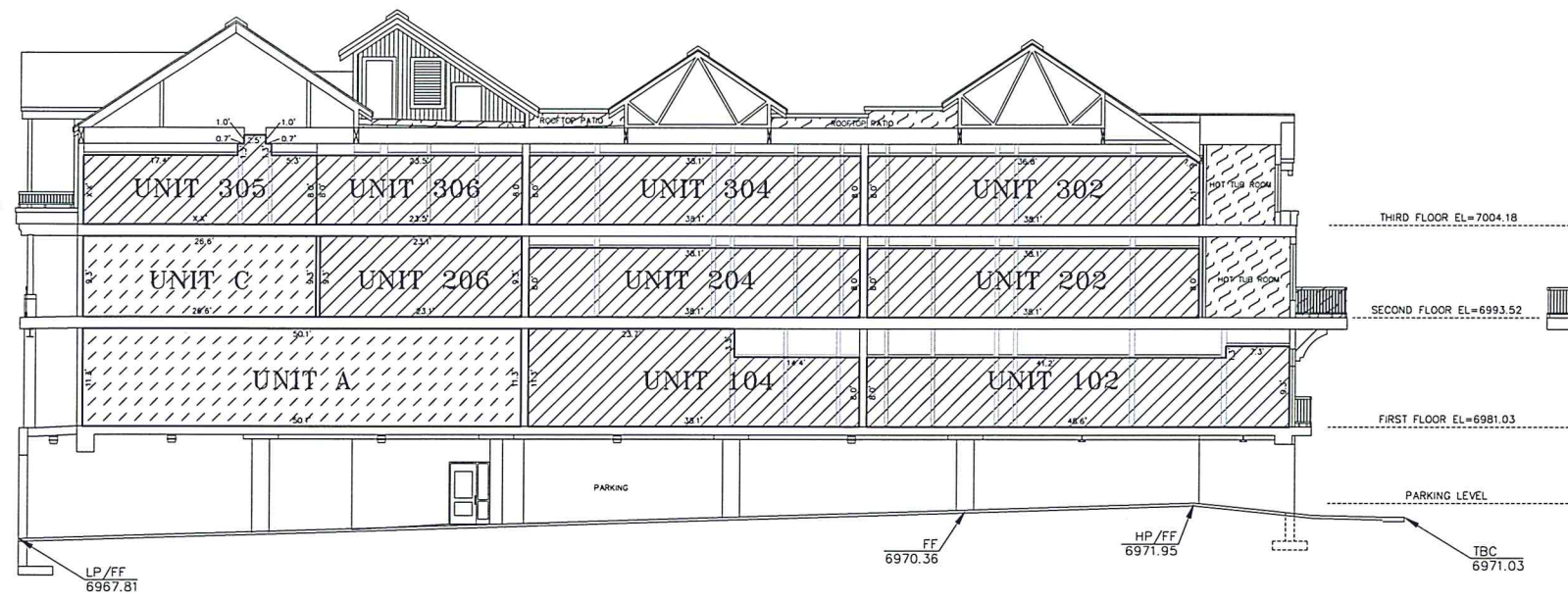
A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

(435) 649-9487

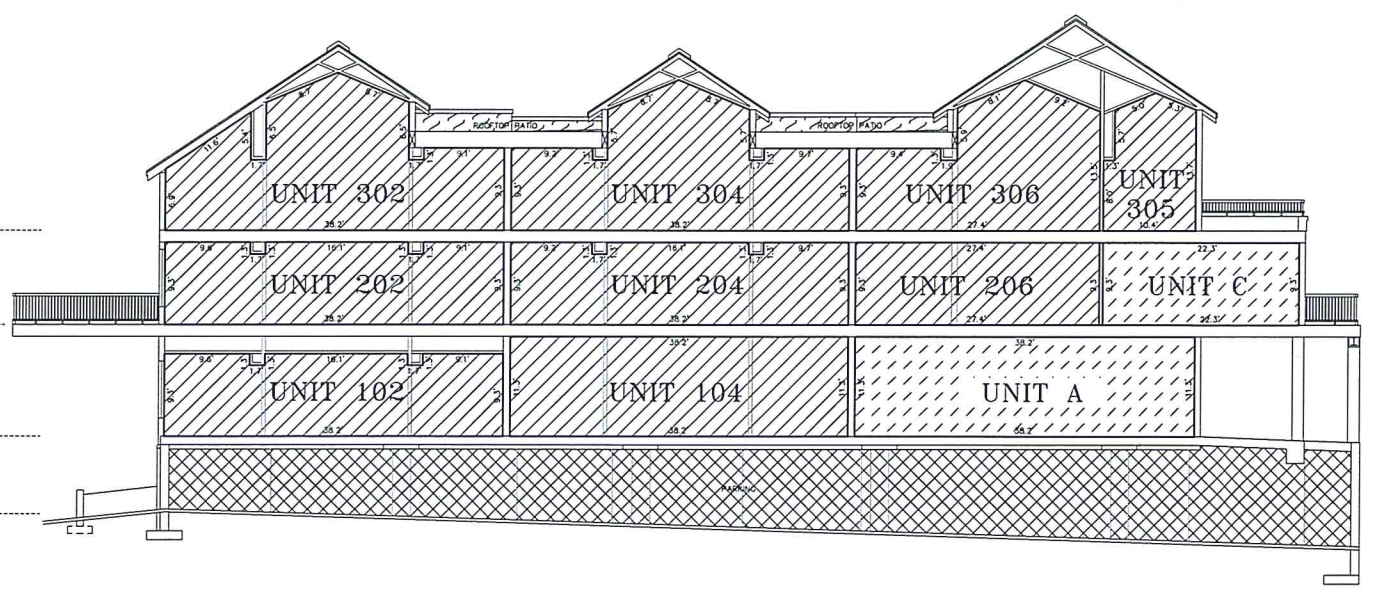
Alliance Engineering Inc.

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

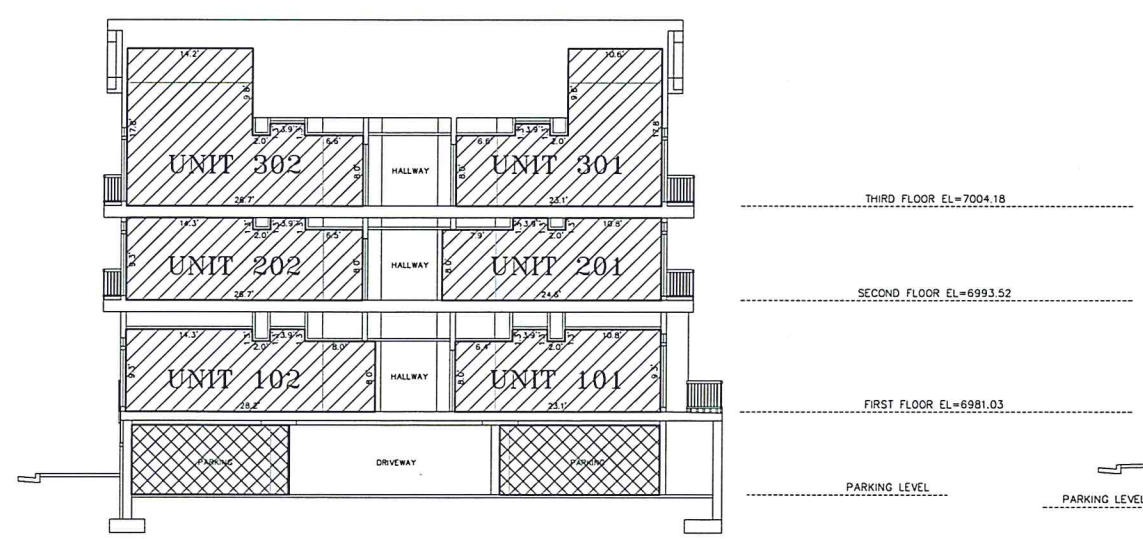
11/21/17 JOB NO.: 19-6-17 FILE: X:\SnydersAddition\dwg\sr\plat2017\190617.dwg	
SHEET 3 OF 6	
RECORDED	
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED	
AT THE REQUEST OF _____	
_____ FEE _____	_____ RECORDER _____
TIME _____ DATE _____	ENTRY NO. _____



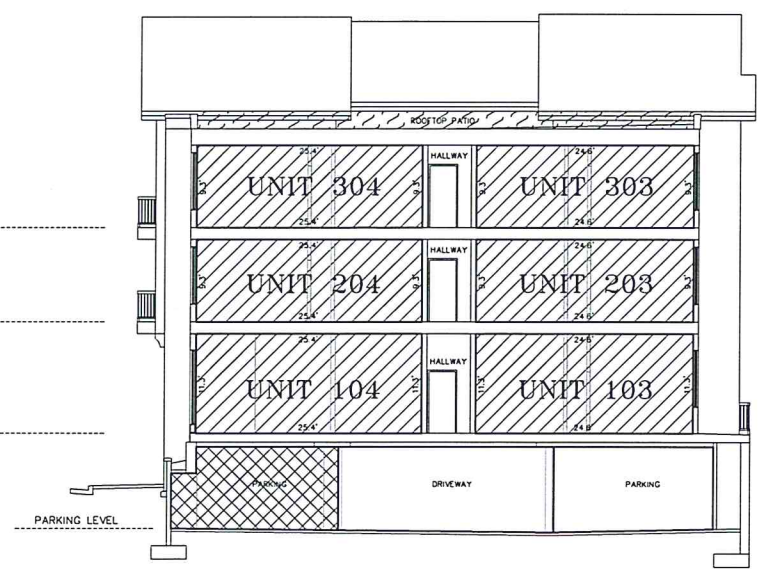
SECTION 'A'



SECTION 'C'



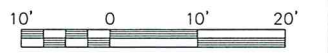
SECTION 'B'



SECTION 'D'

- LEGEND**
- COMMON AREAS AND FACILITIES
 - PRIVATE RESIDENTIAL OWNERSHIP
 - LIMITED COMMON AREAS AND FACILITIES
 - PRIVATE COMMERCIAL OWNERSHIP
 - RESIDENTIAL COMMON AREAS AND FACILITIES

THIS SHEET REPLACES PAGE 4 OF 4
OF "THE LIFT LODGE AT TOWN LIFT"
RECORDED AUGUST 3, 1999
AS ENTRY NO. 545622



FIRST AMENDMENT TO **THE LIFT LODGE AT TOWN LIFT**

A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

(435) 649-9487

Alliance Engineering Inc.

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SHEET 4 OF 6

11/21/17 JOB NO.: 19-6-17 FILE: X:\SnydersAddition\dwg\srvt\plat2017\190617.dwg

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

FEE _____ RECORDER _____

TIME _____ DATE _____ ENTRY NO. _____

OWNER'S CONSENT TO RECORD

Know all men by these presents that the owners of Unit 101, and whose Unit is affected by the contents of this First Amendment to THE LIFT LODGE AT TOWN LIFT, hereby certify that they have caused this condominium plat to be prepared, and we, MARTIN A. HORTON and HITOMI KAREN YOSHIMURA, husband and wife, do hereby consent to the recordation of this Condominium Plat.

In witness whereof the undersigned has executed this certificate and dedication

this ____ day of _____, 2018.

Martin A. Horton

Hitomi Karen Yoshimura

ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this ____ day of _____, 2018, Martin A. Horton personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that he has signed the above and foregoing Owner's Consent to Record freely and voluntarily.

Signature Residing in: _____

A Notary Public Commissioned in _____

My Commission Expires: _____
Printed Name

ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this ____ day of _____, 2018, Hitomi Karen Yoshimura personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that she has signed the above and foregoing Owner's Consent to Record freely and voluntarily.

Signature Residing in: _____

A Notary Public Commissioned in _____

My Commission Expires: _____
Printed Name

OWNER'S CONSENT TO RECORD

Know all men by these presents that FIRST TITLE HOLDING 10020R, L.L.C., as to an undivided 71.03 percent interest in the ownership of Unit 102, and whose Unit is affected by the contents of this First Amendment to THE LIFT LODGE AT TOWN LIFT, hereby certifies that it has caused this condominium plat to be prepared, and does hereby consent to the recordation of this Condominium Plat.

In witness whereof the undersigned has executed this certificate and dedication

this ____ day of _____, 2018.

Managing Member
FIRST TITLE HOLDING 10020R, L.L.C.

ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this ____ day of _____, 2018, _____ personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that he/she is a managing member of FIRST TITLE HOLDING 10020R, L.L.C., and that said document was signed by him/her on behalf of said LLC by authority of its operating agreement and he/she acknowledged to me that he/she executed this First Amendment to THE LIFT LODGE AT TOWN LIFT.

Signature Residing in: _____

A Notary Public Commissioned in _____

My Commission Expires: _____
Printed Name

OWNER'S CONSENT TO RECORD

Know all men by these presents that THOMAS WILSON MULL and LORRAINE SUMMERS MULL, husband and wife, tenants by the entirety, as to an undivided 28.97 percent interest in the ownership of Unit 102, and whose Unit is affected by the contents of this First Amendment to THE LIFT LODGE AT TOWN LIFT, hereby certify that they have caused this condominium plat to be prepared, and that they do hereby consent to the recordation of this Condominium Plat.

In witness whereof the undersigned has executed this certificate and dedication

this ____ day of _____, 2018.

Thomas Wilson Mull

Lorraine Summers Mull

ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this ____ day of _____, 2018, Thomas Wilson Mull personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that he has signed the above and foregoing Owner's Consent to Record freely and voluntarily.

Signature Residing in: _____

A Notary Public Commissioned in _____

My Commission Expires: _____
Printed Name

ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this ____ day of _____, 2018, Lorraine Summers Mull personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that she has signed the above and foregoing Owner's Consent to Record freely and voluntarily.

Signature Residing in: _____

A Notary Public Commissioned in _____

My Commission Expires: _____
Printed Name

OWNER'S CONSENT TO RECORD

Know all men by these presents that the owner of Unit 103, and whose Unit is affected by the contents of this First Amendment to THE LIFT LODGE AT TOWN LIFT, hereby certifies that he has caused this condominium plat to be prepared, and I, WILLIAM N. MITCHELL, a single person, do hereby consent to the recordation of this Condominium Plat.

In witness whereof the undersigned has executed this certificate and dedication

this ____ day of _____, 2018.

William N. Mitchell

ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this ____ day of _____, 2018, William N. Mitchell personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that he has signed the above and foregoing Owner's Consent to Record freely and voluntarily.

Signature Residing in: _____

A Notary Public Commissioned in _____

My Commission Expires: _____
Printed Name

OWNER'S CONSENT TO RECORD

Know all men by these presents that 875MAINST201, LLC, a Utah limited liability company, the owner of Unit 201, and whose Unit is affected by the contents of this First Amendment to THE LIFT LODGE AT TOWN LIFT, hereby certifies that it has caused this condominium plat to be prepared, and does hereby consent to the recordation of this Condominium Plat.

In witness whereof the undersigned has executed this certificate and consent

this ____ day of _____, 2018.

Managing Member
875MAINST201, LLC, a Utah limited liability company

ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this ____ day of _____, 2018, _____ personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that he/she is a managing member of 875MAINST201, LLC, a Utah limited liability company, and that said document was signed by him/her on behalf of said LLC by authority of its operating agreement and he/she acknowledged to me that he/she executed this First Amendment to THE LIFT LODGE AT TOWN LIFT.

Signature Residing in: _____

A Notary Public Commissioned in _____

My Commission Expires: _____
Printed Name

OWNER'S CONSENT TO RECORD

Know all men by these presents that the owners of Unit 202, and whose Unit is affected by the contents of this First Amendment to THE LIFT LODGE AT TOWN LIFT, hereby certify that they have caused this condominium plat to be prepared, and we, MARK A. RUELLE and SANDRA S. RUELLE, husband and wife as joint tenants, do hereby consent to the recordation of this Condominium Plat.

In witness whereof the undersigned has executed this certificate and dedication

this ____ day of _____, 2018.

Mark A. Ruelle

Sandra S. Ruelle

ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this ____ day of _____, 2018, Mark A. Ruelle personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that he has signed the above and foregoing Owner's Consent to Record freely and voluntarily.

Signature Residing in: _____

A Notary Public Commissioned in _____

My Commission Expires: _____
Printed Name

ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this ____ day of _____, 2018, Sandra S. Ruelle personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that she has signed the above and foregoing Owner's Consent to Record freely and voluntarily.

Signature Residing in: _____

A Notary Public Commissioned in _____

My Commission Expires: _____
Printed Name

FIRST AMENDMENT TO
THE LIFT LODGE AT TOWN LIFT

A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____

FEE RECORDER
TIME _____ DATE _____ ENTRY NO. _____

OWNER'S CONSENT TO RECORD

Know all men by these presents that the owners of Unit 204, and whose Unit is affected by the contents of this First Amendment to THE LIFT LODGE AT TOWN LIFT, hereby certify that they have caused this condominium plat to be prepared, and we, JAMES B. HOESLEY and SANDRA HOESLEY, Husband and Wife, do hereby consent to the recordation of this Condominium Plat.

In witness whereof the undersigned has executed this certificate and dedication this ____ day of _____, 2018.

James B. Hoesley

Sandra Hoesley

ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this ____ day of _____, 2018, James B. Hoesley personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that he has signed the above and foregoing Owner's Consent to Record freely and voluntarily.

Signature _____ Residing in: _____
A Notary Public Commissioned in _____

Printed Name _____ My Commission Expires: _____

ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this ____ day of _____, 2018, Sandra Hoesley personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that she has signed the above and foregoing Owner's Consent to Record freely and voluntarily.

Signature _____ Residing in: _____
A Notary Public Commissioned in _____

Printed Name _____ My Commission Expires: _____

OWNER'S CONSENT TO RECORD

Know all men by these presents that the owners of Unit 302, and whose Unit is affected by the contents of this First Amendment to THE LIFT LODGE AT TOWN LIFT, hereby certify that she has caused this condominium plat to be prepared, and I, VANESSA C. CARRINGTON, trustee or her successors in trust, under the VANESSA C. CARRINGTON REVOCABLE TRUST, dated July 18, 2007, and any amendments thereto, do hereby consent to the recordation of this Condominium Plat.

In witness whereof the undersigned has executed this certificate and dedication this ____ day of _____, 2018.

Vanessa C. Carrington, Trustee

ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this ____ day of _____, 2018, Vanessa C. Carrington, personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that she is the Trustee of the VANESSA C. CARRINGTON REVOCABLE TRUST, dated July 18, 2007, and that she has signed the above and foregoing Owner's Consent to Record on behalf of said Trust; that she has been duly appointed as Trustee by the Declaration of the Trust and that she has executed this document in her capacity as Trustee as the act of said Trust for the purpose set forth herein.

Signature _____ Residing in: _____
A Notary Public Commissioned in _____

Printed Name _____ My Commission Expires: _____

OWNER'S CONSENT TO RECORD

Know all men by these presents that OAK BLUFFS, LLC, the owner of Unit 304, and whose Unit is affected by the contents of this First Amendment to THE LIFT LODGE AT TOWN LIFT, hereby certifies that it has caused this condominium plat to be prepared, and does hereby consent to the recordation of this Condominium Plat.

In witness whereof the undersigned has executed this certificate and consent this ____ day of _____, 2018.

Managing Member
OAK BLUFFS, LLC

ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this ____ day of _____, 2018, _____ personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that he/she is a managing member of OAK BLUFFS, LLC, and that said document was signed by him/her on behalf of said LLC by authority of its operating agreement and he/she acknowledged to me that he/she executed this First Amendment to THE LIFT LODGE AT TOWN LIFT.

Signature _____ Residing in: _____
A Notary Public Commissioned in _____

Printed Name _____ My Commission Expires: _____

OWNER'S CONSENT TO RECORD

Know all men by these presents that LIFT LODGE ACCOMMODATIONS, LLC, a Utah limited liability company, the owner of Units 305 and 306, and whose Units are affected by the contents of this First Amendment to THE LIFT LODGE AT TOWN LIFT, hereby certifies that it has caused this condominium plat to be prepared, and does hereby consent to the recordation of this Condominium Plat.

In witness whereof the undersigned has executed this certificate and consent this ____ day of _____, 2018.

Managing Member
LIFT LODGE ACCOMMODATIONS, LLC, a Utah limited liability company

ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this ____ day of _____, 2018, _____ personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that he/she is a managing member of LIFT LODGE ACCOMMODATIONS, LLC, a Utah limited liability company, and that said document was signed by him/her on behalf of said LLC by authority of its operating agreement and he/she acknowledged to me that he/she executed this First Amendment to THE LIFT LODGE AT TOWN LIFT.

Signature _____ Residing in: _____
A Notary Public Commissioned in _____

Printed Name _____ My Commission Expires: _____

OWNER'S CONSENT TO RECORD

Know all men by these presents that REMEDIAL PROPERTIES LLC, a Utah limited liability company, the owner of Unit B, and whose Unit is affected by the contents of this First Amendment to THE LIFT LODGE AT TOWN LIFT, hereby certifies that it has caused this condominium plat to be prepared, and does hereby consent to the recordation of this Condominium Plat.

In witness whereof the undersigned has executed this certificate and consent this ____ day of _____, 2018.

Managing Member
REMEDIAL PROPERTIES LLC, a Utah limited liability company

ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this ____ day of _____, 2018, _____ personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that he/she is a managing member of REMEDIAL PROPERTIES LLC, a Utah limited liability company, and that said document was signed by him/her on behalf of said LLC by authority of its operating agreement and he/she acknowledged to me that he/she executed this First Amendment to THE LIFT LODGE AT TOWN LIFT.

Signature _____ Residing in: _____
A Notary Public Commissioned in _____

Printed Name _____ My Commission Expires: _____

FIRST AMENDMENT TO
THE LIFT LODGE AT TOWN LIFT

A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____

FEE _____ RECORDER _____
TIME _____ DATE _____ ENTRY NO. _____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that McINTOSH MILL, LTD., a Utah limited partnership, as the undersigned owner of the hereon described tract of land to be known hereafter as THE LIFT LODGE AT TOWN LIFT, a Utah condominium project, hereby certifies that it has caused this survey to be made and this Record of Survey map to be prepared. McINTOSH MILL, LTD. hereby consents to the recordation of this Record of Survey map. Also, the owner, or its representative, hereby irrevocably offers for dedication to the City of Park City all the streets, land for local government uses, easements, parks and required utilities and easements shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication. The Owner hereby certifies that all units shall be built as shown.

IN WITNESS WHEREOF, the undersigned set his hand this 15 day of July, 1999.

McINTOSH MILL, LTD., a Utah Limited Partnership
Harry F. Reed
Harry F. Reed
General Partner

ACKNOWLEDGMENT

State of Utah
County of Summit

On the 15th day of July, 1999, personally appeared before me, the undersigned Notary Public in and for said state and county, Harry F. Reed, being duly sworn, acknowledged to me that he is the general partner of the above McINTOSH MILL, LTD. and that the said McINTOSH MILL, LTD. is the owner of the herein described tract of land and that Harry F. Reed signed the above Owner's Dedication and Consent to Record on behalf of, and at the authorization of McINTOSH MILL, LTD.

Mary L. Reacock
Notary Public

My Commission Expires: 8-28-2002
Residing in Summit County

SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 163931, as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owner(s), this Record of Survey map of THE LIFT LODGE AT TOWN LIFT, a Utah Condominium Project in accordance with the provisions of Section 57-8-13(1) of the Utah Condominium Ownership Act. I further certify the information shown hereon is accurate.

John Demkowicz
John Demkowicz, LS #163931

7-16-99
Date



NOTES:

1. THE CONDOMINIUM PLAT WAS PREPARED FROM ARCHITECTURAL DRAWINGS PREPARED BY COOPER/ROBERTS ARCHITECT AND PROVIDED BY THE OWNER.
2. THE UNITS IN THE LIFT LODGE AT TOWN LIFT CONDOMINIUMS ARE SERVICED BY A COMMON PRIVATE SANITARY SEWER LATERAL. THE RESPONSIBILITY FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF SAID LATERAL BELONGS TO THE LIFT LODGE AT TOWN LIFT CONDOMINIUMS HOMEOWNERS ASSOCIATION.

BOUNDARY DESCRIPTION

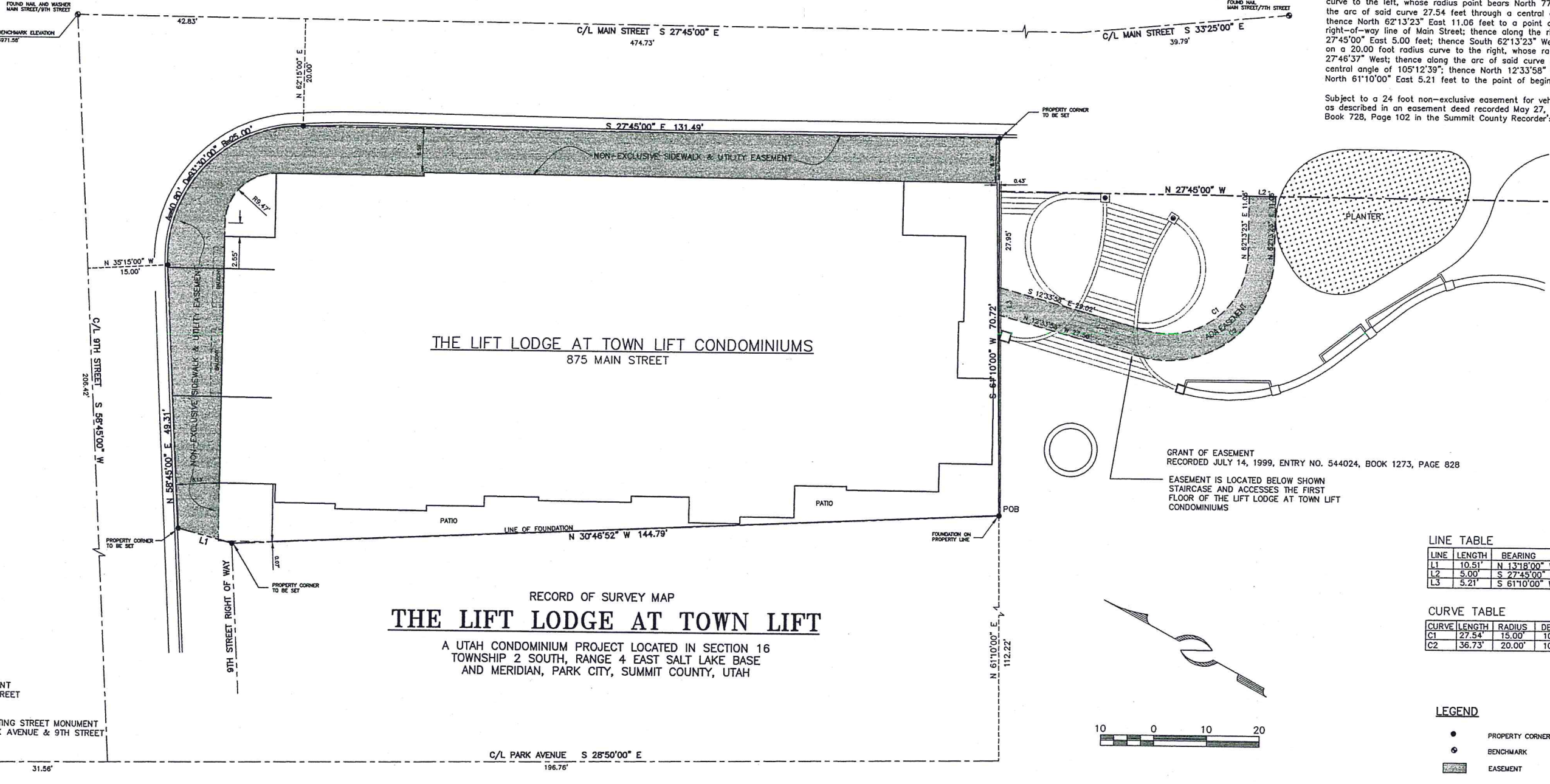
Beginning at a point North 28°50'00" West 593.95 feet along the west line of Block 7, Park City Townsite Plat and along the west line of Block 53, Synder's Addition and North 61°10'00" East 90.71 feet from the Southwest corner of Block 7, Park City Townsite Plat, said point is also located South 28°50'00" East 196.76 feet and North 61°10'00" East 112.22 feet from the monument located at Park Avenue and 9th Street; and running thence North 30°46'52" West 144.79 feet; thence North 13°18'00" West 10.51 feet; thence North 58°45'00" East 49.31 feet to a point on a 25.00 foot radius curve to the right, whose radius point bears South 31°15'00" East; thence along the arc of said curve 40.80 feet through a central angle of 93°30'00"; thence South 27°45'00" East 131.49 feet; thence South 61°10'00" West 70.72 feet to the point of beginning.

Together with a 24 foot non-exclusive easement for vehicle secondary access as described in an easement deed recorded May 27, 1993, Entry No. 380058, Book 728, Page 127 in the Summit County Recorder's Office.

Also, together with an access easement to the first floor of THE LIFT LODGE AT TOWN LIFT CONDOMINIUMS described as follows:

Beginning at a point North 440.05 feet and West 461.41 feet from the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian, said point also being South 27°45'00" East 173.94 feet along the center line of Main Street and South 61°10'00" West 47.95 feet from an existing survey monument at the intersection of Main Street and 9th Street; and running thence South 12°33'58" East 29.02 feet to a point on a 15.00 foot radius curve to the left, whose radius point bears North 77°26'02" East; thence along the arc of said curve 27.54 feet through a central angle of 105°12'39"; thence North 62°13'23" East 11.06 feet to a point on the westerly right-of-way line of Main Street; thence along the right-of-way line South 27°45'00" East 5.00 feet; thence South 62°13'23" West 11.06 feet to a point on a 20.00 foot radius curve to the right, whose radius point bears North 27°46'37" West; thence along the arc of said curve 36.73 feet through a central angle of 105°12'39"; thence North 12°33'58" West 27.56 feet; thence North 61°10'00" East 5.21 feet to the point of beginning.

Subject to a 24 foot non-exclusive easement for vehicle access and storm drain as described in an easement deed recorded May 27, 1993, Entry No. 380056, Book 728, Page 102 in the Summit County Recorder's Office.



SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS 28 DAY OF JULY, 1999 A.D.
BY [Signature]
S.B.S.I.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 28 DAY OF JULY, 1999 A.D.
BY [Signature]
CHAIRMAN

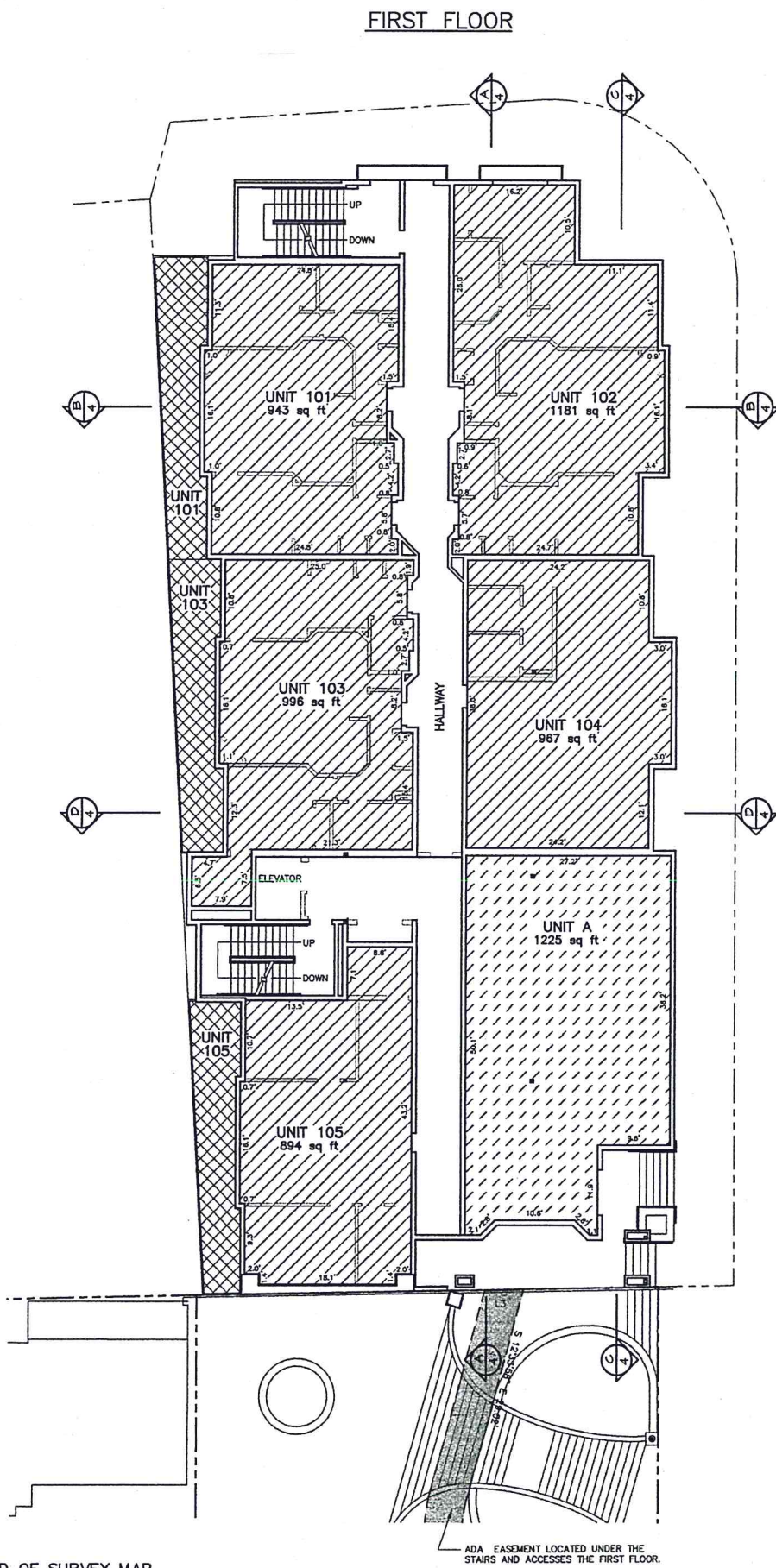
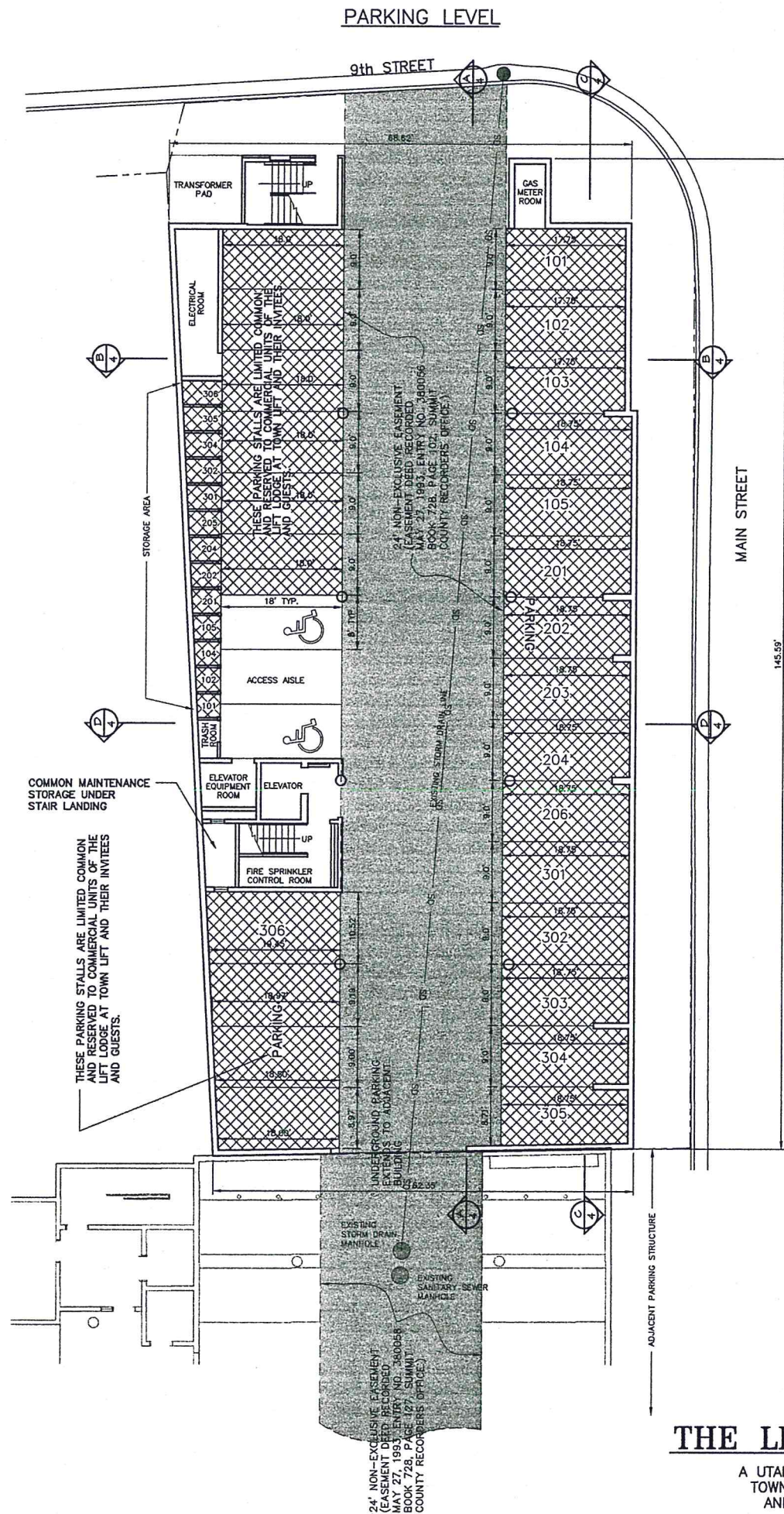
ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 19th DAY OF JULY, 1999 A.D.
BY [Signature]
PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 29th DAY OF JULY, 1999 A.D.
BY [Signature]
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 4th DAY OF MARCH, 1999 A.D.
BY [Signature]
PARK CITY RECORDER

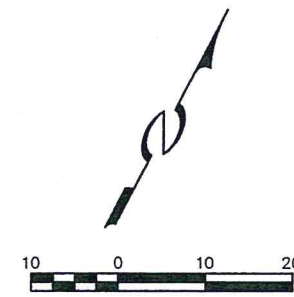
COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 4th DAY OF MARCH, 1999 A.D.
BY [Signature]
MAYOR

JOB NO.: 1-6-98 FILE: Z:\T\Reed\Condos\Plats\P1.dwg
545622
RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Coalition Title
DATE 8-3-99 TIME 08:39 AM BOOK - PAGE -
139
BY [Signature]



NOTES:

1. THE HALLWAY BETWEEN UNITS 101 THRU 104 IS RESTRICTED TO THE USE BY RESIDENTIAL OWNERS AND THEIR INVITEES AND GUESTS.



- LEGEND**
- COMMON AREAS AND FACILITIES
 - PRIVATE RESIDENTIAL OWNERSHIP
 - LIMITED COMMON AREAS
 - PRIVATE COMMERCIAL OWNERSHIP

RECORD OF SURVEY MAP

THE LIFT LODGE AT TOWN LIFT

A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

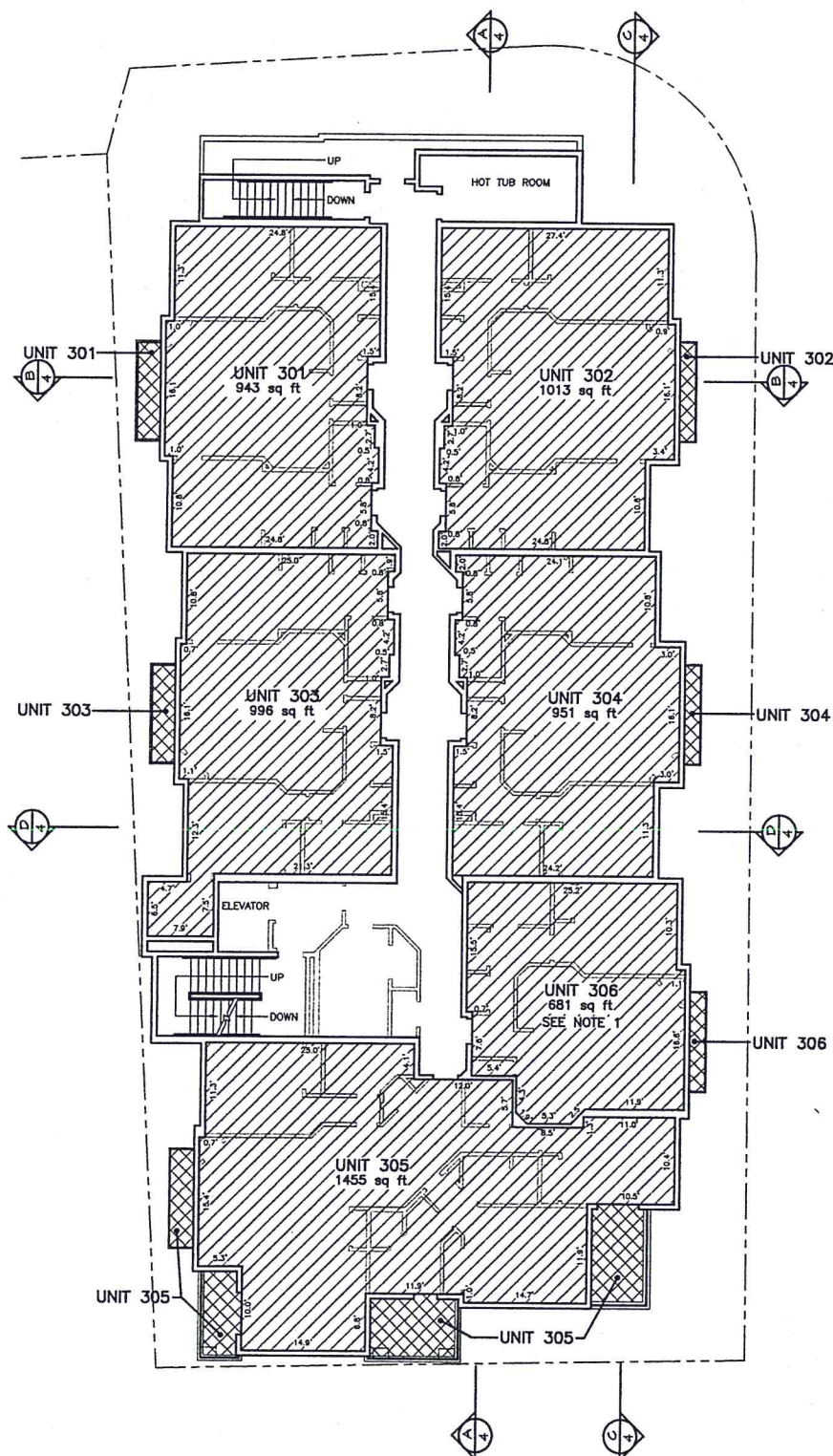
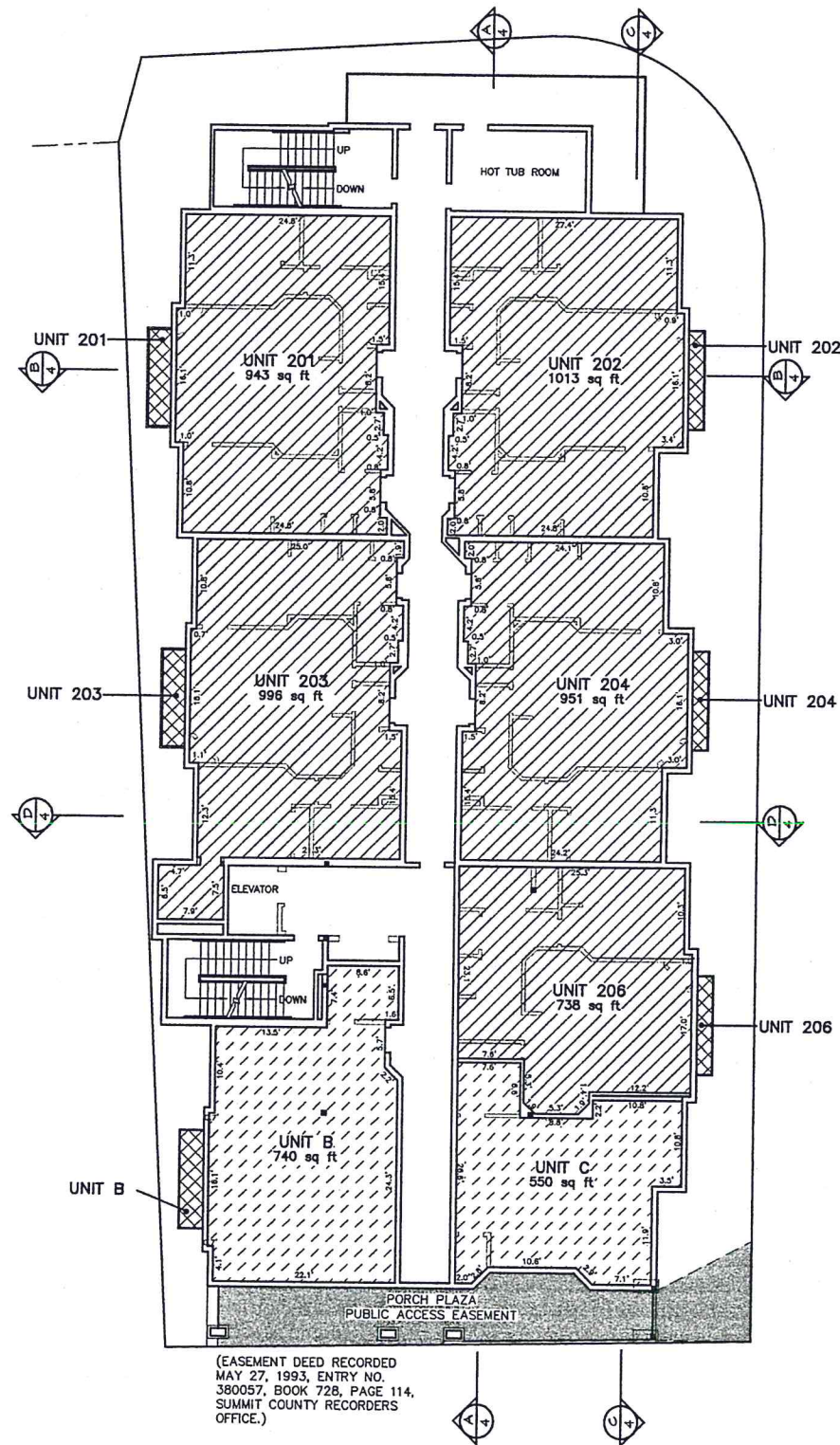
FILE 545622 RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF Coalition Title
DATE 8-3-99 TIME 9:43 AM BOOK 728 PAGE 120

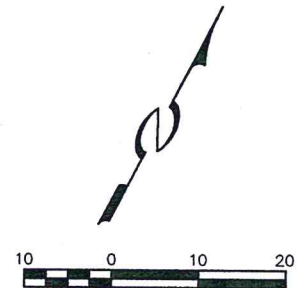
\$139⁰⁰ FEE Doreen M. Dunn RECORDER Dunn

SECOND FLOOR

THIRD FLOOR



- NOTES:
1. UNLESS AND UNTIL SUBSTITUTED BY ANOTHER UNIT IN THE LIFT LODGE AT TOWN LIFT PROJECT, UNIT 306 IS RESTRICTED IN PERPETUITY TO COMPLY WITH THE REQUIREMENTS OF THE FEDERAL AMERICANS WITH DISABILITIES ACT IN EFFECT ON THE DATE OF RECORDATION OF THIS RECORD OF SURVEY MAP.
 2. ALL HALLWAYS AND HOT TUB ROOMS ON THE SECOND AND THIRD FLOORS ARE RESTRICTED TO USE BY RESIDENTIAL OWNERS AND INVITEES AND GUESTS.

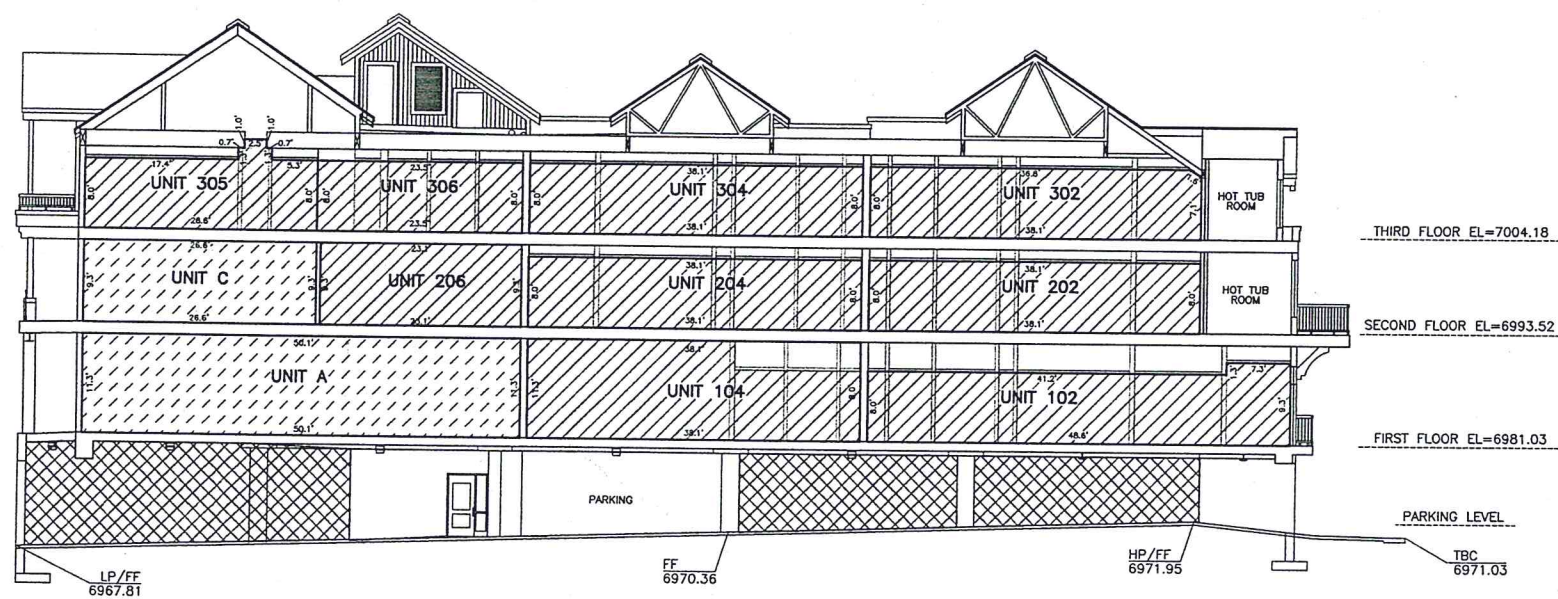


- LEGEND
- COMMON AREAS AND FACILITIES
 - PRIVATE RESIDENTIAL OWNERSHIP
 - LIMITED COMMON AREAS
 - PRIVATE COMMERCIAL OWNERSHIP

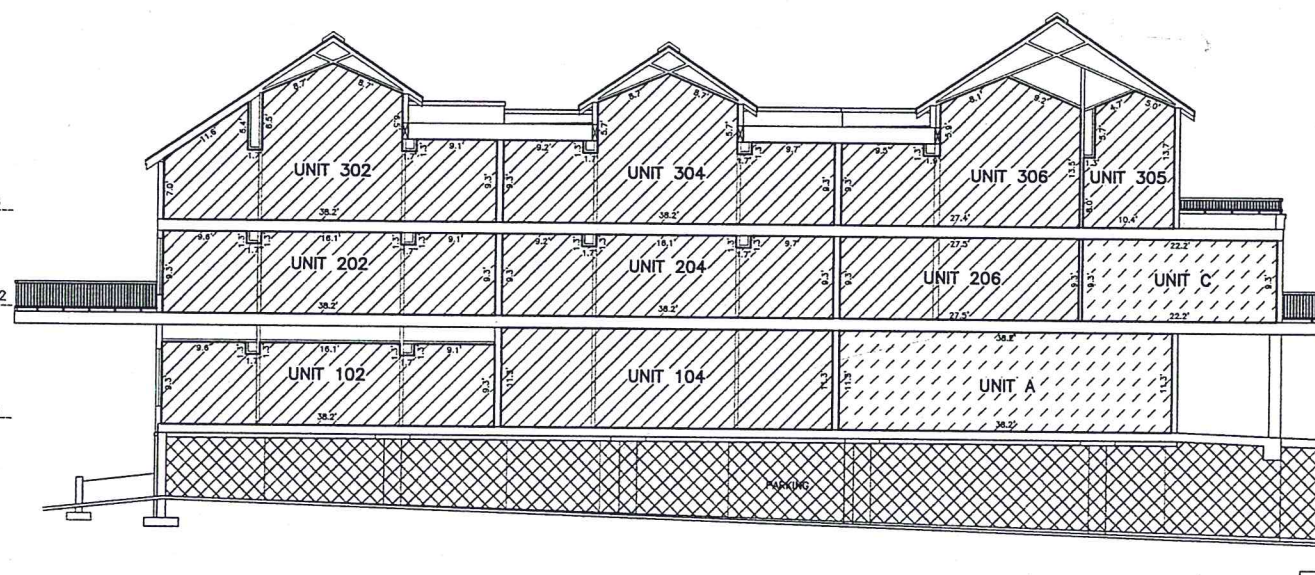
RECORD OF SURVEY MAP
THE LIFT LODGE AT TOWN LIFT

A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

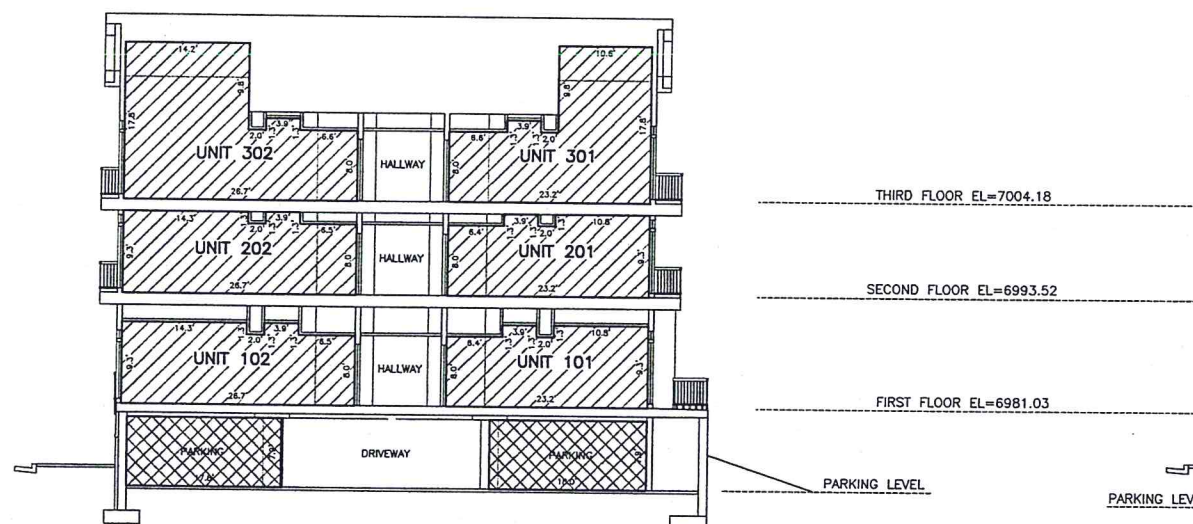
595622 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF Coalition Title
DATE 8-3-99 TIME 9:30 AM BOOK 728 PAGE 114
1390 Deanne M. Dwyer
RECORDER



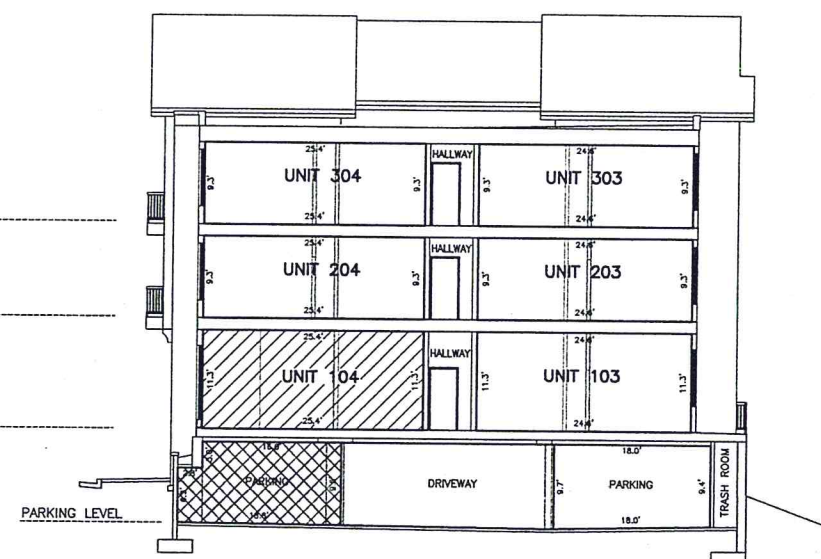
SECTION 'A'



SECTION 'C'



SECTION 'B'



SECTION 'D'



LEGEND

- COMMON AREAS AND FACILITIES
- PRIVATE RESIDENTIAL OWNERSHIP
- LIMITED COMMON AREAS
- PRIVATE COMMERCIAL OWNERSHIP

RECORD OF SURVEY MAP
THE LIFT LODGE AT TOWN LIFT

A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 16
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE
 AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

545622 RECORDED
 STATE OF UTAH COUNTY OF SUMMIT AND FILED
 AT THE REQUEST OF Coalition Title
 DATE 8-3-99 TIME 9:34 BOOK 139 PAGE 2
Dallas M. Denny



SUBJECT
PROPERTY

Alliance Engineering Inc.
(435) 649-9467
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2564 Park City, Utah 84060-2564

STAFF:
RYAN BETZ
MARSHALL KING

DATE: 11/1/17

AERIAL PHOTOGRAPH
LIFT LODGE AT TOWN LIFT CONDOMINIUMS
BLOCK 53, SNYDER'S ADDITION
FOR: THE LIFT LODGE ASSOCIATION, INC.
JOB NO.: 19-6-17
FILE: X:\SnydersAddition\dwg\Exhibits\Lift Lodge-ortho.dwg

SHEET
1
OF
1

THE LIFT LODGE AT THE TOWN LIFT-FIRST AMENDED
(875 Main Street)
November 13, 2017

PROJECT INTENT

The Lift Lodge at Town Lift was constructed in the late 1990's as a 19-unit condominium building (3 commercial units and 16 residential units). At the present time Units 101, 102, 103, 201, 202, 204, 302, 304 and Commercial Unit B each have more than one entrance. The owners of these units are proposing to eliminate an entry where there is an alcove in the hallway and convert the space in this alcove in the common hallway to private ownership and incorporate it into their respective units.

Units 305 and 306 are at the end of the hallway and are both owned by the same entity. The proposal for these units is to enclose the end of the common hallway adjacent to these units and create a vestibule where access will be gained by a separate entryway to each of the units as currently exists. This vestibule would be converted to private ownership. The water heaters for Units 305 and 306 are currently accessed from a common ownership mechanical room. This plat amendment also proposes to include the water heater space as private ownership in Units 305 & 306.

A sheet showing the roof area will also be a part of this plat amendment. The intent of this sheet is to have a reference in the CC&R's regarding the use of a portion of the roof area as a common meeting area and for a hot tub for the residential units.



DOUGLAS CLYDE
Mountain Resort Consulting Services, LLC

P.O. Box 561
5258 N. New Lane
Oakley, UT 84055

MEMO

To: Tippe Morlan, MS, AICP
Park City Planning Department

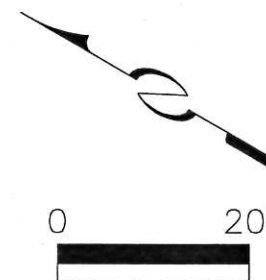
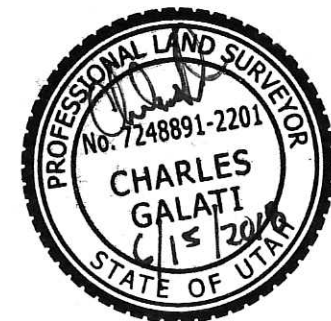
Re: Lift Lodge revised CUP height compliance

Date: 7-12-18

The Lift Lodge building height is based on a '91 approval of the Town Lift project that applied HCB height to this development parcel. In addition, it established the plane from which "natural" grade was to be measured, which is referred to in the approvals as the "artificial natural grade". The establishment of the "artificial natural grade" consisted of a plane that is a few feet above existing grade and was part of a settlement agreement that completed the entitlements for the project prior to its approval through the CUP process. Both Staff and the applicants team have reviewed the approved drawing set for the original project that clearly shows the artificial natural grade line paralleling the existing street and running around 3' higher than top back of curb (TBC). Building height compliance has been clearly indicated in the notes made by Staff at the time of building permit application and approval in 1998.

In order to verify that the building was constructed as drawn and approved, an engineer's survey of the TBC and ridge heights was completed along Main and 9th street (copy attached). The results of this survey demonstrated that the building, as constructed, was consistent with the height diagram of the original approval. The original approval identified the maximum heights for the building at 45' above artificial natural grade and the additional 5' allowance for pitched roofs beyond that. Consistent with the code at the time and the current LMC, an additional 3' is allowed for elevator overruns. These lines of the original ridge heights and the proposed modifications are represented in the Fog Study attached in the updated and revised drawing set accompanying the current application which demonstrate compliance with the basic entitlement regarding height.

Elevation Exhibit



Alliance Engineering Inc.

1. Elevations for this exhibit are NAVD 88 and were determined using the Utah Turn GPS network.

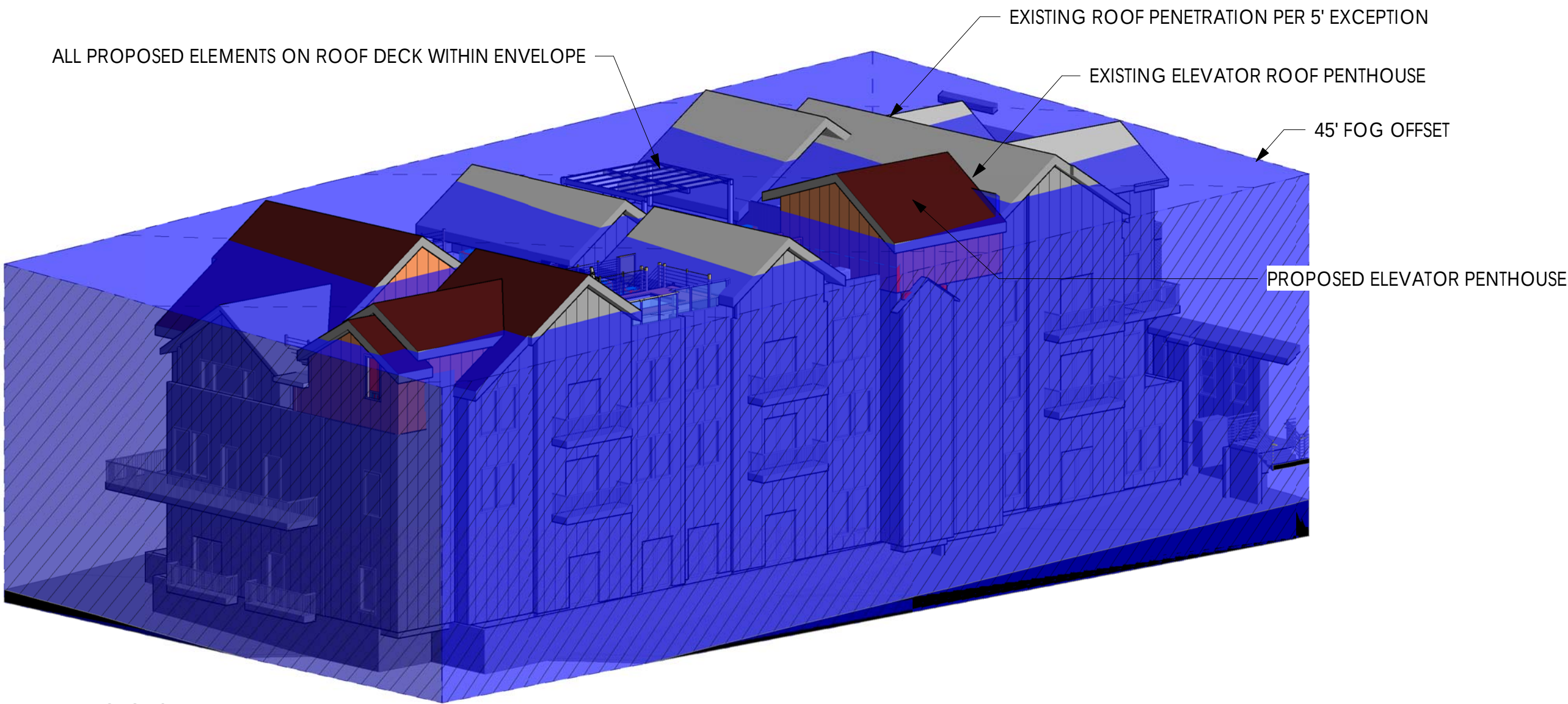
6/14/18

X: \SnydersAddition\dwg\srv\srvy2018\190617\190617.dwg

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work do not scale drawings all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 7/10/2018 2:49:11 PM

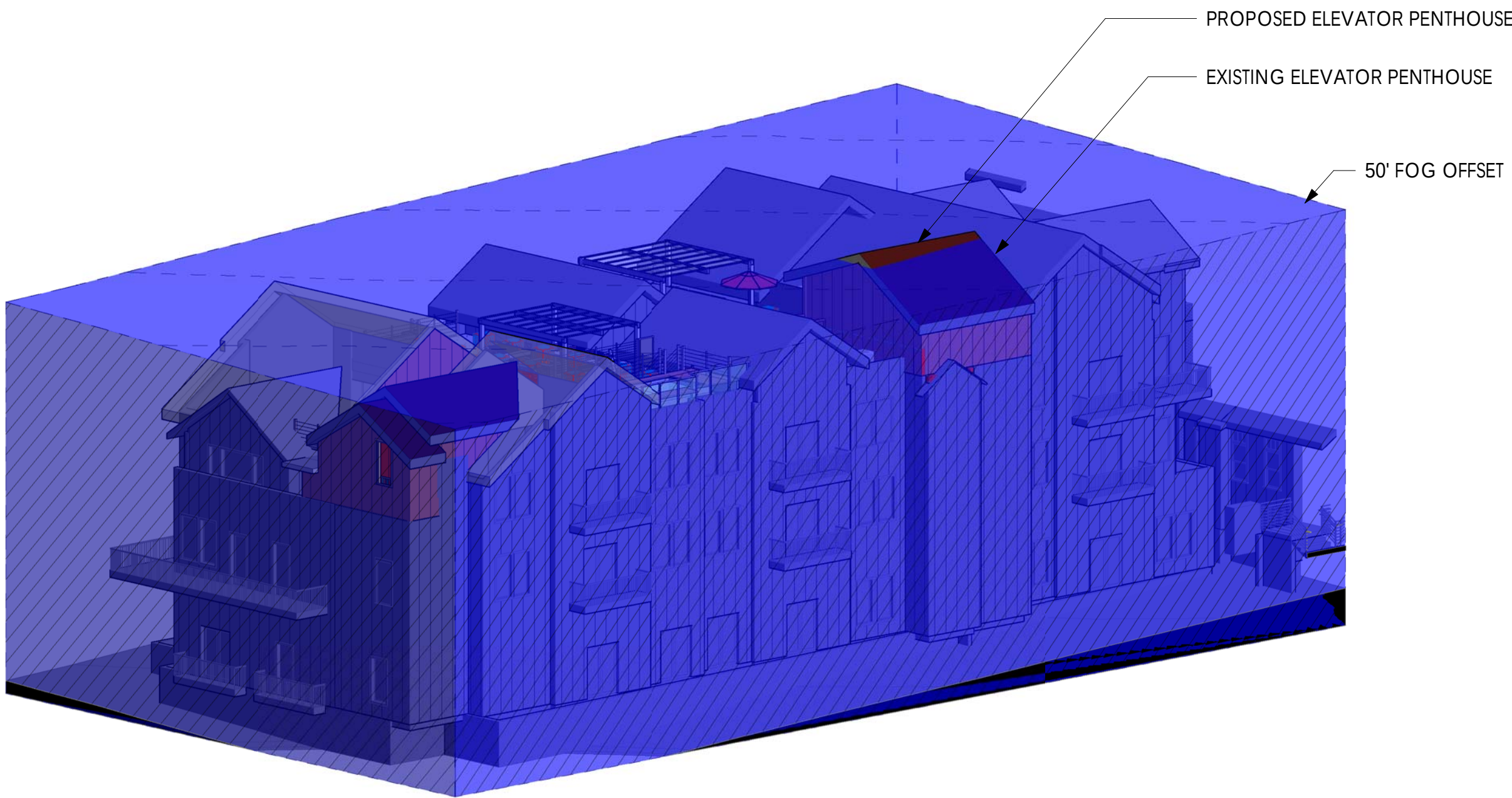
1

45' FOG STUDY
SCALE:



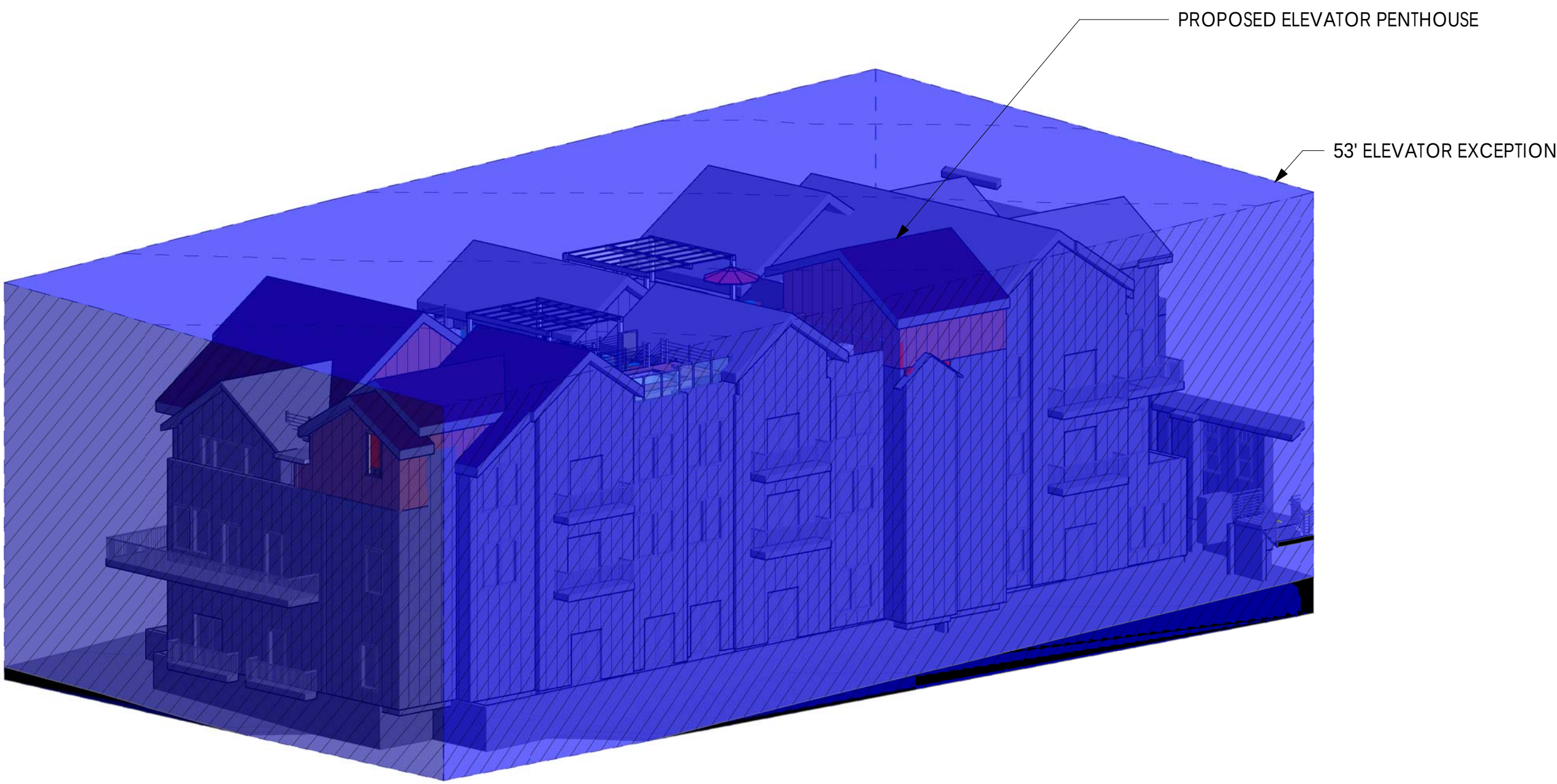
2

50' FOG STUDY
SCALE:



3

53' FOG STUDY
SCALE:



FOG STUDIES

AE-302

COPYRIGHT: WOW atelier, LLC. 2016

PROJECT #:
2016-35
ISSUE DATE:
07.10.2018
ISSUE:
HDDR
REVISIONS

LIFT LODGE ROOF DECK
HDDR/CUP SUBMITTAL
875 Main St
Park City, UT 84060

CIVIL:
STRUCTURAL:
JARRAIT ENGINEERING
MECHANICAL:
PVE
ELECTRICAL:
PVE
LANDSCAPE:
INTERIOR:

WOW


 PARK CITY
1884

MEMORANDUM

PARK CITY PLANNING DEPARTMENT

TO: File
 DATE: September 3, 1998
 RE: 875 Main Street, Calculation of Building Height

At the time of building plan review for the new building at 875 Main Street questions came up regarding the calculation of height for the front and rear facades with respect to Section 7.2.7 Height and Bulk Plane and Section 8.17 Height Provisions of the Land Management Code. Staff has determined that the 5' exception for pitched roofs does apply to the height and bulk plane calculations. In addition, because the building is situated back from the property line, the total height of the facade may exceed 30' plus a 5' exception for a pitched roof. In simple terms, if the building is set back 10' from the property line, the facade may be 40' (30 + 10) plus 5' for a pitched roof. If the building is set back 8' the facade may be 38' (30 + 8) plus 5' for a pitched roof. This is due to the 45 degree angle provision in the HCB zone.

In calculating building heights staff determined that several areas, for very short distances (1' to 3' over the length of a 60' to 65' ridge, ie. less than 5%), exceed the height allowed by 1' to 2' with one short pitch exceeding the height by 4'7". Please see a Height and Bulk Plane Diagram (G103) and a letter from Cooper/Roberts Architects further explaining these exceptions.

Staff finds that the height exceptions are minor and that there is a provision in the LMC, Section 8.17 (f), whereby the Community Development Director may grant additional building height, provided that no more than 20% of the ridge line exceeds the height requirements. The Director may grant such exceptions provided the following findings can be made:

1. The proposal complies with all requisite policies in the Historic District Design Guidelines. *The building was approved by the HDC and complies with all requisite policies in the Guidelines.*
2. The proposal results in a better overall architectural design. *In order to bring the roof lines into conformance with the allowed height, the end gables would need to be terminated at an angle foreign to architecture in Park City and/or the roof pitch would need to be lessened, also not in compliance with the standard roof pitch of historic Park City.*
3. The proposal does not substantially interfere with sight lines of adjacent properties. *The exceptions being requested are minor with respect to the overall mass and scale of the building and will not substantially interfere with sight lines of adjacent properties.*

OK [Signature]
 Sept. 3/1998

Jarratt Engineering Inc.

Structural Engineering Consultant

8830 N. Upper Lando Lane, · Park City, Utah 84098, (435) 655-9557

Email-pjarratt@qwestoffice.net

April 25, 2018

Chimso Onwuegbu

W.O.W.

Re: Review of roof structure
The Lift Lodge
Park City, Utah

Chimso:

As per your request, I have performed a structural review of the existing roof framing for the above referenced building. It is my understanding the following modifications will be performed:

1. Some of the flat roof areas will be used as roof decks with a 3" lightweight concrete topping slab added.
2. A new hot tub will be added.
3. The south and north stairs will be extended up with new roofs added above the stairs and elevator. The new roofs will be stick framed with 11 7/8" TJI joists.
4. There will need to be a portion of the existing sloped trussed roof removed to accommodate a new walkway to access the north stairs. Based on the existing roof framing plan, there are 18" TJI flat joists in this area below the roof trusses, so this will be no problem.

I reviewed the existing roof framing in the drawings provided, and the areas in question have 18" deep TJI L60 joists. The roof was designed for 100 pounds per square foot snow load. The new roof deck live load will be 60 pounds per square foot, but this does not need to be concurrent with the snow loading. Therefore, snow loading will control the design. I checked the 18" roof joists and determined the roof framing is sufficient to support the deck snow loading and the new topping slab. I also concluded the joists supporting the hot tub are sufficient. Also, the new stick framed roof extensions can easily be incorporated with no need to reinforce the existing roof framing.

Sincerely,

Peter N. Jarratt P.E.



RESOLUTION

Resolution No. 22-82

A RESOLUTION AUTHORIZING THE EXCHANGE OF REAL PROPERTY
BETWEEN PARK CITY MUNICIPAL CORPORATION
AND HUNTSMAN-CHRISTENSEN
TO ACQUIRE A SEGMENT OF THE RIGHT-OF-WAY NECESSARY FOR THE
CONSTRUCTION OF THE U-224 BELT ROUTE

WHEREAS, Huntsman-Christensen Corporation, Blaine
Huntsman, Ladd Christensen, Park City Depot, Inc., and the
Depot partners are the owners of certain real property known
as the Depot Property, required by the City for the
construction of the U-224 Belt Route, and

WHEREAS, the City is the owner of land adjoining
the portion of the Depot Property that is not required for
the Belt Route, and

WHEREAS, owners of the Depot Property are willing
to convey the necessary property to the City for the Belt
Route construction in exchange for a conveyance of a portion
of the City-owned land to them which solves some title
discrepancies and provides additional land, and other
covenants as set forth in the agreement between the parties,
and

WHEREAS, the values of the parcels to be exchanged
are substantially similar,

NOW THEREFORE, be it resolved by the City Council
of Park City, Utah that:

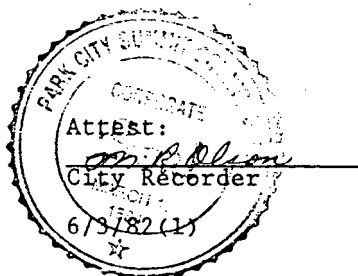
1. The exchange of real property described in detail
in the attached contract be, and is hereby approved.
2. The Recorder shall have the appropriate documents
necessary to complete the exchange recorded upon execution.

PASSED AND ADOPTED this 3rd day of June, 1982

PARK CITY MUNICIPAL CORPORATION



Mayor John C. Green, Jr.



2. Condemnation for Mellow Mountain Road Extension - Tom Clyde, City Attorney, commented that the developers would appreciate it if Council would adopt a Resolution of Condemnation because they are concerned that the belt route construction will prevent them from using the access road they now have. They are sensitive to the planning process going on in that area by other developers. They do need this document available if present negotiations fall through. Arlene Loble explained that the condemnation action has to be taken by the public body, but under the terms of the Nielsen lawsuit, settlement would be fully reimbursable by the purchasers of that property, Aerie Development Company. Tom Clyde explained that the road cannot be built until BLM grants right-of-way in two places. Bill Coleman, "I move we adopt the Resolution of Condemnation for Mellow Mountain Road Extension, simultaneous with the Aerie Development application prepared and submitted by them, for the right-of-way for both BLM properties". Bob Wells seconded. Motion carried.

NEW BUSINESS

Resolution Approving the Land Exchange and Settlement with Huntsman-Christensen Regarding U-224 Belt Route - Bob Wells stated he has not been able to make contact with Huntsman-Christensen regarding the form of the agreement, but the substance of it has orally been agreed to. He suggested approval of the resolution which will enable him to enter into an agreement. Tina Lewis, "I move approval of the Resolution of land exchange and settlement of the Huntsman-Christensen Company regarding the U-224 Belt Route". Helen Alvarez seconded. Motion carried, with Bill Coleman abstaining for the reason of having a security interest in the property.

Bill Coleman moved for adjournment.

* * * * *

MEMORANDUM OF CONVENING EXECUTIVE SESSION CITY HALL, PARK CITY, UTAH JUNE 3, 1982

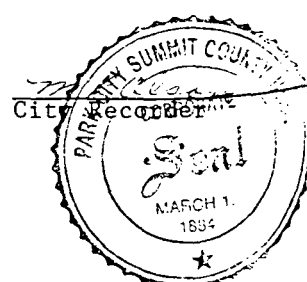
Members Present: Bill Coleman
(motion to close) Helen Alvarez
(motion to open) Helen Alvarez
Bob Wells
Mayor Green

Members Absent: Tina Lewis
Tom Shellenberger

Also Present: Arlene Loble, City Manager
Tom Clyde, City Attorney

Subjects Discussed: Litigation
Copperbottom Inn Lawsuit
Fire District Lawsuit
Highway Right-of-Way

Prepared by M. R. Olson



as Mayor P
Tina Lewis
p.m. at Ci
Members pr
Shellenber
and Bob We
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RESIGNATIO

AMENDMENT TO AGREEMENT

WHEREAS, Park City Municipal Corporation ("Park City") and Huntsman-Christensen Corporation, and Park City Depot Corporation entered into an Agreement dated June 9, 1982 (the "1982 Agreement") under which Huntsman-Christensen Corp. and Park City Depot Corp. conveyed approximately three acres of land to Park City for the right-of-way for Deer Valley Drive, in consideration of which Park City granted to Huntsman-Christensen certain zoning and regulatory concessions; and

WHEREAS, the benefits under the 1982 Agreement pertain to land (the "Property") retained by Huntsman-Christensen Corp.; and

WHEREAS, the Property is now owned by McIntosh Mill, Ltd. a Utah limited partnership ("McIntosh"); and

WHEREAS, McIntosh received approval for the Town Lift Project ("Project") through approval by Park City of the Town Lift Concept Plan ("Concept Plan") and Master Plan Development ("MPD") for development of the Property and the Concept Plan and MPD restrict building heights below those allowed in the 1982 agreement; and

WHEREAS, development beyond Phase 1 of the Project requires a comprehensive renegotiation of the 1982 Agreement according to the Concept Plan approval of September 5, 1991, and as part of this comprehensive renegotiation, the parties will determine the appropriate level of mitigation necessary to achieve the desired heights for the project, and

WHEREAS, certain disputes and uncertainties have arisen between McIntosh and Park City concerning the interpretation and application of some provisions of the 1982 Agreement with respect to building height on the affected Property; and

WHEREAS, the present parties to the 1982 Agreement now desire to resolve their differences and the uncertainties by amending the 1982 Agreement;

NOW, THEREFORE, in consideration of the mutual agreements and promises contained in this agreement and to settle the disputes

concerning interpretation of the 1982 Agreement, the parties agree that the 1982 Agreement is amended as follows:

1. NATURAL GRADE ESTABLISHED. The 1982 Agreement stipulated the elevation of the plane of natural grade on the Property with reference to the east retaining wall on Deer Valley Drive, with the plane of the grade sloping from the top of the east retaining wall to the curb on the east side of Park Avenue. This was depicted on Exhibit H to the 1982 Agreement. The parties hereby agree to strike the original Exhibit H, and replace it with the drawing attached to this Amendment and entitled "Designation of Natural Grade", which lowers the highest elevation of the plane of natural grade from the top of the east retaining wall to the top of the west retaining wall on Deer Valley Drive.

2. STREET CONSTRUCTION. The 1982 Agreement did not address the internal circulation within the Property. Based on the plans prepared by McIntosh, it appears that the following streets need to be constructed and dedicated to the public: (1) Main Street extending from Heber Avenue north through the Property to Ninth Street; (2) Ninth Street extending east from Park Avenue to the extension of Main Street, (3) a new Street connecting from the extension of Main Street east to Deer Valley Drive at the north end of the Property; (4) Seventh Street between Main Street and Park Avenue; and (5) a cul-de-sac extending southeasterly from approximately Seventh Street to access the Redevelopment Agency of Park City ("RDA") and McIntosh properties located south of the subject Property, the final location of which will be determined by the parties at the time site plans for the properties are prepared. These streets, and their widths, are shown on the attached exhibit entitled "Street Plan".

3. PHASING OF STREET CONSTRUCTION.

- (a) McIntosh agrees to construct and dedicate the Main Street and Ninth Street extensions (identified as (1) and (3) above) simultaneously with the Phase 1 of the Project.
- (b) The parties desire to connect the extension of Main Street to Deer Valley Drive at the northern end of the

Property. McIntosh agrees that it will grant a temporary easement for this connecting road in Phase 1 of the Project and construct this connecting road to a width of 40 feet, prior to, or simultaneously with, the construction of the Phase 2 of the Project. Phase 1 of the Project is shown on the "Street Plan", and consists of three buildings on the east side of extended Main Street. The connection to Deer Valley Drive will be constructed without financial participation by Park City, and dedicated to the public.

- (c) The cul-de-sac (referred to in (5) above) will be constructed at a mutually agreeable time in conjunction with development of the RDA parcel, provided that a temporary easement has been granted, and vehicular access will be possible even though the street has not been constructed. In addition to these public streets, McIntosh will grant to the owner of the Avise parcel a 20 foot wide easement over the McIntosh Property (and if necessary, over the proposed cul-de-sac) to connect the Avise Parcel through to Main Street along the new cul-de-sac. When built, this cul-de-sac will be constructed without financial participation by Park City, and dedicated to the public.
- (d) The design and ownership of Seventh Street are uncertain at this time. Prior to commencing any construction in phase 2 the design, construction standards and schedule must be approved by Park City. This agreement does not modify any current requirements for Seventh Street.

4. PUBLIC UTILITY EXTENSIONS. In addition to the construction and dedication of the public streets, McIntosh will construct the water, sewer, storm drainage and similar public utilities and improvements necessary for service to the Project as proposed by McIntosh, and also in such capacities as necessary for the proposed uses of the RDA property to the south. Construction

of the utilities will be simultaneous with the construction of the streets in which they are located.

5. PARK CITY'S PARTICIPATION IN INFRASTRUCTURE CONSTRUCTION. Park City agrees to the following:

- (a) Park City, acting through the RDA, will pay the total sum of \$700,000 toward the construction of the necessary streets through the Property described above. It is expected that the construction will be substantially completed by December 1, 1992.
- (b) Park City will appropriate the money in the 1992-93 RDA Budget and hold it in a trust account that will accrue interest. Withdrawals from the account will be made upon the joint signatures of McIntosh and Park City for the sole purpose of paying the costs of construction of the streets and other public improvements shown on the "Street Plan", and as outlined in the construction budget. Payment will be made on the basis of monthly draws for work actually completed, and subject to a retention of 10% until the construction work is complete and accepted by the City Engineer.
- (c) The maximum obligation of Park City for the construction of the improvements shown on the Street Plan is \$700,000. Prior to construction, the City will determine the costs for construction of public improvements ("Costs") based on engineer's estimate and a contractor's fixed bid contract for the completion of construction, if available. The security required for these public improvements will be the difference between 125% of the Costs and \$700,000. McIntosh will secure the difference by a cash escrow or letter of credit as required by Park City ordinance. The difference will be funded by McIntosh simultaneously with Park City funding its share of the obligation.
- (d) Upon acceptance of the improvements and right of way dedication by the City Council upon recommendation of the

City Engineer Park City will assume maintenance and management obligations according to standard practice.

6. TEMPORARY PARKING. To the extent its Property is not being used for either actual building or road construction or construction staging, McIntosh agrees that it will lease its vacant Property to Park City for temporary surface parking lots. At its expense, and in conjunction with the paving of the extension of Main Street, McIntosh will grade and gravel an area of approximately 30,000 square feet located north of the base of the Project suitable for parking. This lot will be accessed from Main Street or Ninth Street. Park City will pay McIntosh the sum of \$10 annually for the lease of this parking, and indemnify and hold McIntosh harmless from any and all claims and costs arising from the public parking use of this portion of the Property, including reasonable attorney's fees incurred by McIntosh defending any claim. The lease will run from year to year, and is terminable upon notice from McIntosh that it needs the Property. Any landscaping associated with the parking lots will be installed and maintained by Park City at its expense.

7. CONVENTION CENTER SPACE. In subsequent phases of the Project, McIntosh agrees to favorably consider allocating approximately 20,000 square feet of interior space to accommodate a convention center. This convention space will not be Main Street frontage space. Neither party is able to commit to the construction of a convention center at this time, but it is the intent of this provision to evidence a desire to preserve future flexibility to include such a facility in a subsequent phase, provided it does not result in increased costs or delays to McIntosh in the development of the Project.

8. REDEVELOPMENT AGENCY FUNDING. The proposed source of the funds committed by Park City is the Redevelopment Agency of Park City. Park City agrees to cause the RDA to appropriate funds in a manner consistent with this Amendment. The availability of RDA funds is contingent upon obtaining an amendment to the Stipulated Judgment entered by the Third District Court in Board of

Education of the Park City School District v. Redevelopment Agency of Park City, Civil No. 7051, Summit County, Utah. This amendment would raise the present ceiling on tax increment paid to the Main Street Redevelopment Project Area ("Project Area") from \$1 million annually to \$1.3 million over the remaining life of the Project Area. Park City agrees to use its best efforts to obtain that amendment. The RDA has joined in this Agreement as a party for the purpose of acknowledging the commitment of its funds to the construction of public improvements as detailed above. In any event, Park City agrees that, in the event it does not fund its portion of the infrastructure construction referred to in paragraph 5 on or before August 1, 1992, this Amendment to Agreement shall be null and void and of no further effect.

9. FUTURE IMPROVEMENTS. Park City and the RDA agree to cooperate with improvements in the area adjoining the Property, including stream corridor enhancements and bike path improvements along Silver Creek. McIntosh will enhance the stream corridor on and adjacent to its property with landscaping and park amenities, such as benches. Improvements will be installed along the existing channel without relocating the stream.

Park City's long-range plans for the south end of City Park can accommodate storm run-off from the areas around Main Street including the Project. McIntosh will offer to Park City, a temporary easement on the Project site sufficient to accommodate storm run-off from the first phase of development. Park City will relinquish the easement when storm retention improvements are installed at the south end of City Park or when development is approved that would displace the easement, which ever comes first. The easement is intended to provide an option for storm retention in the event that the Project is not completed and shall have no bearing on approvals of subsequent development phases. Park City will not require McIntosh to construct or pay for any other retention facilities.

10. PROJECT APPROVAL. On April 22, 1992, Park City granted preliminary plat approval of Phase 1 of the project. Since

that time, McIntosh has revised its plans for Phase 1 which have not been reviewed by Park City. Park City will expeditiously review the Phase 1 plans, as revised, and if the plans substantially conform to the approved plans, will review of those plans as a permitted use as called for under the 1982 Agreement. In order to move forward with street construction so that substantial completion before the 1992-93 ski season is reasonably possible, Park City will approve the street design and construction in advance of the approval of the buildings in Phase 1.

11. EMPLOYEE HOUSING. McIntosh agrees to construct or have constructed and manage or have managed residential units which will be offered to employees in Park City under the terms outlined in this agreement ("Obligation"). The Obligation will be established according the following ratio: one unit of employee housing for each 12,500 square feet (net) of commercial space and one unit of employee housing for each 25,000 square feet (net) of residential space constructed in the Project. An employee housing unit is defined as an independent residential unit of at least 650 square feet with at least one bedroom that is regulated to give priority to local employees (demonstrated by current employment in Park City and/or work history in Park City) when the unit is rented or sold. The unit shall be restricted so that this priority is protected for at least 20 years. Actual construction of the units will occur in no more than three phases with the first phase occurring before more than 50,000 square feet (net) of commercial space or more than 150,000 square feet (net) total space is constructed (see examples below). Each phase shall be of a size that would bring the Obligation current with the construction that is completed or has received a building permit. The employee housing units shall be offered for sale or rent at a rate that returns the cost of construction, financing and management but without any profit to McIntosh. The Obligation is contingent upon Park City selling or otherwise making available sufficient land to accommodate the proposed phase of employee housing and approving that phase for construction. This Obligation satisfies all

requirements for this project to provide employee or affordable housing.

EXAMPLES

Phase	Completed construction or building permits (square feet)		Employee units required
	Commercial	Residential	
1	50,000	100,000	4 + 4 = 8
2	30,000	135,000	2.4 + 5.4 = 7.8 = 8
Total	80,000	235,000	16

12. POCKET PARK. If McIntosh is able to acquire a leasehold interest in the Utah Power & Light parcel (adjoining the subject Property on the northwest corner, north of Ninth Street) for a nominal consideration, Park City agrees to accept an assignment of that lease and to maintain the area as a pocket park.

13. REMAINDER OF AGREEMENT UNCHANGED. Except as specifically provided in this Agreement, or except as new provisions have been added, the balance of the 1982 Agreement remains in full force and effect in all respects. No additional exactions, impositions, or off-site improvements will be required, provided that McIntosh will pay fees validly imposed by an ordinance of general application in Park City to the extent that such fees are not waived by the 1982 Agreement.

14. SUCCESSORS AND ASSIGNS - NO PARTNERSHIP. The parties and all successors in interest to McIntosh in any portion of the Property are expressly bound by, and are entitled to rely upon, this Amendment to Agreement. No joint venture, association or partnership is created between the parties by this Amendment to Agreement, and the parties expressly agree that the liability of Park City and the RDA is limited to the covenants contained in the 1982 agreement, as amended by this Amendment to Agreement.

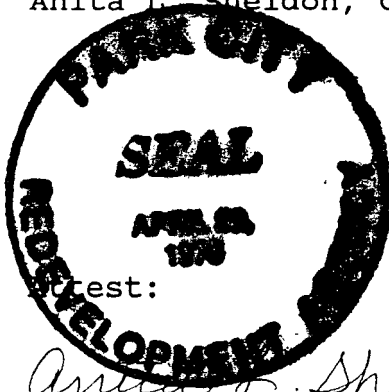
15. FURTHER ASSURANCES. The parties recognize that there will be a continuing governmental review process on the Project as construction drawings are submitted for street and

utility designs, building proposals, and architectural design review for compliance with Historic District Design Guidelines. Park City agrees that it will review these items in good faith and that approval will not be unreasonably withheld or delayed.



Attest:

Anita L. Sheldon
Anita L. Sheldon, City Recorder



Attest:

Anita L. Sheldon
Anita L. Sheldon, Secretary

MADE this 17th day of July, 1992.
PARK CITY MUNICIPAL CORPORATION

By: Bradley A. Olch
Mayor Bradley A. Olch

REDEVELOPMENT AGENCY OF PARK CITY, UTAH

By: Bradley A. Olch
Chairman Bradley A. Olch

MC INTOSH MILL, LTD. a Utah limited partnership

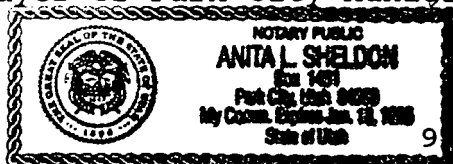
By: Harry Reed
Harry Reed, General Partner Park City

STATE OF UTAH)

COUNTY OF SUMMIT)

) ss.
)

The foregoing Amendment to Agreement was acknowledged before me this 17th day of July, 1992 by Bradley A. Olch, Mayor of Park City Municipal Corporation.



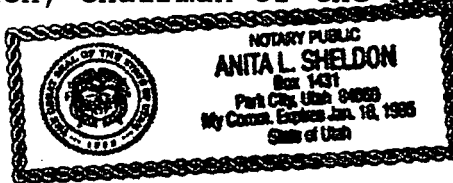
9 of 10

Anita L. Sheldon
Notary Public

Notary Public

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

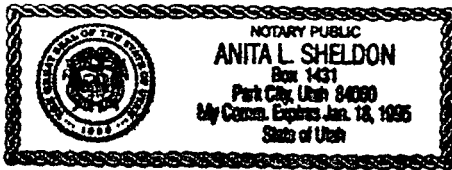
The foregoing Amendment to Agreement was acknowledged before me this 17th day of July, 1992 by Bradley A. Olch, Chairman of the Redevelopment Agency of Park City, Utah.



Anita L. Sheldon
Notary Public

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

The foregoing Amendment to Agreement was acknowledged before me this 17th day of July, 1992 by Harry Reed, General Partner of McIntosh Mill, Ltd., a Utah limited partnership.



Anita L. Sheldon
Notary Public



Department of Community Development
Engineering • Building Inspection • Planning

October 18, 1999

Harry Reed
McIntosh Mill
P O Box 1330
Park City UT 84060

NOTICE OF CITY COUNCIL ACTION

<u>Project Name</u>	875 Main Street, Baselodge @ Town Lift
<u>Project Description</u>	Modification of an approved record of survey plat
<u>Date of Meeting</u>	June 3, 1999
<u>Action Taken By City Council</u>	Approved in accordance with the findings of fact and conclusions of law as outlined in the staff report and the conditions of approval as listed below.

Conditions of Approval

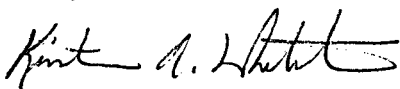
1. City Attorney and City Engineer review and approval of the final form and content of the record of survey and the Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recording the record of survey.
2. All conditions of approval for the McIntosh Mill CUP, approved by the Planning Commission on June 11, 1997, shall apply.
3. All Park City Standard Project Conditions shall apply.
4. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to record of survey recordation, if not already provided. All public improvements, including landscaping, shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.
5. A note shall be added to the plat referencing the cross access agreements for the parking garage and plaza. A note shall be added to the plat addressing the Building Departments requirements for ADA units.
6. As a condition precedent to recording this plat, the cross access agreements for the parking garage and plaza shall be signed and recorded at the County.

Harry Reed
Page two
October 18, 1999

7. The final condominium record of survey shall be recorded at the County within one year of the date of City Council approval. If recordation has not occurred within the one year time frame this approval and the record of survey shall be considered null and void.

Please call me if you have questions. My phone number is 615-5066.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirsten A. Whetstone". The signature is fluid and cursive, with the first name "Kirsten" being more prominent.

Kirsten A. Whetstone, AICP
City Planner

KAW/rr



Lift Lodge At Town Lift - looking southerly



Lift Lodge At Town Lift - looking easterly



Lift Lodge At Town Lift - looking northwesterly



Lift Lodge At Town Lift - looking northerly

Council Agenda Item Report

Meeting Date: August 30, 2018

Submitted by: Julia Collins

Submitting Department: Transportation Planning

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

Request to Approve a Professional Service Agreement in a Form Approved by the City Attorney with the Narwhal Group for Construction, Staffing and Management Services for a Park City Traffic Control Center in an Amount Not to Exceed \$127,629

(A) Public Input (B) Action

Suggested Action:

Attachments:

[Traffic Control Center Staff Report](#)

[Exhibit A: Park City Traffic Control Center Concept Report](#)

City Council Staff Report



Subject: Approval of Professional Service Agreement with the Narwhal Group for Construction, Staffing and Management Services for a Park City Traffic Control Center in an Amount Not to Exceed One Hundred, Twenty Seven Thousand, Six Hundred and Twenty Nine Dollars (\$127,629).

Author: Alfred Knotts, Transportation Planning Manager; Scott Robertson, Director of Information Technology; Wade Carpenter, Chief of Police; Julia Collins, Senior Transportation Planner

Department: Transportation Planning, Police & Information Technology

Date: August 30, 2018

Type of Item: Administrative

Summary Recommendation

Authorize the City Manager to sign a Professional Services Agreement (PSA), in a form approved by the City Attorney, with the Narwhal Group in an amount not to exceed One Hundred, Twenty Seven Thousand, Six Hundred and Twenty Nine Dollars (\$127,629) to provide construction, staffing and management services to develop and operate a Park City Traffic Control Center (TCC).

Executive Summary

Over the last year, Utah Department of Transportation (UDOT) and Park City Municipal staff have been working to develop and implement a suite of alternative transportation and intelligent transportation system (ITS) solutions that will better manage the transportation network during peak times and increase traffic management response to incidents without large scale and costly capital improvements. The construction and operation of a TCC in Park City will better manage traffic circulation during peak times, improve response times to accidents and other traffic disruptions, communicate with our variable message signs (VMS), and utilize UDOT's Traffic Signals. Staff recommends construction of the TCC in fall 2018 in order to be operational for the peak 2019 winter season, including Sundance, the 2019 FIS World Championships, and other ski holidays that create a significant amount of traffic and congestion with the propensity for inclement winter weather conditions.

The Problem and Opportunity

The responsibilities of the TCC will include managing the transportation network, VMS, traffic signals, track bus locations and on time performance, and provide a central command center to communicate traffic conditions to incident management personnel, public, UDOT and private stakeholders, such as the resorts. The new TCC will be incorporated into existing space at the Park City Police Department that was previously occupied by Dispatch. The proximity to Police and Emergency Management staff, including the Emergency Operations Center (EOC), provides additional benefit. The construction of the TCC will require a specific remote UDOT traffic control workstation, which includes the ability to view live video images, connect to the UDOT Traffic IP network, computers and traffic signals. The TCC construction will focus on establishing the proper network and communications systems to integrate with UDOT, Park City¹⁴⁹

Transit, Police and the EOC.

The proposed TCC will oversee and monitor critical ITS and transportation network solutions that will include:

- UDOT Closed Circuit Television Camera Surveillance: provides real-time picture of highway conditions and incidents on routes throughout the highway system and available on the UDOT traffic mobile application and website.
- Road Weather Information System: provides forecasting, real-time information on weather and pavement conditions that can then be relayed to the traveling public, incident management personnel, and UDOT to best prepare for traffic conditions. It should be noted that UDOT recently installed a new station at the intersection of SR 224 and Meadows Drive.
- Variable Message Signs: Update and provide the traveling public with advanced warning and real-time information about road conditions, special event impacts and travel time so the driver can take appropriate action and adjust travel routes and times. Information collected through existing Bluetooth readers will be used to calculate travel times
- Transportation Information Website and Apps: provide real-time information on construction and maintenance projects, road closures, major delays, special events, weather and road conditions, and transit operations.
- Traffic, Transit and Emergency Vehicle Signal Interconnect Coordination: With the recent implementation of Transit and Emergency Signal Priority, the TCC will monitor the traffic signals to allow better access and throughput for traffic, transit and emergency vehicles.

The Narwhal Group is prepared to deliver a fully functional TCC before the upcoming peak winter season, including adequate staffing during peak periods and special events, and expertise on managing an operations center.

Selection Process

Since the Park City TCC will work closely with the UDOT Traffic Operations Center, staff sought to work directly with a contractor from the UDOT Consultant Services prequalified list with experience implementing a control center. The Narwhal Group is a preferred vendor and contributed to the implementation of Provo, Orem, and UDOT Traffic Operations Centers.

Staff will return to Council after the first season of operations to provide an evaluation of the TCC and include a long term staffing recommendation. The Narwhal group initially developed a concept report to evaluate the feasibility and associated costs for implementing a TCC, which can be found in Exhibit A. The scope of work for the proposed service from Narwhal is derived from the hard construction costs in section 15 along with the staffing alternative D as found in Exhibit A. The scope of services includes Narwhal staffing service, which staff prefers utilizing Narwhal's expertise, initially, in order to act as a liaison with UDOT and utilize best practices. Staff is proposing a twelve (12) month contract through August 31, 2019, for \$127,629. This timeline will allow for implementation, construction, and one year of specialized staffing.

Alternatives for City Council to Consider

- 1. Recommended Alternative:** Authorize the City Manager to sign the Professional Service Agreement in an Amount Not to Exceed \$127,629.

Pros

- a. The proposed agreement will result in better traffic circulation during peak winter and event conditions.
- b. This project will further the City's transportation related goals.

- 2. Alternative 2 - Deny:** Do not authorize the contract.

Pros

- a. Funding in the amount of \$127,629 will not be expended.

Cons

- a. Enhanced traffic condition information will not be available to the community.

Department Review

This report was reviewed by Budget, Police, Information Technology, Executive, Legal, and Transportation Planning.

Funding Source

The Transit Fund and a 2016 Capital Improvement Budget authorization.

Exhibit A – Traffic Control Center Concept Report and Scope of Services

TRAFFIC CONTROL CENTER CONCEPT REPORT

Prepared for:



**Park City Municipal Corporation
Transportation Planning Department
Park City, UT**

August 2018

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LIST OF ACRONYMS

AES	Advanced Encryption Standard
AP	Access Point
ATA	Analog Terminal Adapter
ATMS	Advanced Transportation Management System
CAT	Category
DTS	Department of Technology Services
DVR	Digital Video Recorder
EOC	Emergency Operations Center
HDTV	High Definition Television
HW	Hardware
IP	Internet Protocol
IR	Infrared
PC	Personal Computer
PD	Police Department
POTS	Plain Old Telephone Service
PSTN	Public Switched Telephone Network
SDTV	Standard Definition Television
SMF	Single Mode Fiber
SW	Software
TCC	Traffic Control Center
TOC	Traffic Operations Center
TV	Television
UDOT	Utah Department of Transportation
UHDTV	Ultra High Definition Television
UPS	Uninterruptible Power Source
UTP	Unshielded Twisted Pair
VAC	Volts Alternating Current
VG	Voice Gateway
VOIP	Voice Over Internet Protocol



1. INTRODUCTION

The Transportation Planning Department of the Park City Municipal Corporation (Park City) is taking a leadership role in an effort to improve the effectiveness of the transportation system in the greater Park City area, by improving inter-agency communication, and providing key decision makers with the real-time information needed to better manage transportation resources and respond to incidents.

A major part of that effort will include a connection to the UDOT Traffic system and the development of a Traffic Control Center (TCC) at the Park City Police Department. Once complete, this center will be used as a local command and control center to better manage both routine scheduled events and other significant issues such as extreme weather and traffic accidents.

2. BACKGROUND

Park City transportation planning staff wanted to learn from the efforts of other agencies that have already built their own TCC. They completed several site visits and interviewed key staff members from other agencies to learn from their experiences. They wanted to know what they would do different and what they would do better if they were to start over today.

The lessons learned from those site visits and interviews was combined with the unique requirements of Park City and the transportation goals provided by staff members were all compiled together and used as a guide for the high level design of the TCC.

3. PURPOSE

The primary purpose of this document is to provide a high-level design for the Traffic Control Center and how to get connected to the UDOT Traffic system. This includes a floor plan, elevations showing the layout of the video display system, and a design for the computer and communications equipment needed to provide a functional system.

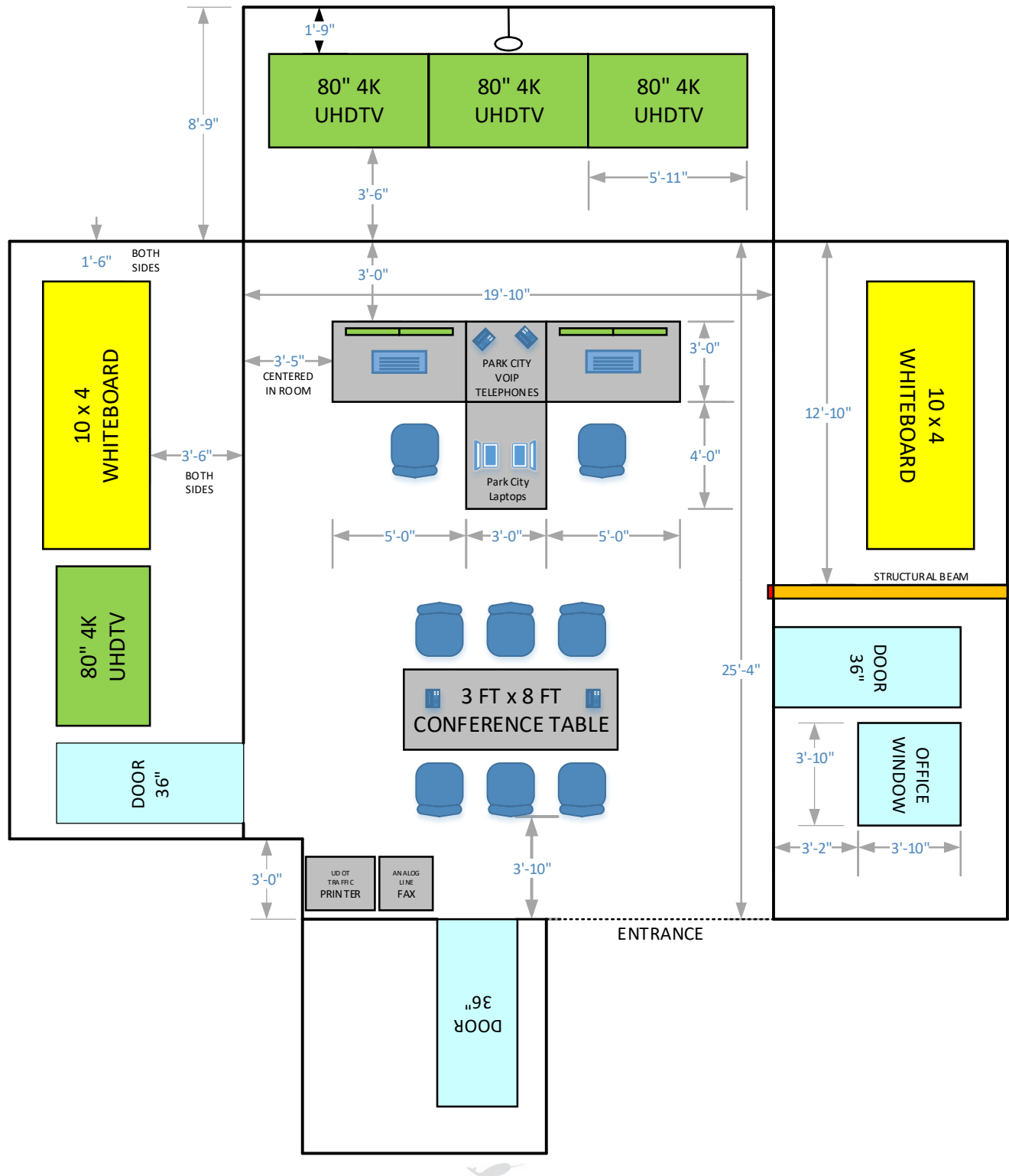
4. BUILDING / FACILITY

The new Traffic Control Center will be incorporated into existing space at the Police Department located at 2060 Park Avenue next to the existing dispatch center, and will complement the Emergency Operations Center (EOC) also located in the same building.



5. FLOOR PLAN

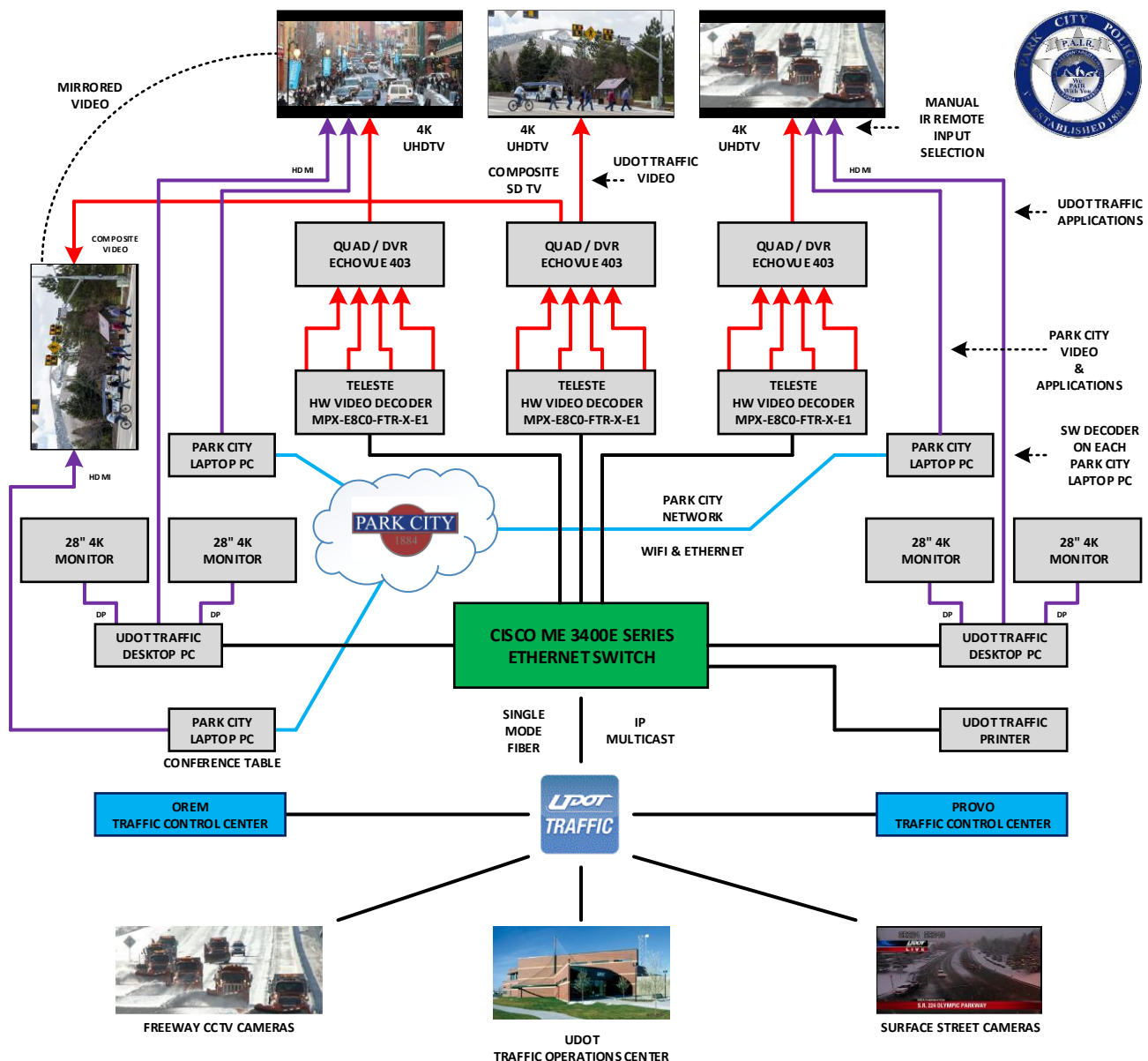
This diagram shows the recommended layout for the room. This will require the removal of the existing console station furniture to make room for the conference table and to provide a better workspace for the UDOT Traffic workstation computers.



6. VIDEO DISPLAY SYSTEM

The video display system will have the ability to view 12 simultaneous video images. The center monitor will be mirrored to the conference table monitor to provide key decision makers with a view of problem areas. The laptop computer at the conference room table will have the ability to connect to the side monitor.

This diagram also shows the TCC will have equipment connected to the UDOT Traffic network and other equipment connected to the Park City network, but it is important to point out that the two system are never connected together as a security measure. While video from both systems can be displayed in the TCC, the use of composite video creates an effective “air gap” between the IP/Ethernet networks.



7. POWER

All equipment used at the TCC will run on 120 VAC single phase power. More detail will be provided in the sections below. This section is very limited since there are very few changes required for this project.

7.1. Primary Power Source

The building has commercial utility power. No changes are required for this project. This section is provided for clarity.

7.2. Emergency Backup Generator

The entire building will run off of an existing emergency generator. No changes are required. This section is provided for clarity.

7.3. Uninterruptible Power Source (UPS)

All critical equipment mounted in the computer room will be connected to an existing UPS. The UDOT Traffic workstations will need a small UPS at each location to provide temporary power until the generator starts up. Each of the video monitors will have a small wall mounted UPS as well.

8. COMPUTER SYSTEMS

This section provides more detail about the computer systems that will required as part of this project.

8.1. Desktop Computers

The desktop computers will be connected to the UDOT Traffic network and will not be connected to any other networks. User accounts and application permissions are controlled from the TOC.

8.2. Laptop Computers

The laptop computers will be connected to the Park City network with access to the Internet. The laptop computers will not be connected to the UDOT Traffic network at any time for security reasons. It is recommended that Park City provide a Wi-Fi connection in the area. An Access Point (AP) has been included in the budget for this purpose.

8.3. Wireless Keyboards / Mouse

The ATMS workstations should include a wireless keyboard and mouse so they can be moved out of the way as needed. Advanced Encryption Standard (AES) encryption is a hard requirement and is more common in business models such as the Microsoft Wireless Desktop 2000 series.



9. VIDEO SYSTEM

The video display system provides access to all cameras located on the UDOT Traffic network, including the 12 locations around Park City.

9.1. Displays

The use of 4K or UHD TV video displays are recommended so that 4 x HD images can be displayed in the future in a quad configuration.

9.2. Coaxial Cable

Composite video will be used until the UDOT Traffic cameras are upgraded in the future. This will require the installation of coaxial cable as part of the project.

9.3. Local Video Control System

This project does not include a local video control system such as the one used at the Provo TCC. A Crestron system could be added in the future if needed.

9.4. Video Processing / Quad

A small rack mount video processor is used to display video in a quad configuration. This also has Digital Video Recording (DVR) functionality if required.

9.5. UDOT Traffic – Hardware Video Decoders

The Teleste hardware video decoder appliances are required to view UDOT Traffic video. This allows you to select video from the desktop computer using an application provided by UDOT. While the decoder has 8 channels, it is only able to display 4 high resolution channels at a time.

9.6. UDOT Traffic Video Control System

The Teleste video decoders are controlled thru an application running on the desktop computer. This allow you to select cameras from a list or map and drop them on the display of your choice.

9.7. Park City Video Distribution System

Park City already has an extensive Video Distribution System (VDS) running on top of the Park City IP network. The laptop computers can display video using a software based decoder running on the laptop PC. The video from the UDOT Traffic network could be encoded and sent thru that system if needed, but the equipment has not been included.

9.8. Mobile Video

The Park City video distribution network does provide “mobile” access to video from a smartphone if required. This system could be extended to the UDOT Traffic video if needed, but is not included in the design or budget at this time.



9.9. Video Splitter / Distribution Amplifier

A small video splitter will be required to take the composite video output from the decoder and send it to multiple displays or other equipment used to re-encode video. Additional encoders are not included in the project budget.

10. COMMUNICATION SYSTEM / NETWORK

This section provides more detail about the network required to support the UDOT Traffic system.

10.1. Conduit & Fiber Optic Cable

The Park City Police Department already has a fiber connection to the UDOT Traffic network thru the Summit County Justice Center. This is often a significant cost and effort. Single Mode Fiber jumpers will be required at two locations.

10.2. Local Cat 5E/6/6A UTP Cable

The Police Department is already wired with Cat 5E or better cable. This is adequate for the gigabit Ethernet speeds needed for this project. Some additional wiring may be needed, but it will not be necessary to do a large replacement of existing cable. Existing wall plates will be used when possible. Some changes will be required and has been included in the project budget.

10.3. IP Addressing

IP addressing on the UDOT Traffic network is managed from the TOC. Addresses will be assigned to the Cisco Ethernet switch, the Teleste video decoders, desktop computers, etc. The “ATMS Integration” work includes the coordination with UDOT.

10.4. IP Multicast

Video from roadside cameras is encoded using MPEG-2 or MPEG-4 compression and transmitted across the UDOT Traffic network as IP Multicast for efficiency. The decoders “tune” to a particular multicast address as needed.

10.5. UDOT Traffic - Ethernet Switch

A Cisco ME3400E Ethernet switch is required for connectivity to the UDOT Traffic network. This switch will have 48 UTP ports and 2 SFP ports for SMF modules. This equipment will be managed by Utah Department of Technology Services staff on permanent assignment at the TOC.

10.6. Park City - Ethernet Switch

The Park City laptop computers should be connected to existing Ethernet switching equipment using Ethernet ports in the console furniture and conference room table. The laptops should also have the option to connect via Wi-Fi using the Access Point listed.



11. TELEPHONE SYSTEM

This section provides more detail about the use of any telephone systems in the TCC. This equipment will be used for internal voice communications and for access to the Public Switched Telephone Network (PSTN) for both local and long distance telephone calls.

11.1. VOIP Telephones

The TCC will include three (3) VoIP telephones for voice based communications. This includes one for each of the TCC console workstations and one for the conference table.

11.2. Analog FAX Line

A regular analog telephone line will be required for the FAX machine in the TCC. This is often called a Plain Old Telephone Service (POTS) line. This line should be provided direct from the local telephone company and should not utilize any VoIP based hardware such as a Cisco Analog Terminal Adapter (ATA) or Voice Gateway (VG).

11.3. Emergency Telephone

The FAX line described in the previous section can also be used as an emergency telephone if connected to a regular analog telephone. It should not be connected to a cordless telephone as it would require power. This emergency telephone line can be used even if there are problems with the Park City VoIP based telephone system or if cellular/wireless telephones are out of service.

12. 2 WAY RADIO SYSTEM

This section provides more detail about the use of 2-way radios in the TCC.

12.1. Handheld Radios

Public Safety and Transportation Planning staff will bring existing handheld 2 ways radios to the TCC. No radio equipment will be purchased as part of this project, but will be a critical component as it will be one of the primary ways of connecting key decision makers with others in the field.

12.2. Console Stations

No computer based 2-way radio systems will be used in the TCC. This section is included for clarity.

13. FURNISHINGS

This section provides more detail about the furnishings needed in the TCC.

13.1. ATMS Workstations

The existing dispatch console furniture should be removed and replaced. The work surface should be large enough to support dual 28" 4K monitors, a VoIP telephone, keyboard, mouse, and a laptop computer. The work surface should be at a comfortable keyboard height and should not have a pull out keyboard under the primary work surface. The keyboard should be on top.



13.2. Conference Table

The conference table is an important part of the TCC as it provides a place for key decision makers to work together. It should have pop up 120 VAC electrical outlets to plug in laptop computers and Ethernet ports for a connection to the Park City network.

13.3. Chairs

The TCC will include 8 adjustable chairs.

14. SERVICES / CONTRACTORS

The Park City Traffic Control Center will be built in an existing space and will not require extensive remodeling at this time. This section provides more detail about the various contractors and services that will be needed to provide a complete TCC.

14.1. Criminal Background Check

All contractors working inside the Police Department will be required to pass a criminal background check prior to showing up at the job site. This will require fingerprint identification and a form to be completed 1 week prior to scheduling work at the site. This will require close coordination and cooperation from the Police Department.

14.2. Coordination with Police Department

All aspects of this project will require close coordination and cooperation from the Park City Police Department. In some cases it may require continuous supervision from Police Department staff.

14.3. Daytime Work Hours

It is expected that all of this work will be completed during regular business hours of 8:00 AM – 5:00 PM. The Police Department may place some limits to work hours, but should be clarified to the contractor before accepting a bid.

14.4. ATMS Integration

The existing dispatch console furniture should be removed and replaced. The work surface should be large enough to support dual 28” 4K monitors, a VoIP telephone, keyboard, mouse, and a laptop computer. The work surface should be at a comfortable keyboard height and should not have a pull out keyboard under the primary work surface. The keyboard should be on top.

14.5. Electrical

This section provides a summary of the electrical work that will be required.

14.5.1. Electrical Engineering Review

While this project is not expected to require significant changes to the building electrical system, it is recommended that a Licensed Professional Engineer (PE) review this project to confirm that a more significant design review is not required.



14.5.1. Licensed Master Electrician

The critical nature of the building, and requirement for continuous operations mandates that all work be completed under the supervision of a Licensed Master Electrician.

14.5.2. Continuous Operation (24 x 7 x 365)

The Police Department dispatch center is open 24 x 7 x 365. This means all work to the TCC will need to be done while the building is being used. Construction should be done in a way to limit the impacts on the dispatch center.

14.5.1. Power thru Floor

The equipment installed in the room for the TCC was powered from the walls. The recommended room configuration will require power from the floor. This will require saw cutting the floor to install conduit, access from a crawl space or lower level, on floor raceway, or the possible use of under carpet raceway. This work will need to be coordinated with the Police Department to determine the best option.

14.5.2. Spare Panel Capacity

The cost estimates included in this report assume there is spare panel capacity for 3 x 120 VAC 20-amp circuits. This work includes the installation of a new power circuit to the console workstations, the conference room table, and to the wall mounted displays.

14.6. Cat 6 Structured Cable System

This project will require the installation of 40 x Cat 6 cables. This includes a mix of shielded Cat 6 for video transmission and unshielded Cat 6 for other locations. This assumes there is adequate available rack space in the computer room next to the TCC.

14.7. Drywall Contractor

A drywall contractor will be required to repair the walls where conduits and boxes are installed for electrical and low voltage cables.

14.8. Paint Contractor

A paint contractor will be required to touch up and paint the walls in the TCC.

14.9. Flooring Contractor

A flooring contractor will be required to install about 60 square yards of carpet and baseboard. Special consideration will be needed if the Police Department wants to have under carpet raceway for the power and low voltage cable.

14.10. AV Contractor

An AV contractor will be required for the installation of the wall mount displays, the video transmitters, receivers, and control system. This includes the installation and configuration of video equipment, including a dedicated AV Ethernet switch.



15. EQUIPMENT LIST / IMPLEMENTATION BUDGET

The tables below provide a list of key equipment that will be required for this project and an estimate for the associated cost. Where possible, it is recommended that State or agency contracts be utilized.

ELECTRONICS				
ITEM	DESCRIPTION	QTY	UNIT COST	EXT COST
	CISCO ETHERNET SWITCH, WS-C2960L-8TS-LL	1	796	796
	SFP FIBER MODULES, 10 KM, GLC-LH-SMD	2	822	1,644
	WIFI ACCESS POINT, UBIQUITI AP-AC-PRO	1	175	175
	FIBER JUMPER CABLES, SMF, LC-LC	2	36	72
	TELESTE 8 CH DECODER	3	4,142	12,426
	DVR / QUAD - LUMA SURVEILLANCE	3	411	1,233
	4K UHD TV - SHARP PNH701	4	3,071	12,284
	4K HDMI - CAT 6 - VIDEO RECEIVERS	4	482	1,928
	4K HDMI - CAT 6 - VIDEO TRANSMITTER	9	555	4,995
	4K HDMI - CAT 6 - CONTROL MODULE	1	296	296
	EXTRON TLC PRO 512M	1	1,719	1,719
	DESKTOP COMPUTER	2	2,500	5,000
	LAPTOP COMPUTER	2	2,200	4,400
	KEYBOARD / MOUSE	2	150	300
	28" 4K MONITORS	4	450	1,800
	UPS	6	250	1,500
	PRINTER	1	1,100	1,100
	FAX	1	450	450
	DESK TELEPHONE	2	400	800
	CONFERENCE TELEPHONE	1	1,200	1,200
SUB TOTAL =				54,118
FURNISHINGS				
ITEM	DESCRIPTION	QTY	UNIT COST	EXT COST
	DESKS	2	2,500	5,000
	TABLE	1	800	800
	CHAIRS	8	250	2,000
	WHITEBOARD	2	925	1,850
SUB TOTAL =				9,650
SERVICES / CONTRACTORS				
ITEM	DESCRIPTION	QTY	UNIT COST	EXT COST
	ATMS INTEGRATION	1	7,500	7,500
	CONTRACTOR - ELECTRICAL	1	5,150	5,150
	CONTRACTOR - CAT 5E/6/6A	40	120	4,800
	CONTRACTOR - DRYWALL	1	2,500	2,500
	CONTRACTOR - PAINT	1	2,050	2,050
	CONTRACTOR - FLOORING	1	2,800	2,800
	CONTRACTOR - AV SYSTEM	1	6,613	6,613
SUB TOTAL =				31,413
TOTAL BUDGET =				95,181

16. EQUIPMENT REPLACEMENT PLAN

This section will address the long term replacement of equipment that are part of the Traffic Control Center. This includes specialized equipment that will be purchased by Park City, but will be managed by UDOT. The electronics listed in section 15 include a 1 year manufacturer warranty. The warranty can optionally be expanded to cover next business day replacement and on-site service for \$10,824 per year which is based on 20% of the original cost per year.

16.1. Cameras on State Roads

The existing roadside cameras along state roads in Park City were installed by UDOT. It is expected that UDOT will be replacing the cameras over time and are expected to support the newer HDTV standard of 1920 x 1080 resolution. There is no direct cost to Park City and is provided for clarity.

16.2. ATMS Ethernet Switch

The ATMS Ethernet switch is expected to last 5+ years and should not need to be replaced to support the higher network speeds associated with an HDTV cameras.

16.3. Video Decoders

The Teleste video decoders are only required to support the older MPEG-2/4 video from the cameras that are in use today. UDOT is working on a transition plan to migrate from Standard Definition (SD) to High Definition (HD) video. Park City will need to work with UDOT to make sure that transition plan includes Park City.

16.4. SD QUAD / DVR

The existing Quad/DVR only supports Standard Definition video. Park City will need to work with UDOT to make sure the transition plan includes Park City.

16.5. 4K UHD TV Monitors

The 4K UHD TV monitors recommended in this report will support 4K / UHD TV video which will allow 4 full resolution HD video images to be shown on the screen at the same time. In other words the monitors will support the transition to HD, but additional equipment may be required in the future to support the processing of video to put it in a “quad” configuration as listed in the section above.

16.6. ATMS Console Workstations / Desktop Computers

Park City should put budgets in place to replace the ATMS desktop computers on a 3 year cycle. This will need to be coordinated with UDOT who will manage these computers until they are removed from the UDOT Traffic / ATMS network. Once removed from the ATMS network and erased, these computers can be reassigned within Park City as needed.

16.7. ATMS Laptop Computers

The laptop computers used in the TCC should be replaced on a 3 year cycle. Once the ATMS software has been removed and erased, this equipment can be reassigned within Park City as needed.



17. STAFFING PLAN

Optimizing the use of the new TCC to take full advantage of existing and future capabilities will take time and commitment. It is expected that the focus of this first winter season will be to expose Park City stakeholders to the new capabilities and opportunities that will immediately become available for use in managing traffic and related day to day operations, especially during major events. Along with this increased exposure and hands on use, this first season will be a time when new and existing operating policies will be reviewed and/or developed. The increased visibility and opportunities this TCC will offer in terms of becoming a central command and coordination center for Park City, will over the next few years result in a gradual increase in the reliance and demand on the services offered.

17.1. General Requirements

The following requirements apply to all staff that will be working at the Park City Traffic Control Center.

17.1.1. Criminal Background Check

All staff working inside the Park City Public Safety Building (Police Department) will be required to pass a criminal background check. This will require fingerprint identification and a filling out the required application form 1 week prior to their scheduled shift.

17.1.1. Familiar with Local Roads & Agencies

All staff should be very familiar with the local roads, tourist / ski areas and events. They should also be familiar with local agencies.

17.2. Schedule Requirements

The scheduling requirements are detailed in the sections below.

17.2.1. Split Shift

Some staff will be required to work during peak periods. Depending on the hours of operation, this may require staff to work a split shift from 6:00 AM – 10:00 AM and then 3:00 PM – 7:00 PM. These times will vary depending on the season, day of the week, and weather.

17.2.1. Extended Hours of Operation

If extended hours of operations are required, this will require three full time ATMS operators to cover weekday and weekend shifts. This assumes the TCC will be open from 6:00 AM – 10:00 PM, 7 days per week.

17.2.1. Weekends

Staff may be required to work during peak periods and may include weekends.

17.2.2. Holidays

Staff will be required to work during peak periods and may include all major holidays.



17.3. ATMS Operator

The critical importance of this first season is to introduce and involve all local stakeholders (Park City Streets & Traffic, Police, Ski Resorts, Business owners, etc.) to the features and capabilities of the TCC. As a minimum this should include development of a mechanism for sharing real-time updates of conditions that may affect all stakeholder entities and their respective operations. Examples include accident / lane closures on major ingress / egress routes; impending weather events; vehicle / pedestrian congestion points; and so on. Starting day one, this TCC needs to be operational, hence it is critical that an operator be employed with the following credentials:

17.3.1. UDOT ATMS Software

The person filling this position should be familiar with the existing UDOT ATMS software including device ownership and permissions. Tasks include monitoring and controlling the TCC displays for the benefit of decision makers (i.e., Police traffic command, streets maintenance supervisor, public information officer, etc.). These decision makers are envisioned to be users of the information, but most likely will not have the appropriate experience or credentials to control the system software, hence the need for a skilled operator).

17.3.1. Strong Communication Skills

The TCC will become a high profile / visible center on day one. It is not unlikely that press briefings will be conducted from this room, hence it is important that the operator possess professional skill sets. Moreover, it is envisioned that the primary role of this operator will be to serve as the interface and liaison between stakeholders (i.e., answering phones, disseminating alerts, providing real-time updates to chat or similar discussion groups) and interfacing with city officials in response to requests for detailed information, device control, video displays, etc.)

17.3.2. Writing & Technical Skills

It is expected that after stakeholders gain hands on experience with the system capabilities, a role of this operator will be to convert these “lessons learned” experiences into a user’s guide and/or operating manual. Capturing and documenting successful procedures into an operations manual will be a valuable resource for subsequent years. This is especially important when the procedures are used infrequently (i.e., traffic management during Sundance) to ensure past successes are remembered, and past mistakes are not repeated due to infrequent use and/or staff turnover.



17.4. Road Weather Specialist / Meteorologist

Road weather and the impacts from storms on traffic conditions are of significant concern during the winter, hence strong planning and a global awareness to all operational entities will return significant benefits. Embedding a road weather specialist / meteorologist in the TCC during special events and in advance of major storms is recommended. This meteorologist should possess all the skills of an ATMS Operator (i.e., fluent with the UDOT ATMS software) as well as their road weather operational expertise including a forecasting knowledge of the Park City area.

Benefits from the embedment of this person into the TCC will allow stakeholder operations personnel to understand storm impacts well before the impacts occur. Examples include notification of changes in the variable speed limits or chain restrictions prior to their occurrence; the rescheduling / cancellation of maintenance crews when storm conditions / timing changes; or in the summer months the impacts from lightning and heavy rain on an outdoor event.



18. STAFFING SCHEDULE & OPERATIONAL BUDGET – FY 2018

This budget is for the current fiscal year and assumes operations start on November 1, 2018 and continue thru June 30, 2019. The alternatives listed below demonstrate the budget requirements linked to the desired level of service and hours of operation.

Period	Weeks	Days Per Weeks	Hours Per Day	Hours	Rate (Burdened)	Cost
FY 2018 (Nov 1 – Jun 30)						
ALTERNATIVE A – EXTENDED HOURS - 32 Week + Special Events + Holidays + Weather Events						
ATMS Operator (Full Time - Weekdays & Weekends)	32	7	16	3,584	\$52	\$186,368
ATMS Operator (Weekends Only - Sat/Sun)	0	0	0	-	\$52	\$0
ATMS Operator (Special Event Days)	1	15	16	240	\$52	\$12,480
ATMS Operator (Holidays)	1	7	16	112	\$52	\$5,824
Road Weather Specialist (Weather Events)	1	12	16	192	\$125	\$24,000
				EXTENDED HOURS		\$228,672
ALTERNATIVE B – AM PM PEAK ONLY - 32 Weeks Split Shift + Special Events + Holidays + Weather Events						
ATMS Operator (Full Time - Weekdays & Weekends)	32	7	8	1,792	\$52	\$93,184
ATMS Operator (Weekends Only - Sat/Sun)	0	0	0	-	\$52	\$0
ATMS Operator (Special Event Days)	1	15	8	120	\$52	\$6,240
ATMS Operator (Holidays)	1	7	8	56	\$52	\$2,912
Road Weather Specialist (Weather Events)	1	6	8	48	\$125	\$6,000
				AM PM PEAK ONLY		\$108,336
ALTERNATIVE C – ALL WINTER - 13 Weeks Full Time Winter Split Shift + Special Event Days + Holidays						
ATMS Operator (Full Time - Weekdays & Weekends)	13	7	8	728	\$52	\$37,856
ATMS Operator (Weekends Only - Sat/Sun)	0	0	0	-	\$52	\$0
ATMS Operator (Special Event Days)	1	15	8	120	\$52	\$6,240
ATMS Operator (Holidays)	1	7	8	56	\$52	\$2,912
Road Weather Specialist (Weather Events)	0	0	0	-	\$125	\$0
				ALL WINTER		\$47,008
ALTERNATIVE D – PEAK WINTER - 6 Weeks Split Shift + 7 Weekends Only + Special Event Days + Holidays						
ATMS Operator (Full Time - Weekdays & Weekends)	6	7	8	336	\$52	\$17,472
ATMS Operator (Weekends Only - Sat/Sun)	7	2	8	112	\$52	\$5,824
ATMS Operator (Special Event Days)	1	15	8	120	\$52	\$6,240
ATMS Operator (Holidays)	1	7	8	56	\$52	\$2,912
Road Weather Specialist (Weather Events)	0	0	0	-	\$125	\$0
				PEAK WINTER		\$32,448

19. STAFFING SCHEDULE & OPERATIONAL BUDGET – FY 2019

This budget is for the next fiscal year and assumes operations start on July 1, 2019 and continue thru June 30, 2020. The alternatives listed below demonstrate the budget requirements linked to the desired level of service and hours of operation.

Period	Weeks	Days Per Weeks	Hours Per Day	Hours	Rate (Burdened)	Cost
FY 2019 (Jul 1 – Jun 30)						
ALTERNATIVE A – EXTENDED HOURS - 52 Weeks + Special Events + Holidays + Weather Events						
ATMS Operator (Full Time - Weekdays & Weekends)	52	7	16	5,824	\$52	\$302,848
ATMS Operator (Weekends Only - Sat/Sun)	0	0	0	-	\$52	\$0
ATMS Operator (Special Event Days)	1	15	16	240	\$52	\$12,480
ATMS Operator (Holidays)	1	10	16	160	\$52	\$8,320
Road Weather Specialist (Weather Events)	1	12	8	96	\$125	\$12,000
				EXTENDED HOURS		\$335,648
ALTERNATIVE B – AM PM PEAK ONLY - 52 Weeks Split Shift + Special Events + Holidays + Weather Events						
ATMS Operator (Full Time - Weekdays & Weekends)	52	7	8	2,912	\$52	\$151,424
ATMS Operator (Weekends Only - Sat/Sun)	0	0	0	-	\$52	\$0
ATMS Operator (Special Event Days)	1	15	8	120	\$52	\$6,240
ATMS Operator (Holidays)	1	10	8	80	\$52	\$4,160
Road Weather Specialist (Weather Events)	1	6	8	48	\$125	\$6,000
				AM PM PEAK ONLY		\$167,824
ALTERNATIVE C – ALL WINTER - 13 Weeks Full Time Winter Split Shift + Special Event Days + Holidays						
ATMS Operator (Full Time - Weekdays & Weekends)	13	7	8	728	\$52	\$37,856
ATMS Operator (Weekends Only - Sat/Sun)	0	0	0	-	\$52	\$0
ATMS Operator (Special Event Days)	1	15	8	120	\$52	\$6,240
ATMS Operator (Holidays)	1	10	8	80	\$52	\$4,160
Road Weather Specialist (Weather Events)	0	0	0	-	\$125	\$0
				ALL WINTER		\$48,256
ALTERNATIVE D – PEAK WINTER - 6 Weeks Split Shift + 7 Weekends Only + Special Event Days + Holidays						
ATMS Operator (Full Time - Weekdays & Weekends)	6	7	8	336	\$52	\$17,472
ATMS Operator (Weekends Only - Sat/Sun)	7	2	8	112	\$52	\$5,824
ATMS Operator (Special Event Days)	1	15	8	120	\$52	\$6,240
ATMS Operator (Holidays)	1	10	8	80	\$52	\$4,160
Road Weather Specialist (Weather Events)	0	0	0	-	\$125	\$0
				PEAK WINTER		\$33,696

Council Agenda Item Report

Meeting Date: August 30, 2018

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Resolution

Agenda Section: NEW BUSINESS

Subject:

Consideration to Adopt Resolution No. 23, a Resolution Approving Entry into the Central Wasatch Commission Interlocal Agreement, and Approval of a First Amendment to the Central Wasatch Commission Interlocal Agreement between Park City Municipal Corporation and Summit County
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Central Wasatch Commission Entry Staff Report](#)

[Attachment A: CWC Resolution](#)

[Attachment B: Mountain Accord Interlocal Agreement](#)

City Council Staff Report



Subject: Consideration and possible adoption of a Resolution Approving Entry into the Central Wasatch Commission Interlocal Agreement and Approval of a First Amendment to the Central Wasatch Commission Interlocal Agreement between Park City Municipal Corporation and Summit County

Author: Matthew Dias

Department: Executive

Date: August 30, 2018

Type of Item: Administrative

Summary Recommendation

1. Adopt a resolution to approve entry as an Additional Member into the Central Wasatch Commission Interlocal Agreement;
2. Officially nominate Mayor Beerman to serve as a “Member Commissioner” and thereby become the Park City representative on the Central Wasatch Committee Board; and
3. Approve the amendment to the Interlocal Agreement (ILA) with Summit County regarding the appointment of a Wasatch Back at-large representative to the Central Wasatch Commission.

Executive Summary

The Central Wasatch Commission (CWC) has approved Park City’s request to have its own voting seat if Council approves the (attached) resolution. If the resolution is approved, the ILA amendment (attached) would, in turn, provide Summit County the exclusive right to nominate the Wasatch Back Commissioner for as long as Park City maintains its ability to vote on matters before the Central Wasatch Committee Board.

In the event that Park City were to lose its standing or right to vote on matters before the CWC Board, the amendment to the ILA with Summit County would automatically terminate and the terms of the August 2017 would be restored, leaving Park City and Summit County to alternate every two years in nominating a representative to serve as the Wasatch Back Commissioner on the CWC Board.

The Summit County Council will also need to adopt the amendment to the ILA.

Background

- In February 2014, the Mountain Accord was established to bring together different interests in a collaborative manner to settle decades of conflict over land use and other issues, and create a sustainable plan for the preservation of the Central Wasatch Mountains. This collaboration included representatives from federal, state and local government, environmental advocacy groups, and private interests.

- As an outcome of this two-year process, an agreement (the “Accord”) was established and signed by all the parties on August 3, 2014, officially forming a lasting plan to address issues such as transportation, environmental impacts, and trails and infrastructure in the Central Wasatch.
- Park City and Summit County were active participants in the stakeholder group working on the Accord. Mayor Beerman, then a Council member, represented Park City on the Mountain Accord’s Executive Committee, which signed the final agreement.
- In 2017, the Central Wasatch Commission, an interlocal agency and political subdivision of the State, was formed to implement the actions outlined in the Accord and to continue the Mountain Accord’s public engagement, transparency and consensus building. Originally, the Commission had a six-member board, which included Salt Lake City, Salt Lake County, Sandy City, City of Cottonwood Heights, and individuals representing UDOT and the Wasatch Back, respectively. It was left to Summit County and Park City to determine a process for choosing the Wasatch Back representative.
- On August 2, 2017, Park City adopted an ILA with Summit County to set up the process whereby Park City and Summit County would nominate a Wasatch Back Commissioner (defined in the Interlocal Agreement) to the Commission. Both entities appointed Mayor Andy Beerman to serve first in this role.
- In 2018, the CWC Board received interest from the Town of Alta and Summit County to join the Board. As a result, Park City applied for its own seat in order to allow Summit County to manage the Wasatch Back seat.
- In August 2018, Park City’s application, along with applications from the Towns of Alta and Millcreek, were formally approved by the CWC Board and the legislative bodies of the four original members (Salt Lake City, Salt Lake County, Sandy City, and Cottonwood Heights). With approval of Park City’s seat, it was decided that Summit County should have exclusive right to nominating the Wasatch Back Commissioner provided Park City’s seat remains independent and they continue to have a separate vote on the Commission.
- The CWC hopes to have all the new members formally seated on the Board by the September 2018 Commission meeting, which is why the County Council is being asked to take these two actions at the August 29 Council meeting.

Previous CWC Staff Reports:

<u>Date</u>	<u>Item</u>
June 8, 2017	<u>New Business – Adoption of ILA with CWW</u>
August 3, 2017	<u>New Business – Adoption of the ILA with Summit County</u>

Alternatives for City Council to Consider

1. Recommended Alternative: Approve:

- a. Adopt a resolution approving Park City's entry into the Central Wasatch Commission Interlocal Agreement as an Additional Member of the CWC;
- b. Officially nominate Mayor Beerman to serve as a voting Member Commissioner of the CWC Board to represent Park City's interests ; and
- c. Approve the amendment to the Interlocal Agreement (ILA) with Summit County regarding the Wasatch Back representative to the Central Wasatch Commission.

2. Null Alternative: Council could choose to do nothing; Park City would not become an Additional Member of the CWC and would lose its ability to vote on matters before the CWC Board, and the August 2017 ILA with Summit County would remain in effect as written.

Department Review

Executive and Legal

Funding Source

No funding is necessary for these actions.

Attachments

- A Resolution – Park City's entry into the CWC
- B ILA Amendment – Amends the terms to provide Summit County to nominate the Wasatch Back Commissioner

PARK CITY MUNICIPAL CORPORATION

RESOLUTION No. 23

A RESOLUTION APPROVING ENTRY INTO THE CENTRAL WASATCH COMMISSION INTERLOCAL AGREEMENT

WHEREAS, the Central Wasatch Commission (the “CWC”) is an interlocal entity that was formed effective 29 June 2017 pursuant to the “Central Wasatch Commission Interlocal Agreement” (the “ILA”) among Salt Lake County, Salt Lake City, Sandy City and the city of Cottonwood Heights (each, a “Member,” and collectively, the “Members”); and

WHEREAS, the CWC will, *inter alia*, recommend a suite of actions to be implemented, in coordination with and subject to local jurisdictional authority, to ensure that future generations can enjoy the activities provided by the Central Wasatch Mountains, while preserving watershed and natural environments; and

WHEREAS, the ILA authorizes the admission of additional Members (“Additional Members”) to the CWC following (a) approval by a majority of the CWC’s governing body (the “Board”); (b) unanimous approval by the CWC’s current Members; (c) approval of the ILA by the governing body of the proposed Additional Member; and (d) execution and delivery of a counterpart of the ILA by the proposed Additional Member; and

WHEREAS, Park City Municipal Corporation (the “City”), has applied to become an Additional Member of the CWC (the “Application”); and

WHEREAS, the Application has been approved by majority vote of the Board and by the governing bodies of all of the CWC’s current Members; and

WHEREAS, the City’s governing body (the “Council”) met in regular session on 30 August 2018 to consider, among other things, (a) approving the City’s admission as an Additional Member of the CWC; (b) approving the City’s entry into the ILA; (c) authorizing the City’s mayor and Recorder to execute and deliver to the CWC a counterpart of the ILA in the form attached as an exhibit to this resolution; and (d) appointing an elected official of the City to serve as a Member Commissioner of, and to represent the City’s interests on, the Board; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interests of the health, safety and welfare of the City’s residents to so act;

NOW, THEREFORE, BE IT RESOLVED by the Park City Council that the City’s (a) admission as an Additional Member of the CWC is hereby approved; (b) entry into the ILA is hereby approved; and (c) mayor and Recorder are authorized and directed to execute and deliver to the CWC a counterpart of the ILA in the form attached as an exhibit to this resolution; and be it

FURTHER RESOLVED by the Park City Council that Mayor Andy Beerman, a currently serving elected official of the City, is hereby appointed to serve as a Member Commissioner of, and to represent the City's interests on, the Board.

Resolution No. 23, shall take effect immediately upon passage.

PASSED AND APPROVED effective August 30, 2018.

ATTEST:

PARK CITY COUNCIL

By: _____
Michelle Kellogg, City Recorder

By: _____
Andy Beerman, Mayor

VOTING:

Becca Gerber Yea ____ Nay ____

Tim Henney Yea ____ Nay ____

Steve Joyce Yea ____ Nay ____

Lynn Ware Peek Yea ____ Nay ____

Nann Worel Yea ____ Nay ____

**FIRST AMENDMENT TO THE CENTRAL WASATCH COMMISSION INTERLOCAL
AGREEMENT BETWEEN PARK CITY MUNICIPAL CORPORATION AND SUMMIT
COUNTY**

THIS **FIRST AMENDMENT** (the “Amendment”) is made and entered into this _____ day of August, 2018 (the “Effective Date”), by and between **PARK CITY MUNICIPAL CORPORATION**, a municipal corporation of the State of Utah, whose address is 445 Marsac Avenue, Post Office Box 1480, Park City, Utah (hereinafter “Park City”) and **SUMMIT COUNTY**, a political subdivision of the State of Utah, whose address is 60 N. Main Street, P.O. Box 128, Coalville, Utah 84017, (hereinafter “Summit County”). Each is individually referred to as a “Party” and collectively as the “Parties.”

RECITALS

WHEREAS, Park City and Summit County entered into that certain Central Wasatch Commission Interlocal Agreement Between Park City Municipal Corporation and Summit County, dated August 2017 (the “Interlocal Agreement”); and,

WHEREAS, the Central Wasatch Commission (the “Commission”) was formed to implement the principles of the Mountain Accord (defined in the Interlocal Agreement); and,

WHEREAS, the purpose of the Interlocal Agreement was to set up the process whereby Park City and Summit County could nominate a Wasatch Back Commissioner (defined in the Interlocal Agreement) to the Board of the Central Wasatch Commission; and,

WHEREAS, Park City has become an Additional Member of the Commission and will have a Member Commissioner to represent Park City’s interests on the Commission Board; and,

WHEREAS, Summit County shall have the exclusive right to nominate a Wasatch Back Commissioner while Park City retains its standing as an Additional Member of the Commission; in the event that Park City’s standing as a Member of the Commission terminates or Park City otherwise loses its ability to vote on Commission matters, this Amendment shall terminate without further action and the original terms and conditions of the August 2017 Interlocal Agreement shall be restored; and,

NOW THEREFORE, BE IT RESOLVED, that Summit County and Park City enter into this Amendment under the provisions of the *Interlocal Cooperation Act*, Utah Code Ann. (“UCA”) §11-13-101, *et. seq.* to foster the legitimate interests of the Parties actively working together with respect to the implementation of the Mountain Accord by the Commission. The Parties recognize that decisions and actions of the Commission transcend political jurisdictional boundaries, and intergovernmental coordination is essential for protecting the greater Park City resort community. The Parties therefore agree that the following sections of the Interlocal Agreement are deleted in form and substance, and replaced by the following replacement sections:

1. **PURPOSE.** To allow for the nomination of the Wasatch Back Commissioner to the Commission and to ensure that the best interests of the Parties are represented as the Commission implements the Mountain Accord.

2. **WASATCH BACK COMMISSIONER.** Summit County shall have the exclusive right to nominate a Wasatch Back Commissioner. In the event that Park City's standing as an Additional Member of the Commission terminates or Park City otherwise loses its ability to vote on Commission matters, this Amendment shall terminate without further action and the original conditions of the August 2017 Interlocal Agreement shall be restored.

3. **MOUNTAIN ACCORD TASK FORCE.** The Parties shall form and participate in a Mountain Accord Task Force (the "Task Force"). The Task Force shall consist of the following members: the Park City Manager, the Park City Mayor, a Park City Councilmember, the Summit County Manager, the Summit County Council Chair, and a Summit County Council member. The Task Force may invite their respective staff members, which may include representatives of planning, legal, engineering, and economic development and other representatives from the state and other affected entities to participate in the Task Force, as the Parties mutually agree. The Task Force shall be dedicated to vetting issues pertinent to the Commission. The Task Force shall periodically report to both the Park City Council and Summit County Council.

IN WITNESS WHEREOF the Parties hereto have caused this Amendment to be executed the day and year first hereinabove written.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, Mayor

Attest:

Michelle Kellogg, City Recorder

Approved as to Form:

Mark D. Harrington, City Attorney

SUMMIT COUNTY

Kim Carson
County Council Chair

Attest:

Kent Jones
County Clerk

Approved as to Form:

David L. Thomas
Chief Civil Deputy

Council Agenda Item Report

Meeting Date: August 30, 2018

Submitted by: Rhoda Stauffer

Submitting Department: Community Development

Item Type: HA

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve the Mitigation Plan to Fulfill the Affordable Housing Obligation Generated by the Kings Crown at Park City Project
(A) Public Hearing (B) Action

Suggested Action:

Approval of Recommendation from Planning Commission

Attachments:

[Kings Crown Affordable Housing Staff Report](#)

[Exhibit A - Pricing Proposal](#)

[Exhibit B- Kings Crown Proposal](#)

[Exhibit C - Kings Crown Timeline](#)

[Exhibit D - Housing Plan Action Letter](#)

[Exhibit F - Affordable Building Floor Plans](#)

[Exhibit G -Sales Price Calculations](#)



Housing Authority Staff Report

Subject: Affordable Housing Mitigation Plan for Kings Crown at Park City Project
Author: Rhoda J. Stauffer, Affordable Housing Program
Date: August 30, 2018
Type of Item: Administrative

Summary Recommendation

Staff recommends that the Housing Authority review the Planning Commission's recommendation, hold a public hearing, and approve the mitigation plan to fulfill the affordable housing obligation generated by the Kings Crown at Park City project including a waiver of timing requirements.

Acronyms

AMI Area Median Income
CO Certificate of Occupancy
HOA Home Owners Association
HUD Department of Housing and Urban Development
LLC Limited Liability Corporation
MPD Master Planned Development
SF Square Feet

Background and Analysis

In accordance with [Park City Housing Resolution 03-2017](#), development agreements resulting from MPDs trigger a housing obligation of 15% of the number of residential units built and/or 20% of employees generated in commercial projects. This project does not have any commercial units. CRH Partners, LLC are developing Kings Crown at Park City, a project that is entirely residential, with 57 market residential units, including:

- 23 Condominiums in three buildings;
- 7 townhomes; and
- 27 single family lots.

On January 10, 2018, the Park City Planning Commission approved the MPD for the Kings Crown at Park City project ([staff report linked here](#), page 57) and entered into a [Development Agreement](#) ratified by the Planning Commission on June 13 and recorded on June 14, 2018. Prior to the issuance of building permits for the Project, paragraph 2.7 of the Development Agreement requires an affordable housing plan to be proposed and approved by Planning Commission & Housing Authority. The Affordable Housing Mitigation Plan addresses the impacts of the development on the need for affordable housing. Pursuant to Section 8 of the Resolution, to calculate the affordable housing obligation, 15% of the total residential units proposed (57), which equals 8.55 Affordable Unit Equivalents (AUEs). One AUE is equal to a 900 SF net livable space two-bedroom unit or 7,695 SF.

The Applicant proposes to build 8.5789 AUEs (7,721 SF) comprised of seven (7) two and three bedroom units varying in size from 997 SF to 1,377 SF all within one building. In addition, the Applicant proposes to build an additional eight (8) attainable units (150% AMI, HUD Income Limits). The Applicant proposes to price the seven affordable units at an average household AMI of 76% (\$57,834 to \$85,680 annual household income based on the Resolution definition of household size) and the remaining eight units attainable to 150% of AMI depending on HUD defined household size (\$128,520

to \$160,650 annual household income based on HUD Income Limits). In accordance with Section 17.C of [Park City Housing Resolution 03-2017](#), the sale price shall be calculated according to the following guidelines: mortgage payment for the Owner Occupied Unit, including principal, interest, taxes and insurance ("PITI"), shall not exceed 30% of the Target Household Income. The assumptions used to calculate the sales price shall be: (i) a 5% down payment; (ii) a 30-year term; and (iii) an interest rate equal to the prevailing FirstHome rate, or its program equivalent, of the Utah Housing Corporation (www.utahhousingcorp.org). The pricing listed in Exhibit A attached is based on this formula and also takes into consideration likely HOA fees. Exhibit G includes a calculation spreadsheet.

The Applicant proposes to build the affordable/attainable building to green building standards as listed in Section 9.B.5 of the Housing Resolution 03-2017.

The [2017 Housing Assessment and Plan](#) (page 7) identified the average household size in Park City as 2.3 individuals and housing preferences from a number of focus groups and surveys conducted for the Plan indicated a need for primarily 2 & 3 bedroom units. In addition, while the greatest need is for low-income units (51 to 80% of AMI), Park City's current housing market is only affordable to households earning \$200,000 or more annually. Therefore, there is a need for attainable units up to 150% of AMI. The Deed Restrictions for the attainable units will include all other conditions in our most current deed restrictions with the only change being the maximum household income limits.

To preserve affordability, one change staff requested, and the Applicant agreed to and Planning Commission approved, is to set the maximum increase in HOA dues at three percent (3%) rather than the originally proposed ten percent (10%). Initial HOA dues will be capped at an average of \$250 per month per unit excluding utilities and internet and/or an average of \$370 per month per unit including utilities and internet.

Section 9 Methods of Housing Requirement Compliance of [Park City Housing Resolution 03-2017](#) (linked here), requires that the housing obligation be fulfilled with the same type of units as the market units. Section 9 (A) states:

- *"Mixed: In developments where there is a mix of dwelling unit types such as: detached single-family, townhomes, duplexes or attached single-family, or multi-family condominium ... the required on-site Affordable Unit Equivalents shall also be a mix in the same proportion as the market rate dwelling units."*

The Applicant is requesting to use "Alternative Distribution Ratios" as is allowed in the same Section:

- *Alternative Distribution Ratios: Different unit distribution among the Affordable Unit Equivalents may be permitted on a case-by-case basis if doing so would accomplish additional benefits or result in a better design than not using the distribution of units provided for in this section.*

In this case, building a multi-unit building allows for more units. Rather than 4 townhomes, 1 single family home and 3.5 condominiums, 15 affordable/attainable units are being proposed. The plan to put all the affordable/attainable units in one building allows for more deed restricted units to be built. The Applicant is also proposing to plat the affordable/attainable building separately and create a separate HOA. This alleviates mortgage lending issues that can occur in mixed income communities and escalating HOA fees as a result of the market units.

The Applicant is requesting two waivers as permitted in Section 19 (Waivers. The City Council may waive all or part of the requirements of this Resolution in exchange for enhanced project affordability or livability including but not limited to the incorporation of sustainable building practices and systems in

the unit design and development.). One wavier for the Timing of Occupancy requirements identified in Section 11 of Park City Housing Resolution 03-2017, which states that the affordable units must be delivered in proportional timing to the market units. Construction Timing, which states that Affordable units shall be made available for occupancy on approximately the same schedule as a project's market units; except that Certificates of Occupancy...for the last ten percent of the market units shall be withheld until Certificates of Occupancy have been issued for all of the inclusionary units.

The Applicant will be drawing building permits first for the construction of the affordable/attainable building. Simultaneously, sales of the single family home lots will begin in order to garner the revenue for completion of construction on the affordable/attainable building. Once lots are sold, the Applicant won't be able to control how quickly a single family home is built and it is possible that one or more of the single family homes will receive their CO prior to that of the affordable/attainable building. The construction timing for single family homes is typically 10 months, while a multi-unit building is more complex and may require up to 18 months.

Therefore, the Applicant is requesting waivers and proposes the following to ensure that the affordable/attainable building is completed in a timely manner.

1. The Affordable Housing building will be the first building to draw a building permit.
2. No CO will be granted for the Crown Homes (market townhomes) prior to receiving the CO for the affordable/attainable building and all the Units within, comprising 12% of all market units
3. CRH will post a Performance Bond for 100% of the value of construction in a form acceptable to the City for the construction of the Affordable Housing building.

And finally, if the construction timing of the affordable housing building deviates more than 120 days from the proposed construction guideline (see attached timeline in Exhibit C), the Applicant shall appear before the Park City Housing Authority within 30 days to explain the timing discrepancy and propose a remedy. The Housing Authority shall at that time have the right to request that the applicant post a 100% cash (or cash equivalent) guarantee for the remaining portion of the affordable housing building to be constructed.

Alternatives for Housing Authority to Consider

1. **Recommended Alternative:** Approve Planning Commission's recommendation to approve Kings Crown at Park City Affordable Housing Mitigation Plan. **This is staff's recommendation.**

Pros

- a. Provides affordable housing for Park City's workforce.
- b. Meets Council's Critical Priority of more affordable housing.
- c. Also provides units at an attainable price for households above 100% of AMI.

Cons

- a. Doesn't address the need for rental units

Consequences of Selecting This Alternative

The King Crown at Park City project will provide not only the number of units required by the housing obligation; it will also meet the need for units affordable to households at 150% of AMI. It will meet three of Council Critical Priorities: Housing, Transportation and Energy.

2. **Approval with Revisions:** The Housing Authority could approve with specified revisions.
3. **Null Alternative:** The Housing Authority could choose to deny Planning Commission's recommendation to approve.

Pros

- a. A different proposal could be requested.

Cons

- a. Delays will occur in the development of affordable/attainable housing for the community.

Department Review

This report has been reviewed by the Community Development and Executive departments and the City Attorney's Office

Funding Source

There is no funding source needed for this project.

Attachments

- Exhibit A – Proposed Pricing chart
- Exhibit B – Kings Crown at Park City Affordable Housing Mitigation plan.
- Exhibit C – Proposed construction timeline
- Exhibit D – Draft Affordable Housing Mitigation Plan Approval
- Exhibit E – Project [Site Plans](#) linked here
- Exhibit F – Floor Plans for the affordable building
- Exhibit G – Pricing Calculations

Exhibit A – Pricing for Kings Crown at Park City

- Shaded rows = affordable units are priced affordable an average household AMI of 76% --(annual income of \$57,834 to \$85,680)
- Un-shaded rows = attainable units priced affordable to 150% of AMI per HUD calculations (annual household income of \$128,520 to \$160,650)

Unit #	Sq Ft	# of Bedrms	Sales Price	Max Hshold Income
A-101	1,349	3	\$ 303,647	\$ 85,680
A-102 ADA	1,000	2	\$ 197,881	\$ 57,834
A-201	1,000	2	\$ 239,122	\$ 67,473
A-202	998	2	\$ 239,122	\$ 67,473
A-203	1,377	3	\$ 303,647	\$ 85,680
A-303	1,000	2	\$ 263,841	\$ 77,112
A-304	997	2	\$ 263,841	\$ 77,112
affordable units total	7,721		\$ 1,811,101	
max total sales price @ 80% AMI per Resolution household size			\$ 1,901,120	
average % AMI sales price			76%	
A-301	989	2	\$ 512,404	\$ 144,585
A-302	987	2	\$ 512,404	\$ 144,585
A-401	671	1	\$ 455,470	\$ 128,520
A-402	959	2	\$ 512,404	\$ 144,585
A-403	1,174	3	\$ 569,338	\$ 160,650
A-404	1,189	3	\$ 569,338	\$ 160,650
A-501	1,160	3	\$ 569,338	\$ 160,650
A-502	1,163	3	\$ 569,338	\$ 160,650
attainable units total @ 150% AMI per HUD income limits	8,292		\$ 4,270,034	
additional storage	736			
Total	16,749			

July 16, 2018

Anne Laurent, Community Development Director
Jason Glidden, Economic Development Program Director
Rhoda Stauffer, Affordable Housing Project Manager
Francisco Astorga, Senior Planner

Park City Municipal Corporation
PO Box 1480
Park City, Utah 84060

RE: Kings Crown Affordable Housing

Dear Anne, Jason, Rhoda and Francisco,

Pursuant to our conversations and correspondence, we are respectfully submitting this affordable housing proposal for the Kings Crown at Park City project. Hopefully this proposal will fulfill the necessary requirements to satisfy our affordable housing obligations that have been incurred as a result of our entitlement for the development. We are submitting this plan with the clear understanding that it is subject to your review and the Park City Housing Authority's ratification. In that vein, we welcome any comments you may have on how to make this a better plan.

Kings Crown Affordable Housing Obligation

On February 1st, 2018, the Park City Council ratified the MPD for the Kings Crown at Park City project. One of the Conditions of Approval is to develop and submit an Affordable Housing Plan to mitigate the project's impacts on the community's resources. It is well-established that in a community like Park City, where the service economy dominates and real estate is at a premium, the affordable housing need is very acute.

Referencing the PCMC Affordable Housing Code, the requirement for residential affordable housing is relatively straightforward at 15% of the density allocation. The commercial component of the Affordable Housing Code is more complex, with employee generation numbers being the driving factor. The Kings Crown project, as approved, has no commercial component. The Kings Crown project MPD has been approved for 57 residential units. The Affordable Housing Code requires that the applicant construct 15% of the total number of units approved as affordable housing. This equals 8.55 Affordable Unit Equivalents (AUE). An AUE is defined as 900 square feet of living space (exclusive of parking, mechanical and circulation). $8.55 \text{ AUEs} \times 900 \text{ sqft} = 7,695 \text{ sqft}$ of affordable housing obligation.

Kings Crown Affordable Housing Proposal

The Kings Crown project is proposing to construct ~~7,695~~ 7,721 sqft of affordable housing living space with an additional 8,795 sqft of attainable housing living space. This meets our affordable housing obligation and provides extra attainable housing as well.

All of the affordable housing is located in one building, Building A, on the Master Plan. The building is located on-site and will be the first building to draw a building permit, thus eliminating the concern of unbuilt affordable housing obligations that have caused issues in Park City with previous developments.

The primary reason that all of the affordable units are located in one building is buyer financing. Principals of CRH were also Principals in Silver Star, a project with affordable housing located in it as well. A painful lesson we learned with Silver Star is that lenders do not like “mixed” buildings with affordable housing and other uses, such as market rate real estate. The restrictions placed on affordable housing, unfortunately, do not line up well with the demands of conventional financing. Traditional lenders require that loans be easily syndicated to Fannie Mae. Fannie Mae has strict guidelines regarding what they will and will not lend on and we found that the units in mixed developments did not fit “in the box” and were rejected time and again. By locating the affordable units in one building, and having a sub-HOA dictate the Covenants, Conditions, and Restrictions of that building, we are able to achieve a sellable product as far as lenders are concerned.

There are a total of 15 individual affordable/attainable units proposed. They range in size from 671 square feet to 1,349 square feet. The proposed sales price is the maximum sales price and will be lowered if there is not sufficient demand for the maximum price. The unit type, total square footage, AMI target, and the proposed price are outlined in Table 1.

Table 1. Type of Unit/Sqft/AMI Target/Maximum Price

Unit #	Sq Ft	# of Bedrms	Sales Price	Max Hshold Income
A-101	1,349	3	\$ 303,647	\$ 85,680
A-102 ADA	1,000	2	\$ 197,881	\$ 57,834
A-201	1,000	2	\$ 239,122	\$ 67,473
A-202	998	2	\$ 239,122	\$ 67,473
A-203	1,377	3	\$ 303,647	\$ 85,680
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affordable units total	7,721		\$ 1,811,101	
max total sales price @ 80% AMI			\$ 1,901,120	
average % AMI sales price			76%	
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A-401	671	1	\$ 455,470	\$ 128,520
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A-404	1,189	3	\$ 569,338	\$ 160,650
A-501	1,160	3	\$ 569,338	\$ 160,650
A-502	1,163	3	\$ 569,338	\$ 160,650
attainable units total @ 150% AMI per HUD income limits	8,292		\$ 4,270,034	
additional storage	680			
Total	16,693			

*Gray = affordable units

*White = attainable units

The sales price for the affordable and attainable units was calculated using guidelines provided by Park City Municipal Corporation. The mortgage payment for the Owner-Occupied Unit, including principal, interest, taxes, and insurance ("PITI"), shall not exceed 30% of the Target Household Income. The assumptions used to calculate the sales price shall be: (i) a 5% down payment; (ii) a 30-year term; and (iii) an interest rate equal to the prevailing FirstHome rate, or its program equivalent, of the Utah Housing Corporation at the time of the offer.

Mitigating Factors

100% of the Kings Crown affordable housing units are proposed be constructed on-site. This is very unusual and is recognized by the LMC as the ideal situation regarding affordable housing fulfillment. Locating the affordable housing on-site, particularly in Old Town, helps in a variety of ways: traffic trips are reduced, vitality and vibrancy are maintained in the heart of Park City, and public transit is readily accessible, to name a few of the benefits. On-site construction is listed as the highest priority for meeting the LMC affordable housing requirements.

As mentioned above, the Kings Crown proposal fulfills the required affordable housing requirement as outlined in the LMC and provides additional attainable housing. This is separate from mechanical space, circulation and parking. Additionally, all of the required parking is located on-site and in an enclosed underground garage. There are 18 parking spaces required and 18 parking spaces provided. In addition, CRH has provided a large storage area where residents can store their bikes, ski gear, etc. Each unit owner will have a private space separated by meshed fencing. This is located on the first floor (above parking) and to the west side of the building.

The affordable housing owners will not have a locker in, nor access to the ski clubhouse area. The ski club amenity is provided as a benefit to the market buyers to enhance the ski-in, ski-out experience. The cost of upkeep and maintenance of the facility is borne by the market rate buyers. In an effort to keep the HOA dues costs down for the affordable owners, as well as maintain an exclusive experience for the market rate owners, the ski club will be exclusively for the use of the market rate owners. The affordable unit owners will still be allowed to access the ski run adjacent to the ski club through the ski access stairs. In order to keep the affordable housing costs down, the HOA fees will not increase by more than ~~10~~3% annually.

The fact that the property is located directly adjacent to the Kings Crown ski run and the Park City Resort base area is extraordinary. There are very few opportunities such as this in all of North American ski country. This gives potential owners the chance to live at the base of one of the greatest ski mountains in the world and experience all that it has to offer. Public transit is less than 100 meters away and virtually all of downtown is within walking distance. There are grocery stores, drug stores and coffee shops all within a short walk or bike ride. This is truly a unique opportunity for potential buyers and gives them an opportunity to live and work within Park City limits right where the activity is.

We will ensure the buyers will be qualified according to the City's qualified buyer criteria and approved by Park City Municipal Corporation: The qualified buyer criteria is as follows:

1. A person who does not own any other real property
2. A household with an income that is 80% or less of the area median income for affordable units, or 150% or less of the AMI for attainable units
3. The combined net worth of the persons eighteen years of age and older in the household does not exceed an amount equal to five times the area median income
4. A household which has a minimum of one adult who meets one of the following criteria:
 - a) A full-time (aggregate of 30 hours of employment per week) employee of an entity or entities located within the Park City School District boundaries
 - b) An owner or owner's representative of a business or entity with a primary place of business within the Park City School District boundaries
 - c) A retired person who was a full-time employee of an entity located within the Park City School District boundaries for at least two continuous years immediately preceding his or her retirement
 - d) A person who is unable to work or does not have a work history required under subsections (a) through (d) due to a disability

We will also ensure the units meet the affordable unit restrictions:

1. Appreciation is limited to 3% per year, compounding
2. Unit must be owner-occupied as the primary residence of the owner
3. Unit cannot be rented
4. Transfer of title is not allowed (nor incorporating into a trust)
5. Owner cannot purchase other property while owning a deed restricted unit

Timing of Occupancy

The timing of the occupancy of the Affordable Housing Building is important to the applicant as well as the City. The Affordable Building is proposed to be the first vertical building to draw a permit. The applicant intends to begin construction of the affordable housing building no later than April 1, 2019 and expects to be complete within 18 months following the start of construction. The Building is almost 30,000 square feet in size and comprises 15 units, so the construction is complex and will be lengthy (likely 18 months plus or minus). For that reason, we would like to propose some flexibility with Certificates of Occupancy as it relates to other buildings in the project.

Although the affordable housing resolution asks that the affordable units be ready for certificate of occupancy no later than the date of the initial occupancy of the free market portion of the project, because we are providing eight attainable units in addition to the seven required affordable units, we are requesting a waiver in relation to the certificate of occupancy requirement. The timeframe to build a 15 unit structure as opposed to a 7 unit structure will take longer and we cannot phase it because it is a single building. We are not asking for a waiver on all the units in the development. We're simply asking for a waiver on the Certificate of Occupancy for the single-family lots and the condo building.

Given most of the single family lots would host an approximately 2,000 square foot building and could be constructed within a 10-month timeframe, we are concerned that some single-family houses could "lap" the Affordable Housing Building and, since they will be owned by third parties, create legal problems for the applicant. So, we may be in a situation where we are requiring a Certificate of Occupancy for the single-family houses well in advance of being able to secure one for the Affordable Housing Building.

Because CRH Partners, LLC is selling the condo pad and not building the condos ourselves, we do not have control over when the actual condo building will be built. Because the condo building will pull a building permit after the affordable building and because it will be one or several larger structures, it will not catch up to the affordable building and will not need a Certificate of Occupancy before the affordable building. However, requiring the condo building to not get a certificate of occupancy in this housing plan will cloud the title and CRH will not be able to sell the condo pad to another builder/developer. In order to finance the affordable building, CRH needs the proceeds from the sale of the condo pad. The developer who buys the condo pad cannot get financing if there is language stating they cannot get a Certificate of Occupancy for their units until the affordable building has Certificate of Occupancy, because that is out of their control.

We are offering as a solution to that scenario the following:

1. The Affordable Housing building will be the first vertical building to draw a building permit.
2. We will not request a Certificate of Occupancy for the Crownhomes (7 townhomes) prior to a Certificate of Occupancy for the Affordable Building.
3. CRH will post a Performance Bond in a form acceptable to the City for the construction of the Affordable Housing building.

The performance bond will be put in place by our contractor (Big D, Mike Kerby 435-901-8864) to guarantee the completion of the affordable building. At the time of the drawing of the permit, we will present the City with a copy of our contract with Big D as well as proof of funds to complete. If the building is not completed by Big D, then the performance bond will guarantee the completion of the building.

The affordable units will receive a Certificate of Occupancy before any of the market rate units that CRH Partners are developing. As mentioned above, there is a chance a lot for a single family home could be sold and a home built before the affordable building is ready for occupancy, but that is out of our control. With the controls in place listed above, the affordable building will be completed and occupied before any other market rate units that CRH is building.

Construction Timing

There will be two phases in the construction of the Kings Crown development. Phase 1 includes the Affordable Building, the road, and the ski locker building. Phase 2 includes the townhomes and the condominium buildings. In order to finance Phase 1, the single-family lots will be sold to individual owners and the condo pad will be sold to a developer/builder.

The construction timing includes the affordable housing building starting first along with the sales of single family lots, sale of the condo pad, and the construction of the road and ski locker building. Second the condo building will be started. And third, the townhomes will be built, but will not receive a Certificate of Occupancy until the affordable building has received a Certificate of Occupancy. If the construction timing of the affordable housing building deviates more than 120 days from the proposed construction guideline, then the Applicant shall ~~first~~ appear before the Park City Housing Authority within 30 days to explain the timing discrepancy. ~~and the The Housing Authority Council~~ shall at that

time have the right to request that the applicant post a 100% cash (or cash equivalent) guarantee for the remaining portion of the affordable housing building to be constructed.

A chart of the construction timeline is attached.

We believe that the above will give the City comfort that the Applicant is intending to complete its affordable housing obligation, times two, in a timely and acceptable manner to the City.

Thank you for the opportunity to forward you this proposal. We appreciate your review of this report and look forward to discussing it with you. Please do not hesitate to contact us with any questions or comments you may have.

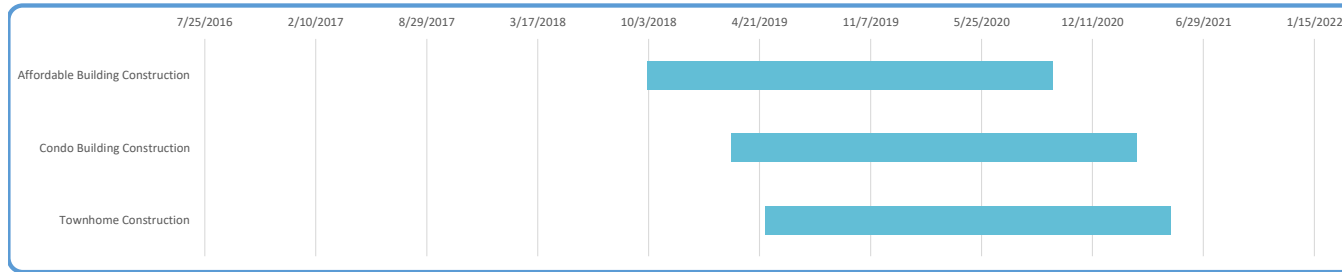
Sincerely,

CRH Partners, LLC

Rory Murphy
Chuck Heath
Hans Fuegi

Kings Crown Timeline

Task Name	Start Date	End Date	Duration
Affordable Building Construction	10/1/2018	10/1/2020	731
Condo Building Construction	3/1/2019	3/1/2021	731
Townhome Construction	5/1/2019	5/1/2021	731





DATE: _____

CRH Partners, LLC
1887 Gold Dust Lane
Park City, UT 84060
Attn: Hans Fuegi

NOTICE OF CITY COUNCIL ACTION

Description:	Affordable Housing Mitigation Plan
Project Title:	Kings Crown at Park City
Date of Action:	August 30, 2018

Summary of Recommendation

On August 30, 2018 Park City Housing Authority approved a recommendation made by the Planning Commission to approve a Housing Mitigation Plan proposed by CRH Partners, LLC. The Mitigation Plan proposes the construction and sale of 15 affordable/attainable deed restricted condominiums at Kings Crown at Park City. Seven units priced affordable to households earning an average of 76% of AMI are in fulfillment of the affordable housing obligation at Kings Crown at Park City. Eight attainable units priced affordable to 150% of AMI (in accordance with HUD Income Limits) are in excess of the generated housing obligation. Completed units will include one 1-bedroom unit, eight 2-bedroom units and six 3-bedroom units.

Findings of Fact:

1. The applicable Development Agreement was recorded June 14, 2018 for the Kings Crown Master Planned Development (MPD).
2. Housing Resolution 03-2017 Section 8 requires that affordable housing shall be provided equal to 15% of the market residential units in an MPD. The total residential units proposed in the MPD are fifty-seven (57), 15% of which equals 8.55 Affordable Unit Equivalents (AUEs). This requirement is met by providing 8.58 AUEs (7721 SF) of affordable housing averaging less than 80% of AMI. Each AUE is measured as 900 square feet of interior space.
3. The Housing Mitigation Plan was recommended for approval by the Planning Commission to the Park City Housing Authority on August 8, 2018. The plan was modified slightly after Planning Commission but the terms are substantially the same. The final version for approval is attached as Exhibit A with red-lined amendments to correct square footage and approved changes in the agreement.
4. The Applicant proposes a plan to build 7721 SF of affordable housing comprised of seven (7) two and three bedroom units varying in size from 997 SF to 1,377 SF all within one building. In addition, the Applicant proposes to build an

additional eight (8) attainable units (150% AMI, HUD Income Limits) in the same building of one to three bedroom units.

5. The Applicant proposes to price the seven affordable units at an average household AMI of 76% (\$57,834 to \$85,680 annual household income based on the Resolution definition of household size) and the remaining eight units attainable to 150% of AMI depending on HUD defined household size (\$128,520 to \$160,650 annual household income).
6. Under Section 9 of the Housing Resolution, Applicant is requesting to use Alternative Distribution Ratios so that instead of building 4 townhomes, 1 single family home and 3.5 condominiums, they build 15 affordable/attainable Units in one building.
7. Housing Resolution 03-2017 allows for waivers by the Housing Authority.
8. Unit descriptions as required by Housing Resolution 03-2017, Section 13 are attached here as Exhibit C.
9. The Applicant has requested the Housing Authority waive pursuant to Section 19 of Housing Resolution 03-2017 requirements related to construction timing and delivery of the affordable housing units, specifically Sections 11 (Timing of Occupancy) which states that the affordable units must be delivered in proportional timing to the market units & 14A (Construction of Market Units) which states that Affordable units shall be made available for occupancy on approximately the same schedule as a project's market units; except that Certificates of Occupancy ... for the last ten percent of the market units shall be withheld until Certificates of Occupancy have been issued for all of the inclusionary units.
10. The waiver provision states that the City Council may waive all or part of the requirements of this Resolution in exchange for enhanced project affordability or livability including but not limited to the incorporation of sustainable building practices and systems in the unit design and development.).
11. Applicant proposes 8 additional attainable units in order to enhance project affordability, pricing the affordable units with an overall average of 76% of AMI. The Applicant will build the affordable/attainable building to green building standards in compliance with Section 9.B.5 of Housing Resolution 03-2017.
- 12.: In addition, in order to meet the spirit of the housing resolution timing requirements, applicant proposes that:
 - a. CRH will post a Performance Bond in an amount equal to the construction cost and in a form acceptable to the City for the completion of the Affordable Housing building.
 - b. If the construction timing of the affordable housing building deviates more than 120 days from the proposed construction, the Applicant shall appear before the Park City Housing Authority within 30 days to explain the timing discrepancy and propose a remedy. The Housing Authority shall at that time have the right to request that the applicant post a 100% cash (or cash equivalent) guarantee for the remaining portion of the affordable housing building to be constructed.

Conclusions of Law:

1. The conditions of the Development Agreement between CRH Partners, LLC and Park City Municipal Corporation recorded on June 14, 2018 related to Affordable Housing has been met by this plan
2. This plan complies with Park City Housing Resolution 03-2017.
3. Housing Authority approves a waiver of the Housing Resolution timing of construction and delivery of the affordable housing units.

Conditions of Approval:

1. The Affordable Housing building will be the first building to draw a building permit.
2. No Certificate of Occupancy will be granted for the Crown Homes (market townhomes) prior to receiving the CO for the affordable/attainable building.
3. CRH will post a Performance Bond equal to the cost of construction and in a form acceptable to the City for the construction of the Affordable Housing building.
4. If the construction timing of the affordable housing building deviates more than 120 days from the proposed construction, the Applicant shall appear before the Park City Housing Authority within 30 days to explain the timing discrepancy and propose a remedy. The Housing Authority shall at that time have the right to request that the applicant post a 100% cash (or cash equivalent) guarantee for the remaining portion of the affordable housing building to be constructed.
5. Units will be sold at pricing as follows:

Unit #	Sq Ft	# of Bedrms	Sales Price	Max Hshold Income
A-101	1,349	3	\$ 303,647	\$ 85,680
A-102 ADA	1,000	2	\$ 197,881	\$ 57,834
A-201	1,000	2	\$ 239,122	\$ 67,473
A-202	998	2	\$ 239,122	\$ 67,473
A-203	1,377	3	\$ 303,647	\$ 85,680
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affordable units total	7,721		\$ 1,811,101	
max total sales price @ 80% AMI			\$ 1,901,120	
average % AMI sales price			76%	
A-301	989	2	\$ 512,404	\$ 144,585
A-302	987	2	\$ 512,404	\$ 144,585

A-401	671	1	\$	455,470	\$	128,520
A-402	959	2	\$	512,404	\$	144,585
A-403	1,174	3	\$	569,338	\$	160,650
A-404	1,189	3	\$	569,338	\$	160,650
A-501	1,160	3	\$	569,338	\$	160,650
A-502	1,163	3	\$	569,338	\$	160,650
attainable units total @ 150% AMI per HUD income limits	8,292			\$ 4,270,034		
additional storage	736					
Total	16,749					

6. Deed Restrictions shall be recorded against all 15 units in a form approved by the City Attorney.
7. CCRs for the Affordable/Attainable building will include a provision that HOA fees won't increase more than three percent (3%) per year.
8. Initial HOA dues shall not exceed an average of \$250 per month per unit excluding utilities and internet and/or an average of \$370 per month per unit including utilities and internet.
9. Units shall be sold to eligible households as defined in the recorded Deed Restrictions.
10. All sales shall be approved in writing by the City Affordable Housing Office.
11. Housing Authority waived the Housing Resolution 03-2017 construction timing and delivery of the affordable housing units Sections 11 and 14.A.

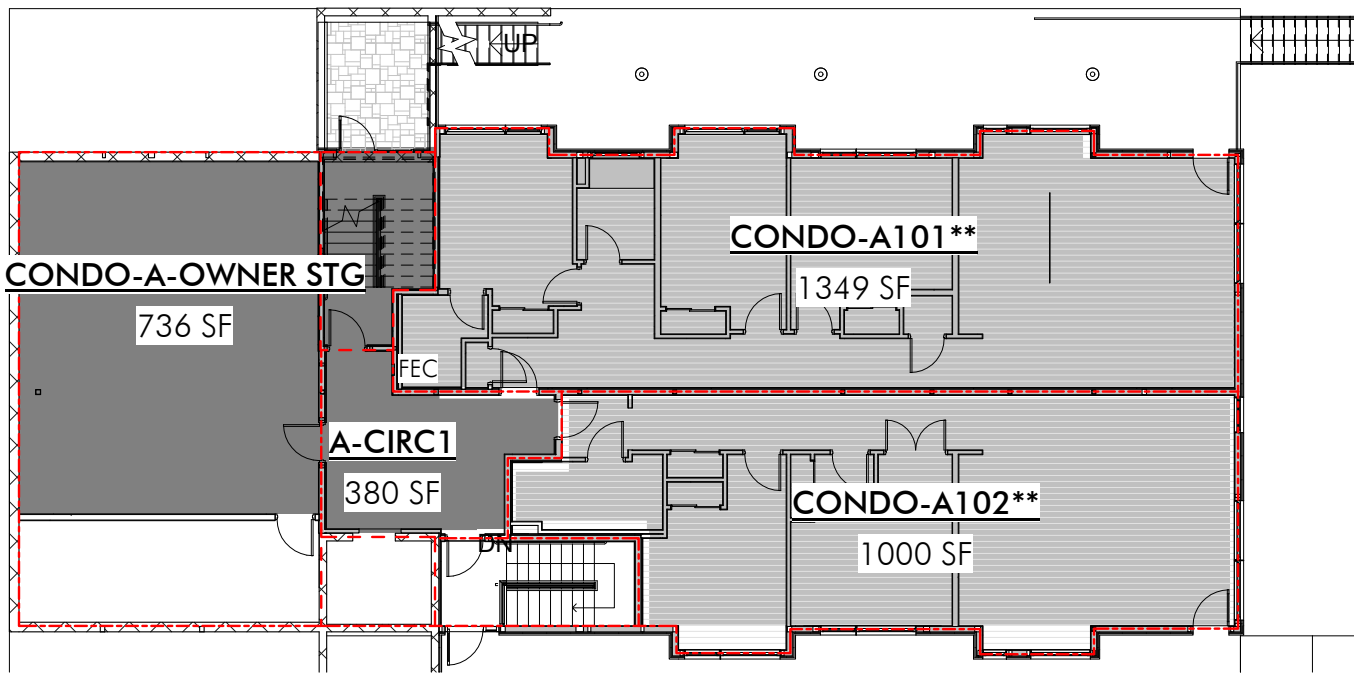
Attached:

Exhibit A = Housing Mitigation Plan proposed by CRH Partners LLC., dated July 16, 2018 and amended with agreed-upon changes in red.

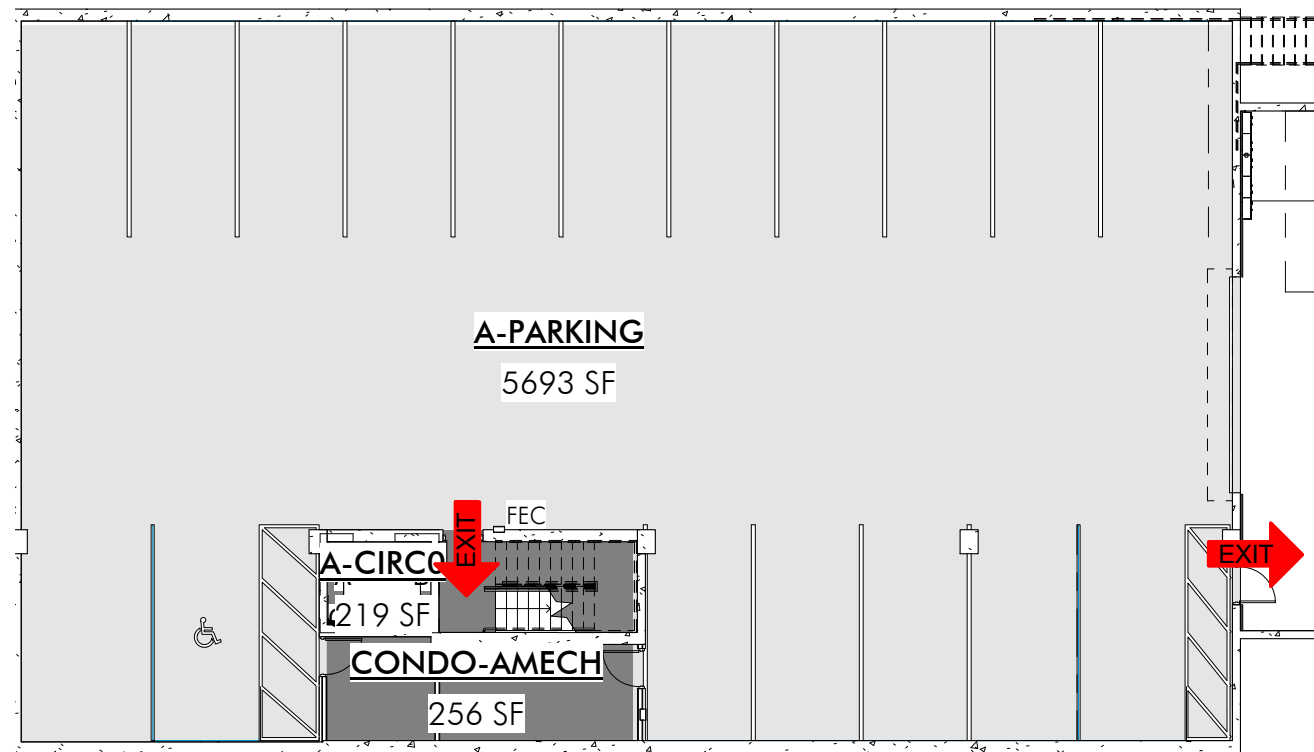
Exhibit B = The Affordable Housing Building is Building A on Lot 1 of this [Site Plans](#) link.

Exhibit C = Floor Plans for Building A, Affordable and Attainable Housing Building

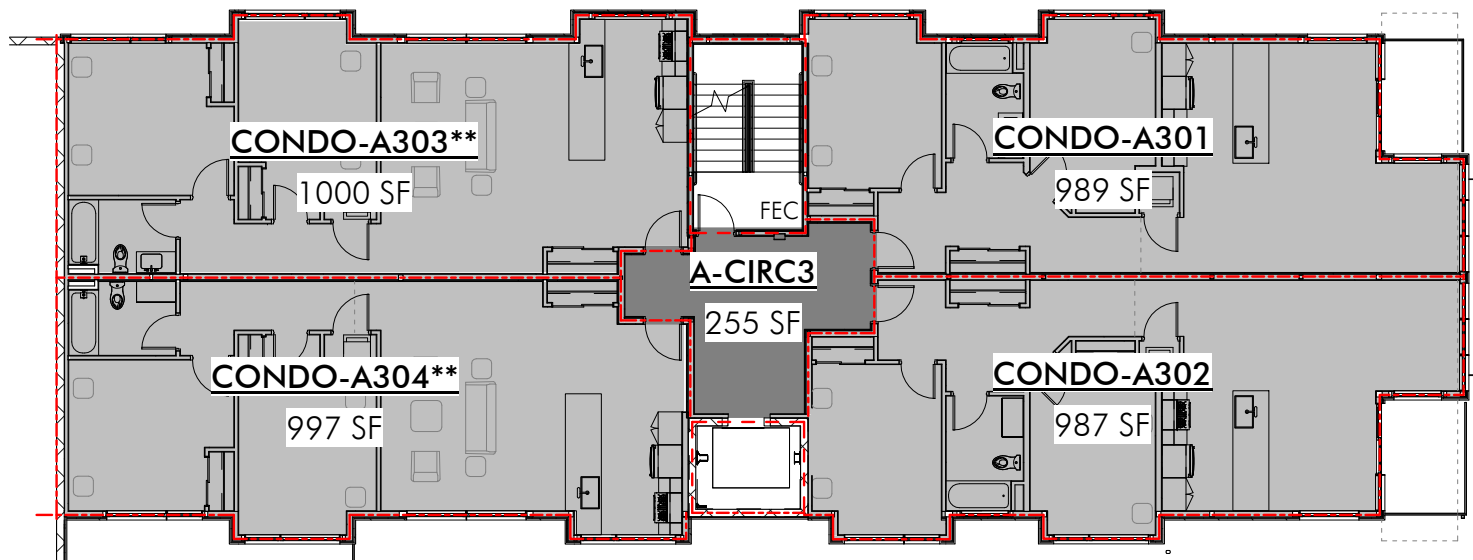
the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work. do not scale drawings. all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 8/10/2018 3:30:37 PM



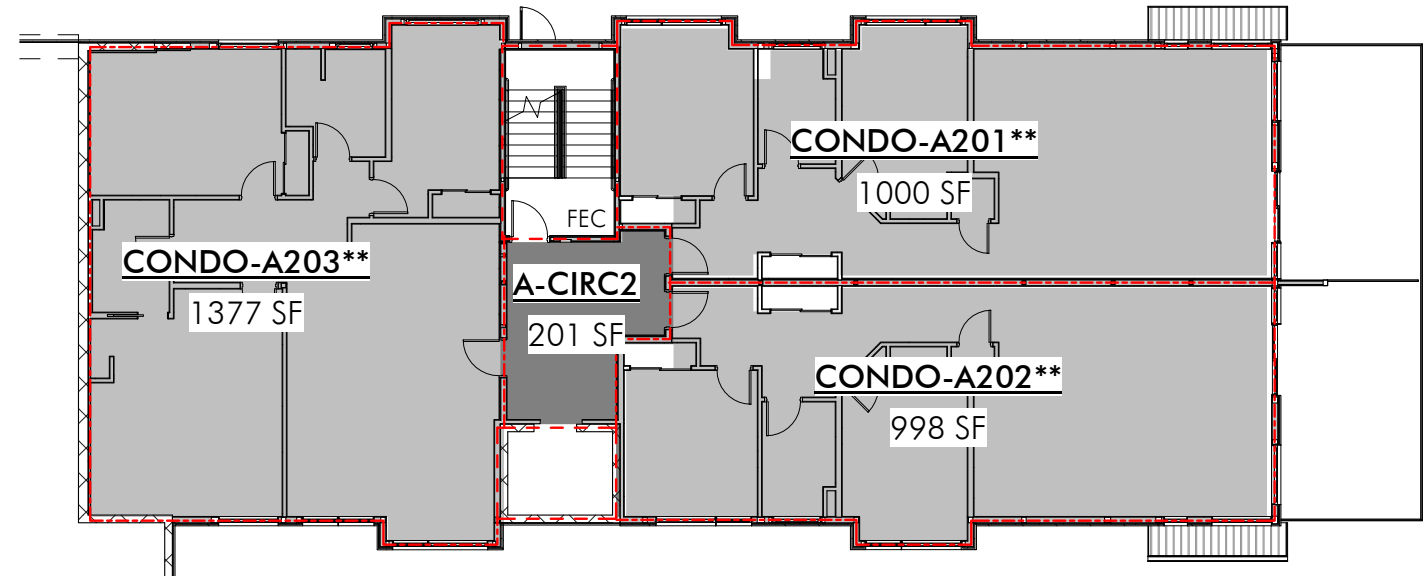
D1 A.1
SCALE: 1/16" = 1'-0"



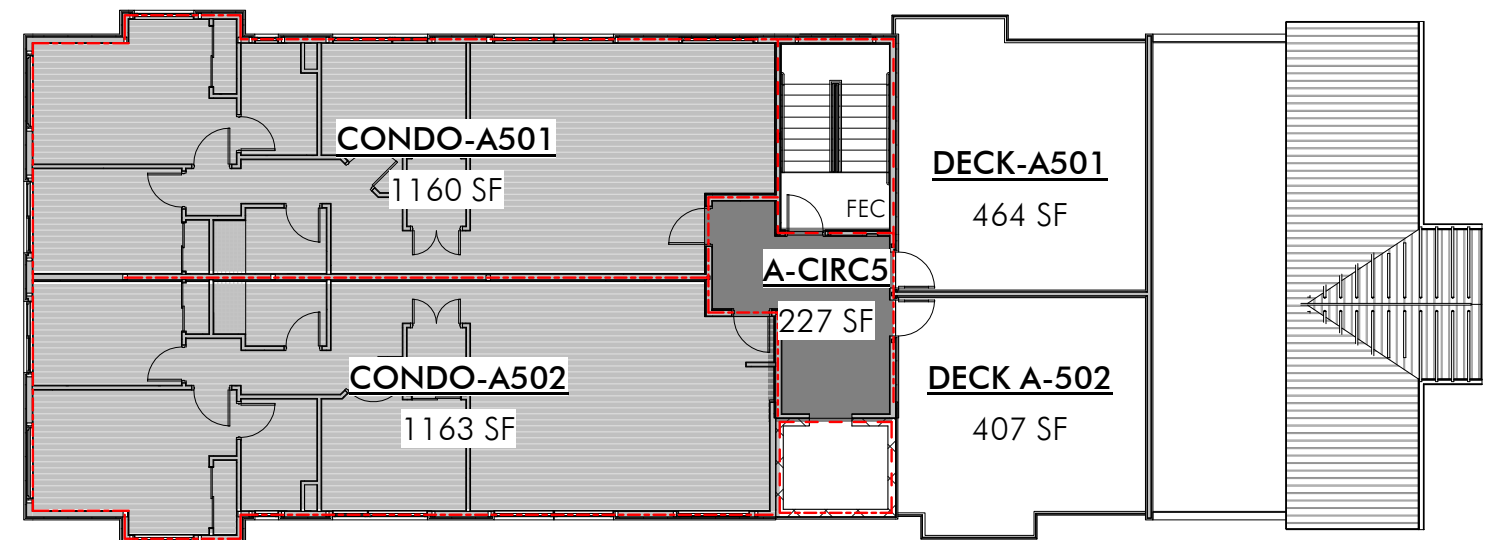
C1 A.0
SCALE: 1/16" = 1'-0"



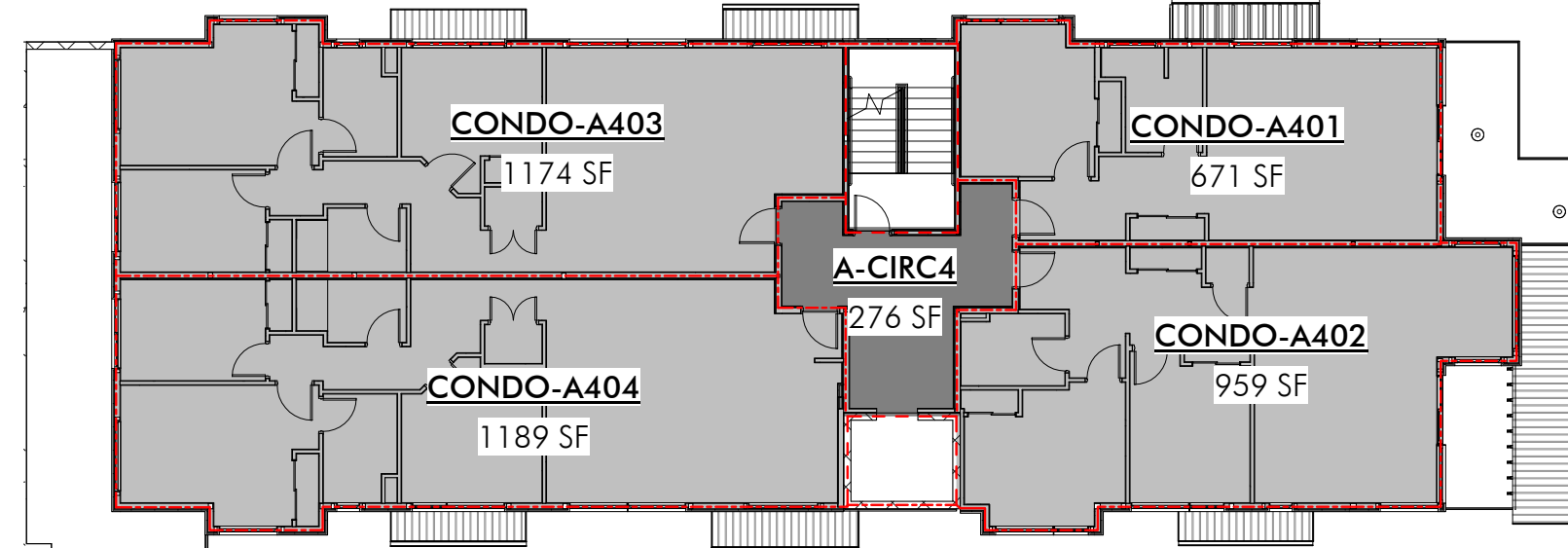
D2 A.3
SCALE: 1/16" = 1'-0"



C2 A.2
SCALE: 1/16" = 1'-0"



D5 A.5
SCALE: 1/16" = 1'-0"



C5 A.4
SCALE: 1/16" = 1'-0"

AFFORDABLE UNIT CONDO AREAS	
UNIT	AREA
CONDO-A101**	1,349 SF
CONDO-A102**	1,000 SF
CONDO-A-OWNER STG	736 SF
	3,085 SF
CONDO-A201**	1,000 SF
CONDO-A202**	998 SF
CONDO-A203**	1,377 SF
	3,374 SF
CONDO-A301	989 SF
CONDO-A302	987 SF
CONDO-A303**	1,000 SF
CONDO-A304**	997 SF
	3,972 SF
CONDO-A401	671 SF
CONDO-A402	959 SF
CONDO-A403	1,174 SF
CONDO-A404	1,189 SF
	3,993 SF
CONDO-A501	1,160 SF
CONDO-A502	1,163 SF
	2,323 SF
TOTAL NET AREA	16,748 SF

PROJECT #:
160026
ISSUE DATE:
07.18.2018
ISSUE:
PERMIT SET
REVISIONS

AREA & EXITING PLANS

KING'S CROWN
AFFORDABLE HOUSING BLDG
1293 LOWELL AVENUE
PARK CITY, UTAH

CIVIL:
EVERGREEN ENGINEERING
STRUCTURAL:
JARRATT ENGINEERING
MECHANICAL:
ROYAN ENGINEERING
ELECTRICAL:
BNA INC
LANDSCAPE:
LO/CI
INTERIOR:
WOW + / PRADHAN DESIGN



W. CROWN

GI-004

Maximum Purchase Price							
Maximum Monthly Housing Payment				\$1,396	\$1,687	\$1,861	
Condo fees				(\$125)	(\$152)	(\$167)	
Mortgage Insurance				(119)	(144)	(159)	
Real Estate Tax				(111)	(134)	(148)	
Max. Mortgage Payment				\$1,040	\$1,257	\$1,387	
Mortgage Amount				\$190,688	\$230,430	\$254,251	
Down Payment				\$10,036	\$12,128	\$13,382	
Purchase Price				\$200,724	\$242,558	\$267,632	
				Four Person Household (Three bedroom units)			
Household Income & Affordable Shelter Cost							
Total Household Income (annual)				\$64,260	\$74,970	\$85,680	
Shelter Cost % of gross income				30%	30%	30%	
Maximum Monthly Housing Payment				\$1,606.50	\$1,874.25	\$2,142.00	
Maximum Purchase Price							
Maximum Monthly Housing Payment				\$1,607	\$1,874	\$2,142	
Condo fees				(\$144)	(\$168)	(\$193)	
Mortgage Insurance				(137)	(160)	(183)	
Real Estate Tax				(128)	(149)	(171)	
Max. Mortgage Payment				\$1,197	\$1,396	\$1,596	
Mortgage Amount				\$219,457	\$256,034	\$292,610	
Down Payment				\$11,550	\$13,475	\$15,401	
Purchase Price				\$231,008	\$269,509	\$308,010	
*	April 2018 FirstHome rate of 4.64% Plus 50 bps						
	http://www.utahhousingcorp.org/indexb2b.html						

Council Agenda Item Report

Meeting Date: August 30, 2018

Submitted by: Matt Twombly

Submitting Department: Sustainability

Item Type: RDA

Agenda Section: NEW BUSINESS

Subject:

Consideration to Authorize the Executive Director to Enter into a Construction Agreement in a Form Approved by the City Attorney's Office with Vancon, Inc., for the 3rd and 4th Street Stairs Project in an Amount Not to Exceed \$147,300

(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[3rd and 4th Street Stairs Project Contract Staff Report](#)

Redevelopment Agency Staff Report



Subject: 3rd and 4th Street Stairs Retread Project
Author: Matt Twombly
Department: Sustainability
Date: August 30, 2018
Type of Item: Administrative – Award of Contract – Redevelopment
Authority

Summary Recommendation

Authorize the Executive Director to enter into a construction agreement in a form approved by the City Attorney's Office with Vancon, Inc., for the 3rd and 4th Street Stairs project in an amount not to exceed One Hundred Forty Seven Thousand Three Hundred Dollars (\$147,300).

Executive Summary

Staff recommends that the Redevelopment Agency award the construction agreement with Vancon, Inc., to reconstruct the 3rd and 4th (Shorty's Stairs) Street Stairs in order to preserve the overall lifespan of the stairs and improve safety and access for the public. The existing wood treads were installed in the mid 1990's and are in need of replacement. The stairs serve as critical pedestrian infrastructure in Old Town.

Acronyms

CIP Capital Improvement Program
RDA Redevelopment Agency of Park City

The Opportunity

3rd and 4th (Shorty's Stairs) Street are the last two remaining stairways with the wood treads instead of the metal Diamond Grip treads and landings. Over the years, staff has systematically replaced the wood treads with the galvanized metal treads in order to reduce maintenance and operations and to increase safety. The wood stringers and handrail system will remain and get re-stained and painted. The metal treads will receive a wood nosing to make it appear the stairs are made of wood looking from below.

Background

- Historically the miners built wooden stairways in most of the East-West Old Town rights of way in order to get to and from Main Street and other parts of Old Town.
- The existing wood stairs were (re) constructed in the mid 1990's.
- Staff has systematically replaced the wood treads throughout Old Town based on their condition as necessary for safety.
- Staff has made repairs to both of these stairways over the past several years, however the metal brackets are beyond their useful life and all the treads need replacement.

Alternatives for City Council to Consider

Staff recommends that City Council approve a contract with Vancon, Inc., for the 3rd and 4th Street Stairs Retread project. Council should consider the following alternatives:

1. **Recommended Alternative:** Enter into a construction agreement in a form approved by the City Attorney's Office with Vancon, Inc., for the 3rd and 4th Street Stairs project in an amount not to exceed One Hundred Forty Seven Thousand Three Hundred Dollars (\$147,300).

Pros

- a. The award of the contract will enable the project to move forward.
- b. The project will replace the deteriorating stair treads with safer, lower maintenance treads.

Cons

- a. There will be temporary impacts while the stairs are being reconstructed. The Rossi Hill residents will need to walk around on Ontario Avenue.
2. **Reject all bids:** Council could choose to reject all bids and rebid the project if bids appear to be high.

Pros

- a. There may be more competition rebidding the project.

Cons

- a. Rebidding will delay the project.
 - b. In the current bidding environment costs could even rise.
3. **Null Alternative:** The City Council could choose not to award the contract to Vancon, Inc.

Pros

- a. It could free up Main Street RDA funding for other projects.

Cons

- a. The project would be delayed and may cost more.

Analysis

The project entails the reconstruction of the stairways on 3rd Street between Park Avenue and Woodside Avenue, and 4th Street (Shorty's Stairs) between Marsac Avenue and Ontario Avenue. The reconstruction includes the demolition and removal of all the wooden treads, brackets, fasteners and plugging any holes. It also includes the staining of all the wood stringers and handrail assemblies, as well as painting all the metal handrails. The work also includes fabricating and installing all the galvanized treads and landings to building codes.

A request for bids was advertised in the Park Record on July 21st and 25th 2018, in the Salt Lake Tribune July 21st and 25th 2018, on the Utah Legals website and the PCMC website. The submittal deadline was August 14, 2018.

There was only 1 bidder on the project, Vancon, Inc. A breakdown of the sealed bid is outlined below. Even though there was only one bidder, staff feels the bid is in line with the current costs of construction based on the cost for the small set of stairs at Sandridge parking constructed in 2015. In addition, construction costs are rising approximately 6% per year and it is very difficult to find contractors in the current construction environment and at this time of the year.

There is also very limited staging to perform the work, especially on 4th Street (Shorty's Stairs). On both of these stairways there are residences with the only means of access from the stairways, which will be maintained from one side of the stairs or the other during construction.

Vancon, Inc.		
Base Bid	Includes 3 rd Street and 4 th Street	\$147,300

The project is slated to start the middle of September after the contract is executed, and bonds and insurance are in place. The preliminary plan is to close the stairway to through traffic and work on half the stair at any one time so that residents can get to their primary access at the middle landing. The bid documents specified a Substantial Completion date of December 1, 2018, and a final completion date of December 31, 2018. Vancon, Inc., successfully constructed a new stairway between the Sandridge parking lot and China Bridge parking structure in early winter 2015-2016.

Department Review

Legal, Sustainability, and City Manager.

Funding Source

The funding for the project will be from the Old Town Stairs CIP account.